

Development Applications Along Steeles Avenue within the Town of Markham

Date:	August 14, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	38, 41, 42
Reference Number:	

SUMMARY

This report summarizes active planning applications submitted to the Town of Markham along the north side of Steeles Avenue east of Victoria Park Avenue. As a consequence of owning the full Steeles Avenue right-of-way and by agreement with York Region, the City has limited planning authority over lands located within 45 metres of the north limit of Steeles Avenue East.

Financial Impact

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

DECISION HISTORY

On May 6, 2008, Scarborough Community Council approved a motion requesting an update on:

1. the number of projects in which they have exercised the authority to zone lands immediately adjacent to Steeles Avenue East within York Region, as per the 1974 Agreement between the Municipality of Metropolitan Toronto and York Region that border the Scarborough District; and
2. if there are any development applications on the north side of Steeles Avenue East, that border the Scarborough District, where the City of Toronto can exercise its authority to zone lands from the 1974 agreement.

[SC15.26 Motion Directing Staff to Report on 1974 Agreement and Applications within the Town of Markham:

<http://www.toronto.ca/legdocs/mmis/2008/sc/decisions/2008-05-06-sc15-dd.pdf>]

COMMENTS

The 1974 Agreement with York Region

On April 8, 2008, North York Community Council directed the City Solicitor to submit a report providing further clarification of the City of Toronto's planning authority as it relates to lands in York Region. The report confirms that the City of Toronto has limited planning authority over lands within York Region located immediately adjacent to Steeles Avenue (within 45 metres of Steeles Avenue) which can only be exercised in compliance with the relevant official plans and subject to the terms of the 1974 Agreement. The 1974 Agreement requires the City to notify and seek agreement from York Region Council before exercising its authority to zone lands north of Steeles Avenue or control access to Steeles Avenue. It also sets out a process for the City and York Region to circulate official plans and amendments, zoning by-law amendments and subdivision applications affecting lands adjacent to Steeles Avenue to each other for study and comment.

The report states that Metro Council (and subsequently, the amalgamated City of Toronto Council) never exercised its zoning authority north of Steeles Avenue. However, Metro staff routinely reviewed proposed Official Plan and zoning by-law changes to ensure conformity with the Metro Official Plan and to identify mitigating measures (e.g. traffic signals, turning lanes, etc.) required to serve new development. This practice has continued within the amalgamated City of Toronto.

[City of Toronto's Planning Authority Relating to Lands in York Region – 2900 Steeles Avenue East in the Town of Markham:

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/ny14.53a.pdf>]

Current Planning Applications with the Town of Markham

Town of Markham Planning Department staff has advised that there are currently four active planning applications along Steeles Avenue adjacent to the City of Toronto (Scarborough District). These applications are summarized below:

Address:	Application Type:	Description:	Status:
4390 Steeles Avenue	Amendment to Site Plan Agreement	Market Village commercial/retail redevelopment (Pacific Mall)	Active
4550 Steeles Avenue	Zoning By-law Amendment	New 6-storey multi-use building (retail and residential)	Active

4600 Steeles Avenue	Site Plan Approval	New 7-storey mixed-use building (retail and residential)	Approved
455 Ferrier Street	Site Plan Approval	New place of worship with recreational and educational facilities.	Approved

With the exception of 4550 Steeles Avenue East, the applications along Steeles Avenue within the Town of Markham are site plan applications and are not subject to the provisions of the 1974 agreement between the City of Toronto (formerly Metropolitan Toronto) and York Region.

The application for 4550 Steeles Avenue East is a rezoning application. Markham Planning staff has advised that the application is still under review.

CONTACT

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SIGNATURE

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ATTACHEMENTS

Attachment No. 1: Location Map of Planning Applications

Attachment No. 1: Location Map of Planning Applications



1. 4390 Steeles Avenue
2. 4550 Steeles Avenue
3. 4600 Steeles Avenue
4. 455 Ferrier Street