

Public Meeting

Steeles - Redlea Regeneration Area Study

November 16, 2015



Steeles-Redlea Regeneration Area Study




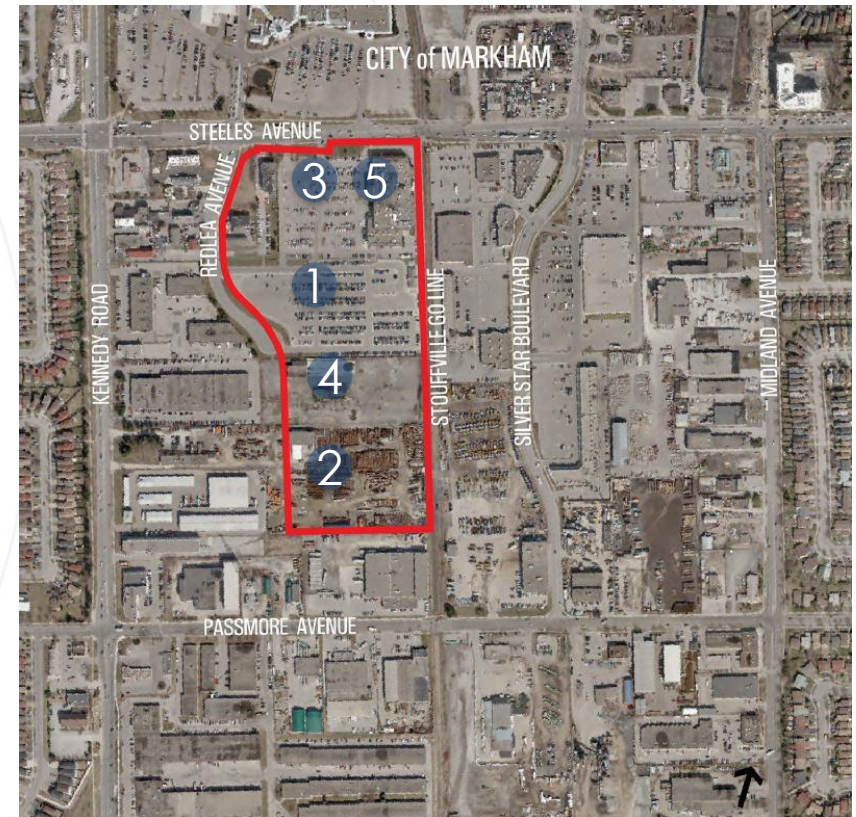
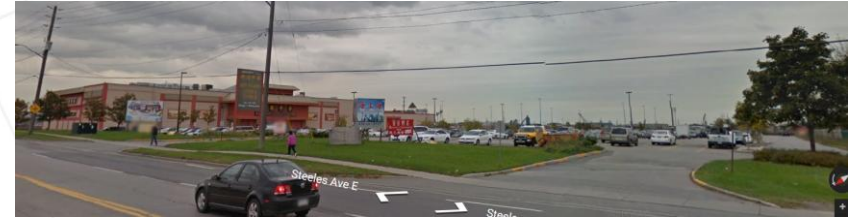
Fast Facts:

- One of seven *Regeneration Areas* resulting from adoption of OPA 231.
- OPA 231 partially approved & *Regeneration Areas* designation & related SASP 395 are in force & effect.
- Study commenced Spring 2014.
- Concluded Summer 2015.



Study Area

- Regeneration Area: 10 ha (25 acres)
 - Bounded by Steeles Avenue East, Stouffville GO Train Corridor, Redlea Avenue and its proposed extension south to Passmore Avenue & north limit of properties on the north side of Passmore Avenue.
1. Milliken  site: 6.5 acres
 2. Anchor Shoring: 6 acres
 3. 4665 Steeles E (GF1): 4 acres
 4. 3447 Kennedy rear (GF2): 3.7 acres
 5. Splendid China Mall: 2 acres
- Stouffville GO line boundary between Wards 39 & 41.





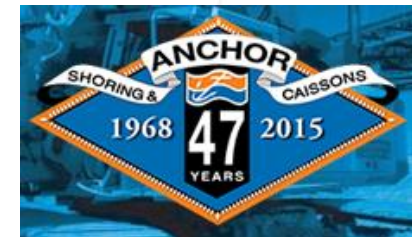
Study Purpose

- Establish a Development Framework for area.
- Recommend land use designations for all lands in *Regeneration Area* as it is an interim land use designation only.
- Establish Urban Design Guidelines to guide new development.
- Community Services & Facilities Strategy should new residents be introduced in the area.



What are some of the features that make this Regeneration Area Unique?

- Proximity to the City of Markham and development approvals & proposals north of Steeles Avenue East.
- Milliken GO Station & Stouffville GO line & planned service & station improvements.
- Planned Steeles Avenue grade separation.
- Range of employment uses both within & adjacent to the Regeneration Area.





Key Study Considerations

- **Land Use Compatibility:**

between possible future sensitive uses (namely residential) & nearby industrial uses as well as GO rail corridor to protect from adverse effects (e.g. noise & vibration; odour; dust; and other contaminants).

- **Office Employment:** to be provided given presence of Milliken GO Station.

- **Urban Design Guidelines:** including street & block plan to guide new development.

Study Context

Historically, lands have been part of the Milliken Employment District.

Two zoning applications within *Regeneration Area* - both by Global Fortune Real Estate Development Corporation (largest combined ownership interest in *Regeneration Area*)

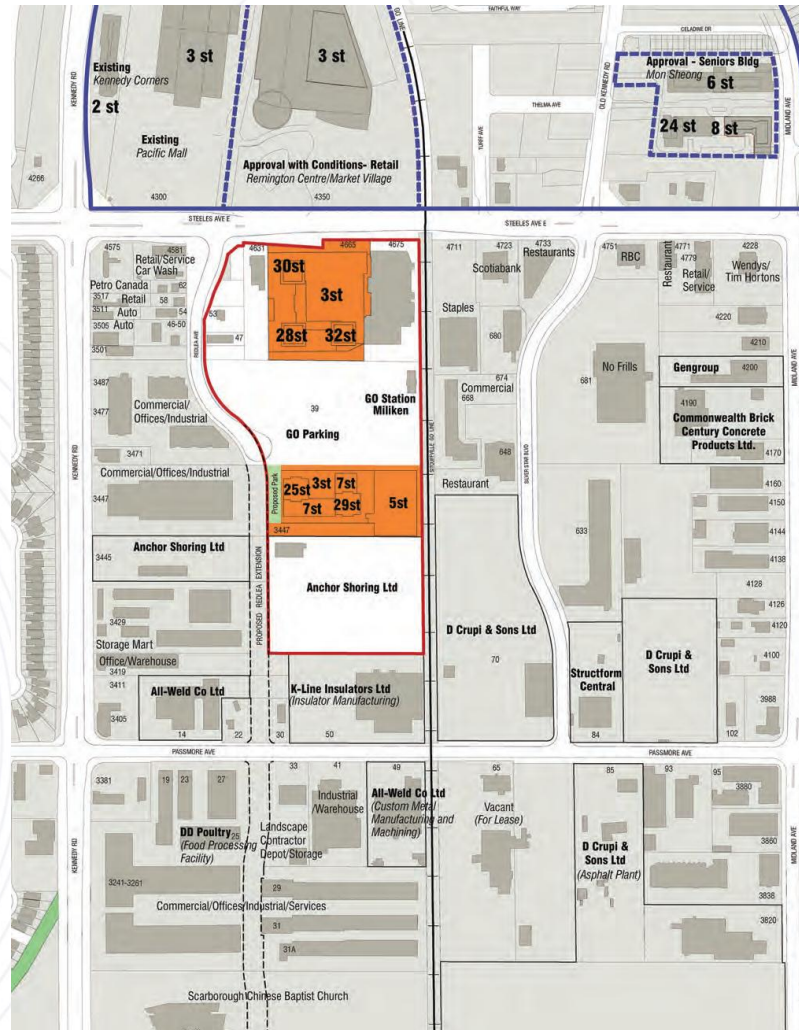
4665 Steeles Avenue East:

3 residential towers 28, 30 & 32 storeys on 3 storey podium with retail commercial floor space and above and below trade parking. Redlea Ave. extension.

3447 Kennedy Road (rear)* :

25 & 29 storey residential towers on 5 storey podium
0.2 acre park. Redlea Ave. extension.

*Considered premature until Study completed



City of Markham

City of Toronto



City of Markham

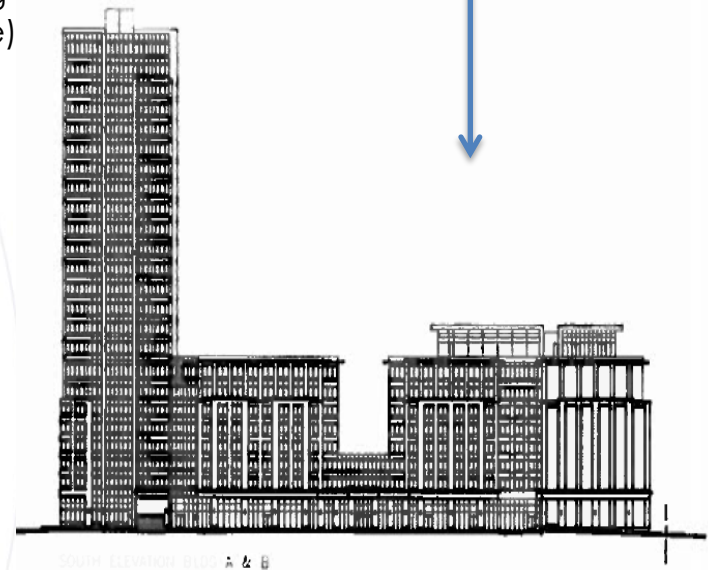


Status Built:
4600 Steeles Ave E
7 storey, mixed use building
(Old Milliken school façade)



Mixed use concept model: 'Remington Centre' ~ 4350 Steeles Ave E ('Market Village Markham' centre to be demolished)

Status: Commercial Shopping centre portion only endorsed in principle (not built)



Status: Under Construction:
Four seniors buildings ranging from six to 24 storeys at Old Kennedy Road includes facilities for long-term care, assisted living and independent living.



Community Consultation & Outreach

- Study Webpage
- 2 Community Consultation Meetings
- 3 Working Group Meetings
- North Milliken Employment Land/Business Owner Meeting
- Industry Outreach (commenced Spring 2014)
Economic Development & City Planning staff meetings
with various industrial operators



Key Stakeholders*

- Metrolinx / GO Transit

Milliken GO Station

Stouffville GO Corridor Rail Expansion & planned station improvements

- Global Fortune Group (applicants)

4665 Steeles Ave E & 3447 Kennedy Rd (rear)

- Splendid China Condo Corporation (4675 Steeles Ave E)

Reliant on 4665 Steeles E for required parking & reciprocal vehicular, pedestrian & servicing easements

- Numerous Industrial Operators

Anchor Shoring, D. Crupi & Sons, K-Line Insulators, Structform, All-Weld, AGF- C&T & Costafam Holdings, Trisan Construction

- Heathwood Ratepayers Association (w/o Kennedy Rd)

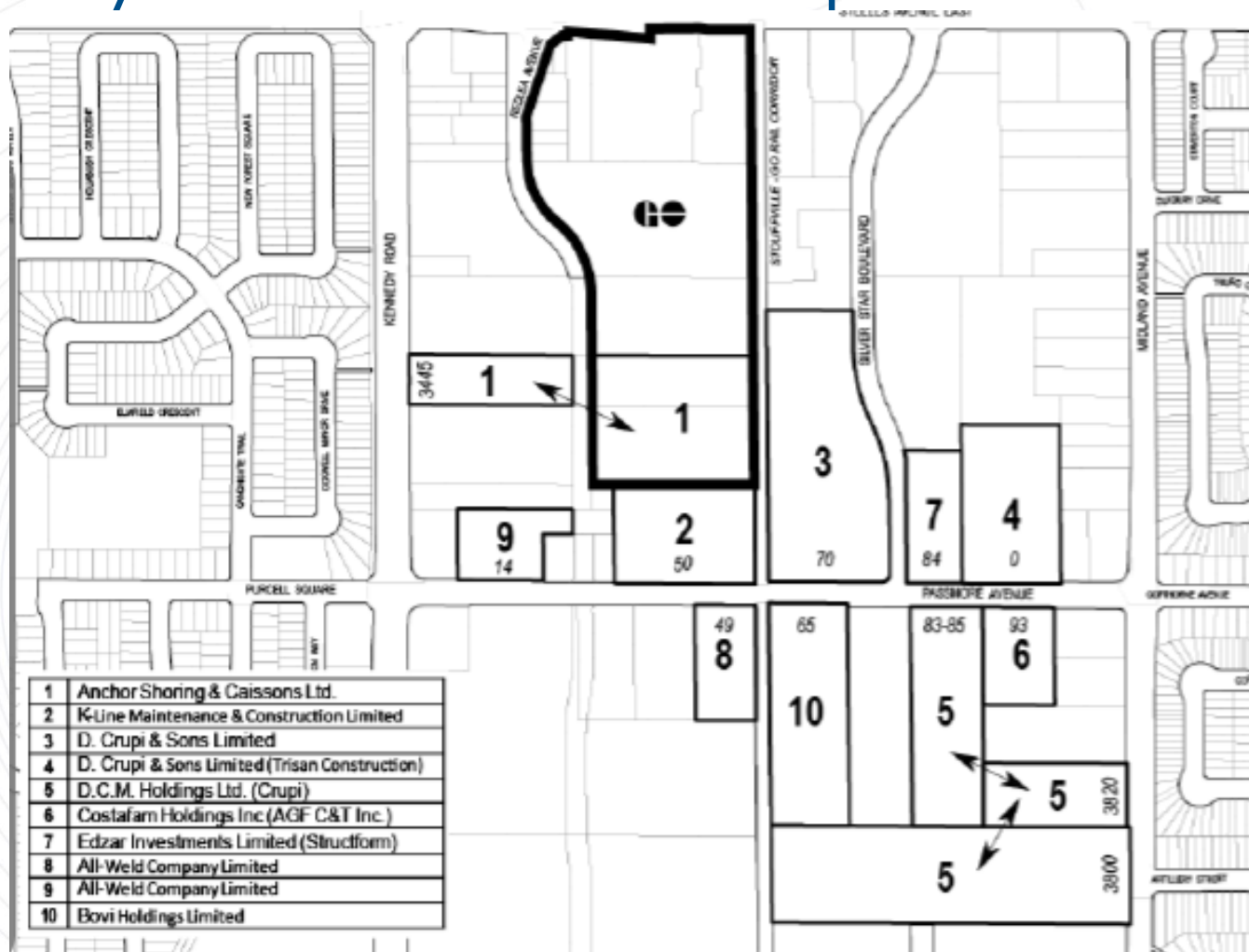
- York Region

- City of Markham

*not in order of priority



Key Area Industrial Operators





Consultant Studies & Reviews

City Planning retained consultants to grow our understanding of the area.

- Community Services & Facilities Assessment
- Noise, Odour, Vibration & Air Impact Study
- Transportation Peer Review of Transportation Assessment undertaken on behalf of Global Fortune Group & Supplementary Analysis

Posted on Study Webpage



Consultant Studies & Reviews

Global Fortune Group retained consultants in support of their area vision and zoning applications.

- Transportation Assessment
- Servicing Study
- Air Quality, Noise & Vibration Reviews





Planned / Proposed Area Infrastructure Improvements

1. Redlea Avenue Extension
2. Steeles Grade Separation & Widening
3. Stouffville GO Corridor/RER & Milliken Station Improvements
4. SmartTrack



Steeles Ave

Passmore Ave

McNicoll Ave

Finch Ave



Official Plan: Existing Policy*

Site and Area Specific Policies (SASP) 104 and 133

SASP 104:

Lands bounded by Steeles, Kennedy, Passmore & Midland and along Midland, Finch, Kennedy & McNicoll frontages, south of Passmore

Business and trade schools, libraries, fraternal organizations, **long term care facilities**, recreational uses and **places of worship** are permitted.

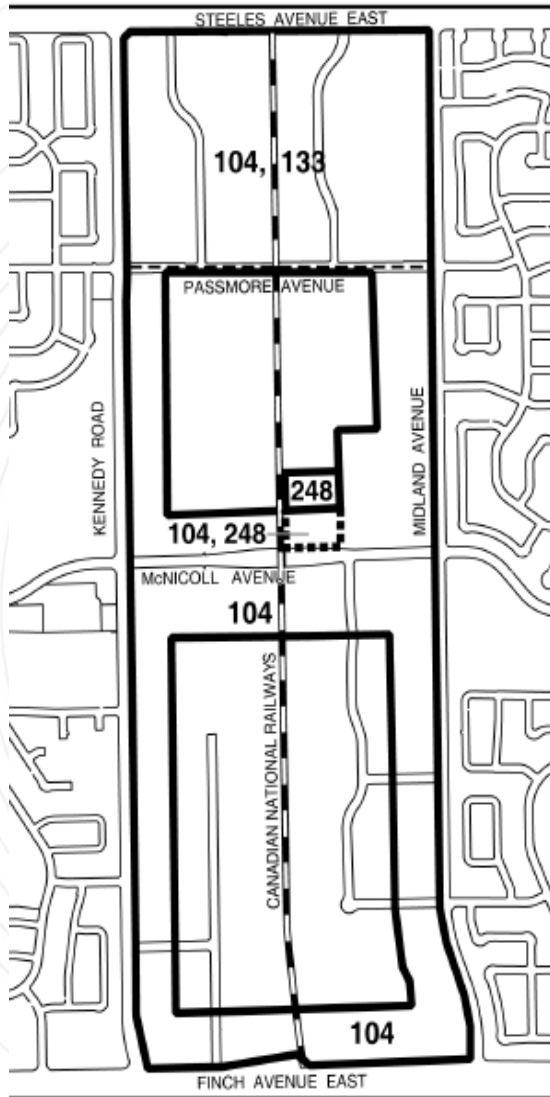
SASP 133:

Lands bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue

Retail and service uses, including stand-alone retail stores and/or power centres are permitted.

History:

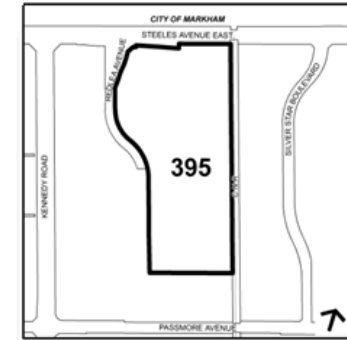
Policies adopted by the former City of Scarborough in order to make the north part of the Milliken Employment District more attractive & competitive. Policies were carried forward in the new Toronto Official Plan.



OPA No. 231: Council Approved Land Use Designations



Regeneration Areas & SASP 395
(in effect)



General Employment Areas

Core Employment Areas

TORONTO City Planning
 Redesignate from 'Employment Areas' to Official Plan
 Designations Shown on Maps 1 to 48 inclusive

Map 7

Neighbourhoods	Parks & Open Space Areas	Employment Areas	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			

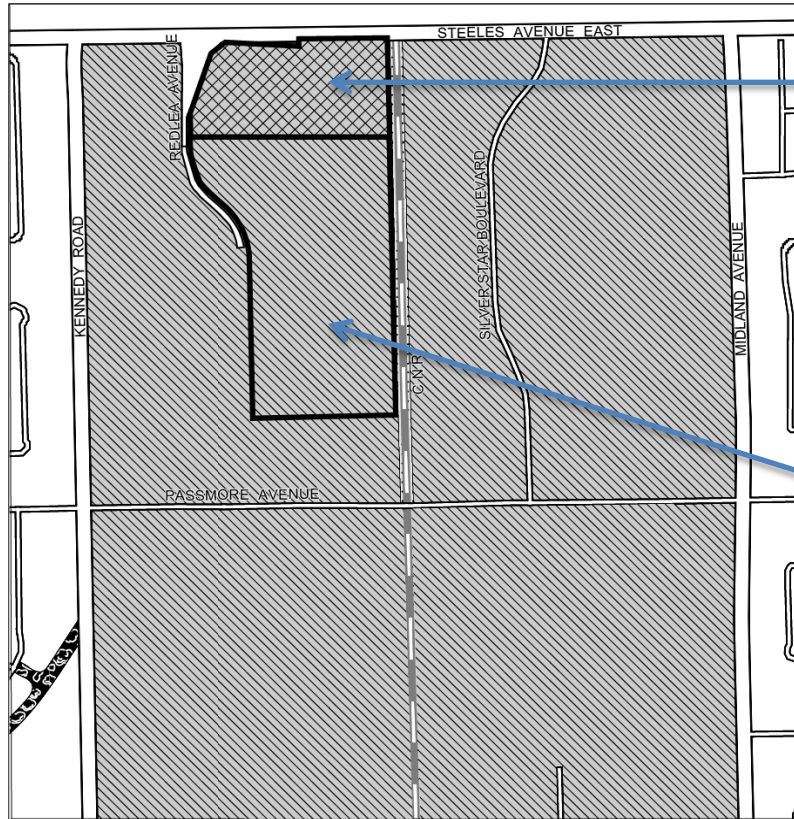
↑
Not to Scale
12/18/2013



Proposed OPA 321



Draft OPA 321 – Land Use Designations



Redesignate from Regeneration Areas to *Mixed Use Areas*

(north 1/3 of Regeneration Area – lands south of Steeles & north of Milliken GO site)

Redesignate from Regeneration Areas to *Employment Areas*

(balance of lands in Regeneration Area)

Toronto City Planning
Official Plan Amendment #321

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

Steeles-Redlea Regeneration Area Study

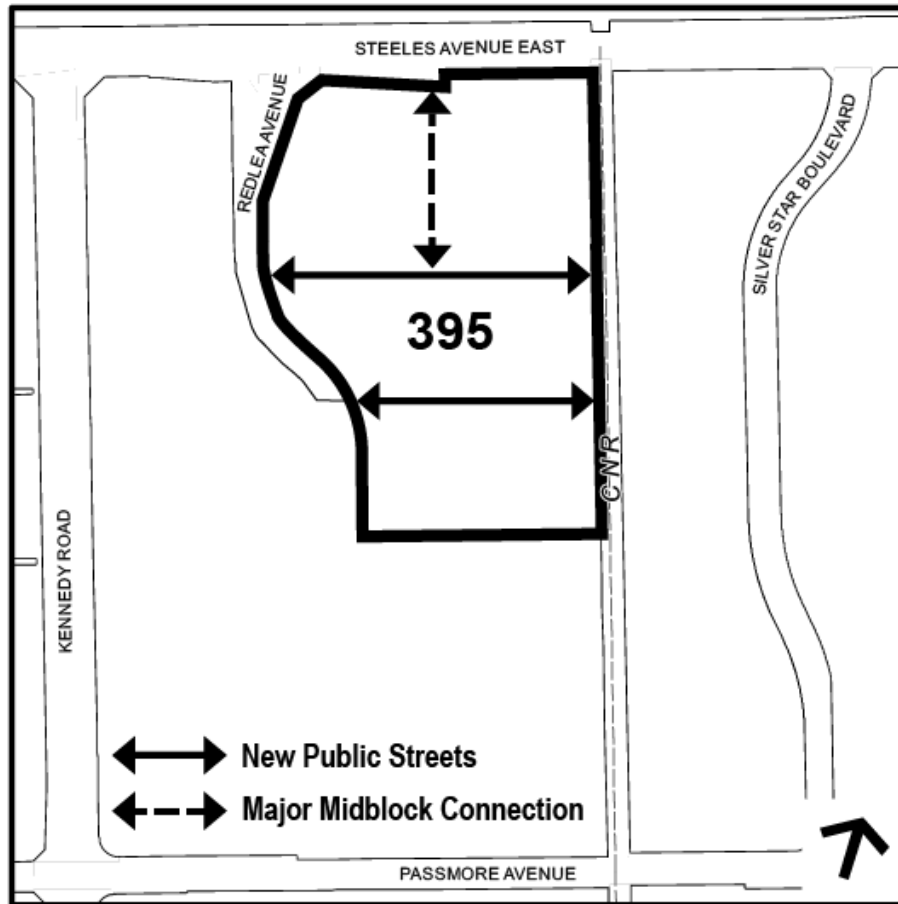
File # 14 123169 ESC 39 TM

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

↑
Not to Scale
8/31/2015



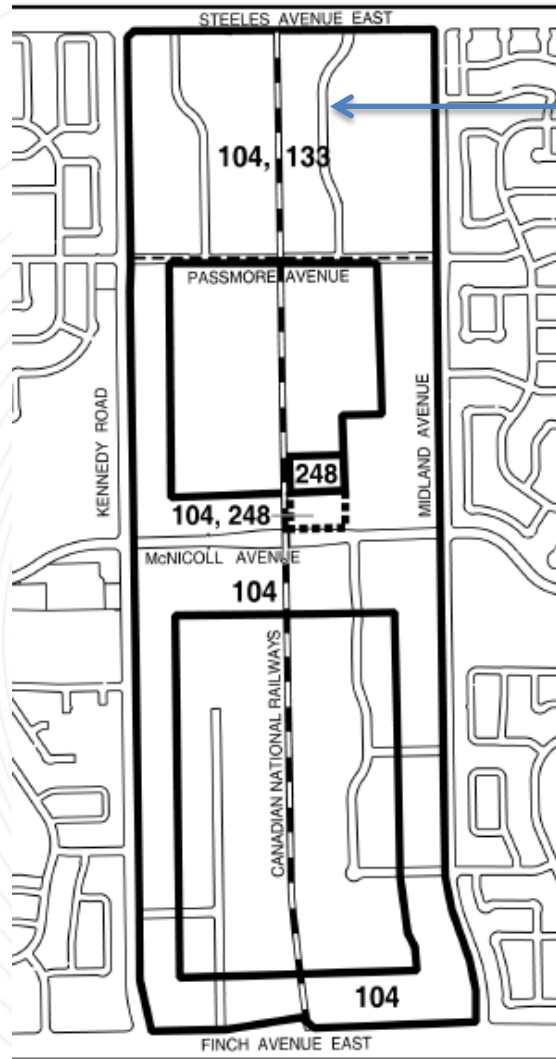
Draft OPA 321 – Amended SASP 395



- Applies to all lands previously designated as *Regeneration Areas* with the exception of Anchor Shoring.
- New public road connections.
- New mid-block connection.
- Provision of office employment.
- Urban Design Guidelines apply.



Draft OPA 321 – SASP 104



SASP 104 deleted from lands bounded by Steeles, Kennedy, Midland & Passmore.

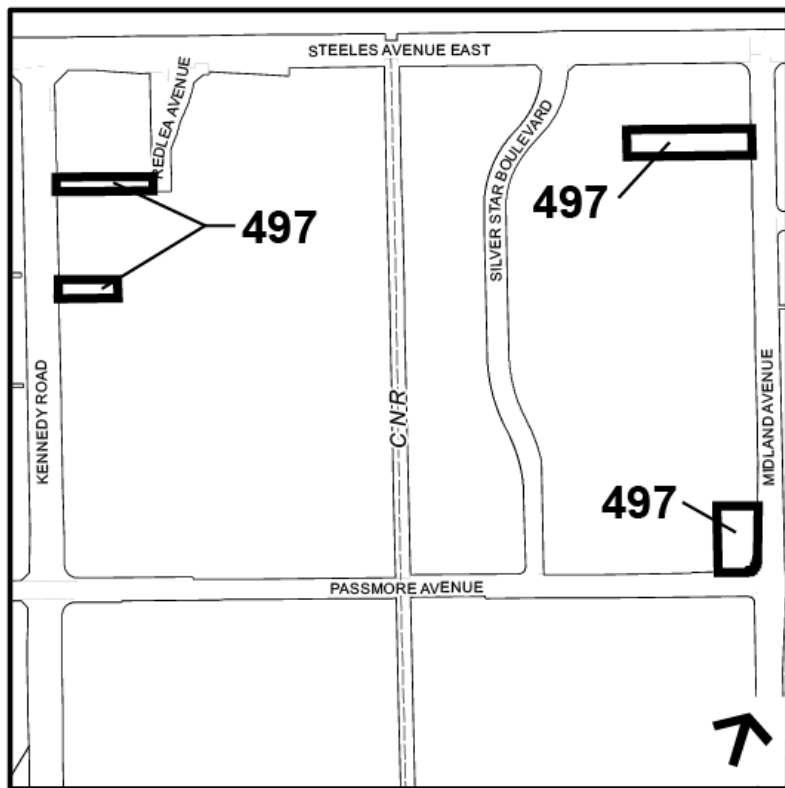
Long term care facilities & places of worship no longer permitted.

Consistent with policy directives of OPA 231 which has been adopted by Council.

Consistent with draft OPA 321.



Draft OPA 321 – new SASP 497



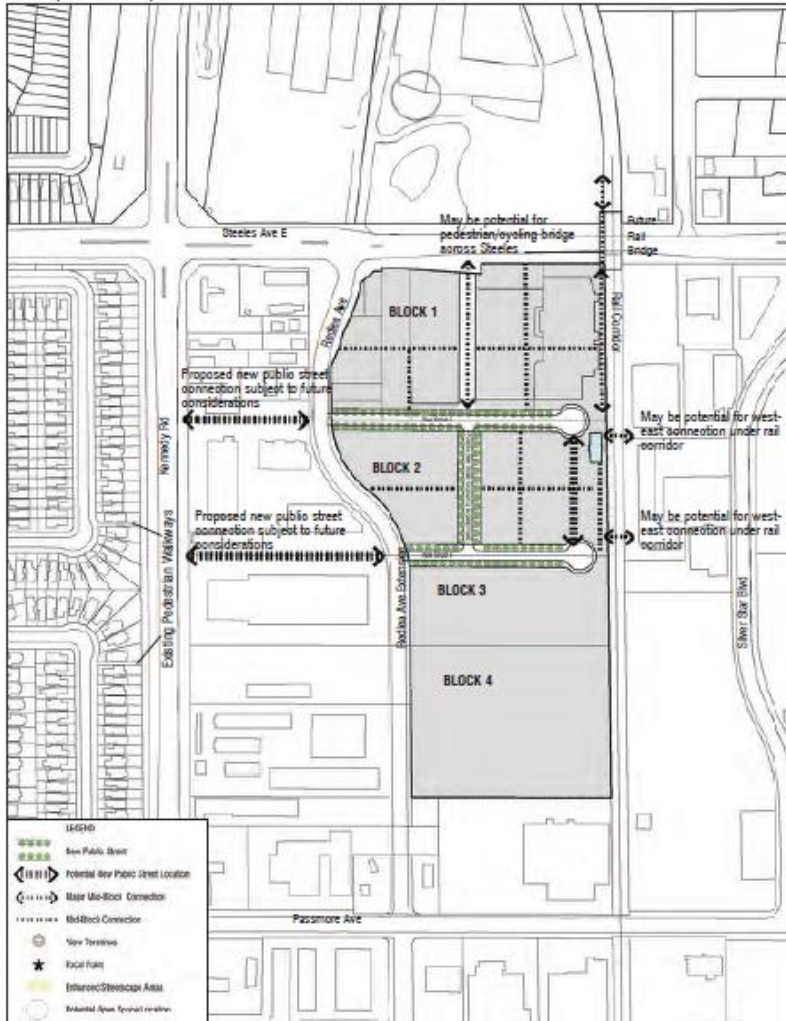
Recognize 4 existing places of worship

- 3471 Kennedy Road
- 3501 Kennedy Road
- 3988 Midland Avenue
- 4220 Midland Avenue



Urban Design Guidelines

Conceptual Masterplan in Context - New Streets, Blocks and Connections



Urban Design Guidelines to ensure appropriate development.

Used to inform development standards for future site specific zoning amendments and to evaluate site plan approval applications.

Used in conjunction with other applicable City Urban Design Guidelines & Official Plan policies.



Future Considerations

- Existing zoning remains on all lands.
- Site specific zoning amendments required.
- Rezoning on lands designated *Mixed Use Areas* proposing sensitive land uses required to demonstrate land use compatibility.
- Developers encouraged to enter into agreements with industrial operators to ensure mitigation to greatest degree possible.
- Planning reports on active applications brought forward after Council's consideration of draft OPA 321.