



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, March 10, 2026

APPLICATION TYPE: Official Plan and Zoning By-law Amendment (the "Applications")

OWNER: Shatsford Developments Inc. (the "Owner")

AGENT: KLM Planning Partners Inc. (c/o Madison Van West)

LOCATION | WARD: 8432 and 8500 Leslie Street, 220 Commerce Valley Drive West | Ward 8

FILE NUMBER: PLAN 25 141723

PREPARED BY: Jennifer Kim, RPP, MCIP, Senior Planner, West District

REVIEWED BY: Rick Cefaratti RPP, MCIP, Acting Manager, West District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: To permit a mixed-use development consisting of four buildings between 9 and 42 storeys with 1,183 residential dwelling units, commercial uses on the ground floor, and a new public road (the "Proposed Development").

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on December 3, 2025, and deemed them complete on December 30, 2025. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on April 2, 2026.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for March 10, 2026
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future Consent, Site Plan Control, and Draft Plan of Condominium applications

BACKGROUND

Figures 1 and 2 show the overall 5.99 ha (14.8 ac) Subject Lands, located at the southwest corner of Leslie Street and Highway 7. The Subject Lands are comprised of three land parcels currently developed with a former banquet hall (no longer in operation) and two 6-storey office buildings. The

Proposed Development represents the phase 1 redevelopment (3.62 ha or 8.94 ac) on the Subject Lands and includes the proposed high-rise mixed-use development, the existing two 6-storey office buildings, and the new public road. The area specifically attributed to the high-rise mixed-use development is 1.28 ha (3.16 ac). The Subject Lands are located within the West Beaver Creek and the Leslie-Highway 7 Protected Major Transit Station Area (“PMTSA”). Figure 3 shows the surrounding land uses.

The Proposed Development, shown in Figures 3 to 7, includes the following statistics:

- Residential Gross Floor Area: 91,864.4 m² (988,820.17 ft²)
- Retail Space: 1,457.4 m² (15,687.32 ft²)
- Dwelling Units: 1,183
- Parking Spaces: 546 parking spaces (428 residents, 118 non-residential/visitor)
- 2 levels of underground parking
- Building Heights (storeys):
 - Building A: 38 storeys on a 4-storey podium
 - Building B: 42 storeys on a 4-storey podium
 - Building C: 12 storeys
 - Building D: 9 storeys
- Density: 7.3 times the area of the development lot area (Floor Space Index – “FSI”)
- Existing two 6-storey office buildings to remain

The Owner proposes to amend the 2022 York Region Official Plan (the “2022 YROP”) to permit the Proposed Development

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) (“Bill 185”) received Royal Assent, which included amendments to the Planning Act. Consequently, through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024. Pursuant to subsection 70.13(2) of the Planning Act, the 2022 YROP is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

- Current Designation: The 2022 YROP designates the Subject Lands ‘Urban Area’ on Map 1 - Regional Structure and ‘Employment Area’ on Map 1A – Land Use Designations
- Permitted Uses: employment uses for clusters of business and economic activities including manufacturing, warehousing, industrial, offices, and associated retail and ancillary facilities (Residential uses are not permitted)
- Proposal: The Owner seeks to amend the 2022 YROP to redesignate the Subject Lands to ‘Community Area’ on Map 1A – Land Use Designations, which permits a wide range of land uses including residential, commercial, employment, and institutional.

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 OP”) to permit the Proposed Development

- Current Designation: “Business Park Office Priority Employment”
- Permitted Uses: major office development and higher order educational institutions that are minimum 3-storeys, and accessory uses and ancillary use that are limited to those that directly support the primary office and higher order educational uses (Residential uses are not permitted)
- Proposal: The Owner seeks to amend the 2014 OP to introduce additional uses and permissions to permit the Proposed Development.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2024-19 as amended, as shown in Figure 3.

- Current Zone: “Employment Business Park (Office Priority)” (EMP-BP(O))
- Permissions: major office development and institutional uses with a limited range of commercial uses (Residential uses are not permitted)
- Proposal: The Owner proposes to rezone the northern portion of the Subject Lands with an area of 3.62 ha (8.94 ac), as shown in Figure 1, to “Mixed Use – High Rise (Intensification Area)” (MU-HR(IA)), together with site-specific development standards including, but not limited to, maximum building height, maximum number of storeys, minimum rear yard setback from 6.0m to 3.0m, and minimum rear landscape strip from 3.0m to 1.5m.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to allow the Proposed Development, and in consideration of the new definition of an Employment Area in the Provincial Planning Statement, 2024 (the ‘PPS’) and the Planning Act.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication for the Proposed Development, which may include a combination of parkland and cash-in-lieu, as well as consideration of public art contribution and other financial contributions.

- ii) Staff will work with the Applicant to determine the appropriate size and approximate location of a future park, the City's preferred approach, on the southern parcel of the Subject Lands and will be reflected in the proposed Official Plan Amendment.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.

e) Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified if the Applications are approved. If servicing is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is available to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow and wind analysis and the impacts to the immediate surrounding areas.
- iv) Transportation assessments within and around the Subject Lands that include, but are not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
- v) Assess the community infrastructure in the surrounding area and review opportunities for additional community amenities
- vi) The submission of a future Site Plan Application will examine appropriate landscaping, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The future Site Plan Control application will be reviewed in consideration of the City's Sustainability Metrics Program.

h) External Agency Review

- i) The Applications must be reviewed by York Region, City of Richmond Hill, and school boards, and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit applications for Site Plan, Consent, and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development, the conveyance of any public roads and parks, and facilitate the standard condominium tenure of the building.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Overall Site Plan

Figure 5: Conceptual Site Plan (Proposed Development Phase 1)

Figure 6: Conceptual Elevations

Figure 7: Conceptual Renderings North Façade

Figure 8: Conceptual Renderings South Façade

Figure 1: Location Map



Figure 2: Aerial Photo

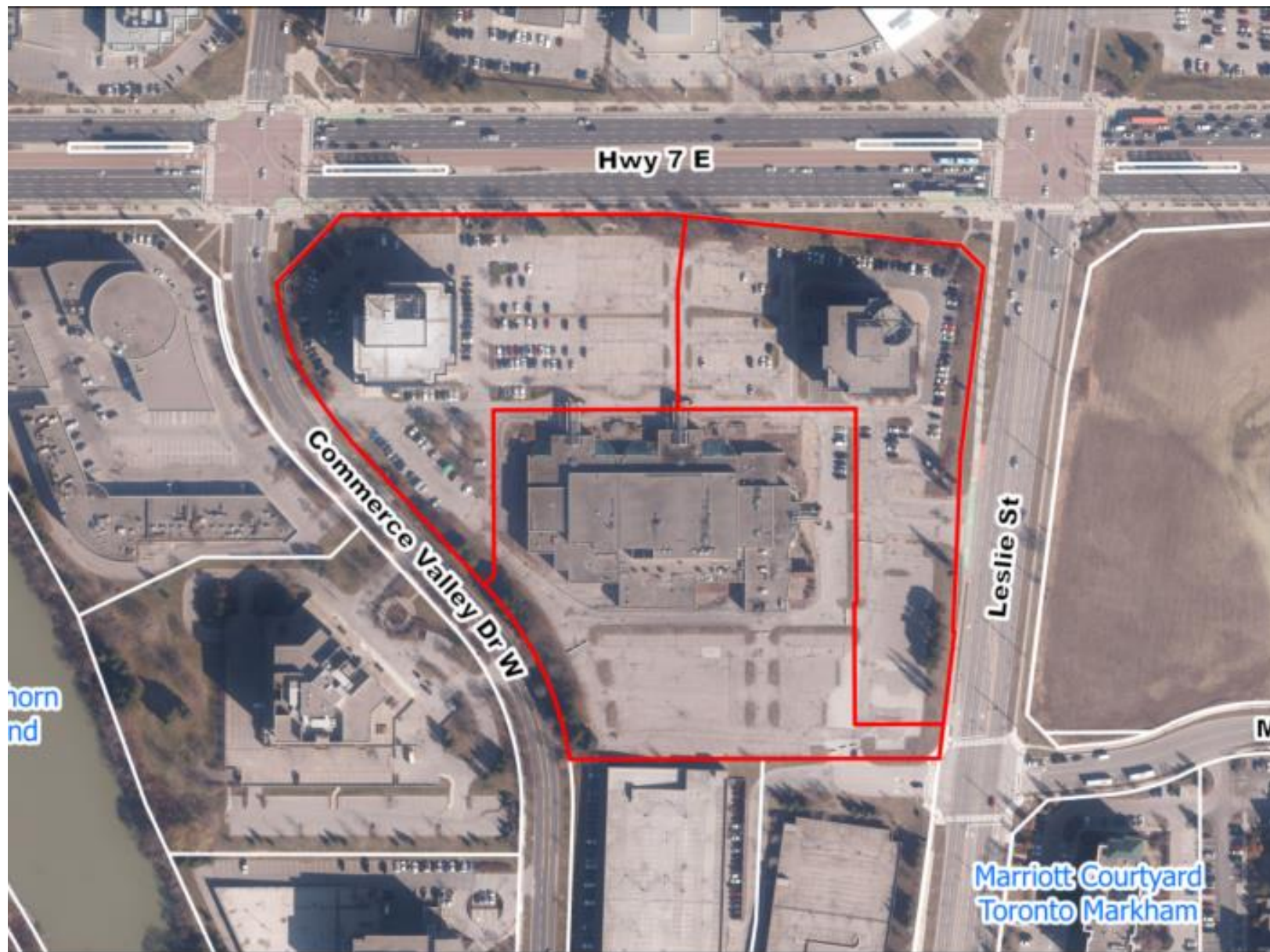


Figure 3: Area Context and Zoning



Figure 4: Conceptual Overall Site Plan

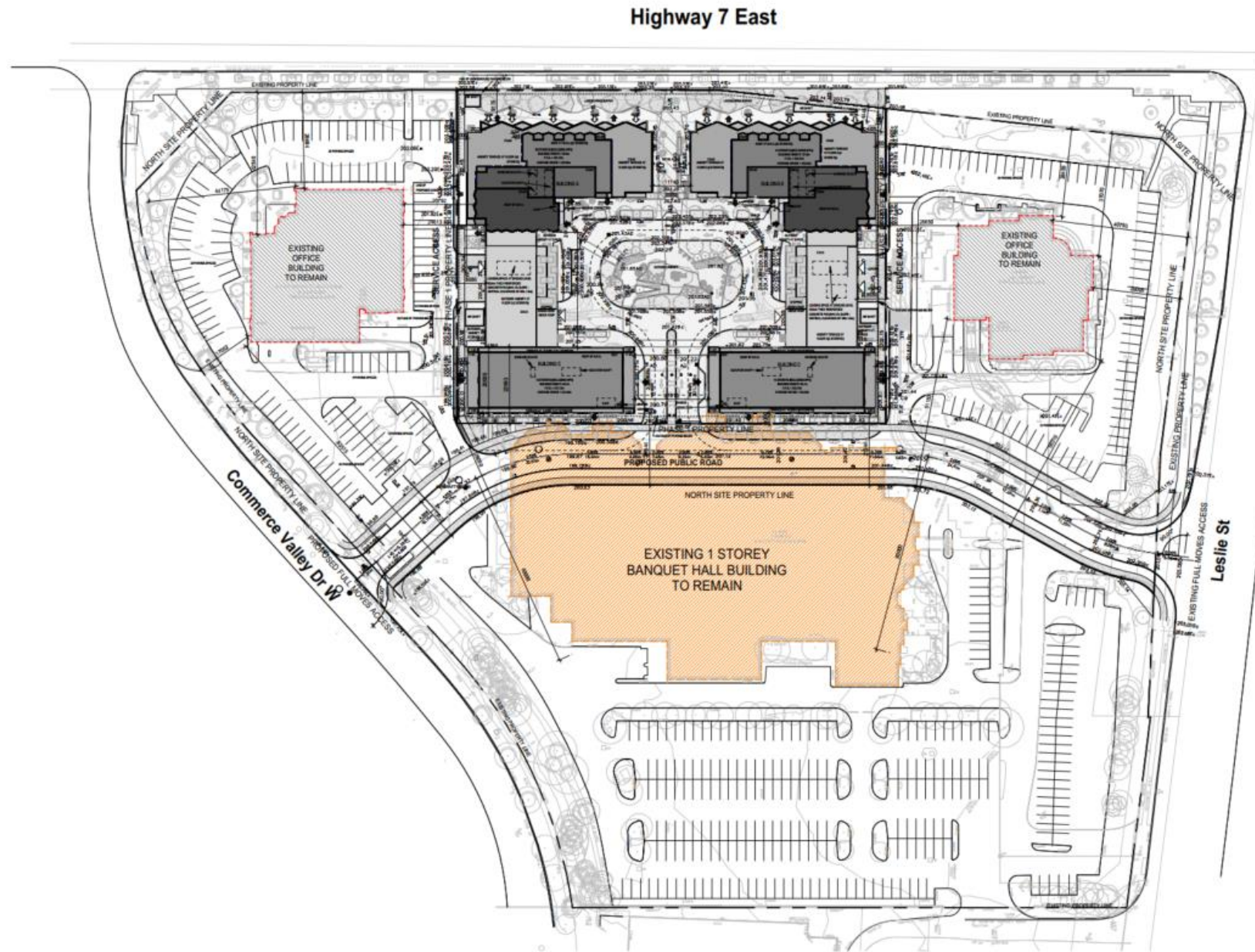


Figure 5: Conceptual Site Plan (Proposed Development Phase 1)

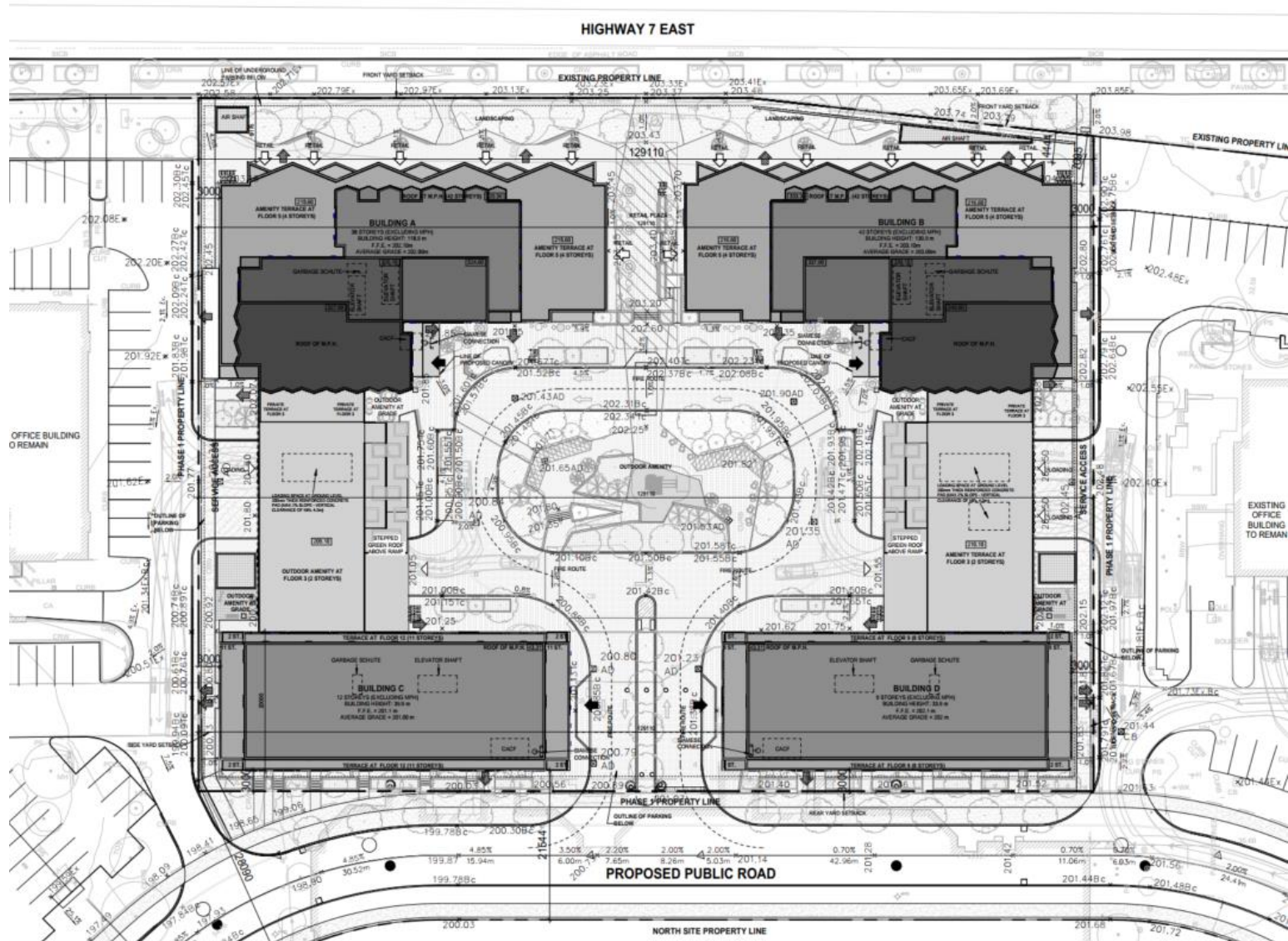


Figure 6: Conceptual Elevations

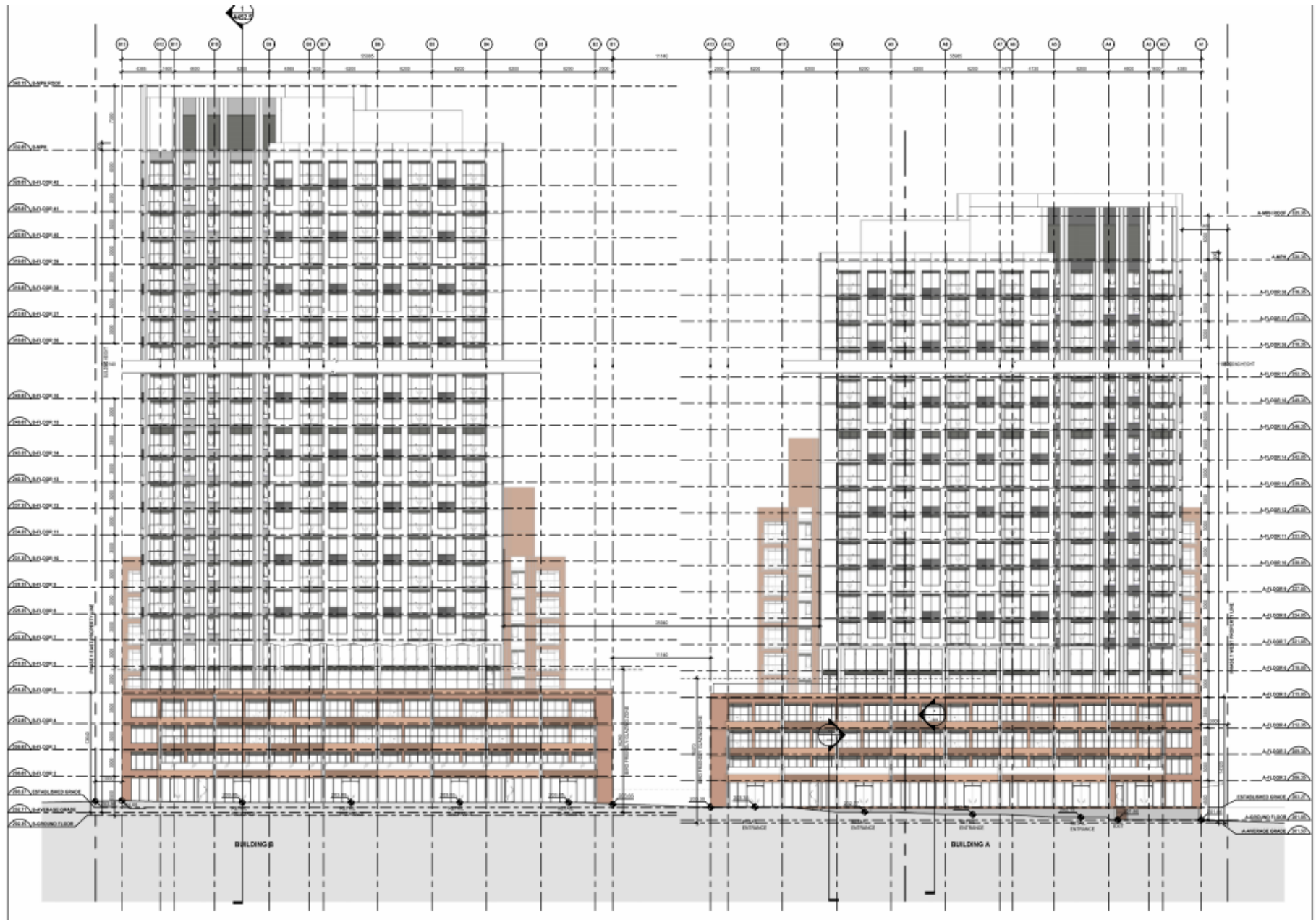


Figure 7: Conceptual Rendering North Façade



Figure 8: Conceptual Rendering South Façade

