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**SUBJECT:** INFORMATION REPORT 1107656 Ontario Inc. (Times Group Inc.) Block 45, Plan 65M-3266, Leitchcroft-Galleria Lands, South-east corner of Highway 7 and South Park Road , revised plans for a proposed condominium apartment development (Ward 8) File No. SC 17 137260

**PREPARED BY:** Rick Cefaratti, MCIP, RPP, ext. 3675  
Planner II, West District

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

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**RECOMMENDATION:**

1. That the staff report dated May 13, 2019 titled “INFORMATION REPORT, 1107656 Ontario Inc. (Times Group Inc.) Block 45, Plan 65M-3266, Leitchcroft-Galleria Lands, south-east corner of Highway 7 and South Park Road, revised plans for a proposed condominium apartment development (Ward 8), File No. SC 17 137260;” be received.
2. That the presentation by representatives of 1107656 Ontario Inc. (Times Group Inc.) be received;
3. That Development Services Committee endorse in principle, the revised plans attached;
4. That site plan endorsement and final approval be delegated to the Director of Planning and Urban Design; or delegate;
5. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period;
6. That servicing allocation for 493 apartment units be assigned to the proposed development;
7. That the Region of York be advised that servicing allocation for 493 apartment units has been confirmed;
8. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner; and,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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**PURPOSE:**

The owner would like Development Services Committee's endorsement in principle for the revised proposal to reduce building heights, and also delegation of site plan endorsement and final site plan approval to the Director of Planning and Urban Design, or delegate. They have made this request as they have not been able to obtain exceptions to the Buttonville Airport Height Regulations for buildings of 37 and 34 storeys.

This report recommends that Development Services Committee endorse in principle the proposed 24 storey condominium buildings, and that site plan endorsement and final site plan approval be delegated to the Director of Planning and Urban Design, or delegate.

**BACKGROUND:**

On February 26, 2018, Development Services Committee endorsed in principle the site plan for two (2) proposed condominium apartment buildings on Block 45 (the "subject property") at the south-east corner of Highway 7 and South Park Road. The proposed development, as shown in Figures 4 and 6, was comprised of:

- 37 and 34 storey towers, each connected by a 2 storey podium; and,
- 769 apartment units;

The original proposal was subsequently endorsed by City staff on May 31, 2018. The subject property is subject to the Toronto/Buttonville Airport Zoning Regulations (SOR/88-148). Consequently, Site Plan endorsement was conditional on the applicant confirming that the proposed height comply with those regulations.

The applicant has not yet obtained approval to increase the maximum height permitted to allow the 34 and 37 storey buildings, whereas the applicant has only confirmed that 24 storey buildings are allowed.

The applicant has decided to revise the plans to bring the buildings into conformity with the existing regulations. The revised plans, as shown in Figures 5 and 7, comprise:

- Two (2) Buildings with heights of twenty-four (24) storeys, each connected by a two (2) storey podium;
- 493 apartment units; and,
- Building 'A' has shifted slightly west;

Except for the westward shift of Building 'A', the site plan is generally the same as the plans endorsed by Development Services Committee on February 26, 2018 (Figures 4 and 5).

**CONCLUSION:**

Staff support the applicant's request and will continue working with the proponent, to address all outstanding City and public agency requirements', including any comments made by Development Services Committee. Any outstanding matters will need to be resolved, prior to staff endorsement.

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**RECOMMENDED BY:**

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

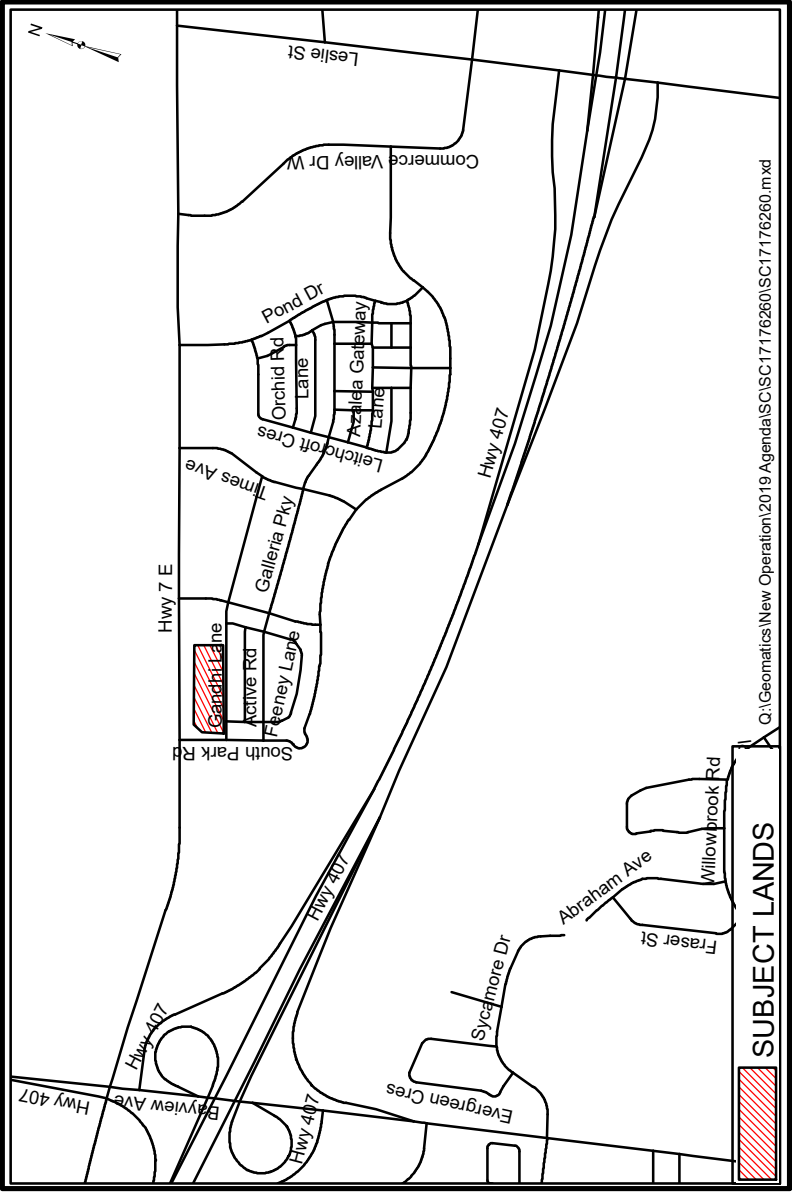
Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

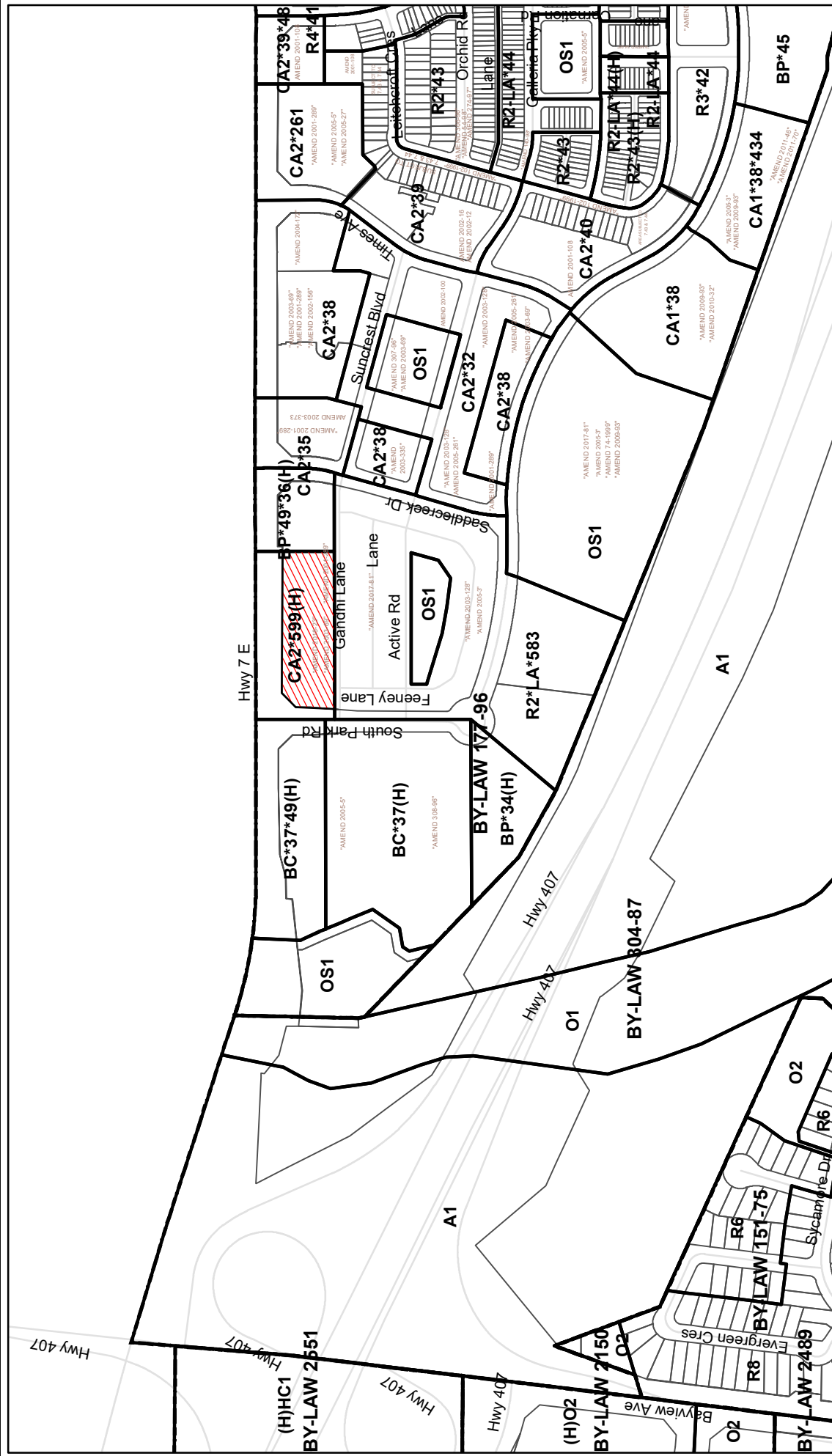
**ATTACHMENTS:**

Figure 1: Location  
Figure 2: Area Context / Zoning  
Figure 3: Air Photo  
Figure 4: Previously Endorsed Site Plan  
Figure 5: Revised Site Plan  
Figure 6: Previous North Elevation  
Figure 7: Revised North Elevation

**APPLICANT/AGENT:**

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Malone Given Parsons  
140 Renfrew Drive, Unit 201  
Markham, Ontario  
L3R 6B3  
Tel: (905) 513-0170  
Email: [llo@mgp.ca](mailto:llo@mgp.ca)





## AREA CONTEXT / ZONING

APPLICANT: 1107656 Ontario Inc. (Times Group Inc.)

Block 45, Plan 65m-3266, Property I.D. 84467  
SE, Corner of HWY.7 & South Park Rd.

FILE No. SC 17176260 (RC)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

Date: 29/03/2019

**FIGURE No. 2**

Subject Lands

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

Date: 29/03/2019

**FIGURE No. 2**





# AERIAL PHOTO (2018)

APPLICANT: 1107656 Ontario Inc. (Times Group Inc.)  
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 SE, Corner of HWY.7 & South Park Rd.

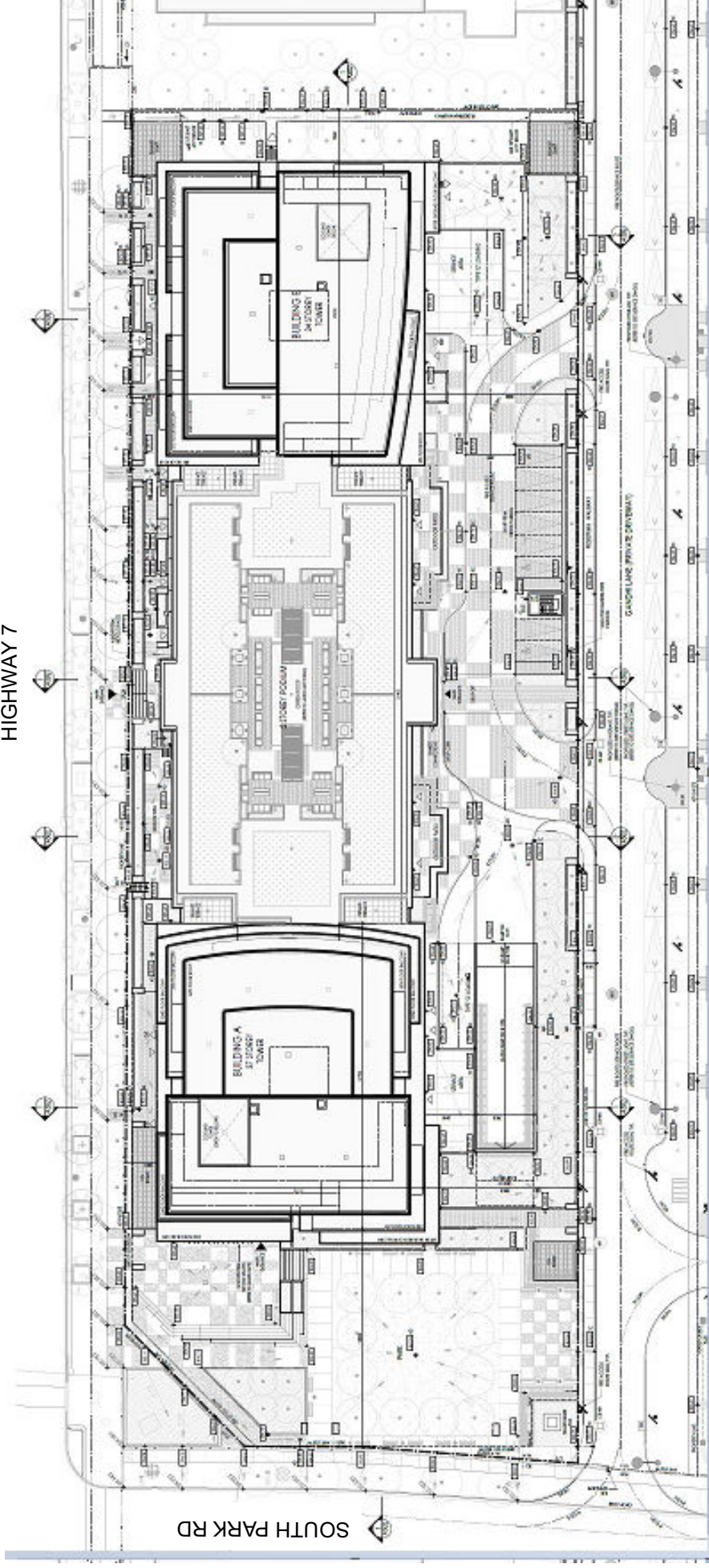
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 Subject Lands



HIGHWAY 7



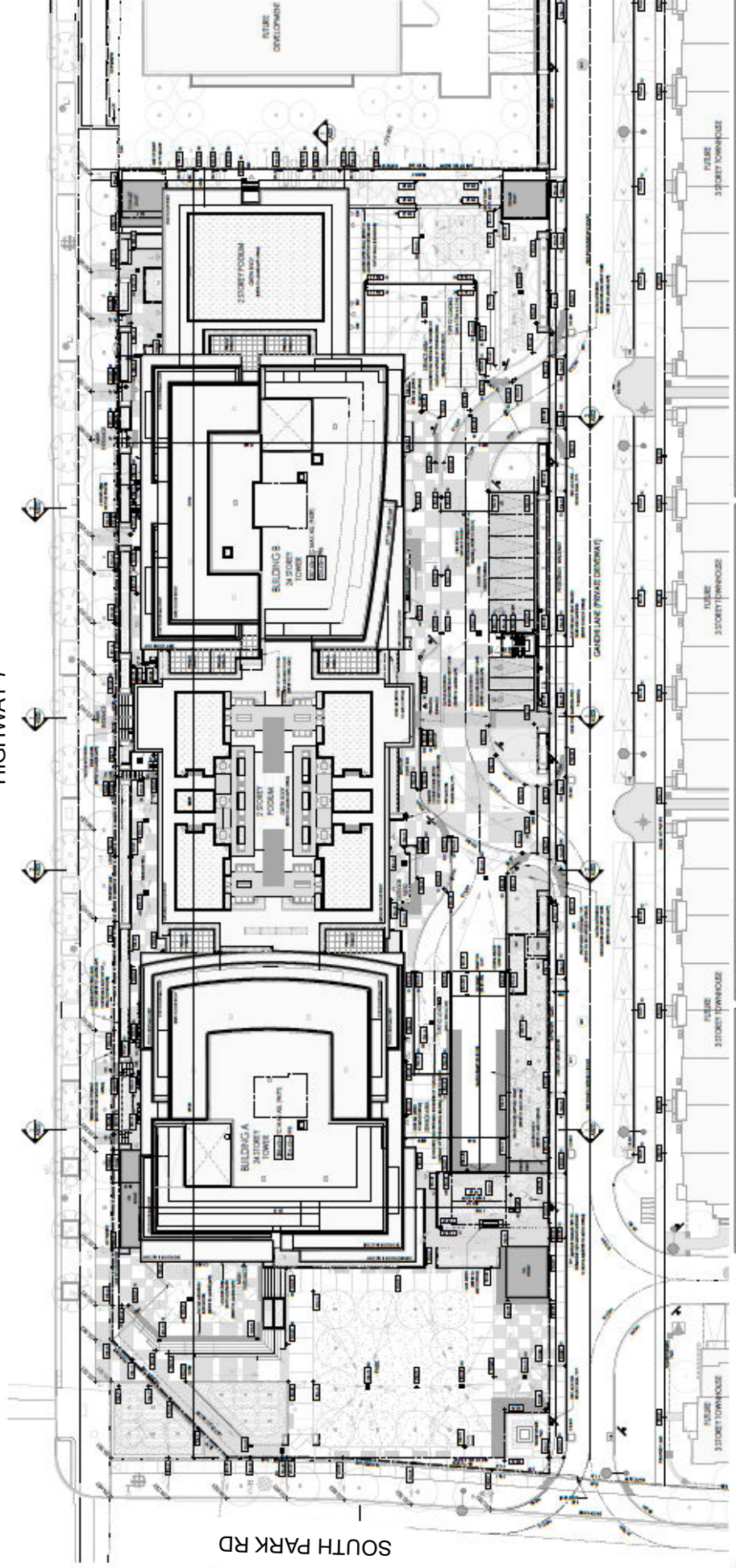
# PREVIOUS ENDORSED SITE PLAN

APPLICANT: 1107656 Ontario Inc. (Times Group Inc.)  
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HIGHWAY 7



SOUTH PARK RD

# REVISED SITE PLAN

APPLICANT: 1107656 Ontario Inc. (Times Group Inc.)  
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SE, Corner of HWY.7 & South Park Rd.

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MARKHAM DEVELOPMENT SERVICES COMMISSION

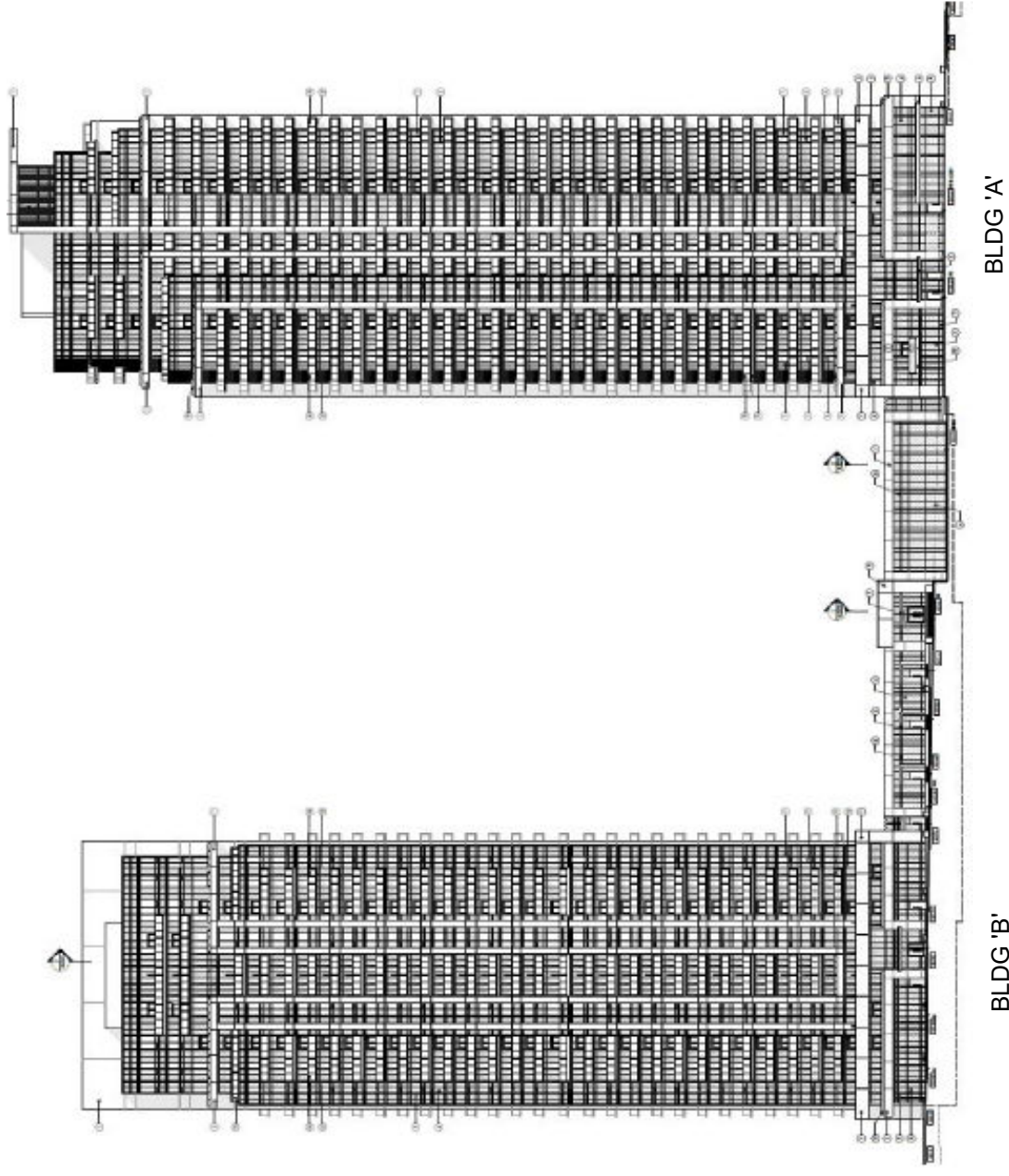
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FIGURE No. 5



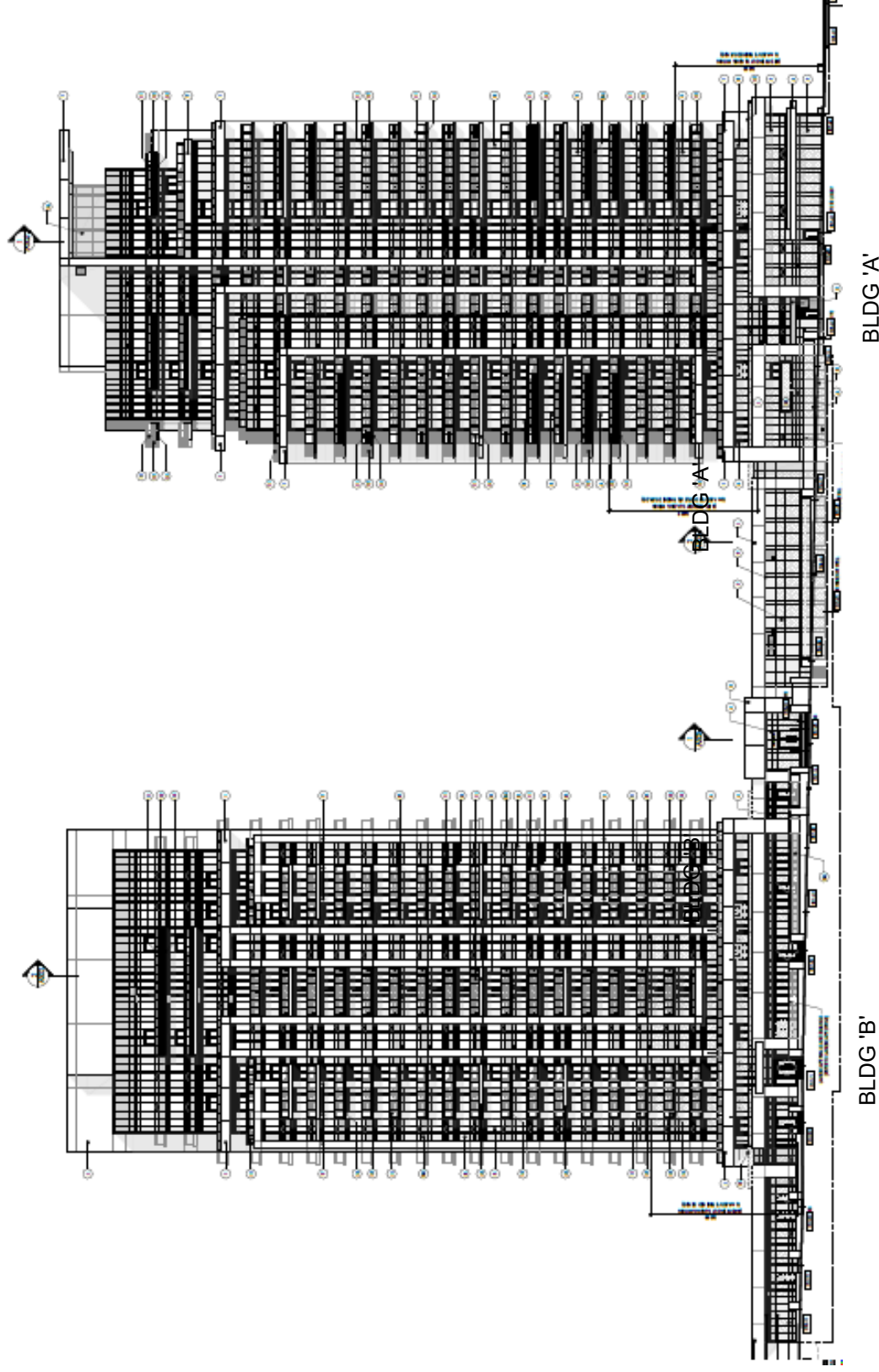


# NORTH ELEVATIONS (Previous)

APPLICANT: 1107656 Ontario Inc. (Times Group Inc.)  
 Block 45, Plan 65m-3266, Property I.D. 84467  
 SE, Corner of HWY.7 & South Park Rd.

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# NORTH ELEVATIONS (Revised)

APPLICANT: 1107656 Ontario Inc. (Times Group Inc.)  
 Block 45, Plan 65m-3266, Property I.D. 84467  
 SE, Corner of HWY.7 & South Park Rd.

FILE No. SC 17176260 (RC)

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