

1755 Steeles Avenue West – Zoning Amendment and Lift of a Hold Applications – Final Report

Date:	May 26, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	16 245598 NNY 10 OZ & 16 245607 NNY 10 OZ

SUMMARY

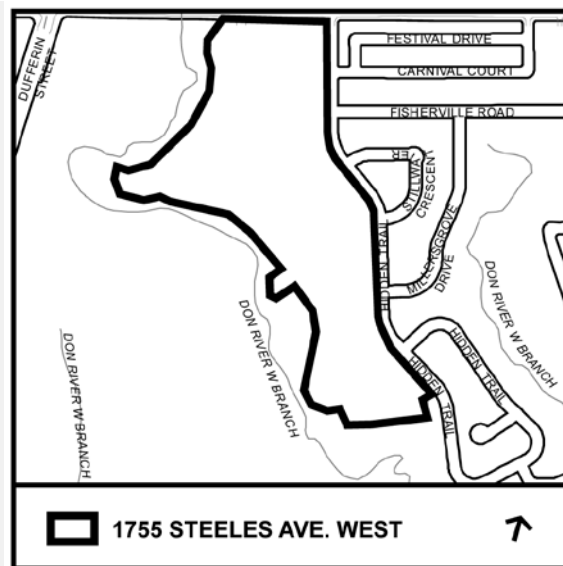
This application proposes to amend the zoning by-law to permit a new 15,660 square metre manufacturing and office building outside of the permitted building envelopes in site specific Zoning By-law 1297-2013 at 1755 Steeles Avenue West. The proposed development is expected to add eighty to one hundred new jobs on the site. To allow the proposed building, the application also proposes to amend the holding provision with respect to the infrastructure required to service the site.

This report reviews and recommends approval of the applications to amend the Zoning By-law and to amend the holding provision.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law 7625, for the lands at 1755 Steeles Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated May 26, 2017.



2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1755 Steeles Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report dated May 26, 2017.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2010 the applicant filed an application (File No. 10 120879 NNY 10 OZ) to amend the Official Plan and the Zoning By-law for the southern portion of the lands to "allow for the expansion of the light manufacturing and medical research and development campus". The application redesignated the southern portion of the site from *Neighbourhoods* to *Employment Lands*, rezoned the site to M2(68) with a holding provision for servicing and laid out future building envelopes. City Council approved the application through Official Plan Amendment 123 and Zoning By-law 1297-2013 on February 20, 2013. City Council's decision can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG20.3>.

The applications to amend the Zoning By-law and to lift the holding provision were received on November 1, 2016. On January 17, 2017 North York Community Council adopted a Preliminary Report on the applications through Item NY19.26. Community Council directed that City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given according to the regulations under the *Planning Act*. The Preliminary Report is available at <http://www.toronto.ca/legdocs/mmis/2017/ny/comm/communicationfile-67202.pdf>.

ISSUE BACKGROUND

Proposal

The applicant has filed an application to amend the Zoning By-law on the southern portion of the lands to allow for the construction of a new three-storey, 15,660 square metre building devoted primarily to the manufacturing of bulk quantities of vaccines. This building will take over and expand current operations for some of the existing buildings. The existing buildings will be repurposed for other functions. The site currently employs between 1500 and 2000 people and the application was deemed a Gold Star project as it is an employment development with high reinvestment on the site which is expected to create new jobs.

The portion of the site to be redeveloped is on the southern portion of the property and is currently open space. The building will consist of approximately 200 square metres of office space with the remainder of the building being used for manufacturing and warehousing. The proposed building is adjacent to a listed heritage building which is a

semi-detached house designed by prominent Canadian architect F. Hilton Wilkes and is known as Building 18.

A number of existing parking lots are provided across the entire site and with the addition of a parking lot adjacent to the proposed building the applicant is proposing an over-supply of parking spaces. The site-specific Zoning By-law requires a minimum of 966 parking spaces to be provided on the entire site, however a total of 1031 parking spaces will be provided.

The applicant is also proposing to amend the holding provision on the site. The holding provision requires the applicant to submit a Functional Servicing Report outlining the private and public infrastructure required to service the proposed development for any new building on the southern portion of the site. The proposed amended holding provision would allow the proposed building but the holding provision would continue to apply to any future proposed buildings on the south portion of the site.

Site and Surrounding Area

The site contains a large medical manufacturing and research facility (Sanofi Pasteur) comprising over thirty buildings and surface parking. It is located south-east of Steeles Avenue West and Dufferin Street immediately to the east of the Don River West Branch valley system. The overall site is approximately 21 hectares with 218 metres frontage along the south side of Steeles Avenue West and 830 metres frontage along the west side of Hidden Trail. All vehicular access is taken from Steeles Avenue West.

Surrounding land uses include:

North: Steeles Avenue West and then detached dwellings which back onto the north side of Steeles Avenue West in the City of Vaughan

South: Don River West Branch valley system and G. Ross Lord Park

East: Hidden Trail and then detached dwellings in the adjacent *Neighbourhoods* area

West: Don River West Branch valley system

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to

grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates these lands as *Employment Areas* as shown on Land Use Map 16. The Urban Structure Map (Map 2) of the Official Plan also identifies these lands as *Employment Areas*. These designations are intended to protect and enhance employment uses. *Employment Areas* are areas designated for clusters of business and economic activities including manufacturing, warehousing and offices.

The *Employment Areas* designation permits a broad range of business and economic activity including offices, manufacturing, warehousing and distribution, research and development facilities, hotels, restaurants, and small-scale stores and services serving area businesses and workers. In addition, places of worship, recreation and entertainment facilities, business and trade schools and branches of colleges and universities are permitted on major streets such as Steeles Avenue West, while large scale, stand alone retail stores and power centres are permitted by rezoning where they front onto major streets that form the boundary of an *Employment Area*.

The Official Plan also establishes development criteria in *Employment Areas* for these areas to function well and be attractive. These criteria include: avoiding excessive car and truck traffic on the road network, creating an attractive streetscape and screening of parking, loading and service areas. The Plan also seeks to mitigate impacts on adjacent uses/areas.

The Toronto Official Plan is available on the City's website at http://www.toronto.ca/planning/official_plan/introduction.htm.

Official Plan Amendment 231

At its meeting on December 16-18, 2013, City Council adopted Official Plan Amendment (OPA) 231 at the conclusion of the Municipal Comprehensive Review of Employment Lands and as part of the City's Five Year Official Plan review. On July 9, 2014, the Minister of Municipal Affairs and Housing (MMAH) approved OPA 231, with minor modifications. The Minister's decision was subsequently appealed to the Ontario Municipal Board (OMB). The decision history on OPA 231 and the MMAH decision can be accessed at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

<http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/SIPA/Files/pdf/O/ministers%20decision%20on%20opa%20231.pdf>

On December 20, 2016 the OMB issued an Order approving portions of non-policy text, policies and mapping of OPA 231. Among other matters, the approval brought into effect both the *Core Employment Area* and *General Employment Area* land use designations and mapping. The subject lands are designated *Core Employment Area* and are not subject to a site or area specific appeal to OPA 231.

Uses permitted in *Core Employment Areas* are set out in Policy 4.6.1 and include all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicular repair and services, offices, research and development facilities, utilities, waste management systems and vertical agriculture. Section 4.6 of the Official Plan states that "*Employment Areas* are places of business and economic activities vital to Toronto's economy and future economic prospects".

Additional uses including small-scale restaurants, catering facilities, courier services, banks and copy shops are permitted provided they are ancillary to and intended to serve the *Core Employment Area* in which they are located. Small-scale retail uses that are ancillary to and on the same lot as the principal use are also permitted.

Zoning

The site is subject to former City of North York Zoning By-law 7625 and is zoned Industrial Zone Two (M2) with Site Specific Exception 68. The southerly portion of the site is also zoned M2(68) under former City of North York Zoning By-law 7625 but is also subject to a holding (H) provision.

The M2 zone allows for a wide range of uses including industrial sales and service, manufacturing, office uses, research laboratory, university uses and warehousing. For the portions of the site which are within seventy metres of an R or RM zone only uses permitted in the Industrial Zone One (M1) zone are permitted. A maximum Floor Space Index of 1.0 is permitted and a five metre landscape buffer is required along the east property line adjacent to Hidden Trail.

The site specific exception also contains provisions with regards to a historically listed building which is referred to as Building 18. The by-law requires that Building 18 be retained in its current form and at its current location and provides minimum setbacks from Building 18. The by-law also contains 4 building envelopes (identified as Blocks A, B, C and D) and required setbacks to the property lines and separation distances between the different blocks.

The holding provision on the southern portion of the site limits new buildings to a maximum of 1000 square metres and additions to a maximum of ten percent of the area of the building. In order to construct a larger building or addition, an applicant is required

to submit a Functional Servicing Report outlining the private and public infrastructure required to service the proposed development.

The site specific zoning M2(68), including the holding provision, was implemented by Zoning By-law 1297-2013 which can be found on the City's website at <http://www.toronto.ca/legdocs/bylaws/2013/law1297.pdf>.

Site Plan Control

A Site Plan Control application (File No. 15 269026 NNY 10 SA) was originally filed for a similar building on the northern portion of the campus outside of the holding provision of the by-law. The applicant has determined that the current proposed location is more appropriate and modified the Site Plan application to reflect this. Relocating the proposal to this area of the site has triggered the need for the Zoning By-law and Holding Amendment applications.

Staff are continuing to review the modified Site Plan Control application.

Ravine Control

The westerly portion of the site is located within the Ravine and Natural Feature Protection regulated area. Protection applies to all existing trees and vegetation, regardless of size and changes in grade. A permit under City of Toronto Municipal Code, Chapter 658 will be required to remove or injure any trees. Where the Ravine and Natural Feature Protection By-law overlaps with the Toronto and Region Conservation Authority (TRCA) regulated area, alterations to grade are regulated by TRCA.

The application and Arborist Report were circulated to Urban Forestry, Ravine Protection for comments.

TRCA Regulation

The western portion of the site is located within a TRCA regulated area. A permit under Regulation 166/06 will be required for any alterations to grade or placement of fill within this area which the applicant has applied for. The application and Arborist Report were circulated to the TRCA for comments.

Tree Preservation

The submitted Arborist Report identifies 238 trees on the southern part of the site near the proposed building which are subject to the City's Tree Protection By-law. The applicant is proposing to remove eighteen private trees and injure an additional seven private trees which have diameters of thirty centimetres or greater. Based on the standard requirement, the applicant is required to plant fifty-four new trees to replace the eighteen trees to be removed. The applicant is showing in excess of fifty-four large growing canopy trees proposed for planting on private property. The tree planting and species of tree will be secured through the Site Plan Control process.

Green Roof By-law

On May 26, 2009 City Council adopted the Green Roof By-law (By-law 583-2009). The by-law requires that any industrial building applied for after April 30, 2012 and having a Gross Floor Area of more than 2000 square metres provide one of the following:

- A green roof covering the lesser of ten percent of Available Roof Space or 2000 square metres; or
- A roof that uses Cool Roofing Materials for 100 percent of the Available Roof Space and complies with the stormwater management performance standards required through the Site Plan Approval process.

The Toronto Green Standard Checklist submitted by the applicant indicates that they intend to provide a cool roof.

The Green Roof By-law is available at

<http://www.toronto.ca/legdocs/bylaws/2009/law0583.pdf>.

Heritage Preservation

The overall site is an important part of Toronto's history and was listed on the City's Inventory of Heritage Properties on September 27, 2006. There are a number of listed buildings on the site dating as far back as 1915. One of the listed buildings is located adjacent to the proposed building. This listed building is a neo-Georgian brick residence which was constructed in the 1920s and known as Building 18. This was designed by F. Hilton Wilkes and was originally used to accommodate two senior resident bacteriologists.

The existing site specific by-law includes a provision which requires that Building 18 be maintained in its current form at its current location. As part of the application the applicant submitted a Heritage Impact Assessment which has been reviewed by City Planning's Heritage Preservation Services.

The heritage listing can be found at:

<http://app.toronto.ca/HeritagePreservation/details.do?folderRsn=2432479&propertyRsn=374050>

Reasons for the Application

The Zoning By-law Amendment is required as the proposed building does not fit within the existing permitted building envelopes. The existing site specific zoning sets out four building envelopes on the south portion of the site and the proposed building would be outside of these envelopes. The proposed building envelope would encompass most of Block B in the site specific Zoning By-law and extend partially into Block C.

The proposed building is over 1000 square metres which is the maximum permitted by the zoning by-law prior to a comprehensive Functional Servicing Report being required by the holding provision. The applicant has submitted a number of engineering reports and is now proposing to amend the holding provision for the site. Amending the holding provision will allow the proposal to proceed but additional reports and amendments to the holding provision will be required should the applicant pursue further developments on the site. Engineering requirements to service the proposed building will be secured through the Site Plan Control process.

Community Consultation

Staff held a community consultation meeting on March 6, 2017 to present the proposal to the community and hear their feedback. Approximately seventy people attended. Generally there were three areas of concern/interest with regards to the application: design elements, traffic and parking, and constructional/operational.

Residents raised a number of concerns with regards to the amount of existing landscaping along the east property line of the site and the amount of additional planting proposed along this lot line. Residents are interested in increasing this landscaping to act as both a visual and noise buffer between the site and the residential community to the east.

Potential noise from the site was a concern of residents and in response to that, the applicant has re-located the proposed loading docks from the east face of the building to the west face of the building.

Residents raised questions with regards to an increase in the amount of vehicular traffic as a result of the proposed building.

Lastly, residents also raised questions with regards to the operation of the site and how work on the site will progress while construction is occurring. They are worried about operational activities occurring on a twenty-four hour basis and what uses will happen within the existing buildings once they have been repurposed.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS contains policies related to employment including Policy 1.3 which directs planning authorities to promote economic development and competitiveness. This is to be achieved by providing a range of employment uses to meet long-term needs and ensuring

that the necessary infrastructure is provided to support current and projected needs. The PPS also requires planning authorities to protect and preserve these areas for current and future uses and to ensure the necessary infrastructure is provided to support the current and projected needs. This proposal represents a significant investment into the existing employment site and is expected to create additional jobs on the site. This reinvestment into the *Employment Area* meets the policies of the PPS.

The Growth Plan for the Greater Golden Horseshoe contains policies which relate to employment. Policy 2.2.6.2 directs municipalities to promote economic development and competitiveness through a number of measures. These measures include planning for, protecting and preserving employment areas for current and future uses as well as ensuring the necessary infrastructure is provided to support current and future needs. The proposal conforms with and does not conflict with the Growth Plan.

Building Envelopes

The rezoning application proposes to amend the permitted building envelopes on the site which are set out in the site specific exception. These building envelopes were created by By-law 1297-2013 as part of a previous development scheme to ensure adequate setbacks from the adjacent residential area and appropriate building separations on the site. The building proposed as part of this application would be within the lands identified as "Development Block B" on the schedule attached to the draft zoning by-law (Attachment 8). This amendment expands the existing Block B floor plate to accommodate the required floorplate for the building. The location of the Block does maintain the minimum setback of seventy metres from a residential zone on the east side of Hidden Trail and as such is appropriate.

The other Building Blocks are also proposed to be amended, notably Blocks A and C. Block C has been relocated to abut Block B, allowing for expansion of the proposed building in the future. Block A has been amended to better relate to the listed heritage building, known as Building 18. Development Block A will no longer have a footprint which would block the views of Building 18 from the east, making it feel more accessible and open to viewing and less surrounded by other buildings.

Development Block F has been added to the map. This is for a generator which will service the new building and be located a minimum of eleven metres from Building 18. Due to its size, it is considered a structure and as a result it is required that it be identified on the schedule. The draft by-law includes wording that limits this Block solely for the purpose of a generator and not for any other type of structure. The proposed generator would partially block views to the front of Building 18, however, the views are from a private service road that no member of the general public has access to. The views of the building, that are viewed by the general public, have been protected and expanded through the amendment to Block A. Staff are continuing to review the relationship between the generator and Building 18 and will determine appropriate screening measures and architectural treatments at the site plan stage.

Landscaping

The proposed building is located within an area subject to the City's Ravine and Natural Feature Protection regulated area and the TRCA's regulated area. While the removal of 57 regulated trees is necessary to facilitate the development, the applicant is proposing to plant 26 deciduous or coniferous trees. In addition to this planting the applicant is also proposing to plant a significant amount of shrubs and other low ground cover.

The existing site specific exception required a five metre landscape strip along the east property line which separates the site from Hidden Trail and the residential area beyond. The draft by-law (Attachment 8) will increase this landscaped area to ten metres, providing for additional landscaping between the proposed building and the residential area.

As part of the Site Plan Control process, staff will ensure that additional planting is secured to improve the landscaping between the proposed building and the residential community. Additional planting within the boulevard will also be explored. The specifics of the planting materials and location of planting will be secured through the Site Plan Control process which is still under review.

Holding Provision

The applicant is proposing to amend the holding provision to allow the proposed building to proceed but the holding provision would continue to apply to any future building or addition on the south portion of the site. The holding provision requires that prior to a building being constructed on the site that a Functional Servicing Report (FSR) is submitted to the satisfaction of the Executive Director, Engineering and Construction Services which outlines the public and private infrastructure required to service the proposed development.

The applicant has submitted a FSR by RJ Burnside for the proposed building which has been reviewed by Engineering and Construction Services. Engineering and Construction Services are satisfied that the proposed building can be adequately serviced by the servicing proposed in the report. Any required improvements will be secured as part of the Site Plan Approval process.

Heritage Preservation

As previously mentioned, an existing listed heritage building is located immediately north of the proposed building. The existing site specific zoning exception requires a minimum setback from Development Blocks A and B of nine metres; this separation distance is retained in the draft zoning by-law for both Blocks. Further, as mentioned above, the current Development Block A is "L" shaped and wraps around the listed building along the east side. The draft by-law amends this footprint, changing it to a square shape which allows for additional views of the building from the east.

Heritage Preservation Services (HPS) have reviewed the application to amend the Zoning By-law and also the Site Plan Control application and have provided comments on the applications. HPS have concerns with regards to the relationship between the listed heritage building and a proposed generator, identified in the draft zoning by-law as Development Block F. HPS is concerned that the generator will affect the views of the west façade of the building from a private service road and views across the ravine valley from the building which currently contains office space.

Due to the location of existing electrical services and the requirements of the proposed building, locating the generator elsewhere on the site is not an option. While the views of the west façade may be impacted, the site abuts a ravine feature with no abutting residents to see the building from that vantage point. Staff will work to address the impacts of the adjacency through the Site Plan process. Community Planning staff, having reviewed the application and the balance of interests on the site and are of the opinion that the positive aspects of the proposal and the increased employment should prevail.

Open Space/Parkland

The proposed facility is considered to be an Industrial Use as defined in Chapter 415, Article III of the Toronto Municipal Code. Industrial Uses are exempt from parkland dedication requirements.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Applicable TGS performance measures will be secured through the Site Plan Approval process including landscaping details. The proposed site plan will also be reviewed against the City's Design Guidelines for "Greening" Surface Parking Lots.

Conclusion

The draft zoning by-law creates building footprints which maintain the minimum seventy metre setback from a residential zone and allows for the construction of a significant manufacturing building. The Official Plan designates the lands for employment purposes and the proposal is consistent with those policies. The draft by-law will increase the required landscape strip along the east property line from five to ten metres which will allow for additional screening of the site from Hidden Trail. Through the Site Plan

Control process the details on the planting locations and species will be reviewed and secured.

The proposed industrial building represents a significant investment in an employment use within the City. This type of investment into an existing manufacturing and office facility is important to the City's economic health and growth.

In accordance with the holding provision on the site the applicant has demonstrated that the proposed building can be appropriately serviced through both private and public infrastructure. The specific details on servicing and grading will be reviewed through the Site Plan Control process and secured in the Site Plan Agreement.

For these reasons, staff are recommending that Council approve the application to amend the zoning by-law and the application to amend the holding provision on the site. Staff will continue to work with the applicant through the Site Plan process in order to secure appropriate landscaping and mitigate the impacts the development may have on the listed heritage building.

CONTACT

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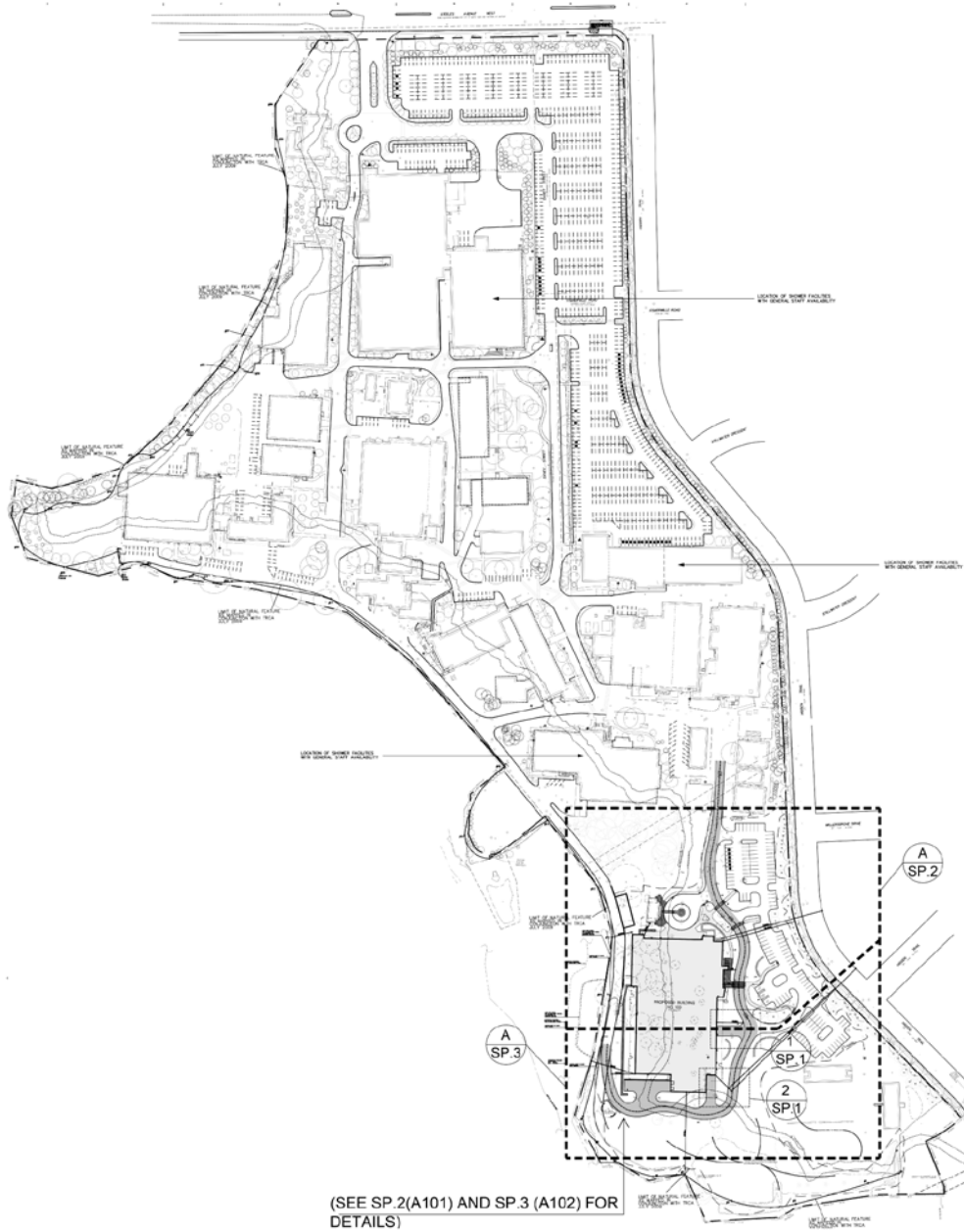
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Overall Site Plan
Attachment 2: Site Plan
Attachment 3: Elevations
Attachment 4: Former City of North York Zoning By-law 7625
Attachment 5: City of Toronto Zoning By-law 569-2013
Attachment 6: Official Plan
Attachment 7: Application Data Sheet
Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Overall Site Plan



Overall Site Plan

Applicant's Submitted Drawing

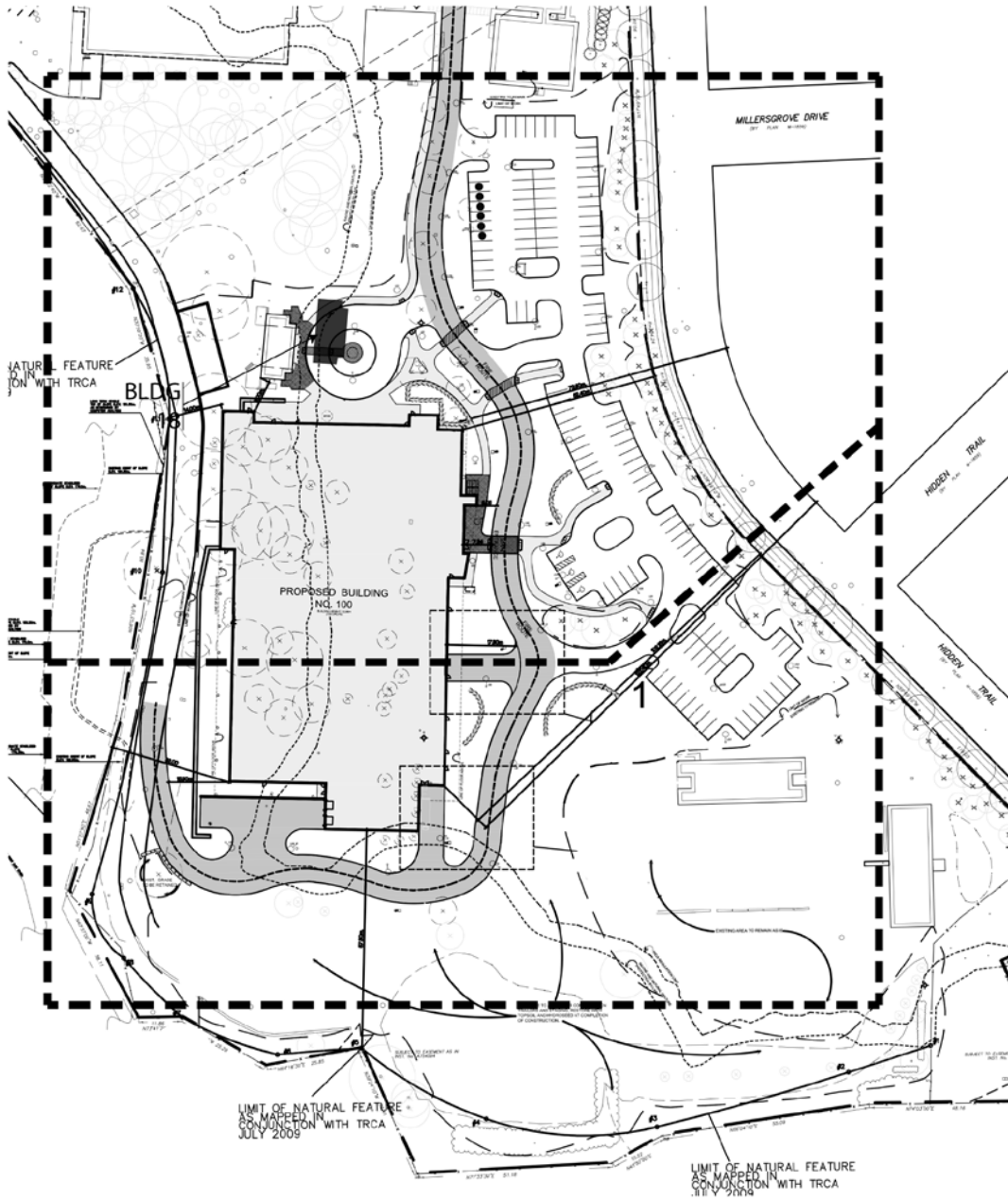
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1755 Steeles Avenue West

File # 16 245598 NNY 10 OZ

File # 16 245607 NNY 10 OZ

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

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05/25/2017

1755 Steeles Avenue West

File # 16 245598 NNY 10 02

File # 16 245607 NNY 10 02

Attachment 3: Elevations



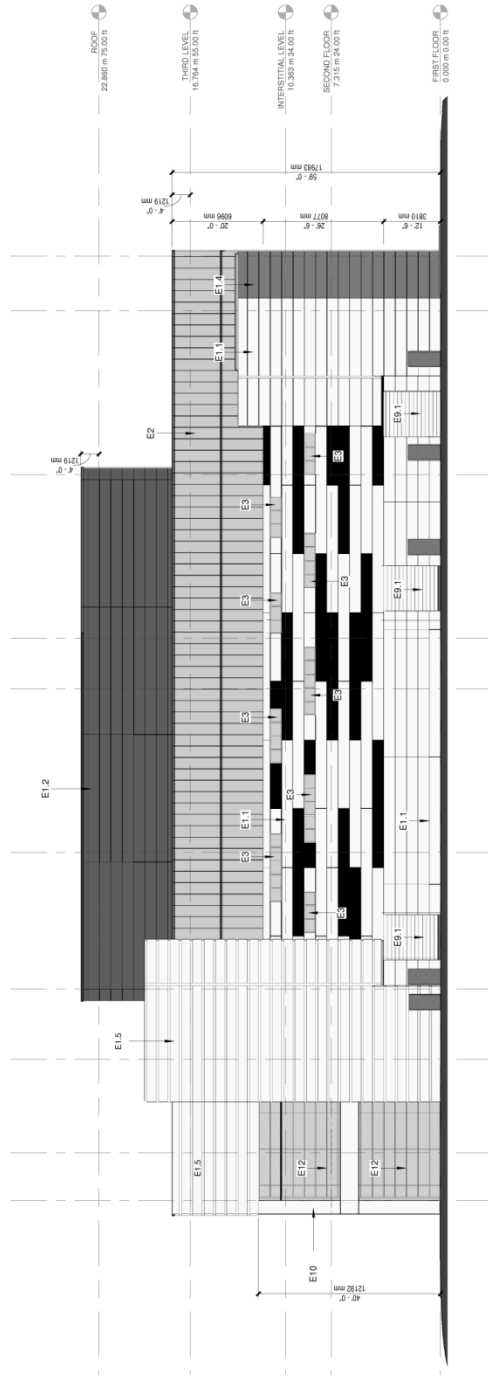
East Elevation

Applicant's Submitted Drawing

Not to Scale
05/25/2017

1755 Steeles Avenue West

File # 16 245598 NNY 10 0Z
File # 16 245607 NNY 10 0Z

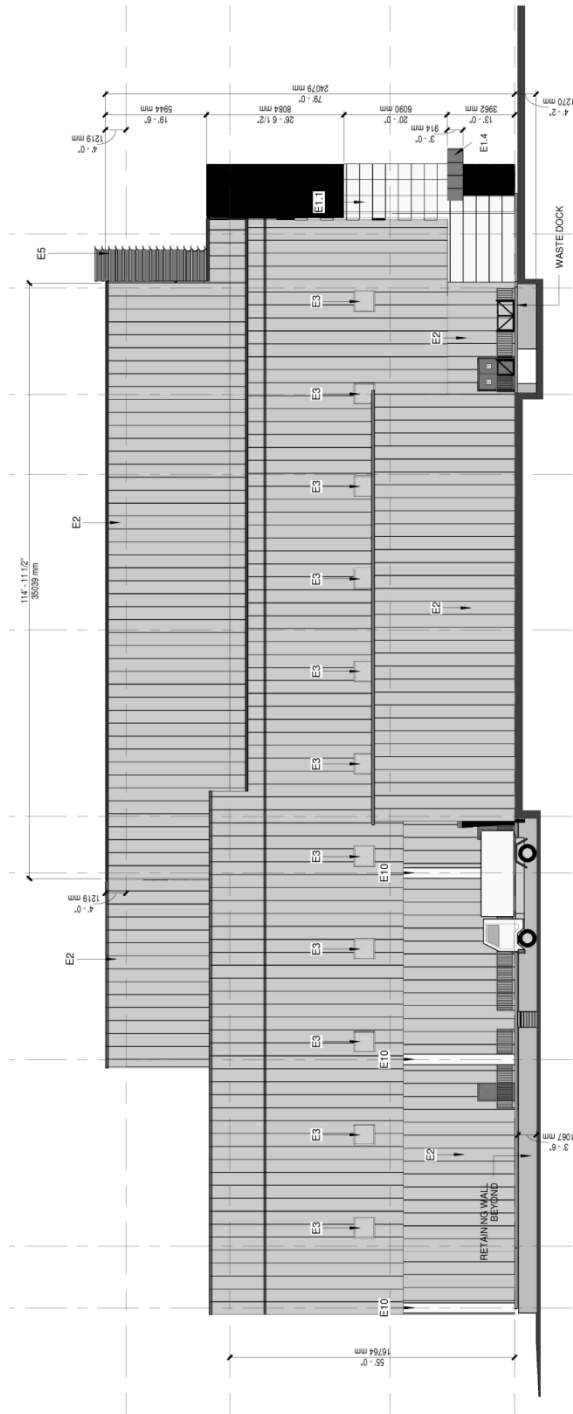


1755 Steeles Avenue West

North Elevation
 Applicant's Submitted Drawing

File # 16 245598 NNY 10 0Z
 File # 16 245607 NNY 10 0Z

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 05/25/2017

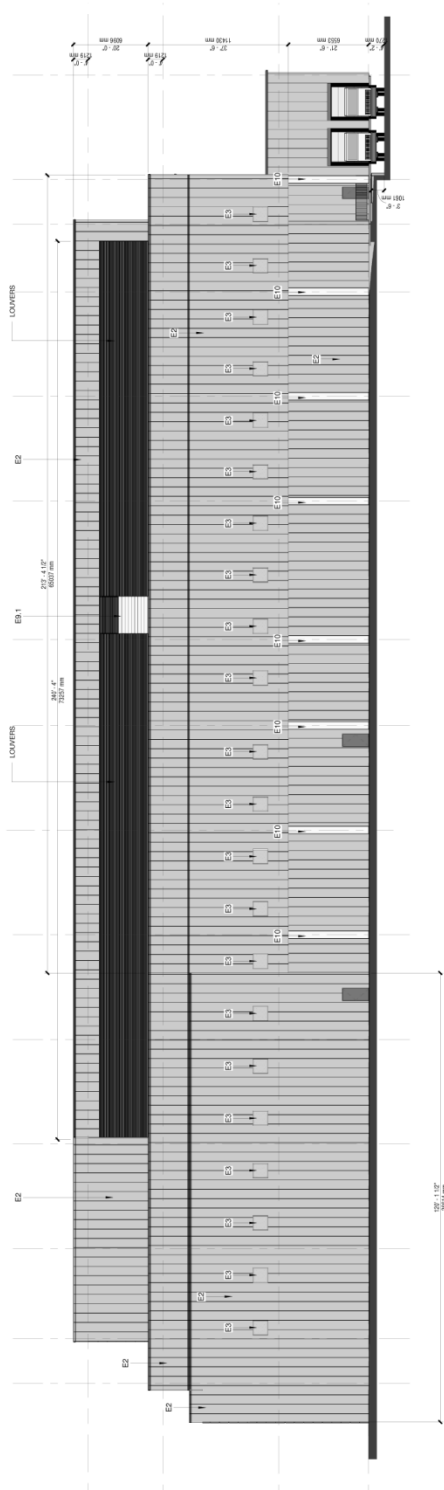


1755 Steeles Avenue West

South Elevation
 Applicant's Submitted Drawing

File # 16 245598 NNY 10 0Z
 File # 16 245607 NNY 10 0Z

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 05/25/2017



West Elevation

Applicant's Submitted Drawing

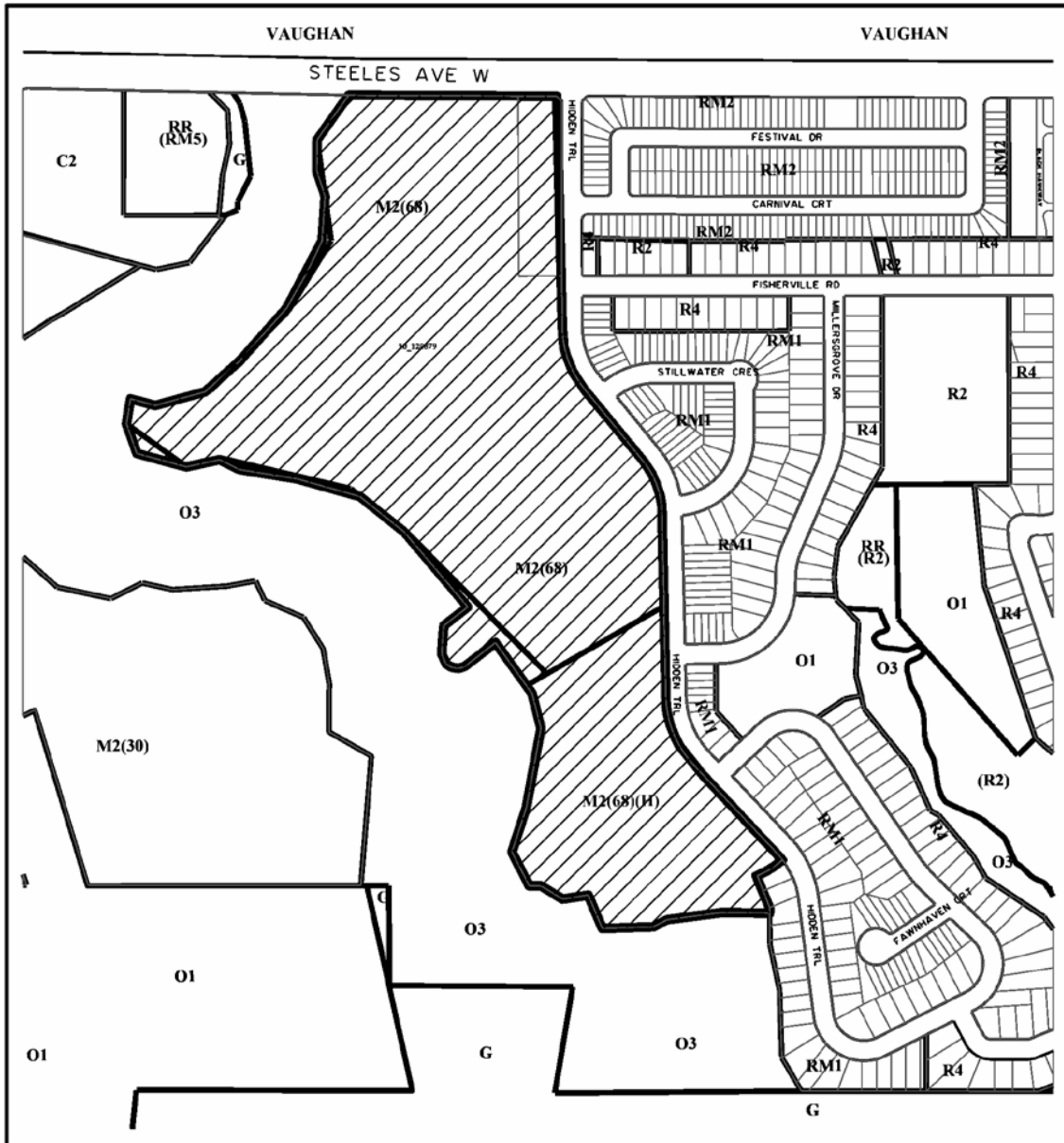
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1755 Steeles Avenue West

File # 16 245598 NNY 10 0Z

File # 16 245607 NNY 10 0Z

Attachment 4: Former City of North York Zoning By-law 7625



Zoning By-Law No. 7625

1755 Steeles Avenue West

File # 16 245598 NNY 10 02

Location of Application

R2 One-Family Detached Dwelling Second Density Zone

R4 One-Family Detached Dwelling Fourth Density Zone

RM1 Multiple-Family Dwellings First Density Zone

RM2 Multiple-Family Dwellings Second Density Zone

RM5 Multiple-Family Dwellings Fifth Density Zone

RR Rural Residential Zone

M2 Industrial Zone Two

G Greenbelt Zone

O3 Semi-Public Open Space Zone

O1 Open Space Zone

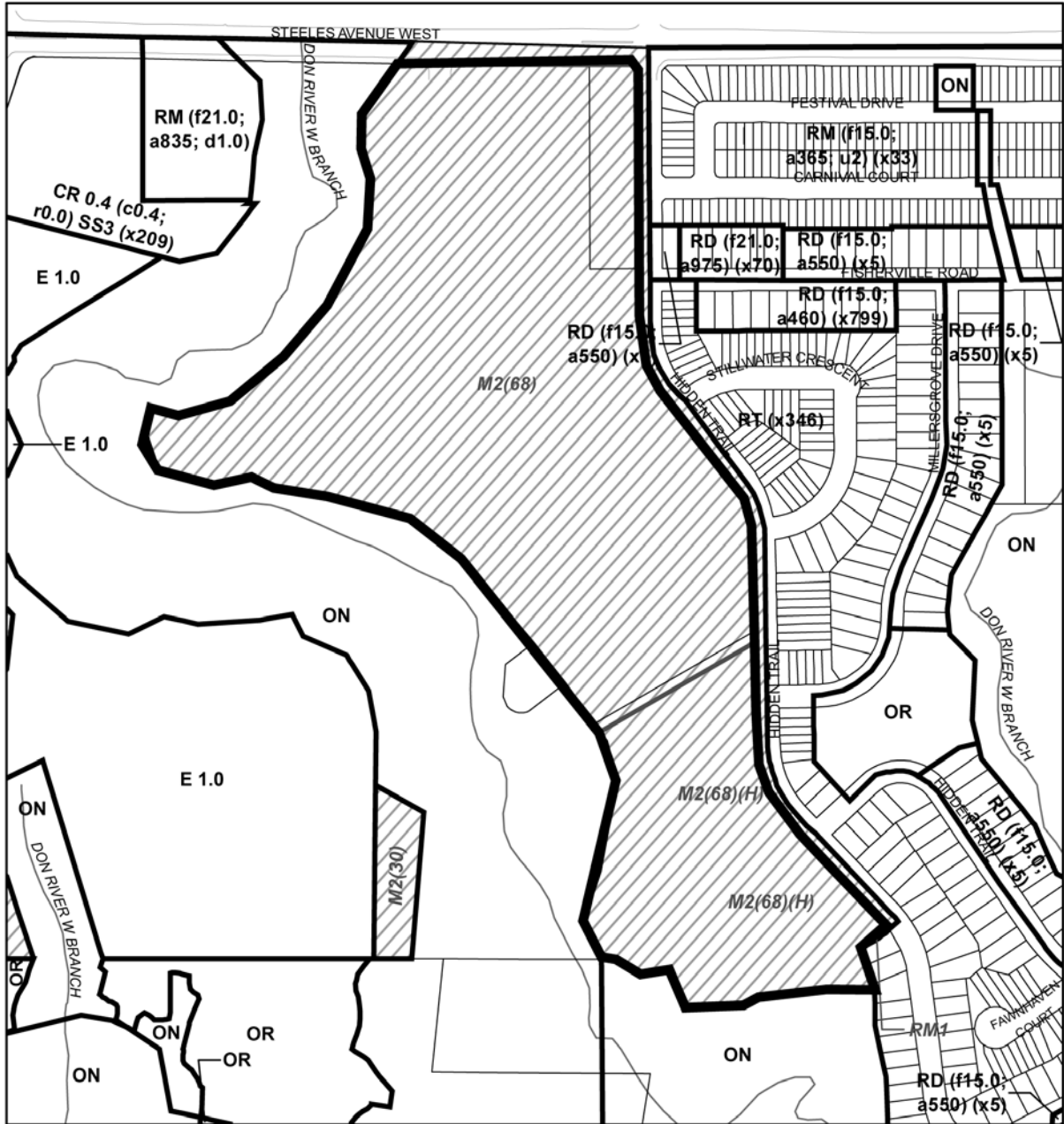
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



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Extracted 11/18/2016

Attachment 5: City of Toronto Zoning By-law 569-2013



Zoning By-Law No. 569-2013

1755 Steeles Avenue West

File # 16 245598 NNY 10 0Z
File # 16 245607 NNY 10 0Z

Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple

CR Commercial Residential
E Employment Industrial
ON Open Space Natural
OR Open Space Recreation

See Former City of North York By-Law No. 7625

RM1 Multiple-Family Dwellings First Density Zone
M2 Industrial Zone Two
MC Industrial-Commercial Zone



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Extracted: 11/18/2016

Attachment 6: Official Plan










TORONTO
 Extract from Official Plan

1755 Steeles Avenue West

File # 16 245598 NNY 10 OZ

File # 16 245607 NNY 10 OZ

	Site Location		Natural Areas
	Neighbourhoods		Parks
	Employment Areas		Other Open Space Areas
	Mixed Use Areas		

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 Not to Scale
 11/17/2016

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Numbers:	16 245598 NNY 10 OZ 16 245607 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	November 1, 2016

Municipal Address: 1755 STEELES AVENUE WEST

Location Description: **GRID N1001

Project Description: Alter existing development Blocks on site specific zoning By-law 1297-2013 Schedule 1 of M-2(68) to permit a new 3-storey, 15,660 square metre manufacturing building on the southern portion of the site. Related Site Plan File 15 269026 NNY 10 SA

Applicant:	Agent:	Architect:	Owner:
STRATEGY 4 INC	STRATEGY 4 INC	WBA ARCHITECTS AND ENGINEERS INC	SANOFI PASTEUR LIMITED

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	Y
Zoning:	M (68)(H)	Historical Status:	Y
Height Limit (m):	23 m / 4 storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	210730.14	Height:	Storeys:	3
Frontage (m):	196.21		Metres:	22.9
Depth (m):	850			
Total Ground Floor Area (sq. m):	54416.14			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	1031
Total Non-Residential GFA (sq. m):	111937.38		Loading Docks	2
Total GFA (sq. m):	111937.38 (All Buildings)			
Lot Coverage Ratio (%):	25.8			
Floor Space Index:	0.53			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	204.94
2 Bedroom:	0	Industrial GFA (sq. m):	6869.62
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	8399.73
Total Units:	0		

CONTACT:	PLANNER NAME:	Guy Matthew, Senior Planner
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Attachment 8: Draft Zoning By-law Amendment By-law 7625

CITY OF TORONTO

BY-LAW No. ~ -2017

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as 1755 Steeles Avenue West**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to the lands known municipally in the year 2017 as 1755 Steeles Avenue West;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

AND WHEREAS the Council of the City of Toronto, at its meeting on July 5, 2017, adopted a resolution to amend Zoning By-law No. 7625 of the former City of North York, as amended;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 64.31(68) of By-law No. 7625 is hereby amended as follows:

64.31(68)

(a) Schedule M2(68)(H) is deleted and replaced with Schedule M2(68)(H) of this By-law.

PERMITTED USES

(b) A new Subsection immediately after Subsection (e) is added, which reads:

"Notwithstanding subsection (e), the only use permitted on Development Block F is an accessory use in an accessory structure for a generator."

YARD SETBACKS

(b) Subsection (g) is deleted and replaced with the following:

"The required yard setbacks shall be as indicated on Schedule M2(68)(H) and all development on the Site shall be set back a minimum of 10 metres from the long term stable top of bank as determined by the Toronto and Region Conservation Authority."

LANDSCAPING

(c) Subsection (h) is deleted and replaced with the following:

"In addition to the landscaping requirements of Section 31(6)(b) and 31(6)(c), a minimum 10 metre landscape buffer shall be provided along the east property line adjacent to Hidden Trail."

BUILDING HEIGHT

(d) A new subsection (j) is added under BUILDING HEIGHT which states:

The maximum height of a generator is 7.5 metres.

HOLDING PROVISIONS

(d) Subsection (m) is deleted and replaced with the following:

"The lands identified on Schedule M2(68)(H), with the exception of Development Block B, are subject to a Holding (H) symbol. Prior to the removal of the (H) symbol, the uses permitted are those uses permitted in an M2 zone subject to the regulations of this Exception provided the permitted uses are located within a building existing on February 1, 2013, or an addition thereto not exceeding 10% of the gross floor area or in a new building of less than 1,000 square metres and all other provisions of this Exception are complied with; and"

(e) Subsection (n) is deleted and replaced with the following:

"Prior to removing the Holding (H) symbol from Schedule M2(68)(H), a Functional Servicing Report in a form and content satisfactory to the Executive Director, Engineering and Construction Service must be filed with the City outlining the private and public infrastructure required to service the proposed development."

(f) Subsections shall be renamed as needed to accommodate the additional clauses.

ENACTED AND PASSED this ~ day of ~, A.D. 2017.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

