



Statutory Public Meeting

2163321 Ontario Inc.

Official Plan and Zoning By-law Amendment

35-51 Old Kennedy Road



HENRY W. CHIU
ARCHITECT

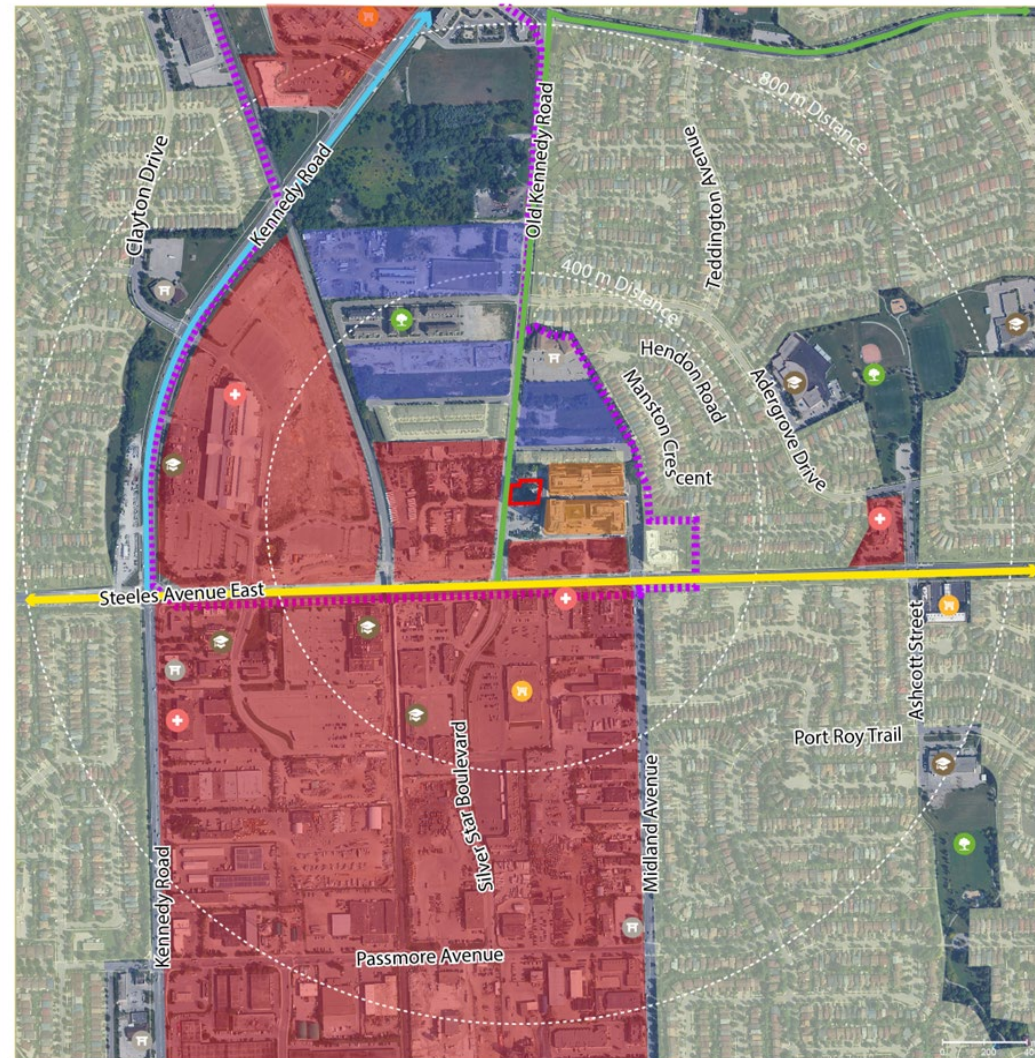


STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE



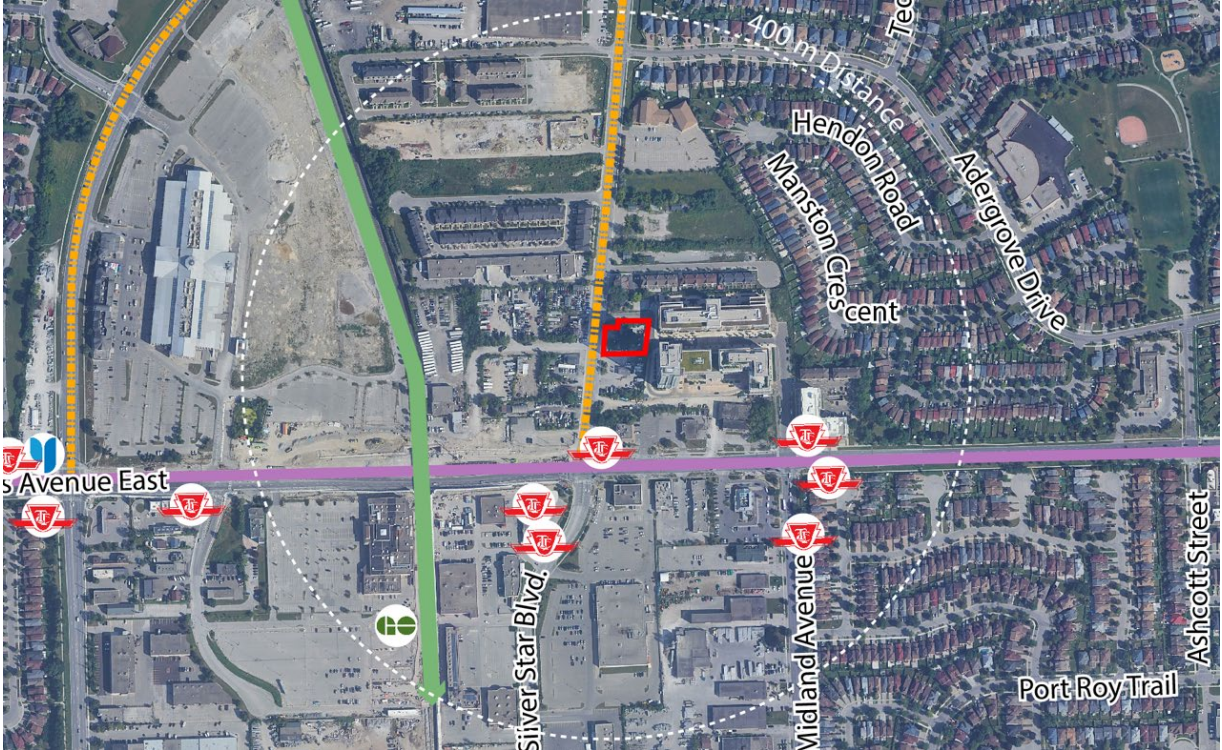
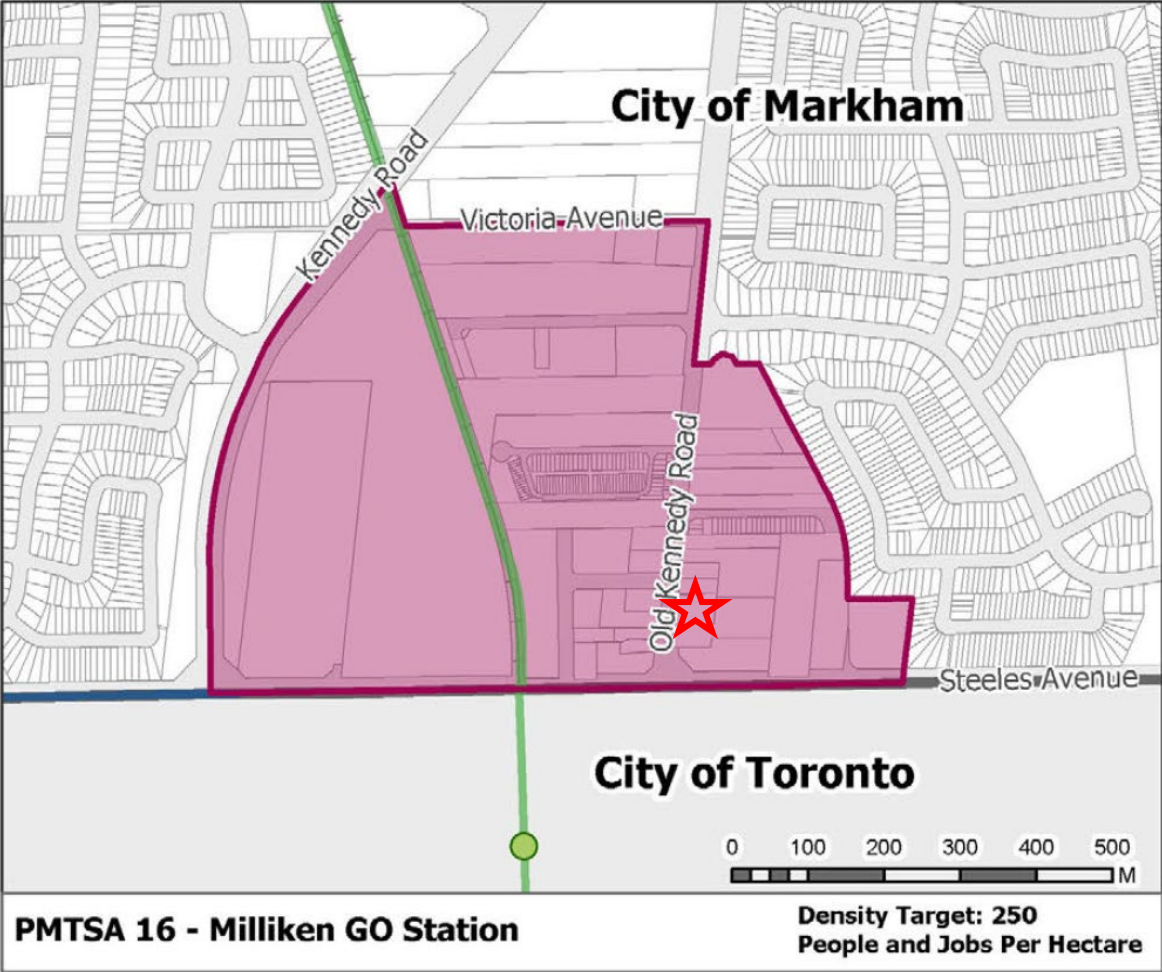
Location & Context








- Lot Area: 0.3 hectares
- Lot Depth: 50 metres
- Lot Frontage: 60 metres
- Walking distance to existing and future parks, schools, and commercial



- | | |
|-------------------------------|--|
| Subject Lands | High-rise Residential (Mon Sheong Court) |
| City of Toronto Arterial Road | Future Residential Development |
| Region of York Arterial Road | Park |
| Major Collector Road | School |
| Secondary Plan Boundary | Worship Place |
| Residential Low Density | Walk-in Clinic |
| Commercial/ Mixed-use | Grocery |

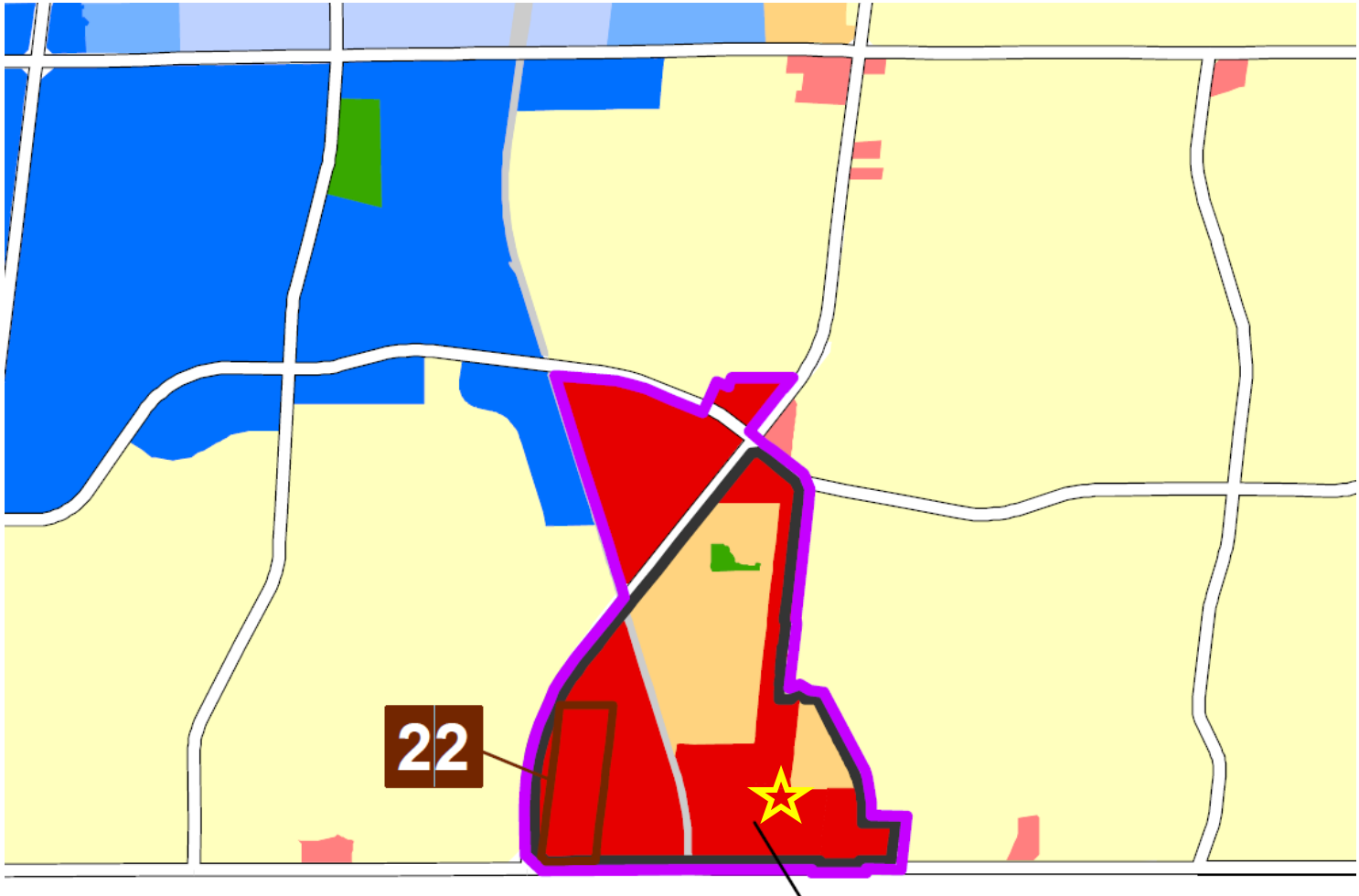
Transportation



-  Subject Lands
-  Proposed Cycling Facilities/Multi-Use Path
-  Milliken GO Station (Stouffville Line)
-  York Region Transit (Route 002 and 008)
-  TTC (Route 53,43 and 57)
-  Go Rail Corridor
-  Rapid Transit Corridor

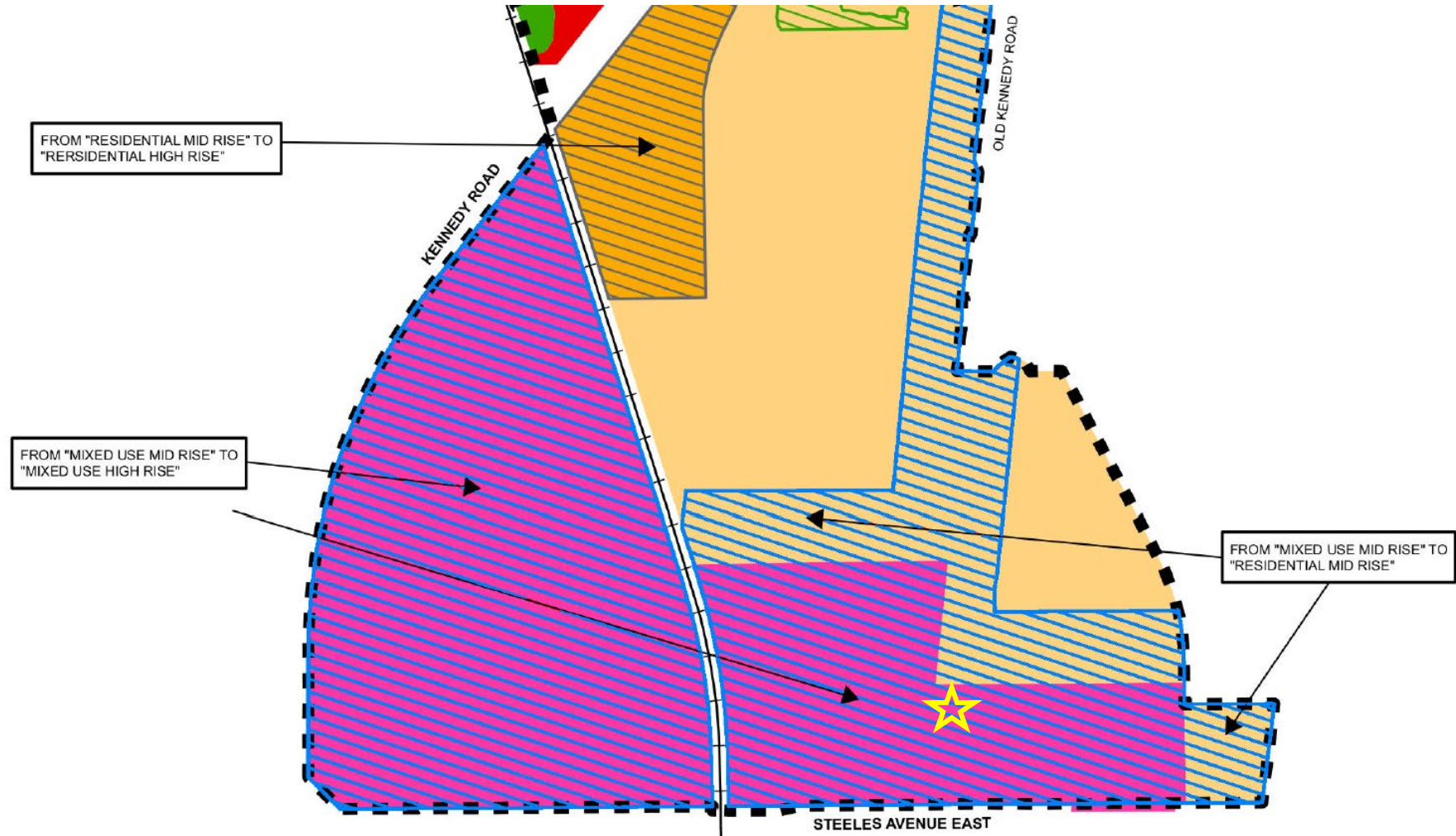
Existing Policy – 2014 Official Plan

- Greenway
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise**
- Business Park Employment
- Service Employment
- General Employment
- Intensification Area**
- Secondary Plan Area Specific Policy**












Draft Milliken Centre Secondary Plan

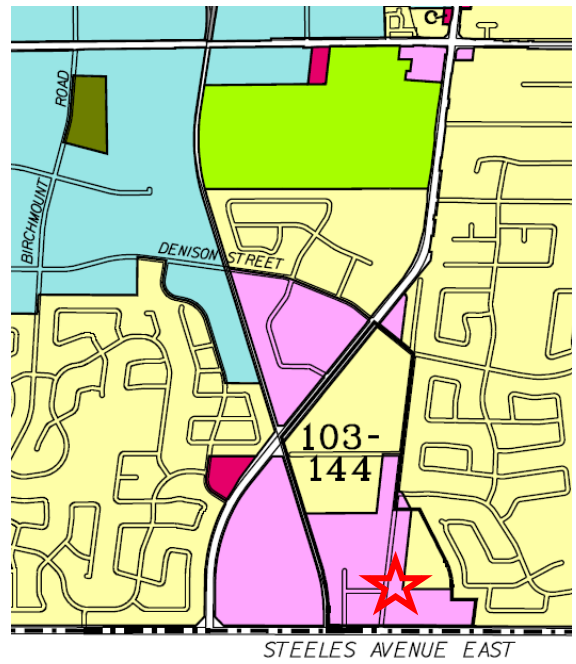
- Greenway
- Mixed Use Mid Rise
- Mixed Use High Rise
- Residential Mid Rise
- Residential High Rise



Existing Policy – 1987 Official Plan

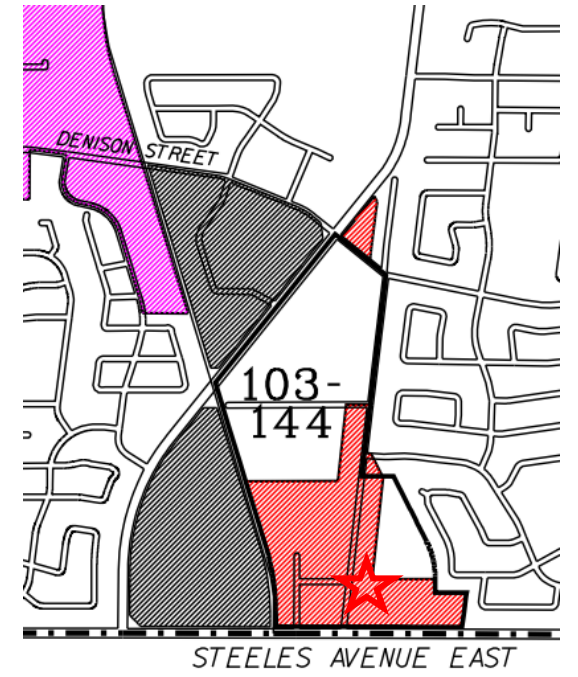
Schedule A – Land Use:

-  URBAN RESIDENTIAL
-  Heritage
-  RURAL RESIDENTIAL
-  HAMLET
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  Cemetery
-  OPEN SPACE









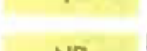







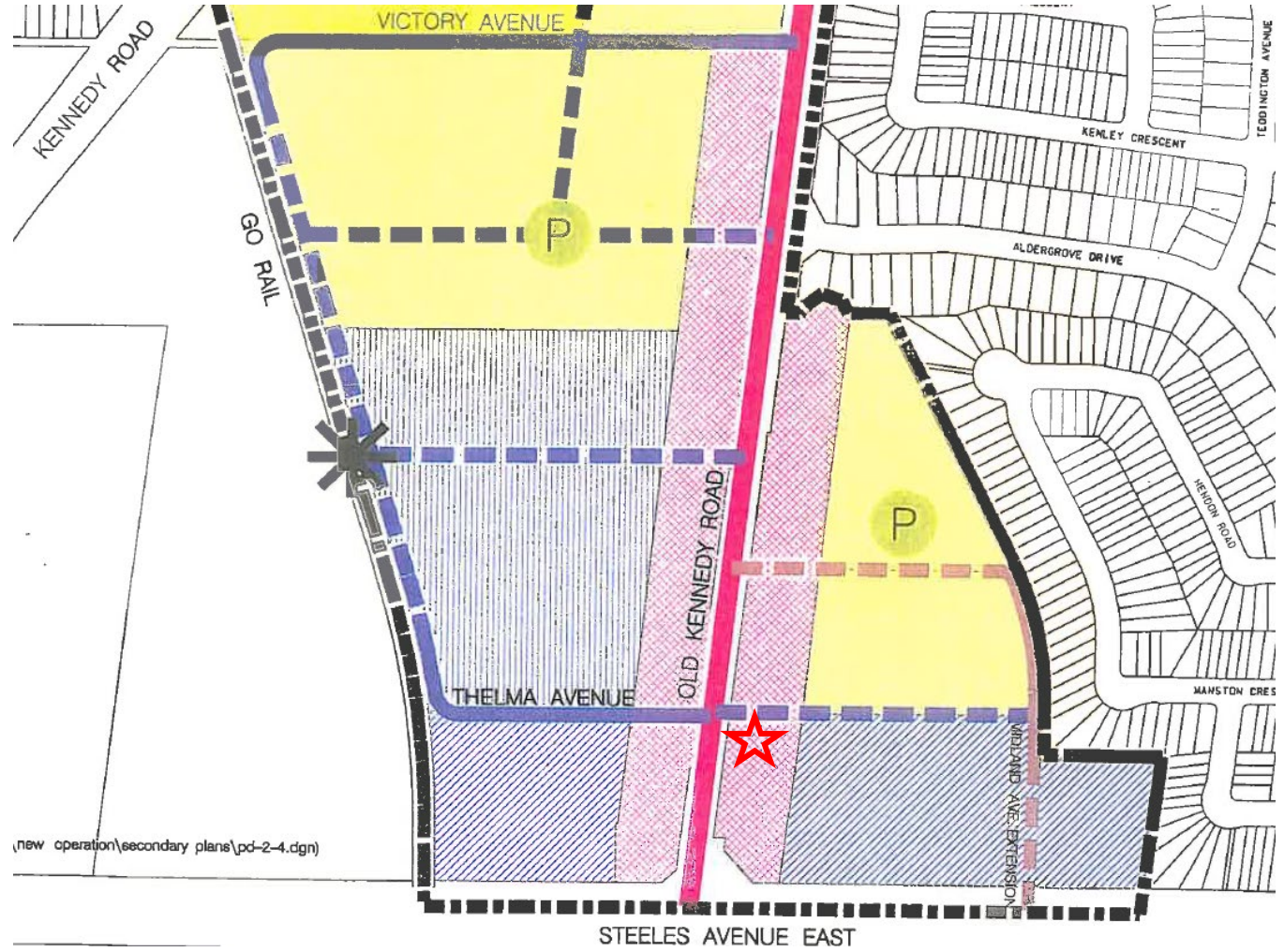
Schedule H – Commercial/Industrial Categories:

- COMMERCIAL
-  MAJOR COMMERCIAL AREA
-  COMMUNITY AMENITY AREA
-  COMMERCIAL CORRIDOR AREA
-  HERITAGE MAIN STREET AREA
-  RETAIL WAREHOUSE AREA
- INDUSTRIAL
-  BUSINESS PARK AREA
-  BUSINESS CORRIDOR AREA
-  GENERAL INDUSTRIAL AREA



Existing Policy – 2006 Milliken Main Street Secondary Plan

-  BOUNDARY OF AREA COVERED BY THIS SECONDARY PLAN
-  COMMUNITY AMENITY AREA – MAIN STREET
-  COMMUNITY AMENITY AREA – STEELES AVENUE
-  COMMUNITY AMENITY AREA – MIXED USE
-  URBAN RESIDENTIAL MEDIUM DENSITY
-  URBAN RESIDENTIAL HIGH DENSITY I
-  URBAN RESIDENTIAL HIGH DENSITY II
-  PARKETTE
-  NEIGHBOURHOOD PARK
-  MAJOR COLLECTOR ROAD
-  LOCAL ROAD
-  LOCAL ROAD (CONCEPTUAL)
-  MINOR COLLECTOR ROAD (CONCEPTUAL)
-  PEDESTRIAN LINKAGE



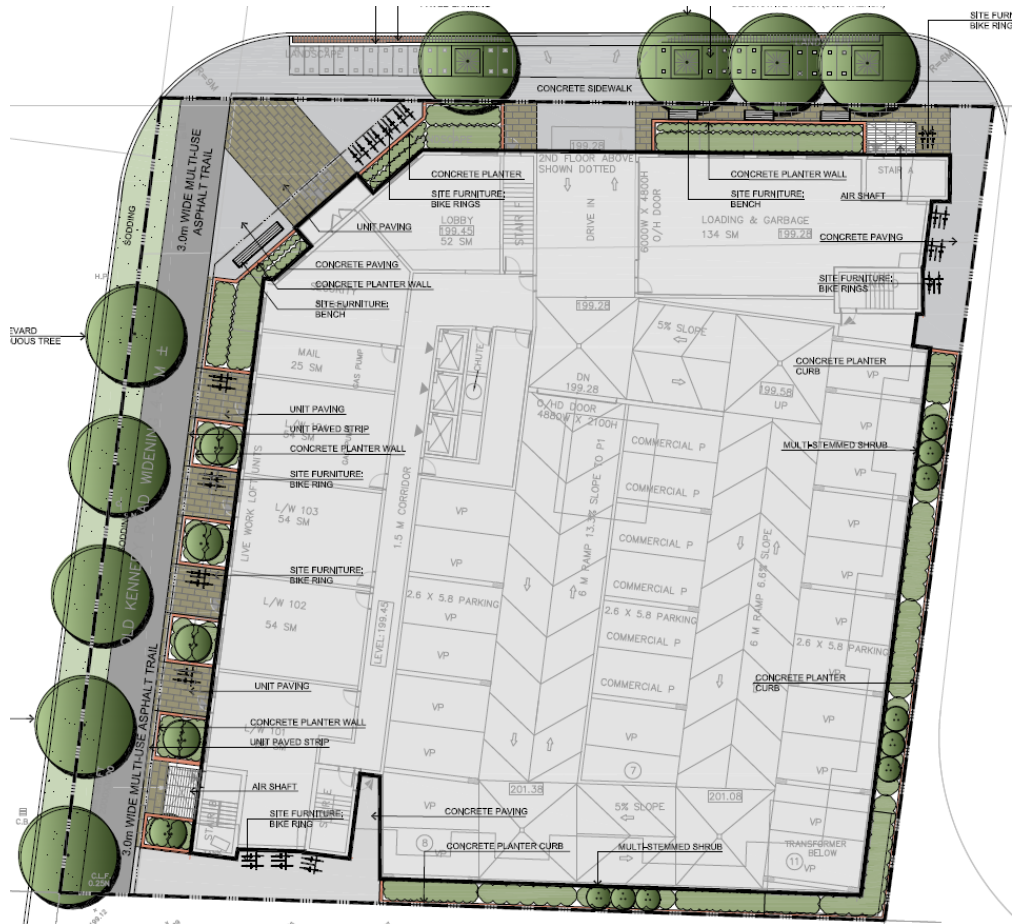
(new operation\secondary plans\pd-2-4.dgn)

Development Proposal

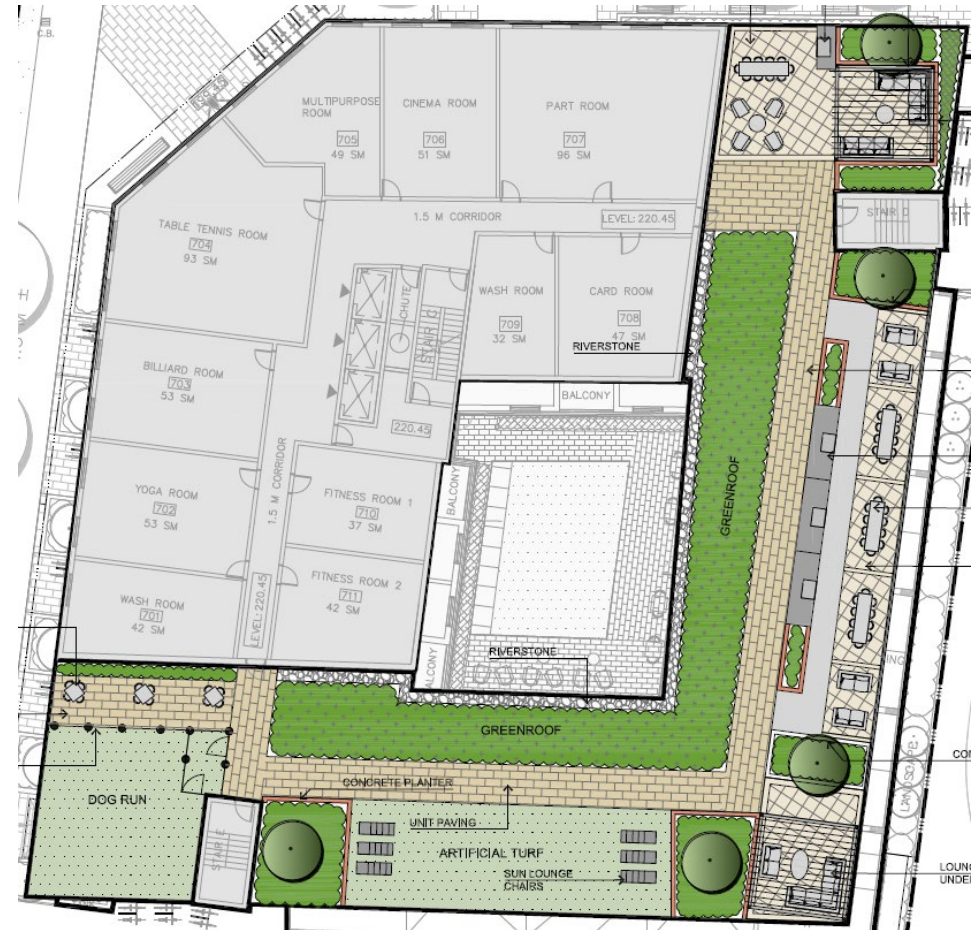
- 30-Storey Mixed-Use Apartment Building
- 372 Residential Units
- Ground Floor Commercial
- Sun Yat-Sen Avenue Extension
- Underground Parking
- Indoor & Outdoor Rooftop Amenity



Proposed Landscape Plan



Ground Floor



Seventh Floor

Renderings



Old Kennedy Road Frontage Rendering



7th Floor Outdoor Amenity Space Rendering



Thank You Questions and Comments

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