



Report to: Development Services Committee

Date: February 23, 2016

SUBJECT: PRELIMINARY REPORT
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.'s: 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 report dated February 23, 2016 entitled "PRELIMINARY REPORT, 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" be received;

PURPOSE:

This report provides preliminary information about applications for Official Plan and Zoning By-law amendments submitted by Times Group Corporation for a proposed residential development and an office building. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

Property and Area Context

The subject lands are located on the south side of Highway 7, east of Bayview Avenue and consist of blocks on two registered plans of subdivision. The blocks are separated from each other by South Park Road and Saddlecreek Drive. The lands total 7 ha. (17.26 ac.) and are part of the remaining portion of the Leitchcroft community to be developed (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 four 25 storey apartment buildings comprising a total of 995 units fronting on Highway 7, 149 lane based condominium townhouse units, a park, a public elementary school site south of South Park Road and a three storey office building at the southeast corner of Highway 7 and Saddlecreek Road (see Figure 4). The extension of Galleria Parkway through the subject lands is proposed to be a public road and the extension of Suncrest Boulevard is proposed to be a condominium road. 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. Residential uses are not permitted in the Business Park Area designation.

The lands designated 'Business Park Office Priority Employment' in the 2014 Official Plan (as partially approved on October 30, 2015), are subject to a deferral of the designation related to consideration of employment land conversion (Section 9.6.5), as discussed below.

Site specific policy 9.6.5 provides for a land use designation other than an 'Employment Lands' designation on the lands by amendment to the Plan. This application was one of a number of employment land conversion applications considered by Markham Council prior to the adoption of the new Official Plan. In accordance with Council direction, the 'Business Park Office Priority Employment' designation was shown as 'Deferred' on Map 3-Land Use and site specific policy 9.6.5 was included which provided a set of criteria for consideration during review of an application. These criteria include the following:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the "Employment Lands" designation on the subject land, or at minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

These criteria will be considered by staff in their review of the applications.

York Region Council considered Markham's employment land conversion applications in April 2015 and endorsed the proposed residential uses on the subject lands. Markham Council will determine the specific uses to be provided for on the subject lands through review of this application and adoption of a site specific official plan amendment.

The subject lands are zoned Business Park (BP [H]) and Community Amenity Two (CA2) by By-law 177-96, as amended (see Figure 2). Residential uses are not permitted by the site-specific provisions applying to either of these zones.

DISCUSSION:

A number of supporting studies, including Transportation and Servicing studies and a Community Design Plan update, have been submitted by the applicant for the proposed development. These studies are currently under review by internal departments and external agencies and will help to form staff's recommendations about the proposal.

At the request of the York Region District School Board, the applicant has included a block within the proposed development for a potential future public elementary school.

Should the Official Plan and Zoning By-law amendments be approved, site plan and condominium approvals will also be required for the proposed development.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being evaluated to determine conformity with the City's strategic priorities including growth management.

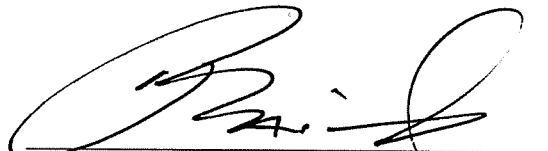
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies for their review and comment.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



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

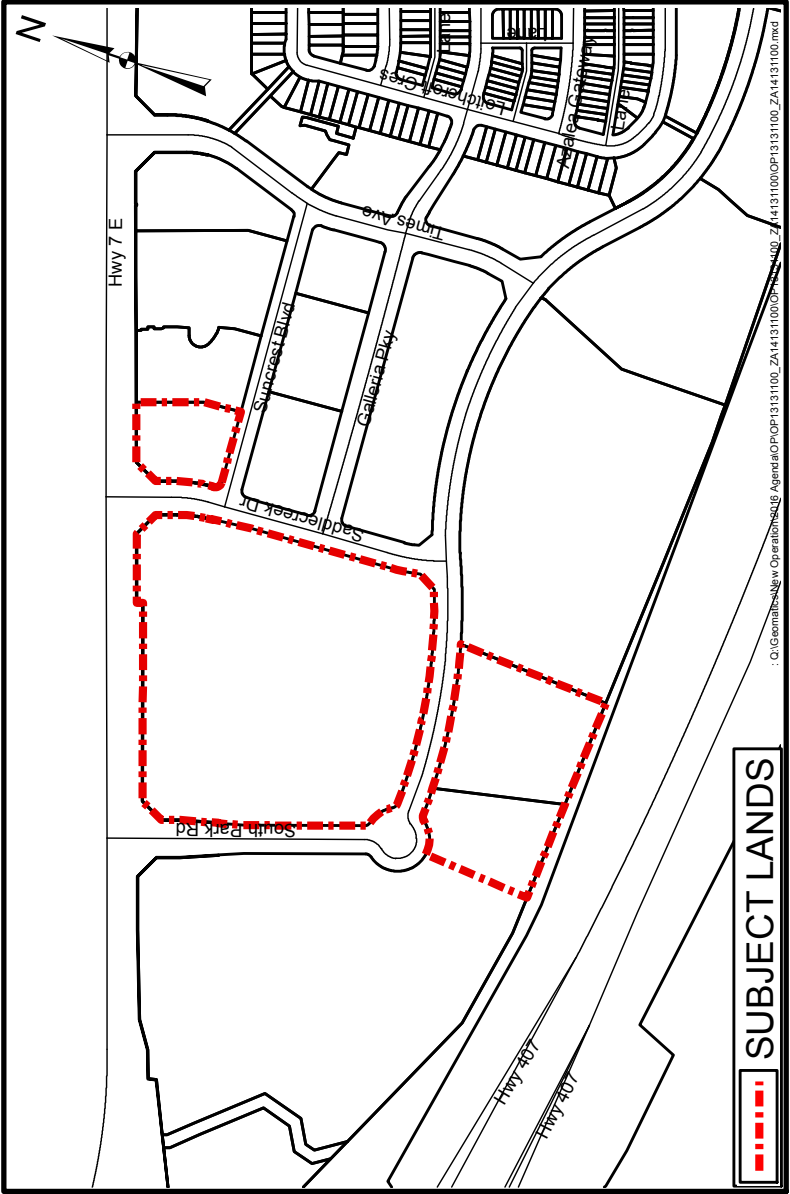
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Air Photo
- Figure 4: Concept Plan

APPLICANT/CONTACT:

Lincoln Lo
Malone Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, ON
L3R 6B3
Tel: (905) 513-0170
Email: llo@mgp.ca

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AREA CONTEXT/ZONING

APPLICANT: TIMES GROUP CORPORATION
HIGHWAY 7 EAST OF BAYVIEW AVENUE

 SUBJECT LANDS

FILE No: OP13131100 ; ZA14131100

DATE:01/20/16



AIR PHOTO 2015

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HIGHWAY 7 EAST OF BAYVIEW AVENUE

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