



Buttonville Airport Redevelopment

CF/OT Buttonville Properties Inc.

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

PUBLIC MEETING
October 10, 2023

EXISTING OFFICE/
INDUSTRIAL BUILDING

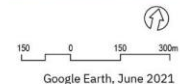
MALONE GIVEN PARSONS LTD.

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

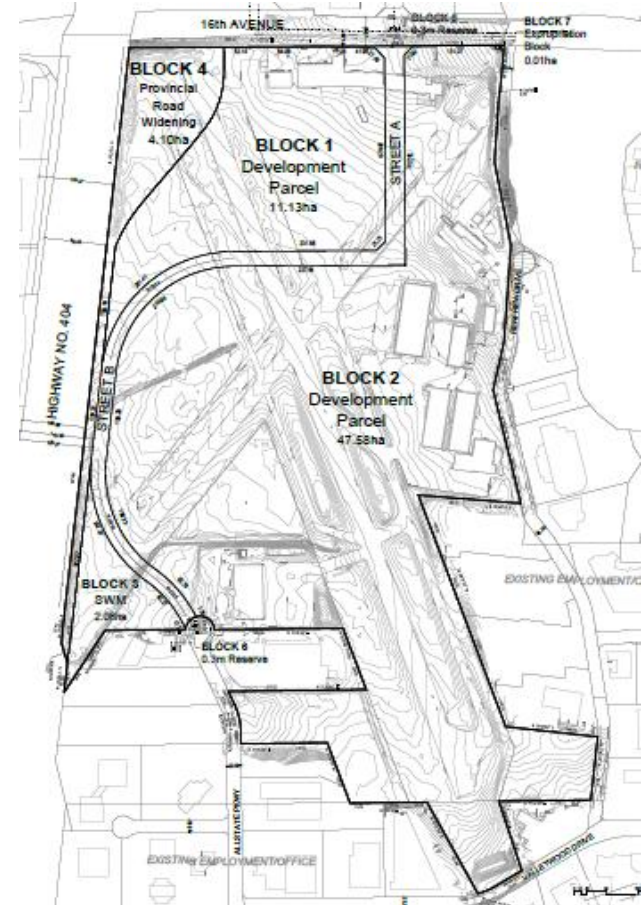


 **SUBJECT LANDS**
Buttonville Airport
Markham, ON



Application Submission

- Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision submitted June 21, 2023 and deemed complete June 30, 2023
- Redevelopment of lands for employment and industrial uses
- Proposed development includes:
 - 2 development blocks;
 - 11 buildings at full-build out;
 - A stormwater management block;
 - A Highway 404 widening block; and
 - A network of public and private roads including the extension of Allstate Parkway to 16th Avenue



Redevelopment Vision

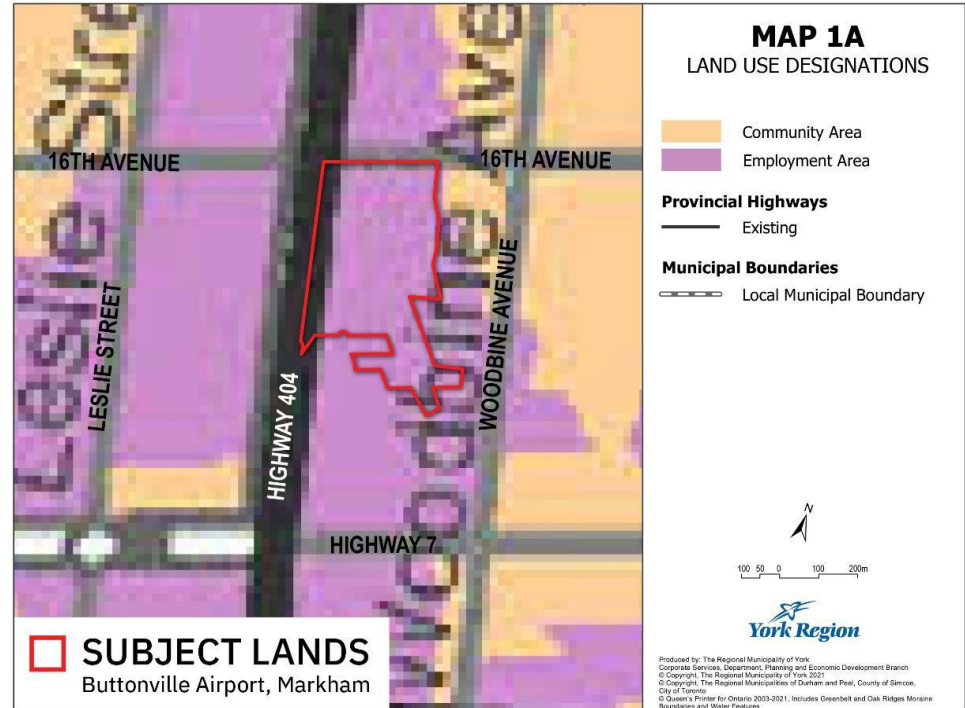
- Unique opportunity to create a competitive, attractive, and sustainable employment district within Markham on approximately 68 ha (169 acres)
- Total GFA at full build-out: 2,775,000 sq ft
- Project will bring thousands of jobs to the City of Markham.
- Proposed large parcels will accommodate variety of building footprints, including those suitable for large-scale warehousing and logistics
- Development will be phased, with Phase 1 located at the northwest intersection adjacent to Highway 404 and 16th Avenue



■ Phase 1

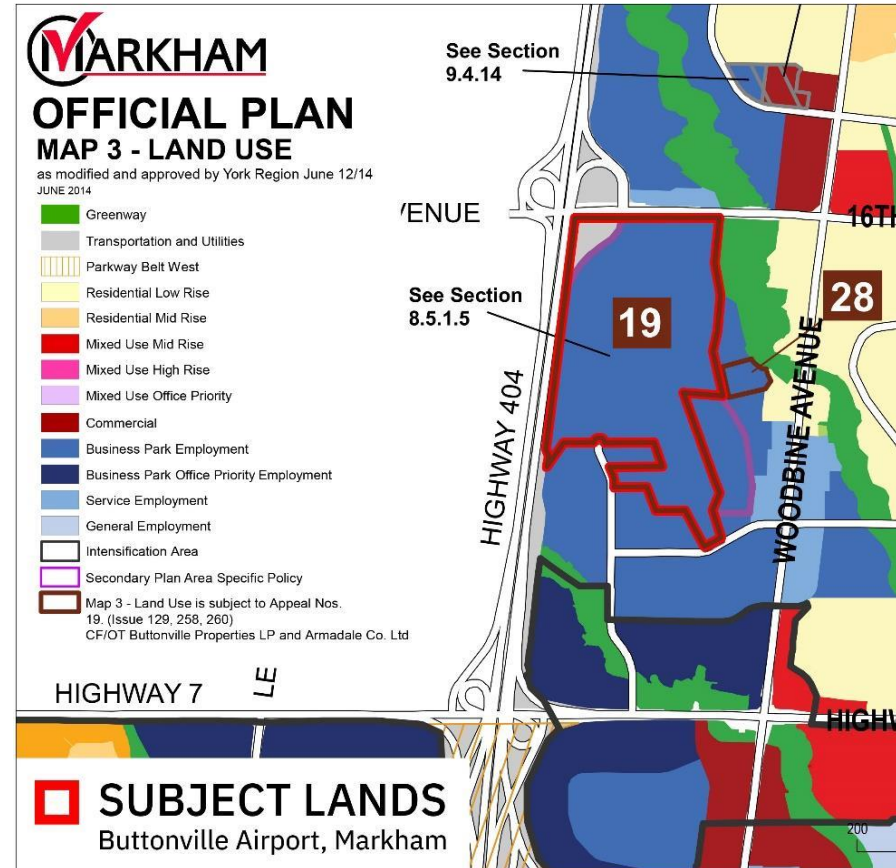
York Region Official Plan (2022)

- 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)
- Determined with City and Regional Staff that a secondary plan as required by Policy 6.3.67 is **not required** as the proposed uses conform to the current employment land use designations under the York Region and City of Markham Official Plans



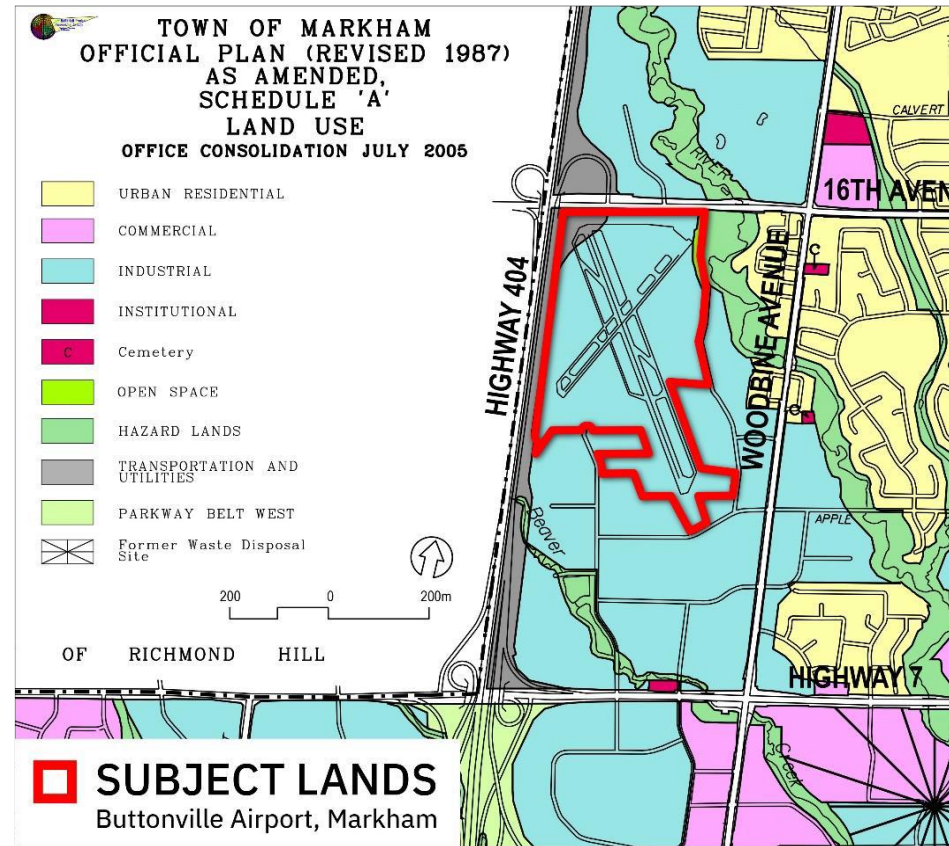
City of Markham Official Plan (2014)

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



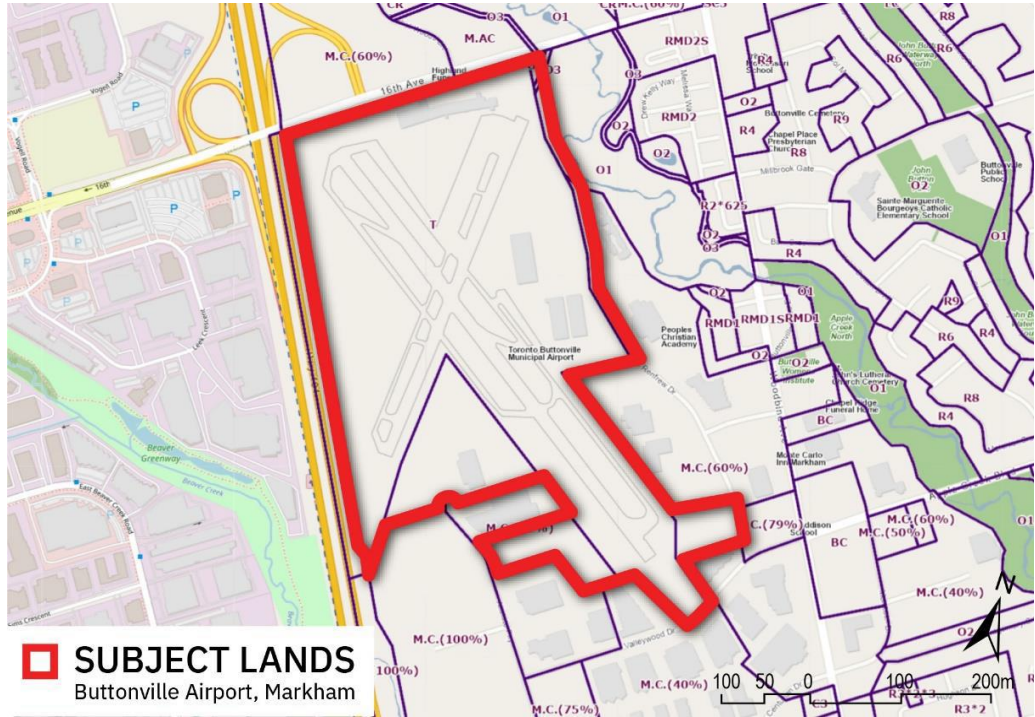
City of Markham Official Plan (1987)

- 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 Zoning Bylaws

- The Buttonville Airport Lands are zoned **Transportation and Utilities (T)** under Zoning By-law 304-87
- The portion of the Subject Lands outside of the airport and runway are zoned Select Industrial and Limited Commercial (MC) under Zoning By-law 165-80

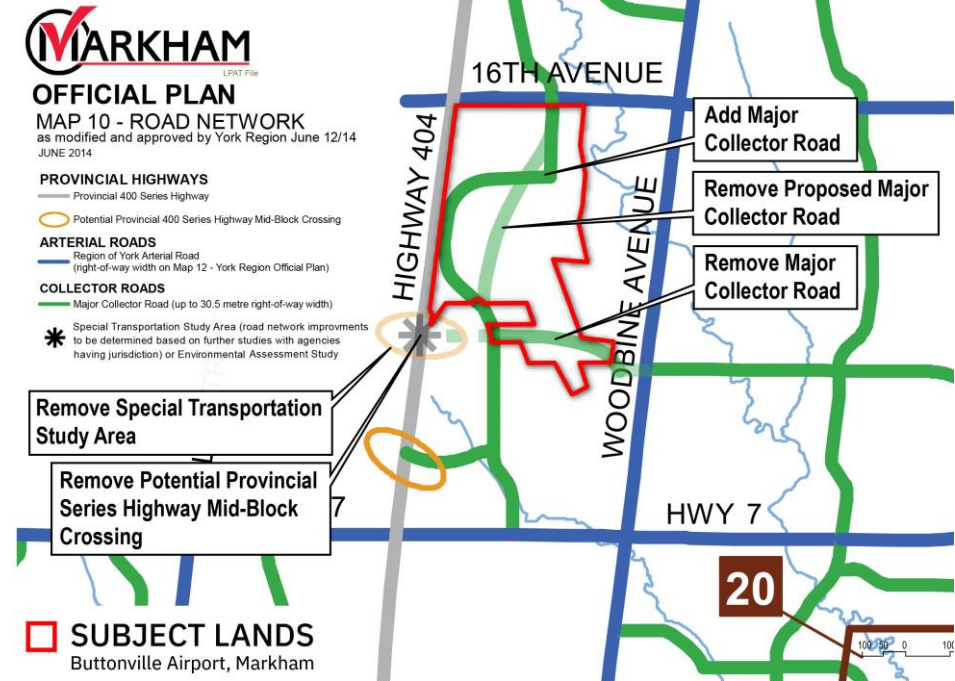


Official Plan Amendments

The proposed Official Plan Amendments to the 1987 and 2014 OPs provide clarity in the policy framework by removing the need for a secondary plan to establish the proposed employment uses.

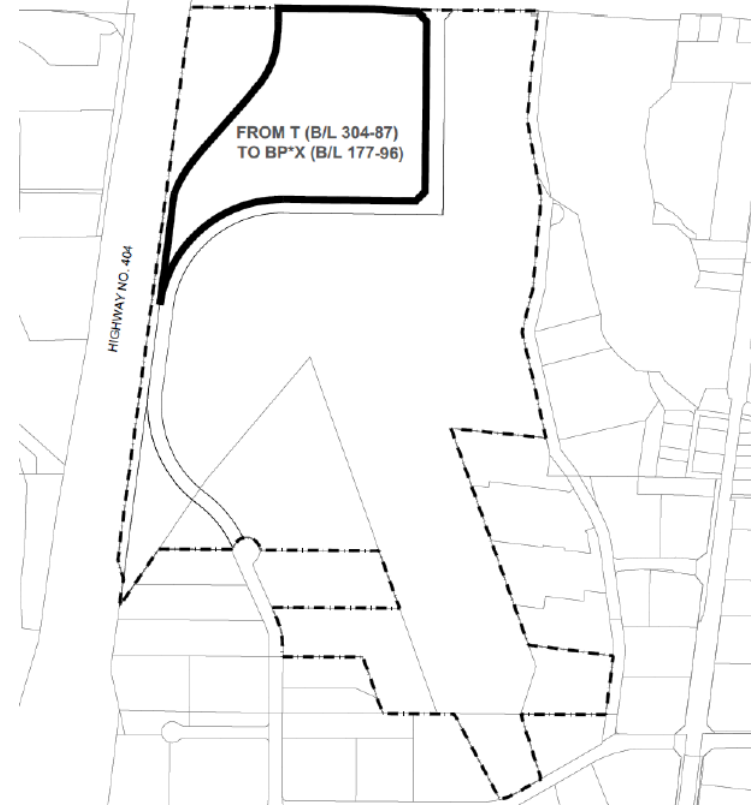
The proposed amendments also include the following:

- permitting outdoor storage subject to the review of a site-specific zoning by-law amendment;
- remove the need for a comprehensive block plan at the zoning by-law amendment stage;
- housekeeping update to the road network schedules to be consistent with the proposed road network



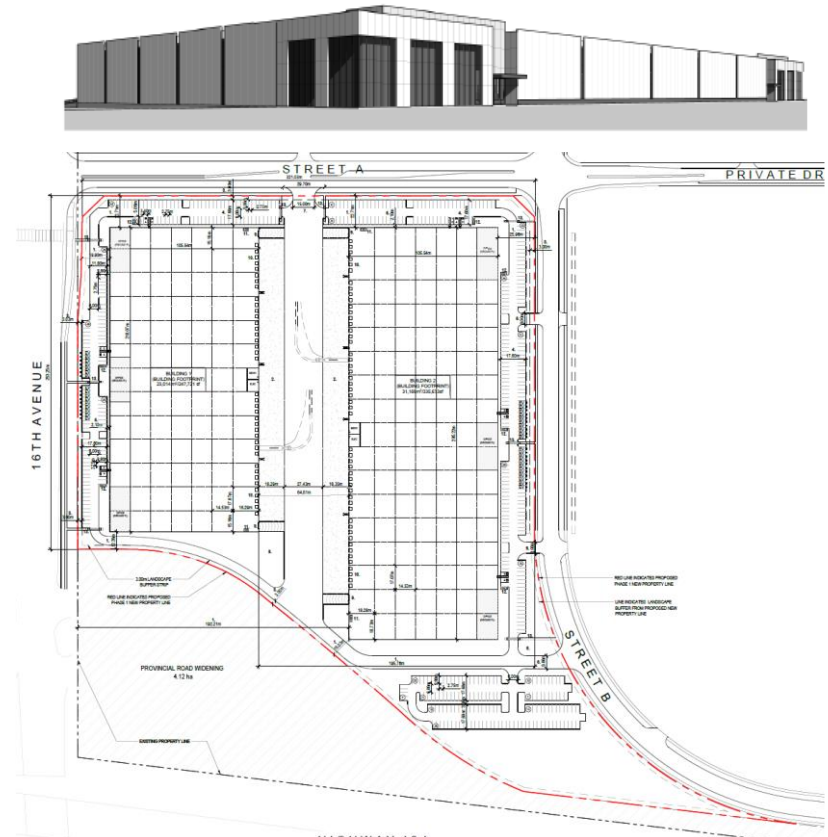
Zoning By-law Amendment (Phase 1)

- A Zoning By-law Amendment is required to remove the Phase 1 lands from the designated area of Zoning By-law 304-87 and incorporate them 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 a site-specific exception to permit the proposed industrial uses.
- Zoning By-law Amendment(s) for future phases of the lands will be submitted at a later date



Phase 1 Site Plan

| Gross Floor Area | |
|------------------------|-------------------------------|
| Building 1 | 23,014 m ² |
| Building 2 | 31,185 m ² |
| Parking | |
| Parking Spaces | 546 |
| Bicycle Parking Spaces | 28 long term 54 short term |
| Additional Statistics | |
| Coverage | 48.7% |
| Floor Space Index | 0.49 |
| Landscape Open Space | 16.68% |



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



ANY QUESTIONS?