

## **NOTICE OF PUBLIC MEETING**

**To be held by the Planning and Growth Management Committee  
(Under the Planning Act)**

### **City Initiated Official Plan Amendment No. 321 Steeles-Redlea Regeneration Area Study**

**Location:** Lands bounded by Steeles Avenue East, Kennedy Road,  
Midland Avenue and Passmore Avenue

**Applicant:** City of Toronto

**DATE:** October 17, 2016

**TIME:** 11:00 a.m. or as soon as possible thereafter

**PLACE:** City Hall, Committee Room 1, 2<sup>nd</sup> Floor  
100 Queen Street West, Toronto

### **PROPOSAL**

The proposed Official Plan amendment is a result of the City-initiated Steeles-Redlea Regeneration Area Study which started in early 2014. City staff presented the findings of the study, including a draft official plan amendment and draft urban design guidelines, in two reports to the Planning & Growth Management Committee in 2015. A public meeting was held on November 16, 2015 and staff were directed to conduct further study and consultation with affected stakeholders to address matters related to land use compatibility and affordable housing. This has occurred and a revised draft official plan amendment and revised urban design guidelines have been prepared for consideration by the Committee.

The proposed official plan amendment applies not only to lands within the Regeneration Area but also to lands bounded by Steeles Avenue East, Kennedy Road, Midland Avenue and Passmore Avenue. Please see the Key Map below.

Generally, the official plan amendment proposes the following:

- Re-designate lands within the Steeles-Redlea Regeneration Area located south of Steeles Avenue East and north of the Milliken GO Station site from '*Regeneration Areas*' to '*Mixed Use Areas*';
- Re-designate the balance of the lands within the Steeles-Redlea Regeneration Area, being the Milliken GO station lands at 39 Redlea Avenue; vacant lands municipally known as 3447 Kennedy Road (rear); and industrial lands owned and used by Anchor Shoring and Caissons Ltd. and municipally known as 0 Redlea Avenue, from '*Regeneration Areas*' to '*Employment Areas*';
- Amend Schedule 2 to the Official Plan to add two new planned but unbuilt road links east of Kennedy Road to the Milliken Go Station;
- Amend Site and Area Specific Policy 395 to remove the Anchor Shoring lands and to establish policies intended to support a development framework for the area that, among other matters, requires new development to provide office employment uses and for the provision of new public streets and pedestrian connections to create greater accessibility to the Milliken GO station;

- Delete existing Site and Area Specific Policy 104 from lands bounded by Steeles Avenue East, Kennedy Road, Midland Avenue and Passmore Avenue and add a new Site and Area Specific Policy 497 to recognize four existing places of worship within this area.

Urban Design Guidelines, including a Conceptual Masterplan, for the Steeles-Redlea area are also proposed in order to guide future development on lands in proximity to the Milliken GO station.

Lands within the Study Area municipally known as 4665 Steeles Avenue East are also the subject of an application under the Planning Act for an amendment to the official plan, Application No. 16 100895 ESC 39 OZ, and an amendment to the zoning by-law, Application No. 13 273308 ESC 39 OZ.

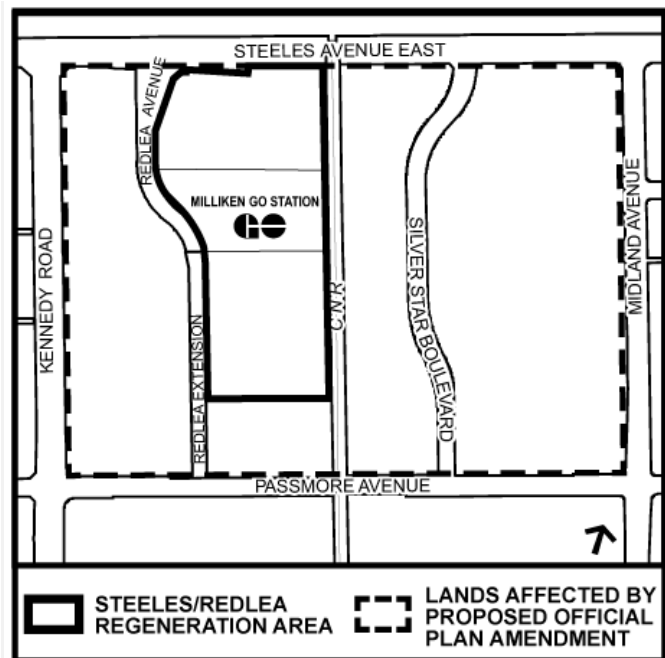
**Detailed information regarding the Steeles-Redlea Regeneration Area study, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Doug Muirhead, Senior Planner at 416-396-7029, or by e-mail at [dmuirhe@toronto.ca](mailto:dmuirhe@toronto.ca).** Additional information, including previous staff reports on the study and related Committee Decisions are available on the Steeles-Redlea Regeneration Area study website which can be accessed at this link: [www.toronto.ca/planning/steeles-redleastudy](http://www.toronto.ca/planning/steeles-redleastudy)

## PURPOSE OF PUBLIC MEETING

Planning and Growth Management Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You are invited to attend the public meeting to make your views known regarding the proposal. You may also submit written comments. If you wish to address the Planning and Growth Management Committee in person or in writing, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Growth Management Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON**

**M5H 2N2, Phone: 416-397-4579, Fax: 416-392-1879, e-mail: [pgmc@toronto.ca](mailto:pgmc@toronto.ca).**



To assist with scheduling, you are requested to call the City Clerk's Office by 12 noon on Friday, October 14, 2016, if you plan to make comments at the meeting.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [pgmc@toronto.ca](mailto:pgmc@toronto.ca).

## FURTHER INFORMATION

**If you wish to be notified** of the adoption or refusal of the proposed Official Plan Amendment, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address, fax number or e-mail set out in this notice.

**Official Plan Amendments Appeal:** If a person or public body does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Nancy Martins, Administrator, Planning

and Growth Management Committee, at the address, fax number or e-mail set out in this notice before the proposed Official Plan Amendment is adopted or refused the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public. Direct any questions about this collection to Nancy Martins, Committee Administrator, at [pgmc@toronto.ca](mailto:pgmc@toronto.ca) or by phone at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 23rd day of SEPTEMBER, 2016.

Ulli S. Watkiss  
City Clerk