



Memorandum to: Development Services Committee

Date: January 25, 2016

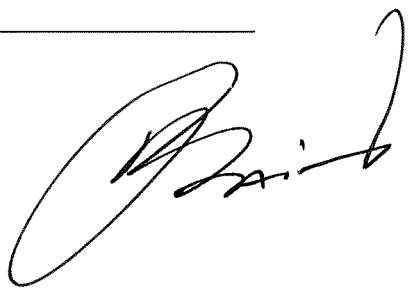
TO: Mayor and Members of Council

FROM: Jim Baird MCIP, RPP
Commissioner of Development Services

SUBJECT: Request to call a Public Meeting
Times Group Corporation
South of Highway 7, east of Bayview Avenue
Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575
Official Plan and Zoning By-law Amendment applications to permit a residential development and an office building
File No.: OP 13 131100 and ZA 14 131100

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

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



RECOMMENDATION:

1. That the Staff memorandum dated January 25, 2016 entitled "Request to call a Public Meeting, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575, Official Plan and Zoning By-law Amendment Applications to permit a residential development and an office building, File No.: OP 13 131100 and ZA 14 131100" be received;
2. That a Public Meeting be held to consider the applications submitted by Times Group Corporation to permit the proposed development on Block 45 and Part of Block 49, Plan 65M-3226 and Block 3, Plan 65M-3575;
3. And that Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

PURPOSE:

This memorandum provides preliminary information about applications for Official Plan and Zoning By-law amendments submitted by Times Group Corporation, and seeks authorization to hold a statutory Public Meeting for the applicant's proposed development. More detailed information on the applications will be provided in a preliminary report on February 8, 2016.

BACKGROUND:**Property and Area Context**

The subject lands are located on the south side of Highway 7, east of Bayview Avenue and are part of the remaining portion of the Leitchcroft community to be developed. The lands are comprised of 7 ha. (17.26 ac.) (see Figure 1).

To the south is the Highway 407 corridor, to the north, across Highway 7 are retail and commercial uses in the Town of Richmond Hill, to the east is the existing Leitchcroft community, and to the west are vacant lands on which the applicant is proposing a retail/commercial development (a Public Meeting was held for this proposal on June 16, 2015).

Proposal

Times Group Corporation has submitted applications for Official Plan and Zoning By-law amendments for the subject lands to permit a medium and high density residential development, a park, an elementary school site and an office building (see Figure 2). The applications were deemed complete on March 19, 2015.

Markham Official Plan and Zoning By-law

The lands are designated 'Business Park Area' and 'Community Amenity Area - Mixed Use' in the Leitchcroft Secondary Plan and 'Business Park Office Priority Employment' in the 2014 Official Plan (as partially approved on October 30, 2015), subject to a deferral of the designation related to consideration of employment land conversion (Section 9.6.5).

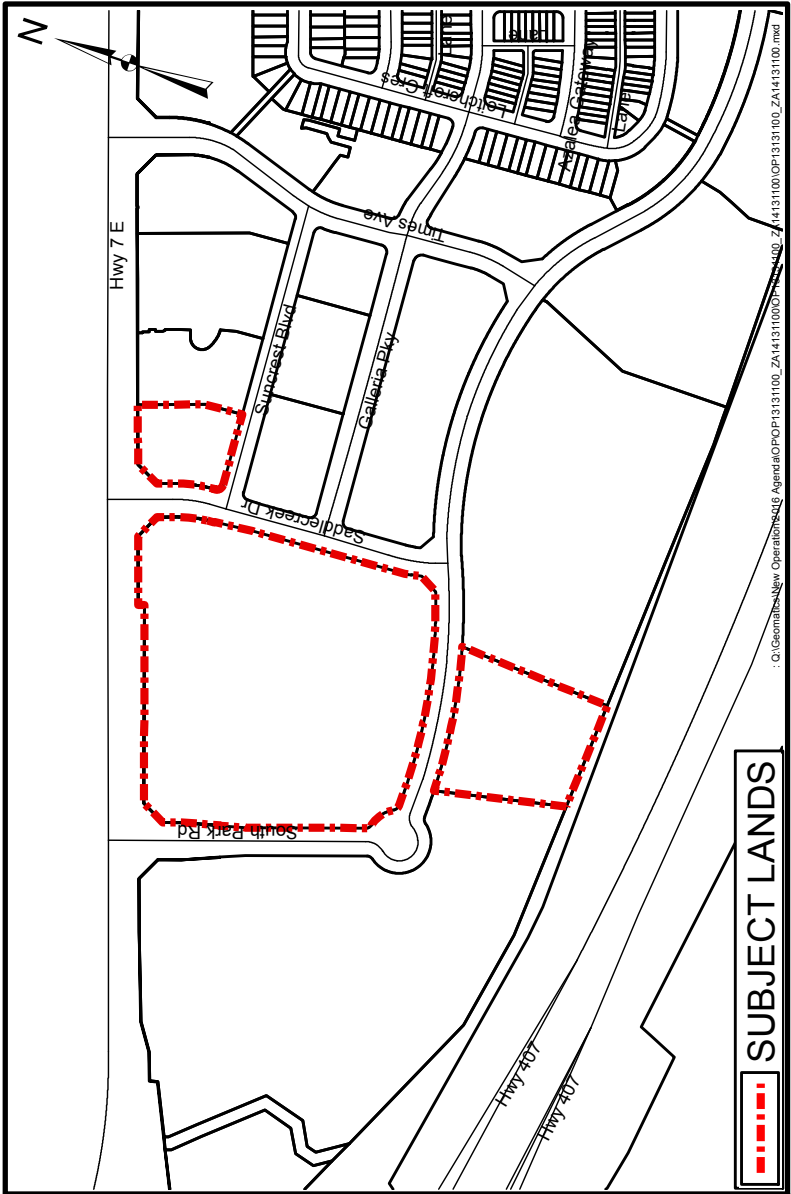
The subject lands are zoned Business Park and Community Amenity Two by By-law 177-96, as amended. The Business Park zone has a H (Hold) provision which cannot be removed until certain requirements have been satisfied:

DISCUSSION:

The applicant is seeking a Public Meeting for their development proposal prior to the end of February 2016. Authorization to schedule a meeting is required prior to the end of January in order to comply with the notice circulation requirements of the Planning Act for the February 23, 2016 Public Meeting. A Preliminary Report with respect to the subject applications will be included on the February 8, 2016 Development Services Committee agenda.

Figure 1: Location Map

Figure 2: Proposed Development Plan



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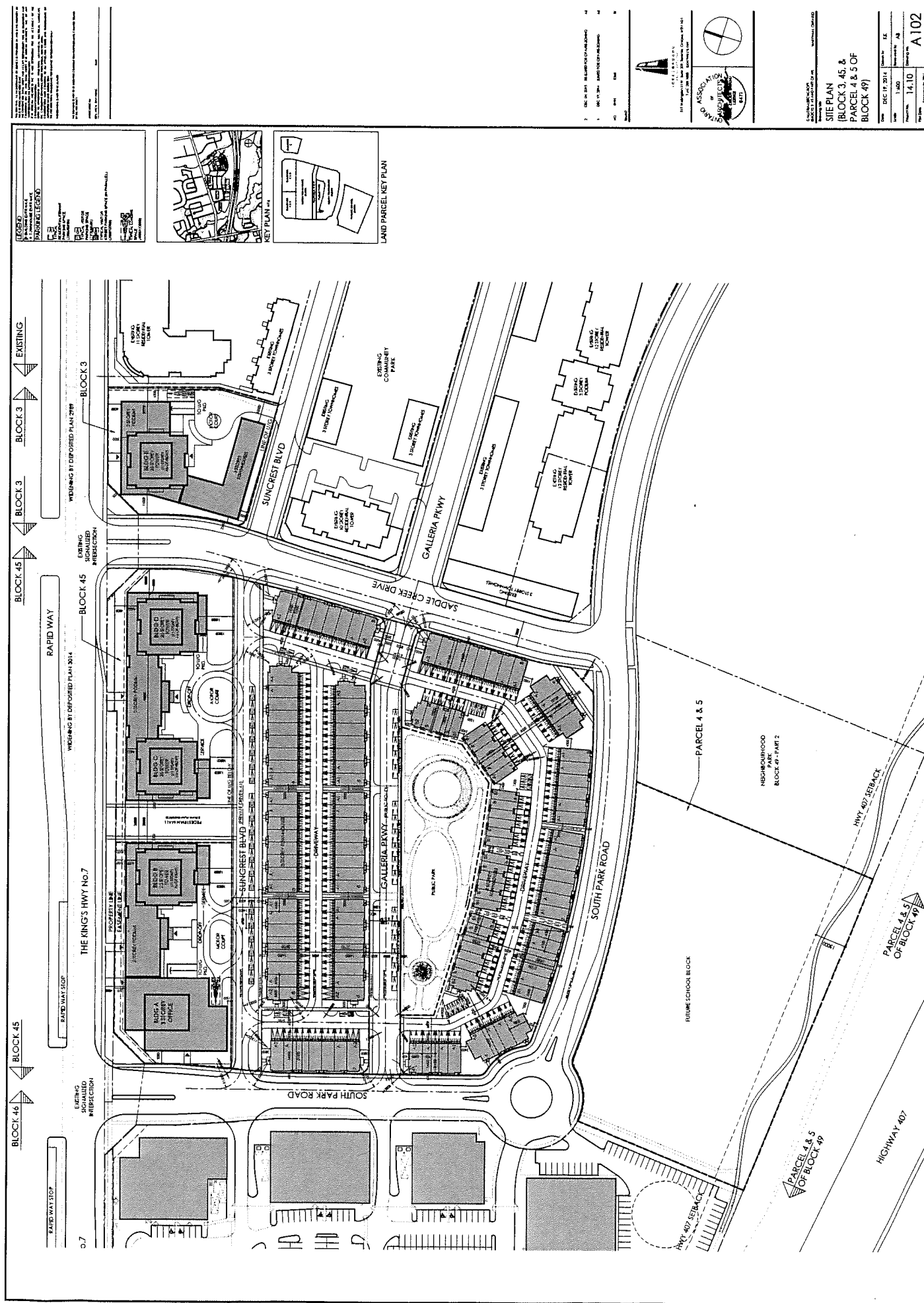








































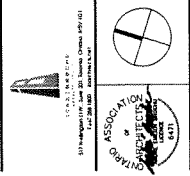


Figure 2

LESSON		2. <u>POSTAL SERVICE</u>		PARKING LEGEND		 TRUCK  VAN  SUV  CAR  MOTORCYCLE  BICYCLE  PEDESTRIAN  HAND	
 TRUCK  VAN  SUV  CAR  MOTORCYCLE  BICYCLE  PEDESTRIAN  HAND		 TRUCK  VAN  SUV  CAR  MOTORCYCLE  BICYCLE  PEDESTRIAN  HAND		 TRUCK  VAN  SUV  CAR  MOTORCYCLE  BICYCLE  PEDESTRIAN  HAND		 TRUCK  VAN  SUV  CAR  MOTORCYCLE  BICYCLE  PEDESTRIAN  HAND	



NO.	DATE	NAME
2	DEC 04, 2015	RECEIVED FOR C/A PL-2015-0040
1	DEC 17, 2014	RECEIVED FOR C/A PL-2014-0040
3	DATE	NAME



GALLEBERGHE, RONI
BLOCKS 1, 3 AND PART OF 49
COUNTY OF MA
P1-P3 PARKING PLANS -
BUILDINGS A, B, C, D & E
MA/PLANS - CHICAGO

Date	DEC 19, 2014	Drawn by	K.K.
Scale	1:300	Reviewed by	A.S.
Project No.	14.10	Drawing No.	A201
Plot Date	September 26, 2015		