

Milliken Centre Secondary Plan Update & Draft Development Concept

Development Services Committee October 16, 2017



Purpose of the Presentation

- Present the Milliken Centre Draft Development Concept (attached Figure 2)
- Recommend that “Milliken Centre Draft Development Concept”
 - ✓ be released for preliminary (Non-statutory) public and stakeholder engagement,
 - ✓ to be used to guide the consideration of future planning applications

The Planning Process

Transportation Study (by Landowners' Group)

Master Environmental Servicing Plan
(by Landowners' Group)

City
Natural
Heritage &
Hydrogeology
Study

Develop
Vision
Planning
Principles &
DRAFT
Development
Concept

DRAFT
Development
Concept
To DSC

Develop
Draft
Secondary
Plan
&
Public
Consultation

Refine
Plan for
Council
Adoption

Region
of York
Approval

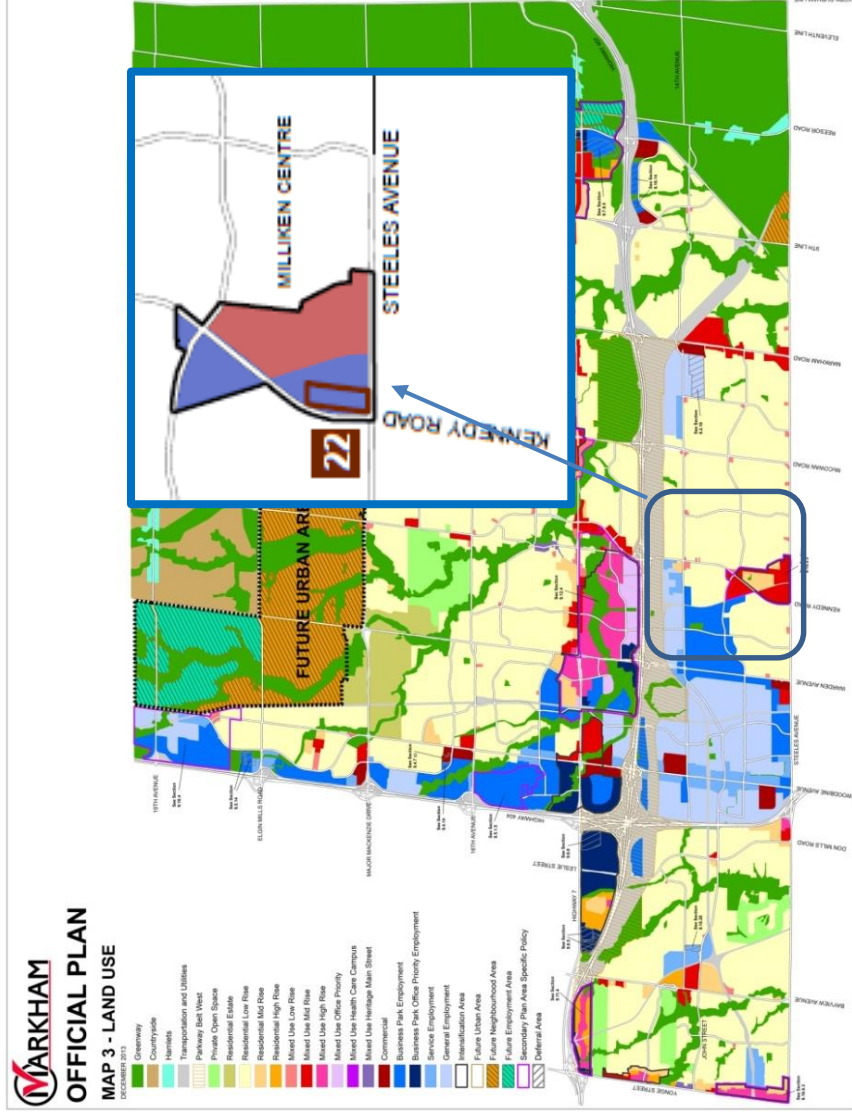
2016 – 2017

2017-2018



We are here

Milliken Centre Secondary Plan - Planning Process



Background and Related Public Initiatives

1. City of Toronto/Metrolinx Steeles Grade Separation EA (Approved July 2017) and Provincial commitment to Steeles Ave. Rapid Transit
2. Midland Ave. Extension EA (Approved Nov. 2015)
3. Metrolinx – all day, 2-way service GO service on Stouffville rail line
4. City Recommended Denison GO-train Station (Apr. 2016)
5. Metrolinx – future grade separations at Denison and Kennedy (studies initiated in 2017)
6. Region of York – Kennedy Road Upgrade EA (initiated in 2017)



Natural Heritage and Hydrologic Study – Recommendations

North-South Environmental Inc.
Specialists in Sustainable Landscape Planning

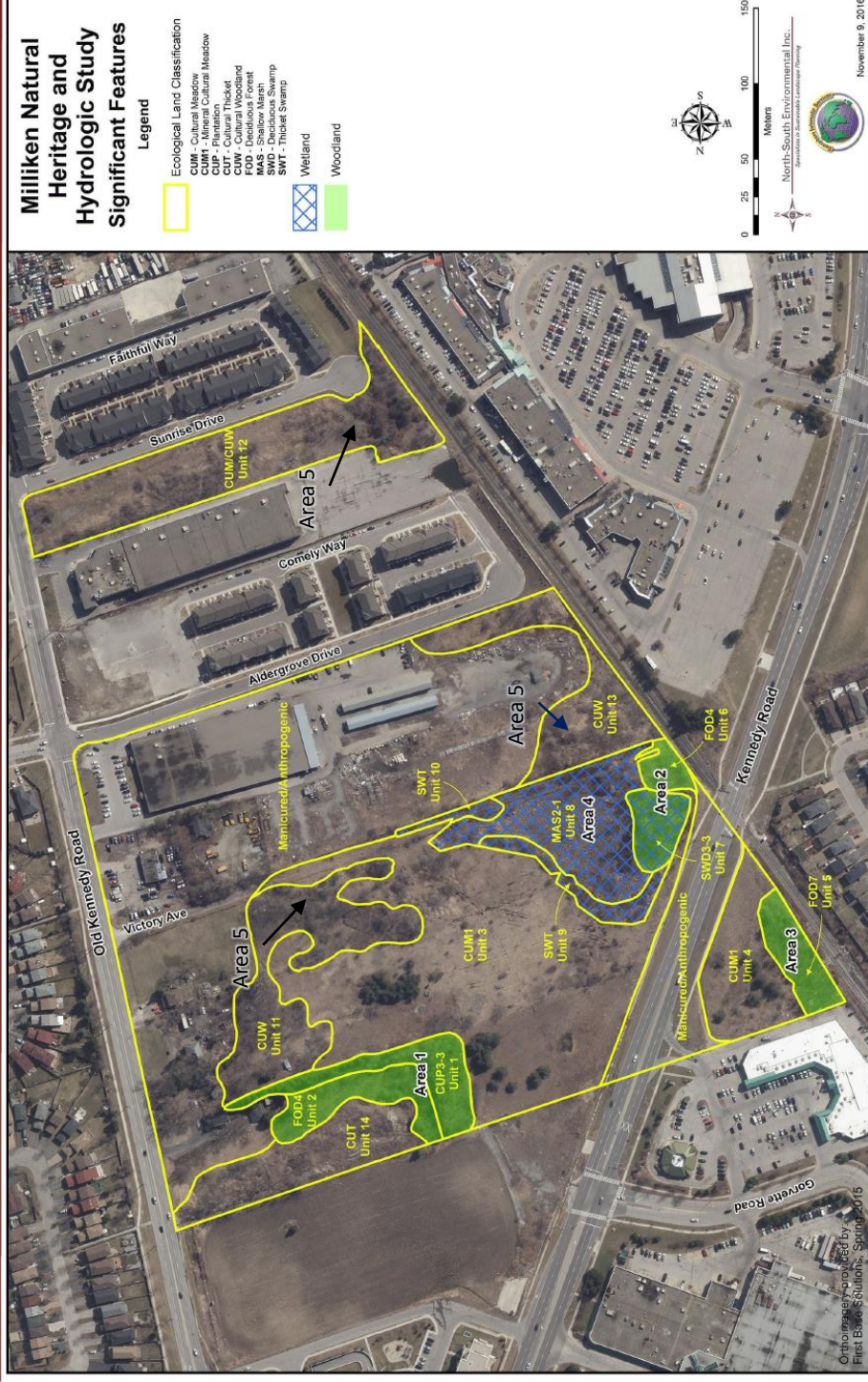


Figure 5. Greenway System.

Vision and Planning Principles

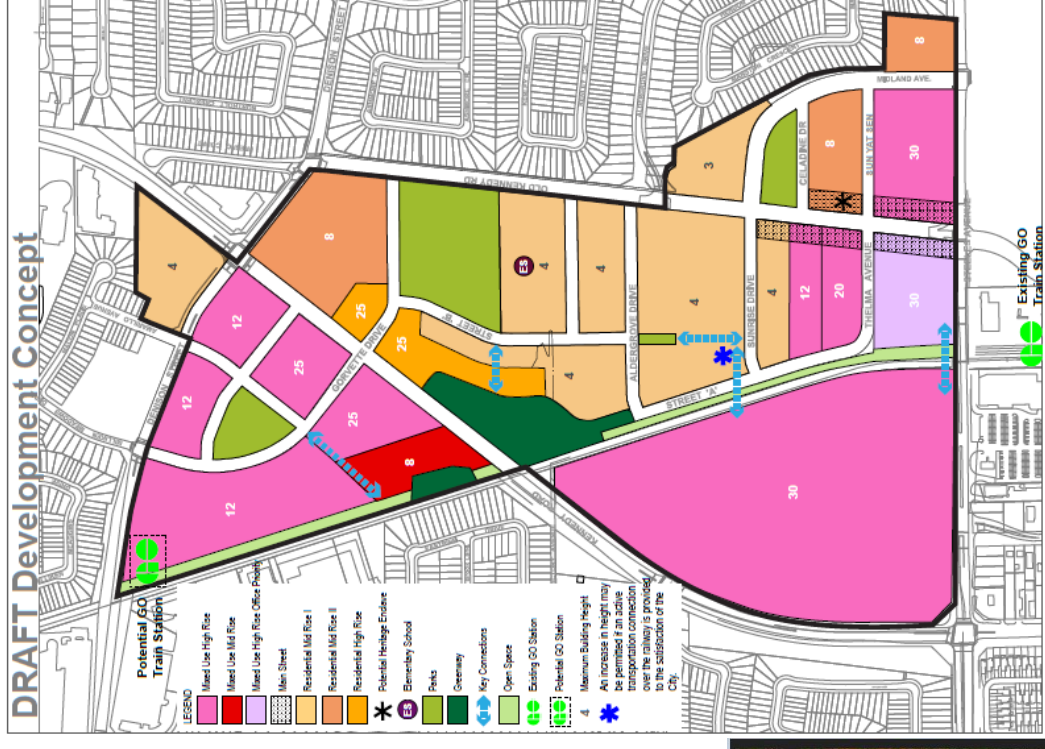
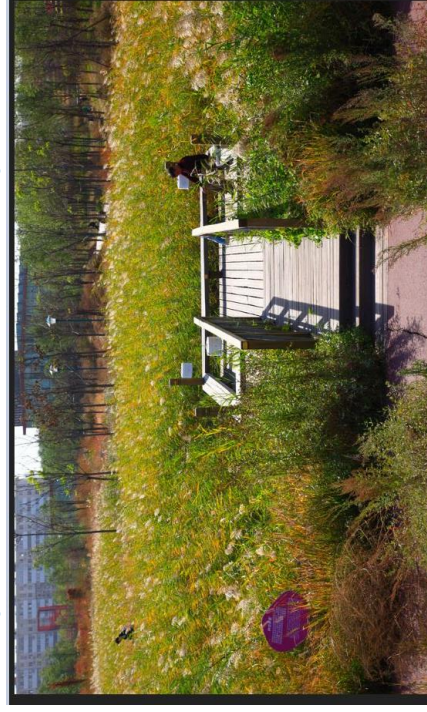
Vision

To provide a focal point for the larger Milliken district through a sustainable, compact, connected, pedestrian oriented, complete community at transit supportive densities that provides a balance and diversity of residential, retail, office, and public uses, and ensures there are ample public spaces and amenities to serve the future residents of the community, while ensuring that identified natural and cultural heritage resources are protected and enhanced.

Draft Development Concept

Protected Greenway and Open Space

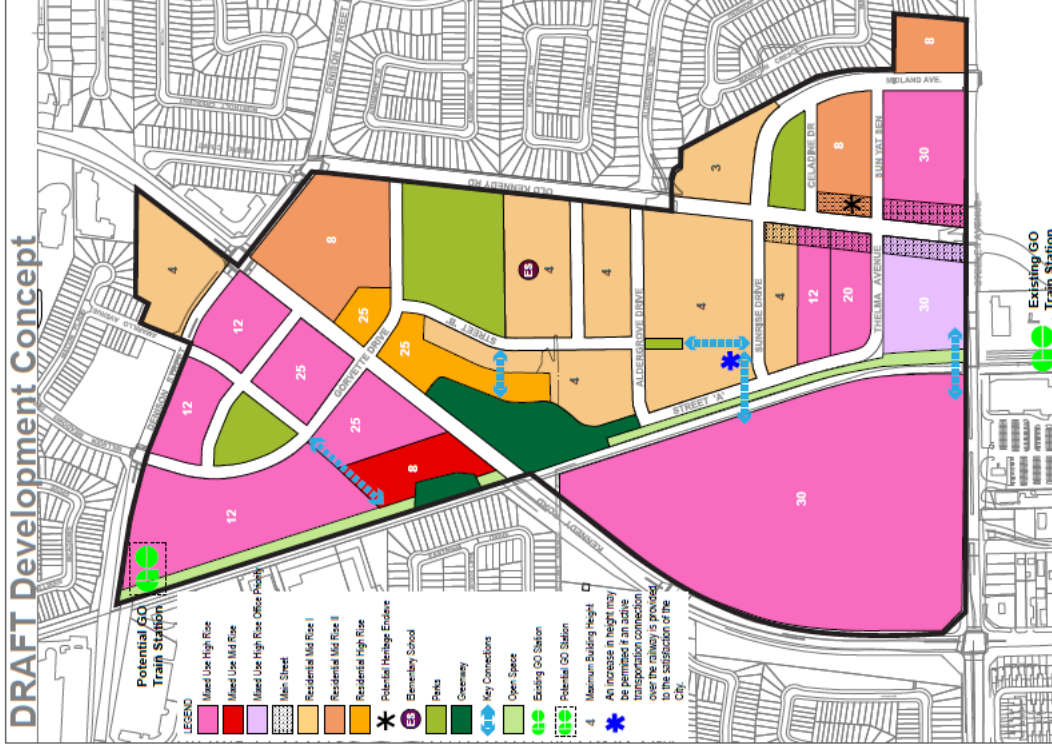
- Wetland and 15 m Vegetation Protection Zone (Approx. 1.4 ha) to be preserved and connect with the community
- Locate tree compensation areas adjacent to the wetland as part of the Greenway
- Protect the woodland north of Kennedy Rd.
- The Open Space along the rail corridor provides for MUP and connectivity within the community



Draft Development Concept

Mixed Use Neighbourhoods

- **North West Quadrant** - Mixed Use High Rise is proposed at transit supportive densities while ensuring the community shopping role is maintained (maximum height 12-25 storeys)
- **West of Kennedy Road** - a Mixed Use Mid Rise block is proposed to provide for a transition in scale from the existing residential uses to the west (maximum height 8 storeys)



Draft Development Concept

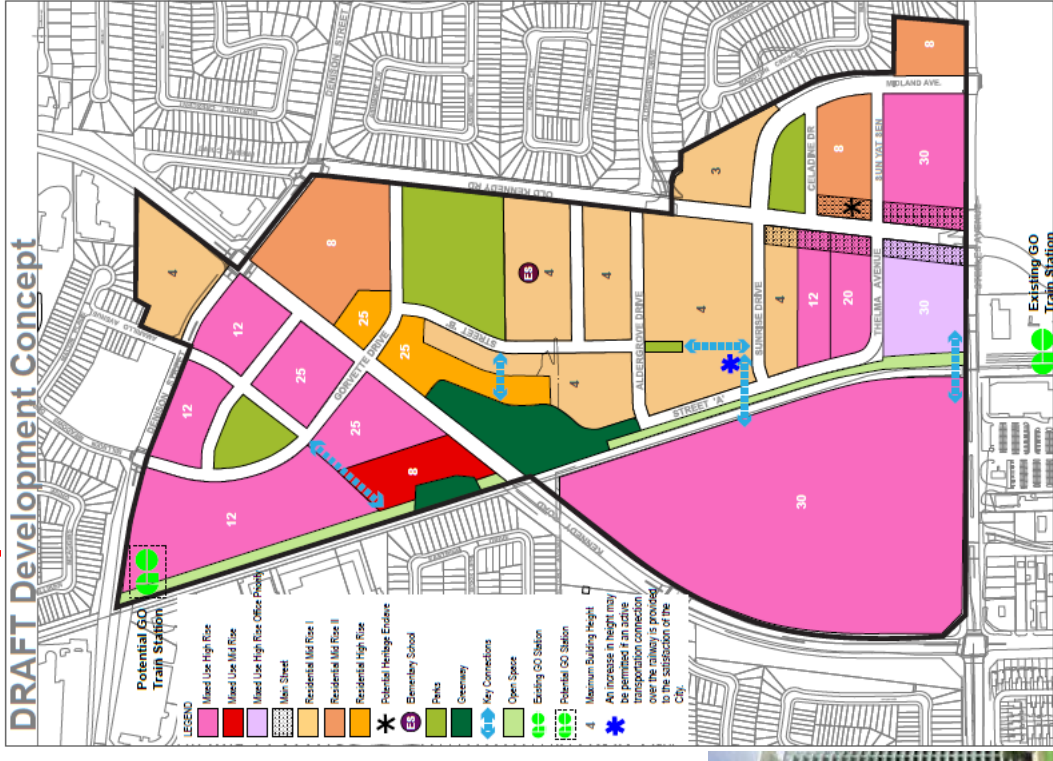
Mixed Use Neighbourhoods (Cont'd)

Mixed Use High Rise

South-west quadrant between Kennedy Road and the GO train railway is also proposed to be designated Mixed Use High Rise (Maximum height 30 storeys)

Aim is to maintain destination shopping role, while permitting residential and office uses

South-east quadrant includes Mixed Use High Rise east and west of Old Kennedy Rd. (Maximum heights 12-30 storeys)



East of GO railway and north of Steeles Ave.
the proposed Mixed Use High Rise Office
capitalizes on proximity to the GO-train
station (Maximum Height 30 storeys)

MAP 1

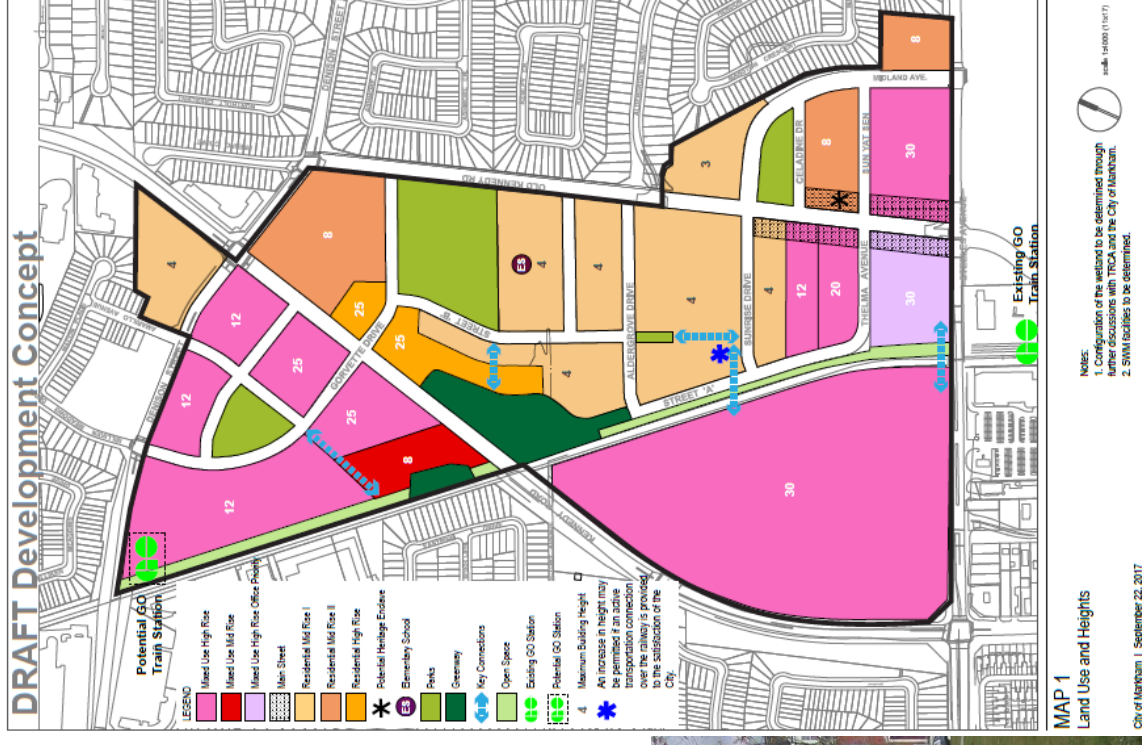
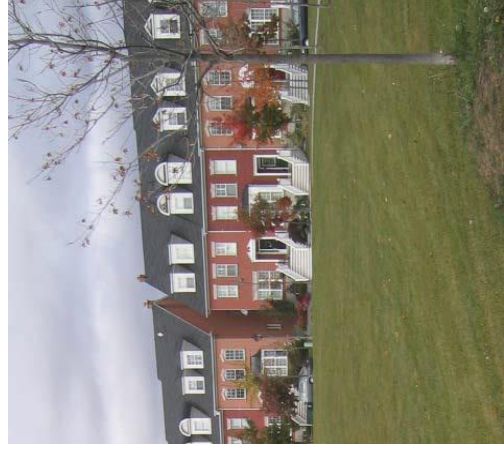
Draft Development Concept

Residential Neighbourhoods

Residential High and Mid Rise

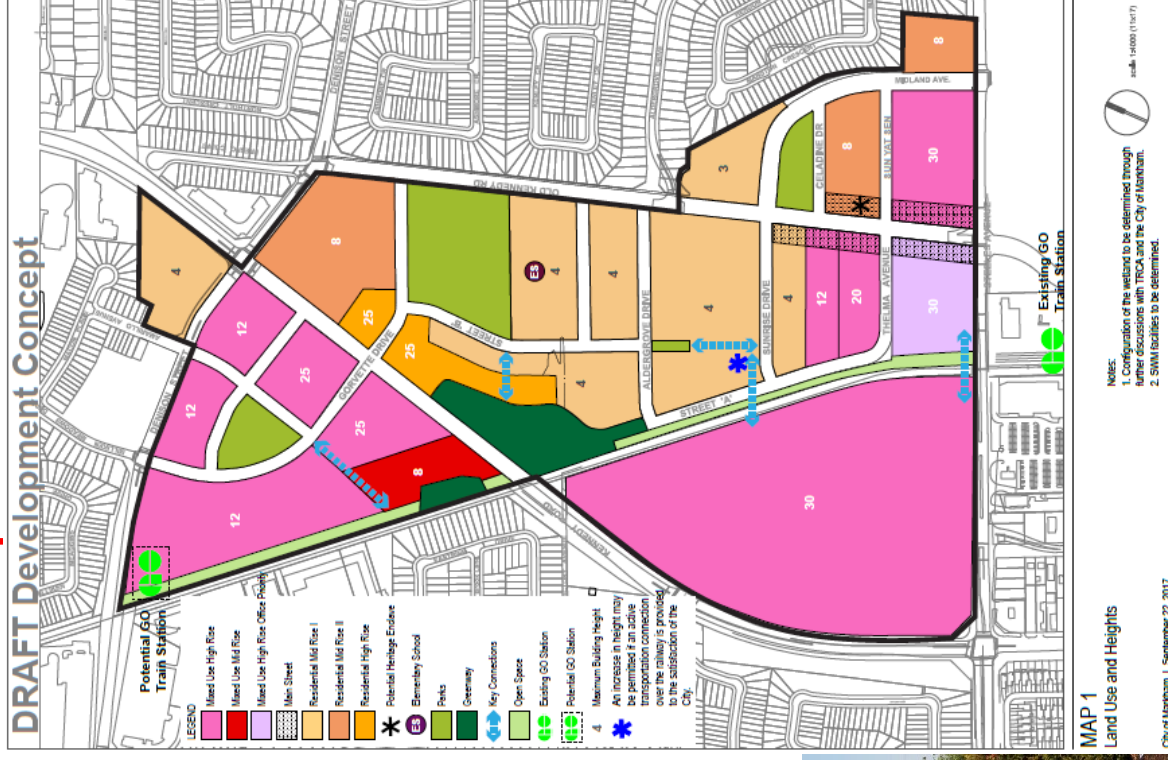
At Gorvette Dr. south of Kennedy Rd. - Residential High Rise is proposed in support of the existing and planned transit (maximum height 25 storeys)

Central to the community - Residential Mid Rise is proposed in recognition of existing built form and as a transition between development within the Secondary Plan Area as well as from the existing development outside the Plan Area (maximum height 4-8 storeys)



School and Park Campus

- A Neighbourhood Park and elementary school campus is planned central to the community
- Two additional local parks are planned in the north-west and south-east quadrants
- Additional public parks and urban squares will be provided throughout the community
- Privately owned publicly accessible spaces will also be provided



Draft Development Concept

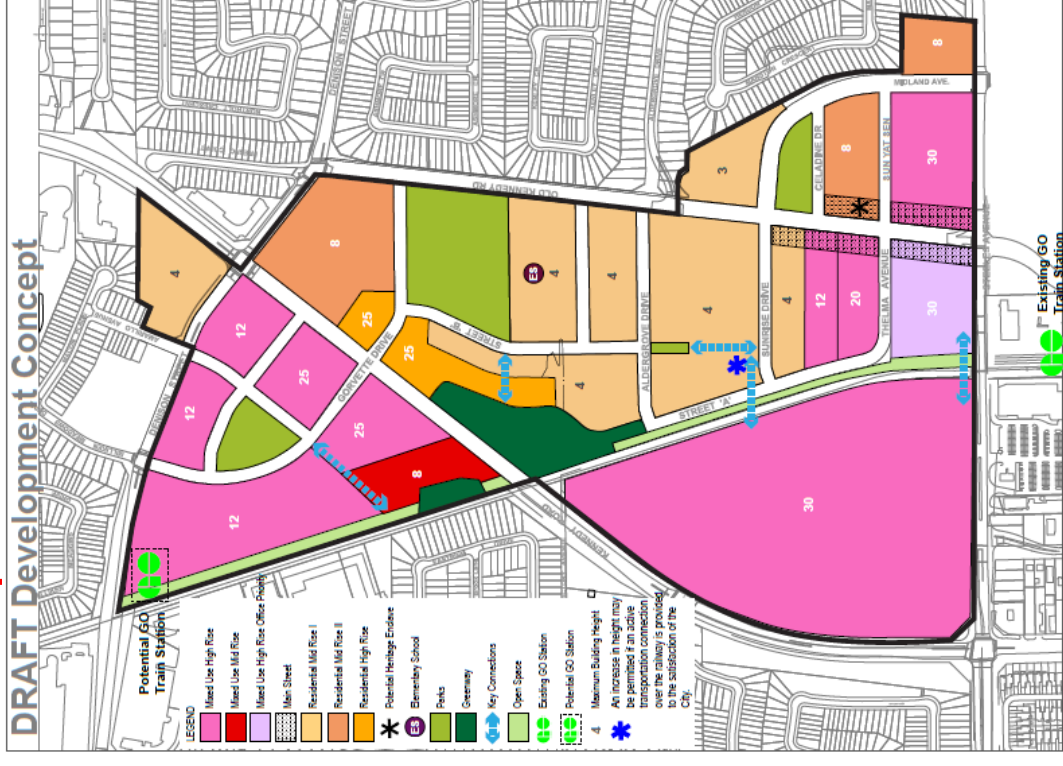
Commercial Areas

Retail and office uses are intended to predominate within the north-west and south-west quadrants

South-west quadrant to retain regional scale destination shopping role in a mixed use built form

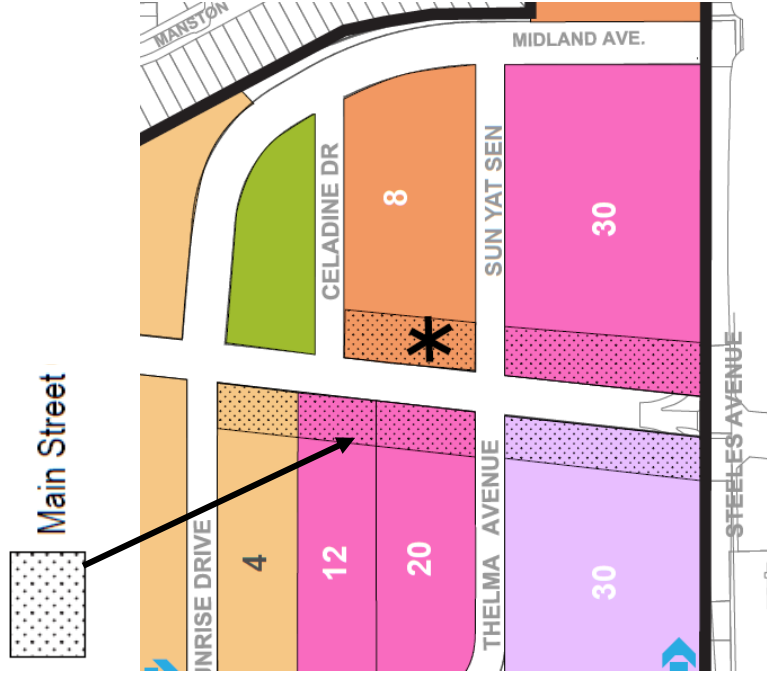
Retail and service needs study will be undertaken by the City predominantly for the north-west quadrant to ensure that retail uses are planned to meet the needs of the 15,000-17,000 new residents and the existing Milliken district

Retail uses will be planned on the ground floor of buildings along key streets in this quadrant, e.g. Gorvette, Kennedy and Denison, and fronting on the park in order to create an animated and inviting commercial space



Draft Development Concept

Old Kennedy Road “Main Street”



Main Street south of Sunrise Dr. to function as a pedestrian oriented “Main Street”

Retail and services uses will be required on the ground floor of buildings fronting on Old Kennedy Road to create a lively and animated space for local residents and visitors

Old Kennedy “Main Street” includes opportunity to create a heritage enclave of existing cultural heritage buildings currently located within the Milliken Centre Secondary Plan Area

Draft Development Concept

Cultural Heritage Resources

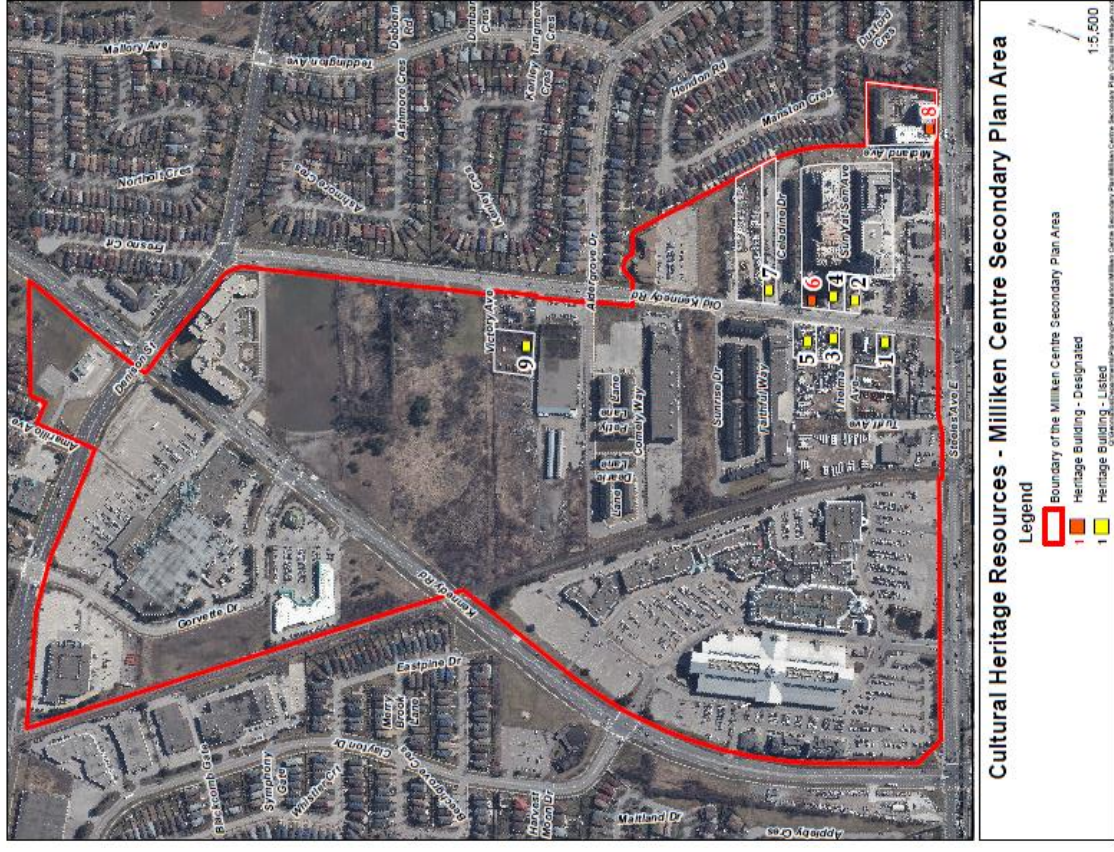
- Old Kennedy Road is the focus of identified cultural heritage resources
- There is one (1) designated and two (2) Cultural “Listed” cultural heritage properties between Celadine Dr. and Sun Yat Sen Ave. and 4 more in the general vicinity
- A Cultural Heritage Research and Assessment of the existing Six (6) “Listed” cultural heritage resources is underway by the City



31 Victory Ave. (No. 9)
Alexander McPherson House
(c. 1840)

Approved by for designation under
Part IV of the Ontario Heritage Act
(2010) by Council (June 26, 2017)

73 Old Kennedy Road (No. 6)
James Rattle House (1930)
Designated under Part IV of the
Ontario Heritage Act (2010)



Heritage Enclave envisaged as part of the “Main Street”

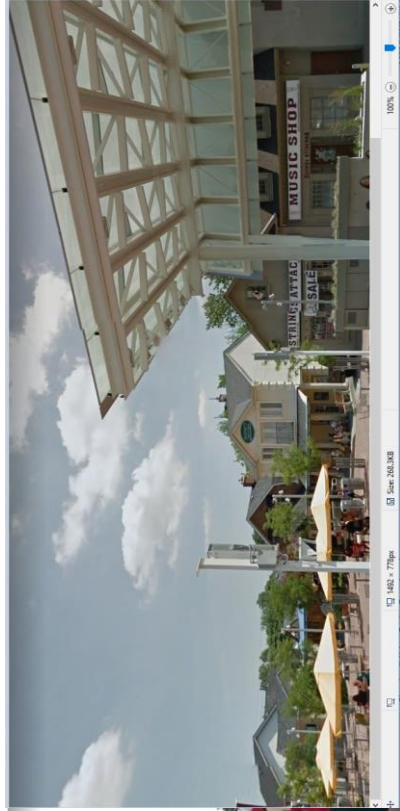
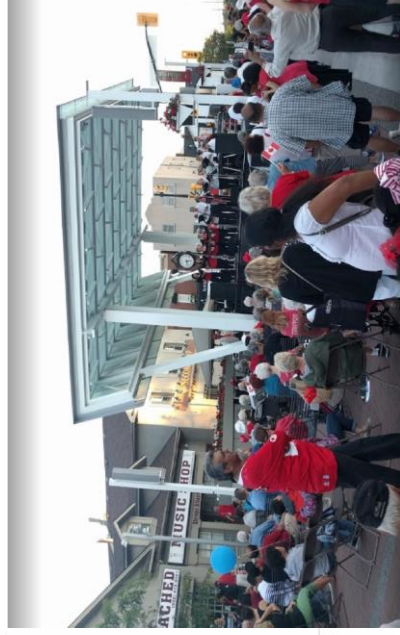
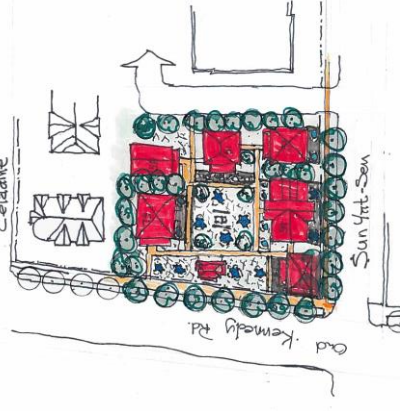
* Proposed Heritage Enclave



Provides for relocation and adaptive reuse of local heritage buildings identified for conservation and to create a critical mass of cultural heritage resources

Creates a human scale oasis of protected heritage buildings within a high density community as an extension of Old Kennedy “Main Street” that provides the opportunity to tell the “story” of Milliken

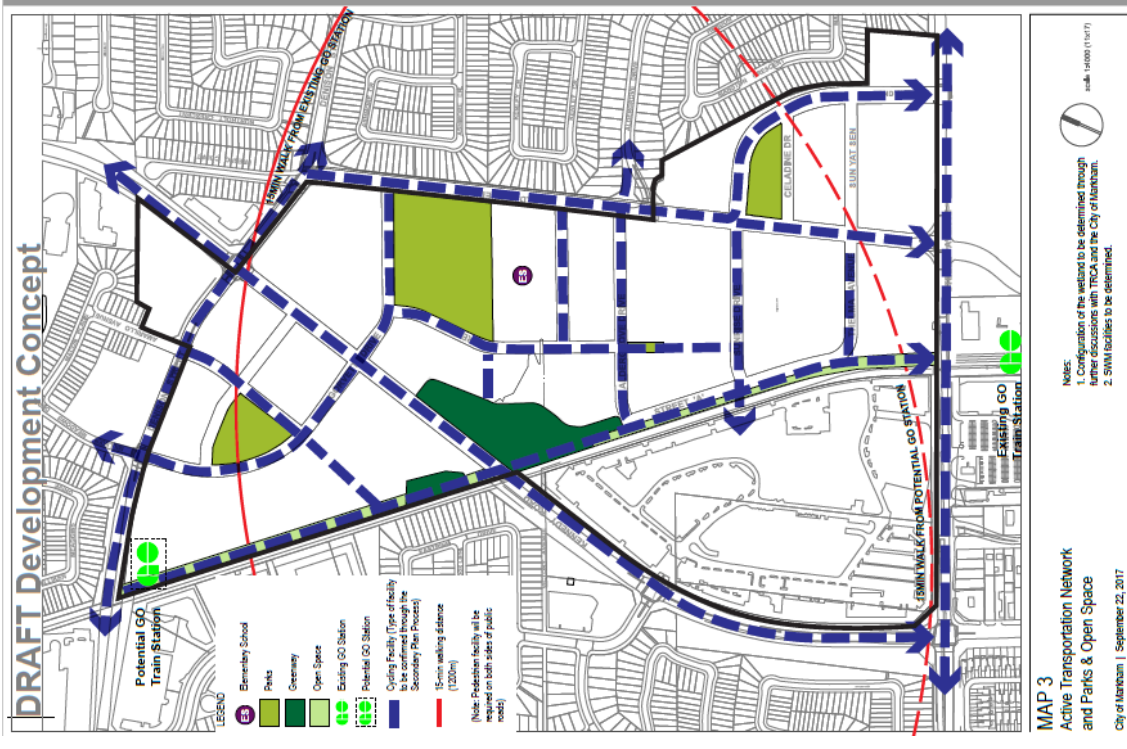
Creates a “hardscaped” meeting place for the community



Draft Development Concept

Transportation and Active Transportation

- Recognizes the importance of the Milliken GO Station and the potential Denison GO Station with appropriate land uses and densities (both within a 15 minute walk of the Milliken community)
- Ensures a hierarchy of street types in a modified grid pattern
- Ensures a street and block layout that:
 - ✓ promotes walkability and cycling
 - ✓ provides a high level of permeability
 - ✓ contributes to a high quality public realm
 - ✓ enhances and creates place making opportunities

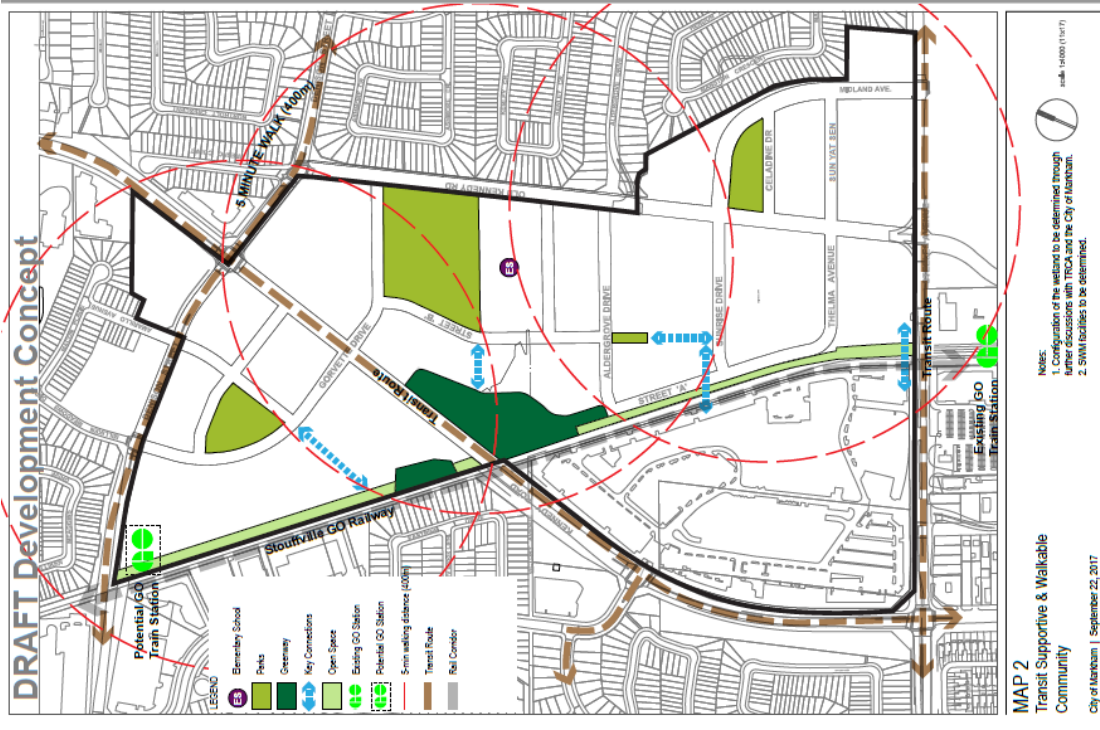


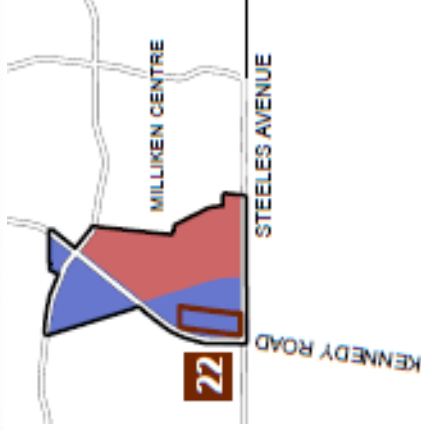
Draft Development Concept

Transit Supportive and Walkable Community

Walkable Community:

- School and parks are planned within 5 minutes (400 m) of the majority of the community
- Local parks are planned within 2 minutes of the residents they serve





Secondary Plan Update – Milliken Centre

- PRELIMINARY forecast - approximately 15,000 – 17,000 residents, or approximately 7,500 - 8,000 dwelling units
- The lands are intended to be a focal point for the larger Milliken district through the implementation of pedestrian, transit supportive development patterns and built form
- Will continue to provide regional and community scale shopping along with a school, parks and open spaces
- Preliminary forecast are being tested through the Transportation and Master Environmental Servicing Plan underway

Main Street Milliken

OPA 144
(July 2006)

- Secondary Plan Area 35 ha
- Dwelling units: 1,900
- Population: 4,700

Milliken Centre PRELIMINARY Statistics

- Secondary Plan Area ~ 70 ha
- Dwelling units: approx. 7,500 - 8,000
- Population: approx. 15,000 - 17,000
- Jobs: 4,800

NEXT STEPS

- Consultation will be initiated with the public and stakeholders to assist in the preparation of the Secondary (e.g., Milliken District, City of Toronto, Milliken Advisory Committee)
- Complete Technical Analysis
 - Transportation Study
 - Master Environmental Servicing Plan
 - Retail and Service Needs Study
 - Cultural Heritage Resources Research and Assessment.
- Prepare Secondary Plan for statutory public notice



Thank you