



## MEMORANDUM

DATE: February 10, 2015

TO: Mayor and Members of Council

FROM: Jim Baird, M.C.I.P., R.P.P., Commissioner of Development Services

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., ext. 3140  
Senior Project Coordinator, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., ext. 6588  
Manager, Central District

RE: 1820266 Ontario Inc. (Times Group Inc.)  
4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway)  
Applications for Official Plan and zoning by-law amendments to permit a townhouse development  
File No. OP/ZA 14 117506

### RECOMMENDATION:

1. That the staff memorandum dated February 10, 2015 regarding applications by 1820266 Ontario Inc. (Times Group Inc.) to permit a townhouse development at 4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway), be received.
2. That staff be directed to continue to negotiate the built form along Highway 7 with the Times Group.
3. That staff report back to Development Services Committee as soon as possible on the outcome of the discussions with the applicant.

### BACKGROUND

On August 6, 2014, the Times Group applied to amend the City's Official Plan and zoning by-laws to permit a townhouse development (54 townhouses) on the lands at the north-east corner of Highway 7 and Village Parkway in place of the currently permitted high density development (393 apartments and 12 townhouses). The applications were deemed complete on August 22, 2014.

On November 18, 2014, the preliminary staff report on the applications was considered by Development Services Committee. The staff report expressed significant concerns with the requested approvals, from both a policy and built form perspective. Committee directed staff to schedule a statutory public meeting to consider the applications.

On January 5, 2015, York Region Planning staff submitted written comments also expressing significant concerns with the proposal.

The statutory Public Meeting was held on January 20, 2015, at which time Development Services Committee referred the applications to the Unionville Subcommittee for further discussion.

On February 3, 2015, the Unionville Subcommittee met to discuss the applications. The Subcommittee directed staff to work with the applicant to explore a potential compromise solution that would be more consistent with the City and Region's objectives along Highway 7, and provide a memo to Council on February 10, 2015 with an update on the status of the applications and discussions with the applicant.

#### **COMMENT**

The applicant has advised that he is prepared to meet with staff to discuss built form options that may be more supportive of the Region's and the City's objectives for Highway 7.

Staff recommend that Council direct staff to continue to negotiate the built form along Highway 7 with the Times Group, and report back to Development Services Committee as soon as possible on the outcome of the discussions. If the negotiations are productive, staff could report back to Development Services Committee as early as March 3.