



# **STATUTORY PUBLIC MEETING**

## **Official Plan and Zoning By-law Applications**

### **CF/OT BUTTONVILLE PROPERTIES INC.**

**2833 16<sup>th</sup> Avenue (Ward 2)**  
**File PLAN 23 128636**

**October 10, 2023**



# Aerial Context



- 68.3 ha
- Highway 404 and 16<sup>th</sup> Avenue
- Existing Buttonville Airport (runway and ancillary buildings)
- North: funeral home and gas station
- South and East: Valleywood Business Park and employment uses
- West: City of Richmond Hill





# Proposed Development



- Phased Development
- 11 freestanding buildings
- Employment uses
- Ancillary uses





## “Business Park”

- permits office, manufacturing, warehousing, ancillary retail, service and restaurant uses

## “Transportation and Utilities”

- permits major transportation and utility corridors (does not permit development)
- **Subject to Policy 9.4.5 requiring a new secondary plan for the area**

## An Official Plan amendment is required to permit:

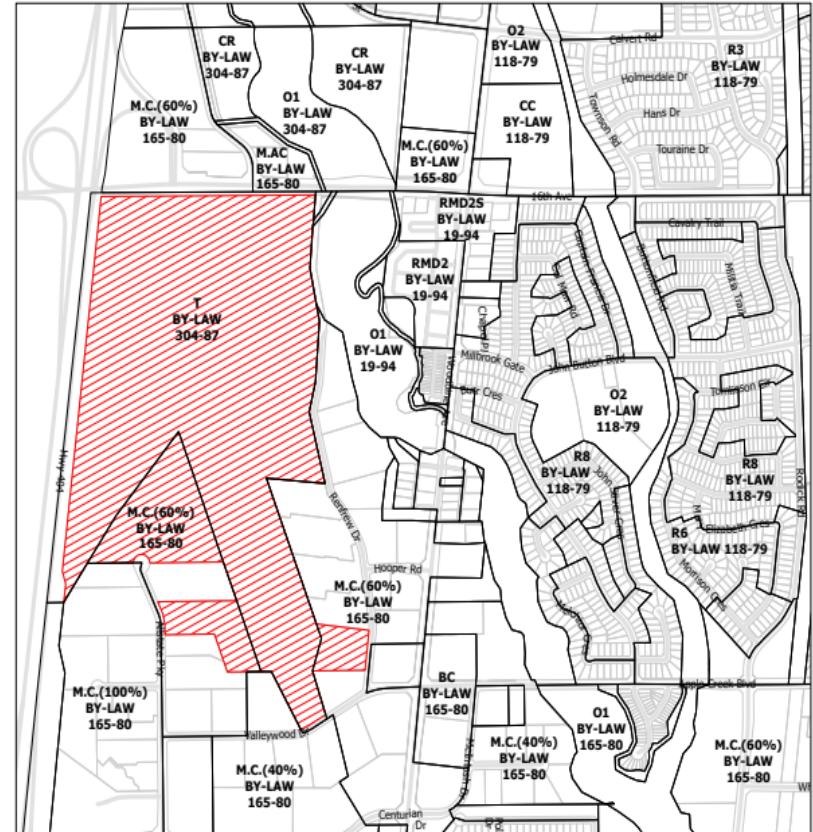
- Development in accordance with the existing Business Park Employment designation without a new Secondary Plan







# Current and Proposed Zoning



## Transportation and Utilities Zone

- permits an airport and associated facilities

## Select Industrial and Commercial Zone

- permits industrial and limited commercial uses

## A Zoning By-law amendment is required to permit:

- Business Park Employment Uses on the Subject Lands



# Outstanding Items and Next Steps



## A. Staff will continue to review the Proposed Development with regard for:

- Appropriateness of built form, and location of the proposed buildings and structures
- Compatibility with existing development within the surrounding area
- Traffic impacts (layout and supply of parking spaces for the proposed uses)
- External agency review (York Region, TRCA and MTO)

## B. Committee may refer the Applications back to Staff

- Staff to prepare a Recommendation Report for a future DSC

## C. Owner will provide a detailed presentation on the Proposed Development



Thank You