

Date:	Tuesday, May 28, 2024		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	National Spiritual Assembly of the Bahá’i’s (the "Owner")		
Agent:	Malone Given Parsons Ltd. c/o Allyssa Hrynyk		
Proposal:	The Owner proposes to include their lands, municipally addressed as 7015 Leslie Street, to the area of their proposed expansion to the existing Baha’i development for a National Centre at 7200 and 7290 Leslie Street, which was subject to a previous Public Meeting on May 23, 2023 (the “Overall Proposed Development”).		
Location:	7015 Leslie Street (the “Subject Lands”)		
File Number:	PLAN 22 262723	Ward:	1
Prepared By:	Rick Cefaratti, MCIP, RPP, Senior Planner, West Planning District		
Reviewed By:	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 deemed the Applications complete on November 30, 2022. 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 March 30, 2023.

- A Statutory Public Meeting was held on May 23, 2023 (7200 and 7290 Leslie Street)
- A Thornhill Sub-committee meeting was held on April 9, 2024
- A Community Information meeting was hosted by the Ward Councillor on May 2, 2024
- The Owner revised the Applications to include the Subject Lands (7015 Leslie Street) on March 15, 2024.

NEXT STEPS

- A second Statutory Public Meeting is scheduled for May 28, 2024, to consider the Subject Lands as part of the Overall Proposed Development
- Recommendation Report for consideration by the Development Services Committee (“DSC”)

- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future application for Site Plan approval

BACKGROUND

Subject Lands and Area Context

The 8.1 ha (20 ac) Subject Lands are located on the northeast corner of Leslie Street and Steeles Avenue and are used as the Don Valley Education Centre for programming that include plenary sessions, small group study, educational and service events, and other community outreach programs (youth day camps, arts and craft activities, outdoor play, and recreation). The Subject Lands contain a surface parking lot, a recreational building, tennis courts, and is the former site of Adventure Valley Day Camp and the Mayfield Tennis Club (see Figures 1 and 2). Figure 3 shows the surrounding land uses. The Subject Lands are located within a regulated area of the Toronto and Region Conservation Authority (“TRCA”) as it contains natural heritage resources including a woodland feature.

The Applications have been amended to include the Subject Lands that facilitates the development of an expansion of the existing Baha’i development for a National Centre that includes administrative offices, meeting rooms, and lodging facilities, as shown in Figure 4.

Table 1: the Proposed Development		
	7200 Leslie Street	7290 Leslie Street
Gross Floor Area:	5163 m ² (55,574 ft ²)	1454 m ² (15,651 ft ²)
Height:	7.6 m (25.0 ft.)	25.0 m (82.0 ft.)
Parking Spaces:	63	47

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development, as summarized in Table 2

Table 2: Official Plan Information	
Current Designation:	“Greenway”
Permitted uses:	The Greenway designation permits conservation, ecological restoration activities, forest management, and does not permit the development of any buildings or structures that are associated with places of worship.

Table 2: Official Plan Information	
Proposal:	The Owner proposes to modify the boundary of the Greenway designation at 7290 Leslie Street and add site-specific policies to facilitate the Overall Proposed Development. No Official Plan Amendment is proposed at 7015 Leslie Street.

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

The Proposed Development is subject to By-law 1767, as amended, and By-law 304-87, as amended (see Figure 2).

Table 3: Zoning By-law Amendment Information or Zoning Information	
Current Zone:	O1 – Open Space One, under By-law 2612, as amended
Permissions:	A golf course, public or private parks, and an athletic field
Proposal:	Rezone the Subject Lands to an appropriate zone category to permit the Overall Proposed Development.

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 and Zoning By-law Amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be reviewed considering the City’s CBC By-law and contribution will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication**
 - i) The Overall Proposed Development will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland and other financial contributions.
- d) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Overall Proposed Development must be identified and allocated by Council for the proposed lodging units, if the Applications are approved. If servicing allocation is unavailable, the

Subject Lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

- e) Review of the Overall Proposed Development will include, but not limited to:**
 - i) Examination of whether the height, built form, and location of the proposed buildings and structures are appropriate.
 - ii) Compatibility with existing and planned development within the surrounding area.
 - iii) Determining whether safe access during times of flooding hazards is provided for in the Proposed Development, in accordance with the Provincial Policy Statement.
 - iv) Traffic impact and ensuring the adequate supply of parking spaces for the Overall Proposed Development associated uses.
 - v) The submission of a future Site Plan Application will examine appropriate site layout.

- f) Sustainable Development**
 - i) The future Application for Site Plan Control will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

- g) Natural Heritage Matters**
 - i) The Owner's proposal will convert existing hardscape / impervious areas to a natural landscaped area.

- h) External Agency Review**
 - i) The Applications are under review with the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Overall Proposed Development.

- i) Required Future Applications**
 - i) The Owner must submit a Site Plan application should the Applications be approved, to permit the Overall Proposed Development.

ACCOMPANYING FIGURES:

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Proposed Development Concept Plan

Figure 5: Conceptual Rendering – Temple Building

Figure 6: Conceptual Rendering – National Centre Building – View from Waterloo Court

Figure 1

Location Map

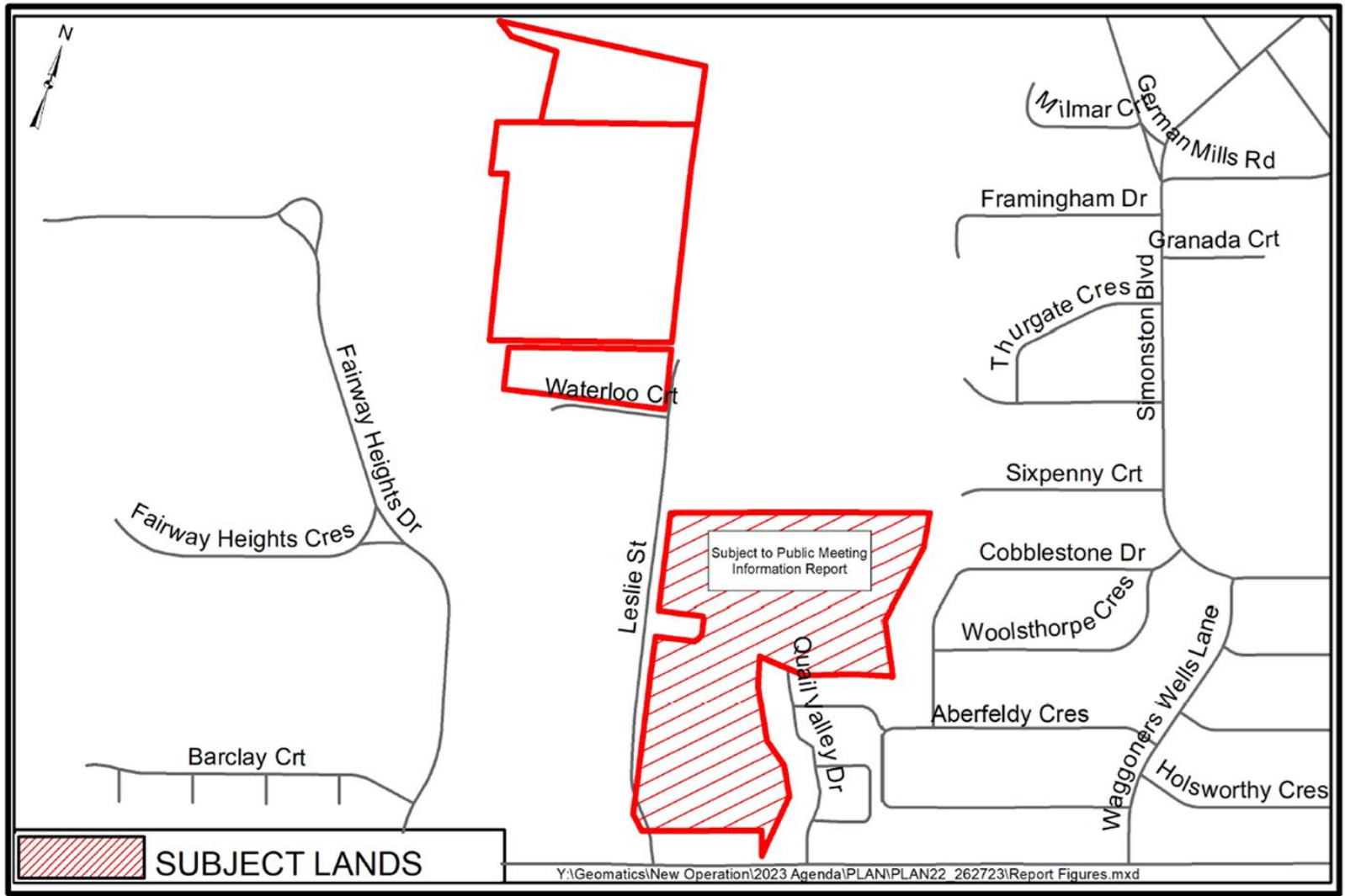
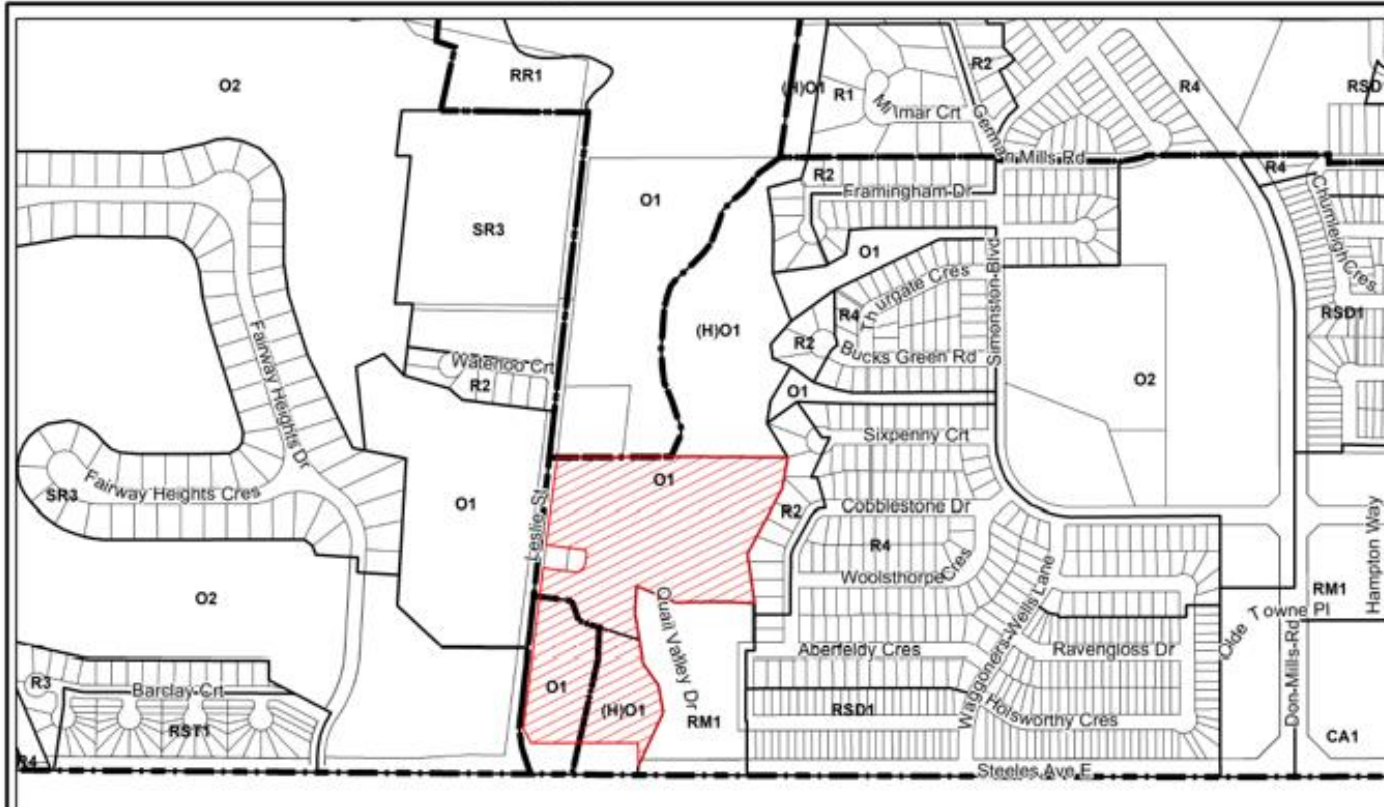


Figure 2

Area Context and Zoning




AREA CONTEXT / ZONING

APPLICANT: Malone Given Parsons Ltd.
7015 Leslie Street
FILE No. PLAN 22 262723

 SUBJECT LANDS

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 DEVELOPMENT SERVICES COMMISSION

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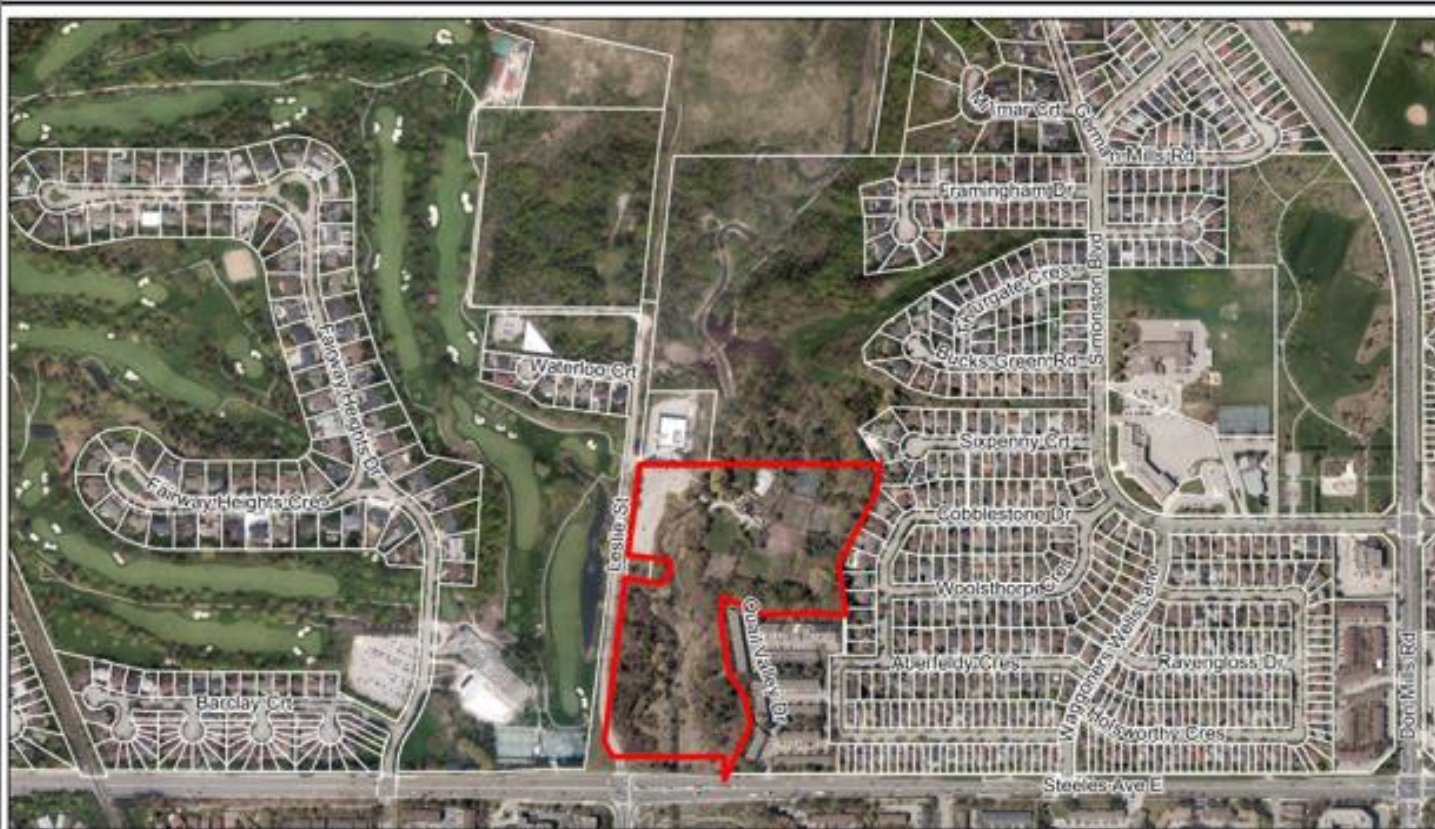
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FIGURE No. 2

Figure 3

Aerial Photo



AERIAL PHOTO (2023)

APPLICANT: Malone Given Parsons Ltd.
7015 Leslie Street

FILE No. PLAN 22 262723

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FIGURE No. 3

 SUBJECT LANDS



Figure 4

Proposed Development Concept Plan



Figure 5

Conceptual Rendering – Temple Building



Figure 6

Conceptual Rendering of National Centre Building – View from Waterloo Court

