



Report to: Development Services Committee

Date: February 26, 2018

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**SUBJECT:** RECOMMENDATION REPORT  
Times Group Corporation  
South of Highway 7, east of Bayview Avenue  
Block 45, Plan 65M-3226  
Ward No. 8  
Applications for Official Plan and Zoning By-law Amendments  
and site plan approval to permit two condominium apartment  
buildings (37 and 34 storeys)  
File No.'s: OP 13 131100, ZA 14 131100 and SC 17 137260

**PREPARED BY:** Gary Sellars, MCIP, RPP, Ext. 2960  
Senior Planner, West District

**REVIEWED BY:** David Miller, MCIP, RPP, Ext.4960  
Manager, West District

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**RECOMMENDATION:**

- 1) THAT the Staff report dated February 26, 2018 entitled “RECOMMENDATION REPORT, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45, Plan 65M-3226, Official Plan and Zoning By-law Amendment and site plan approval applications to permit two apartment buildings (37 and 34 storeys)” be received;
- 2) THAT Staff be authorized and directed to finalize for adoption by Council an amendment to the 2014 Official Plan to provide for two apartment buildings with maximum heights of 37 and 34 storeys respectively and a 7.65 Floor Space Index (FSI), and to secure a public elementary school site in the Leitchcroft community;
- 3) THAT Staff be authorized and directed to finalize for approval by Council an amendment to Zoning By-law 177-96, as amended, to permit the proposed apartment buildings;
- 4) THAT servicing allocation for 769 apartment units be assigned for the proposed apartment buildings;
- 5) THAT the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner;
- 6) THAT the Region of York be advised that servicing allocation for 769 apartment units has been confirmed;

- 7) THAT the proposed development concept plan be endorsed in principle and site plan endorsement and final approval be delegated to the Director of Planning and Urban Design.
- 8) THAT no further Public Meetings be required for the Official Plan and Zoning By-law applications;
- 9) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides an overview, evaluation and recommendation for Official Plan and Zoning By-law amendments, and site plan approval to permit two condominium apartment buildings having heights of 37 and 34 storeys.

**Process to date**

- Official Plan and Zoning By-law amendment applications were deemed complete on March 19, 2015
- Preliminary report presented to Development Services Committee on February 23, 2016
- Statutory Public Meeting held on February 23, 2016
- Community Information Meetings held on March 29, 2016 and May 11, 2016

**Next steps**

- Finalize an Official Plan Amendment for adoption by Council
- Finalize a Zoning By-law Amendment for approval by Council
- Site Plan endorsement and approval

**BACKGROUND:****Property and Area Context**

The subject lands are located on the south side of Highway 7, between South Park Road and Saddlecreek Drive within the Leitchcroft community and consist of the northerly portion of a block on a registered plan of subdivision (Block 45, 65M-3226). The lands total 0.91 ha. (2.24 ac.) and are vacant (see Figure 1).

To the south is the remaining portion of Block 45 on which a 134 unit condominium townhouse and public park development has recently been approved, to the north, across Highway 7 are retail and commercial uses in the Town of Richmond Hill. To the east are a mix of townhouses and apartment units, as well as two undeveloped sites at the southwest and southeast corners of Highway 7 and Saddlecreek Drive on which four storey office buildings are proposed by the applicant. To the west are undeveloped lands designated 'Business Park Office Priority Employment' in the 2014 Official Plan, as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April. 21, 2017 and November 24, 2017 (2014 OP). These lands are also owned by Times Group. .

**Proposal**

Times Group Corporation has submitted applications for Official Plan and Zoning By-law amendments, and site plan approval for the subject lands to permit two condominium apartment buildings fronting on Highway 7. The proposed buildings have heights of 37 and 34 stories connected by a 2 storey podium, 7.65 FSI and 769 units. Vehicular access to the proposed buildings will be from a new private condominium road, that would extend Suncrest Boulevard west from Saddlecreek Drive to South Park Road.

The applicant's concept plans for the undeveloped corners of Highway 7 and Saddlecreek Drive include four storey office buildings at each corner. These future office buildings will minimize the impact of the proposed apartment building heights on the existing community where apartment buildings are no more than 12 storeys. These office buildings will be subject to further development approvals from the City.

**Markham Official Plan and Zoning By-law**

Council adopted a modification to the 2014 Official Plan at the end of June 2017. This modification was subsequently approved by the OMB in November 2017 and is now in effect. The modification implements an employment lands conversion, that has been approved by the Region of York. The modification replaces the 'Business Park Office Priority Employment' land use designation with 'Residential High Rise' (adjacent to Hwy. 7) and 'Residential Mid Rise' to the south. The modification excludes the lands at the southwest corner of Highway 7 and Saddlecreek Drive where the applicant is proposing an office building.

A further amendment to the 2014 Official Plan is still required to provide for the proposed heights of 37 and 34 storeys and a 7.65 Floor Space Index (FSI) as the 2014 Official Plan currently permits a maximum height of 15 storeys and a 2.5 Floor Space Index (FSI) in the Residential High Rise designation. An associated Zoning By-law amendment is also required to implement the new Official Plan land use designation and development standards, including the height permission. The Region retains approval authority of this Official Plan Amendment.

The subject lands are zoned Business Park (BP [H]) by By-law 177-96, as amended (see Figure 2). Residential uses are not permitted by the site-specific zoning provisions applying to this zone.

**Public Consultation**

A Statutory Public Meeting, to consider the proposed Official Plan and Zoning By-law amendment applications, was held on February 23, 2016. Community Information Meetings were held by the Ward Councillor on March 29, 2016 and May 11, 2016.

The original development proposal included four towers with heights of 27 storeys, including 2 storey podiums and 1010 units. Comments and concerns received related to number of buildings, design and height of buildings in close proximity to existing buildings, and traffic impacts. A revised proposal presented at the May 11, 2016 Community Information Meeting included two towers with heights of 30 storeys,

including 3 storey podiums and 800 units located further west of the existing Leitchcroft community closer to South Park Road. The current proposal consists of two towers with heights of 37 and 34 storeys, including two storey podiums and 769 units.

Concerns were expressed with the speed of traffic on South Park Road and Saddlecreek Drive and requests were made for traffic calming measures on these roads. Concerns with respect to speed of traffic and the need for traffic calming measures will be reviewed and addressed during the site plan approval processes.

The City's practice is to hold a second statutory Public Meeting if more than two years have passed since the first Public Meeting. In the time since the Public Meeting in February 2016, the proponent has made revisions to the proposal to address the concerns of the area residents, and the local Councillor with the proponent has held community information meetings. Consequently, staff is of the opinion that another statutory Public Meeting is not necessary for the height increase from 27 storeys at the time of the Public Meeting to the current proposal for 34 and 37 storeys, and recommends that Development Services Committee confirms that no further notice and Public Meeting is required. The Ward Councillor has advised that he concurs with the staff position that no further Public Meetings are required.

## **DISCUSSION:**

### **The applicant has made several revisions to the proposed development plan to address concerns**

In response to the public consultation, Design Review Panel and staff comments, the applicant has made several revisions to the proposed development plan to address concerns. In order to address concerns of the residents, the applicant:

- has reduced the number of proposed buildings from four to two which are located further west of the existing community than the original proposal; and
- is proposing two four storey office buildings at the corners of Highway 7 and Saddlecreek Drive to provide a transition from the existing community to the residential towers.

Increases to the heights of the buildings were required so as to accommodate smaller floor plates and podiums, and some additional 2 and 3 bedroom units at the request of staff. The applicant has also addressed comments received from the Design Review Panel including moving the main entrance of the buildings to the corner of South Park Road and Highway 7 opposite the existing VIVA station and incorporating an open space/plaza at this location. Further refinements to the plan and architectural features of the buildings will be addressed at the site plan approval stage.

The proposed heights of 37 and 34 storeys and associated density are considered to be appropriate in the undeveloped western portion of the Leitchcroft community. The section of Highway 7 abutting the Leitchcroft community is identified in the 2014 Official Plan as a Regional Corridor / Key Development Area (areas that are identified

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as priorities for intensification). Existing transportation infrastructure consisting of Highway 7 and the rapid transit VIVA line is available to support the development. A VIVA station is located at South Park Road opposite the main entrance to the buildings.

**The Buttonville Airport height restriction to remain in effect.**

The Buttonville Airport height restriction that applies to the subject lands, which allows a height of approximately 11 -12 storeys, will remain applicable until they are repealed or amended by Transport Canada. The zoning by-law amendment will include a Hold (H) provision that cannot be removed until the height restrictions are repealed or amended by Transport Canada. If this application for the proposed 37 and 34 storeys is approved, staff will support the proponent in their discussions with Transport Canada.

**Parkland**

The previously approved townhouse development to the south of the subject lands includes a 0.42 hectare (1.03 acre) park block that will be dedicated to the City. This park is centrally located within the new community to optimize walkability and will provide an important open space and recreational focal point for this portion of the community. The applicant is also required to provide a pedestrian access under Highway 407 through an existing underpass to Huntington Park as part of any approvals for the apartment buildings. Cash-in-lieu of parkland dedication will be required for the apartment buildings and will be addressed at the time of site plan approval.

**The applicant has proposed a future public elementary school site on the block south of South Park Road.**

At the request of the York Region District School Board, the applicant has agreed to provide a block on the south side of South Park Road, north of Highway 407 for a potential future public elementary school. City staff are currently in discussions with the School Board with respect to opportunities for sharing floor space within the school for City recreational programs and library uses.

This site is not in the ideal location, next to Highway 407 and is not likely large enough for a joint use facility. Consequently, City and School Board staff and the owner are reviewing the possibility of relocating the proposed school site location away from Highway 407.

The proposed Official Plan amendment will include a requirement that a school block be secured, within the Leitchcroft area, to the satisfaction of the School Board, and the zoning will include a Hold (H) provision which would be lifted conditional on resolving this matter to the City's satisfaction.

**Transportation Study**

A Transportation Study submitted by the applicant has been reviewed and approved by Transportation staff. The Study concludes that no infrastructure improvements are required.

**Proposed Zoning By-law amendment**

The proposed Zoning By-law amendment will include a Holding (H) provision with conditions of removal with respect to the provision of a public elementary school site within the remaining developable portion of the Leitchcroft community and lifting of the Buttonville Airport height restrictions

**Site Plan Approval**

The applicant has submitted a site plan application for the proposal. This application is currently under review by City staff and external agencies. The applicant is seeking endorsement in principle of the development concept plan from Committee with site plan endorsement and final approval delegated to staff. The applicant will provide a detailed presentation to Committee with respect to their proposal in support of their request.

**CONCLUSION:**

Planning staff are supportive of the apartment building heights and density being proposed and recommend that Development Services Committee:

- authorize staff to finalize for adoption the required Official Plan Amendment to provide for two apartment buildings with maximum heights of 37 and 34 stories respectively and a 7.65 FSI, and to secure a public elementary school site in the Leitchcroft community
- authorize staff to finalize for approval the required Zoning By-law Amendment for the proposed apartment buildings
- endorse in principle the development concept plan and delegate site plan endorsement and final approval to the Director of Planning and Urban Design

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed applications will align with the City's strategic priorities of Growth Management, Transportation, Municipal Services and the Environment.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been reviewed by various City departments and external agencies. Requirements of the City and external agencies will be reflected in the Official Plan and Zoning By-law Amendments.

**RECOMMENDED BY:**



Ron Blake, M.C.I.P., R.P.P.  
Acting Director of Planning  
and Urban Design



Biju Karumanchery, M.C.I.P., R.P.P.  
Acting Commissioner of Development Services

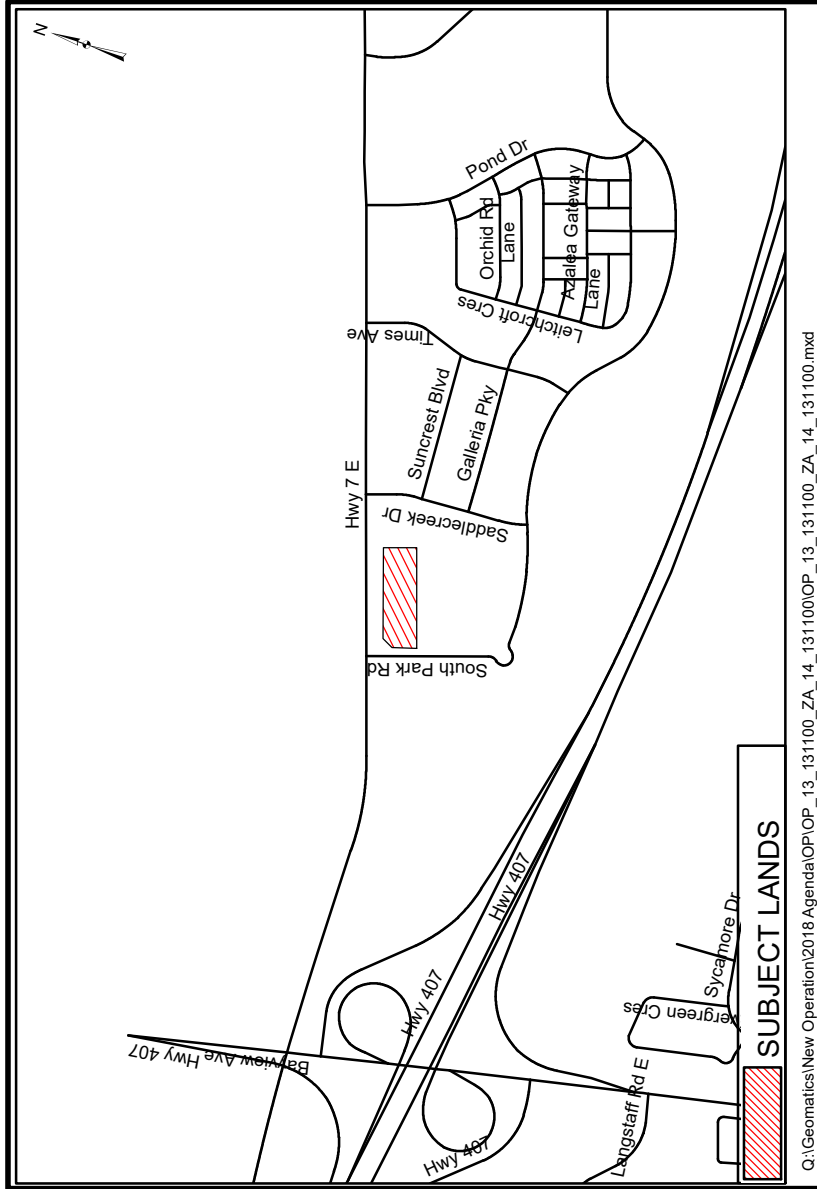
**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Building Elevations

**APPLICANT/CONTACT:**

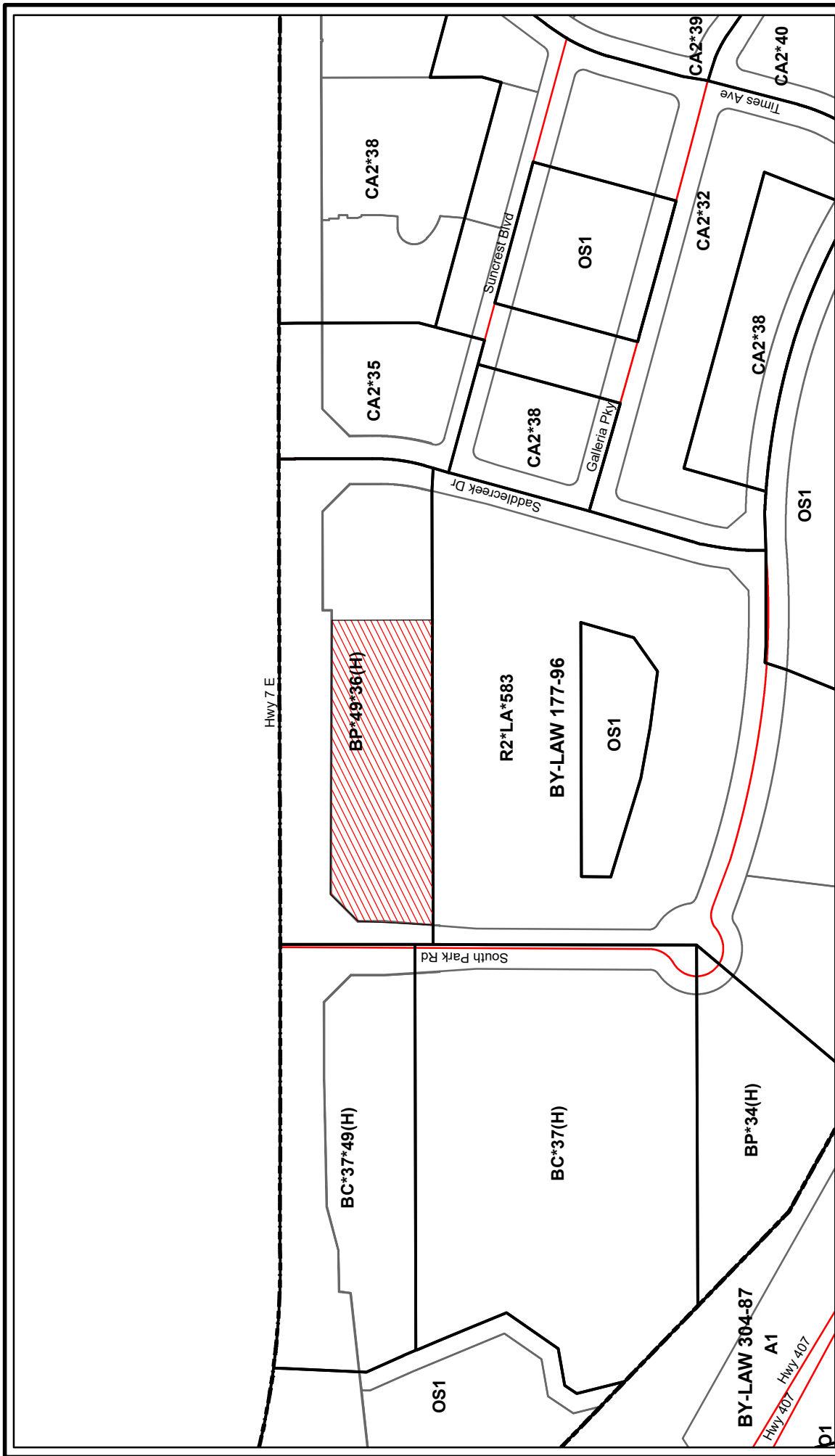
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# AREA CONTEXT / ZONING

APPLICANT: TIME GROUP CORP.  
 LEITCHCROFT (HWY 7 & SOUTHPARK RD)

FILE No. OP\_13\_131100 ZA\_14\_131100 (GS)

 SUBJECT LANDS

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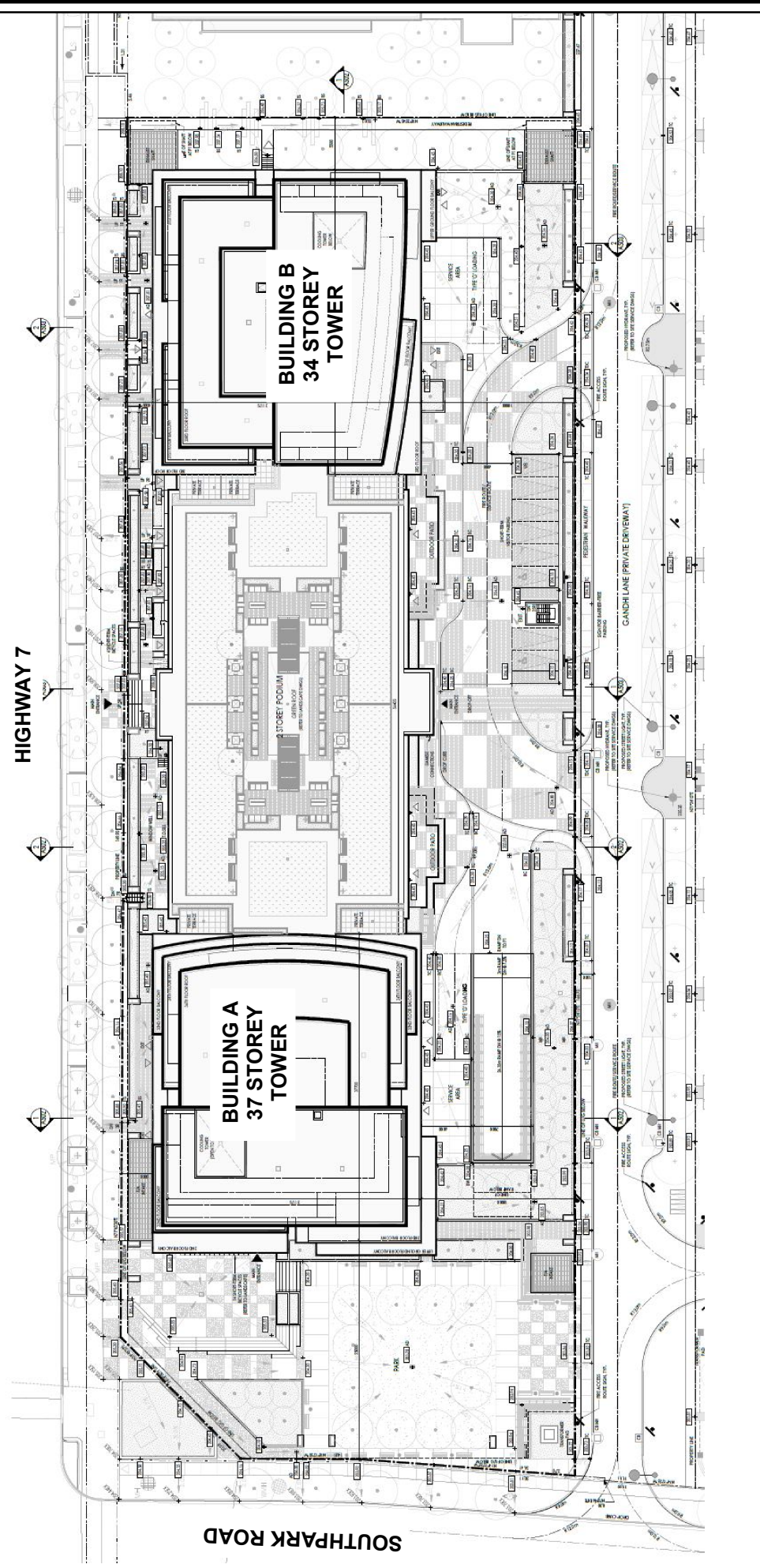


# AIR PHOTO

APPLICANT: TIME GROUP CORP.  
LEITCHCROFT (HWY 7 & SOUTHPARK RD)  
FILE No. OP\_13\_131100 ZA\_14\_131100 (GS)

 SUBJECT LANDS

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# SITE PLAN

APPLICANT: TIME GROUP CORP.  
 LEITCHCROFT (HWY 7 & SOUTHPARK RD)

FILE No. OP\_13\_131100\_ZA\_14\_131100 (GS)

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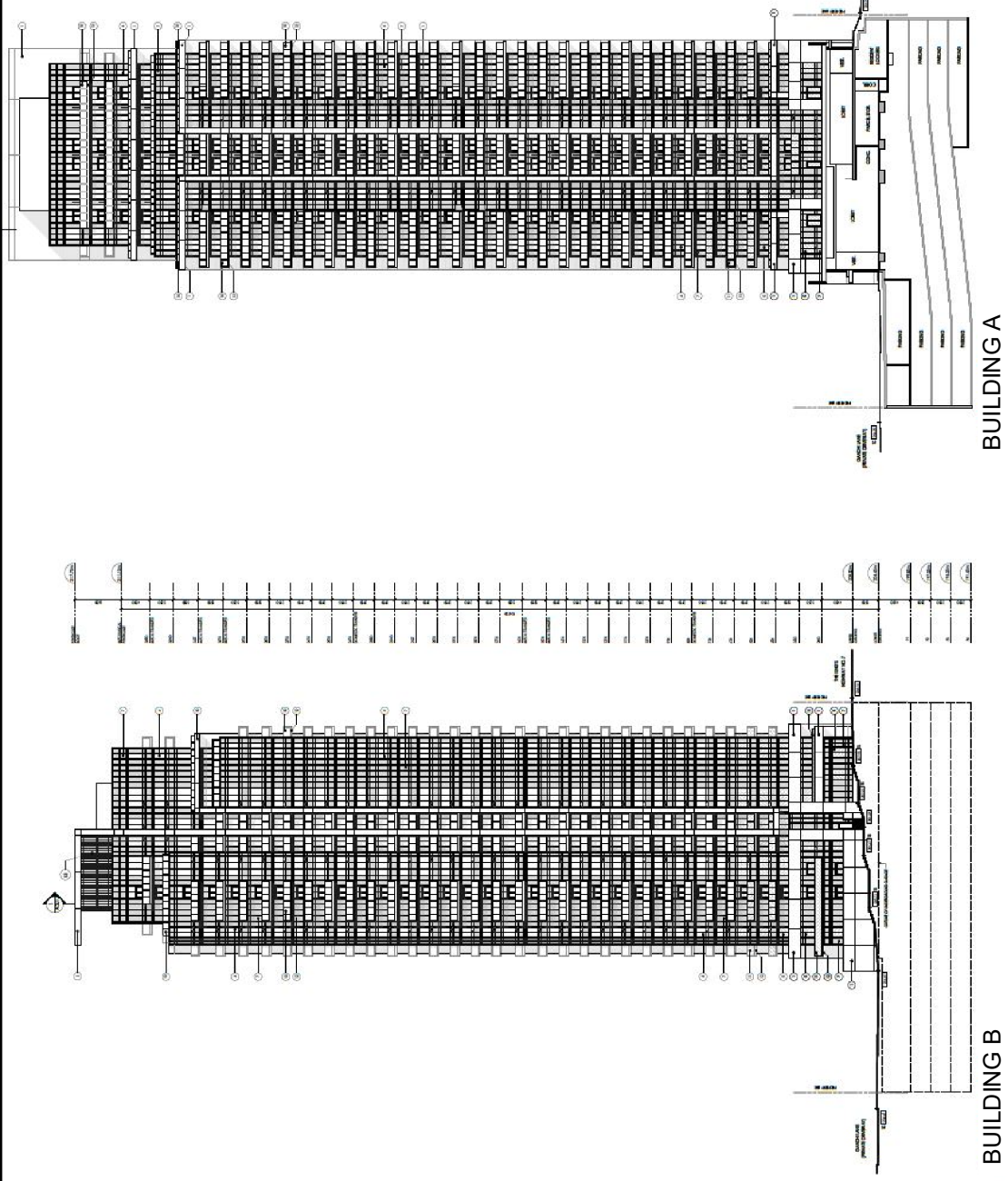


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Checked By: GS

Date: 15/02/2018

FIGURE No. 4



# ELEVATIONS - EAST

APPLICANT: TIME GROUP CORP.  
 LEITCHCROFT (HWY 7 & SOUTHPARK RD)

FILE No. OP\_13\_131100 ZA\_14\_131100 (GS)

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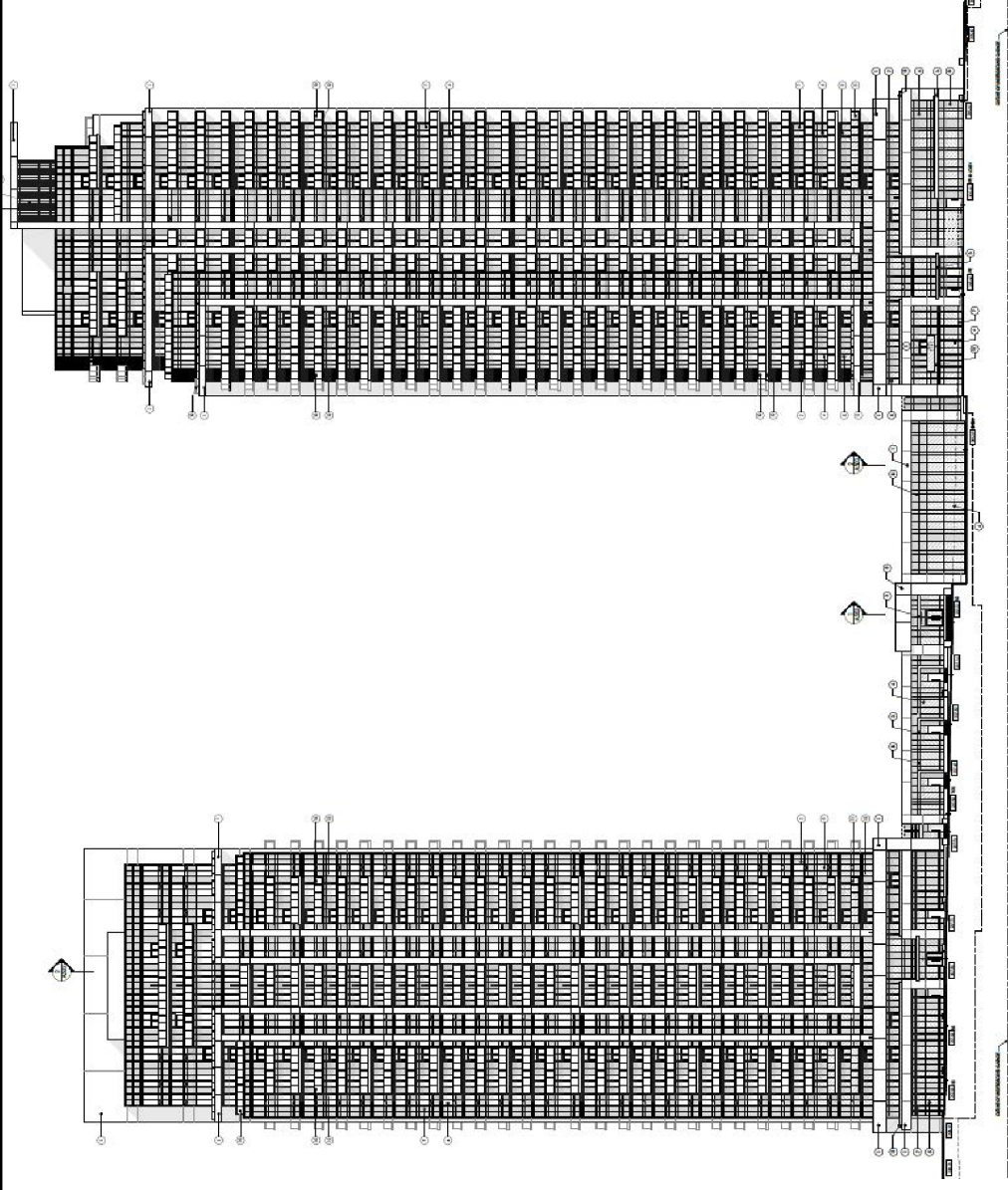


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FIGURE No. 5



BUILDING B

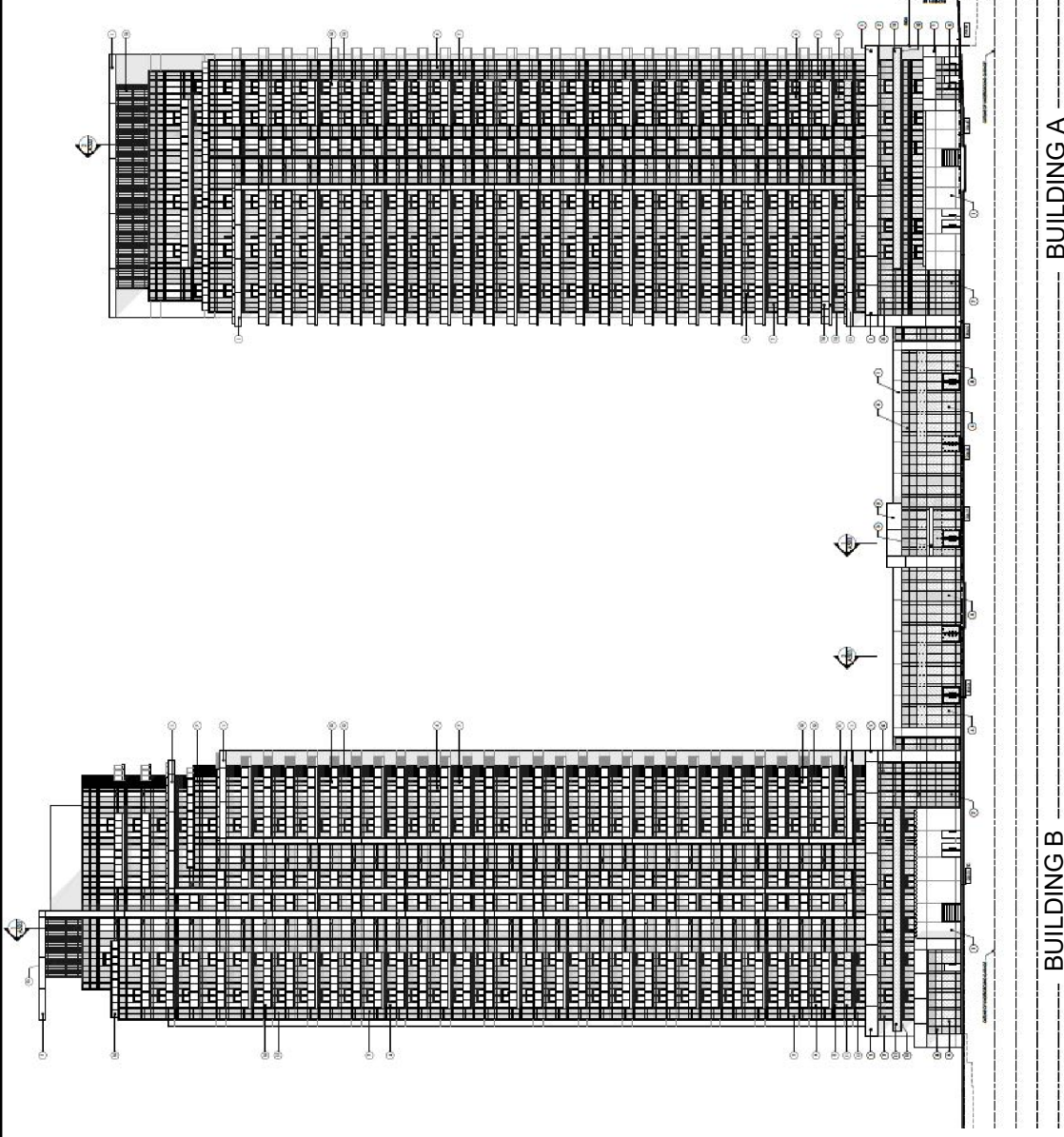
BUILDING A

# ELEVATIONS - NORTH

APPLICANT: TIME GROUP CORP.  
LEITCHCROFT (HWY 7 & SOUTHPARK RD)

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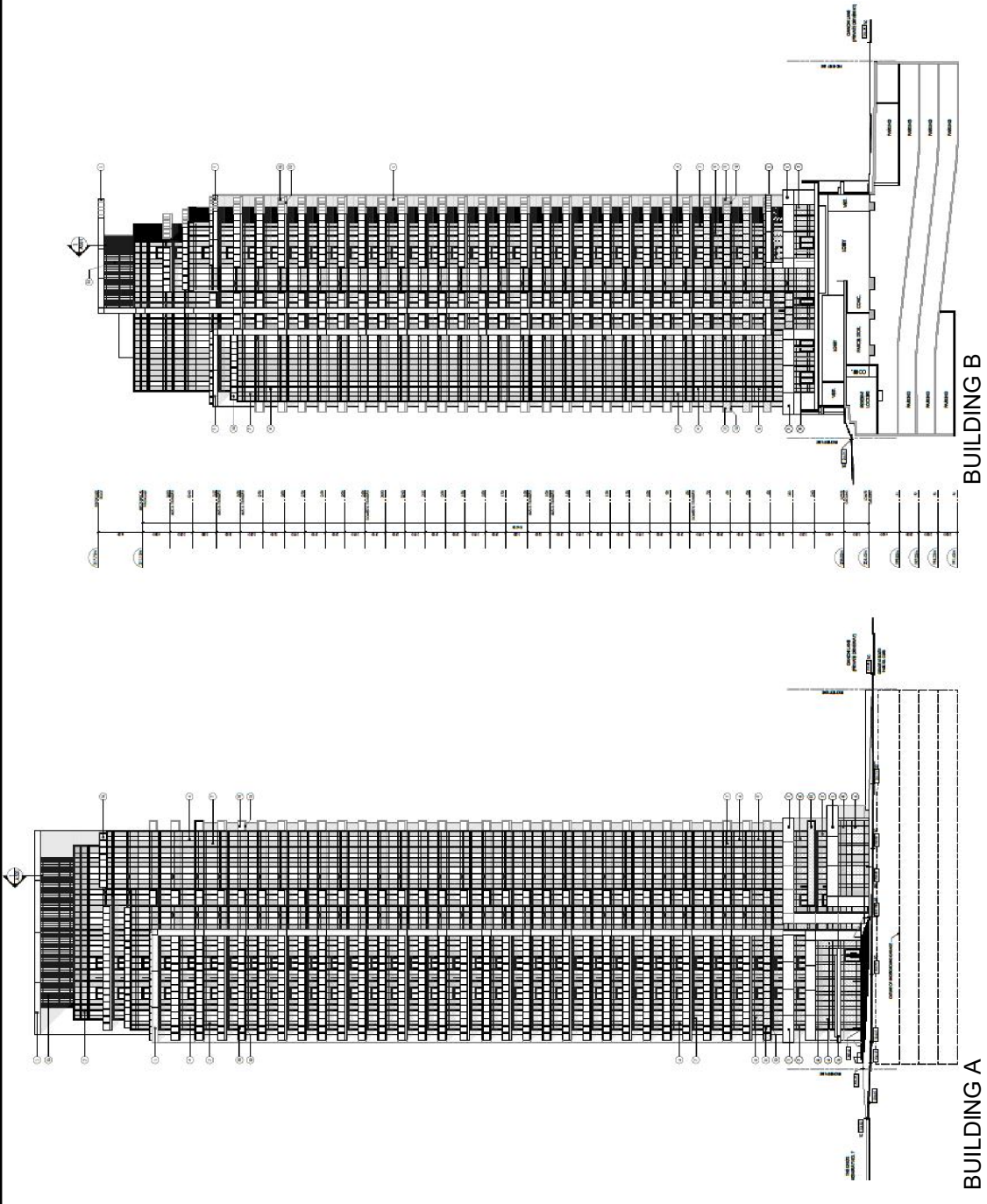


# ELEVATIONS - SOUTH

APPLICANT: TIME GROUP CORP.  
LEITCHCROFT (HWY 7 & SOUTHPARK RD)

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# ELEVATIONS - WEST

APPLICANT: TIME GROUP CORP.  
LEITCHCROFT (HWY 7 & SOUTHPARK RD)

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