

LORNE ROSS PLANNING SERVICES INC.

36 Saratoga Drive, Scarborough, ON, M1P 4J1
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November 17, 2013.

City of Toronto Clerk's Office
City Hall, 10th Floor, West Tower
100 Queen Street West
Toronto On
M5H 2N2

Attention: **Nancy Martins**,
Committee Secretary
Planning and Growth Management Committee

**RE: OBJECTION TO PROPOSED OFFICIAL PLAN AMENDMENT
PUBLIC MEETING NOVEMBER 21ST 2013
MUNICIPAL COMPREHENSIVE REVIEW
844940 ONTARIO INC - LOT 32 RCP 9828
EAST SIDE OF KENNEDY ROAD NORTH OF McNICOLL**

Dear Ms Martins:

Lorne Ross Planning Services Inc has been retained by 844940 Ontario Inc with respect to the City of Toronto's proposed Official Plan amendment resulting from the Municipal Comprehensive Review of Employment policies to be considered at Planning and Growth Management Committee's November 21st 2013 public meeting.

We have been given to believe throughout the MCR process that the land use designations available for consideration were initially Core, General and Retail Employment, later collapsed to two designations being Core and General Employment.

These have been the only land use designations appearing on various iterations of the Land Use Plans for Milliken throughout the MCR process.

The proposed designation of my client's property as shown on Map7 appears to be General Employment assuming that the eastern boundary of this designation is coincident with the planned extension of Redlea Avenue. Were these the only two designations available for consideration my client would be content with a General Employment designation.

However, in their final report Staff are advocating an entirely new and dramatically different land use planning vision for a portion of the Milliken District. A Regeneration Area designation is now proposed by Staff for 6 properties comprising +/- 10 hectares of land running east from Redlea to the GO line and south from Steeles almost to Passmore, approximately as shown in blue in the air photo below:

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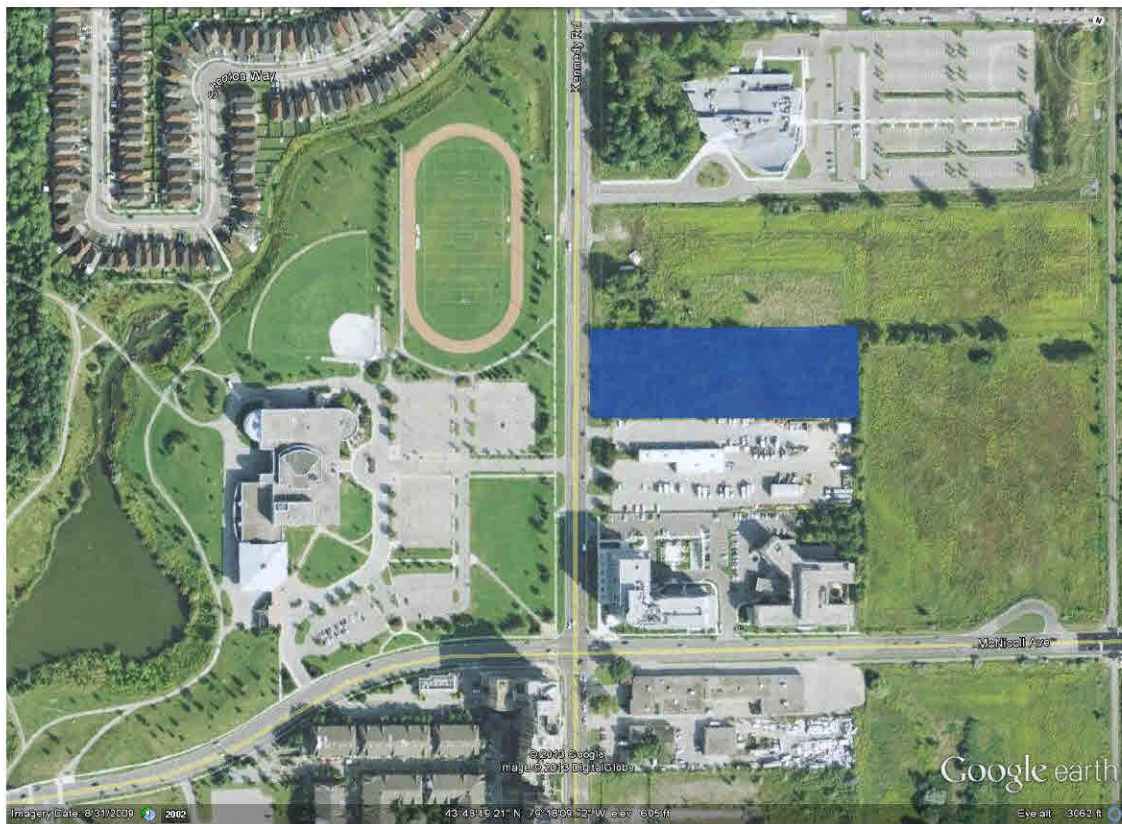
A Regeneration Area designation provides for “...a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses...”.

My client does not wish to object to the proposed Regeneration Area designation. It may well be the appropriate ‘vision’ for these properties. Our concern is that the criteria used by Staff to support this dramatically different vision for a portion of the District appear to apply equally to other parts of this planning area and in particular to the area in which my client’s lands are located.

My client’s lands are shown in blue in the air photo below.

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The property is:

- across Kennedy Road from Mary Ward Catholic High School and its playing fields as well as the L'Amoreaux Community Centre;
- 125m from a 12 storey senior citizens' apartment to the south;
- 90 m from the north wall of a six story nursing home to the south on McNicoll;
- 110 m from the Scarborough Chinese Baptist Church, to the north and;
- 250 m to the north wall of the Tridel Bamburgh Gate apartment building at the corner of McNicoll and Kennedy Road.

All of these existing uses are of recent construction. They have all been developed in accordance with Official Plan and By-laws approved by Council and recommended by Staff. All are classified as 'sensitive uses' susceptible to disruption by industrial activities.

There is only one property presently used for industrial purposes north of McNicoll in the air photo shown above. That is the Enbridge pipeline service centre which appears to have a small building relative to the size of the parcel with the majority of land used for storage and dispatch of pipeline construction and maintenance equipment.

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At page 36-37 of the final report Staff provide their reasons for recommending the Regeneration Area as follows:

“...staff concluded that many of the components were present that, in combination, made a *Regeneration Area* designation and a study to guide future development desirable, including:

1. Adjacency to the Milliken GO Train Station which is subject to a current environmental assessment to increase GO service to Stouffville.
2. Large areas occupied by surface parking lots and underutilized or vacant land awaiting access through the extension of Redlea Avenue
3. Limited employment.
4. Existing Official Plan permissions for institutional uses including seniors residential uses
5. Permissions for Mixed Use development in Markham north of Steeles Avenue, although approvals to date are only commercial.
6. Public realm conditions in need of improvement.

I am not clear why whatever the Town of Markham/Region of York may or may not approve north of Steeles has anything to do with the merits of a Regeneration Area designation in Toronto. I submit my client's property and all of the lands north of McNicoll shown on the air photo above meet all other criteria for a Regeneration Area designation:

Support for Transit: GO provides 6 trains southbound in the morning and 8 trains northbound in the afternoon-evening at the Milliken Station. With 10 cars per train, it can move up to 22,680 passengers per day. It is an excellent service if your destination is downtown in the morning and back home at night. In comparison the TTC runs bus service on Steeles, Kennedy, Midland, Finch and McNicoll throughout the day. Service on Steeles and Finch is 24 hours. Other routes run +/- 20 hours a day. Total TTC passenger carrying capacity provided to the Milliken District on a weekday is 113,208, almost 5 times the passenger capacity provided by GO at the Milliken station. GO provides no service on weekends. In comparison the TTC bus service provides Saturday capacity for almost 70,000 person trips. A land use plan supportive of existing and improved transit would recognize the extensive service provided to the entire Milliken District by the TTC as well as the downtown commuter service provided by GO;

Underutilized-vacant land/improved access through Redlea extension: the air photo above demonstrates there are significant underutilized and vacant lands in this part of the District. All will have improved access through the Redlea extension;

Limited Employment: the ONLY property in the air photo providing quasi-industrial employment is the Enbridge site. The number of jobs is quite likely eclipsed by employment in the Mon Sheong nursing home;

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OP Permission of Seniors' Residences: my client's property and all others fronting on both Kennedy and McNicoll enjoy exactly the same Official Plan permission for senior citizens' residential as does the land proposed for Regeneration Area on Map 7;

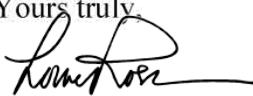
Public Realm Improvements: public realm conditions in the area of Steeles-Redlea are not materially different from those in the area shown on the air photo above: both would benefit from improvements through redevelopment.

CONCLUSION

In summary: if the only land use planning alternatives before my client through the MCR were Core Employment and General Employment, then my client would be content with the proposed General Employment designation shown on Map 7 as recommended by Staff.

However, in view of the proposed introduction of Regeneration Area on a portion of the District in the area of Steeles-Redlea and the planning rationale supporting that proposal as identified in the November 5th final report, my client objects to the proposed Regeneration Area designation on Map 7 as piecemeal planning unless and until that designation is considered and applied to broader areas of the Milliken District including the subject property.

Yours truly,



Lorne Ross Planning Services Inc.