



Community Notice Development Services Committee Public Meeting

A change is proposed for 2833 16th Avenue. The City of Markham received complete applications for an Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision, submitted by Malone Given Parsons Ltd, on behalf of CF/OT Buttonville Properties Inc. You are receiving this notice because you live or own property within 200 metres of the Subject Lands and are being invited to participate in the review process.

Tell us what you think

A Public Meeting to consider the applicant's proposal for the subject property will take place on:

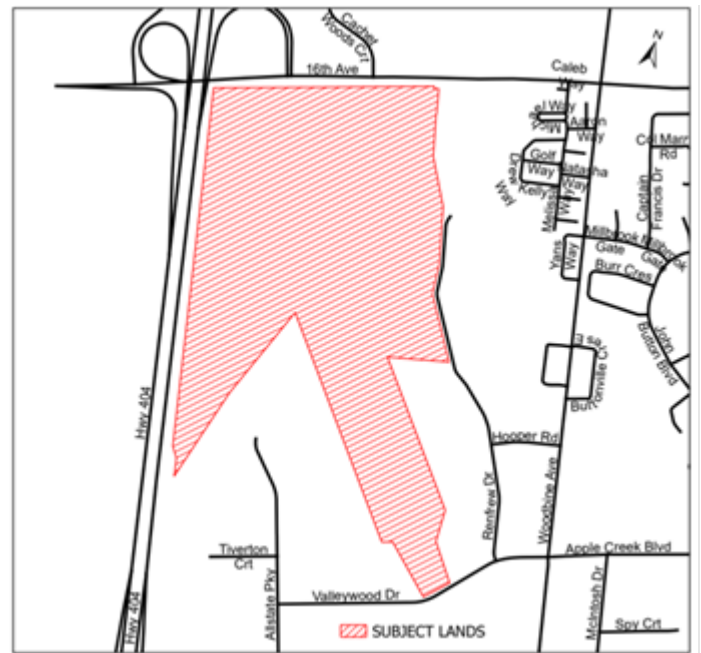
Date: October 10, 2023
Time: 7:00 p.m.
Place: Council Chambers
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Property Description

The 68.34 hectares (168.87 acres) "Subject Lands" are located south of 16th Avenue, east of Highway 404 and west of Renfrew Drive, and are municipally known as 2833 16th Avenue and 330 Allstate Parkway, The Subject Lands are currently occupied by the Buttonville Municipal Airport.

Applicant's Proposal

The applications propose to redevelop the Subject Lands for employment and industrial uses. The proposal includes the development of up to 12 industrial buildings with a total gross floor area of approximately 257,806 m² (2,775,000 ft²), the establishment of two development blocks, a stormwater management block, a Highway 404 widening, and a network of public and private roads, including the proposed extension of Allstate Parkway north through the Subject Lands to 16th Avenue.





Community Notice Development Services Committee

Additional Information

An electronic copy of the application materials are available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

If you cannot attend the meeting but wish to provide comments or speak with the Planner, please contact:

Rick Cefaratti, MCIP, RPP, Senior Planner II
Planning & Urban Design Department
Email: rcefaratti@markham.ca
Tel: (905) 477-7000 ext. 3675
Refer to application number PLAN 23 128636

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to notifications@markham.ca by quoting file number PLAN 23 128636.

The City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision, you must make a written request to the Clerk's Department at the address noted above or by email to clerkspublic@markham.ca

Information about the Public Meeting and Appeals

Prior to the adoption of the Official Plan Amendment and the passing of the Zoning By-law, there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. The date of the Public Meeting has not yet been determined. You will receive notice of the Public Meeting at least 20 days before the Public Meeting is held, in accordance with the provisions of the Ontario Planning Act.

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment or zoning by-law amendment or draft plan of subdivision is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment is adopted or the by-law is passed or the draft plan of subdivision is approved by Markham City Council.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

Personal Information

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: September 20, 2023

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones, Chair
Development Services Committee

From: lizzie li <lizzieli@rogers.com>
Sent: Friday, July 28, 2023 6:16 PM
To: Cefaratti, Rick <rcefaratti@markham.ca>
Cc: Ding Li <dingdingli@rogers.com>
Subject: Official Plan Amendment for 2833 16th Ave.

Hello Mr. Rick,

I hope this email finds you well and you are enjoying the summer so far.

We recently received a letter in regards to an Official Plan Amendment Application for 2833 16th Avenue because we own a property 200 metres of the subject lands.

Please kindly allow me to advocate on our own behalf for this application. We strongly oppose this proposed change for the following reasons.

Our property is located at 2832 16th Avenue, which is right across the subject lands. We are currently operating a private school on the premises. Should this application be approved, it will definitely raise potential environmental hazards to the health of our school community. It will undoubtedly worsen the traffic situation of 16th Avenue as well. The traffic on 16th Avenue is already very bad now. Commercial trucks with shipping containers can only make commuters on the road more frustrated.

Both environmental study and traffic study have to be carefully conducted to effectively evaluate the proposal.

On another note, we would like to bring your attention to the surrounding areas of the subject lands. Most residential property owners are beyond the 200 metres of the subject lands. But this does not mean the proposed change will not affect their quality of life. It will make much more sense to invite the residential property owners at the intersections of Woodbine and 16th Avenue on both directions to participate in the review process to make sure the final decision is not biased and is made on a fair and just basis.

Thank you for reading my email. Your attention is greatly appreciated.

Warm regards,
Lizzie Li
Ding Li
2540876 Ontario Inc.

From: Cefaratti, Rick <RCefaratti@markham.ca>
Sent: Tuesday, August 8, 2023 11:39 AM
To: Pound&Stewart Planning <pstewart@cityplan.com>; Prasad, Arvin <APrasad@markham.ca>
Cc: Henningham, Alecia <AHenningham@markham.ca>
Subject: RE: Notice of Complete Application for 2833 16th Avenue

Good morning Phil. Please follow the link below from the City of Markham's website. This is a link to the City's Mappit Development Application Viewer portal. Once you have access to the link please pan to the subject lands and click on the orange dot to access the information in relation to the OPA/ZBA and Draft Plan of Subdivision applications submitted.

<https://markham.maps.arcgis.com/apps/dashboards/d96c2accaaca48c7ab265b20616e3867>

If you are having any difficulties please let me know.

Sincerely,

Rick Cefaratti, MCIP RPP | Senior Planner II
Planning and Urban Design Department | Development Services Commission
City of Markham
Anthony Roman Centre | 101 Town Centre Blvd., Markham, ON L3R 9W3
tel: 905-477-7000 Ext.3675 | Email: rcefaratti@markham.ca

From: Pound&Stewart Planning <pstewart@cityplan.com>
Sent: Thursday, August 3, 2023 1:56 PM
To: Cefaratti, Rick <RCefaratti@markham.ca>; Prasad, Arvin <APrasad@markham.ca>
Cc: Henningham, Alecia <AHenningham@markham.ca>
Subject: RE: Notice of Complete Application for 2833 16th Avenue

Good afternoon Rick & Arvin.

We're advised that the above noted planning applications are now deemed complete.

Are the supporting documents for this proposal readily online for public review?

This information would be helpful as we assess the impact of this proposal.

Please advise & thank you in advance for your co-operation.

Regards,

Phil Stewart, MCIP, RPP
Principal
pstewart@cityplan.com

From: Pound&Stewart Planning <pstewart@cityplan.com>
Sent: Friday, July 21, 2023 4:29 PM
To: 'Henningham, Alecia' <AHenningham@markham.ca>
Cc: 'Cefaratti, Rick' <RCefaratti@markham.ca>
Subject: RE: Notice of Complete Application for 2833 16th Avenue

Good afternoon & thank you for the public notice.

Please advise which planning applications are required to support his proposal under the *Planning Act*.

We would like to review all the filed supporting documents for this project. Are the publicly accessible?

Thank you.

Phil Stewart, MCIP, RPP
Principal
pstewart@cityplan.com

From: Frederick Woo <fredwoo88@gmail.com>

Sent: Thursday, September 21, 2023 11:24 AM

To: Clerks Public <clerkspublic@markham.ca>

Cc: Henningham, Alecia <AHenningham@markham.ca>

Subject: Fwd: Public Meeting Notice scheduled for October 10, 2023 on Buttonville Airport lands redevelopment re. PLAN 22 128636

Clerk's Department
City of Markham

Dear Sirs :

Re. the attached email to me from your Ms. Alecia Henningham of Sep 21, 2023.

I would like to be notified of the decision of the City of Markham on the proposed Official Plan Amendment and a Draft Plan of Subdivision pertaining to the subject redevelopment.

Best regards,
Frederick Woo
Cell : (416) 930-9722

Sent from my iPad

From: Frederick Woo <fredwoo88@gmail.com>

Sent: Monday, September 25, 2023 1:53 PM

To: daisy.waico@pc.ola.org

Cc: Mayor Scarpitti <MayorScarpitti@markham.ca>; Deputy Mayor & Regional Councillor, Michael Chan - Markham <michaelchan@markham.ca>; Regional Councillor, Jim Jones - Markham <jjones@markham.ca>; Councillor, Reid McAlpine - Markham <rmcalpine@markham.ca>; Councillor, Karen Rea - Markham <krea@markham.ca>; Councillor, Ritch Lau - Markham <ritchlau@markham.ca>; Councillor, Isa Lee - Markham <ilee@markham.ca>; Cefaratti, Rick <rcefaratti@markham.ca>; David West <david.west@richmondhill.ca>; Godwin Chan <godwin.chan@richmondhill.ca>; Joe DiPaola <joe.dipaola@richmondhill.ca>; Carol Davidson <carol.davidson@richmondhill.ca>; Scott Thompson <scott.thompson@richmondhill.ca>; Simon Cui <simon.cui@richmondhill.ca>; Karen Cilevitz <karen.cilevitz@richmondhill.ca>; sandra.demaria@richmondhill.ca; Office-Mayor Richmondhill <officemayor@richmondhill.ca>; Henningham, Alecia <AHenningham@markham.ca>; Anish Somaiya <anishsomaiya@rogers.com>; aaron pun <apun0516@gmail.com>
Subject: Virtual meeting of MPP Daisy Wai's September Monday Matters - September 25, 2023

Dear MPP Daisy Wai :

Deeply appreciative of your email to me of Sept 25, 2023 inviting me to attend tonight (Sept 25) virtual meeting referred to.

I am extremely interested in the meeting talking about your constituents' interests, housing, transportation, health, et al. With deep regret, I cannot attend the virtual meeting due to pre-engaged arrangement . But I would like to throw you few issues as follows for your attention :

1. Road improvements for HWY 404 due to Buttonville Airport lands development re. PLAN 23 128636 vide my attached email to Ms. Alecia Henningham, Markham Notifications Officer of Sep 23, 2023 enclosing my written deputation (final version) of the said Sep 23 for Markham Development Services Committee public meeting on Oct 10, 2023 at 7pm regarding the development. I shall deliver the deputation at Committee meeting.
Improvements on HWY 404 and its network of roads should be a joint effort of Markham, Richmond Hill and York Region that has jurisdiction over HWY 404.
2. HWY 7 E improvements as cited in the deputation at item 1. above.
This is not easy based on my observations. Again, these should be a joint effort of Markham, Richmond Hill and York Region that has jurisdiction over HWY 7 E
3. Situation of Bill 23 for which I have written to you in opposition to the Bill months ago due to its adverse impact on property tax increases, ie. 99.7% in the next three years as identified by Markham Council at its last March public meeting in which I spoke opposing Bill 23, et al.

Hoping a successful meeting tonight. Grateful that you will keep me posted on the outcomes of the meeting.

Office-Mayor, Richmond - please copy this to Councillor Castro Liu

Best regards,
Frederick Woo
Cell : (416) 930-9722

Sent from my iPad

From: Frederick Woo <fredwoo88@gmail.com>
Sent: Tuesday, September 26, 2023 9:08 AM
To: Henningham, Alecia <AHenningham@markham.ca>
Subject: Fwd: Virtual meeting of MPP Daisy Wai's September Monday Matters - September 25, 2023 @ 7.30pm

Dear Alecia :

Good morning. Please copy the attached to Regional/Ward Councillors not in "cc." in my attached email to MPP Daisy Wai of Sep 26, 2023.

Best regards,
Fred

Sent from my iPad

Begin forwarded message:

From: Frederick Woo <fredwoo88@gmail.com>
Date: September 26, 2023 at 8:59:40 AM EDT
To: daisy.waico@pc.ola.org
Cc: Mayor Scarpitti <MayorScarpitti@markham.ca>, michaelchan@markham.ca, jjones@markham.ca, rmcalpine@markham.ca, krea@markham.ca, ritchlau@markham.ca, ilee@markham.ca, David West <david.west@richmondhill.ca>, Godwin Chan <godwin.chan@richmondhill.ca>, Joe DiPaola <joe.dipaola@richmondhill.ca>, Carol Davidson <carol.davidson@richmondhill.ca>, Scott Thompson <scott.thompson@richmondhill.ca>, Simon Cui <simon.cui@richmondhill.ca>, Karen Cilevitz <karen.cilevitz@richmondhill.ca>, Michael Shiu <michael.shiu@richmondhill.ca>, Office-Mayor Richmondhill <officemayor@richmondhill.ca>, aaron pun <apun0516@gmail.com>, Anish Somaiya <anishsomaiya@rogers.com>, sandra.demaria@richmondhill.ca, Rick Cefaratti <rcefaratti@markham.ca>
Subject: Fwd: Virtual meeting of MPP Daisy Wai's September Monday Matters - September 25, 2023 @ 7.30pm

Re. HEALTH, LONG TERM CARE, EDUCATION & SERVICING

Dear MPP Daisy Wai :

Wishing last night virtual meeting was a success.

Further to my reply email to you of Sep 25, 2023 on the meeting, I would add the following.

1. HEALTH :

HEALTH is in last night (Sep 25) meeting agenda. To me, it relates to the volume of expected residential developments in the province for some 2.00 millions people moving to the province in ten years according to Queen's Park, quite a substantial of which are in the favourites : Markham and Richmond Hill. My wild guess is people of few hundreds thousand may move to these two cities in ten years.

This requires improvements on HEALTH say hospital(s), other health related facilities eg, dental/optometrists/ophthalmologist/pharmacist/family doctors/nurses, et al. A hospital may take ten years to build based on my experience working as architect in my home city government over 1/2 century ago - Princess Margaret Hospital complex. That said, time is of the essence.

2. LONG TERM CARE and EDUCATION :

The essence of item 1. applies to this item being in last night meeting agenda. EDUCATION refers to schools/ teachers, et al.

3. SERVICING (storm/sewer/water/hydro.....) :

As mentioned in my Sep 25 email, just along HWY 7 E between Markville Mall and Bayview there may be over 40 residential towers, let alone Union City in Downtown Markham, condos in Main Street/Unionville/Richmond Hill. Servicing is required for the above as shared by a Markham Ward Councillor to me about Markville Mall residential development.

How the province may handle HEALTH, SERVICING, LONG TERM CARE and EDUCATION referred to without substantial property tax increases. Please give some thoughts on this.

Please deem my Sep 25 email and this email as my deputation for the meeting.

Office-Mayor Richmond Hill : Please copy this to Councillor Castro Liu.

Best regards,
Frederick Woo

Sent from my iPad

Begin forwarded message:

From: Frederick Woo <fredwoo88@gmail.com>
Date: September 25, 2023 at 1:53:05 PM EDT
To: daisy.waico@pc.ola.org

Cc: Mayor Scarpitti <MayorScarpitti@markham.ca>, michaelchan@markham.ca, jjones@markham.ca, rmcalpine@markham.ca, krea@markham.ca, ritchlau@markham.ca, ilee@markham.ca, Rick Cefaratti <rcefaratti@markham.ca>, David West <david.west@richmondhill.ca>, Godwin Chan <godwin.chan@richmondhill.ca>, Joe DiPaola <joe.dipaola@richmondhill.ca>, Carol Davidson <carol.davidson@richmondhill.ca>, Scott Thompson <scott.thompson@richmondhill.ca>, Simon Cui <simon.cui@richmondhill.ca>, Karen Cilevitz <karen.cilevitz@richmondhill.ca>, sandra.demaria@richmondhill.ca, Office-Mayor Richmondhill <officemayor@richmondhill.ca>, Alecia Henningham <AHenningham@markham.ca>, Anish Somaiya <anishsomaiya@rogers.com>, aaron pun <apun0516@gmail.com>

Subject: Virtual meeting of MPP Daisy Wai's September Monday Matters - September 25, 2023

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Improvements on HWY 404 and its network of roads should be a joint effort of Markham, Richmond Hill and York Region that has jurisdiction over HWY 404.

2. HWY 7 E improvements as cited in the deputation at item 1. above. This is not easy based on my observations. Again, these should be a joint effort of Markham, Richmond Hill and York Region that has jurisdiction over HWY 7 E
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Hoping a successful meeting tonight. Grateful that you will keep me posted

on the outcomes of the meeting.

Office-Mayor, Richmond - please copy this to Councillor Castro Liu

Best regards,
Frederick Woo
Cell : (416) 930-9722

Sent from my iPad

From: Pierre Gagne <pgagne@petrusrealty.ca>

Sent: Friday, July 21, 2023 3:50 PM

To: Cefaratti, Rick <RCefaratti@markham.ca>

Subject: CF Buttonville

Importance: High

Rick Cefaratti
Planner - Development District



Dear Mr Cefaratti.



I am the owner at 60 Renfrew Drive. Please add my email for the purpose of communication and distribution on all matters pertaining to the CF Buttonville application.



Also, what are the pertinent dates for the application review?





Sincerely,



Pierre Gagné

774999 Ontario Ltd

Tel (416) 955.1885  



This e-mail message and any attachments are confidential. Any dissemination or use of this information by a person other than the intended recipient is unauthorized. If you are not the intended recipient, please notify me by return e-mail, do not open any attachment and delete this communication and any copy. Many thanks.



From: propchau7@gmail.com <propchau7@gmail.com>

Sent: Monday, July 24, 2023 1:24 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: 2833 16th Avenue Official Plan Amendment - PLAN 23 128636

To whom it may concern:

I like to be notified of any proposal and related communications on the Buttonville Official Plan Amendment for 2833 16th Avenue, Markham.

Information can be sent to this E-mail address propchau7@gmail.com.

Please reply to confirm receipt of this request. Thank you for your attention.

Regards,
Stan Chau

From: Luyen Hoang <lhoang@jaddisonschool.com>
Sent: Tuesday, August 1, 2023 4:40 PM
To: Henningham, Alecia <ahenningham@markham.ca>
Subject: RE: CF Buttonville - application for PLAN 23 128636 City of Markham

Hello Alecia,

Can I request to be added to the distribution list for the subject project?

Thanks and Best Regards,

Luyen Hoang
Business Manager
1 (905) 477-4999 ext. 220
www.jaddisonschool.com

From: Hugh Barnsley <hugh@hughbarnsley.com>
Sent: Thursday, August 3, 2023 2:55 PM
To: Henningham, Alecia <AHenningham@markham.ca>
Subject: RE: Notice of Complete Application for 2833 16th Avenue

Hi Alecia,
Your email was forwarded to me by Philip Stewart.
As agent for Philip Stewart in the lease of his properties on Renfrew Drive I would be interested in being added as recipient to any future info or municipal plan review concerning the Buttonville properties.
Thank you.
Hugh

Hugh Barnsley, REALTOR 416 464 5623
Royal LePage Your Community Realty
for a good deal more LINK: <https://youtu.be/Gv2c8udXftA>

From: jdaou@stema.ca <jdaou@stema.ca>
Sent: Wednesday, August 16, 2023 8:56 AM
To: Clerks Public <clerkspublic@markham.ca>
Subject: PLAN 23 128636

Good morning,

Please add me to future notifications for PLAN 23 128636, the Buttonville airport zoning by-law.

Thanks

Joseph Daou PMP, LEED AP
E: jdaou@stema.ca
O: 905-415-5100 x 101
C: 647-393-9222

From: rwindle@digram.ca <rwindle@digram.ca>
Sent: Wednesday, September 20, 2023 3:55 PM
To: notifications <notifications@markham.ca>
Subject: Interested Parties List for Applications/PIM Notices

To Whom It May Concern:

Could you please add me to the Interested Parties list for future communication/notification for the following projects for which a Public Meeting is being held on October 10, 2023:

- 1) 7528, 7530, and 7550 Woodbine Ave – UltraStor Markham
- 2) Buttonville Airport OPA, ZBA, Draft Plan of Subdivision

Thanks.

Ryan

Ryan Windle MCIP RPP AICP | VP of Land Development
A. 327 Renfrew Dr., Suite 201 Markham ON L3R 9S8
E. rwindle@digram.ca
P. 905.513.7999 Ext 251



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Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Company.

The Company accepts no liability for any damages caused by any virus transmitted by this email.



Please do not print this email unless it is absolutely necessary. Every time you don't print an email, you are helping the environment.

From: DeJesus, Elanya <elanya.dejesus@arcadis.com>

Sent: Tuesday, September 26, 2023 2:43 PM

To: Cefaratti, Rick <rcefaratti@markham.ca>

Subject: [PLAN 23 128636] Distribution List

Hi Rick,

I am looking to be added to the distribution list for the file number PLAN 23 128636.

Regards,

Elanya DeJesus (she/her)

Planner

Suite 300 – 8133 Warden Ave | Markham, ON | L6G 1B3 | Canada

T +1 905 763 2322 ext. 63449

M +1 647 457 3536

www.arcadis.com



October 10, 2023
PLAN 23 128636

Resolution to use if application sent directly to Council
Suggested Resolution for Consideration
of the Development Services Committee

- A. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit the redevelopment of the Subject Lands with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2)", be received;
- B. THAT the Record of the Public Meeting held on October 10, 2023, with respect to the proposed Official Plan and Zoning By-law Amendments to permit the redevelopment of the Subject Lands 2833 16th Avenue with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2), be received;
- C. THAT the applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc. to amend the 2014 Official Plan, the 1987 Official Plan, Zoning By-laws 304-87 and 165-80, as amended, be approved;
- D. THAT the proposed amendments to the 2014 Official Plan, the 1987 Official Plan be adopted, and to Zoning By-laws 304-87 and 165-80, as amended, be enacted without further notice; and,
- E. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution to use if application to be referred back to staff for report
Suggested Draft Resolution for Consideration
of the Development Services Committee

- A. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit the redevelopment of the Subject Lands with



up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2)", be received;

- B. THAT the Record of the Public Meeting held on October 10, 2023, with respect to the proposed Official Plan and Zoning By-law Amendments to permit the redevelopment of the Subject Lands 2833 16th Avenue with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2), be received;
- C. THAT the Report entitled, "PUBLIC MEETING INFORMATION REPORT, Applications by Malone Given Parsons, on behalf of CF/OT Buttonville Properties Inc., for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit the redevelopment of the Subject Lands with up to 11 free-standing buildings for Employment uses, File No. PLAN 23 128636 (Ward 2)", be referred back to staff for a report and recommendation to evaluate the proposal.