



Buttonville Airport Redevelopment

CF/OT Buttonville Properties Inc.

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

DSC MEETING
September 16, 2025

Site Context

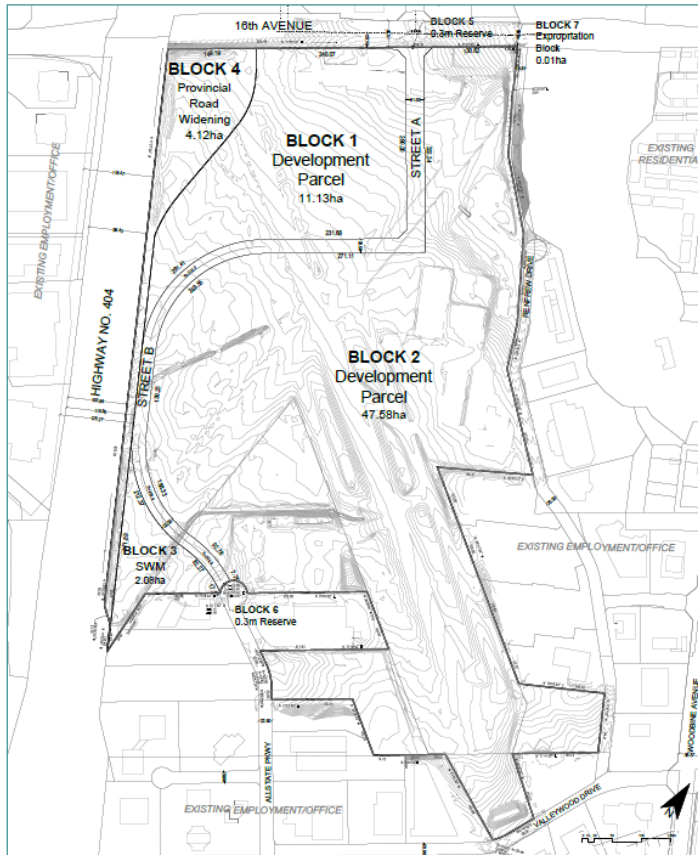
- **North** – Gas station, private school, woodlands and the Rouge River
- **East** – Office buildings, private school, other service employment uses, the Rouge River and surrounding natural heritage lands
- **South** – Office buildings and other service employment uses
- **West** – Employment uses within the City of Richmond Hill on the west side of Highway 404



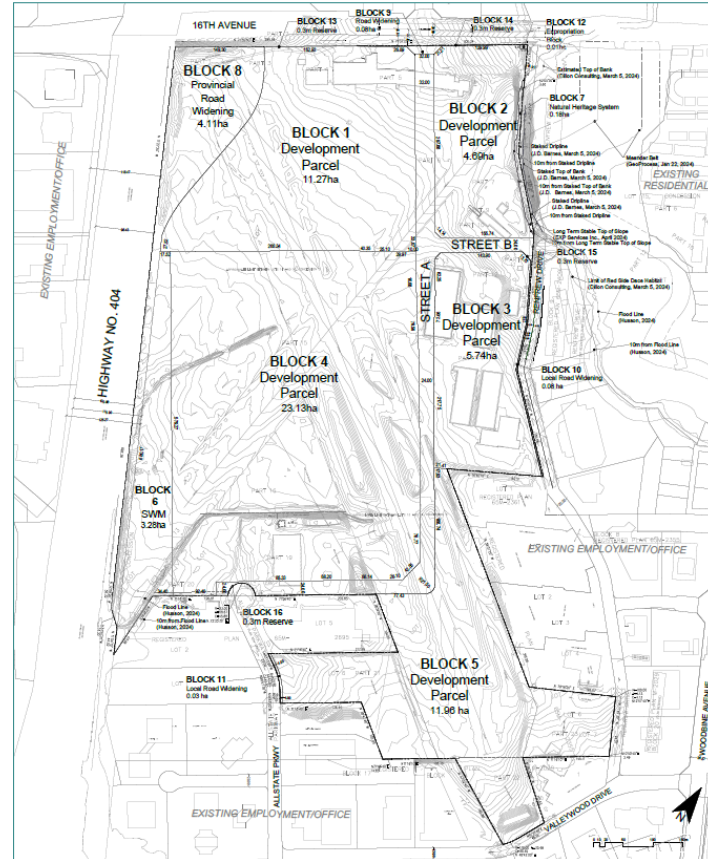
Redevelopment Vision



Draft Plan of Subdivision



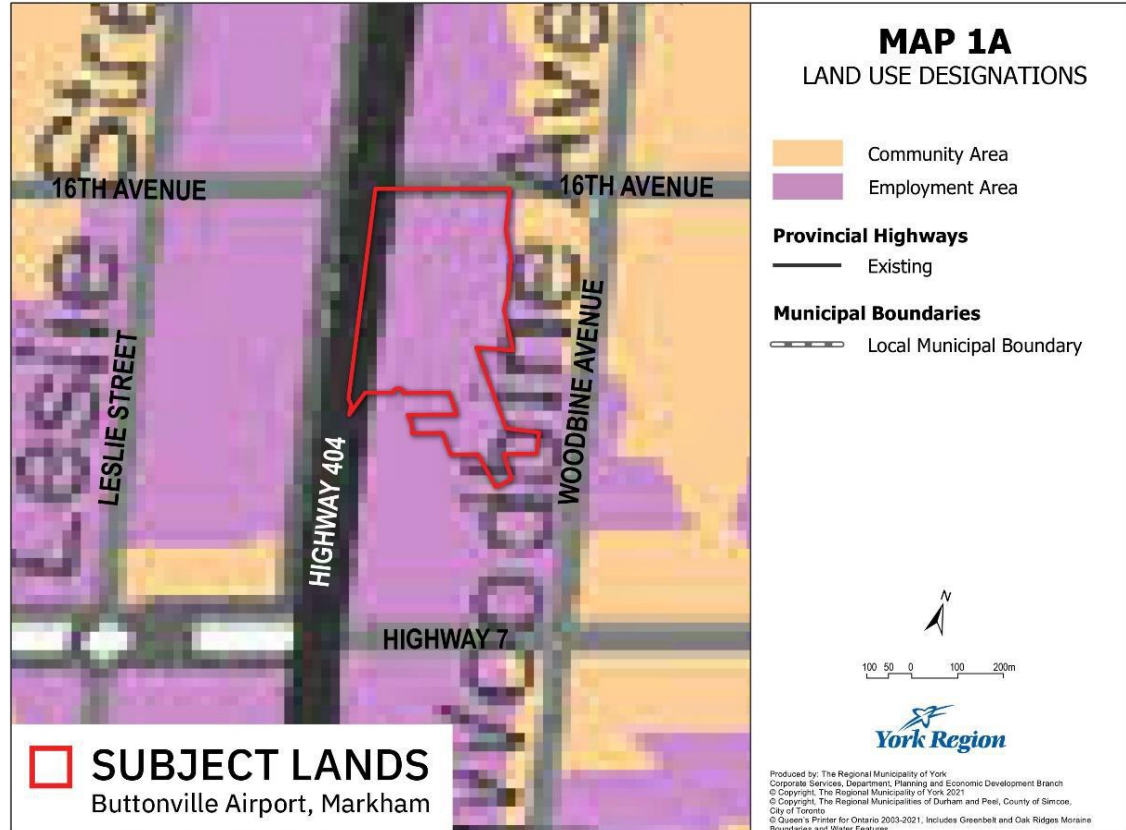
June 2023



September 2025

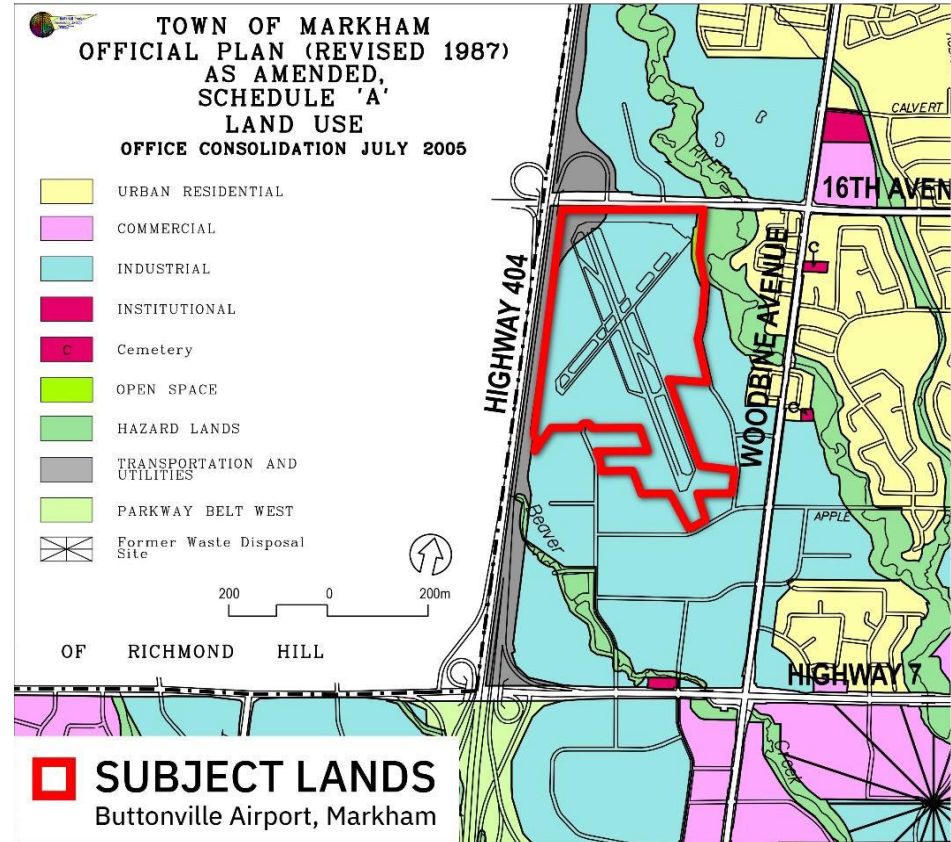
York Region Official Plan (2022)

- It is the policy of Council that when airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use (Policy 6.3.37)



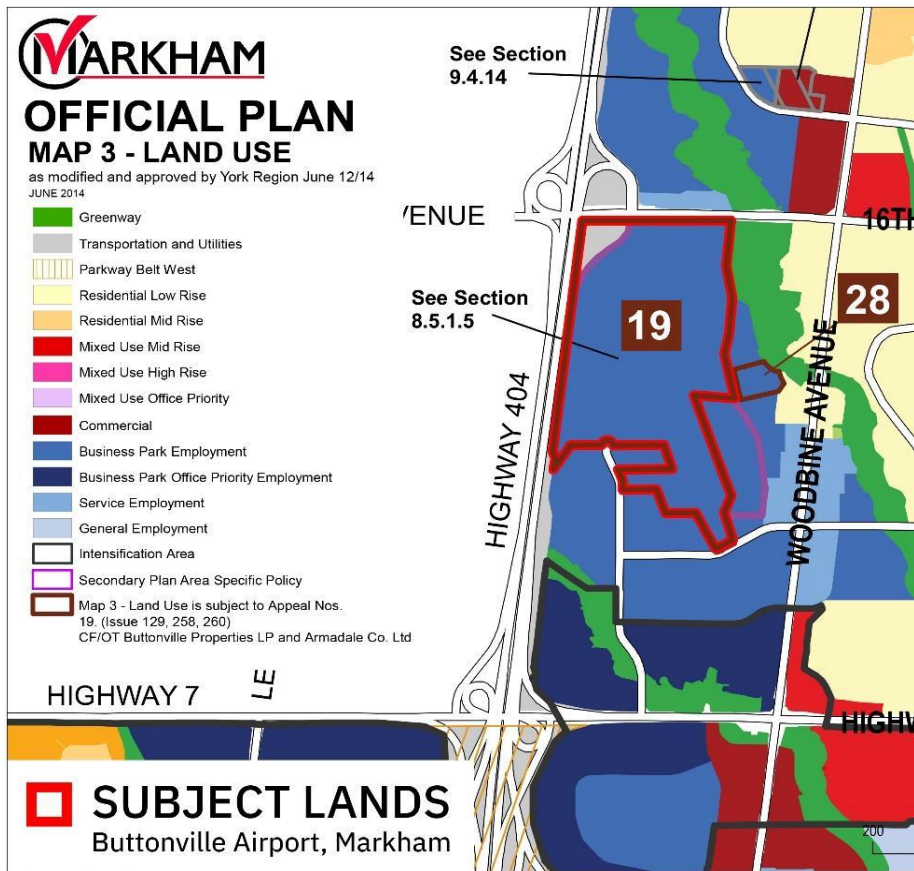
City of Markham Official Plan (1987)

- The Subject Lands are designated Industrial with the northwest corner designated Transportation and Utilities and small portion in the northeast corner designated Open Space



City of Markham Official Plan (2014)

- The Subject Lands are designated Business Park Employment with the northwest corner designated Transportation and Utilities



What We Heard

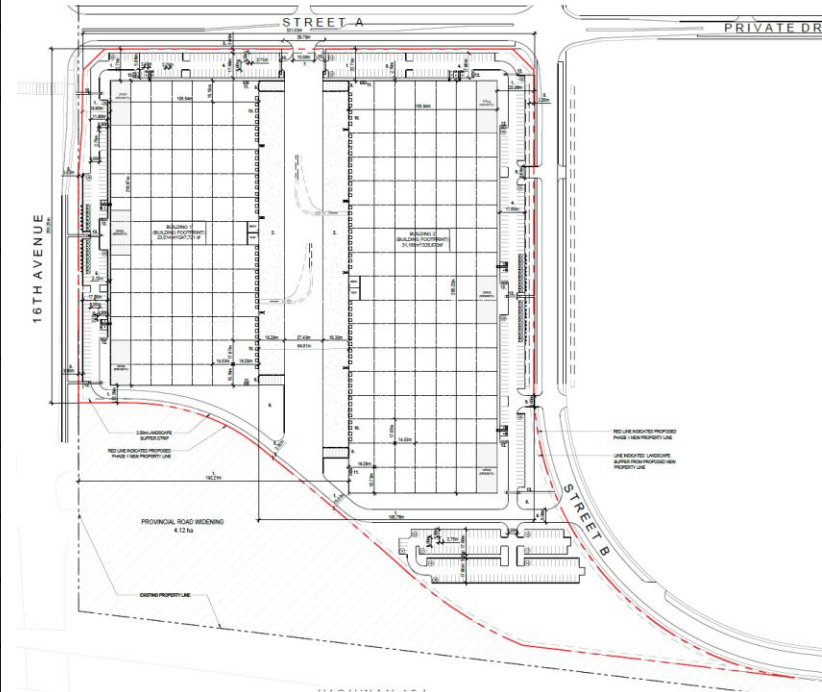
1. Requirement for a Secondary Plan
2. Traffic Considerations / Impacts to school traffic
3. Parkland/Open Space Considerations



ANY QUESTIONS?

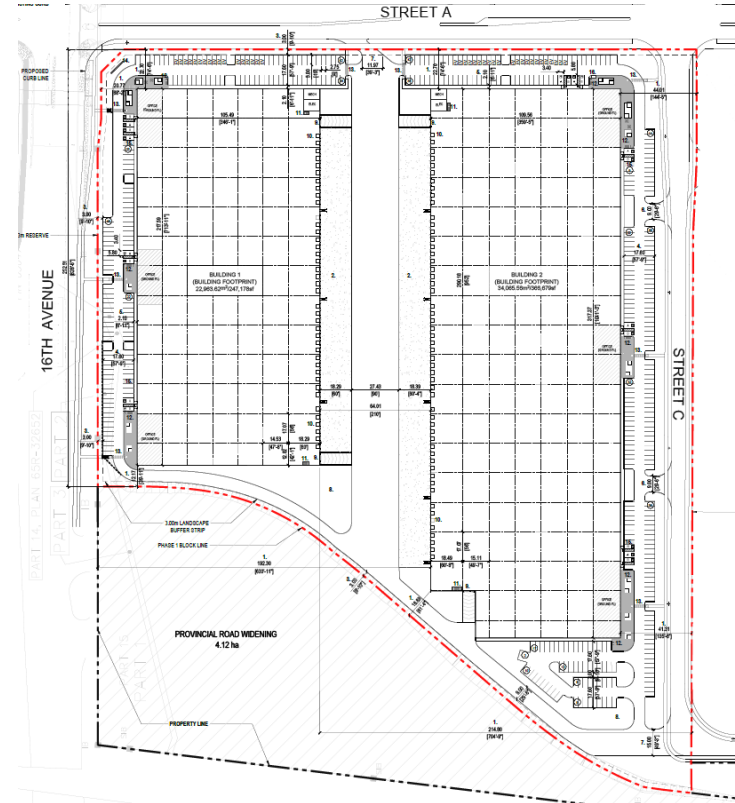
Phase 1 Site Plan (JUNE 2023)

Gross Floor Area	
Building 1	23,014 m ²
Building 2	31,185 m ²
Parking	
Parking Spaces	546 Total 14 Accessible 37 EV
Bicycle Parking Spaces	28 long term 54 short term
Loading Spaces	0
Additional Statistics	
Coverage	48.7%
Floor Space Index	0.49
Landscape Open Space	16.68%



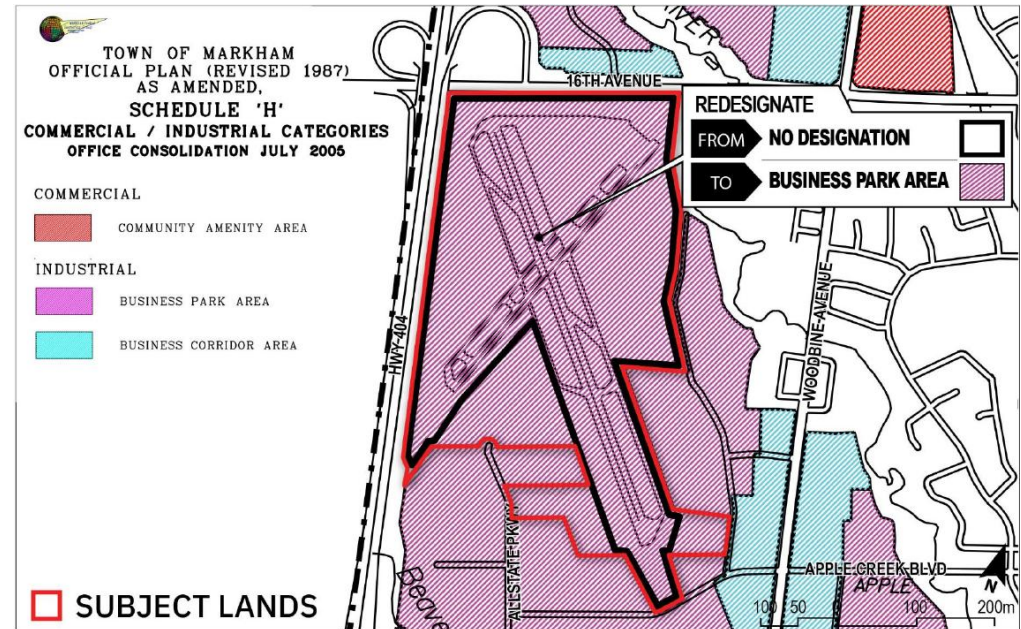
Phase 1 Site Plan (JUNE 2025)

Gross Floor Area	
Building 1	↓ 22,963 m ²
Building 2	↑ 34,065 m ²
Parking	
Parking Spaces	↓ 473 Total
	↑ 19 Accessible
	↑ 38 EV
Bicycle Parking Spaces	→ 28 long term ↑ 57 short term
Loading Spaces	↑ 94
Additional Statistics	
Coverage	↑ 50.58%
Floor Space Index	↑ 0.51
Landscape Open Space	↓ 11%



1987 Official Plan Amendment

1. Following the closure of Buttonville Airport, the site is expected to be redeveloped in accordance with Business Park Area (Industrial) designation. In doing so, a secondary plan will not be required.
2. Any outdoor storage accessory to a permitted industrial use shall be permitted subject to review.
3. The Town will consider transportation requirements when planning for the redevelopment, ensuring road capacity is sufficient.

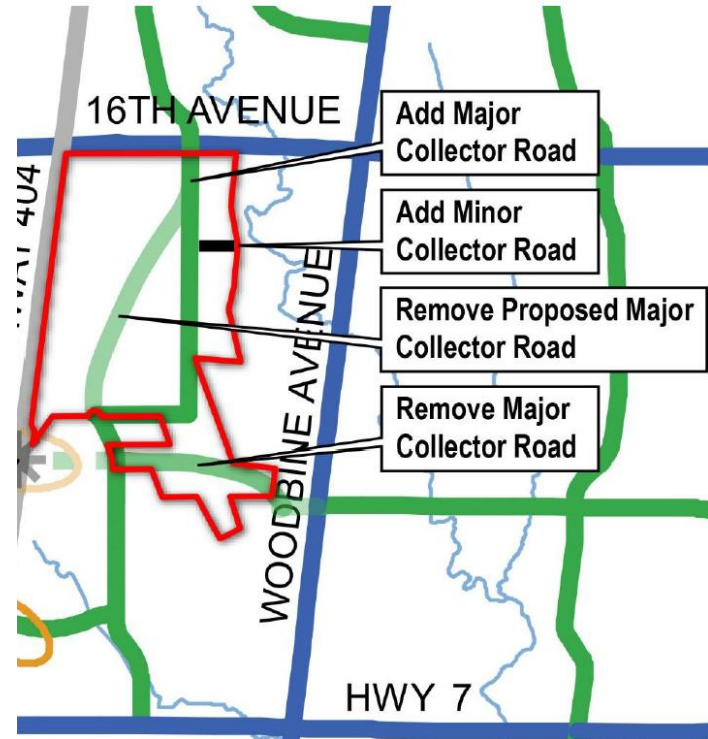


2014 Official Plan Amendment

1. If the subject lands are used for Business Park Employment uses, a secondary plan will not be required.
2. Comprehensive block plan shall not be required for site-specific development applications (keeping with the intent and purpose of the business park employment area)

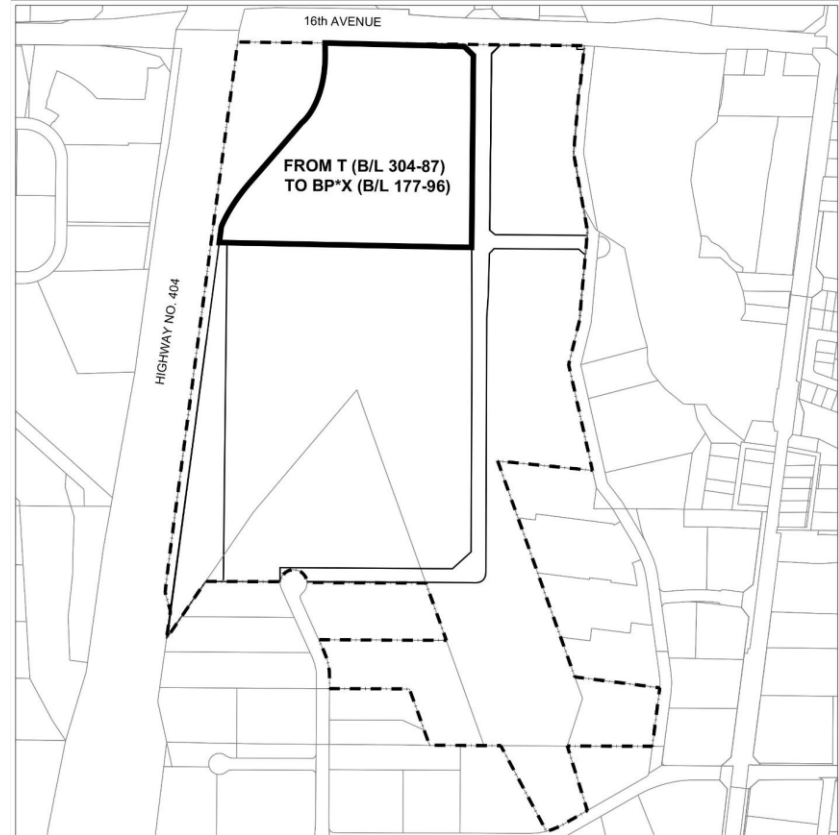
Added following June 2023 submission

1. If residential uses are proposed, a transportation impact assessment must accompany the application, addressing the need to extend Frontenac Drive.



Zoning By-law Amendment (Phase 1)

- A Zoning By-law Amendment (ZBA) is required to:
 1. remove the Phase 1 lands from the designated area of Zoning By-law 304-87; and,
 2. incorporate the Phase 1 lands into the designated area of the City's Urban Area Zoning By-law 177-96.
- The ZBA rezones the Phase 1 lands to a Business Park (BP) zone with site-specific exceptions to permit the proposed industrial uses.
- ZBA(s) for future phases will be submitted at a later date



List of Submitted Studies

- Planning Opinion Report
- Draft OPA and ZBA
- Draft Plan of Subdivision
- Legal and Topographical Surveys
- Conceptual Site Plan
- Comprehensive Block Plan
- Conceptual Streetscape Design
- Environmental Impact Study
- Natural Heritage Evaluation and Hydrological Evaluation
- Phase 1 And Phase 2 Environmental Site Assessments and Risk Assessments
- Landscape Concept and Cost Estimates
- Arborist Report
- Stationary Noise Assessment Engineering
- Functional Servicing and Stormwater Management Report and Preliminary Engineering Drawings
- Rouge River Erosion and Flood Hazard Assessment
- Preliminary Geotechnical Investigation and Slope Assessment
- Preliminary Hydrogeological Investigation
- Transportation Considerations Report