

**LORNE ROSS PLANNING SERVICES INC.**

36 Saratoga Drive, Scarborough, ON, M1P 4J1  
Tel: 416-289-2789 e-mail lrps@sympatico.ca

November 19, 2013.

City of Toronto Clerk's Office  
City Hall, 10<sup>th</sup> 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 21<sup>ST</sup> 2013  
MUNICIPAL COMPREHENSIVE REVIEW  
FOR KREADAR ENTERPRISES LIMITED  
2150 McNICOLL AVENUE.**

Dear Ms Martins:

Please accept this letter as an objection on behalf of Kreadar Enterprises Limited to the proposed Official Plan Employment policies with respect to their property at 2150 McNicoll Avenue.

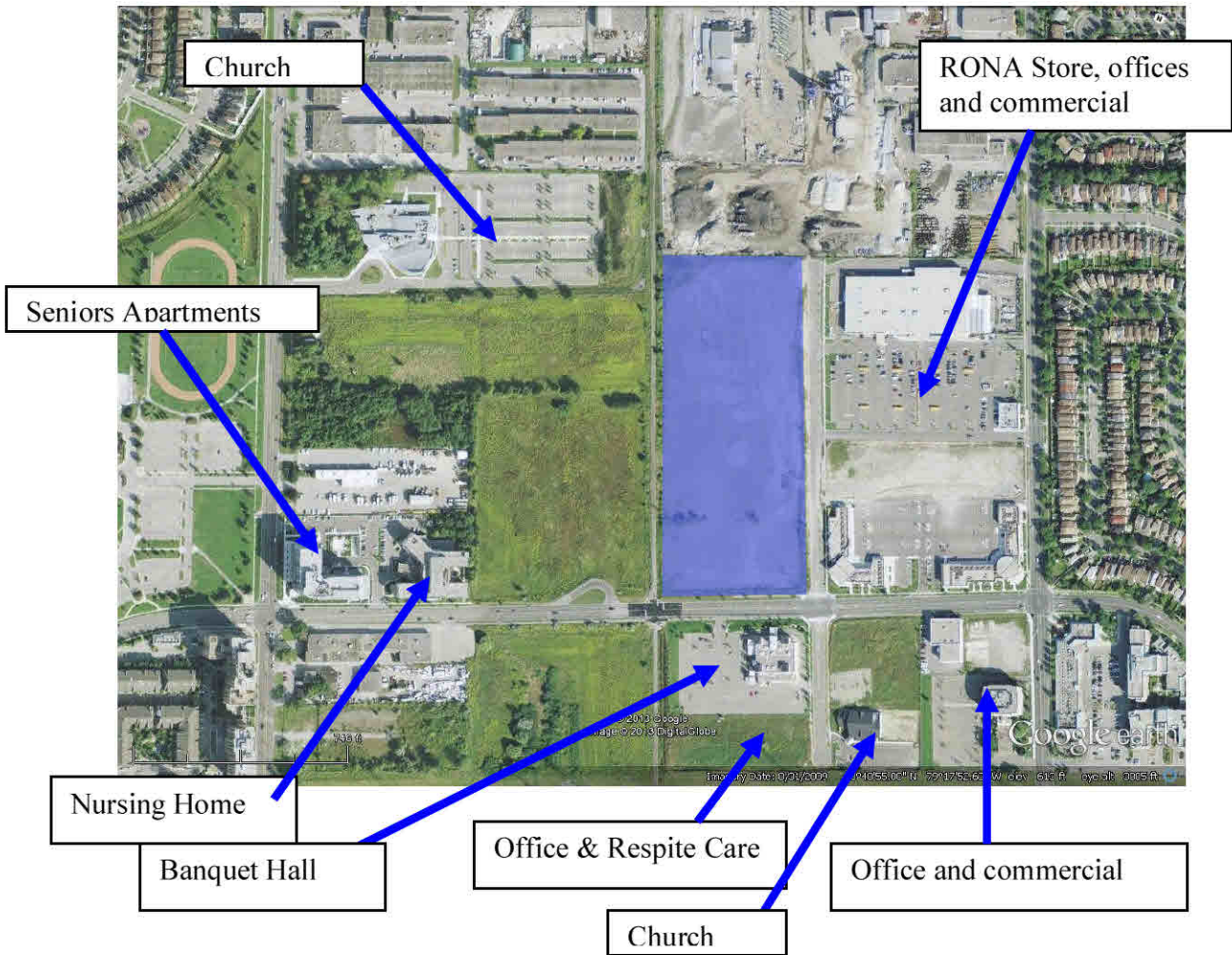
The proposed Official Plan amendment released by City Staff on November 1st for consideration at Committee's public meeting on November 21<sup>st</sup> appears to designate a portion of subject property for General Employment and the rear 1/3<sup>rd</sup> of the subject property for Core Employment.

Kreadar requests that its lands be designated Regeneration Area providing for a broad mix of uses, as such a designation is consistent with staff's planning rationale, as set out further below.

The Kreadar property and its surrounding land use context are shown in the air photo below:

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Regeneration Area Designation:

A Regeneration Area designation is proposed for +/- 10 hectares of land in the Milliken Employment District between Steeles Avenue, Redlea and the GO line almost to Passmore Avenue. I have interpreted this designation to the air photo as shown in blue 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...”.

The Staff planning rationale supporting this designation is 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.

Source: Pages 36-37, Staff final report, November 2013.

In my submission the subject Kreadar property meets all of these criteria. Taking these one at a time:

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### Supporting Existing and Improved Transit

Supporting existing and improved rapid transit with high density mixed use development including residential is a key planning consideration in Ontario. The location of the existing Milliken Station on the Stouffville GO line is therefore perhaps one of the most important considerations supporting the proposed Regeneration Area.

The area surrounding the GO station is not however the only location in this District with important transit service. The Stouffville GO line operates 6 trains southbound in the morning and 8 trains northbound in the afternoon-evening. Weekday capacity on the GO line, assuming 10 car trains is +/- 22,680 persons. There is no service on weekends

In comparison the existing TTC bus service provided on the arterial boundaries of the District and right through the middle of the District on McNicoll Avenue, has a capacity of 113,208 persons on weekdays. Service is provided 24 hours a day on Steeles and Finch, and +/- 20 hours a day on the Midland, Kennedy and McNicoll routes. TTC capacity provided to Milliken is reduced to 68,900 person-rides on weekends whereas the GO service is shut.

The subject Kreadar property has direct access to the McNicoll bus route and is within walking distance of the Midland bus. The combined weekday passenger capacity of these two TTC routes is equal to the capacity provided at the Milliken GO station and is available over much longer periods of the day and into the weekends.

### Underutilized-Vacant Land – Limited Employment

The subject Kreadar property is vacant, producing zero assessment, zero employment and zero support for existing-improved transit services. No existing industrial activities will be displaced.

### Access Improvements through Extension of Collector Roads

The subject site is flat, rectangular, 5.5 hectares in size, located at the signalized intersection of McNicoll Avenue, a major collector road running from west of Highway 404 to and beyond Markham Road, and Silver Star Boulevard which the City is proceeding to make a through collector road running from Steeles Avenue to Midland just north of Finch. It therefore has excellent access and visibility from two major collector roads.

Appended to this letter is an air photo showing the proposed Regeneration Area, the Kreadar lands at 2150 McNicoll and both the existing and proposed extensions of collector roads through the Milliken district.

The improved access available to the City's proposed Regeneration Area by extending Redlea is practically identical to the improved access which will be available to the subject Kreadar lands with the extension of Silver Star: both sites will be on collector roads running from Steeles to signalized intersections at McNicoll and points south.

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OP Permission of Seniors' Residences: The subject Kreadar lands and all others fronting on McNicoll enjoy 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 of McNicoll and Silver Star: both would benefit from improvements through redevelopment.

A mix of residential, institutional, commercial, office and service uses would be entirely compatible with all of the land uses that have been approved and developed along the McNicoll corridor over the last 20 years, being a nursing home, senior citizens apartments, retail restaurant and personal services, offices and a 29 bed respite transitional care facility.

**CONCLUSION**

In summary: my client objects to the split designation proposed for its lands and requests that these lands be designated Regeneration Area.

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 5<sup>th</sup> 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 Kreadar property.

Yours truly,



Lorne Ross Planning Services Inc.

CC via email: Ms Kerri Voumvakis, Toronto Planning Department  
Mr. Chin Lee, Councillor, Ward 41  
Mr. Ross Arbuck, Kreadar Enterprises Limited.  
Ms. Signe Leisk, Cassels Brock

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Existing Collector Road [Green] and Proposed Extensions [Blue] - Milliken District

