



Report to: Development Services Committee

Report Date: March 29, 2016

SUBJECT: RECOMMENDATION REPORT
Liberty Development Corporation
1 Steelcase Road West
South of Steelcase Road, west of Woodbine Avenue
Site Plan Approval Application to permit a 10 storey office
building with ground floor retail uses
File No.: SC 15 165979

PREPARED BY: Gary Sellars, MCIP, RPP, ext. 2960
Senior Planner, West District

REVIEWED BY: Dave Miller, MCIP, RPP, ext. 4960
Manager, West District

RECOMMENDATION:

1. That the Staff report dated March 29, 2016 entitled "Recommendation Report, Liberty Development Corporation, 1 Steelcase Road West, Site Plan Approval Application to permit a 10 storey office building with ground floor retail uses" be received;
2. That the presentation by Liberty Development Corporation with respect to the Site Plan Approval Application be received;
3. That Development Services Committee endorse the proposed site plan and building elevations in principle;
4. That issues identified during the ongoing review of the application, including those raised in this report, be resolved to the satisfaction of the Director of Planning and Urban Design;
5. That the authority for granting Site Plan Approval for the proposed development be delegated to the Director of Planning and Urban Design;
6. That the owner enter into a site plan agreement with the City;
7. That prior to execution of the site plan agreement, the owner shall submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design;
8. And That staff be authorized and directed to do all things necessary to give effect to this Resolution.

PURPOSE:

This report provides information about an application for Site Plan Approval submitted by Liberty Development Corporation, and seeks endorsement in principle of the proposed site plan from Development Services Committee and delegation of the granting of Site Plan Approval to the Director of Planning and Urban Design. While staff are recommending that Development Services Committee endorse this proposal in principle, there are several matters that need to be resolved prior to staff endorsement and site plan approval, as discussed in this report.

BACKGROUND:**Property and Area Context**

The subject property consists of approximately 12ha. (30 acres) west of Woodbine Avenue, south of Steelcase Road West. The property also has frontage on Idema Road to the south and west (see Figure 1). The former Steelcase building is located on the property. The applicant's head office and some warehousing uses are currently located in the building

The surrounding context is as follows:

- To the south across Idema Road are one storey office buildings
- To the west across Idema Road are one storey industrial/office buildings
- To the north across Steelcase Road are one storey industrial/office buildings and a 2 storey commercial/office building at the corner of Woodbine Avenue and Steelcase Road.
- To the east, across Woodbine Avenue, are commercial buildings including restaurants, offices, medical centre, hotel and banks.

Proposal

Liberty Developments has submitted a Site Plan Approval application for the subject lands to permit construction of a new 18,753m² (201,856ft²) 10 storey office building including ground floor retail and one level of underground parking at the northwest corner of Idema Road and Woodbine Avenue (see Figure 4). The proposed landscape design incorporates rain gardens, urban plazas, green roof outdoor amenity area and public art.

Markham Official Plan and Zoning By-law

The subject lands are designated "Business Corridor Area" in the current Official Plan (1987), as amended and "Commercial" in the 2014 Official Plan (as partially approved on October 30, 2015). The lands are zoned Business Corridor (BC) with Holding (H) provisions by By-law 108-81, as amended. The Holding (H) provisions will not be lifted until the necessary servicing and transportation infrastructure is provided for to the satisfaction of the City, prior to any redevelopment on the lands. The conditions for removing the Hold (H) provision include the following:

- approval of a Transportation Demand Management Plan and Transportation Impact Study by the City, Region of York and City of Toronto

-
- the applicant demonstrate that sanitary flows generated from Phase 1 will not exceed pre-development flow rates
 - approval of a water analysis by the City
 - site plan approval, including a comprehensive block plan

The Official Plan designations and Zoning permit a mixed use commercial/office development to be implemented in phases on the subject lands. The proposed office building (Phase 1) is permitted, subject to the removal of the applicable zoning holding provisions.

DISCUSSION:

The proposed office building is located at a prominent gateway location at the south end of the City and it would provide a high level of visibility and strong presence of office uses along Woodbine Avenue. The building massing emphasizes height at the southeast corner, with a raised podium along Woodbine Avenue. Ground floor retail uses, outdoor rain gardens, public art and an urban plaza will create an active street corner. Staff are generally satisfied with the proposal and will continue to work cooperatively with the applicant to ensure a well designed building that can be approved in a timely manner

The current zoning on the property includes Holding provisions that will need to be removed by Council prior to issuance of a building permit. The studies and information required from the applicant in order to remove the Holding provision for Phase 1, including a Transportation Demand Management Plan, Transportation Study, and Functional Servicing Report, have been submitted and are currently under review by the City and external agencies.

The application was considered by the City's Design Review Panel on February 24, 2016. The Panel was generally supportive of the proposal and identified a number of matters that should be further reviewed by the applicant (see Issues To Be Resolved – Urban Design).

The applicant has requested an expedited approval process for this important office building proposal to ensure its timely construction. Staff are thus recommending that Development Services Committee endorse in principle the proposed site plan and building elevations and delegate the authority for granting site plan approval to the Director of Planning and Urban Design.

ISSUES TO BE RESOLVED:

The following is a brief summary of matters raised to date. Other matters will be identified through further review of the proposal:

Toronto and Region Conservation Authority (TRCA):

The TRCA has advised that the proposed building and grading works are located within the TRCA regulated portion of the property. The southeast corner of the subject lands is susceptible to flooding from the Don Mills Channel; therefore the applicant will need to provide flood protection measures for the proposed development to the satisfaction of the

TRCA and the City. The TRCA has also advised that it is not supportive of any net loss in flood storage for the purposes of development.

The applicant is proposing a green roof and rain gardens to achieve its requirements with respect to water balance.

Asset Management Department

Drainage from the subject property flows to the Don Mills Channel east of Woodbine Avenue. The channel has limited capacity and requires upgrading. The Asset Management Department has recently initiated an Environmental Assessment of the Don Mills Channel flooding issue. The applicant will be required to pay their proportionate share of all downstream infrastructure improvements.

Engineering:

The Engineering Department has advised that a continuous monitoring program of the flow in the Woodbine Avenue sanitary sewer will be required at the cost of the applicant.

Transportation:

Markham Transportation staff have reviewed a Transportation Study and a Transportation Demand Management Plan submitted by the applicant. They have advised that the existing southerly accesses serving the subject lands will need to be consolidated and aligned with the existing driveways on the south side of Idema Road. The applicant is proposing carpool, carshare and hybrid/electric car parking spaces; the location of these will have to be identified on the site plan. Bicycle facilities will also be required.

The Region of York and City of Toronto are also reviewing the Transportation Study and Transportation Demand Management Plan; their comments have not yet been received. Any requirements that they may have will need to be addressed.

Urban Design:

The Urban Design Section has advised that the following matters require further review with the applicant:

- improving site configuration to allow for an internal north-south connection that will provide access to future developable blocks along Woodbine Avenue;
- improving the location of access points, drop-off, entrances, loading, and underground access;
- improving the north elevation design and elevation treatments of the raised podium and ground floor;
- improving the public realm and streetscape condition along Woodbine Avenue;
- incorporate bird friendly, dark sky treatment and strategies to reduce the urban heat island effect;
- green roof design;
- incorporate other sustainability building and site design features; and
- parkland dedication requirement (land).

Comprehensive Block Plan:

The applicant has advised that they do not have a Comprehensive Block Plan for the subject lands at this time. Planning staff are satisfied that the proposed Phase 1 development at the southeast corner of the subject lands will not compromise any future redevelopment phases on the lands.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management:

The proposal will help to maintain the City's employment land base.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

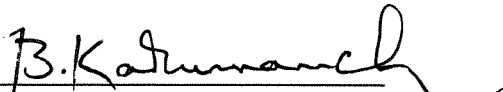
The application has been circulated to various City departments and external agencies for their review and comment. Any requirements will be incorporated into the site plan agreement.


CONCLUSION:

Staff will continue to work closely with the applicant to resolve outstanding matters raised in this report and recommend that the Director of Planning and Urban Design be delegated authority to approve this application when these matters have been resolved to his satisfaction.

The proposed office building is an exciting project that will provide an opportunity to add more jobs to the Markham community and will help to kick start the redevelopment of the subject lands.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Site Plan

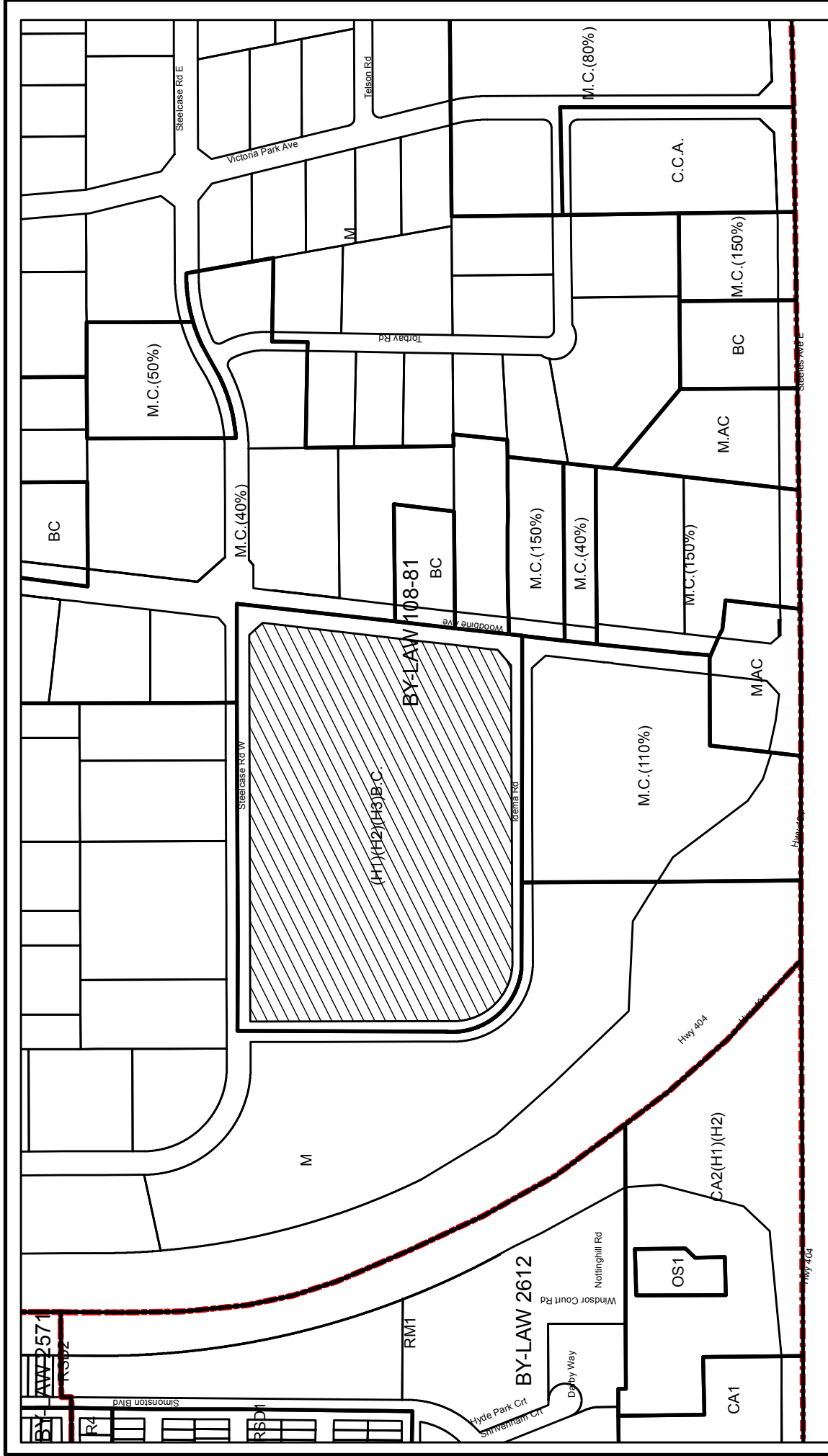
Figure 5: Building Elevations

APPLICANT / AGENT:

Lezlie Phillips
Liberty Development Corporation
1 Steelcase Road West, Unit 8
Markham, ON
L3R 0T3

905 731-8687 (ext. 226)
lezlie@libertydevelopment.ca

File path: Amanda\File 15 165979\Documents\Recommendation Report



AREA CONTEXT/ZONING

APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.


FILE No:SC15165979(GS)

DATE:03/01/16

FIGURE No. 2

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 SUBJECT LANDS




AIR PHOTO 2015

APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.

FILE No: SC15165979(GS)

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 SUBJECT LANDS

DATE: 03/01/16





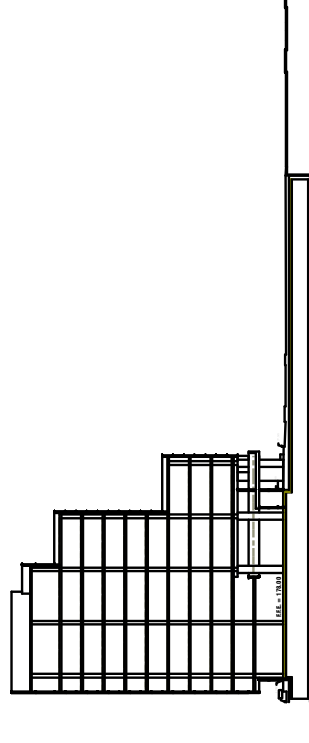
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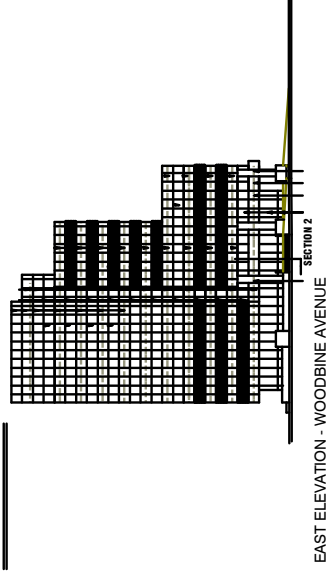
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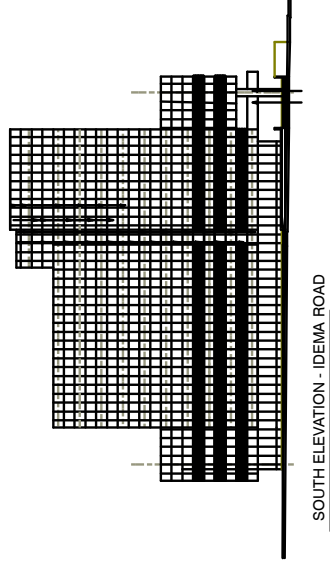
FIGURE No. 4



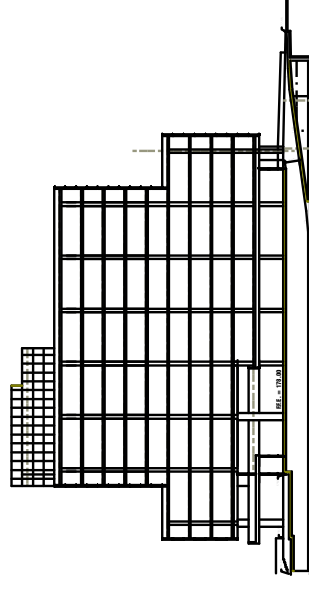
BUILDING SECTION 1



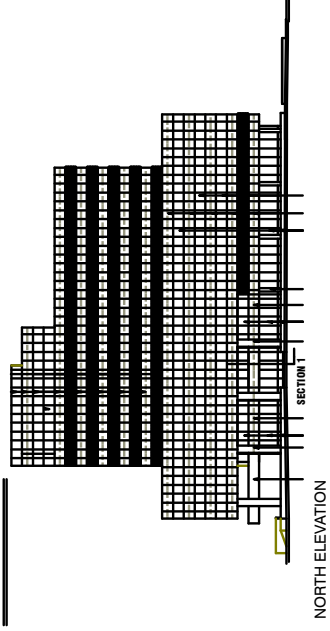
EAST ELEVATION - WOODBINE AVENUE



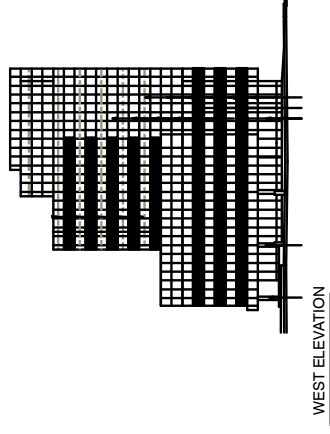
SOUTH ELEVATION - IDEMA ROAD



BUILDING SECTION 2



NORTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS

APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.

FILE No: SC15165979(GS)

AREA = 12,139 sq

CONFESSION

SEEN LOTS 1 & 2, CONCESSION 3

PLAN 66R-6601

2.55 (AREA) - (AREA 2.7)

LOT

Proposed Parking:
104 CARS

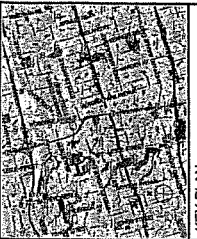
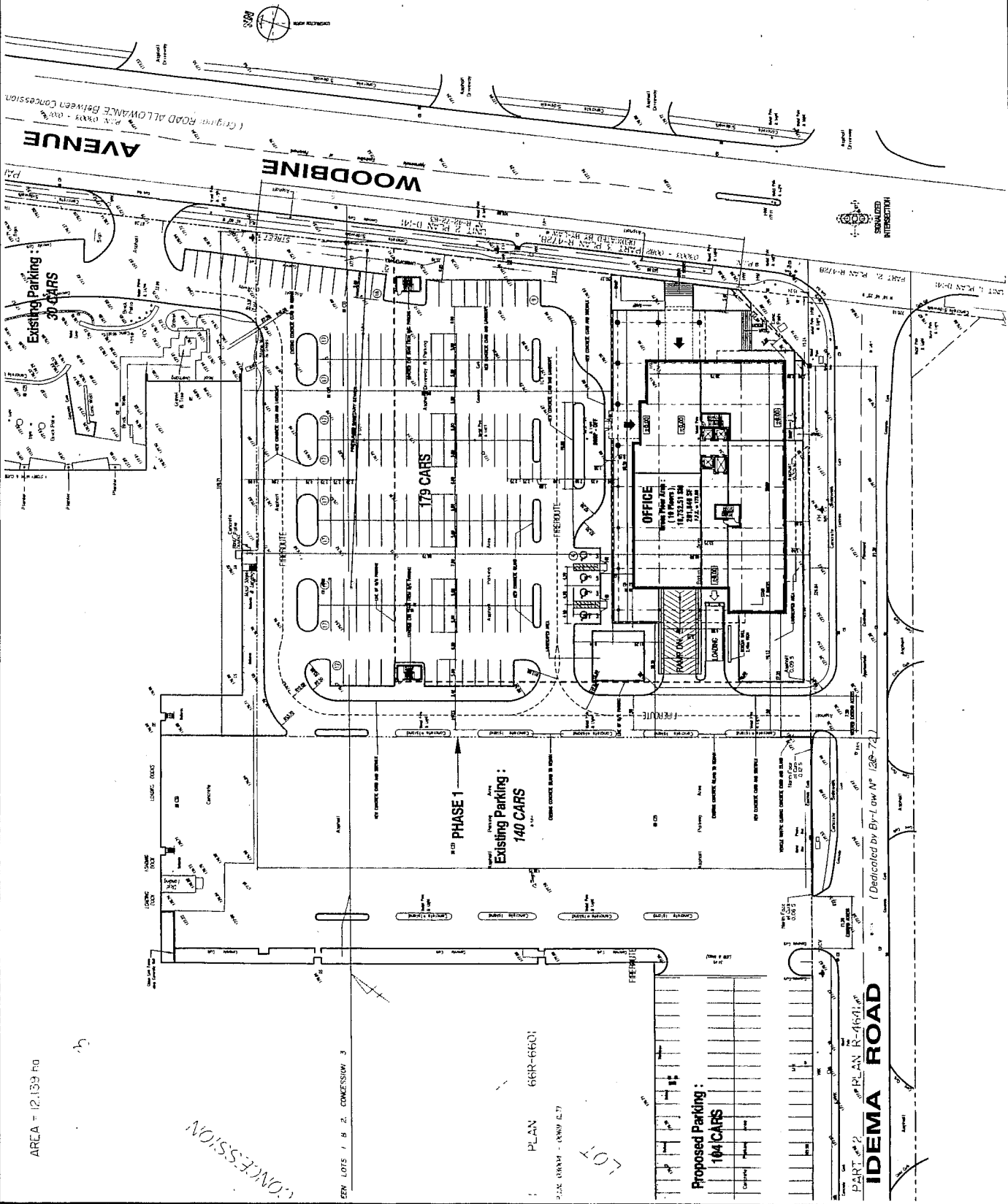
PART 2
IDEMA ROAD
PLAN R-4651

(Dedicated by By-Law N° 128-71)

PHASE 1
Existing Parking:
140 CARS

179 CARS

Existing Parking:
30 CARS



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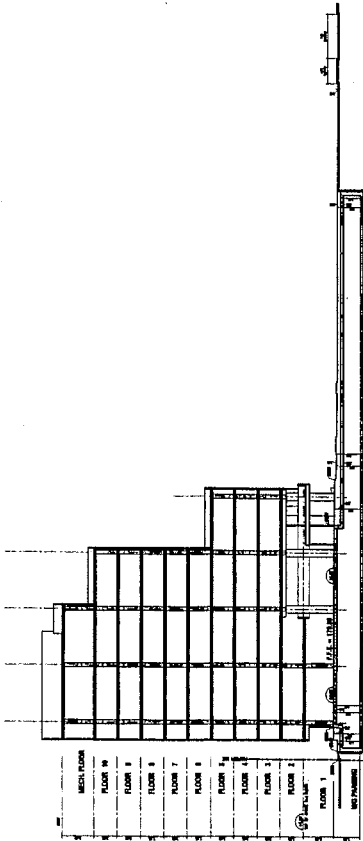
NOTE:
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CITY OF MARIETTA, GA

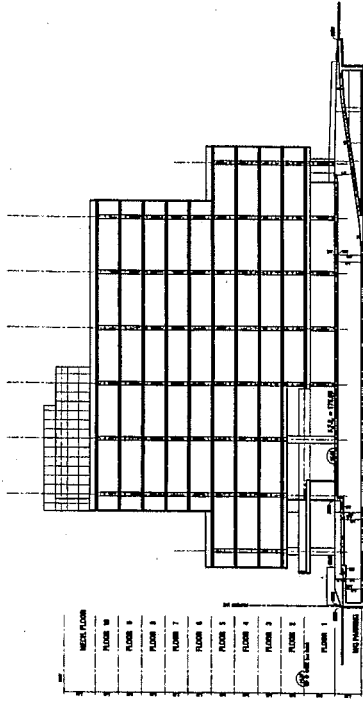
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SITE PLAN - PHASE 1
SCALE: 1" = 30'

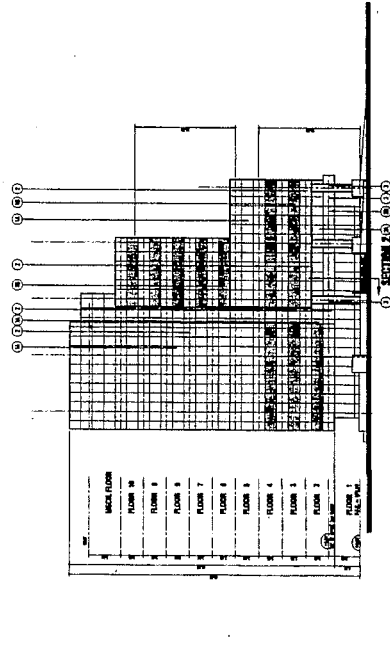
STEELCASE WOODBINE CENTRE
1. STEELCASE ROAD
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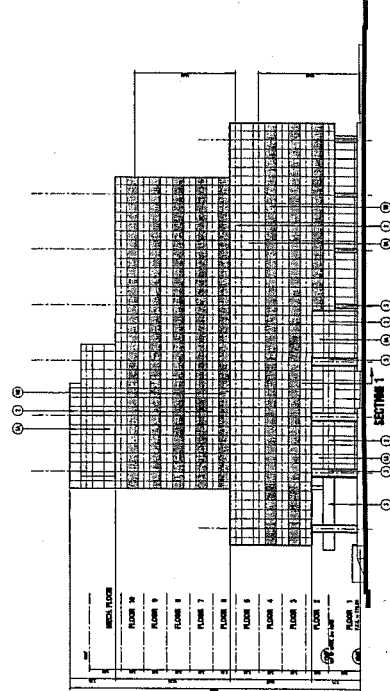
BUILDING SECTION 1
SCALE: 1" = 8'



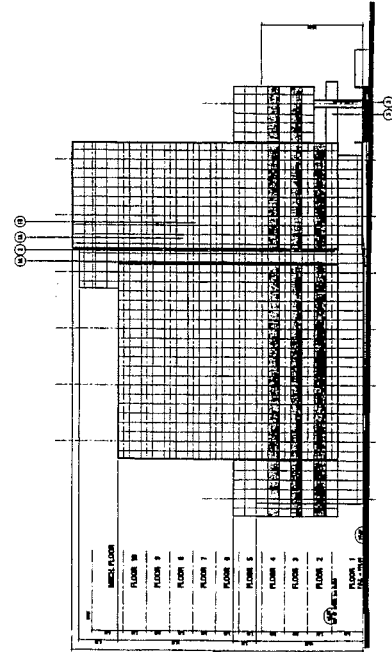
BUILDING SECTION 2
SCALE: 1" = 8'



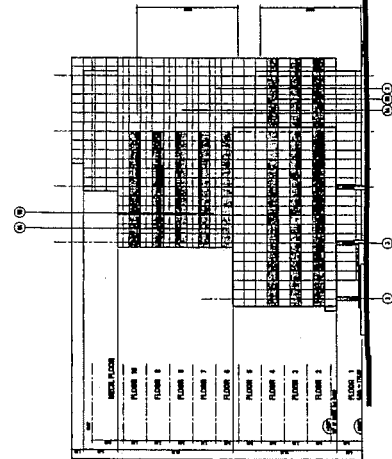
EAST ELEVATION - WOODBINE AVENUE
SCALE: 1" = 8'



NORTH ELEVATION
SCALE: 1" = 8'



SOUTH ELEVATION - IDEMA ROAD
SCALE: 1" = 8'



WEST ELEVATION
SCALE: 1" = 8'

- ELEVATION/SECTION LEGEND:**
- ① LIGHT & MEDIUM GRAIN PINE
 - ② HARD PLYWOOD
 - ③ STEEL
 - ④ FORMWORK
 - ⑤ FINISHES

BUILDING ELEVATIONS - SECTIONS

STEELCASE WOODBINE CENTRE
1 STEELCASE ROAD
MARGARET, ONTARIO
FOR URBAN DEVELOPMENT

PETROFF

ARCHITECT

DATE 11/13
SCALE A-106