

# LEITCHCROFT



TIMES GROUP CORPORATION

May 21<sup>st</sup>, 2013



# CONTEXT

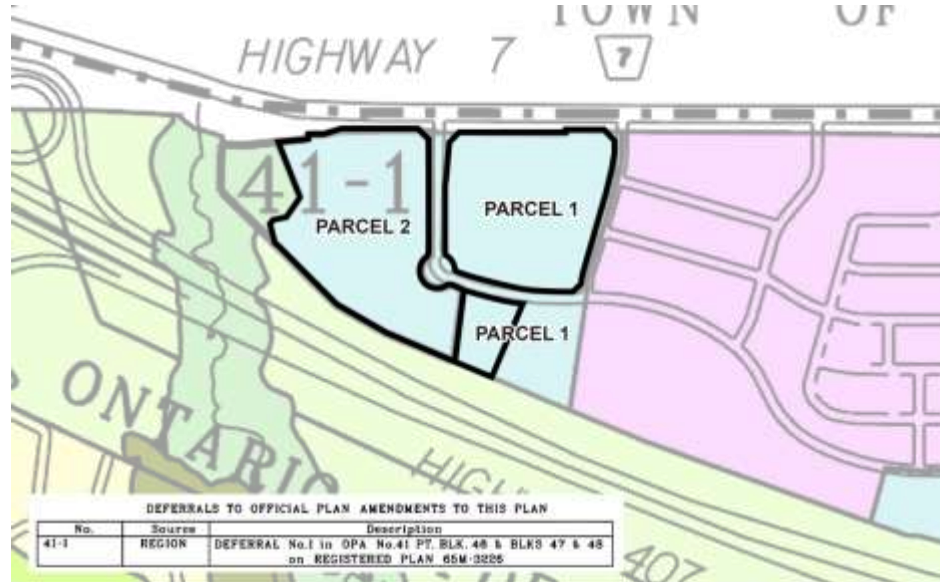




# SITE LOCATION



# OFFICIAL PLAN - CURRENT



Subject Site

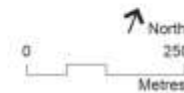
Commercial

Industrial

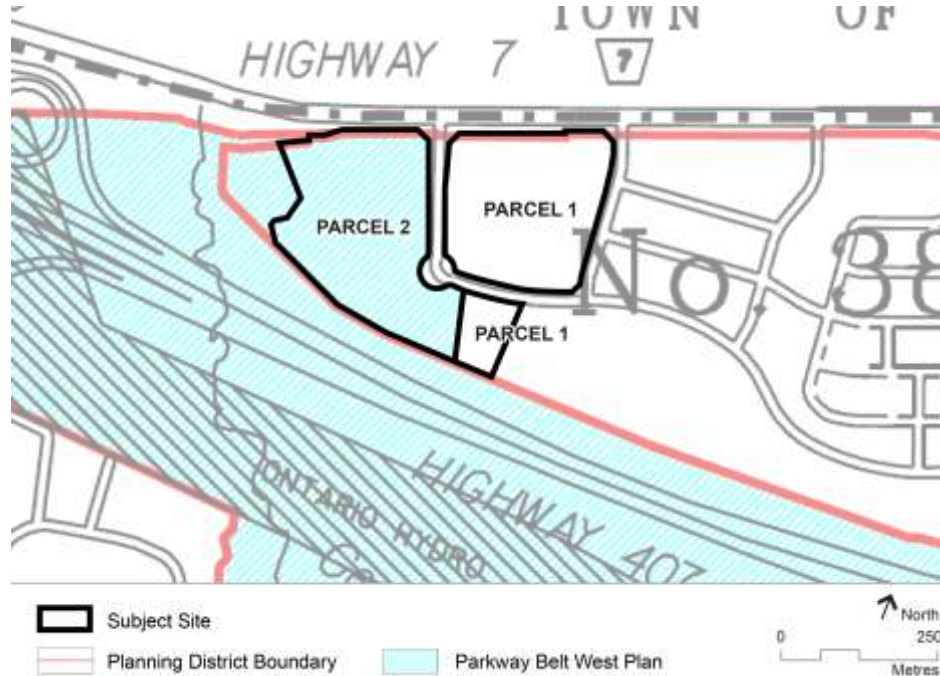
Hazard Lands

Environmental Protection Area

Parkway Belt West



# OFFICIAL PLAN – PARKWAY BELT



# OFFICIAL PLAN - PROPOSED





# CONCEPT PLAN



# EMPLOYMENT LANDS?

- **Parcel 1 –**  
Designated Employment Lands
- **Parcel 2 –**  
Designated Future Urban, are not Employment Lands and should not be included in the employment inventory





# MAINTAIN JOB FORECASTS

Variable	Input/ Outcome	
Office Space Proposed	7,712	sq. m
Sq. m/job	25.25	sq. m
Office Jobs Generated	305	jobs
Retail & Service Space Proposed	11,799	sq. m
Sq. m/job	37.2	sq. m
Retail & Service Jobs Generated	317	jobs
<b>Total Employment Yield</b>	<b>622</b>	<b>jobs</b>
<b>Employment Density</b>	<b>111</b>	<b>jobs/ha</b>

Source: Times Group Corporation, York Region 2031 Land Budget, page 17.

- The proposal can maintain the jobs required for the site
- Applied Regional density forecasts
- North half – Major Office
- South half – Employment
- Requirement = 640 jobs



# VISIBILITY YES – ACCESS NO



# EXISTING ZONING



- Leitchcroft originally envisioned as regional scale entertainment complex
- Parcel 1 – zoning provides permission for 50/50 split of office and retail/restaurant
- 100% entertainment/recreation also permitted



# WHY THIS SITE IS DIFFERENT

- Not part of a larger employment area
- No destabilization issue
- Not an ELE issue (no industrial permissions)
- Direct frontage on a Regional Transit Corridor
- Intensification Area
- Leitchcroft needs Population Related Employment (retail)
- Major Office Job Requirement can still be met
- Other sites (Buttonville) proposing Major Office Jobs
- Proposed plan is a better fit versus existing zoning permissions



# RECOMMENDATION

We request that  
Committee/Council pass a  
motion directing staff to:

- 1) Redesignate Parcel 1 to a mixed use category in the new Official Plan, consistent with the proposed plan;
- 2) Affirm that Parcel 2 are not employment lands and designate the lands in a mixed use category in the new Official Plan, consistent with the proposed plan

