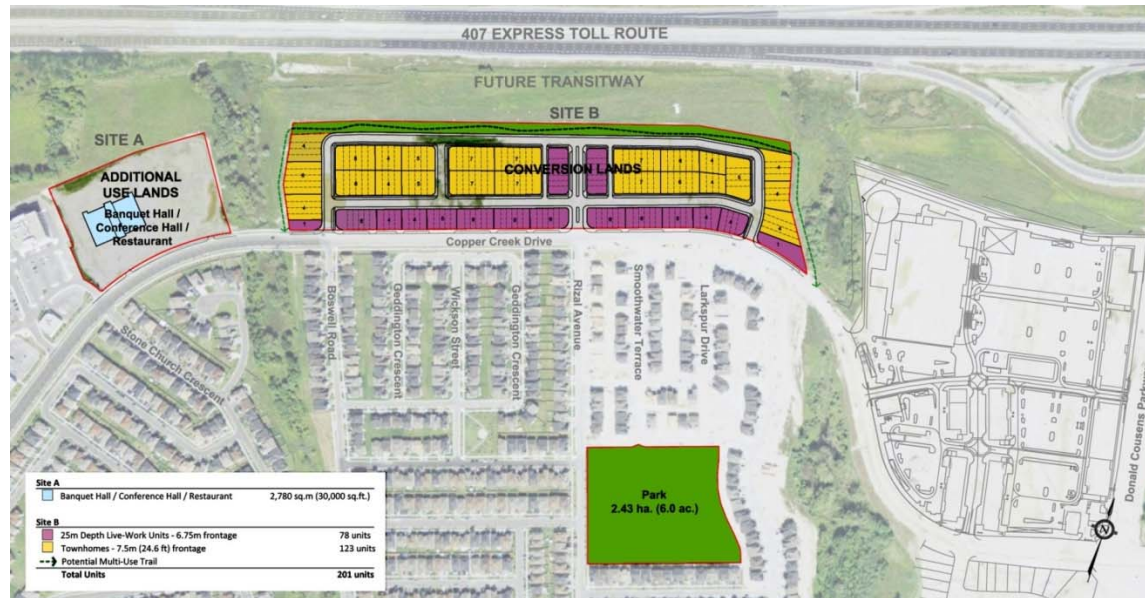



BOX GROVE HILL DEVELOPMENTS INC.



Live-Work/Residential and Banquet Hall Conversion of Employment Lands

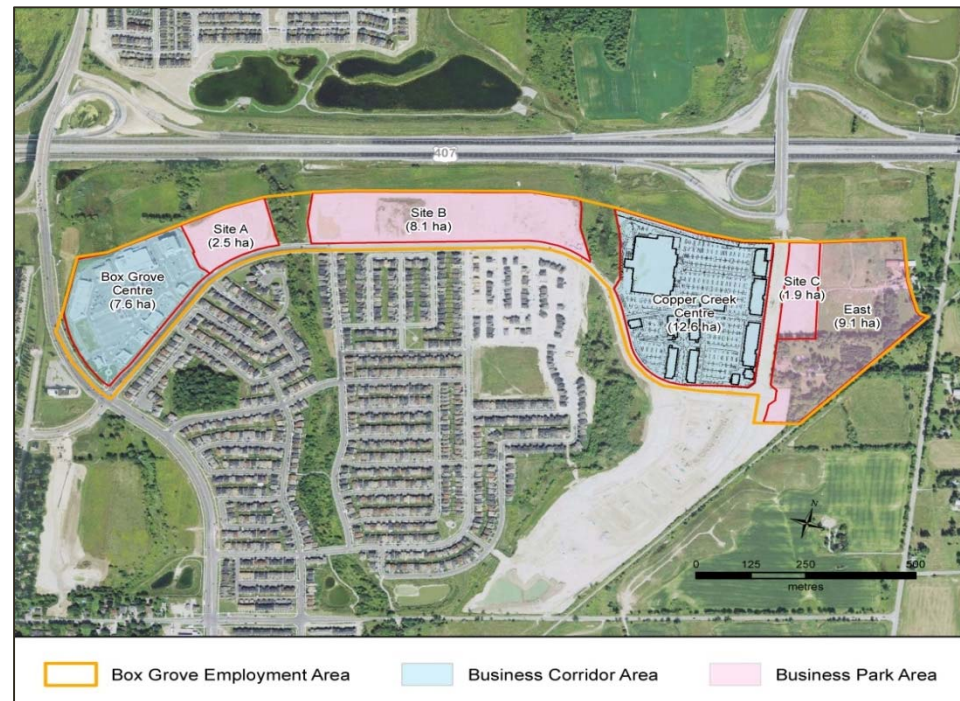


CONTEXT

D.	Applicant	Box Grove Hill Developments Inc.
	File No.	OP 13-108173
	Address/Location	Box Grove Community South of Hwy 407, north of Copper Creek Drive (Box Grove)
		 <p>Legend</p> <ul style="list-style-type: none"> Former Waste Disposal Sites Official Plan Amendment Application Area Employment Area Proposed for Conversion / Redesignation Deferrals Study Area Agriculture Langstaff Urban Growth Area Study Area Cornell Study Area Future Urban Area Special Policy Area Urban Residential Parkway Belt Open Space Institutional Transit Utility Industrial Hazard Lands Rural Residential Commercial Oak Ridges Moraine Hamlet Environmental Protection Areas
	Site Area (net ha)	Total area of application: 11 ha Employment area proposed for conversion/redesignation: 8 ha

CONTEXT

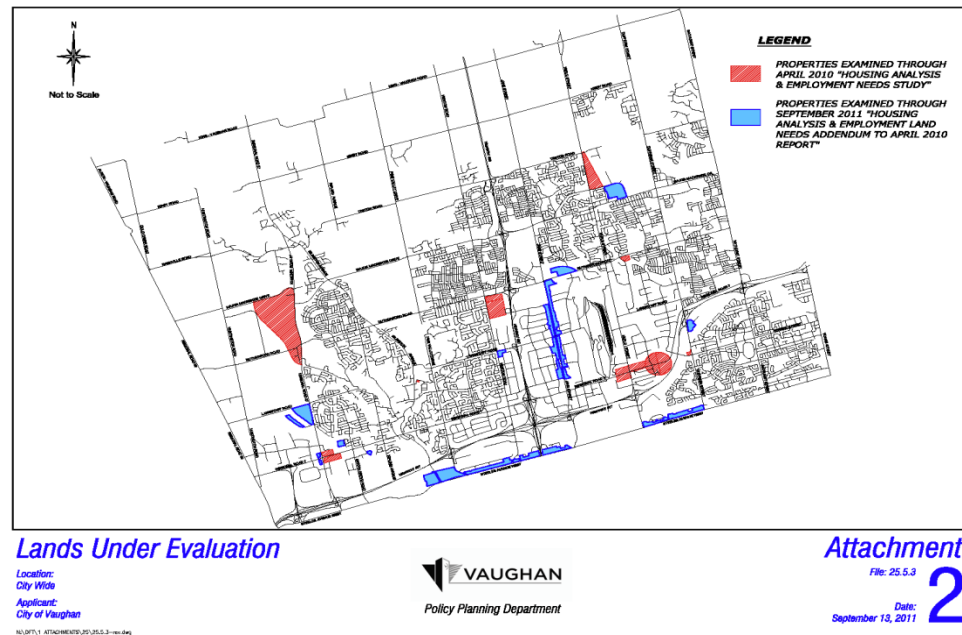
- Shopping centre book-ends to be designated Commercial
- Lands east of DCP in long-term limbo pending future transit decisions
- South face of Copper Creek drive lined by flanking and fronting residential



“NEED” isn’t all numbers

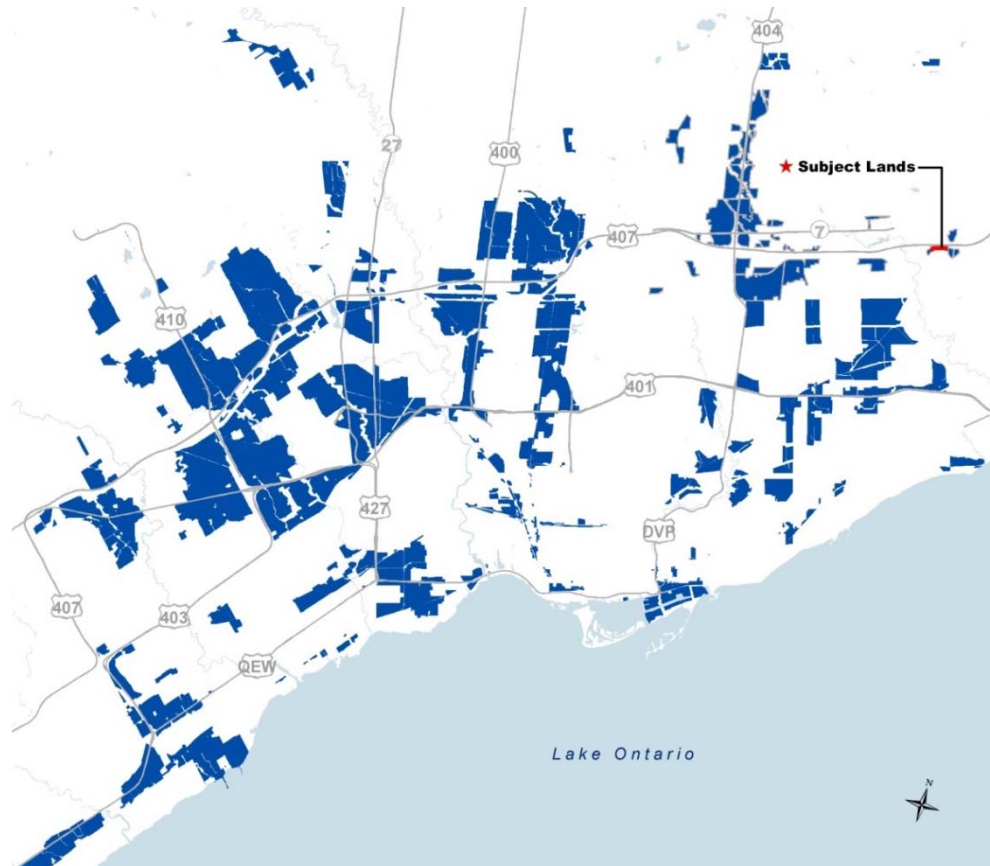
City of Vaughan’s New OP:

- 20 ha shortfall
- Qualitative evaluation of planning merits of conversions – NO NUMBERS
- “good planning – site specific perspective”
- “address conflicts”
- “competitive and marketable land” OR NOT
- “replaced by more competitive supply”



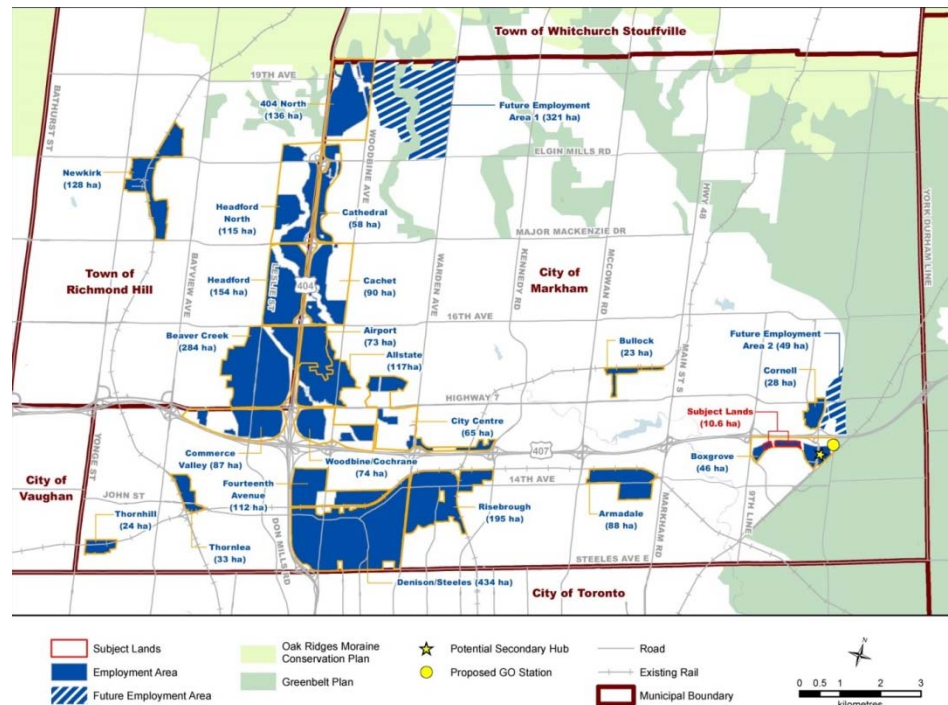
PROSPECTS - GTA

- Box Grove is small, and way outboard in the GTA
- Can not offer opportunity to cluster with critical mass



PROSPECTS - Markham

- No take-up; conflict a concern
- Ec Dev Strategy – targets:
 - Convergence of ICT & Life Sciences;
 - Info, Entertainment & Cultural Industries;
 - Professional, Scientific and Technical Services;
 - Finance & Insurance
- Box Grove is not competitive
- Buttonville is – 13,600 “extra” jobs
- Box Grove not a contributor to strategic targets

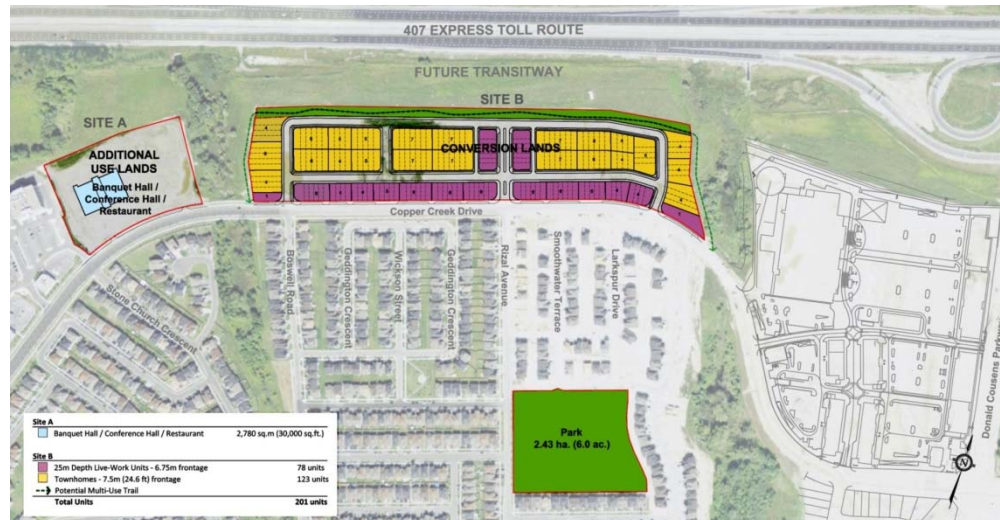


BGHDI DEVELOPMENT CONCEPT

- ~ 30,000 sf Banquet/ Conference Hall + Restaurant
- ~ 74 Live Work units;
- ~ 120 Townhomes
- ~ 225 jobs

BENEFITS

- Resolves conflict questions; aligns with community interests
- Brings banquet facilities to east Markham
- Generates ground-related intensification units and cash flows in the near term
- Creates an urban street face vs. suburban thoroughfare
- Additional residential parkland requirement enables rationalization of 6 acre park



RECOMMENDATION

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

- 1) Re-designate Site A to enable Banquet/Conference Hall & Restaurant uses;
- 2) Re-designate Site B to enable Live-Work and Townhouse residential

