

**2900 Steeles Avenue East at Don Mills Road in the Town of Markham**

<b>Date:</b>	January 23, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	n/a
<b>Reference Number:</b>	File No 08 103198 NPS 00 TM

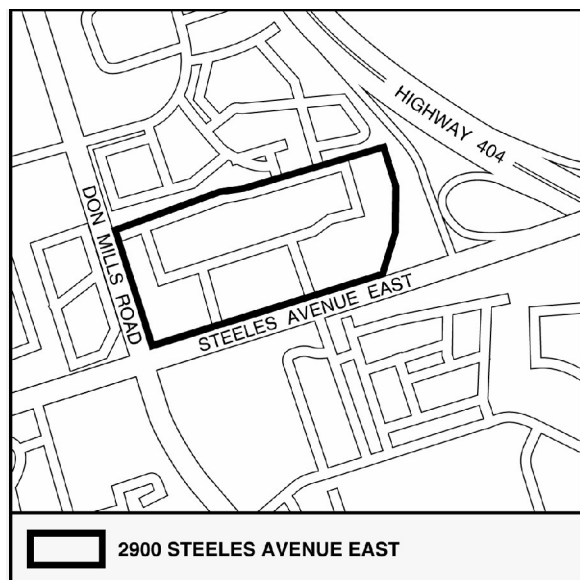
**SUMMARY**

In October 2007 the Town of Markham received an application to amend the Town of Markham Official Plan to permit the redevelopment of the property known as the Shops on Steeles and 404. The subject property is located at 2900 Steeles Avenue East at the north east corner of Steeles Avenue and Don Mills Road adjacent to Highway 404. The Town of Markham has circulated the application to the City of Toronto for comments as the subject application abuts the municipal boundary; Steeles Avenue East. This report provides information about the development application and identifies preliminary issues.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. This report be received for information.



## **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **BACKGROUND**

With reference to redevelopment plans for the Shops on Steeles Plaza located at the north east corner of Steeles Avenue and Don Mills Road and abutting the west side of Highway 404 in the Town of Markham, North York Community Council, at it's meeting of January 15, 2008 adopted the following Motion:

“That the Director, Transportation Services, North York District and the Director, Community Planning, North York District be requested to report to the February 12, 2008 North York Community Council meeting on the status of the above application and the impacts it may have on both the community immediately to the south of Steeles Avenue East as well as other impacts it may have on development along the Steeles Avenue East Corridor.”

This report has been prepared in response to the above noted request by North York Community Council and has been prepared in consultation with Transportation Services. Further reports to Community Council may be required as impacts are identified.

## **PROPOSAL**

The subject site is 7.2 hectares (17.7 acres) in area and currently contains a shopping mall building, two stand-alone restaurants and a drive through coffee shop with a total floor area of 50,930 m<sup>2</sup> (548,224 ft<sup>2</sup>). An application to amend the Town of Markham Official Plan has been filed to permit the redevelopment of the site for mixed use development. An amendment to the Town of Markham zoning by-law is required, as well as site plan approval, but these applications have not been filed.

The proposed redevelopment will consist of retail, office and residential development. A total of 2,056 apartment dwelling units in seven buildings are proposed. The proposed total floor area would be 179,561 m<sup>2</sup> (1,932,842 ft<sup>2</sup>) with a floor space index of 2.5. A total of 3,505 parking spaces will be provided on the site. Currently there are three accesses to the site, with two on Steeles Avenue and one on Don Mills Road. These are retained in the redevelopment proposal. The gas station located at the north east corner

of Don Mills Road and Steeles Avenue does not form part of the proposal or the application. A site plan for the proposal is shown on Attachment 1.

The commercial component is proposed to be a 'Lifestyle Shopping Centre' with retail and office uses in un-enclosed buildings fronting onto privately owned driveways designed as a 'shopping street' and featuring restaurants and pedestrian squares. Seven residential buildings ranging from 10 to 32 storeys are located along the southern periphery, the Steeles Avenue portion, of the site. The taller residential buildings are located towards the eastern end of the property. The applicant indicates that the proposed heights and mix of uses is intended to emphasize this location as a gateway between the Town of Markham/York Region and the City of Toronto.

York Region is currently undertaking an Environmental Assessment Study to determine future road needs for the Don Mills/Leslie Street corridor between Steeles Avenue East and Major Mackenzie Drive East. The City of Toronto is represented on their study team by Transportation Services and City Planning.

#### Surrounding Land Uses

South: Steeles Avenue East, low and medium density residential uses along Steeles Avenue with single and semi-detached neighbourhoods beyond in the City of Toronto

West: Don Mills Road south of Steeles Avenue, low to mid rise apartment buildings

East: Highway 404, employment uses beyond in both the City of Toronto and the Town of Markham

North: townhouses and low to medium density residential uses beyond (Markham)

#### **COMMENTS**

The Town of Markham circulated the application to City of Toronto staff for comment because the proposed development is located on the shared municipal boundary; Steeles Avenue East. City Planning is currently reviewing the application and has circulated the application to Technical Services, Transportation Services and the TTC for their comments.

Town of Markham Planning staff advise that they are in the early stages of the review of this development application. They advise that a Working Group for stakeholders is to be established in addition to community information meetings which are to take place during 2008. No dates for reporting to the Town of Markham Council have been established at this time.

The applicant submitted a Transportation Impact Study (TIS) to the Town of Markham for review and this is also under review by North York District Transportation Planning and Traffic Planning. The subject site is adjacent to Steeles Avenue East, which is under the jurisdiction of the City of Toronto. As such, any impacts, such as proposed changes to driveway accesses, signal timings and other modifications to intersection lane geometry along the Steeles Avenue East right-of-way and potential negative traffic impacts to the adjacent road network and residential neighbourhoods are subject to review and approval by the City of Toronto.

Toronto City staff have identified preliminary issues on the TIS including study methodology and several key assumptions used in the report. The TIS does not provide sufficient background information on relevant large scale transportation studies that are underway in the immediate area of the proposed redevelopment, nor does it include any detailed parking analysis, Transportation Management Demand measures or any initiatives to reduce auto dependence for the new development.

Given that the site is located adjacent to Highway 404, the Ontario Ministry of Transportation should also be notified and provided with the relevant transportation studies for their review and comments.

In addition to the above, the following issues have been identified on a preliminary basis:

- how the proposed development fits into its existing and/or planned context and limits impacts on existing neighbouring uses, particularly with respect to stable neighbourhoods south of Steeles Avenue through massing and transitions in scale
- ensuring new development enhances the quality of the public realm, specifically the sidewalk on the north side of Steeles Avenue East
- other potential impacts on the Steeles Avenue East corridor

Additional issues may be identified through the review of the application and agency comments.

## **CONCLUSIONS**

The Town of Markham received an application for the redevelopment of the property located on the north east corner of Steeles Avenue East and Don Mills Road and circulated it to City of Toronto staff for comment. City of Toronto staff will review the application in terms of the impacts on the transportation network, on the residential neighbourhoods located south of Steeles Avenue East and the Steeles Avenue East Corridor. This report is based on information that is currently available, as further information is provided Staff will comment on impacts the proposal may have on the community and along the Steeles Avenue East corridor.

## **CONTACT**

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## **SIGNATURES**

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Thomas C. Keefe, Director  
Community Planning, North York District

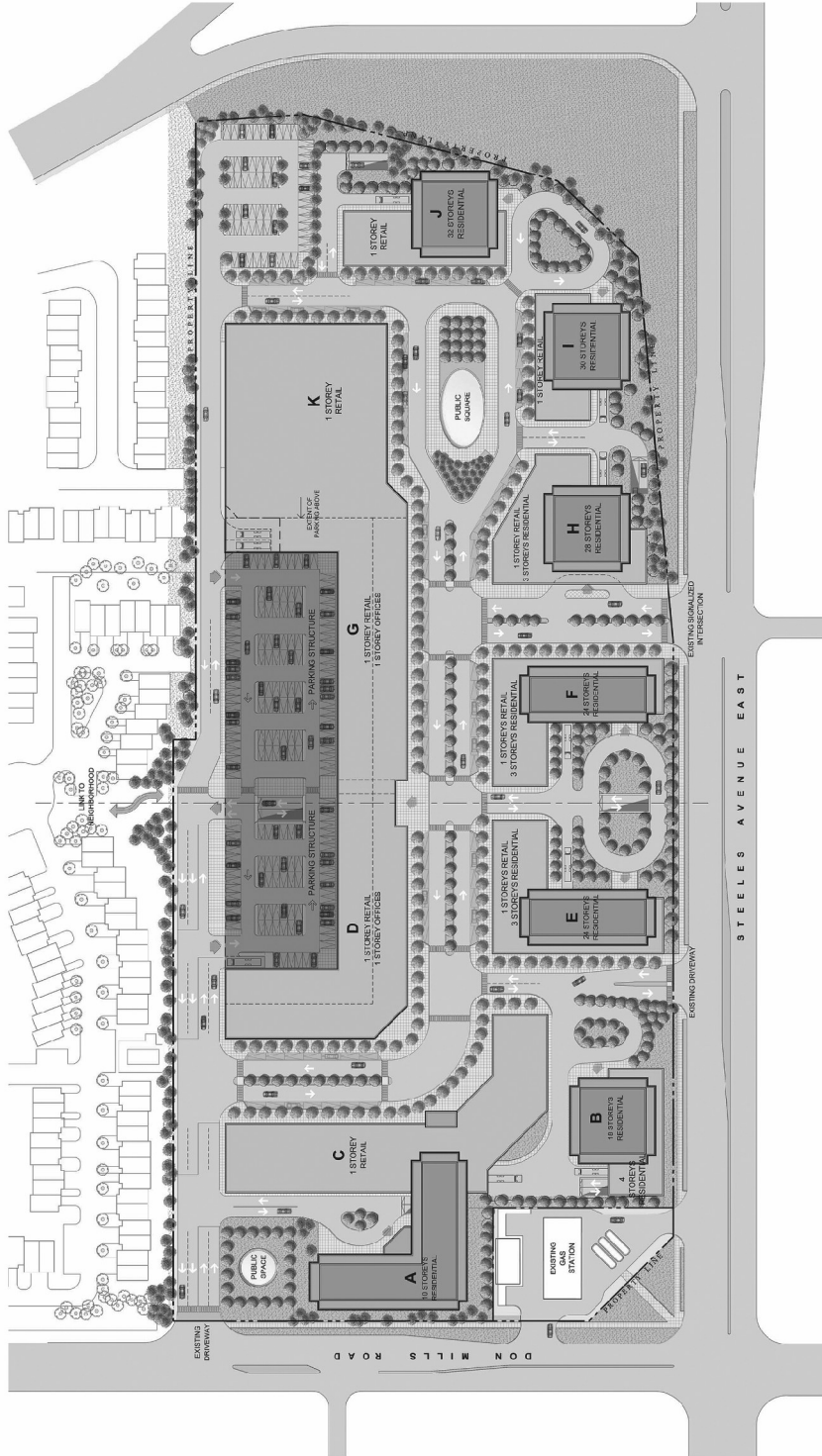
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Myles Currie, Director  
Transportation Services, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Proposal Data

# Attachment 1: Site Plan



**Site Plan**  
**2900 Steeles Avenue East**

Applicant's Submitted Drawing  
 Not to Scale  
 01/23/2008

File # 08\_103198



## Attachment 2: Proposal Data

### PROPOSAL DATA

**Municipal Address:** 2900 Steeles Avenue East  
**Location Description:** Town of Markham – NE corner of Steeles Avenue E and Don Mills Road  
**Project Description:** Redevelopment of existing commercial uses for mixed use development

<b>Applicant:</b>	<b>Agent:</b> Walker Nott Dragicevic Assoc Ltd 172 St. George Street, Toronto	<b>Architect:</b> WZMH Architects 95 St. Clair Ave W, Toronto	<b>Owner:</b> Bayview Summit Development Ltd Wycliffe
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### PROJECT INFORMATION

Site Area :	7.2 ha (17.7 ac)	Height:	Storeys:	10, 18, 24, 28, 30, 32
Retail and Office GFA (sq. m):	21,607			
Residential GFA (sq. m):	157,948		Parking Spaces:	3,505
Total GFA (sq. m):	179,555			
Floor Space Index:	2.5			

### DWELLING UNITS

Tenure Type:	Condo
Total Units:	2,056