



Statutory Public Meeting

OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

2607549 Ontario Inc. (Michael Lin) c/o MHBC Planning (Frank Venditti)

4438 Steeles Avenue East (Ward 8)

File PLAN 24 190986

March 4, 2025

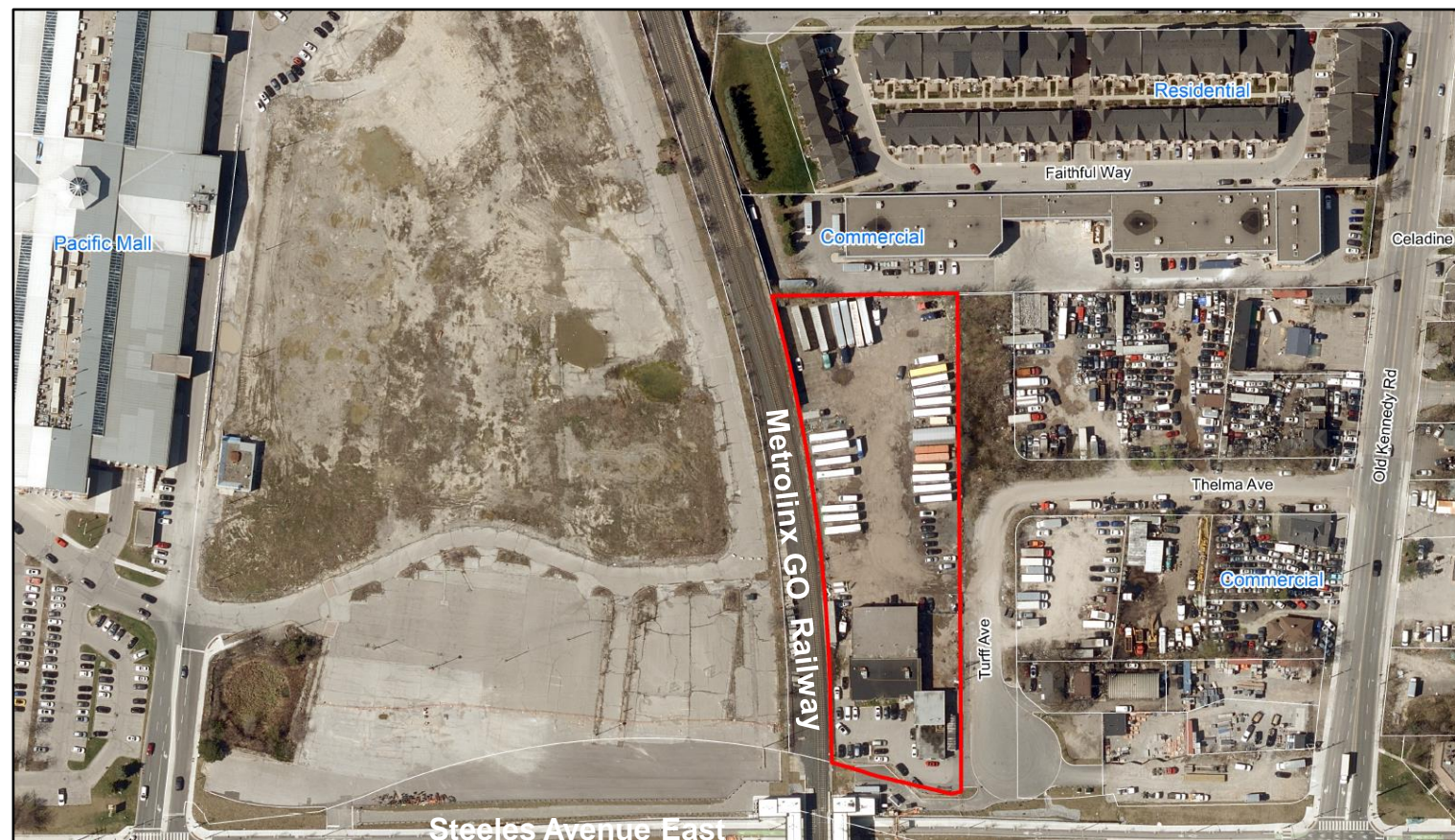


Subject Lands:

- 1.07 ha (2.64 ac)
- Currently developed with a single-storey commercial/industrial building, outdoor storage, and an associated surface parking lot

Surrounding Context:

- Commercial and residential uses
- Railway tracks
- Metrolinx pedestrian transit bridge



 Subject Lands

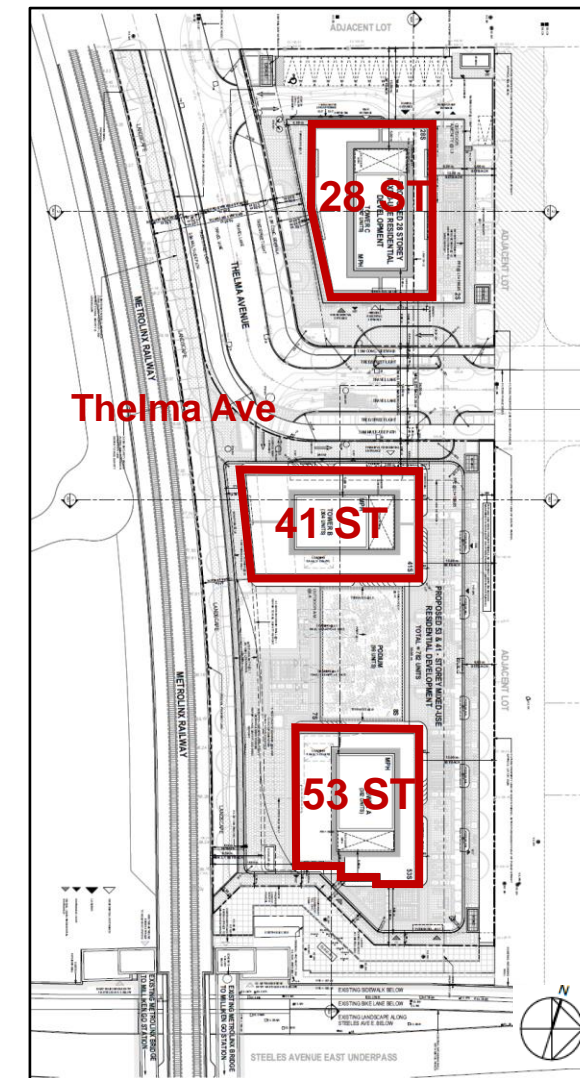


The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

Residential Gross Floor Area ("GFA"):	98,950 m ² (1,056,081 ft ²)	
Non-Residential GFA:	798 m ² (8,589 ft ²)	
Density:	11.5 Floor Space Index ("FSI")	
Building Heights:	<u>South Parcel</u> <ul style="list-style-type: none">• Tower A – 53 storeys• Tower B – 41 storeys	<u>North Parcel</u> <ul style="list-style-type: none">• Tower C – 28 storeys
Dwelling Units:	<u>South Parcel</u> <ul style="list-style-type: none">• 782 (1% as affordable housing)	<u>North Parcel</u> <ul style="list-style-type: none">• 247 (purpose-built rental)
	Total: 1,029	
Parking Spaces:	<ul style="list-style-type: none">• 782 (772 residential/visitor and 10 non-residential)• 3 levels of underground parking• 7 levels of above ground parking within Buildings A and B podium and 1 level of above ground parking within Building C	
Site Access:	Via private driveways connecting to the new Thelma Avenue extension	



--- SUBJECT LANDS





Required Official Plan Amendment

Strategic Plan 2020-2026

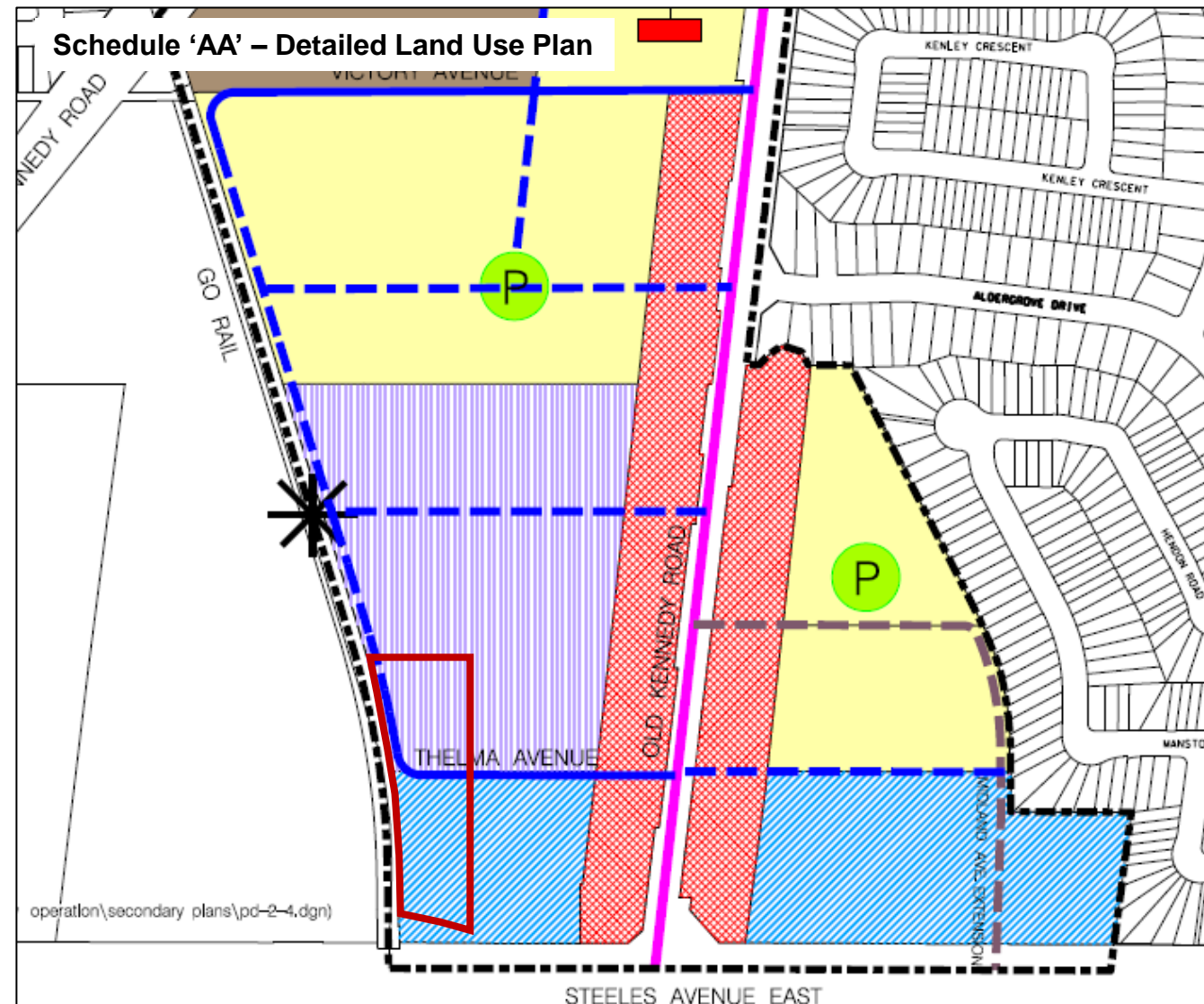
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In-effect Main Street Milliken Secondary Plan (OPA 144):

- “Community Amenity Area – Steeles Avenue”
- “Community Amenity Area – Mixed Use”

The Proposed Development does not meet the intent of OPA 144, and an Official Plan Amendment is required.

	BOUNDARY OF AREA COVERED BY THIS SECONDARY PLAN		URBAN RESIDENTIAL HIGH DENSITY I		LOCAL ROAD
	COMMUNITY AMENITY AREA - MAIN STREET		URBAN RESIDENTIAL HIGH DENSITY II		LOCAL ROAD (CONCEPTUAL)
	COMMUNITY AMENITY AREA - STEELES AVENUE		PARKETTE		MINOR COLLECTOR ROAD (CONCEPTUAL)
	COMMUNITY AMENITY AREA - MIXED USE		NEIGHBOURHOOD PARK		PEDESTRIAN LINKAGE
	URBAN RESIDENTIAL MEDIUM DENSITY		MAJOR COLLECTOR ROAD		ELEMENTARY SCHOOL



Subject Lands





OPA 56 (Pending Approval)

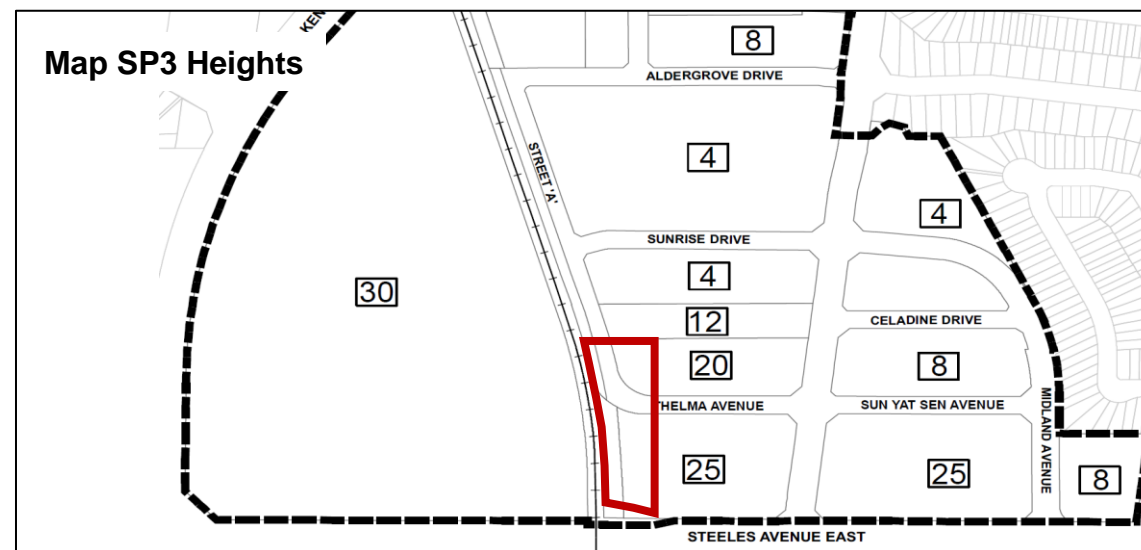
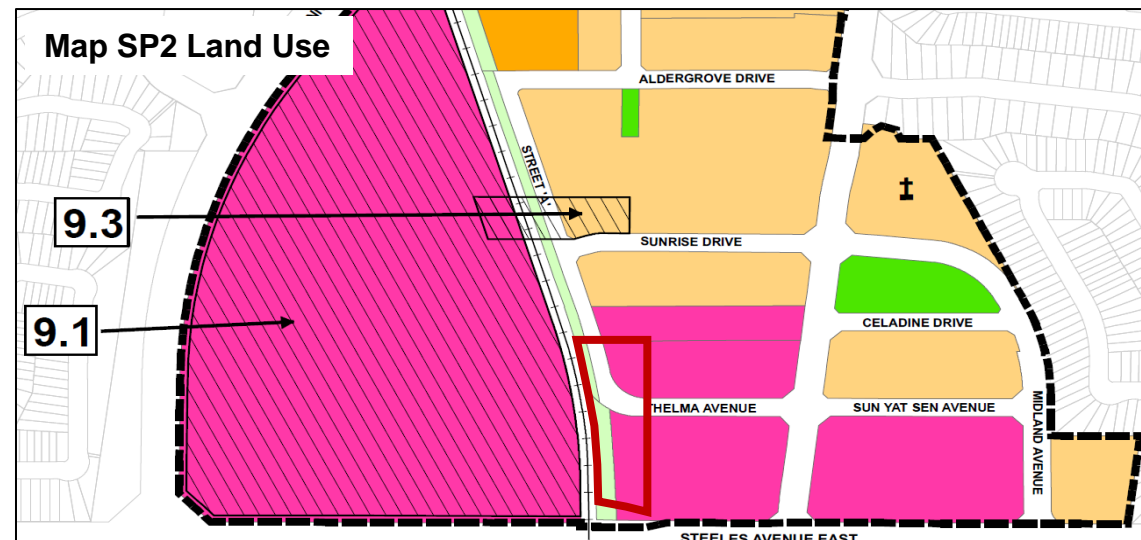
Strategic Plan 2020-2026

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Updated Milliken Centre Secondary Plan (OPA 56):

- “Mixed Use High Rise”
- “Open Space”

The Proposed Development does not meet the intent of OPA 56



□ Subject Lands





Required Zoning By-law Amendment

Strategic Plan 2020-2026

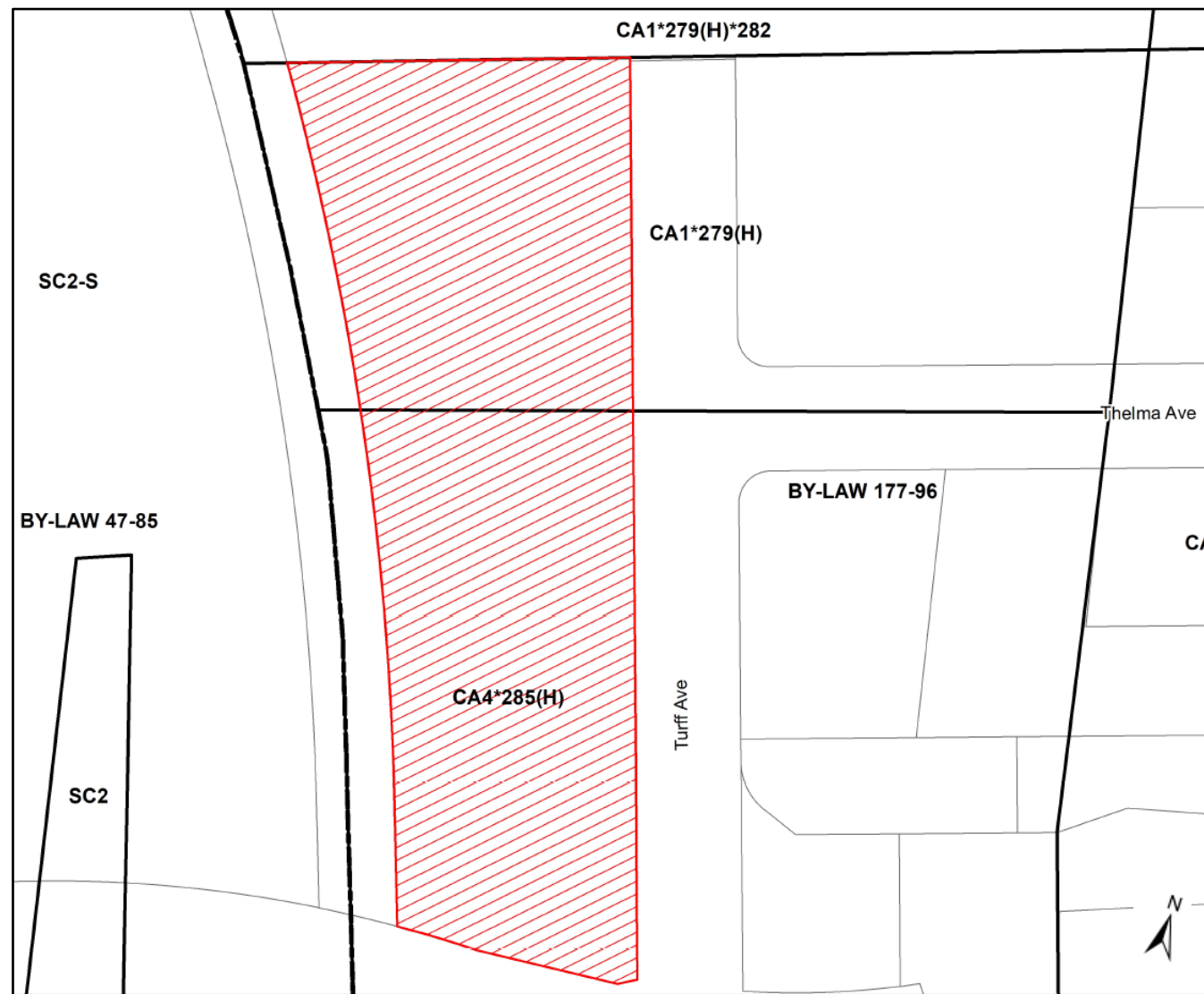
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By-law 177-96:

- “Community Amenity One Exception 279 (Hold) (CA1*279(H))”
- “Community Amenity Four Exception 285 (Hold) (CA4*285(H))”

The Owner submitted an amendment to permit the following:

- Mixed-use residential buildings
- Incorporate site-specific development standards (minimum non-residential floor area, setbacks, height, maximum density, and parking ratios)





Outstanding Items and next steps

Strategic Plan 2020-2026

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1. Staff will continue to review the Proposal
2. Staff request that the Applications be referred to Staff for a future recommendation report



Thank you!