



Statutory Public Meeting

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

SOS GP Inc. c/o Bousfields Inc.

2880, 2890, 2900, 2910 and 2930 Steeles Avenue East (Ward 1)

File PLAN 24 167361

November 5, 2024



- 7.18 ha (17.74 ac)

Existing Land Use:

- Shopping Centre (and a grocery store)

Surrounding Uses:

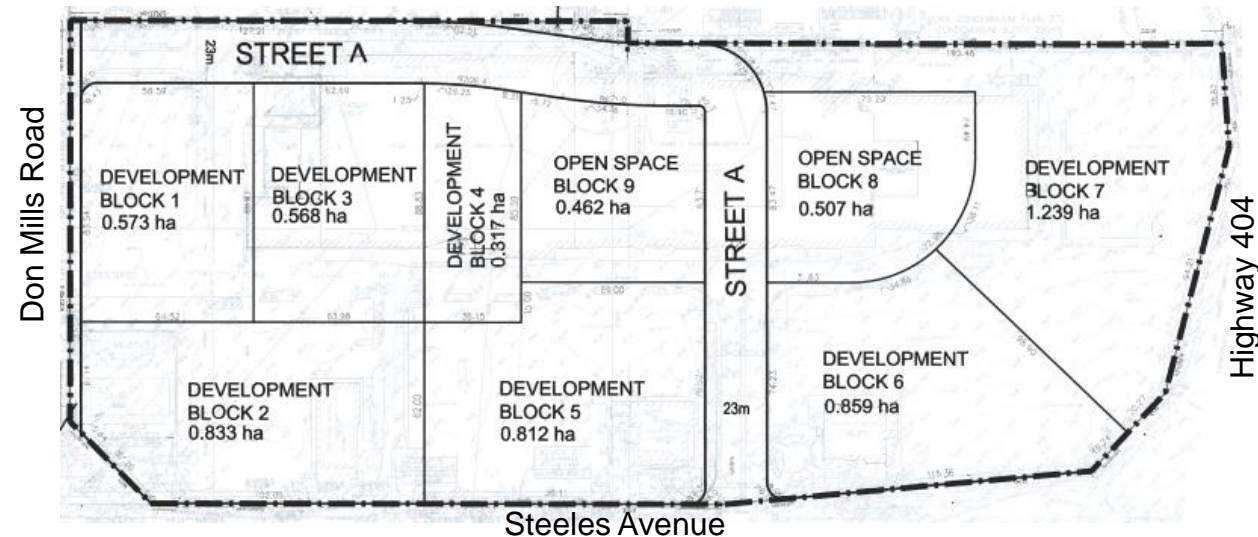
- **North:** low-rise residential
- **East:** Highway 404
- **South:** mid and low-rise residential
- **West:** low-rise residential





The Proposal

- Multi-tower, mixed-use high-rise development
- 7 development blocks and 2 park blocks
- 8 buildings (8 to 59 storeys) on generally 6-storey podiums
- Approximately 5,049 units
- Density: 5.51 FSI (gross)

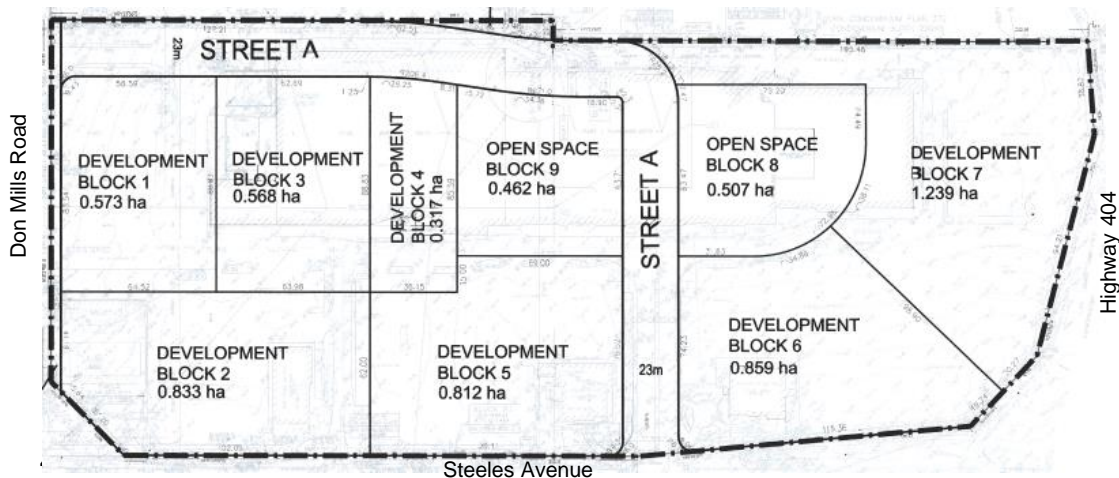
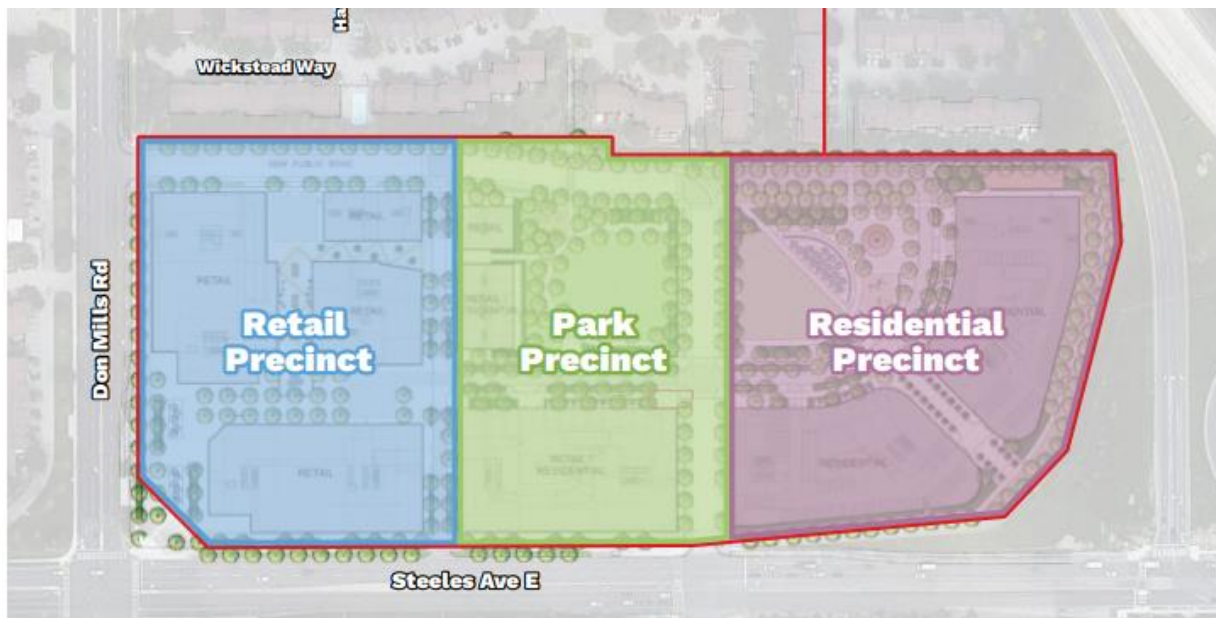




Details of the Phased Proposal

Strategic Plan 2020-2026

Building Markham's Future Together



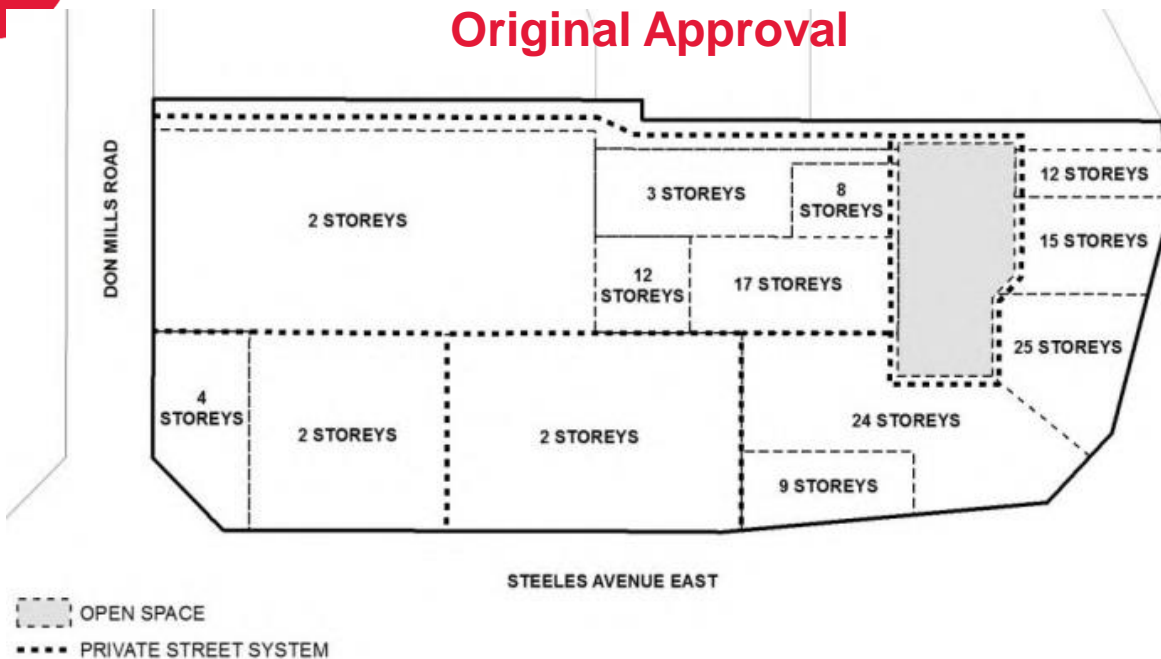
	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Total
Area: ha (acres)	0.573 (1.42)	0.833 (2.06)	0.568 (1.4)	0.317 (0.78)	0.812 (2.01)	0.859 (2.12)	1.239 (3.06)	5.201 (12.85)
Heights (Storeys):	20	30	8-20	20	24-35	55-59	18-55	-
Tower [Podium]:	(7)	(7)	(6-8)	(6)	(6)	(6-10)	(6-10)	-
Non-Residential GFA: m ² (ft ²)	2,845 (30,623)	3,138 (33,777)	1,901 (20,462)	-	-	-	-	7,884 (84,863)



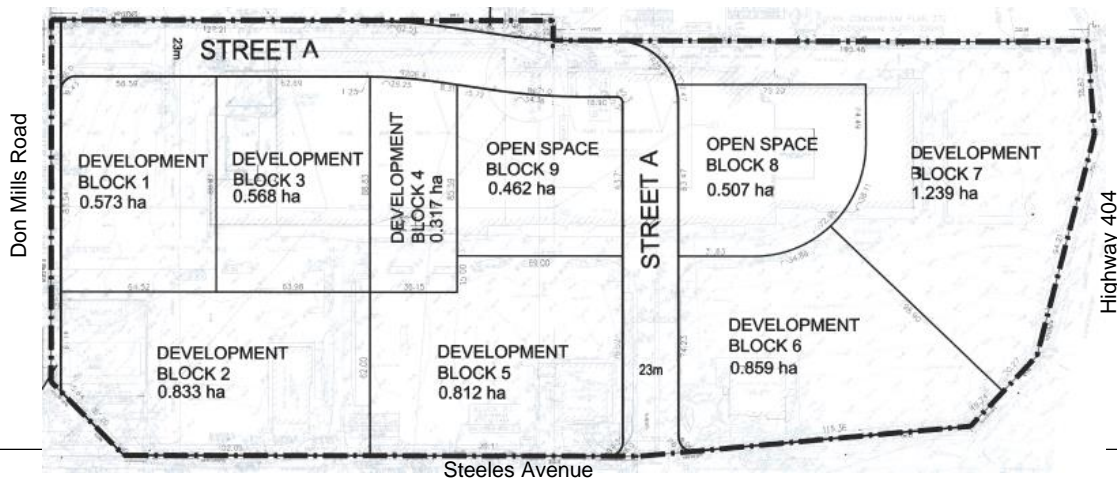


Previous OMB (OLT) Approvals

Original Approval



Current Proposal



Comparison		
2-25	Storeys	8-59
1,235	Units	5,049
1.85	Gross FSI	5.51
n/a	Non-Res	7,884 m ²
~4,840 m ²	Parks Space	10,330 m ²
--	Amenity Space	14,383 m ²
1.1/unit + commercial	Parking	4,367 spaces @ blended rate
TBD	Road Widening	TBD



Required Official Plan Amendment

Strategic Plan 2020-2026

Building Markham's Future Together

Current Official Plan Designation and Policies:

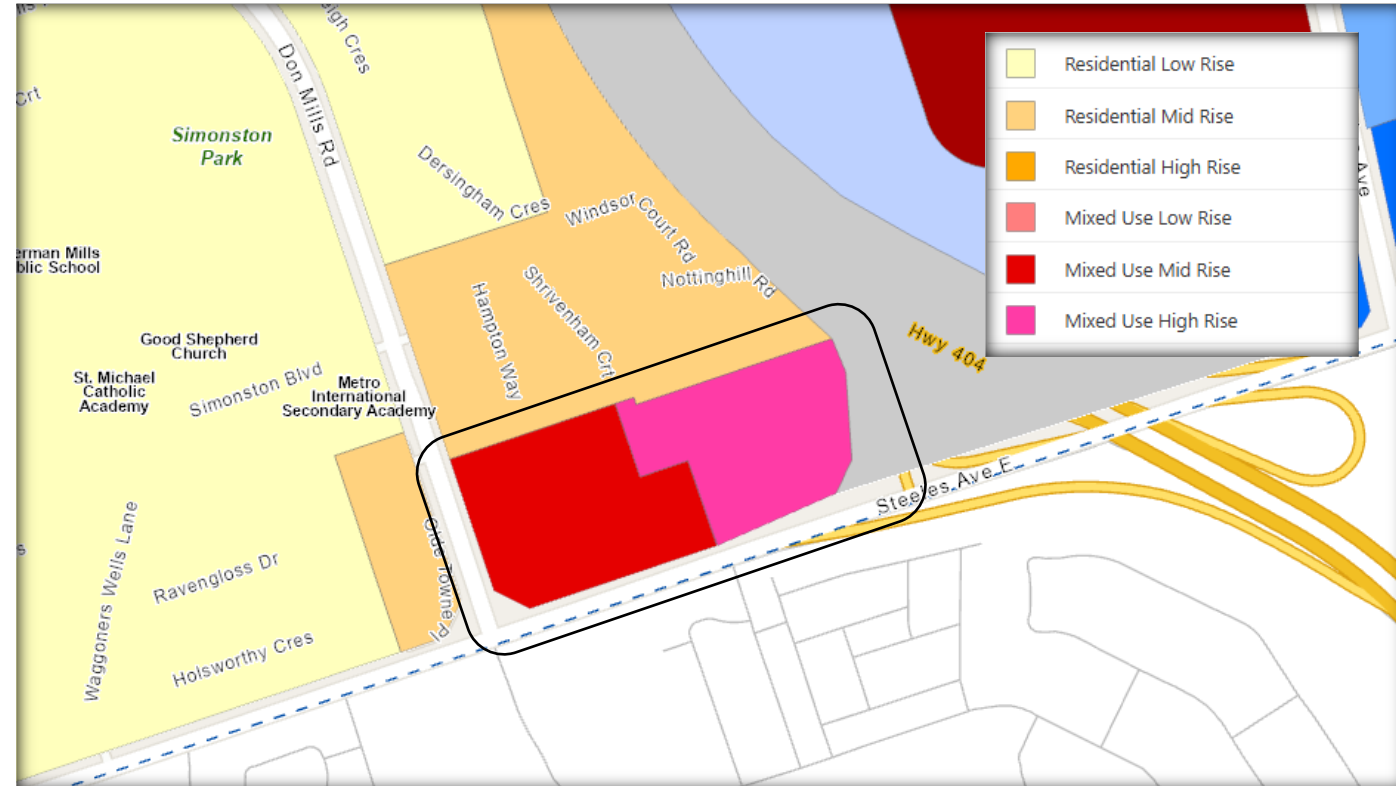
“Mixed Use Mid Rise” (western portion)

“Mixed Use High Rise” (eastern portion)

- maximum height 25 storeys (eastern portion)
- maximum overall density 1.85 FSI
- Maximum residential density 1.5 FSI

The Proposal requires an amendment to:

- **Re-designate the western portion to Mixed Use High Rise**
- **Permit maximum building height of 59-storeys and increased density**





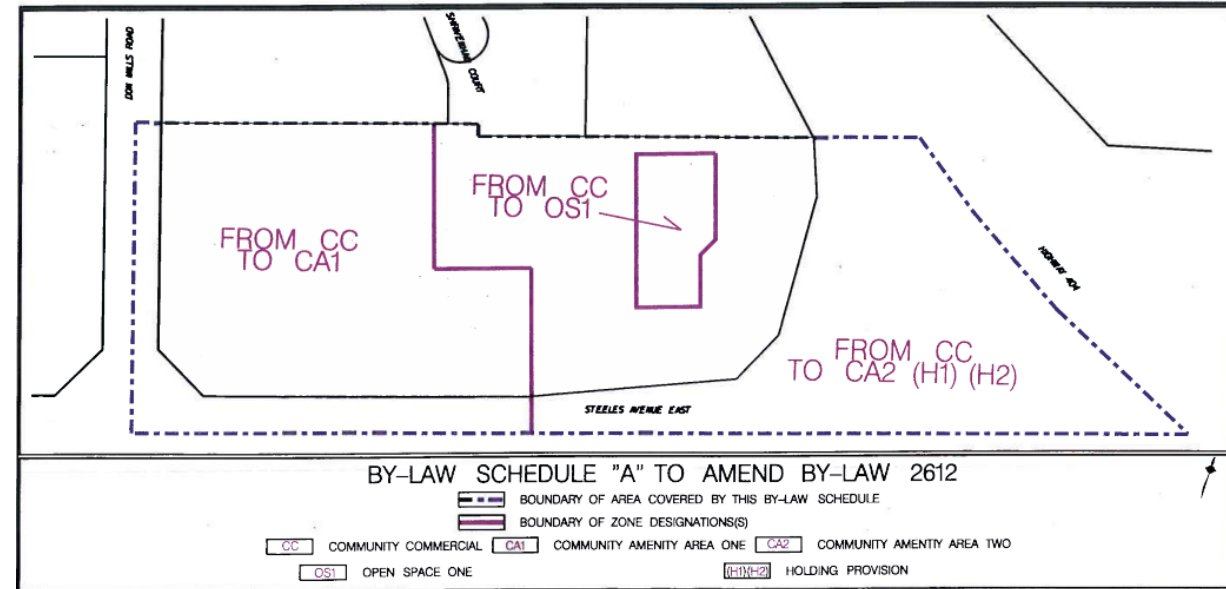
Required Zoning Amendment

Mixed Use, Future Development Zone (Zoning By-law 2024-19)

- Reverts back to zoning provisions of By-law 2612:
 - Community Amenity Area One (CA1) Zone, and Community Amenity Area Two (CA2) Zone
 - residential and commercial uses
 - Holding (H) Provisions for:
 - Outstanding financial contributions
 - available servicing capacities
 - Updated transportation plan

The Owner seeks an amendment to permit the following:

- **Mixed Use - High Rise One (MU-HR1) Zone and Open Space – Public (OS-PU) Zone**
- **Site-specific provisions for heights, density, setbacks, etc.**





1. Staff will continue to review the Proposal

- Review the technical studies submitted in support of the Proposal, having regard for density and building heights surrounding land uses, sun and shadow analysis, wind analysis, and municipal servicing

2. Committee may refer the Application back to Staff to prepare a Recommendation Report for a future DSC Meeting

3. Applicant will provide a detailed presentation on the Proposal



Thank you

