

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. 1057-2014

#### To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 150 Symes Road.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of 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*; and

Whereas authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by deleting the E1 (x212) on the Zoning By-law Map in Section 990.10.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to E1(x212), as shown on Diagram 1 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by replacing Article 900.10 Exception number x212 so that it reads:

#### **(212) Exception E [212]**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

On 150 Symes Road none of the regulations of 60.20.20, 60.20.50.10 and 60.20.40.70(1) prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law 1057-2014.

## Site Specific Provisions:

- (a) In addition to the uses listed in Article 60.20.20, **self-storage warehouse** use is permitted in Area A on Diagram 1 of By-law 1057-2014.
- (b) In addition to the uses listed in Article 60.20.20, **education use** is permitted in Area A and Area B on Diagram 1 of By-law 1057-2014 subject to the use being supportive of any use permitted by this by-law.
- (c) In addition to the uses listed in Article 60.20.20, a **place of assembly, entertainment place of assembly, cabaret, art gallery, outdoor patio** are permitted in Area B on Diagram 1 of By-law 1057-2014.
- (d) Despite Section 60.20.20.20, a **Recreation Use** is permitted in Area A and Area B on Diagram 1 of By-law 1057-2014.
- (e) Despite Section 60.20.50.10, there shall be no requirement for **soft landscaping** along the entire length of the **lot line** abutting a **street**.

## 6. Holding Provisions:

The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 1 attached to and forming part of this By-law shall not be used for an **education use** or an **outdoor patio purpose** until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following condition(s) has been fulfilled to the satisfaction of Council:

(a) Education Use

An amending by-law to remove the "(H)" symbol may be enacted by Council when the owner has submitted a noise study to the satisfaction of the City that evaluates to the City's satisfaction, how the **education use** would affect the ability of the existing industries 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.

(b) Outdoor Patio

An amending by-law to remove the "(H)" symbol may be enacted by Council once the owner has submitted:

- (i) a mitigation plan satisfactory to City which demonstrates that the impact of odour from surrounding industrial facilities on the outdoor patio can be mitigated at the subject lands and that the owner confirms that communication has been initiated with the surrounding industrial facilities develop a strategy to reassure them that the proposed **outdoor patio** will not compromise the ability of the facilities to operate efficiently; and

- (ii) a noise study to the satisfaction of the City that evaluates to the City's satisfaction, how the **outdoor patio** would affect the ability of the existing industries 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.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

