



Development Services Commission  
**PUBLIC MEETING INFORMATION REPORT**

**DATE:** Thursday, April 21, 2022

**APPLICATION TYPE:** Official Plan and Zoning By-law Amendment (the “Applications”)

**OWNER:** St. Mark’s Koinonia Housing (the “Owner”)

**AGENT:** MHBC Planning Urban Design & Landscape Architecture

**LOCATION | WARD:** 455 Ferrier Street (the “Subject Lands”) | Ward 8

**FILE NUMBER:** PLAN 26 112050

**PREPARED BY:** Stephen Corr, MCIP, RPP, Acting Development Manager, Central District

**REVIEWED BY:** Stephen Lue, RPP, MCIP, Senior Development Manager

**PROPOSAL:** To permit a multi-phased development on the Subject Lands that includes a 33-storey mixed-use building containing 425 purpose-built rental apartment units with ground floor commercial (“Phase 1”), and future phases with additional permitted uses (the “Proposed Development”), while retaining the existing place of worship.

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## **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 March 13, 2026, and deemed them complete on March 24, 2026. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on Wednesday July 22, 2026.

## **NEXT STEPS**

- The statutory Public Meeting is scheduled for April 21, 2026
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if requested
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment for the Subject Lands
- Submission of a future Site Plan Control Application for Phase 1 by the Owner
- Submission of a future Consent Application to either sever or establish a long-term lease on the Phase 1 lands

## BACKGROUND

Figures 1 to 3 show the 4.82 ha (11.93 ac) Subject Lands currently developed with an existing place of worship (St. Mark's Coptic Church) and associated surface parking areas. Figure 3 shows the surrounding land uses.

**The Proposed Development includes a 0.58 ha portion of the Subject Lands (the “Phase 1 Lands), see Figures 4 and 5, and the future phases with additional uses, as conceptually depicted in Figure 6, as summarized below, while maintaining the existing place of worship**

- Residential Gross Floor Area: 32,133 m<sup>2</sup> (Phase 1 Lands)
- Retail Space: 1,006 m<sup>2</sup> (Phase 1 Lands)
- Dwelling Units: 425 (Phase 1 Lands)
- Parking Spaces: 446 for vehicles with 278 for bicycles (Phase 1 Lands)
- Building Height: 33-storeys (Phase 1 Lands)
- Density: 5.9 FSI (Phase 1 Lands)
- Proposed Additional Land Uses: banquet hall, daycare centre (future phases, see Figure 6)

**The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development**

- Current Designation: Mixed Use Mid Rise
- Permitted Uses: dwelling units and range of commercial and institutional uses including, sports and fitness recreation, commercial school, day care centre, financial institution, office, place of worship, public and private schools (subject to locational criteria), restaurant, retail, service uses, community college or university, commercial parking garage, hotel, moto vehicle sales (within a building), motor vehicle service and entertainment uses.
- Permitted Building Forms: apartment building, multi-storey non-residential or mixed-use building, townhouse (including stacked or back-to-back)
- Height: 3-storeys minimum, 8-storeys maximum
- Density: 2 FSI
- Proposal: To redesignate the Subject Lands to Mixed Use High Rise, including site-specific policies to permit the proposed built form having a maximum height of 33 storeys and density of 6 FSI.

**The Owner proposes to the amend Zoning By-law 2024-19, as amended (the “Zoning By-law”) to permit the Proposed Development**

- Current Zone (see Figure 2): Mixed-Use Future Development (MU-FD)
- Permissions: Existing Land Uses prior to the passing of By-law 2024-19, as amended, art gallery, artist studio, business office, childcare centre, commercial school, financial institution, medical office, personal service shop, pet service and vet clinic, non-profit private club, restaurant, retail store, fitness centre studio, service and repair establishment.

- **Proposal:** To rezone the Subject Lands to a Mixed Use High Rise One (MU-HR1) zone to permit the Proposed Development, including site-specific development standards to facilitate the 33-storey building, metric height requirements, building setbacks and parking standards. The Owner's By-law proposes to permit a child-care centre, banquet hall for future phases of development and the existing place of worship. Prior to the enactment of the site-specific By-law, and if considered appropriate, the proposed By-law will need to be revised to include other uses proposed on future development phases as shown in Figure 6, including a community centre, papal residency, seminary, conference centre and seniors' home, and any applicable Holding Provisions.

**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, if required**

- a) Conformity and Consistency with Provincial, and York Region and City Official Plans**
  - i) The appropriateness of the proposed Official Plan and Zoning By-law amendments to permit the Proposed Development.
- 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 policies 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.
  - iii) Staff note that in consideration of the above, the Proposed Development includes 425 purpose rental apartment units, 156 of which are proposed to be affordable to support local and regional housing needs.
- e) Allocation and Servicing**

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol.
- f) Review of the Proposed Development will include, but not limited to, the following:**
- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
  - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
  - iii) Sun and wind shadow analysis and the impacts to the immediate surrounding areas.
  - iv) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
  - v) The submission of a future Site Plan Application for the Phase 1 Lands will examine appropriate landscape, site layout, snow storage areas, building elevation treatments, and amenity areas configuration.
- g) Sustainable Development**
- i) The Applications will be reviewed in consideration of the City’s Policies and Sustainability Metrics Program, to be evaluated and confirmed through a future Site Plan Control application for the Phase 1 Lands.
- h) External Agency Review**
- i) The Applications must be reviewed by the York Region and given the adjacency to Steeles Avenue East, the City of Toronto. Any applicable requirements from external agencies must be incorporated into the Proposed Development.

**ACCOMPANYING FIGURES**

- Figure 1: Location Map
- Figure 2: Area Context and Zoning
- Figure 3: Aerial Photo (2025)
- Figure 4: Conceptual Site Plan (Phase 1 Lands)
- Figure 5: Conceptual Elevations (Phase 1 Lands)
- Figure 6: Overall Concept Plan



**Figure 1: Location Map**



# Figure 2: Area Context and Zoning



Figure 3: Aerial Photo (2025)



Legend:  SUBJECT LANDS







# Figure 6: Overall Concept Plan

