



Report to: Development Services Committee

Report Date: April 24, 2012

SUBJECT: PRELIMINARY REPORT
Milliken Development Corporation and Mon Sheong
Foundation
35, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles
Avenue
Applications for Official Plan Amendment, Zoning By-law
Amendment and Site Plan Approval to permit four seniors
buildings ranging in height from 6 – 24 storeys

File Nos. OP/ZA 11 124399 & SC 12 119834

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P.
Planner, Central District

REVIEWED BY: Scott Heaslip, M.C.I.P., R.P.P.
Senior Project Co-ordinator, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Milliken Development Corporation and Mon Sheong Foundation, Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval to permit four seniors buildings ranging in height from 6 – 24 storeys at 35, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue, File Nos. OP/ZA 11 124399 & SC 12 119834” be received;
- 2) That a Public Meeting be held to consider the applications submitted by Milliken Development Corporation and Mon Sheong Foundation for Official Plan and Zoning By-law Amendments;
- 3) And that staff be directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:
Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications submitted by Milliken Development Corporation and Mon Sheong Foundation and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendations on the applications.

Applications deemed complete

The proposed Official Plan and Zoning By-law Amendment applications were deemed complete by staff on December 23, 2011.

BACKGROUND:**Subject Property and Area Context**

The subject lands are located northeast of the intersection of Old Kennedy Road and Steeles Avenue East. The site comprises all or portions of 5 properties municipally known as 31, 67 and 73 Old Kennedy Road and 4550 and 4576 Steeles Avenue (Figure 1). The subject lands have a combined area of approximately 1.70 ha (4.21 ac).

Two of the properties comprising the subject lands are vacant. These are 31 Old Kennedy Road, located in the western and central portion of the subject lands and 4576 Steeles Avenue East, located at the eastern boundary of the subject lands (the Town owns this property for the future Midland Avenue extension and will be selling the residual portion to the applicant). The property immediately west of 4576 Steeles Avenue contains a large building known as the Milliken Flea Market. The property municipally known as 67 Old Kennedy Road contains a single-storey dwelling that is vacant. Immediately north of this property is 73 Old Kennedy Road, which also contains a single storey detached heritage dwelling that is vacant.

Surrounding uses include:

- To the north, recently constructed townhouses fronting on Celadine Drive and backing onto the subject lands;
- To the east, across future Midland Avenue, are single-detached dwellings, townhouse dwellings and a 7-storey apartment building fronting onto Steeles Avenue;
- To the south, vacant lands owned by the applicant, and further south, across Steeles Avenue in the City of Toronto, are commercial/retail uses; and
- To the west are a number of older dwellings, a gas station and an auto repair facility fronting onto Old Kennedy Road. The west side of Old Kennedy Road contains used automobile sales establishments.

Official Plan and Zoning

The subject lands are designated “Institutional” in both the Town’s Official Plan and Main Street Milliken Secondary Plan (PD 2-4) by way of OPA 191, which includes site specific provisions pertaining to permitted uses, height, maximum number of units and maximum FSI.

The lands are zoned “Community Amenity Four, Exception 438 - HOLD” [CA4*438(H)] By By-law 177-96, as amended (amending Zoning By-law 2011-87). This site specific zone category provides development standards for the proposed development, which are consistent with OPA 191, as discussed above (Figure 2).

Council approved seniors’ development in February and April 2011

In February and April 2011, Council approved amendments to the Town’s Official Plan (OPA 191) and Zoning By-law (By-law 2011-87) to permit the subject lands to be developed with a retirement oriented development comprising independent living retirement homes, assisted living and long term care facilities. The proposed

development also contemplated the future easterly extension of Thelma Avenue, effectively dividing the subject lands into northern and southern portions.

The proposal, as approved, comprises four seniors' residences. The northern portion of the proposal includes 200 beds in a 6-storey long term care facility and 160 units in a 6-storey assisted living centre. The portion south of the future extension of Thelma Avenue includes two independent living buildings with a height of 8 and 12 storeys and a maximum of 360 units.

Applicant requesting modifications to previous approval

The requested modifications include (Figure 4):

OPA 191:

- For the portion of the subject lands on the south side of the future extension of Thelma Avenue, an increase in the maximum number of units from 360 to 460 and an increase in the maximum FSI from 4.8 to 5.75;
- Increase the maximum number of storeys from 12 storeys to 24 storeys for Building 'B', also located on the portion of the subject lands on the south side of the future extension of Thelma Avenue; and,
- No changes to the existing OPA provisions are proposed for the portion of the subject lands located on the north side of the future extension of Thelma Avenue.

Zoning By-law:

- Amend the definition of Gross Floor Area to exclude floor areas within the basement and rooftop areas devoted to recreational purposes;
- That rooftop recreational uses, which are accessory uses, not count towards the maximum number of storeys;
- Increase the maximum number of storeys for Building 'B' from 12 storeys to 24 storeys;
- Adjustments to the building setbacks;
- Allow building canopies to encroach beyond the property lines north and south of Thelma Avenue; and,
- Amend the minimum required lot frontage of the parcel on the south side of Thelma Avenue.

Site Plan Application submitted by Milliken Development Corporation and Mon Sheong Foundation

At the time OPA 191 and Amending Zoning By-law 2011-87 were approved, only a conceptual site plan had been provided. The applicant has now filed a formal site plan application with the Town, which is based on the proposed modifications as outlined above (Figures 4-5). The details of this site plan are provided in the following table:

Building	Use	# of Units	# of Storeys	Total GFA
A	Independent Living	4 (studio) 110 (1 bdrm + den) 38 (2 bdrm)	8	178,676.64 ft ² (16,599.06 m ²)
B	Independent Living	5 (studio) 196 (1 bdrm + den) 100 (2 bdrm)	8 (podium) 24 (tower)	300,231.64 ft ² (27,891.52 m ²)
C	Long Term Care	200	6	106,896.01 ft ² (9,930.64 m ²)
D	Assisted Living	160	6	113,276.21 ft ² (10,523.36 m ²)
TOTAL		813		699,080.5 ft² (64,944.58 m²)

Initially, access to the site will be from a temporary driveway via 67 Old Kennedy Road. Access to the site will also eventually come from the future extension of Midland Avenue, once the Class EA is completed and Thelma Avenue is connected to Midland Avenue. Approximately 541 resident and visitor parking spaces are proposed, including 12 surface parking spaces on the southern portion of the site and the remainder in two levels of underground parking connected by a sub-grade tunnel under Thelma Avenue.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to Committee:

- 1) The potential shadow impact of the requested increase in building height on nearby residential uses.
- 2) The City of Toronto has jurisdiction over Steeles Avenue; therefore, Owner is required to address the City of Toronto's requirements (i.e. traffic capacity).
- 3) The impact of the proposed temporary access to the site via 67 Old Kennedy Road on the designated heritage dwelling located to the immediate north at 73 Old Kennedy Road.
- 4) Site plan matters including: built form, building setbacks, access, parking, loading and landscaping are currently under review by staff.
- 5) Technical studies including updated Servicing Feasibility Report, updated Traffic Management Study, Noise Study, Phase I & II Environmental Site Assessments and Shadow Study are currently under review by staff.
- 6) Staff are of the opinion that the proposed Official Plan Amendment is considered to be of local significance and will not adversely impact Regional interest. Accordingly, staff have requested that the proposed amendment be exempt from Regional approval.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

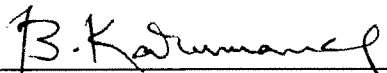
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in a future recommendation report.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Site Plan

Figure 5: North Elevation Rendering (Buildings 'C' & 'D')

Figure 6: South Elevation Rendering (Buildings 'A' & 'B')

AGENT CONTACT INFORMATION:

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