

Authority: Planning and Growth Management Committee Item PG15.5, adopted as amended,
by City of Toronto Council on November 8 and 9, 2016

CITY OF TORONTO

BY-LAW No. 1205-2016

To adopt Amendment No. 321 to the Official Plan for the City of Toronto respecting lands bounded by Steeles Avenue East, Kennedy Road, Midland Avenue and Passmore Avenue.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 321 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on December 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 321 TO THE OFFICIAL PLAN

**LANDS BOUNDED BY STEELES AVENUE EAST, KENNEDY ROAD,
MIDLAND AVENUE AND PASSMORE AVENUE**

The Official Plan of the City of Toronto is amended as follows:

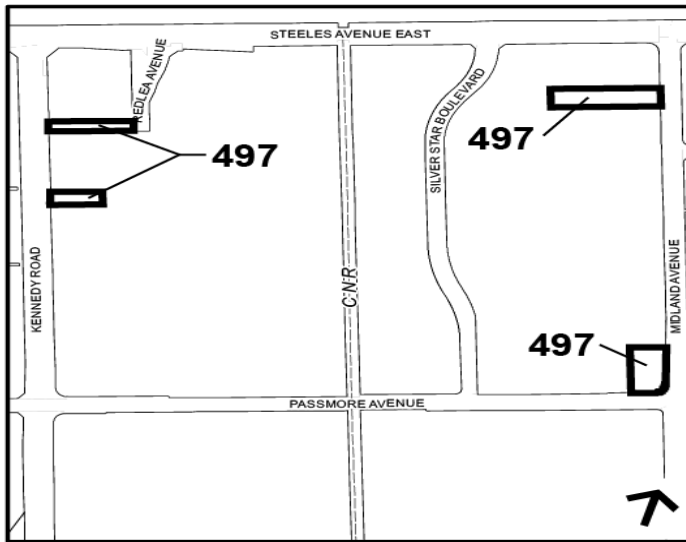
1. Map 19, Land Use Plan, is amended by re-designating the lands located south of Steeles Avenue East and north of the Milliken GO Station lands from *Regeneration Areas* to *Mixed Use Areas* as shown on the attached Schedule 1.
2. Map 19, Land Use Plan, is amended by re-designating the lands known municipally in 2015 as 39 Redlea Avenue, 3447 Kennedy Road (rear), and 0 Redlea Avenue from *Regeneration Areas* to *Employment Areas* as shown on the attached Schedule 1.
3. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt roads:

| Street Name | From | To |
|----------------|--------------|---|
| New North Link | Kennedy Road | East of Redlea Avenue to Milliken GO Station |
| New South Link | Kennedy Road | East of Redlea Avenue to Milliken GO Station |

4. Chapter 7, Site and Area Specific Policies, including Map 30, is amended by deleting Site and Area Specific Policy No. 104 from the lands bounded by Steeles Avenue East, Kennedy Road, Passmore Avenue and Midland Avenue.
5. Chapter 7, Site and Area Specific Policies, including Map 30, is amended by adding Site and Area Specific Policy No. 497 for the lands known municipally in 2015 as 3471 Kennedy Road, 3501 Kennedy Road, 3988 Midland Avenue and 4220 Midland Avenue, as follows:

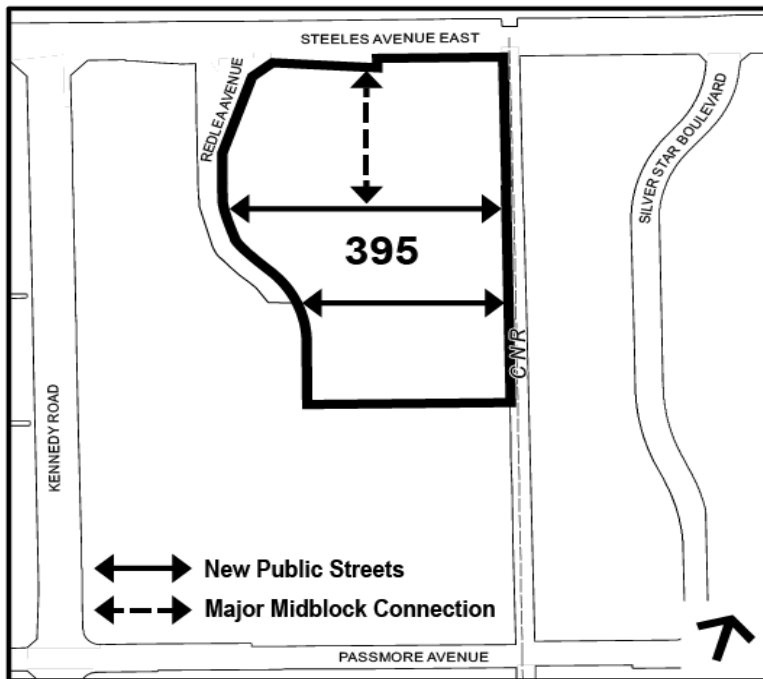
**497. 3471 Kennedy Road, 3501 Kennedy Road, 3988 Midland Avenue and
4220 Midland Avenue**

Place of worship uses are permitted.



6. Chapter 7, Site and Area Specific Policies, including Map 30, is amended by deleting the existing Site and Area Specific Policy No. 395 and replacing it with a new Site and Area Specific Policy No. 395 as follows:

395. Lands bounded by Steeles Avenue East, GO Train Corridor, Redlea Avenue Extension and south boundary of 3447 Kennedy Road (rear)



Lands are located adjacent to or within close proximity to the GO Transit Stouffville rail corridor and include the Milliken GO Station site. Expansion of GO Transit service and related Milliken GO Station improvements present opportunities for transit-oriented intensification on the GO Station site and adjacent lands.

Surrounding lands within the City of Toronto are extensively used for commercial and industrial employment purposes. As a result, land use compatibility is a key consideration

in the planning approvals process for this area. Major facilities (e.g., industries and rail facilities) and sensitive lands uses (e.g., residential uses) should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from noise, vibration, odour and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

Urban Design Guidelines have been prepared that serve to establish a framework for co-ordinated high quality development and to provide direction for reviewing development applications on the lands. The guidelines refer to key matters such as the creation of a new streets and blocks network, open space, pedestrian and cycling links, landscaping, streetscape and built form.

Urban Design Guidelines

- (a) The Steeles-Redlea Urban Design Guidelines, dated September 2016, have been adopted by Council in order to establish a development framework for the area and to provide direction for the preparation and review of development applications on these lands. These guidelines shall be read and applied in conjunction with the built form and urban design policies in the Official Plan and supporting City-wide urban design guidelines;

Built Form

- (b) Development shall provide a transition down in terms of height, scale and massing from the tallest built forms located near Steeles Avenue East on lands designated as *Mixed Use Areas* to lower scaled buildings on lands designated as *Employment Areas* given the proximity of industrial employment uses on lands located outside of the SASP 395 area;
- (c) On lands designated as *Mixed Use Areas*, buildings shall be setback a minimum of 3 metres from Steeles Avenue East. For tall buildings, a minimum 5 metre tower stepback shall be provided from the face of a base building. Mid-rise buildings shall provide a minimum 3 metre stepback in keeping with the angular plane as shown in the Steeles-Redlea Urban Design Guidelines;
- (d) On lands designated as *Mixed Use Areas*, buildings shall be organized and located to provide a transition down in scale in terms of building massing, height and density from the mid-block lands at 4665 Steeles Avenue East to lands to the west towards Redlea Avenue and to the east towards the Stouffville GO Transit rail corridor;
- (e) On lands designated as *Mixed Use Areas*, any portion of a development containing residential and/or other sensitive land uses (as defined by the Provincial Policy Statement, 2014) shall be setback a minimum of 30 metres from the Stouffville GO Transit rail corridor property line and provide appropriate mitigation and safety measures to implement the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada (RAC) Guidelines for New Development in Proximity to Railway Operations;

Connections

- (f) These lands will develop in phases with a network of public streets, pedestrian and cycling connections and smaller block sizes to improve connectivity to the Milliken GO Station and the local road network;
- (g) Two new public streets, each having a right-of-way width of 20-23 metres, are required to be provided east of Redlea Avenue to frame the north and south sides of the Milliken GO Station site, as generally shown on the map accompanying this policy. Development approvals will secure the required street rights-of-way on affected lands, including lands abutting the Milliken GO Station site as required;
- (h) A north-south public street connection between the new public streets noted in (g) above is desired;

Lands Designated *Mixed Use Areas*

- (i) Within any development on lands that includes residential uses, a minimum of 15 percent of total leasable/purchasable non-residential gross floor area provided will be for office uses and in no case will be less than 2,000 square metres in size and will be provided within the first phase of development;
- (j) In addition to the Complete Application requirements contained within policy 5.5.2 and Schedule 3 of the Official Plan, applications to amend the Zoning By-law and applications for Plan of Subdivision, and Consent to Sever that propose sensitive land uses (as defined by the Provincial Policy Statement, 2014) are required to submit an Air Quality and Odour Compatibility Study;

An Air Quality and Odour Compatibility Study may also be requested by the City in order to enable a site plan control application to be evaluated;

- (k) Prior to the enactment of any zoning by-law amendment, applicants must undertake a feasibility analysis and impact assessment as required under the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses and a Noise Impact Study as required under the province's Environmental Noise Guideline, Publication NPC-300 (or other subsequent MOECC guidelines), to the satisfaction of the City;
- (l) Properties fronting on Steeles Avenue East may be required to convey lands to the City for future Steeles Avenue road widening and grade separation purposes, including maintenance and construction easements;
- (m) Within any development on lands that includes residential uses, a minimum of 10 percent of the total number of dwelling units shall be either *affordable rental housing* or *affordable ownership housing* of which the method, timing and delivery shall be addressed through implementing zoning;

- (n) The provision of affordable housing, child care spaces, community agency and cultural space, along with library and recreation centre improvements are community benefit priorities for this area;

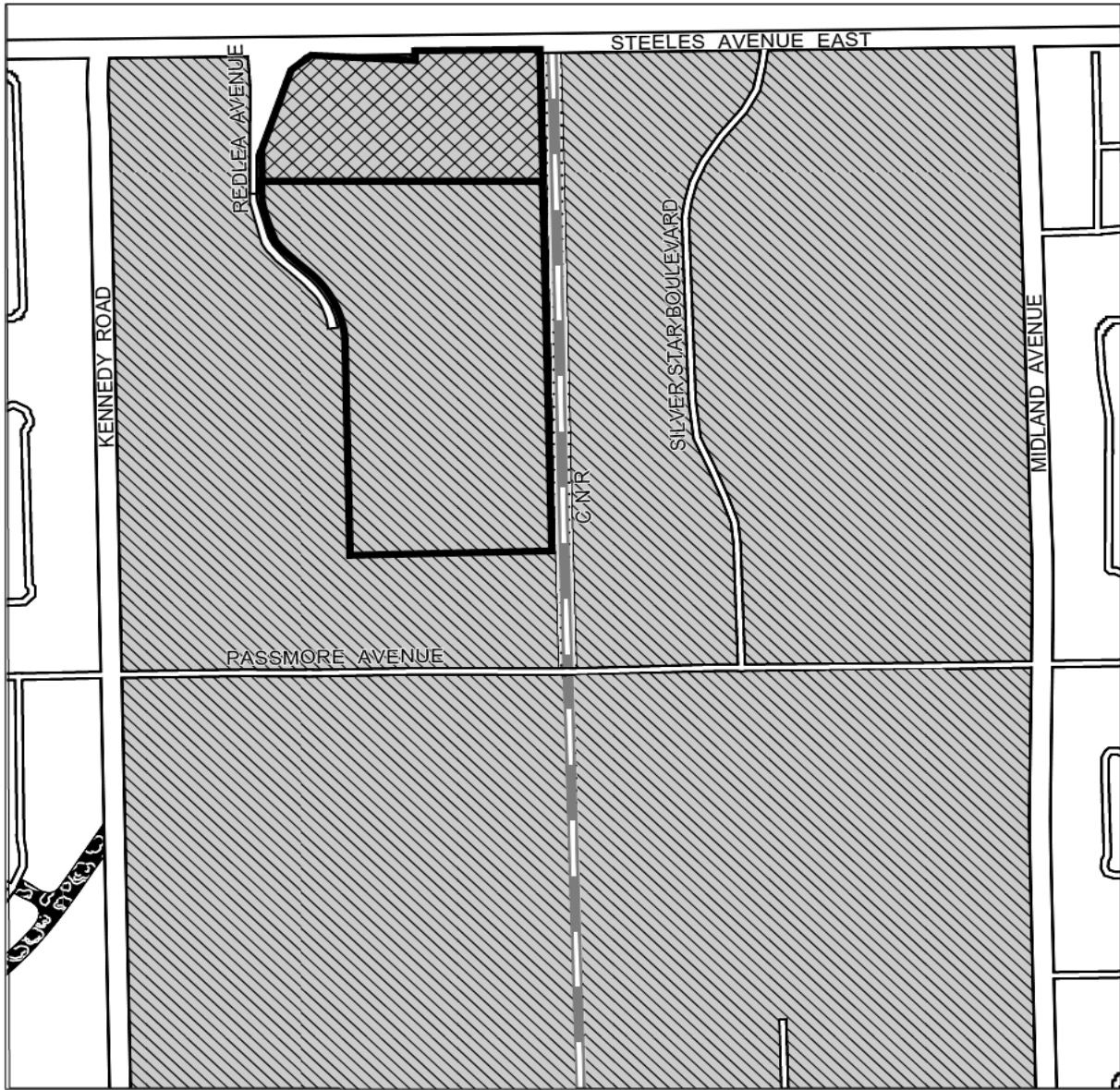
4665 Steeles Avenue East

- (o) A direct and attractive, major mid-block pedestrian connection from Steeles Avenue East to the Milliken GO Station lands will be provided within the first phase of development as generally shown on the map accompanying this policy;
- (p) Maximum permitted building height is 28 storeys (93 metres, excluding mechanical penthouse). Development proposing more than one tall building on site is required to provide a variety of tower heights and to transition down in building height(s) from the maximum building height permitted;
- (q) Opportunities to provide a privately owned publicly-accessible central open space area (POPS) shall be explored. If viable, the POPS will be designed generally in accordance with the City's Design Guidelines for Privately Owned Publicly-Accessible Space;
- (r) New development is required to properly interface with the adjoining commercial lands to the east known municipally as 4675 Steeles Avenue East and will provide required parking for these lands together with temporary and permanent easements and rights-of-way for parking, pedestrian and vehicular access, servicing and maintenance to the satisfaction of the City;

Lands Designated *Employment Areas*

- (s) Employment uses will be compatible with mixed use development in the adjacent *Mixed Use Areas* to the north; and
- (t) New development will provide for office employment uses.

Schedule 1



TORONTO City Planning

Steeles-Redlea Regeneration Area Study

Official Plan Amendment #321

Revisions to Land Use Map 19 to Redesignate lands from Regeneration Areas to Mixed Use Areas and Employment Areas

File # 14 123169 ESC 39 TM

- Site Location
- Neighbourhoods
- Mixed Use Areas
- Employment Areas
- Parks & Open Space Areas
- Natural Areas

Not to Scale
8/31/2015