



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, March 4, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Michael Lin, 2607549 Ontario Inc. (the "Owner")		
Agent:	Frank Venditti, MHBC Planning (the “Applicant”)		
Proposal:	To facilitate a mixed-use, high-rise development consisting of three buildings with height ranges from 28 to 53 storeys, and a public road extension (the “Proposed Development”)		
Location:	4438 Steeles Avenue East (the “Subject Lands”)		
File Number:	PLAN 24 190986	Ward:	8
Prepared By:	Barton Leung, ext. 2376, Senior Planner, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications 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 October 10, 2024, and deemed the Applications complete on December 9, 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 ends on April 8, 2025.

NEXT STEPS

- The statutory Public Meeting is tentatively scheduled for March 4, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future Site Plan Control Application(s) for the two development blocks

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the 1.07 ha (2.64 ac) Subject Lands located north of Steeles Avenue and immediately west of Turff Avenue. Figure 2 shows that the Subject Lands are currently developed with a single-storey commercial/industrial building, outdoor storage, and an associated surface parking lot. Figures 2 and 3 show the surrounding land uses.

The Proposed Development includes a public road extension (Thelma Avenue), which bisects the Subject Lands into a North and South parcel

Table 1: the Proposed Development (see Figures 4 to 6)		
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”) ^{SEE NOTE}	
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 	
Site Access:	Via private driveways connecting to the new Thelma Avenue extension	

NOTE: The 0.87 ha (2.14 ac) developable portion of the Subject Lands is based on the original Subject Lands area (0.905 ha/ 2.23 ac), minus the area for the Thelma Avenue extension (0.20 ha/ 0.49 ac), and inclusion of a portion of Turff Avenue (0.165 ha/ 0.40 ac).

The Owner proposes to amend the Main Street Milliken Secondary Plan (OPA 144) to permit the Proposed Development

On July 17, 2024, Markham Council adopted Official Plan Amendment 56 (“OPA 56”) to incorporate the updated Milliken Centre Secondary Plan into the City’s 2014 Official Plan. OPA 56 is currently with the Ministry of Municipal Affairs and Housing (“MMAH”) for review and approval. Notwithstanding the status of OPA 56, the in-effect policy is the Main Street Milliken Secondary Plan (“OPA 144”). Table 2 summarizes the policy context.

Table 2: Official Plan Amendment Information	
A. In-Effect Main Street Milliken Secondary Plan (OPA 144)	
Current Designations:	"Community Amenity Area - Steeles Avenue" and "Community Amenity Area - Mixed Use"
Permitted uses:	<p>“<u>Community Amenity Area – Mixed Use</u>”</p> <ul style="list-style-type: none"> • Single use and mixed use buildings, including medium and high density residential development and small-scale office development • Maximum building height of 3 storeys, where 4 storeys may be permitted subject to appropriate integration with surrounding development and approval of a site-specific development application • Density generally not to exceed 1 FSI, where 1.25 FSI may be permitted subject to a site-specific development application and zoning amendment <p>“<u>Community Amenity Area – Steeles Avenue</u>”</p> <ul style="list-style-type: none"> • Retail and office uses along Steeles Avenue, where medium or high density residential uses are permitted subject to a site-specific development application and zoning amendment • Maximum building height of 5 storeys • Density generally not to exceed 1.5 FSI
B. Milliken Centre Secondary Plan (OPA 56), adopted but pending MMAH approval	
Designations	“Mixed Use High Rise” and “Open Space”
Permitted uses:	<p>“<u>Mixed Use High Rise</u>”</p> <ul style="list-style-type: none"> • Residential, office, retail, recreation, and community uses

Table 2: Official Plan Amendment Information

	<ul style="list-style-type: none"> • Permitted maximum building height of 20 storeys for the north parcel and 25 storeys for the south parcel of the Subject Lands • The Secondary Plan also provides the ability for heights up to 5 storeys above the maximum heights indicated on Map SP3 should transportation, servicing, utilities, urban design and housing matters be resolved to the satisfaction of the City <p><u>“Open Space”</u></p> <ul style="list-style-type: none"> • Provision of a linear open space (Multi-Use Trail), located along the rail corridor, within the 30-m setback, connecting the north and south portions of the community and providing linkage to the GO Station
<p>Proposal:</p>	<p>The Owner proposes to amend OPA 144 to seek the following amendments:</p> <ul style="list-style-type: none"> a) increase in the permitted maximum building height to the lesser of 53 storeys or 165 m south of Thelma Avenue and 28 storeys or 97 m north of Thelma Avenue b) increase the permitted maximum overall density to 15 FSI c) limit the maximum number of units to 782 south of Thelma Avenue and 247 north of Thelma Avenue

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

The Proposed Development is subject to By-law 177-96, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information

<p>Current Zone:</p>	<p>“Community Amenity One Exception 279 (Hold) (CA1*279(H))” and “Community Amenity Four Exception 285 (Hold) (CA4*285(H))”</p>
<p>Permissions:</p>	<p>Residential (apartments and townhouses), office, retail, recreation, community, parking, and public transit uses</p>
<p>2024-19 Zone:</p>	<p>N/A</p>

Table 3: Zoning By-law Amendment Information	
Proposal:	The Owner proposes to amend the Zoning By-law to permit mixed-use residential buildings and incorporate site-specific development standards including, but not limited to setbacks, height, maximum density, and parking ratios. The Owner’s draft ZBA also includes a Holding Symbol to be removed once certain conditions are met.

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) Review of the Proposed Development and the appropriateness of the proposed Official Plan Amendment, in the context of the existing policy framework (OPA 144), and with regard to the updated Milliken Centre Secondary Plan (OPA 56).

- 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 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 be limited to, the following:

- i) Co-ordination of the Proposed Development in the context of the surrounding area.
- ii) Examination of whether the proposed height, density, built form, and mix of land uses proposed are appropriate.
- iii) Sun shadow analysis and the impacts to the immediate surrounding areas.
- iv) Traffic impacts, road network (including the westerly extension of Thelma Avenue and the removal of Turff Avenue), driveway accesses, and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) The submission of future Site Plan Applications 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 at the Site Plan Application stage.

h) External Agency Review

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

i) Required Future Applications

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

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

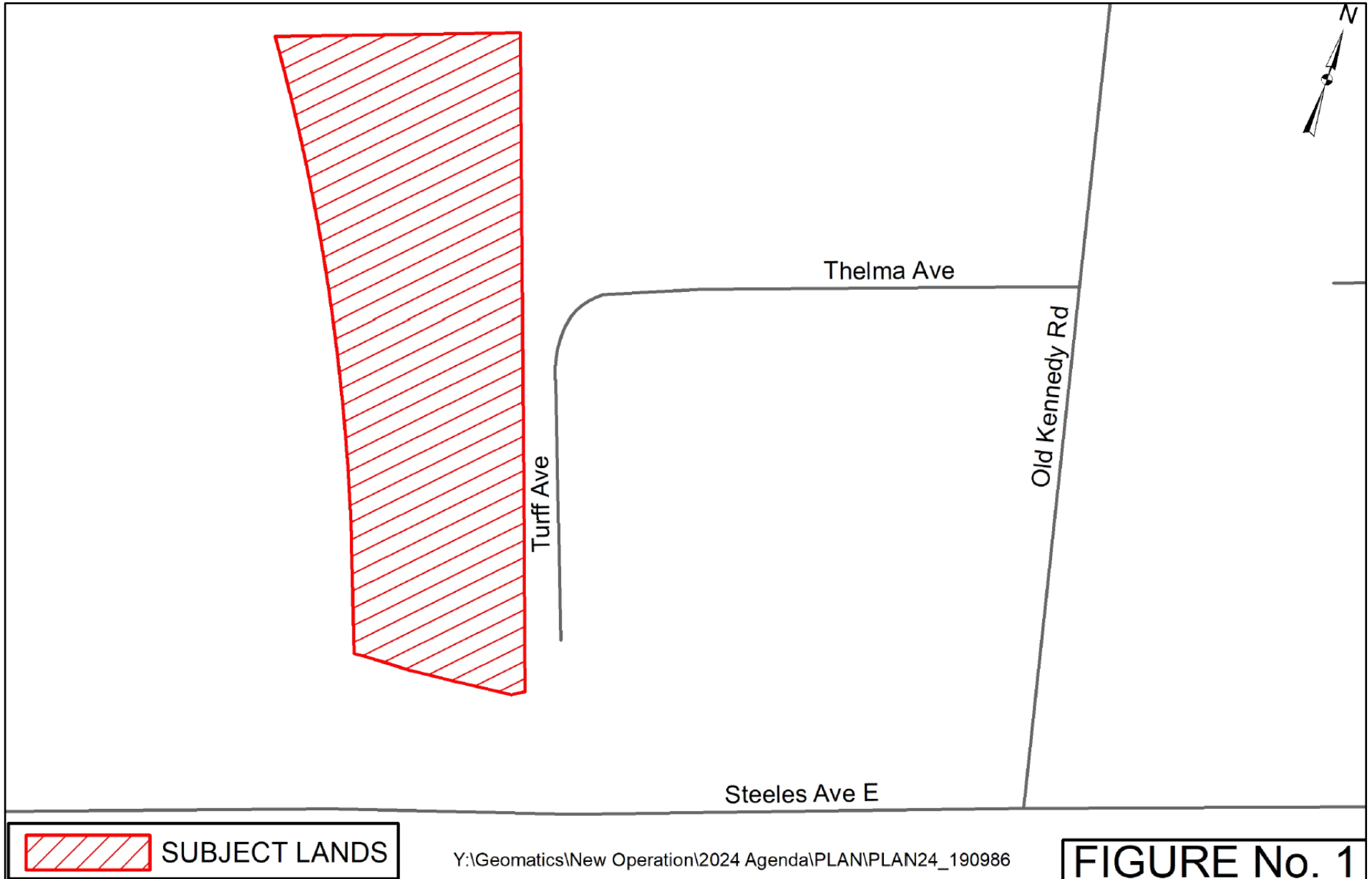
Figure 4: Conceptual Site Plan

Figure 5: Conceptual Renderings

Figure 6: Conceptual Renderings

Figure 1

Location Map




 SUBJECT LANDS

Figure 2

Aerial Photo




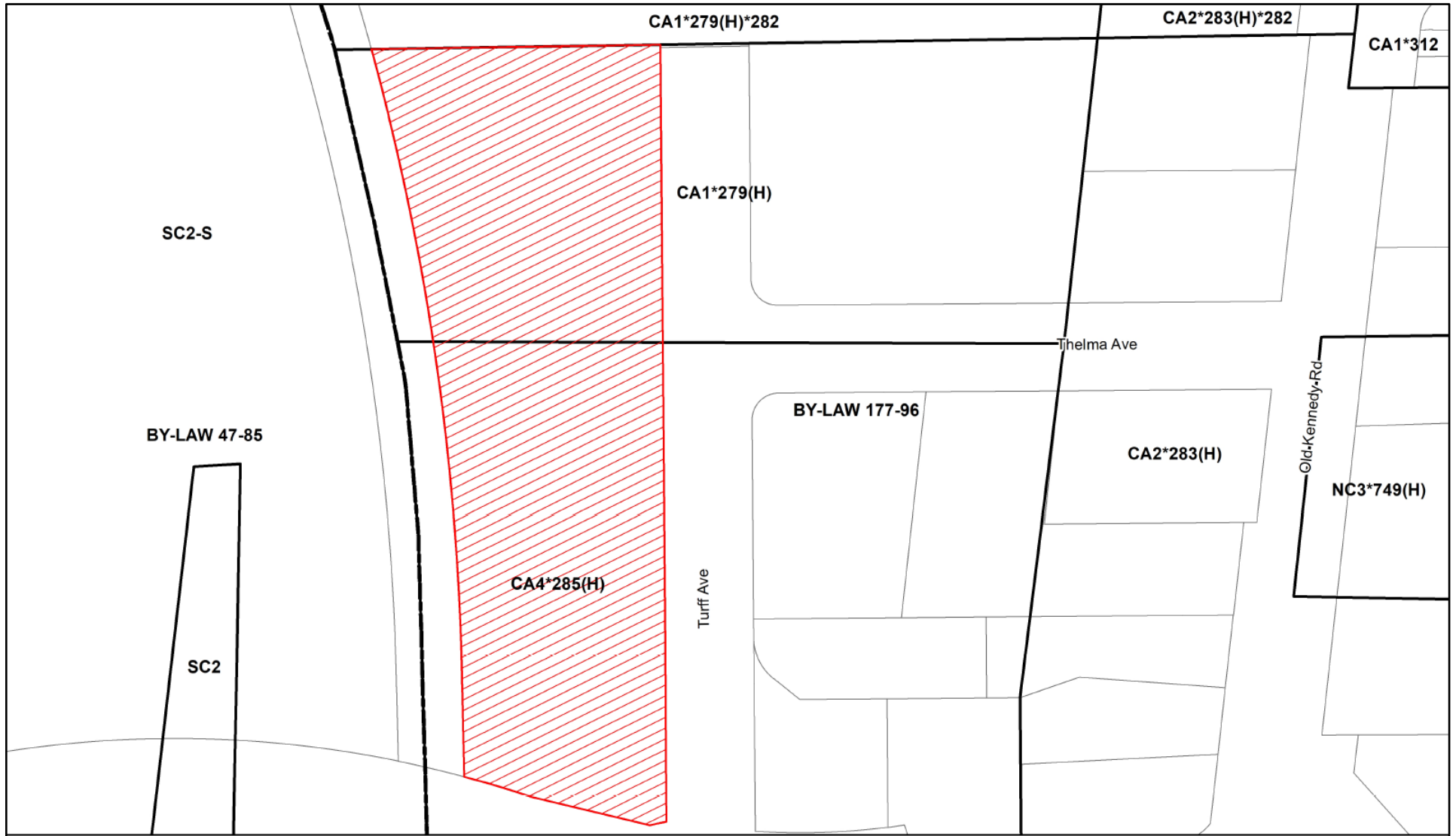
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Figure 3

Area Context and Zoning




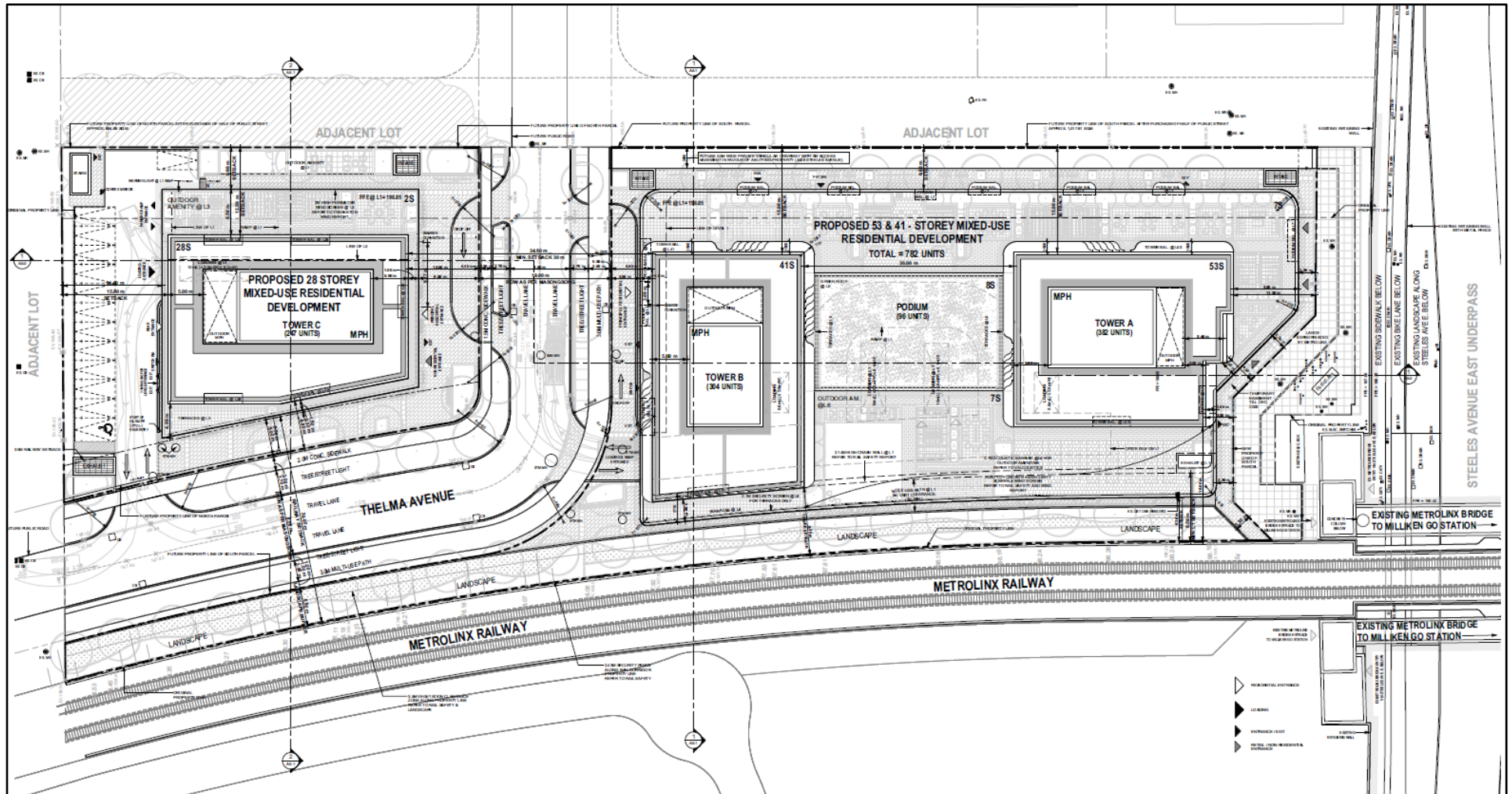
 SUBJECT LANDS



Figure 4

Conceptual Site Plan



--- SUBJECT LANDS



Figure 5

Conceptual Renderings



South-west – Metrolinx Bridge and Steeles Avenue Underpass

Figure 6

Conceptual Renderings



South-east – Metrolinx Bridge and Steeles Avenue Underpass