



TO: John Livey, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager

PREPARED BY: Anna Henriques, Planner, Central District

DATE: August 20, 2010

SUBJECT: Request to schedule a Public Meeting
Milliken Development Corporation – Milliken Phase 2
Applications for Official Plan and Zoning By-law Amendments to permit
4 seniors' buildings ranging in height from 6 -12 storeys with a total of
approximately 509 residential units for the Mon Sheong Organization
31, 67 & 73 Old Kennedy Rd and 4550 & 4576 Steeles Avenue
File Nos. OP 10 120215 and ZA 10 120216

The purpose of this memorandum is to request authorization to schedule a statutory Public Meeting for September 14, 2010, in consideration of the above applications. A preliminary report is expected to be available for the September 14, 2010 Development Services Committee meeting.

Background

The subject lands are comprised of 5 properties municipally known as 31, 67 and 73 Old Kennedy Road and 4550 and 4576 Steeles Avenue, located in the Milliken community, near the northeast corner of Old Kennedy Road and Steeles Avenue. The subject lands have an area of approximately 2.7 hectares (6.7 acres) and are mostly vacant. The eastern portion of the subject lands, 4550 Steeles Avenue, contains an existing building known as the Milliken Flea Market. The northern portion of the subject lands are designated 'Urban Residential – Medium Density Residential' and the southern portion of the subject lands are designated 'Commercial – Community Amenity Area (Steeles Avenue)' in the Official Plan and Milliken Main Street Secondary Plan. The subject properties are zoned 'Residential Two, exception 276 - HOLD' [R2*276(H)] and 'Community Amenity Area Four, exception 285 - HOLD' [CA4*285(H)] in By-law 177-96, as amended.

Proposal

The applicant is proposing four (4) seniors' buildings ranging in height from 6 to 12 storeys with a total floor area of approximately 55,188 sq.m (594,062 sq. ft), including approximately 10,618 sq.m (114,293 sq.ft), of amenity space. A total of approximately 509 residential units are proposed. The project is being developed in conjunction with the Mon Sheong Organization and is intended to accommodate a range of uses for the needs of seniors in the community.

The extension of Thelma Avenue is proposed through approximately the centre of the subject lands and the extension of Midland Ave is proposed along the eastern edge of the subject lands. The lands north of the extension of Thelma Avenue are proposed to include approximately 37 units (approximately 8-10 beds per unit) in a long term care facility and 120 units in a 6 storey assisted living building. The lands south of the extension of Thelma Ave are proposed to include 2 buildings with a height of 8-12 storeys and approximately 352 independent living units. Approximately 324 parking spaces (mostly underground) are proposed with approximately 176 spaces north of Thelma Avenue and approximately 148 spaces south of Thelma Avenue.

An Official Plan amendment to the Milliken Secondary Plan is required to permit an increase in the proposed height from 5 storeys to 12 storeys and an increase in the Floor to Space Index (FSI) from 1.5 to 4.75 for the portion of the proposal within the 'Commercial – Community Amenity Area (Steeles Ave) designation. An Official Plan amendment to the Secondary Plan is also required to permit a building height of 6 storeys and to permit a FSI of 2.8 for the portion of the proposal within the 'Urban Residential – Medium Density' designation (north of Thelma Avenue), in order to accommodate the proposed seniors' buildings. An Official Plan amendment to the Secondary Plan may also be required to permit the proposed seniors' long term care and assisted living buildings. A zoning by-law amendment is required to implement the proposal.

RECOMMENDATIONS:

1. THAT the CAO provide staff with the authorization to schedule a statutory Public Meeting for Milliken Development Corporation (Milliken Phase 2) for proposed Official Plan and Zoning By-law Amendments to permit 4 (four) seniors' buildings ranging in height from 6 -12 storeys and with approximately 509 units in the Milliken community;
2. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.