

Authority: Planning and Growth Management Committee Item 35.5, adopted as amended,
by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1054-2014

**To adopt Amendment No. 261 to the Official Plan of the City of Toronto respecting the
lands known as 150 Symes Road.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended,
to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has
held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 261 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 261 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS
150 Symes Road**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 425 for the lands known municipally in 2013 as 150 Symes Road, as follows:

425. 150 Symes Road

In addition to all the uses provided for in the *Employment Areas* designation the following uses shall be permitted:

- (a) Service commercial, and indoor recreational and entertainment uses are permitted through the enactment of a zoning by-law;
- (b) Institutional uses, including post-secondary trade schools that are ancillary to and/or supportive of the site's employment uses are also permitted through the enactment of a zoning by-law;
- (c) The above noted uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant, in consultation with the Ministry of the Environment if required, that evaluates to the City's satisfaction, how the potentially sensitive use would affect the ability of existing industrial uses along Glen Scarlett Road and identify to the satisfaction of the City any required and appropriate mitigation techniques to be incorporated into the development at 150 Symes Road in order to address:
 - (i) odour and noise that are discharged from existing industrial uses on Glen Scarlett Road; and
 - (ii) the potential impacts of traffic entry to and exit from the site, parking and noise which may arise as a result of the redevelopment and which may impact the nearby local residential areas;
- (d) Appropriate soil and groundwater studies must be undertaken in order to confirm to the City that the applicable provincial requirements have been met for the uses proposed.



2. Chapter 7, Map 28, Site and Area Specific Policies, is revised to add the lands known municipally in 2013 as 150 Symes Road shown on the map above as Site and Area Specific Policy No. 425.