



MEMORANDUM

To: Mayor and Members of Council

From: Giulio Cescato, MCIP, RPP, Director of Planning and Urban Design

Prepared by: Nusrat Omer, MCIP, RPP, Senior Planner, West District

Date: May 5, 2026

Re: Project Update to the Development Services Committee on SOS GP Inc. Applications for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision on the lands located at 2880 to 2930 Steeles Avenue East (The Shops on Steeles) (Files PLAN.24.16

RECOMMENDATION:

1. That the May 5, 2026, Memorandum titled, “Project Update to the Development Services Committee on SOS GP Inc. Applications for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision on the lands located at 2880 to 2930 Steeles Avenue East (The Shops on Steeles) (Files PLAN.24.167361 and PLAN.24.167362)”, be received;
2. That Staff continue working with the Owner to revise the proposed development concept in accordance with the comments and requirements provided to date and detailed in the January 20, 2026, Staff Recommendation Report to the Development Services Committee; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This Memorandum provides an update on the January 20, 2026 ([Recommendation Report, Item 9.1](#)) resolution on the above noted files to defer the matter subject to further revisions by the SOS GP Inc. (the “Owner”) to May 5, 2026, Development Services Committee (“DSC”) meeting.

BACKGROUND:

At the January 20, 2026, DSC meeting, Committee members deferred the Applications based on the Owner’s request to allow for an opportunity to respond to Staff comments as detailed in the Staff Recommendation Report.



Following the DSC meeting, Staff met with the Owner twice to review the outstanding issues and present alternative concepts. As an outcome of the meetings, the last of which was held on March 27, 2026, the Owner agreed to revise the concept in consideration of options presented by Staff, including revisions to site configuration, distribution of the building heights, and the delivery of a minimum parkland dedication area of 15% on the Subject Lands.

Next Steps:

The Owner and Staff will continue to work collaboratively over the coming several months on a revised and supportable development concept. An updated final recommendation report will be brought forward to a future Development Services Committee.