

Complete Application

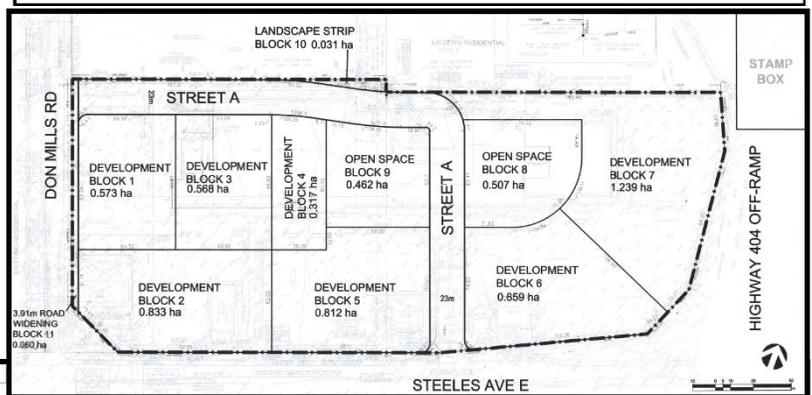
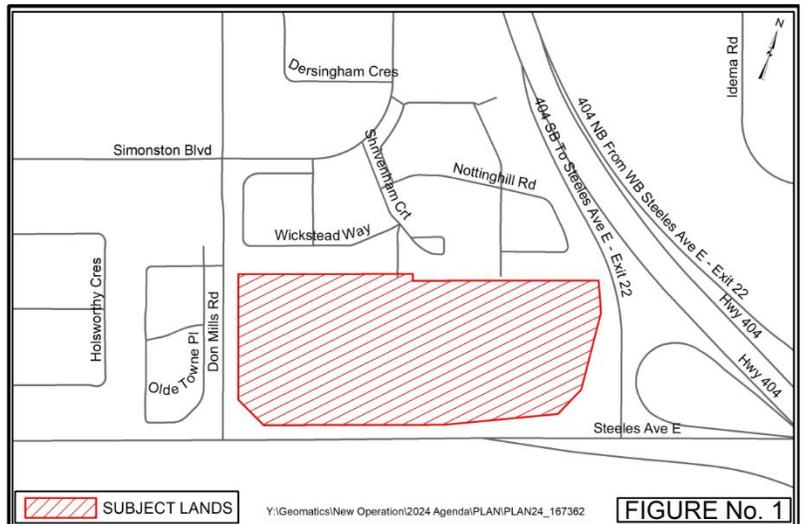
A change is proposed for 2900 Steeles Avenue East (the “Subject Lands”). The City of Markham has received a complete Official Plan and Zoning By-law Amendment, and Plan of Subdivision applications, submitted by Bousfields Inc. c/o SOS GP Inc. on June 5, 2024. You are receiving this notice because you live within 200 metres of the Subject Lands and are being invited to participate in the review process.

Property Description

The 7.18 ha (17.75 ac) Subject Lands are located at the north-east corner of Steeles Avenue East and Don Mills Road, and further bound by Highway 404 to the east. The Subject Lands are currently occupied by a community shopping centre known as “Shops on Steeles”.

SOS GP Inc.’s (the “Owner”) Proposal

The Owner is proposing to develop the Subject Lands with a multi-tower, mixed-use high-rise development spread across seven development blocks, two park blocks, a landscaping block, a right-of-way widening block and a new public road. The overall master plan for the Subject Lands consists of 8 buildings that range in height from 8 to 59 storeys, with podium elements of generally 6 storeys in height.



Additional Information

A copy of the Official Plan and Zoning By-law Amendment, and Plan of Subdivision applications are available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.



Community Notice Development Services Committee

If you wish to provide comments or speak with the Planner, please contact:

Nusrat Omer, Senior Planner, BURPI, MCIP, RPP
Planning & Urban Design Department
nomer@markham.ca
(905) 477-7000 ext. 2185

Refer to application numbers
PLAN.24.167361 & PLAN.24.167362

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to clerkspublic@markham.ca by quoting the above noted file numbers.



The City of Markham, 101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Official Plan and Zoning By-law Amendment, and Plan of Subdivision applications, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca.

Information about the Public Meeting and Appeals

Prior to the passing of an Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. The date of the Public Meeting has not yet been determined. You will receive notice of the Public Meeting at least 20 days before the Public Meeting is held, in accordance with the provisions of the Ontario Planning Act.

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed Official Plan amendment is adopted or the By-law is passed or the Draft Plan of Subdivision is approved, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed Official Plan amendment is adopted or the By-law is passed or the Draft Plan of Subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

That means if this Official Plan amendment, By-law or Draft Plan of Subdivision is appealed to the OLT and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the Official Plan amendment is adopted or the By-law is passed or the Draft Plan of Subdivision is approved by Markham City Council.

Notice to Landlord

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

Personal Information

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: July 11, 2024

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee