

October 17, 2016

Planning and Growth Management Committee
 10th Floor, West Tower, City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

Sent via email to: pgmc@toronto.ca

Dear Chair Shiner and Members of the Planning and Growth Management Committee,

Re: PG15.5 Steeles-Redlea Regeneration Study – Final Report – Official Plan Amendment and Urban Design Guidelines (Ward 39 – Statutory: Planning Act, RSO 1990)

Global Fortune supports the Final Report of the Steeles-Redlea Regeneration Area Study (the Steeles-Redlea Final Report), including Official Plan Amendment 321 (OPA 321) and the Steeles-Redlea Urban Design Guidelines (the Steeles-Redlea Design Guidelines).

OPA 321 and the Steeles-Redlea Design Guidelines will allow the City of Toronto to maximize its significant investment in GO RER/SmartTrack at Milliken Station while protecting nearby industrial operators over the long term.

In November 2015, the Planning and Growth Management Committee directed City Planning to conduct further review of the Steeles-Redlea Regeneration Area, including further consultation with local stakeholders, additional mitigation and buffering for nearby industrial operators, a review of the proposal’s scale and transition and the development of an affordable housing strategy.

Over the past year, Global Fortune has been working closely with City Planning and the Affordable Housing Office to not only meet but exceed Committee’s November 2015 direction:

November 2015 Planning and Growth Management Committee Direction	City Planning/Global Fortune Achievements
Conduct further consultation with local stakeholders	<ul style="list-style-type: none"> ✓ Two additional public meetings took place in May and June 2016 with City staff, local stakeholders and Global Fortune
Identify and secure additional mitigation and buffering to protect industrial operators south of Milliken Station	<ul style="list-style-type: none"> ✓ Enclosed noise buffer balconies on exposed sides ✓ Blank walls on the south side of proposed towers will eliminate overlook issues ✓ Minimum 1.5 metre noise barrier and significant landscape buffer ✓ Recommended Class 4 area classification ✓ Mandatory control central air conditioning systems ✓ Rezoning application for 3447 Kennedy Road (Rear) has been withdrawn, creating a significant land buffer ✓ Additional setbacks for outdoor recreation areas ✓ Warning clauses in purchase and sale agreements ✓ 4665 Steeles Avenue East proposal exceeds recommended separation distance from existing and proposed concrete batching operations at 65 and 70 Passmore Avenue

November 2015 Planning and Growth Management Committee Direction	City Planning/Global Fortune Achievements
	<ul style="list-style-type: none"> ✓ 4665 Steeles Avenue East proposal exceeds minimum setback from the rail corridor
Further review of the scale of development and transition to adjacent areas	<ul style="list-style-type: none"> ✓ The proposed redevelopment has been designed with podium and tower elements that will fit harmoniously within the existing and planned built form context ✓ The proposed redevelopment will replace a surface parking lot with a more urban form of development that will improve the pedestrian realm along Steeles Avenue East and provide pedestrian connections through to Milliken Station ✓ Redesign of tower placement on site to further improve urban design and transition to adjacent land uses
Develop an affordable housing strategy	<ul style="list-style-type: none"> ✓ A minimum 10% of proposed units will be either affordable ownership or affordable rental

According to the Steeles-Redlea Final Report, the additional study and assessment over the past year has demonstrated that the proposed residential use “can be appropriately designed, buffered and separated from existing and future industrial operations on nearby employment lands.” The City’s peer review engineering consultant has supported this conclusion.

The Steeles-Redlea Final Report concludes that “land use compatibility can be achieved and that the long term viability of nearby industrial operators will not be jeopardized or the area de-stabilized.”

Global Fortune is committed to delivering the mitigation and buffering measures identified through the Steeles-Redlea Regeneration Area Study and will continue to work closely with City Planning as the planning process moves forward. The City’s Director of Urban Design has fully endorsed the Global Fortune site design.

The Steeles-Redlea Final Report reflects a careful, balanced approach. It will allow the City to maximize its once-in-a-generation transit investment in GO RER/SmartTrack at Milliken Station while protecting the long term viability of nearby industrial operators.

We kindly ask that you support the Steeles-Redlea Final Report.

Sincerely,

GLOBAL FORTUNE REAL ESTATE DEVELOPMENT CORPORATION

per: **“Shawn Chen”**
President

cc. Councillor Norm Kelly, M.A.
cc. Councillor J. Karygiannis, P.C.