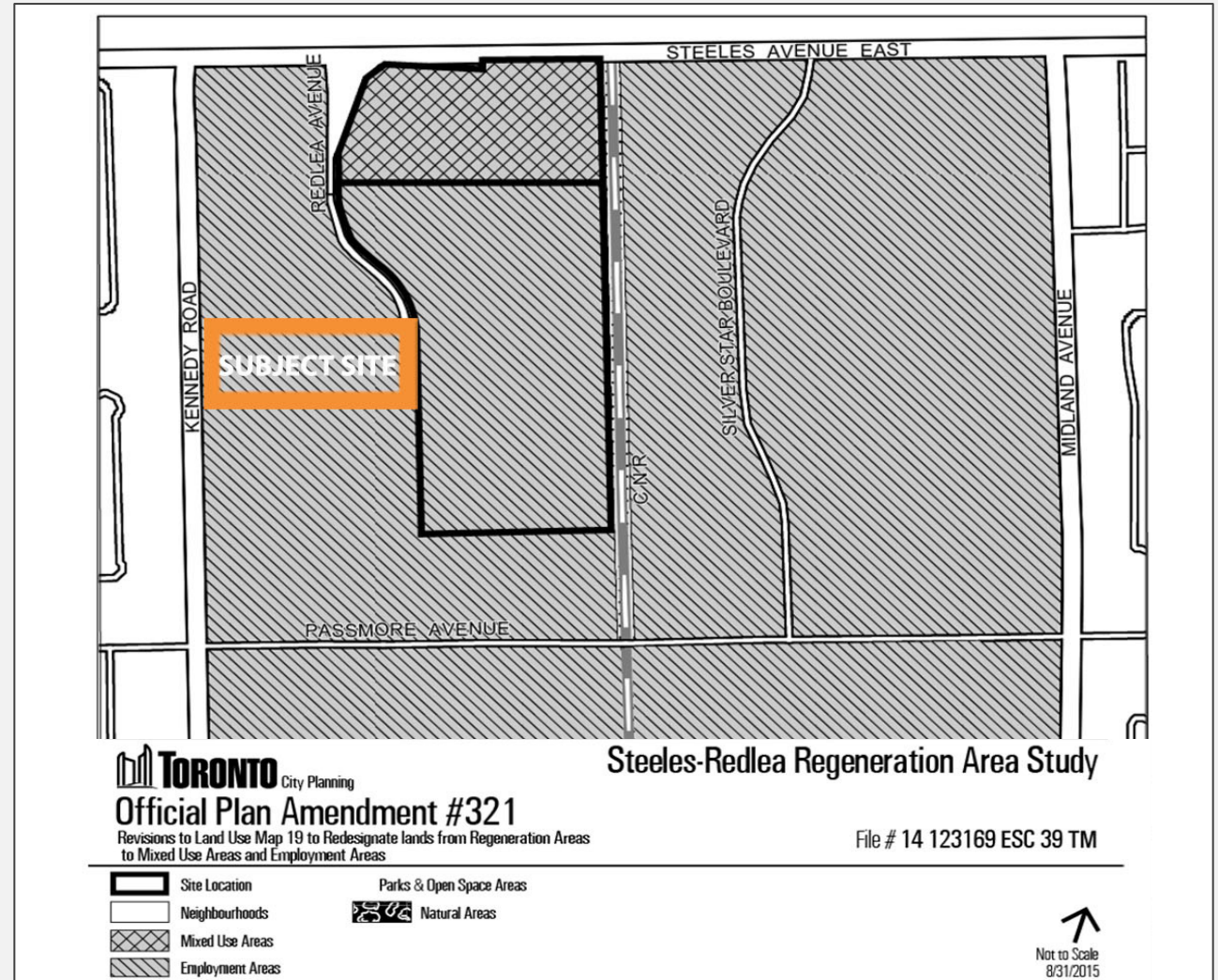


OFFICIAL PLAN AMENDMENT 321

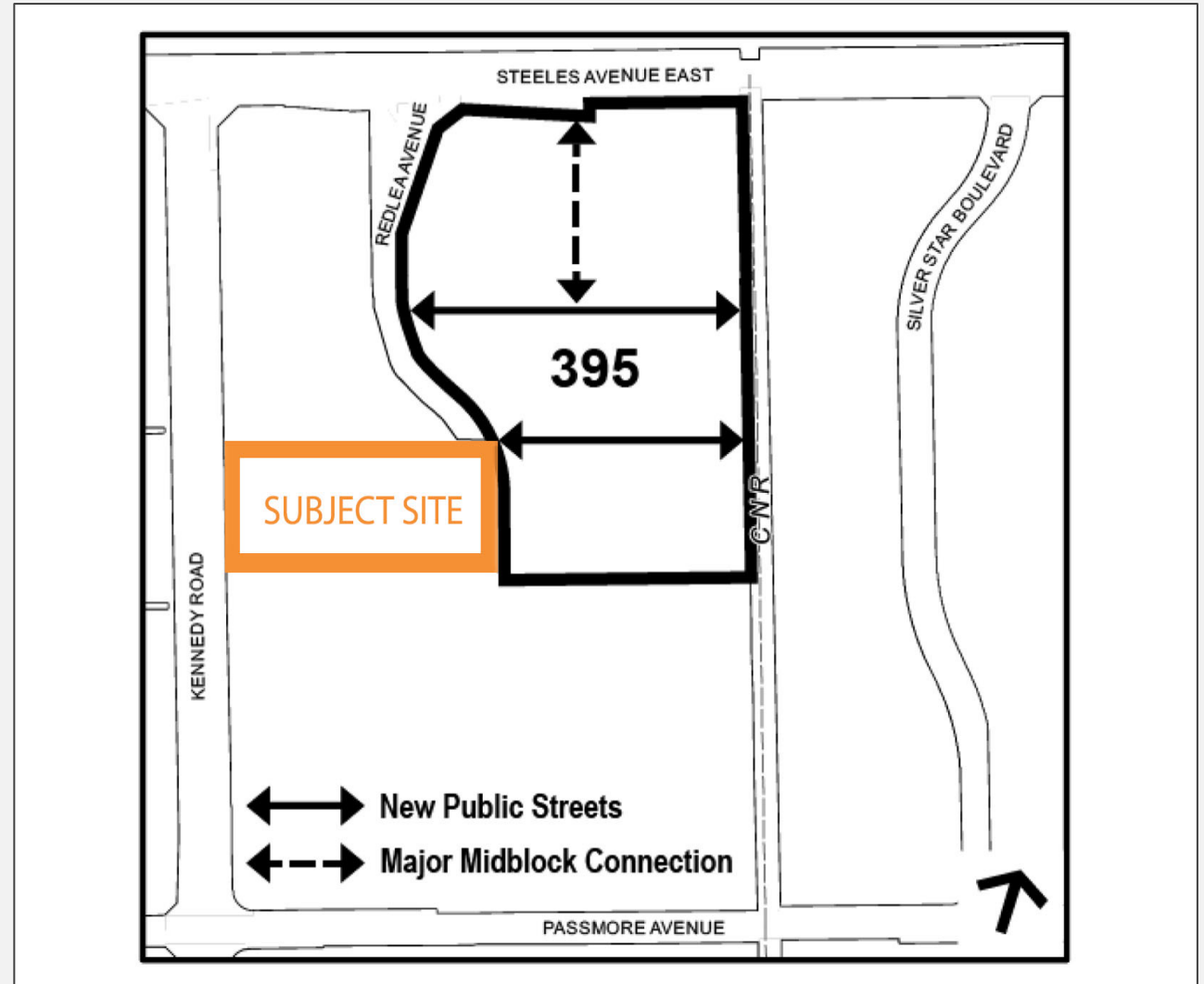
- Re-designated the lands to the east of Redlea Avenue, north-east of Milliken GO Station, from Regeneration Areas to Mixed Use Areas and General Employment Areas, following a Secondary Plan Study that resulted from the Regeneration Areas designation.



TORONTO OFFICIAL PLAN

Map 30 - Site and Area Specific Policy 395 (As Amended by OPA 321)

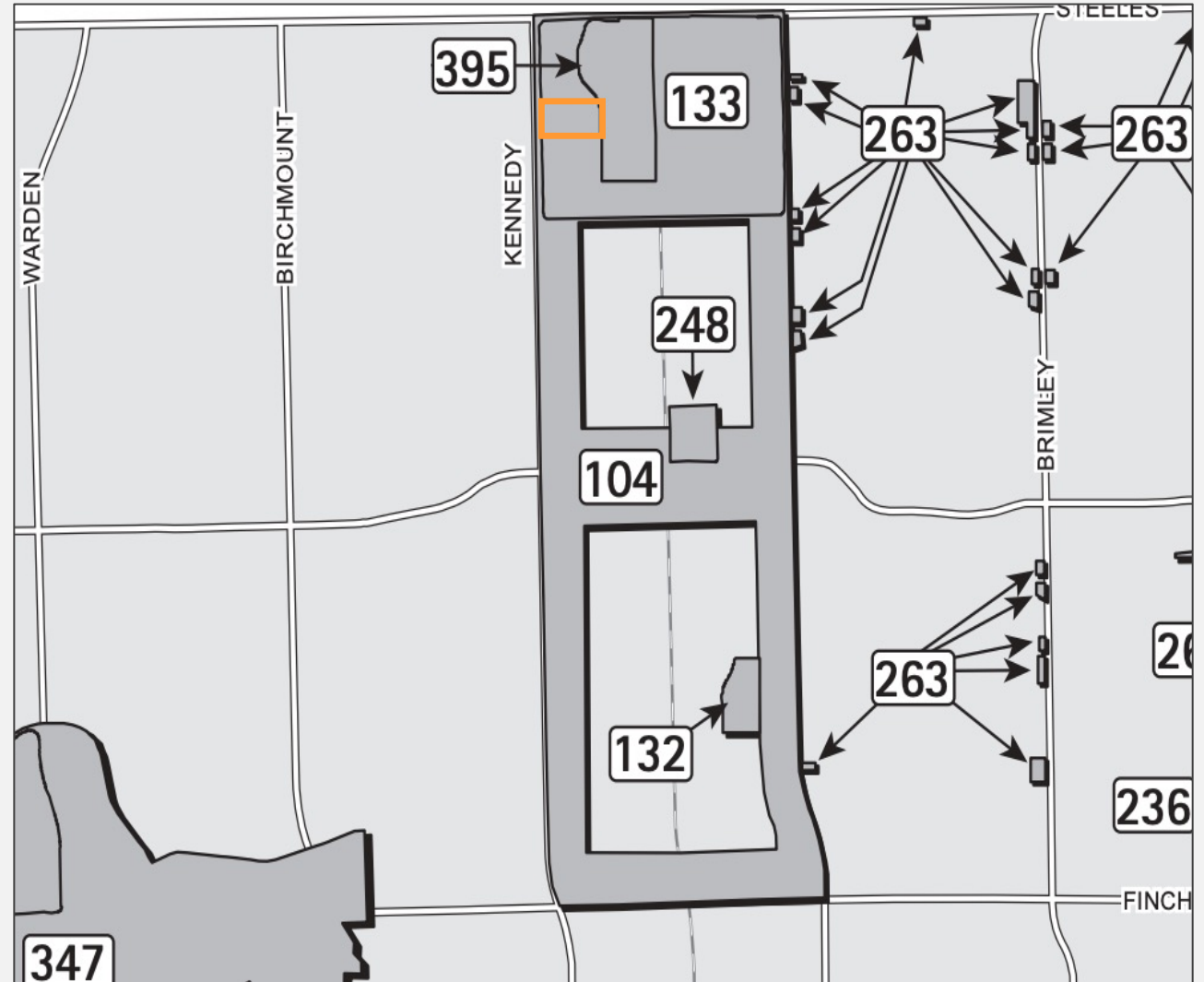
- Provides potential for future road frontage along the planned extension of Redlea Avenue and the new east-west mid-block connector along its north side between Kennedy Road and the Stouffville GO Line.



TORONTO OFFICIAL PLAN

Map 30 - Site and Area Specific Policy 133

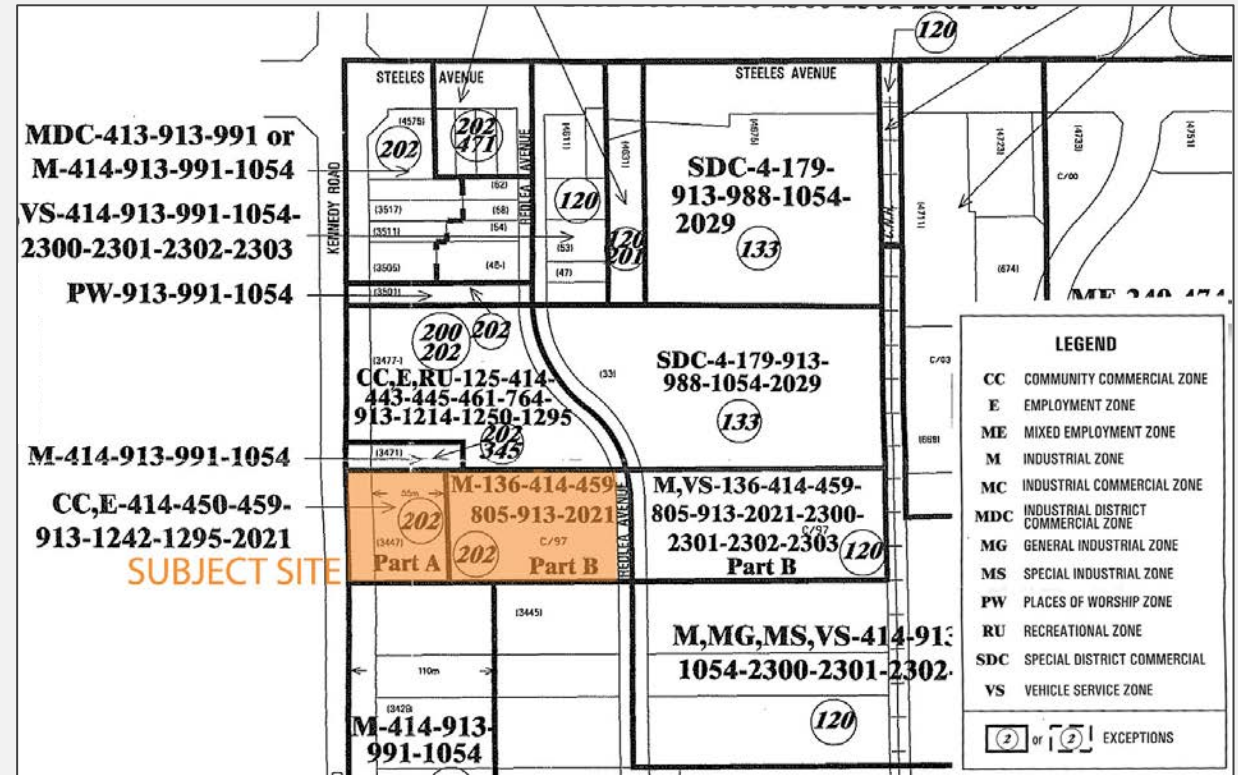
- Additional uses are permitted which are otherwise precluded in General Employment Areas, including retail and service uses, including stand-alone retail stores and/or power centres.



APPLICABLE ZONING BY-LAW

Former City of Scarborough Employment District By-law No. 24982 (Milliken)

- Part A (west portion of the Subject Site) is zoned “Community Commercial Zone” and “Employment Zone” CC, E-414-450-459-913-1242-1295-2021 (Exception 202).
 - “Community Commercial Zone” permits day nurseries, financial institutions, offices, places of worship, personal service shops, restaurants, and retail stores.
 - “Employment Zone” permits day nurseries, offices, place of worship, in addition to educational and training facility uses, industrial uses, and recreational uses.
- Part B (east portion of the Subject Site) is zoned “Industrial Zone” M-136-414-459-805-913-2021 (Exception 202).
 - “Industrial Zone” permits day nurseries, educational and training facility uses, industrial uses, offices (excluding medical and dental offices), places of worship and recreational. Each of these uses must be wholly enclosed within a building.
- Exception 202 prohibits non-accessory ground signs excluding marketplace signs and wall signs which are non-accessory.



CONCEPTUAL SITE PLAN

3447 Kennedy Road
City of Toronto

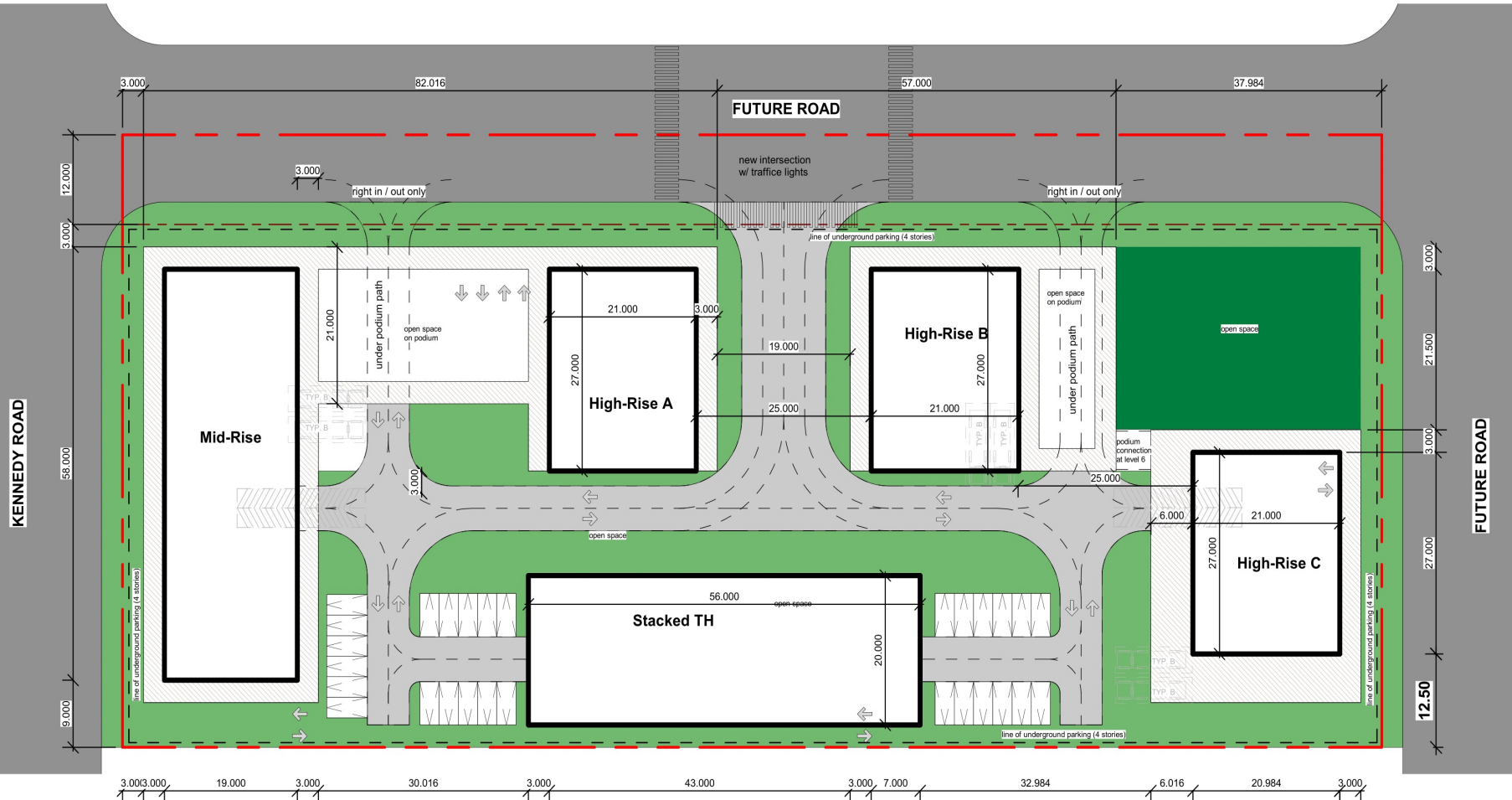


SITE STATISTICS

Developable Area (Excluding 12m Setback for future road North of the property)	12,600 Sqm
Building Foot Print	6,320 Sqm
Building Coverage	50%
Building GFA	95,817 Sqm
Building FSI	7.60
Total number of units	1127 units
Total number of U/G parking stories	4 stories
Total number parking	902
parking Ratio	0.8

LEGEND

- SUBJECT SITE
- AREA OF BUILDINGS
- OPEN SPACE
- LANDSCAPING
- DRIVEWAYS



Opportunities

The requested employment area conversion of 3447 Kennedy Road:

- Supports public transit & transportation infrastructure investments at Milliken GO Station, Steeles Avenue grade separation & the electrification of the Stouffville GO Line
- Is a practical next step towards the development of a transit-oriented community as demonstrated by the OLT-approved mixed-use development proposal for the Splendid China Mall & the Council-approved conversion request for the nearby site at 4577-4581 Steeles Avenue East which was also supported by WND Associates.
- Addresses the conversion policies of the PPS, Growth Plan Plan and City of Toronto Official Plan to the extent they can be feasibly demonstrated by the supporting reports.

Opportunities

- Responds to the designation of the nearby lands to the northeast as Mixed Use Areas which permits residential uses and recognizes the appropriateness of also considering a broader range of uses for the subject site.
- Demonstrates a multi-faceted need for the conversion: the lands are not required for the restricted employment purposes for which they are designated, the proposed uses would not adversely affect the overall viability of the employment area.
- Contributes to the achievement of minimum intensification and density targets, as well as other planning policies with respect to complete communities, and other matters.

Opportunities

- Is appropriate given that the subject site is distinct from the balance of the employment area by virtue of its location on Kennedy Road, its proximity to transit, and its planned frontages on Redlea Avenue and a future west-east mid-block connector along its north side as illustrated in SASP 395 and amended by OPA 321.
- Would support future development applications to implement the redevelopment of the subject site for mixed uses that can be supported by adequate infrastructure and public services and facilities.



3447 Kennedy Road

THANK YOU

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