

November 5th, 2024

Steeles and 404 2880, 2890, 2900, 2910 & 2930 Steeles Avenue East

Development Services Committee
Public Meeting



Agenda

An architectural rendering of a modern urban street scene. The scene features multi-story buildings with large windows and balconies. In the foreground, there is a paved pedestrian walkway with a fountain. People are walking, pushing a stroller, and using a wheelchair. There are shops and restaurants, including one named 'Piva Ciprota' and another named 'Il Distro'. The overall atmosphere is bright and lively.

1.0 Project Team

2.0 Context

3.0 Proposal

Project Team

SOS GP Inc.

Applicant

Joanne Barnett

 **ARCADIS**

Architect

Mansoor Kazerouni

 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT

Planning

Peter Smith

 **SCS** consulting group Ltd

Civil Engineering

Paul Gioacchini

Ferris + Associates
a division of NAK DS Inc



Landscape Architect

Paul Ferris












BA Group

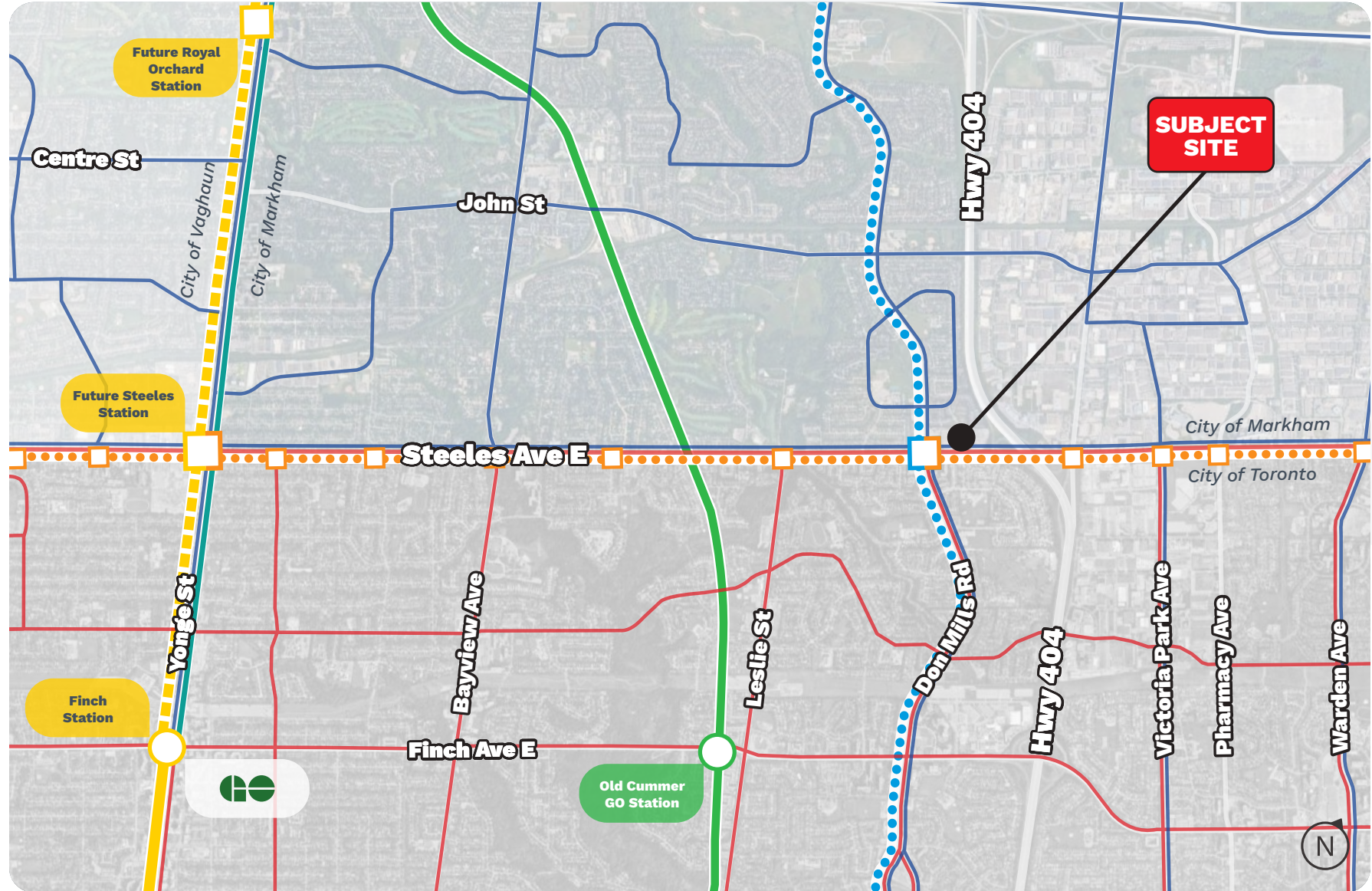
Transportation

Steve Krossey

Transit Context

Legend

-  TTC Subway Line 1 (Yonge/University)
-  Planned Yonge North Subway Extension
-  Planned Don Mills Rd/Leslie Street LRT/BRT
-  Planned Steeles Avenue/Taunton Road BRT
-  GO Line
-  GO Bus Terminal
-  TTC Bus Routes
-  YRT Bus Routes
-  YRT VIVA Bus Routes



Provincial Policy Considerations

Provincial Planning Statement (2024)

- Optimize the use of land & infrastructure
- Provide a mix of housing options
- Intensification of shopping malls & plazas for residential use



Provincial Policy Considerations

Provincial Planning Statement (2024)



Policy 2.2.1(b) Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

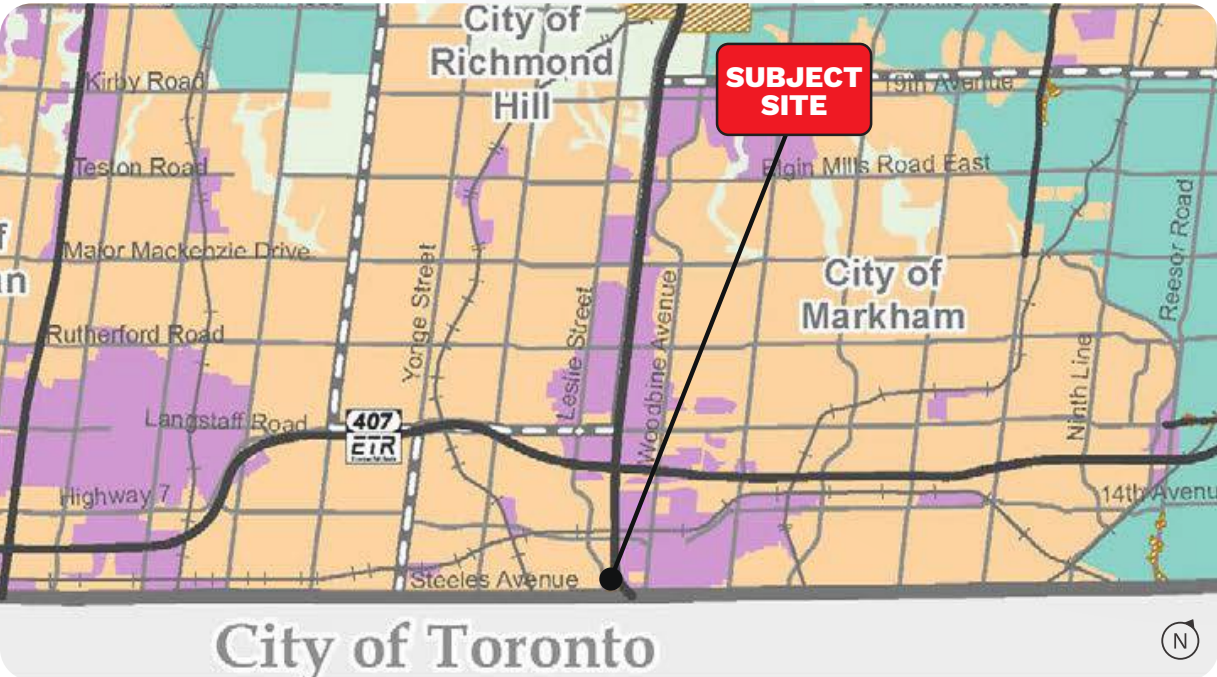
*all types of residential intensification, **including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use...***

York Region Official Plan

Map 1 - Regional Structure



Map 1A - Land Use



- Regional Centre
- Regional Corridor
- Urban Area
- Towns and Villages
- Agricultural System
- Regional Greenlands System
- Subject to Minister's Order February 3, 2015 and special provision policy 5.3.6

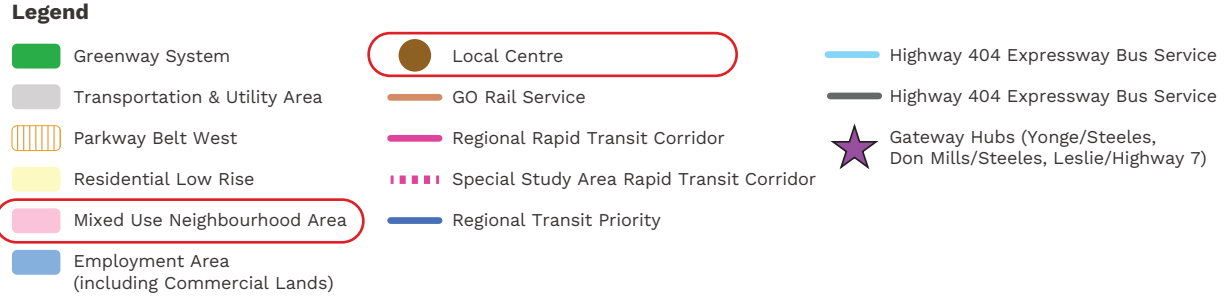
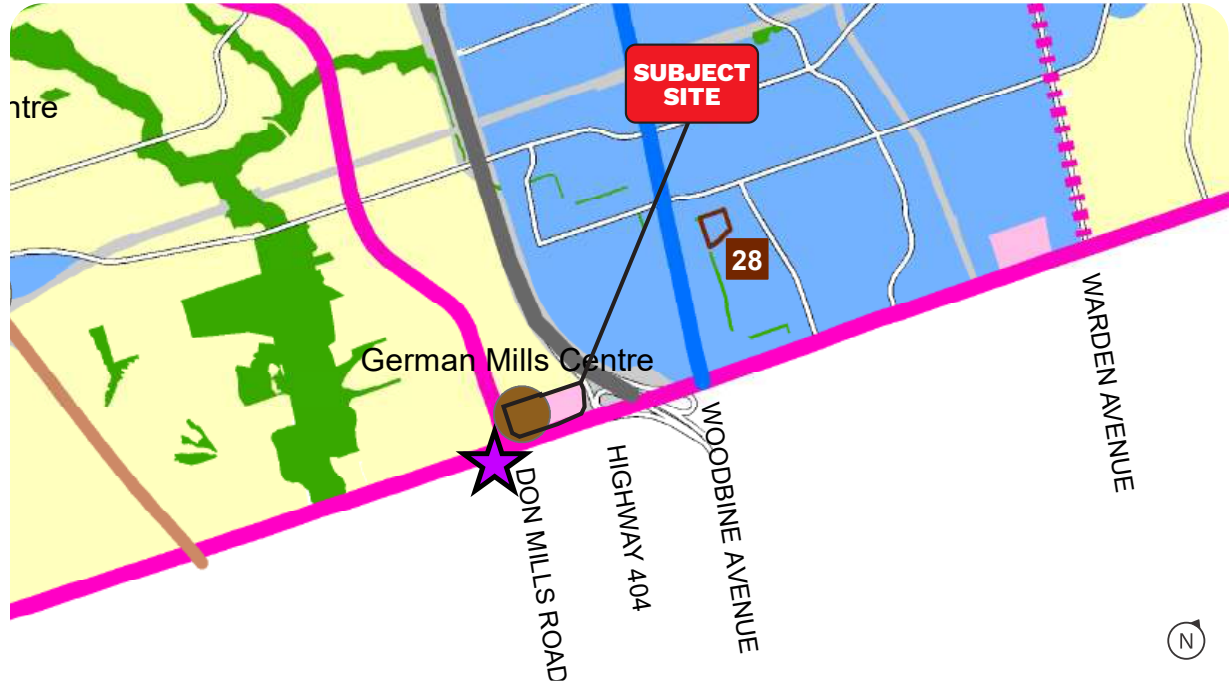
- Greenbelt Plan**
 - Greenbelt Plan Boundary
- Oak Ridges Moraine Conservation Plan**
 - Oak Ridges Moraine Conservation Plan Boundary
- Provincial Highways**
 - Existing
- Municipal Boundaries**
 - Regional Municipal Boundary
 - Local Municipal Boundary

- Urban System**
 - Community Area
 - Employment Area
- Agricultural System**
 - Holland Marsh Specialty Crop Area
 - Agricultural Area
 - Rural Area
 - Hamlet

- Provincial Highways**
 - Existing
- Municipal Boundaries**
 - Regional Municipal Boundary
 - Local Municipal Boundary

City of Markham Official Plan

Map 1 - Markham Structure

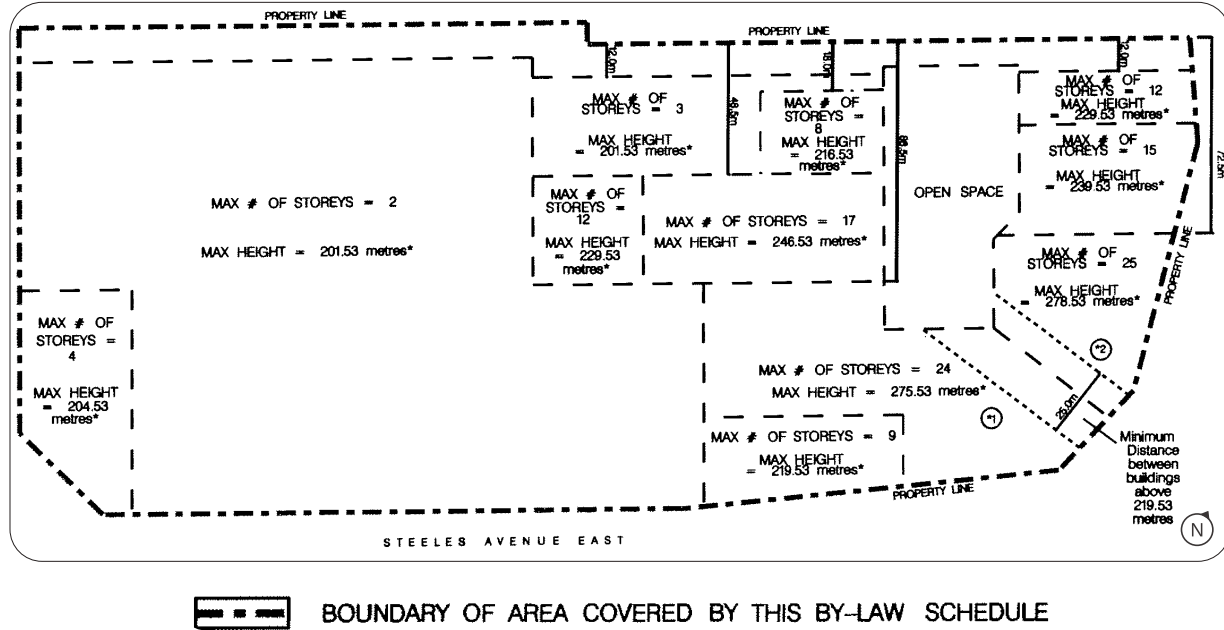


Map 3 - Land Use

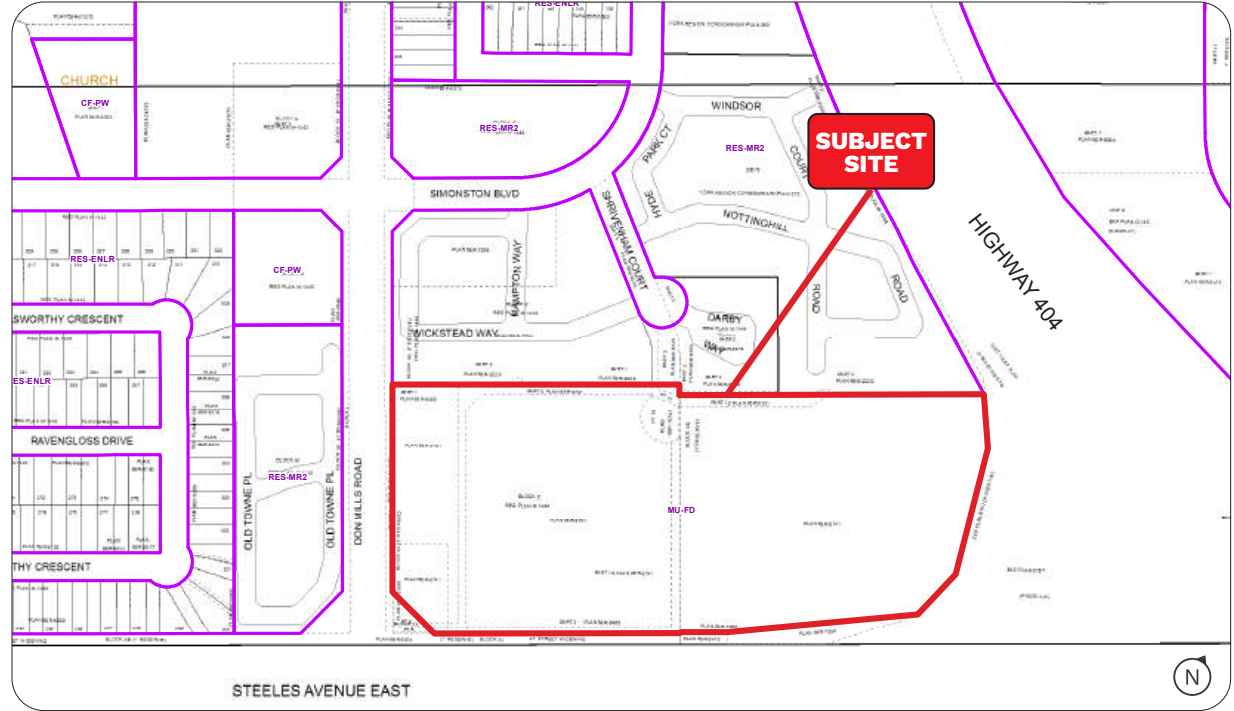


Zoning By-law

Site-Specific By-law 2011-196, Amending By-law 2612 - Schedule B



Comprehensive Zoning By-law 2024-19



Currently Zoned: **MU-FD** - Mixed Use Future Development

The Proposal



Existing Site Context








Legend

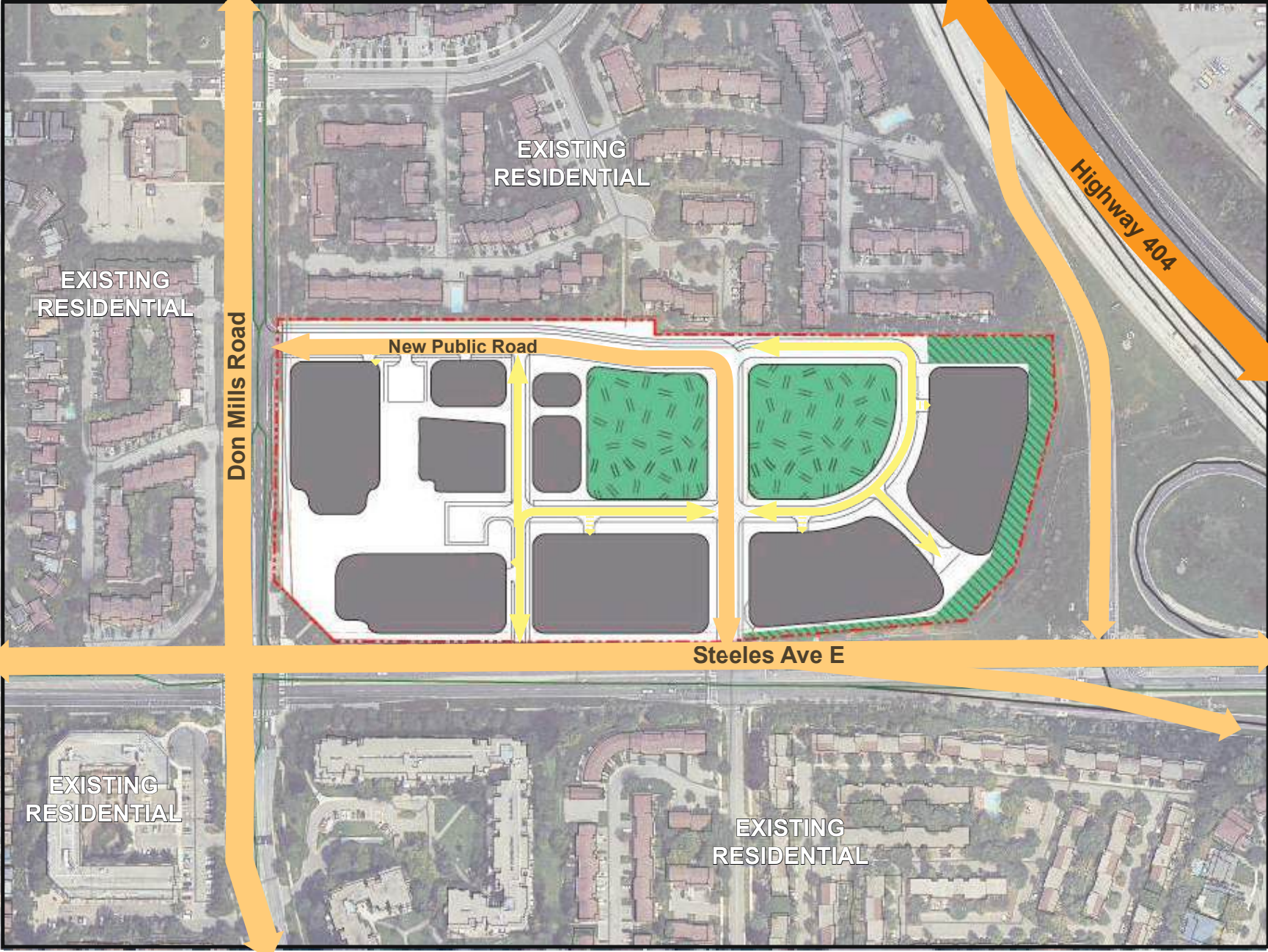
-  Major Highway
-  Arterial Roads
-  View Location
-  View Direction
-  Subject Site: Shops on Steeles



Proposed Vehicular Access

Legend

-  Major Highway
-  Arterial Roads
-  Private Roads
-  Park
-  Greenspace
-  Building Footprint
-  Subject Site: Shops on Steeles



Proposed Mobility Plan

Legend

-  Arterial Streets
-  Community Access
-  Trails and Pathways
-  Park
-  Greenspace
-  Building Footprint
-  Bus Station
-  Subject Site



Proposed Master Plan



Local Amenities & Resources



Site Plan



Ground Floor Masterplan

- Retail
- Amenity
- Lobby
- Units
- Elevator / Stairwells
- Parking Spaces
- Service
- Bicycle Parking



Illustrative Site Plan



Retail Corner Rendering A



Urban Square Rendering B



Farmer's Market Lane Rendering C



Illustrative Landscape Plan



Pedestrian Path Rendering D



Park Rendering E



Proposed Park Activities



Aerial Render View





Question & Answers
Thank you