



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, November 5, 2024		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	SOS GP Inc. (the "Owner")		
Agent:	Mike Dror, Bousfields Inc.		
Proposal:	To permit a multi-tower, mixed-use high-rise development consisting of seven blocks for development, parks (2), landscape, road widening, and a new public road. The overall concept includes 8 buildings with height ranges from 8 to 59 storeys and generally 6-storey podiums (the “Proposed Development”).		
Location:	2880, 2890, 2900, 2910 and 2930 Steeles Avenue East (the “Subject Lands”)		
File Number:	PLAN 24 167361	Ward:	1
Prepared By:	Nusrat Omer, MCIP, RPP, ext. 2185 Senior Planner, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Acting Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application 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 Monday June 5, 2024, and deemed the Applications complete on June 21, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on October 19, 2024.

NEXT STEPS

- Statutory Public Meeting is scheduled for November 5, 2024
- Recommendation Report for consideration by the Development Services Committee (“DSC”)

- In the event of approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment, and approval of the related Draft Plan of Subdivision application (File PLAN 24 167362)
- Submission of future applications including, but not limited to, Site Plan Control, and Draft Plan of Condominium.

BACKGROUND

Subject Lands and Area Context

The 7.18 ha (17.74 ac) Subject Lands are currently occupied by a shopping centre which includes a grocery store (Food Basics) on the east side of the building, a flea market on the west side (see Figure 1), and numerous smaller retailers including restaurants, offices, medical offices, automobile repair shops, and personal services (see Figures 2 and 3). The site also includes three stand-alone single-storey commercial buildings along Steeles Avenue East. A gas station was previously located at the southwest corner of the site, but has since been demolished. The total existing gross floor includes approximately 26,905 m². Figure 3 shows the surrounding land uses.

The Owner submitted a related subdivision application that would create the seven blocks to facilitate the Proposed Development and summarized in Table 1

Table 1: the Proposed Development – Development Blocks								
BLOCKS	1	2	3	4	5	6	7	Total
Area: ha (ac)	0.573 (1.42)	0.833 (2.06)	0.568 (1.4)	0.317 (0.78)	0.812 (2.01)	0.859 (2.12)	1.239 (3.06)	5.201 (12.85)
Tower (Podium) in storeys	20 (7)	30 (7)	8-20 (6-8)	20 (6)	24-35 (6)	55-59 (6-10)	18-55 (6-10)	N/A
Residential Units:	370	693	296	268	1,198	1,364	860	5,049
Residential GFA: m ² (ft ²)	32,281 (347,470)	54,448 (586,073)	23,070 (248,323)	21,094 (21,094)	85,865 (924,243)	103,697 (1,116,185)	67,114 (722,409)	387,568 (4,171,747)
Non-Residential GFA: m ² (ft ²)	2,845 (30,623)	3,138 (33,777)	1,901 (20,462)	-	-	-	-	7,884 (84,863)
Total GFA: m ² (ft ²)	35,126 (378,093)	57,586 (619,851)	24,971 (268,786 ²)	21,094 (227,054)	85,865 (924,243)	103,697 (1,116,185)	67,114 (722,409)	395,452 (4,256,610)

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

Table 2: Official Plan Amendment Information	
Current Designation:	The east portion of the Subject Lands are designated “Mixed Use High Rise”, and the west portion is designated “Mixed Use Mid Rise”. The Subject Lands were re-designated with site-specific permissions in 2011 through previous applications that were settled through a decision by the Ontario Municipal Board, now known as the Ontario Land Tribunal.
Permitted uses:	<p>The Mixed-Use High-Rise designation permits heights ranging from 3 to 25 storeys and permits the following:</p> <ul style="list-style-type: none"> • maximum of 1,235 dwelling units • maximum total density (floor space index – “FSI”) of 1.85 FSI • maximum density of residential uses of 1.5 FSI <p>Requires the following matters to be addressed prior to the redevelopment of the Subject Lands as provided for above:</p> <ul style="list-style-type: none"> • precise location of private streets • road widening dedications for Don Mills Road • an approved comprehensive Transportation Demand Management Strategy • a Housing Impact Statement • Section 37 of the <i>Planning Act</i> cash payment for the provision of additional community facilities and services • Removal of the Holding “H” Symbols based on adequate servicing and transportation capacities being made available
Proposal:	The Owner proposes to redesignate the western portion of the Subject Lands from Mixed Use Mid Rise to Mixed Use High Rise, with site-specific increases to height and density. In addition, the Owner proposes to increase the height and density permissions of the eastern portion of the Subject Lands from the previous 2011 permissions approved by the OMB.

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

The Proposed Development was previously subject to By-law 2612, as amended, as summarized in Table 3 and shown in Figure 3.

Table 3: Zoning By-law Amendment Information

Current Zone:	The east portion of the Subject Lands are zoned “Community Amenity 2 (CA2)”, and the west portion are zoned “Community Amenity 1 (CA1)”, as approved by the OMB.
Permissions:	<p><u>East Portion:</u></p> <ul style="list-style-type: none">• a mixed-use high density residential and commercial development• the proposed park and zoned Open Space One (OS1) <p><u>West Portion:</u></p> <ul style="list-style-type: none">• retail and office use <p>The site-specific By-law further specifies height provisions, setbacks, maximum residential units and floor area, and parking consistent with those listed in Table 2.</p> <p>The Zoning by-law incorporates Holding provisions to provide for a phased development of the Subject Lands.</p>
2024-19 Zone:	On January 31, 2024, the City enacted a new Comprehensive Zoning By-law No. 2024-19, which repealed the City’s former by-laws, including Zoning By-law 2612. By-law 2024-19 rezones the Subject Lands “Mixed Use Future Development (MU-FD)”, which applies to the existing developed lands. The MU-FD zone only recognizes existing uses and buildings and compatible uses customarily found in traditional shopping plazas. A zoning by-law amendment is required to permit the proposed development.
Proposal:	The Owner proposes to rezone the Subject Lands from Mixed Use Future Development (MU-FD) to Mixed Use - High Rise One (MU-HR1) Zone and Open Space – Public (OS-PU) Zone. The proposed site-specific amendment will increase the maximum building heights and site density, and revise the parking requirements on the Subject Lands.

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 and Zoning By-law amendments to allow the Proposed Development.

- ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Official Plan Review.

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 Owner proposes two Open Space (park) Blocks totaling 1.035 ha (2.56 ac) along the north portion of the Subject Lands.
- ii) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City polices 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) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity 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) Review of the proposed related subdivision configuration including, but not limited to, the proposed public road layout, and the potential integration of a single park block rather than split as proposed.
- iii) Evaluation of the compatible with existing and planned development within the surrounding area.

- iv) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- v) Traffic impact and ensure the adequate supply of parking spaces for the commercial and residential uses.
- vi) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

i) External Agency Review

- i) The Applications must be reviewed by the York Region, Ministry of Transportation, the City of Toronto, and Metrolinx and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must submit applications for Site Plan, and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the buildings.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Related Draft Plan of Subdivision (PLAN 24 167362)

Figure 5: Conceptual Site Plan

Figure 6: Conceptual Building Elevations

Figure 7: Conceptual Renderings

Figure 8: Conceptual Landscape Plan

Figure 1

Location Map

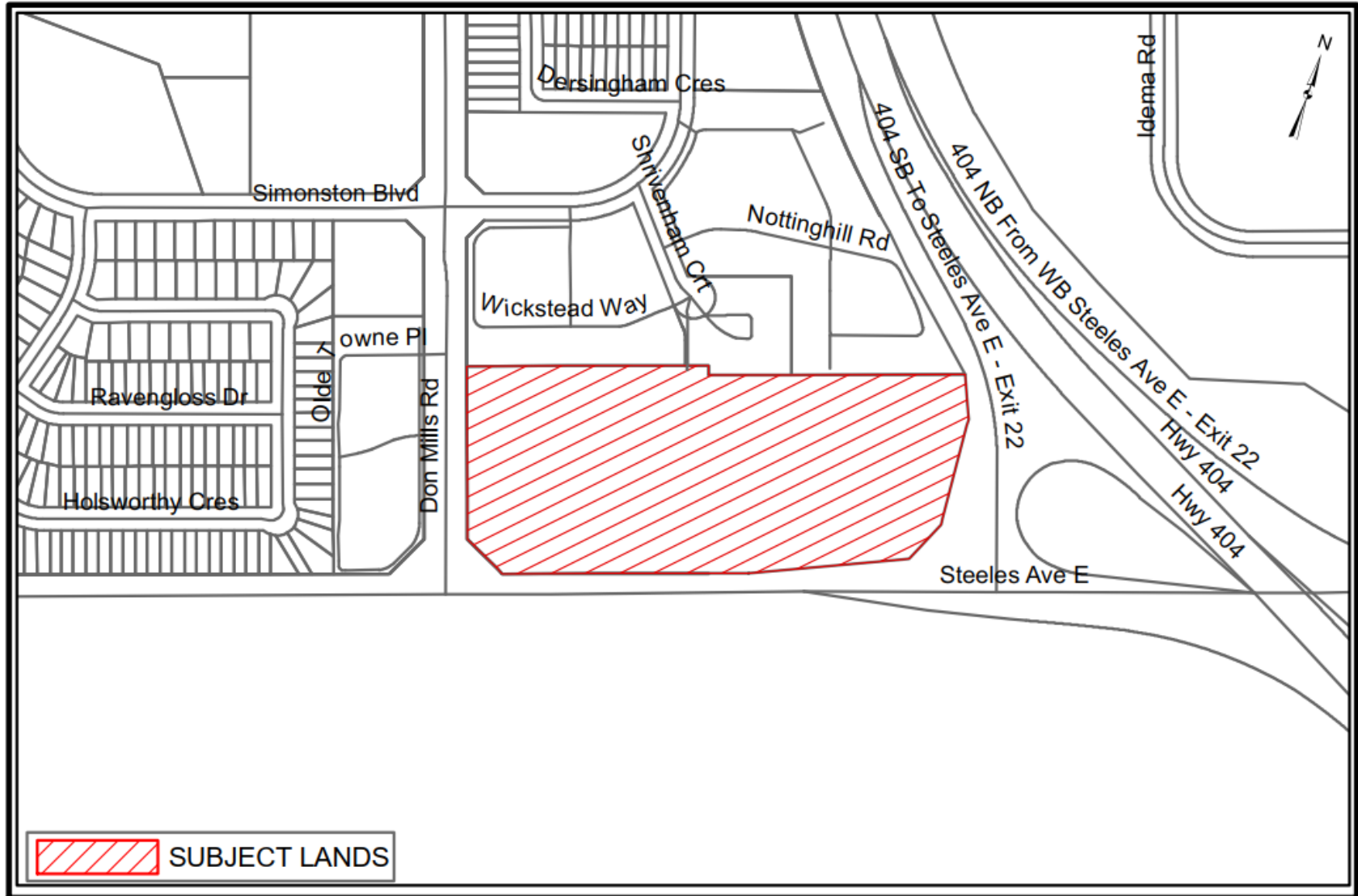


Figure 2

Aerial Photo



 Subject Lands



Figure 3

Area Context and Zoning

 Subject Lands

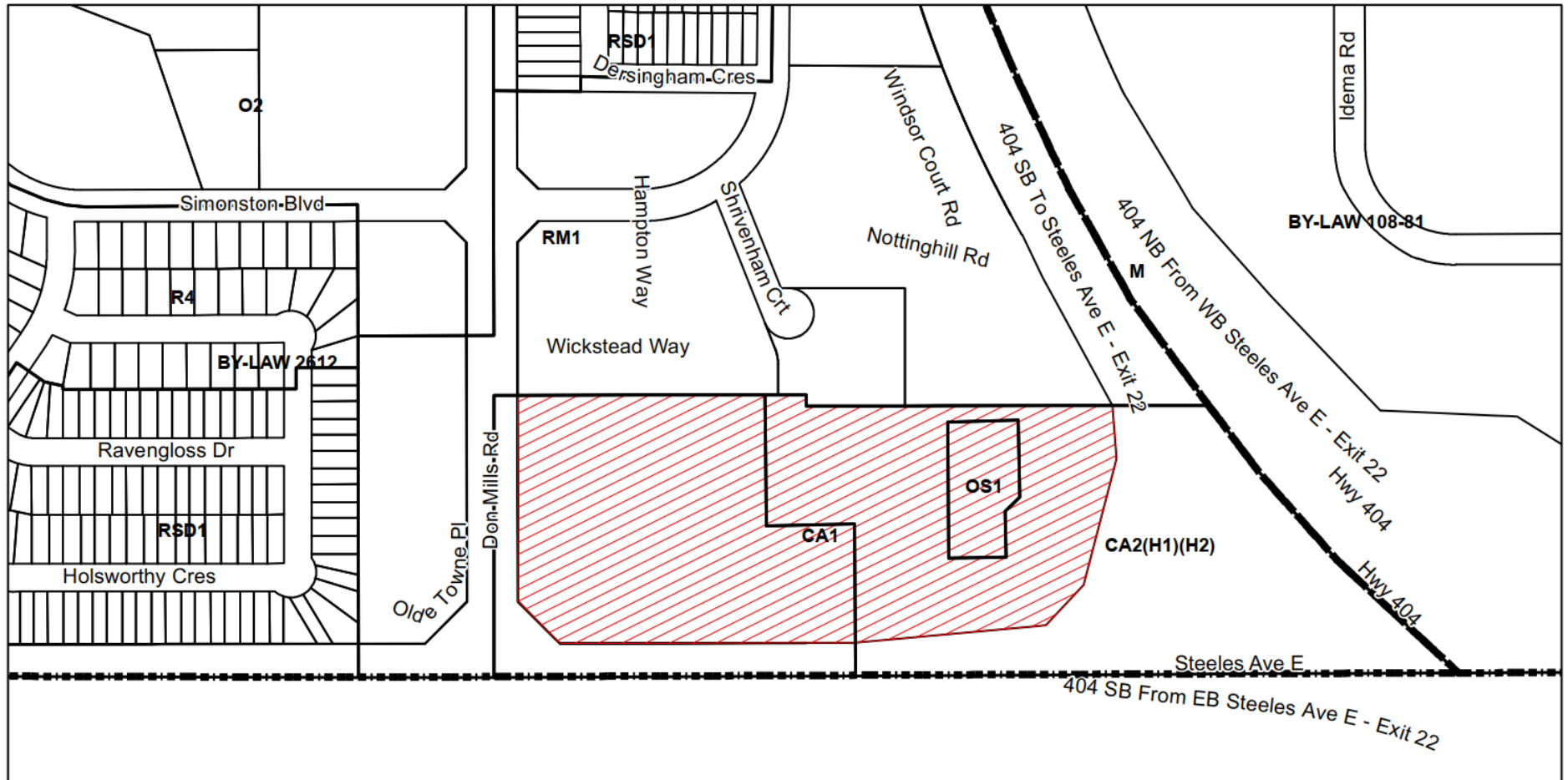


Figure 4

Proposed Related Draft Plan of Subdivision (PLAN 24 167362)

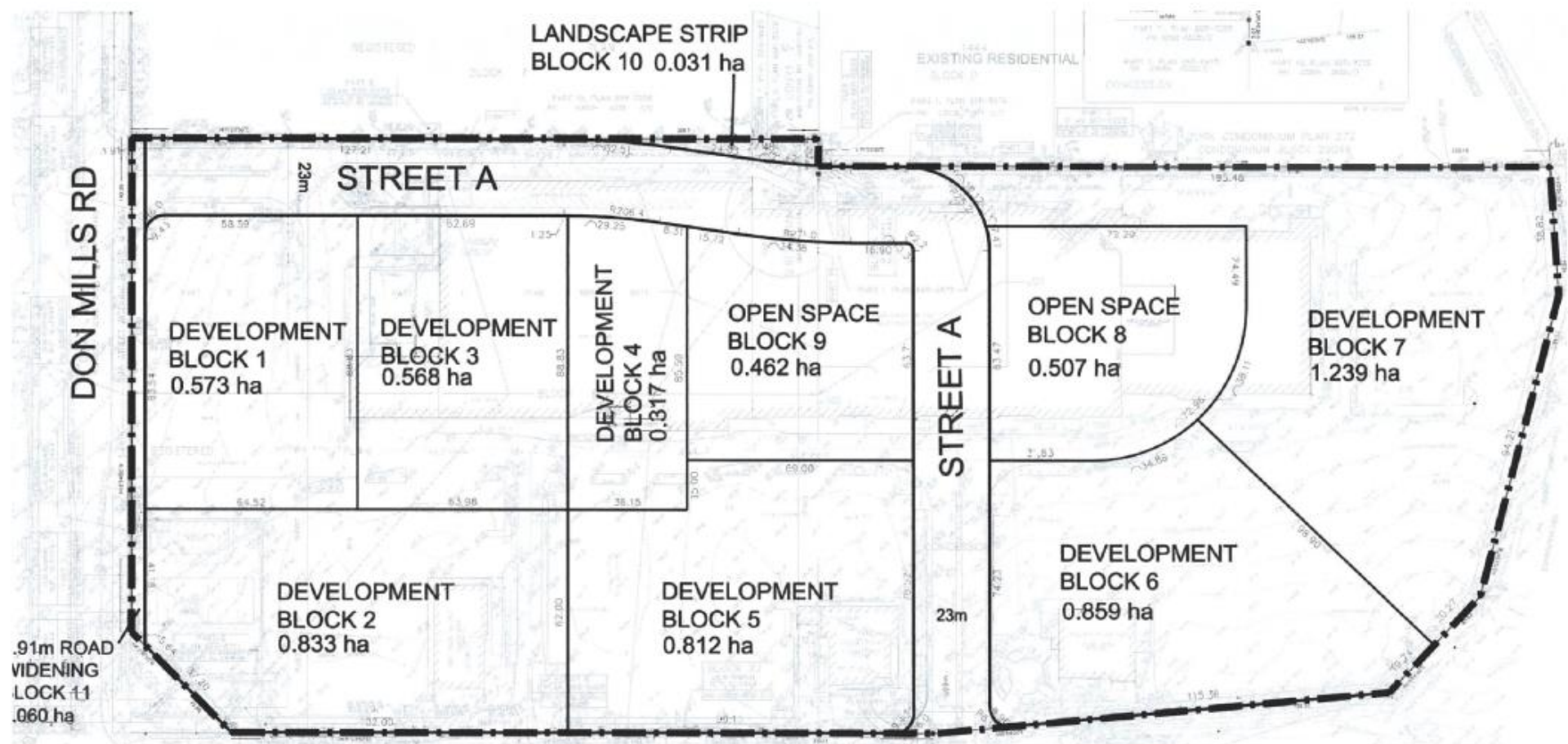


Figure 5

Conceptual Site Plan

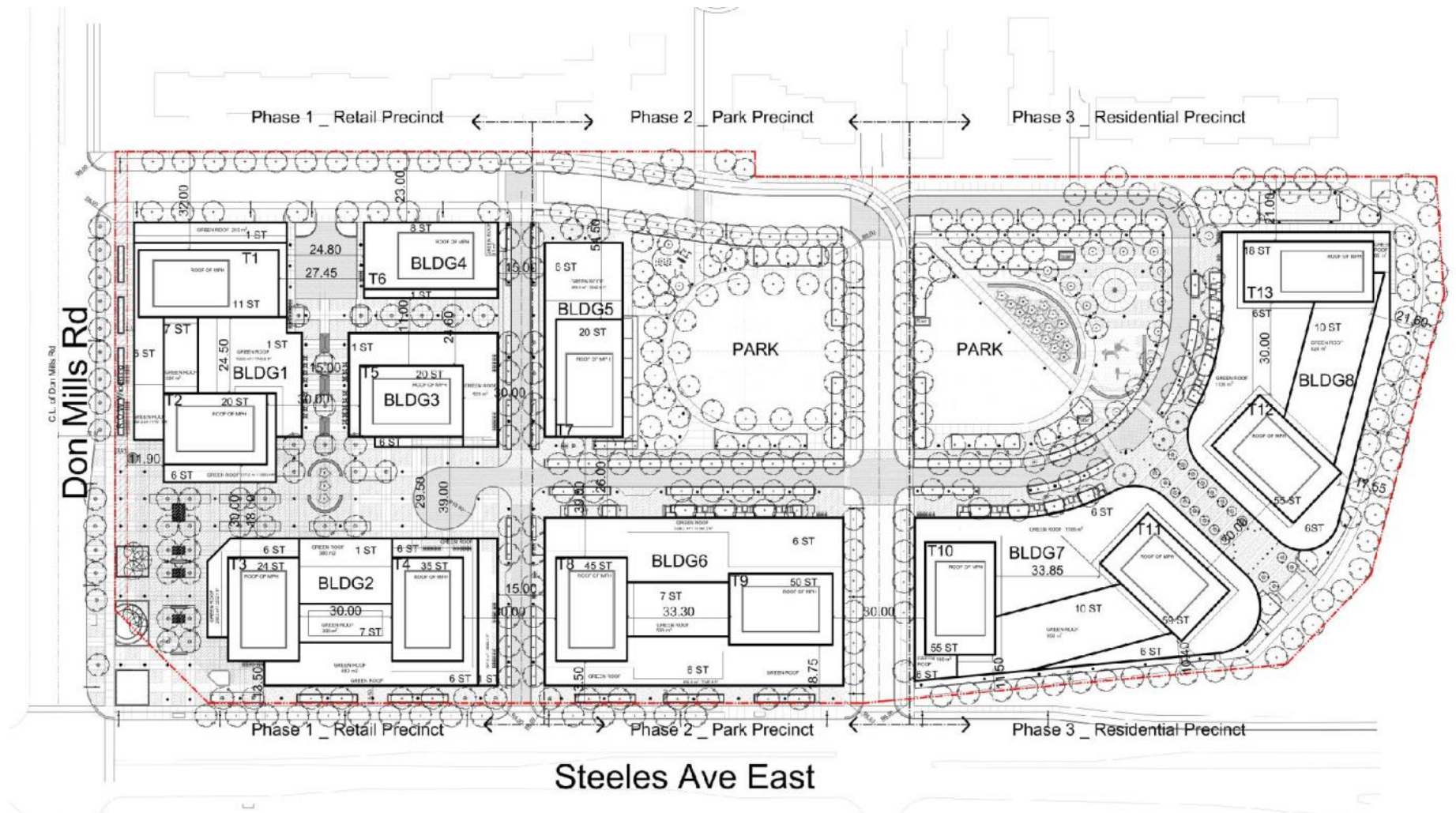


Figure 6

Conceptual Building Elevations

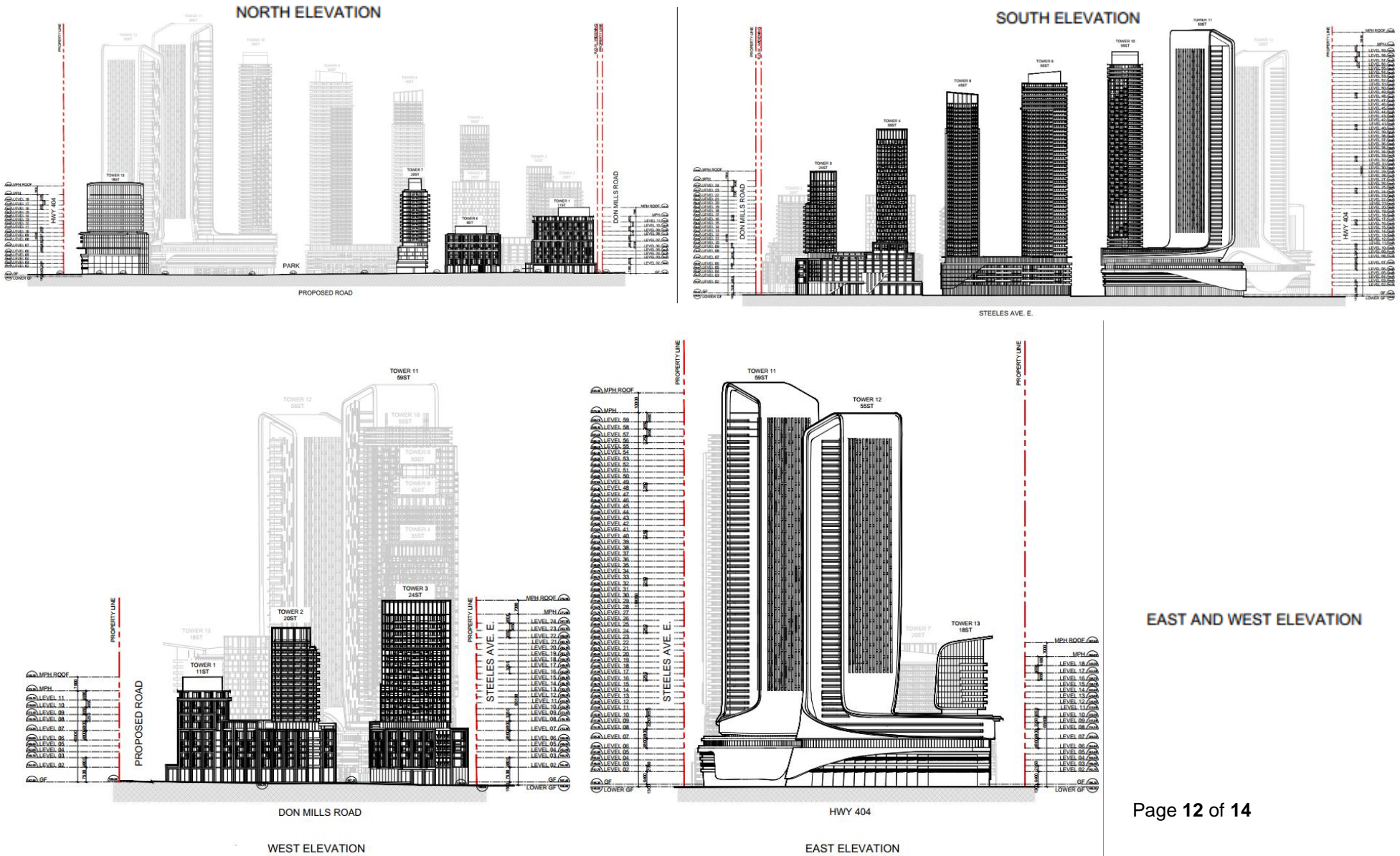


Figure 7

Conceptual Renderings



404 Looking N

404 Looking S



Figure 8

Conceptual Landscape Plan

