

Date:	Tuesday, October 10, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications")		
Owner:	CF/OT Buttonville Properties Inc. (the "Owner")		
Agent:	Lincoln Lo c/o Malone Given Parsons Ltd.		
Proposal:	The Owner proposes the phased redevelopment of the property with up to 11 free-standing employment and industrial buildings (the "Proposed Development").		
Location:	2833 16 th Avenue (the "Subject Lands")		
File Number:	PLAN 23 128636	Ward:	2
Prepared By:	Rick Cefaratti, MCIP, RPP, Senior Planner II, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Applications (along with the required fees) on June 22, 2023 and deemed the Applications complete on June 30, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on October 20, 2023.

NEXT STEPS

- Statutory Public Meeting has been tentatively scheduled for October 10, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment, and issuance of Draft Plan of Subdivision Approval
- Submission of future applications for Site Plan approval, Exemption from Part Lot Control

BACKGROUND

Subject Lands and Area Context

The 68.3 ha (168.8 ac) Subject Lands are located on the south side of 16th Avenue, east of Highway 404, and are municipally known as 2833 16th Avenue and 330 Allstate Parkway. The Subject Lands have approximately 570 m of frontage along 16th Avenue and are currently occupied by the Buttonville Municipal Airport (Figures 1 and 2). Figure 3 shows the surrounding land uses.

The Proposed Development includes up to 11 new industrial buildings, as shown in Figures 4 and 5.

Table 1: the Proposed Development	
Gross Floor Area (“GFA”):	257,806 m ² (2,775,000 ft ²)
Proposed Parking Rates:	• 1 space per 40 m² for the first 1,200 m² GFA • 1 space per 100 m² up to a GFA of 6,000 m² • 1 space per 200 m² over 6,000 m² GFA

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) and Markham 1987 Official Plan (the “1987 Official Plan”) to delete the requirement for a Secondary Plan to permit the Proposed Development, whereas both Official Plans identify that a Secondary Plan is required to determine future land uses.

Table 2: Official Plan Amendment Information	
Current Designations:	<u>2014 Official Plan</u>: “Business Park Employment” with the small portion in the northwest corner designated “Transportation and Utilities” <u>1987 Official Plan</u>: “Industrial - Business Park Area” with the small portion in the northwest corner designated “Transportation and Utilities”
Permitted uses:	Office, manufacturing, processing and warehousing, retail and service uses accessory to permitted manufacturing, processing and warehousing uses, ancillary retail, service and restaurant, sports and fitness recreation uses within an industrial building. The small portion of the Subject Lands designated “Transportation and Utilities” shall be used for major transportation and utility corridors and associated facilities.
Proposal:	To redevelop the Subject Lands in accordance with the existing Business Park Area (Industrial) and Business Park Employment designations of the Official Plans without a new Secondary Plan.

A Zoning By-law Amendment application is required to permit the Proposed Development.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Transportation and Utilities (T)”, under By-law 304-87, as amended “Select Industrial and Commercial (MC)”, under By-law 165-80, as amended
Permissions:	(T) Zone permits an airport and associated facilities (MC) Zone permits a wide range of industrial uses and limited commercial
Proposal:	To permit Business Park Employment uses on the Subject Lands together with site-specific provisions for parking and landscape.

A Draft Plan of Subdivision application facilitates the Proposed Development blocks and public roads as shown in Figure 5.

In order to facilitate the Proposed Development, the Owner submitted a Draft Plan of Subdivision application to establish of two development blocks, a stormwater management block, and road widening.

Table 4: Proposed Draft Plan of Subdivision		
Land Use	Block Numbers	Area (ha)
Industrial Development	1 and 2	58.71
Streets	A and B	3.41
0.3 m Reserve	5 and 6	0.01
16 th Avenue Road Widening	7	0.01
Highway 404 Road Widening	4	4.12
SWM Facility	3	2.08
Total		68.34

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC:

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to allow for the Proposed Development.
- b) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development. If servicing is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once confirmation is provided for servicing capacity to the Subject Lands.
- d) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the built form, and mix of land uses proposed are appropriate.
 - ii) Evaluation of the proposal's compatibility with existing and planned development within the surrounding area.
 - iii) Traffic impacts, including the proposed layout, and ensuring the adequate supply of parking spaces for the proposed uses.
 - iv) The submission of future Site Plan Applications will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.
- e) Sustainable Development**
 - i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.
- f) Natural Heritage Matters**
 - i) The Applications will be reviewed to address the natural heritage matters on the adjacent valleylands to the east, including a 10 m vegetation protection zone at its edge.
- g) External Agency Review**
 - i) The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, and the Ministry of Transportation, and any applicable requirements must be incorporated into the Proposed Development.
- h) Required Future Applications**
 - i) The Owner must submit applications for Site Plan Approval, Part Lot Control, Severance, Minor Variance, and Draft Plan of Condominium should the Applications be approved, to

permit the Proposed Development. Future applications for exemption from Part Lot Control and Draft Plan of Condominium may also be required to facilitate the establishment of tenure of future separate lots and/or buildings.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Development Concept Plan

Figure 5: Proposed Draft Plan of Subdivision

Figure 1

Location Map

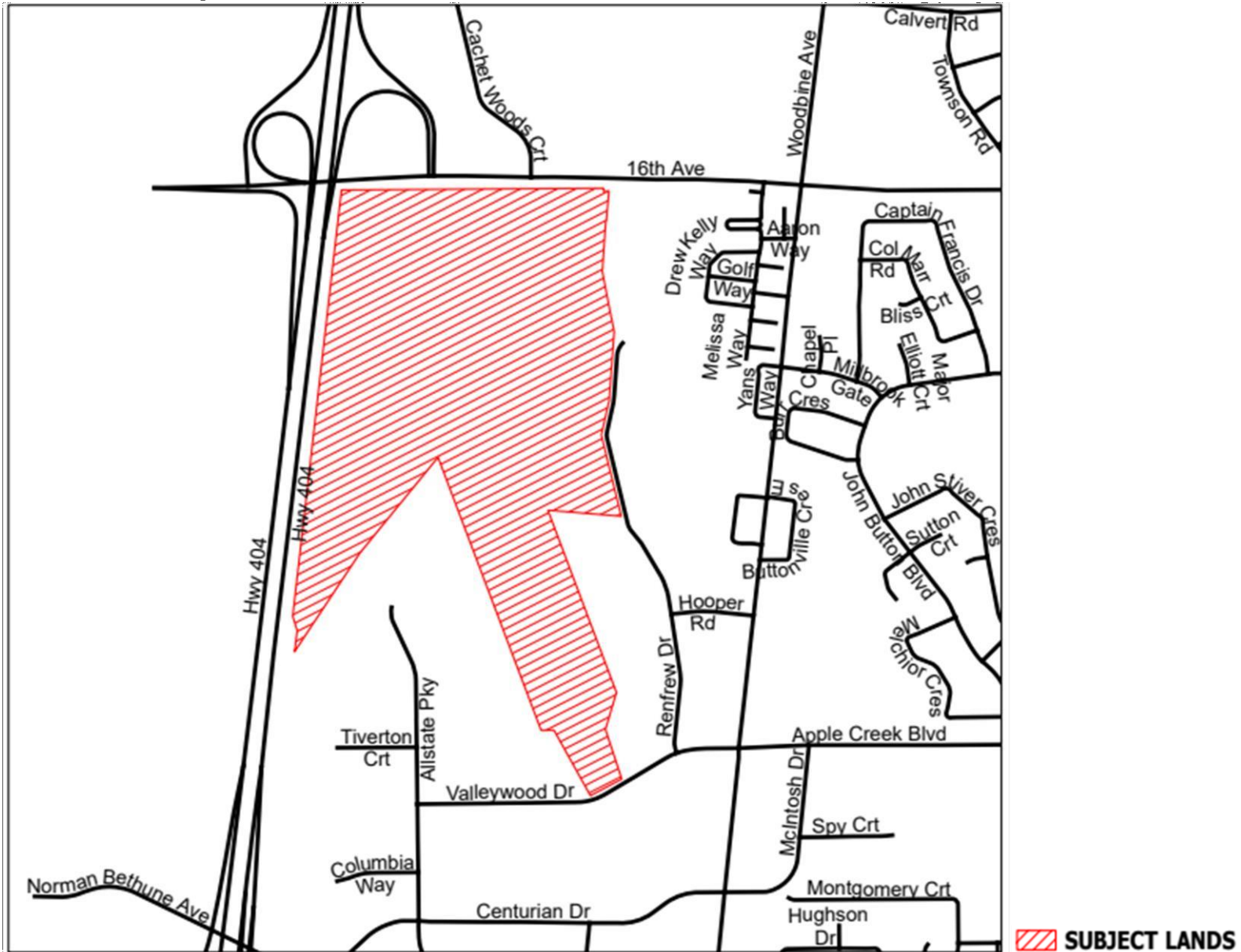


Figure 2

Area Context and Zoning

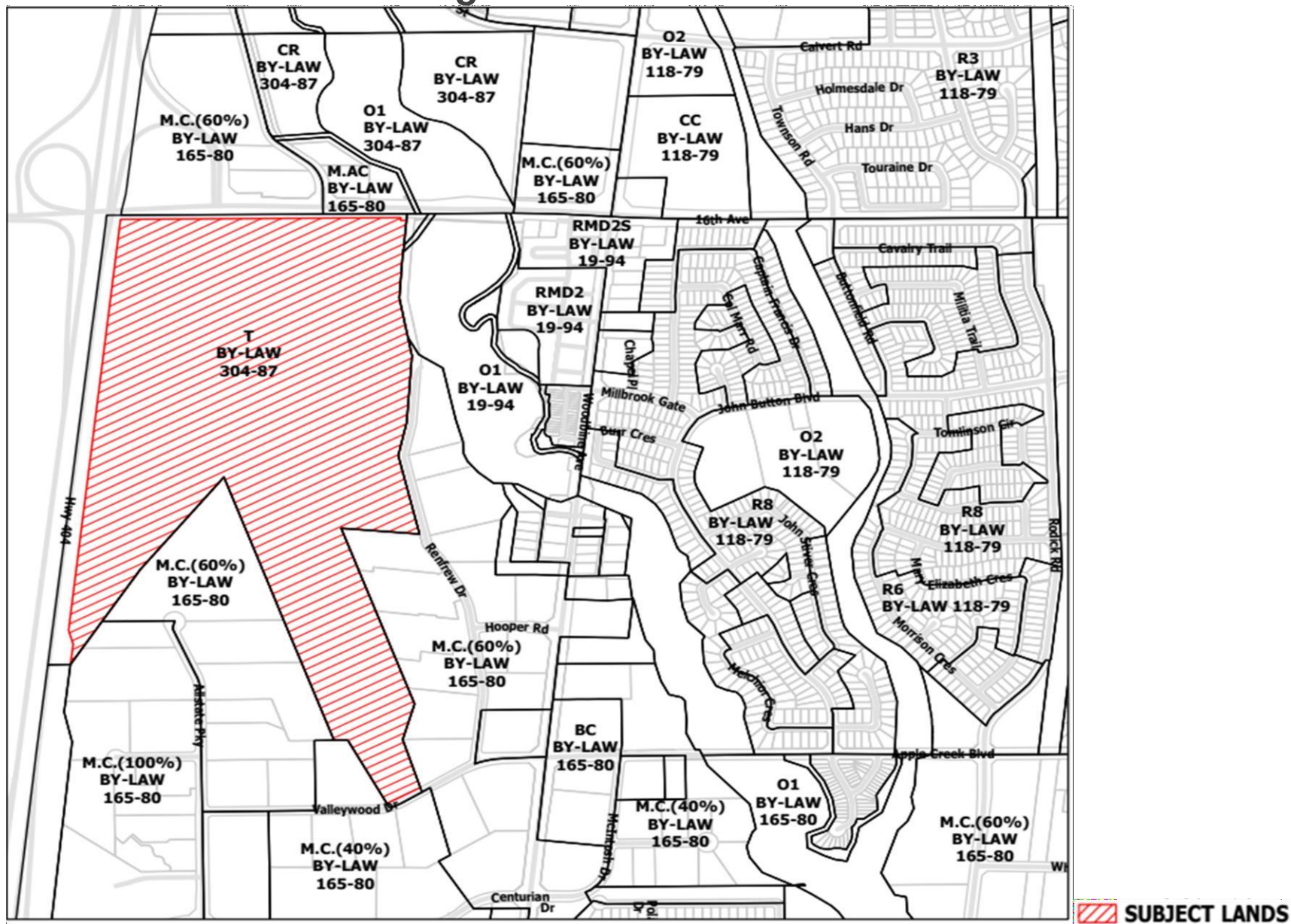


Figure 3

Aerial Photo

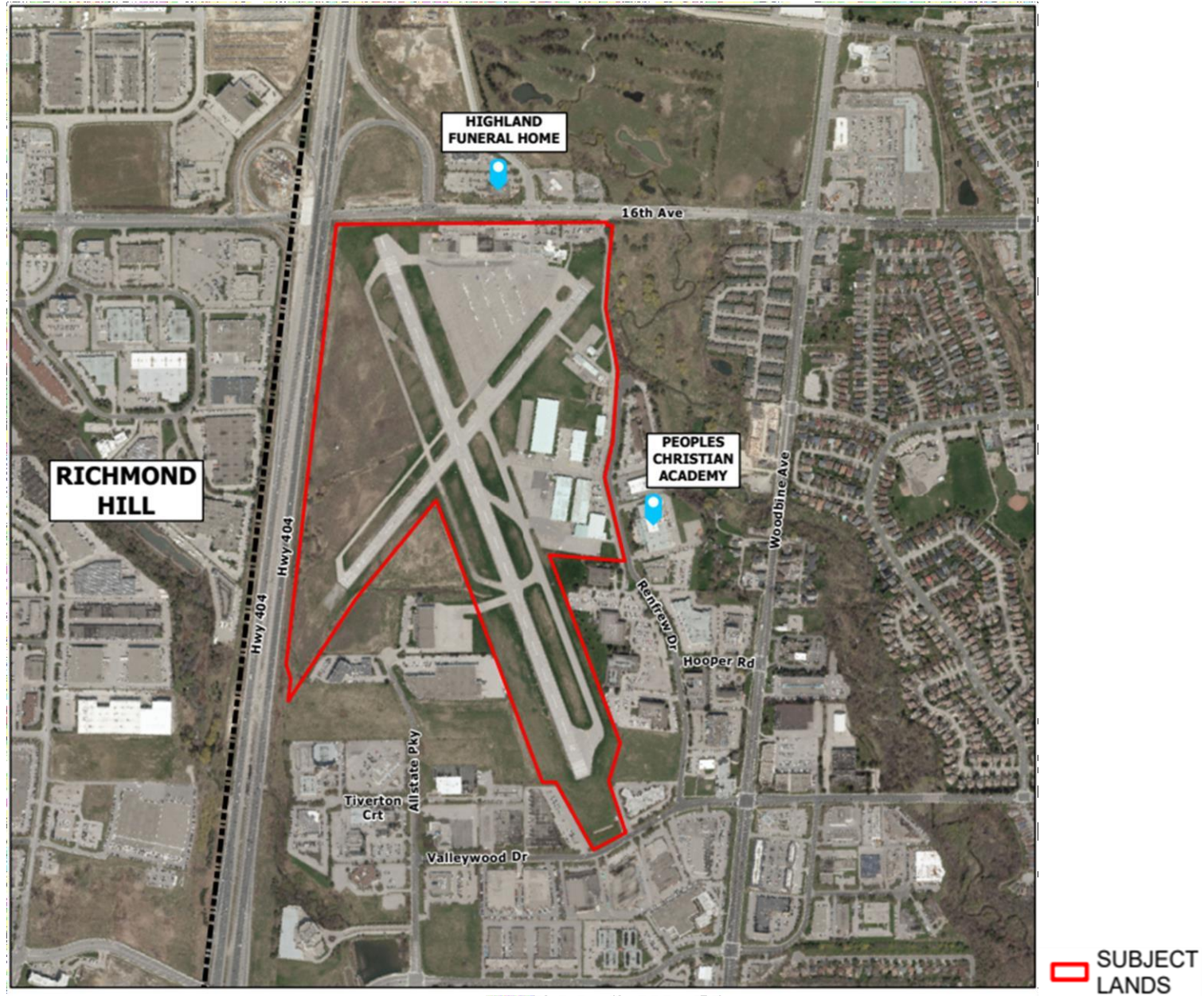


Figure 4

Development Concept Plan



Figure 5

Proposed Draft Plan of Subdivision

