

**City Council****Notice of Motion**

MM44.3	ACTION			Ward:39
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**Official Plan Amendment - 39 Redlea Avenue (the Milliken GO Station site), 3447 Kennedy Road (Rear) and 4711, 4723 and 4733 Steeles Avenue East and Lands at the Kennedy and Finch SmartTrack Station - by Councillor Jim Karygiannis, seconded by Councillor Glenn De Baeremaeker**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Planning and Growth Management Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Jim Karygiannis, seconded by Councillor Glenn De Baeremaeker, recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning to initiate an amendment to the Official Plan to re-designate the lands at 39 Redlea Avenue (the Milliken GO Station site), 3447 Kennedy Road (Rear) and 4711, 4723, and 4733 Steeles Avenue East (fronting on Steeles Avenue and immediately to the east and adjoining the Metrolinx tracks and station platform) to Mixed Use Areas and to report to City Council in the first quarter of 2019 with a draft Official Plan Amendment.

2. City Council direct the Chief Planner and Executive Director, City Planning to initiate an amendment to the Official Plan to identify the lands at 39 Redlea Avenue (the Milliken GO Station site), together with 3447 Kennedy Road (Rear) and the lands south of Steeles Avenue East between Redlea Avenue and the Stouffville GO Rail Corridor and 3447 Kennedy Road (Rear) and 4711, 4723, and 4733 Steeles Avenue East (fronting on Steeles Avenue and immediately to the east and adjoining the Metrolinx tracks and station platform), as a “protected major transit station area” under subsection 16(15) of the Planning Act and to report to City Council in the first quarter of 2019 with a draft Official Plan Amendment that includes policies that:

- a. identify the minimum number of residents and jobs, collectively, per hectare that are planned to be accommodated within the area;
- b. identify the authorized uses of land in the major transit station area and of buildings or structures on lands in the area; and
- c. identify the minimum densities that are authorized with respect to buildings and

structures on lands in the area.

3. City Council direct the Chief Planner and Executive Director, City Planning to initiate an amendment to the Official Plan to re-designate the lands surrounding the proposed SmartTrack station at Kennedy and Finch (immediately to the east and west and adjoining the Metrolinx tracks and station platform) to Mixed Use Areas and to report to City Council in first quarter of 2019 with a draft Official Plan Amendment.

## **Summary**

On December 16, 2013, as part of its adoption of Official Plan Amendment 231 (OPA 231), City Council redesignated lands in the vicinity of Steeles Avenue East and Redlea Avenue, including 39 Redlea Avenue (the Milliken GO Station site), 3447 Kennedy Road (Rear), and the lands south of Steeles Avenue East between Redlea Avenue and the Stouffville GO Rail Corridor, from Employment Areas to Regeneration Areas. On July 9, 2014, the Ministry of Municipal Affairs approved OPA 231 and, in doing so, approved the redesignation of the above lands from Employment Areas to Regeneration Areas.

On December 15, 2016, City Council adopted Official Plan Amendment 321 (OPA 321), which redesignated lands south of Steeles Avenue East between Redlea Avenue and the Stouffville GO Rail Corridor from Regeneration Areas to Mixed Use Areas and redesignated 39 Redlea Avenue (the Milliken GO Station site) and 3447 Kennedy Road (Rear) from Regeneration Areas to Employment Areas. D. Crupi & Sons Limited appealed OPA 321 to the Ontario Municipal Board (now the Local Planning Appeal Tribunal) and a hearing has been scheduled to commence on July 23, 2018.

On July 1, 2017, the new Growth Plan for the Greater Golden Horseshoe (Growth Plan) came into effect. The Stouffville GO Rail Corridor is identified in the Growth Plan as a Priority Transit Corridor and the area including and around the Milliken GO Station site at 39 Redlea Avenue is identified as a Major Transit Station Area. The Growth Plan requires that Major Transit Station Areas on Priority Transit Corridors be planned for a minimum density target of 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network and that Major Transit Station Areas be planned to be transit-supportive and accommodate a diverse mix of uses, including residential units and affordable housing, to support existing and planned transit service levels.

On April 3, 2018, the Bill 139 amendments to the Planning Act came into effect. These amendments include new provisions in Section 16 of the Planning Act that permit a single-tier municipality to include policies in its Official Plan that identify the area surrounding and including an existing or planned higher order transit station or stop as a protected major transit station area and that delineate the area's boundaries. Where the Official Plan includes such policies, the Official Plan must also contain policies that:

- a. identify the minimum number of residents and jobs, collectively, per hectare that are planned to be accommodated within the area;
- b. identify the authorized uses of land in the major transit station area and of buildings or structures on lands in the area; and
- c. identify the minimum densities that are authorized with respect to buildings and structures on lands in the area.

## **Background Information (City Council)**

Member Motion MM44.3