
City Council

Motion Without Notice

MM7.11	ACTION			
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2900 Steeles Avenue East at Don Mills Road in the Town of Markham – Official Plan and Rezoning Application – OMB Settlement - by Councillor David Shiner, seconded by Councillor Maria Augimeri

- * This Motion has been deemed urgent by the Chair.*
- * This Motion is not subject to a vote to waive referral.*
- * This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor David Shiner, seconded by Councillor Maria Augimeri, recommends that:

1. City Council receive the report (April 11, 2011) from the Chief Planner and Executive Director of City Planning, prepared in response to City Council’s directive of March 8, 2011 to report on the 2900 Steeles Avenue East application in the Town of Markham.
2. City Council give notice to the Town of Markham and York Region of Toronto's intention to close the access from this site at the intersection of Steeles Avenue East and Townsend Road.
3. City Council direct Toronto Transportation North District staff to continue to monitor the operation of the intersections at Steeles Avenue East and Townsend Road and Steeles Avenue East and Don Mills Road and report their findings to the North York Community Council; North York Community Council will recommend to Toronto City Council when the access shall be closed; and the City of Toronto not enact the by-law to close the access at this time.

Summary

At its meeting of March 8 and 9, 2011, City Council directed the City Solicitor to take legal proceedings to set aside the OMB's decision to re-commence the hearing on April 7, 2011 and that the Chief Planner and Executive Director of City Planning review and report to the April 12th meeting of City Council comparing the Markham staff position of November 2010 and the City of Toronto position on the development application located at 2900 Steeles Avenue East.

The City of Toronto did serve notice and was successful in obtaining an adjournment of the hearing to April 14, 2011.

The report (April 11, 2011) from the Chief Planner and Executive Director, City Planning was delayed as the Minutes of Settlement between the Town of Markham and Bayview Summit Developments Ltd. were not provided to the City of Toronto until the morning of April 7th at the reconvening of the OMB hearing. In reviewing the Markham staff recommendations of November 16, 2010 the principles for redevelopment included providing an appropriate transition in scale to the surrounding low rise communities (including to the south) and that land uses and density should be distributed across the site. While the heights of the buildings on the northern edge of the development have been reduced to 8 and 12 storeys, the buildings along Steeles Avenue are 24 storeys (the specific metric heights of which have not been provided) and do not provide an appropriate transition next to the low scale Toronto residential neighbourhood along the south side of Steeles Avenue.

The transportation projections for this proposed development assume that approx.40% of the vehicular traffic from the new development will exit onto Steeles Avenue East and proceed in a southbound direction on Hwy. 404. While the settlement agreement places an H1 and H2 Hold Provisions on the residential development, one of the conditions for their release requires a transportation monitoring study. There are no specific transportation terms or conditions to be met when the Town of Markham considers the release of the holds. This may create traffic infiltrating into the neighbouring Toronto community to the south or additional capacity on Steeles Avenue East that will negatively impact the operation of the intersection at Steeles Avenue East and Don Mills Road which is already at an "E" level.

(Submitted to City Council on April 12 and 13, 2011 as MM7.11)