



Report to: Development Services Committee

Date: May 19, 2015

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**SUBJECT:** PRELIMINARY REPORT  
Times Group Corporation  
South of Highway 7, east of Bayview Avenue  
Blocks 45, 46 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 commercial/retail development and a residential  
development  
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  
Acting Manager, West District

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**RECOMMENDATION:**

1. That the Staff report dated May 19, 2015 entitled "PRELIMINARY REPORT, Times Group Corporation, South of Highway 7, east of Bayview Avenue, Blocks 45, 46 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 commercial/retail development and a residential development, File No.'s: 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 as they relate to the proposed commercial/retail development on Block 46, Plan 65M-3226;
3. And that Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

**PURPOSE:**

This report provides preliminary information about applications submitted by Times Group Corporation, and seeks authorization to hold a statutory Public Meeting for the applicant's proposed commercial/retail development component of their overall development proposal. 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.

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**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 12 ha. (29.7 ac.) and are 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 west are valleylands, and to the east is the existing Leitchcroft community.

**Proposal**

Times Group Corporation has submitted applications for Official Plan and Zoning By-law amendments for the subject lands to permit a commercial/retail development west of South Park Road and a residential development east and south of South Park Road. The applications were deemed complete on March 19, 2015. The proposed developments (see Figure 4) are comprised of the following:

**Commercial/retail development:**

- ten one storey retail buildings - 9972m<sup>2</sup> (107,345ft<sup>2</sup>) floor space
- a three storey office building - 4548m<sup>2</sup> (48,960ft<sup>2</sup>) floor space (southwest corner Highway 7 and South Park Road
- a three storey office building - 4650m<sup>2</sup> (50,052ft<sup>2</sup>) floor space (southeast corner Highway 7 and South Park Road

**Residential development:**

- two 27-storey buildings on a three storey podium and one 12- storey building on a one storey podium comprised of a total of 900 apartment units, adjacent to Highway 7
- 239 lane based townhouse units, internal to the site and adjacent to Highway 407

The proposal has been revised since submission of the application in 2013. The original proposal was for approximately 2,800 apartment units (18-36 storey buildings) and 68 townhouses west and south of South Park Road, and 11,800 m<sup>2</sup> of retail and 7,710m<sup>2</sup> of office space east of South Park Road.

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

The lands are designated 'Business Corridor Area' and 'Business Park Area' in the Leitchcroft Secondary Plan. The designations on certain lands west and southwest of South Park Road are deferred, subject to removal of the Provincial Parkway Belt West designation.

The approved Markham Official Plan 2014 (not yet in force) designates the lands 'Business Park Priority Office Employment' subject to site specific policies regarding additional uses and a deferral (Section 9.6.4), and an additional deferral of the

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designation (Section 9.6.5) related to consideration of employment land conversion. Site specific policy 9.6.4 provides for additional entertainment and recreational uses as well as limited retail, service, and buildings dedicated to the primary permitted uses (e.g., office, trade or convention centre). This policy reflects current permissions under the Leitchcroft Secondary Plan. Stand-alone retail, and residential uses are not permitted. Site specific policy 9.6.4 also provides for the deferral of the 'Business Park Office Priority Employment' designation on certain lands west of South Park Road pending removal of the Parkway Belt West Plan designation by the Province.

Site specific policy 9.6.5 provides for a land use designation other than an 'Employment Lands' designation on the property 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.

Regional Council considered Markham's employment land conversion applications in April 2015 and endorsed the proposed retail, office and 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 Corridor, Business Park, and Community Amenity Two by By-law 177-96, as amended (see Figure 2). The Business Corridor and Business Park zones have H (Hold) provisions which cannot be removed until the following have been satisfied:

- applicable subdivision and site plan agreements have been executed
- adequate water, sanitary sewer and stormwater management facilities are available to service the subject lands
- adequate transportation infrastructure is available for the proposed development of the subject lands
- applicable development charge by-laws have been adopted

**DISCUSSION:**

The applicant has advised that they have tenants for the proposed commercial/retail development and have requested that a Public Meeting be scheduled for this component of their overall development proposal as soon as possible. Authorization from Development Services Committee will enable the scheduling of the Public Meeting at the earliest for June 16, 2015.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

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**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ISSUES TO BE RESOLVED:**

The following is a brief summary of matters raised to date. Other matters will be identified through the detailed review of the proposal.

The Ministry of Transportation (MTO) has advised that a portion of the lands west and southwest of South Park Road will be required for the Highway 407 Transitway. The Toronto and Region Conservation Authority (TRCA) has also advised that they have concerns with the proposed location of the stormwater management pond that will service this development proposal. The applicant is in discussions with City staff and public agencies regarding the implications of the MTO and TRCA's requirements on the proposed development.

The approved Markham Official Plan 2014 (not yet in force) requires that the following criteria be considered in the review of all proposed employment land conversions for lands identified for deferral in the new Official Plan:

- 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.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**

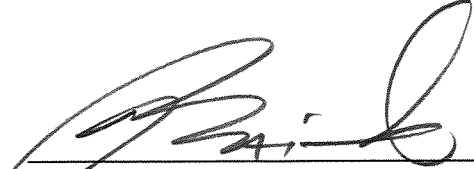
The applications are being evaluated to determine conformity with the City's strategic priorities including growth management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

 B. Karumancy  
Ron Blake, M.C.I.P., R.P.P.  
Acting 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:**

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# AREA CONTEXT/ZONING

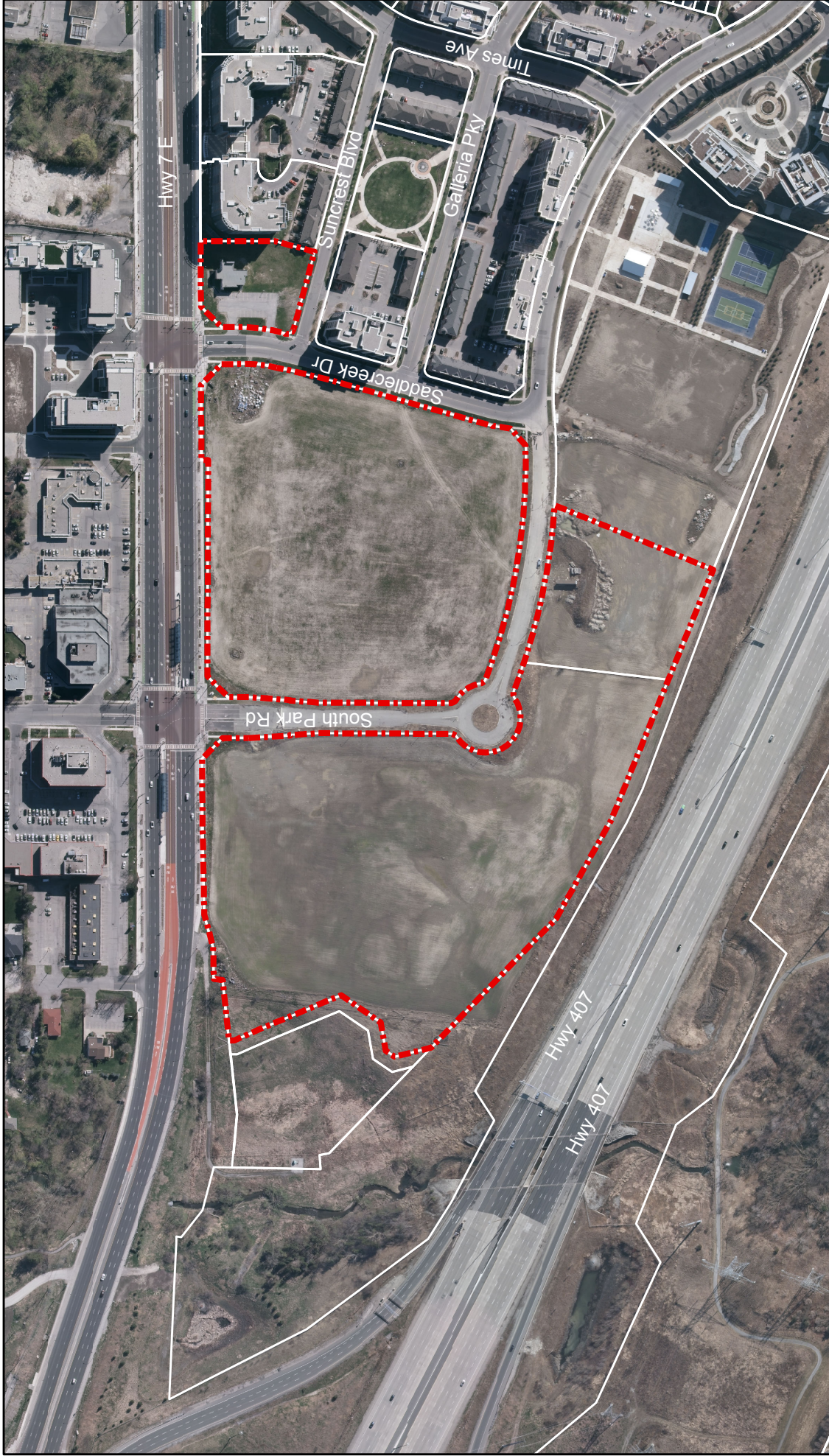
APPLICANT: TIMES GROUP CORPORATION  
 HIGHWAY 7 EAST OF BAYVIEW AVENUE

FILE No: OP13131100 ; ZA14131100

 SUBJECT LANDS








# AIR PHOTO 2014

APPLICANT: TIMES GROUP CORPORATION  
 HIGHWAY 7 EAST OF BAYVIEW AVENUE

FILE No: OP13131100 ; ZA14131100

 SUBJECT LANDS

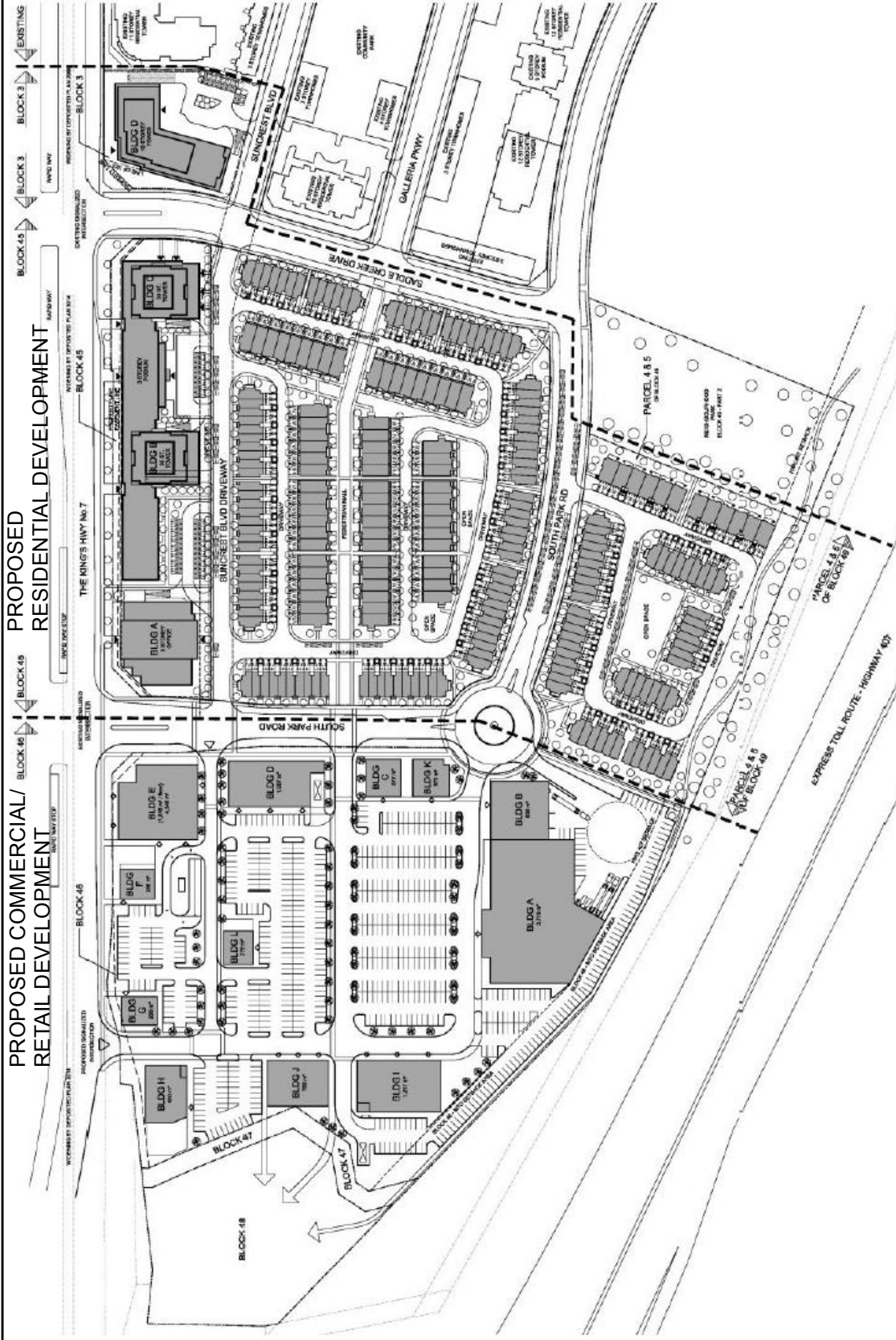
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FIGURE No. 3





PROPOSED COMMERCIAL/  
RETAIL DEVELOPMENT



# CONCEPT PLAN

APPLICANT: TIMES GROUP CORPORATION  
HIGHWAY 7 EAST OF BAYVIEW AVENUE

FILE No: OP13131100 ; ZA14131100

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