

30 Minuk Acres– Zoning Amendment Application – Final Report

Date:	April 16, 2018
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	17 114981 ESC 44 OZ

SUMMARY

This application proposes Zoning By-law amendments in order to permit the development of the subject site at 30 Minuk Acres with a recycling transfer station. The proposal contemplates the erection of a single storey, 743 square metre (7,998 square foot) warehouse building and a 584 square metre (6,286 square foot) partially enclosed 'drying pad' structure. A total of 10 vehicular surface parking spaces are proposed.

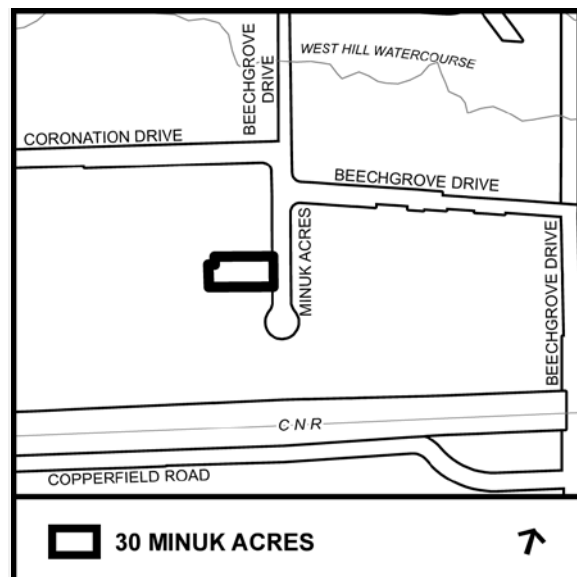
The proposed development is consistent with the Provincial Policy Statement and conforms to the Official Plan and the Growth Plan for the Greater Golden Horseshoe. The proposed land use is compatible with adjacent and nearby land uses.

This report reviews and recommends approval of the application to amend the relevant Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 (Coronation Drive Employment



District), as amended, for the lands at 30 Minuk Acres substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to report dated April 16, 2018.

2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 30 Minuk Acres substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to report dated April 16, 2018.
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

The preliminary report for this application was considered by Scarborough Community Council (SCC) at its meeting of April 4, 2017. The recommendations put forward by staff were adopted without amendment. The preliminary report and the decision of SCC can be found at the following hyperlink:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC21.16>

ISSUE BACKGROUND

Proposal

The application proposes a new recycling transfer station on the subject lands. The proposed operation consists of the temporary storage and drying of materials/debris extracted from municipal storm sewers and catchbasins which then will be transferred to establishments equipped for sorting & processing the materials for recycling purposes. Of note, the applicant's submissions indicate that the materials/debris consists primarily of recyclable components such as fine aggregates (i.e. sand, gravel, and stone), roots, leaves, asphalt and paper.

The proposal contemplates the erection of 2 structures/buildings on site. The storage/drying pad is within a partially enclosed structure approximately 584 square metres (6,071 square feet) in size. The applicant also proposes a single storey, 743 square metre (7,998 square foot) building, fronting Minuk Acres, consisting of amenities for workers/drivers, ancillary office space and a secure garage/parking area for the specialized vacuum trucks used in catchbasin material extraction.

A single vehicular access at the south end of the site is proposed as well as 10 surface car parking spaces (see Attachment 1: Site Plan, Attachment 2: Elevations, Attachment 4: Application Data Sheet). Of note, the applicant is currently under contract with the City of Toronto to perform catchbasin and storm sewer cleaning services.

Site and Surrounding Area

The subject site is approximately 0.41 hectares (1 acre) in size and is located on the west side of Minuk Acres south of the intersection of Coronation Drive and Minuk Acres. The subject site is generally rectangular in shape and has approximately 44 metres (145 feet) of frontage on Minuk Acres. The site is currently vacant.

Abutting uses include:

North: A manufacturing use (food), Coronation Drive and further north, industrial and small scale retail uses;

South: A manufacturing use (food) and further south a manufacturing use (bindery), and a rail corridor; to the south east, office use (construction);

East: Minuk Acres, a warehousing use (clothing), a transportation/warehousing use (shipping) to the south east and a manufacturing use (plastics) to the north east;

West: An integrated waste transfer, recycling and recovery facility use and manufacturing use (food).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities , recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan

Official Plan Amendment 231 (OPA 231) was adopted by Council in December 2013, approved by the Minister of Municipal Affairs and Housing in July 2014 and portions of the amendment are under appeal at the Ontario Municipal Board.

The subject lands are designated *Core Employment Area* and are not subject to a site or area specific appeal to OPA 231.

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". 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, vehicle repair and

services, offices, research and development facilities, utilities, waste management systems and vertical agriculture.

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.

The Official Plan also contains development criteria intended to ensure that *Employment Areas* work well and look good. Relevant policies note that: Development will contribute to the creation of competitive, attractive, highly functional Employment Areas by supporting the economic function of the *Employment Areas* and the amenity of adjacent areas; encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment; avoiding excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas; mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas and ensuring that outside storage and outside processing is, limited in extent, generally located at the rear of the property, well screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses and is not detrimental to neighbouring land uses in terms of dust, noise and odours.

Zoning

The subject site is zoned General Industrial (MG) in the Employment Districts Zoning By-law No. 24982 (Coronation Drive Employment District), as amended. The By-law permits a range of uses including offices (excluding medical and dental offices), day nurseries, educational and training facilities, industrial uses and open storage.

The Coronation Drive Employment Districts Zoning By-law indicates that 'Industrial Uses' include assembling, manufacturing, processing including computer and data processing, warehousing, recycling, research and development uses, and associated ancillary uses and excludes specific uses.

The subject site is zoned Employment Industrial (E) in the City wide Zoning By-law No. 569-2013, as amended. The Employment Industrial Zone permits a wide range of employment/industrial uses including; Manufacturing uses, Warehousing and Wholesaling uses and Office Uses (Attachment 3: Zoning).

Site Plan Control

The lands are subject to site plan control. The applicant has submitted a site plan control application (File No. 17 114985 ESC 44 SA), which is being reviewed concurrently with the Zoning By-law amendment application.

Reasons for Application

The Zoning By-law amendment application has been filed in order to permit a waste transfer station use under the City wide Zoning By-law No. 569-2013, as amended, to update and clarify the land use permission language in the Employment Districts Zoning By-law No. 24982, as amended, site specifically and to establish appropriate zoning provisions to regulate the proposed use.

Community Consultation

At its meeting of April 4, 2017, Scarborough Community Council (SCC) authorized staff to hold a community consultation meeting which was subsequently held on April 25, 2017 with Planning staff, the Ward Councillor and the applicant and owner in attendance. As directed by SCC, notices were mailed out notifying residents and/or landowners within 120 metres of the site. The planning issues raised at the community consultation meeting and through written submissions include; environmental concerns related to the quality of water discharged into the City's system from semi-wet materials/debris, impacts of increased truck traffic on nearby residential neighbourhoods, impacts of the development on air quality in the area.

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

Provincial Policy Statement

Section 1.1.1(c) indicates that healthy liveable and safe communities are sustained by: avoiding development and land use patterns which may cause environmental or public health and safety concerns.

The proposed land use is industrial in nature and situated within a larger geography that is comprised of a land use pattern consisting of industrial and heavy industrial operations. The establishment of the proposed recycling transfer station supports the objective of avoiding land use pattern which may cause environmental or public health and safety concerns by locating this use away from sensitive land uses (i.e residential and schools).

Section 1.2.6.1 of the Provincial Policy Statement (2014) indicates that 'major facilities' and 'sensitive land uses' should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

The proposed development is considered a 'Major facility' as it is a 'waste management system' by definition in the PPS (2014). The proposed land use is separated from the closest sensitive land uses by 330 metres and existing industrial uses and 'Janellan Ravine Park' buffer the site from the residential development to the north. Lastly, the applicant's environmental consultant, Rubidium Environmental, notes that given that this facility is further away from sensitive receptors (residential and schools) than existing more potentially noxious industry (i.e Chemical manufacturing and Highland Creek Waste Water Treatment Plant) there are no air quality impacts to assess for the operations. Further, the original proposal was designed to include an open air drying/storage pad, however, through the development review process the site has been redesigned to incorporate a partially enclosed structure which mitigates potential adverse effects from airborne contaminants.

Of note, the applicant has received an Environmental Compliance Approval (ECA) to operate from the Ministry of Environment and Climate Change (MOECC). The ECA application to operate a transfer station has been shared with staff by the applicant and further Rubidium Environmental as well as the MOECC highlight that the development proposal was screened for air quality impacts and the MOECC determined that no air quality impacts are associated with the operations at this site requiring environmental compliance approval. Planning staff are of the opinion that this application adequately addresses the policy directive of Section 1.2.6.1.

Furthermore, in accordance with directives in Section 1.3.1(a) of the PPS, planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs.

The proposal furthers the policy objective of providing "for an appropriate mix and range of employment" which are intended to "meet long-term needs" by broadening the range of employment use types in this employment area and by establishing the proposed use adjacent to an existing waste management facility and other heavy industry in the area, it adds to the appropriate 'mixing' of uses.

Section 1.6.10.1 notes that waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. It further notes, Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.

The site is approximately 4,047 square metres (1 acre) in size and the proposed storage/drying pad structure is approximately 584 square metres (6017 square feet) which represents 14% of the site area. The proposed recycling transfer station encourages and promotes reduction, reuse and recycling as the operation's function is essentially one component of the process in converting debris/materials otherwise slated for landfills, into reusable elements. The policy objective contained in Section 1.6.10.1 has been addressed.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) Section 2.2.5(a) contains relevant policies stating that economic development and competitiveness in the GGH will be promoted by making more efficient use of existing *employment areas* and vacant and underutilized employment lands and increasing employment densities.

The applicant proposes the development of a vacant land parcel within an *employment area* as defined by the Growth Plan which will make more efficient use of this existing employment area by adding to the existing jobs currently located in Coronation Drive Employment District.

Section 2.2.1.4 (a) indicates the Plan supports the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*.

The proposal supports the Growth Plan's policy objective related to achieving "complete communities" by adding to the diversity of land uses within this general geography and by adding to and expanding on the range of employment uses in the employment district.

Based on the above-noted reasons, staff are of the opinion that the proposed development application is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

Land Use

The majority of Employment Areas are designated *Core Employment Areas* where uses identified in Policies 4.6.1 and 4.6.2 are permitted. *Core Employment Areas* are for the most part, geographically located within the interior of employment Areas. Uses that would attract the general public into the interior of employment lands and possibly disrupt industrial operations are generally not permitted in *Core Employment Areas*.

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, vehicle repair and services, offices, research and development facilities, utilities, waste management systems and vertical agriculture. The proposed rezoning seeks permissions to establish a recycling transfer station (waste management system) which in effect fulfills the land use vision contemplated by the Official Plan. The nature of the operation and the industrial design of the use is unlikely to result in drawing the public into the interior of the area. Planning staff have no remaining issues from a land use perspective.

Development Criteria

The Official Plan indicates that employment areas need to function well and be attractive for new firms. The Official Plan sets out development criteria for Employment Areas in Section 4.6.6 indicating that development will contribute to the creation of competitive, attractive, highly functional Employment Areas in a number of ways including supporting the economic function of the Employment Areas and the amenity of adjacent areas.

A part of the economic function of Employment areas is to provide job opportunities within the City. The development proposal supports the function of the Employment Area as being a location for jobs and serves to insulate surrounding businesses from other potentially incompatible uses attempting to establish themselves in the area.

The policies note that development will encourage the establishment of key clusters of economic activity with significant value-added employment and assessment. The lands immediately west of the site are split zoned with the Employment Industrial Zone (E) category applying to the northerly section of the lands and Employment Heavy Industrial Zone E (H) applying to the southerly section of the lands in By-law 569-2013, as amended. The subject lands abut the portion of the adjacent site which is zoned Heavy Industrial Zone and permits 'waste transfer stations'. The adjacent site also currently contains a waste and recycling & recovery facility operation. The development of the subject lands with the requested land use would contribute to the establishment of a cluster of waste management firms, adding business activity, employees and an increase in assessment.

The development criteria policies direct that development should avoid excessive car and truck traffic on the road system within Employment Areas and adjacent areas. The applicant worked with staff to identify the necessary components of a scoped traffic operations assessment to be

submitted as a part of the formal application. The Planning Rationale contained the traffic operations assessment and was submitted along with relevant material and reviewed by appropriate staff. Of note, the applicant currently parks the specialized trucks on a nearby property on Coronation Drive. The assessment concludes that it is anticipated that due to the consistent number of trucks and the number of trips and truck routes all remaining consistent, that there will be no adverse impacts. Transportation Services staff have reviewed all submitted materials and raise no concerns with the proposed development with respect to car or truck traffic.

The policies also note that development should provide adequate parking and loading on-site. The development proposal contemplates the provision of a total of 10 surface vehicular parking spaces. A Type "B" loading space is proposed to be provided as well. As noted earlier in the report, the application was circulated to Transportation Services for review and comment. Transportation staff have raised no objections to the proposed number of parking spaces. The applicant will meet the loading space requirements in Zoning By-law No. 569-2013, as amended.

Lastly, the development criteria policies indicate that development in the Employment Areas should provide landscaping on the front and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas. The proposed front yard is comprised primarily of soft landscaping in the form of sod and low shrubs, a concrete walkway leading to the front entrance of the building, and an amenity space with seating for employees/drivers. Of note, the intent of the policy directive is to not have vehicular parking dominate the front yard. The applicant has screened the parking spaces in the front yard behind the proposed landscaping. Parking spaces and the loading space in the rear are hidden behind the front building and landscaping elements. Also, the proposed location and parallel configuration of parking spaces proposed along the south end of the front building diminish the visual impact of parked vehicles from the street.

Planning staff are of the opinion that the proposed development adequately addresses relevant Official Plan policies.

Environment

City Planning staff have reviewed the Environmental Compliance Approval (ECA) issued by the Ministry of Environment and Climate Change (MOECC). Among matters such as restricting where catchbasin materials can be stored on site and requiring proactive inspections of materials being brought to the site, the ECA requires a number of nuisance control measures to be taken. Specifically, the ECA requires the owner to submit a dust management plan to the MOECC to address offsite dust impacts and furthermore that the owner operate the site in a manner which ensures the health and safety of all persons and protection of the environment through active prevention of any possible environmental adverse effects, "including but not limited to odours, dust and noise".

Community Concerns

In the 'Servicing', 'Provincial Policy Statement and Provincial Plans' and 'Environment' sections of this report, staff have addressed issues raised by the community including environmental concerns related to the quality of water discharged into the City's system from semi-wet materials/debris and the impacts of the development on air quality in the area.

Impacts of truck traffic on nearby residential neighbourhoods

Transportation Services has raised no issues related to traffic increases generated as a result of the proposed development. Furthermore, Transportation Services staff indicated that there are existing restrictions intended to limit traffic impacts onto adjacent neighbourhoods (i.e. Coronation Drive, west of Manse & Manse Road north of Lawrence Avenue from 7 p.m. to 7 a.m.) and truck prohibitions along sections of certain nearby roads. Staff note that local resident concerns need to be balanced with the needs of industry and furthermore that Lawrence Avenue, and sections of Manse Road and Beechgrove Drive south of Lawrence are necessary routes to serve existing industry in the Coronation Drive area. Staff are of the opinion that this issue has been adequately investigated and that mitigating the affects of traffic generation generated from this use has been adequately considered.

Servicing

The applicant has submitted a 'Servicing Report' and a 'Stormwater Management Report' prepared by Greer Galloway Consulting Engineers dated March 2018, in support of the application. The Servicing Report evaluated matters such as the sanitary sewer capacity and water supply and demand. The Stormwater Management Report evaluated matters such as stormwater quantity, quality and water balance, pre and post development drainage conditions and ground water conditions. Of note, the applicant has indicated that prior to water entering the sanitary sewer from the storage/drying pad, it is treated by a filtration device. Engineering and Construction Services staff have reviewed the above noted reports and associated materials and have no remaining concerns with respect to the proposed Zoning By-law amendment for the development. Engineering and Construction Services has indicated that technical review will continue through the related site plan application.

Open Space/Parkland

The application was circulated to appropriate staff within Parks, Forestry & Recreation for review and comments.

The relevant staff have advised that based on Chapter 415, Article III if the Toronto Municipal Code, industrial uses, are exempt from providing a parkland dedication. Therefore, there are no requirements under Section 42 of the Planning Act for the development.

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.

The relevant TGS performance measures will be addressed through the Site Plan Approval process relating to, if necessary, Cycling Infrastructure, Urban Heat Island Reduction at Grade, Urban Heat Island Reduction via the provision of the green roof, water efficiency, tree planting, bird friendly glazing and natural heritage.

CONTACT

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Tel. No. 416-396-7685
Fax No. 416-396-4265
E-mail: Jeffery.Sinclair@toronto.ca

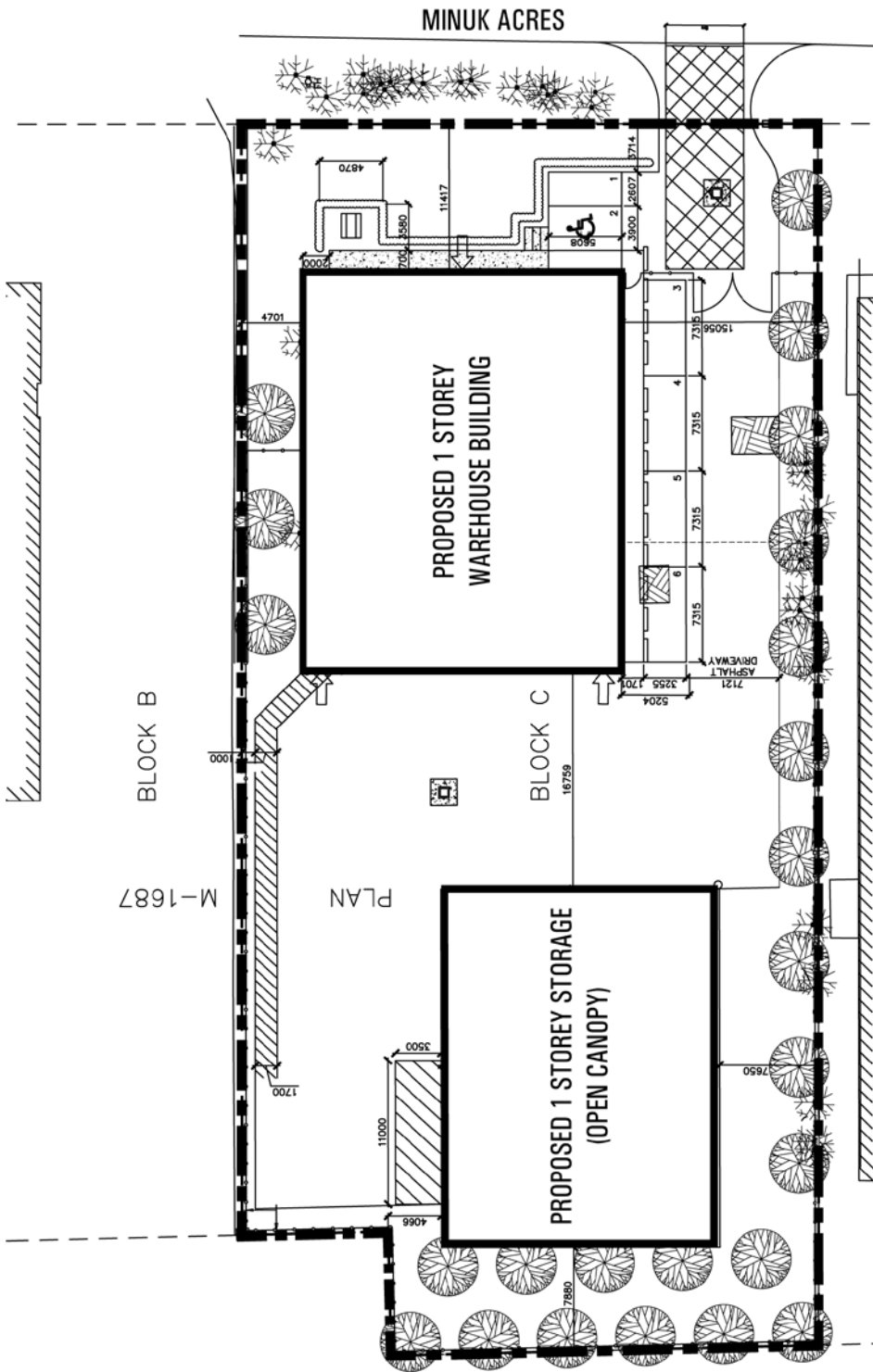
SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2(a)(b): Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment – Zoning By-law No. 24982
Attachment 6: Draft Zoning By-law Amendment – Zoning By-law No. 569-2013

Attachment 1: Site Plan



30 Minuk Acres

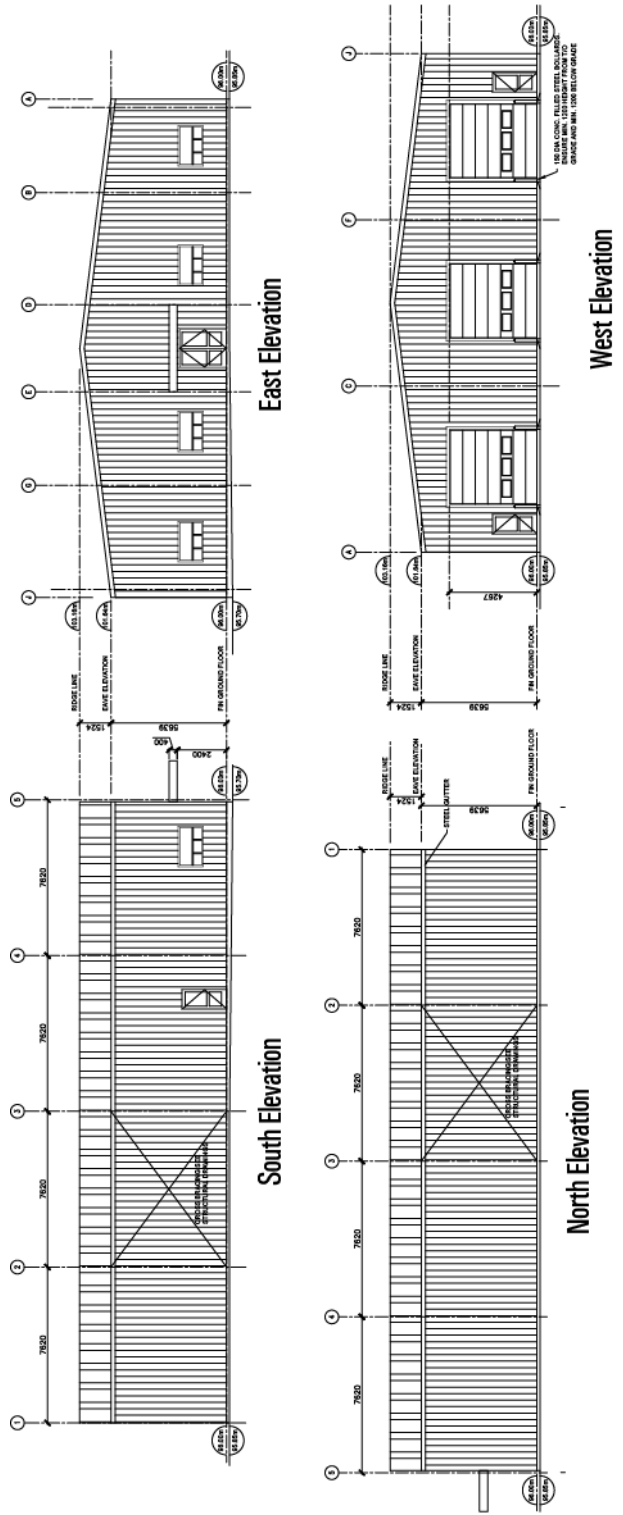
File # 17 114981 ESC 44 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale
04/12/2018

Attachment 2(a): Elevations



30 Minuk Acres

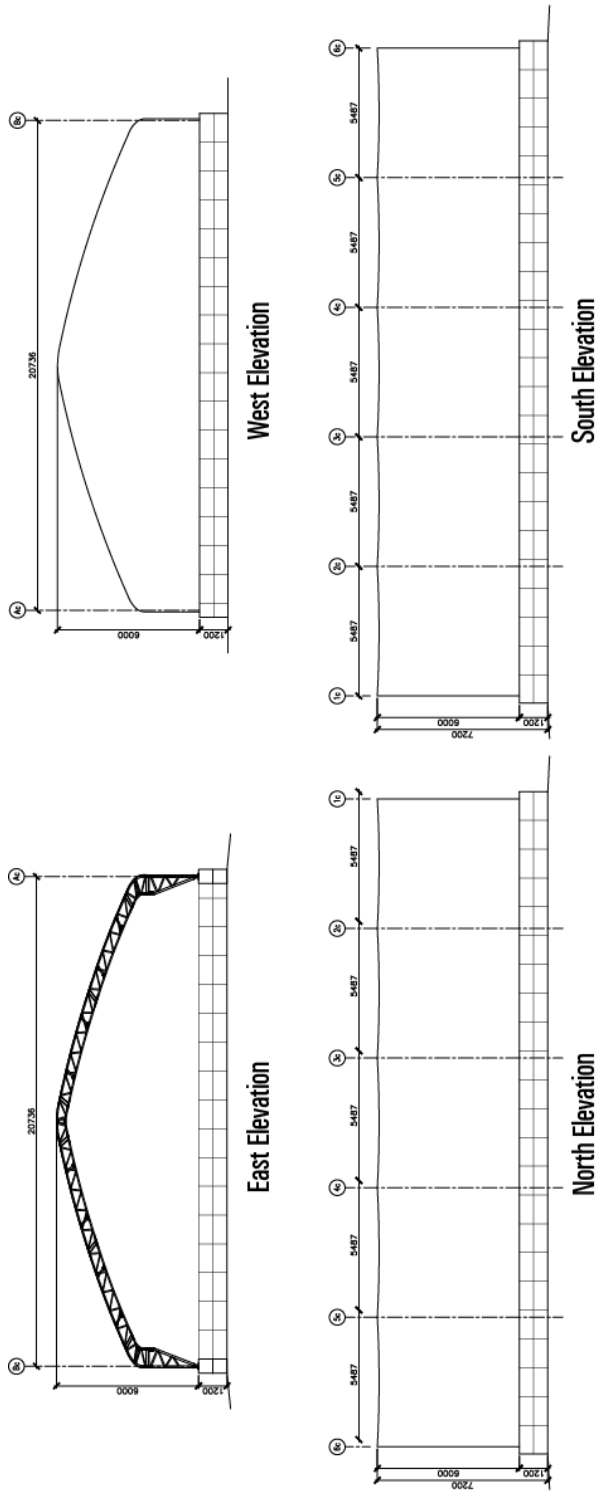
Elevations

Applicant's Submitted Drawing

Not to Scale
03/20/18

File # 17 114981 ESC 44 0Z

Attachment 2(b): Elevations



30 Minuk Acres

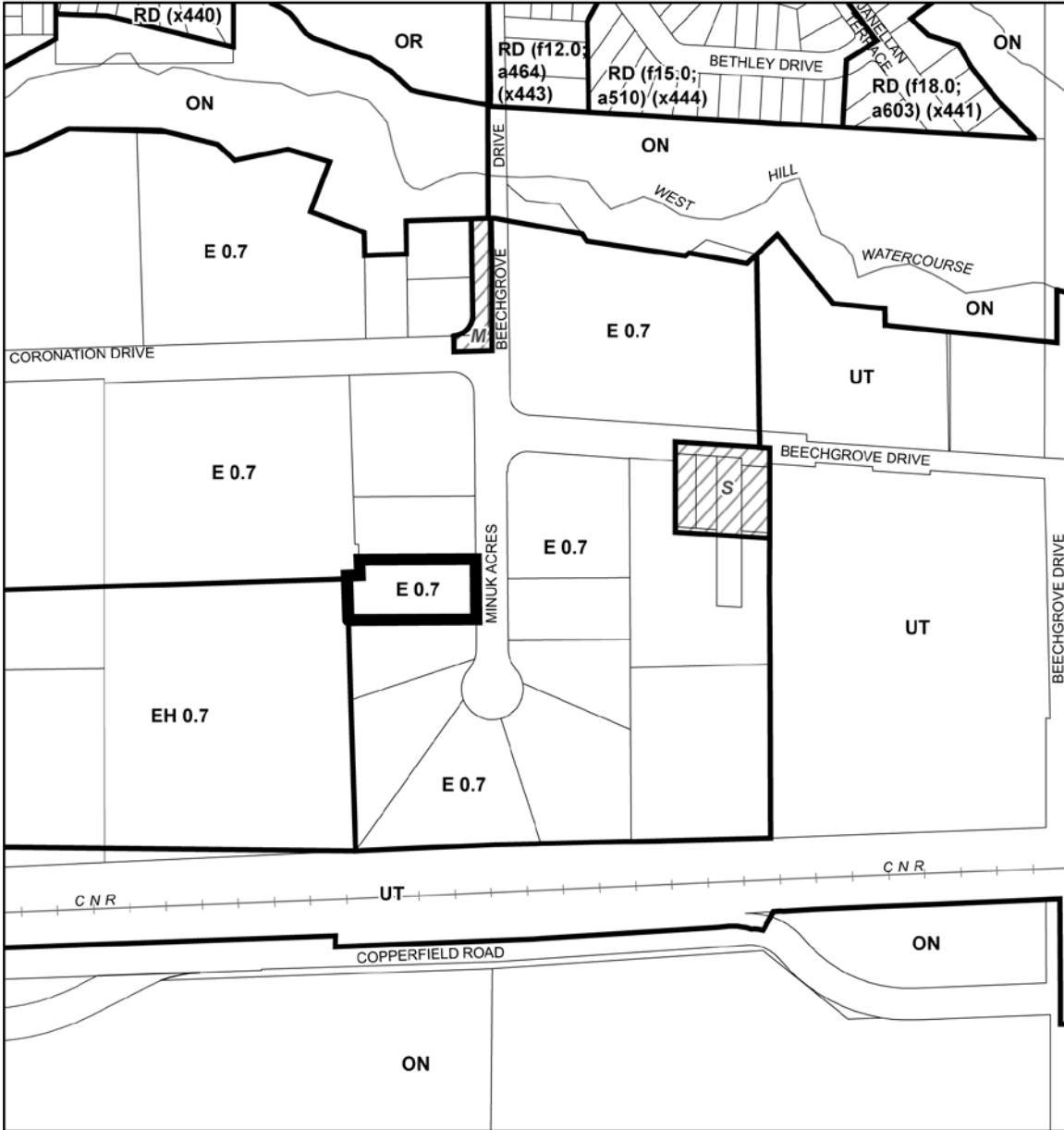
Elevations - Canopy

Applicant's Submitted Drawing

Not to Scale
03/20/18

File # 17 114981 ESC 44 0Z

Attachment 3: Zoning



Zoning By-Law No. 569-2013

30 Minuk Acres

File # 17 114981 ESC 44 0Z

Location of Application

See Former City of Scarborough Employment District By-Law No. 24982 (Coronation Drive)

- | | |
|--------------------------------|-------------------------------|
| RD Residential Detached | ON Open Space Natural |
| E Employment Industrial | OR Open Space Recreation |
| EH Employment Heavy Industrial | UT Utility and Transportation |

- | |
|----------------------------------|
| M Industrial Zone |
| S Single-Family Residential Zone |



Not to Scale
Extracted: 03/08/2017

Attachment 4: Application Data Sheet

Municipal Address: 30 MINUK ACRES **Date Received:** February 9, 2017
Application Number: 17 114981 ESC 44 OZ
Application Type: Rezoning
Project Description: to permit the development of the subject site with a recycling transfer station operation

Applicant	Agent	Architect	Owner
THE GREER GALLOWAY GROUP INC			P.A.CATCHHOLD INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	Employment Industrial Zone	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 4,047 Frontage (m): 44 Depth (m): 94

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1327	1327
Residential GFA (sq m):				
Non-Residential GFA (sq m):			1,327	1,327
Total GFA (sq m):			1,327	1,327
Height - Storeys:			1	1
Height - Metres:			8.25	8.25

Lot Coverage Ratio (%): 18.36 FSI 0.33

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:
Retail GFA:
Office GFA: 185
Industrial GFA: 1,141
Institutional/Other GFA:

Parking and Loading

Parking Spaces: 10 Bicycle Parking Spaces: 3 Loading Docks:

Attachment 5: Draft Zoning By-law Amendment – Zoning By-law No. 24982

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

**To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982
(Coronation Drive Employment District), as amended,
with respect to the lands municipally known as,
30 Minuk Acres**

WHEREAS authority is given to Council by Section 34 [Section 39 for Temporary Use By-law] 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendments to the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Coronation Drive Employment District), as amended,

1.1 **CLAUSE IV – DEFINITIONS**, is amended by adding the following definition

Waste Transfer Station

means **premises** used for receiving waste or **recyclable material** and transferring the material to **vehicles** for transport to another location.

Premises

means the whole or part of lands, **buildings** or **structures**, or any combination of these

Recyclable Material

means material that is separated into specific categories for purposes of reuse, recycling or composting.

Building

means a wholly or partially enclosed **structure** with a roof supported by walls, columns, piers or other structural systems. A **vehicle** is not a **building**.

Structure

means anything that is erected, built or constructed of one or more parts joined together. A **vehicle** is not a **structure**.

Loading Space

means an area used for the loading or unloading of goods or commodities from a vehicle.

1. **SCHEDULE 'A'** of the City of Scarborough Employment Districts Zoning By-law No. 24982 (Coronation Drive Employment District) is amended by deleting the current zone provisions for the lands municipally known as 30 Minuk Acres and replacing them with the following zone provisions as shown on Schedule '1' attached hereto and forming part of this by-law:

MG - 1694 – 1695 – 1696 – 1760 – 2621- 2802 - 2803

488

SCHEDULE 'B' Performance Standards Chart of the Employment Districts Zoning By-law No. 24982 (Coronation Drive Employment District) is amended by adding the following Performance Standards:

1694. One **loading space** shall be provided and shall have the following minimum dimensions:
 - (a) length of 11.0 metres
 - (b) width of 3.5 metres; and
 - (c) vertical clearance of 4.0 metres.
1695. A minimum of 10 **parking spaces** shall be provided for a **waste transfer station**.
1696. The minimum parallel **parking space** length shall be 6.7 metres and the maximum parallel **parking space** length shall be 7.4 metres.
1760. Notwithstanding the definition of Height in **CLAUSE IV – DEFINITION**, the height of any building shown on Schedule '2' of By-law [Clerk to insert this By-law Number], as measured from the average elevation of the ground along the **front lot line** to the highest point of the **building** shall not exceed the height in metres specified by the numbers following the symbol HT and the number of storeys above grade specified by the numbers 'ST' on Schedule '2' of By-law [Clerk to insert this By-law Number].
2621. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.70 times the area of the **lot**.
2802. Minimum **setback** for all **structures** and **buildings** shall comply with those shown on Schedule '2' of the By-law [Clerk to insert this By-law Number].
2803. A canopy, portico or other similar **structure** including structural supports may project into a required **front yard setback** a maximum of 2.0 metres.

SCHEDULE “C”, EXCEPTIONS LIST, is amended by adding the following Exception No 488.

488. On those lands identified as Exception No. 488 on the Schedule 'A' map the following provisions apply

488. Additional Permitted Uses:

- **Waste Transfer Station** means **premises** only used to receive and transfer **recyclable material**.

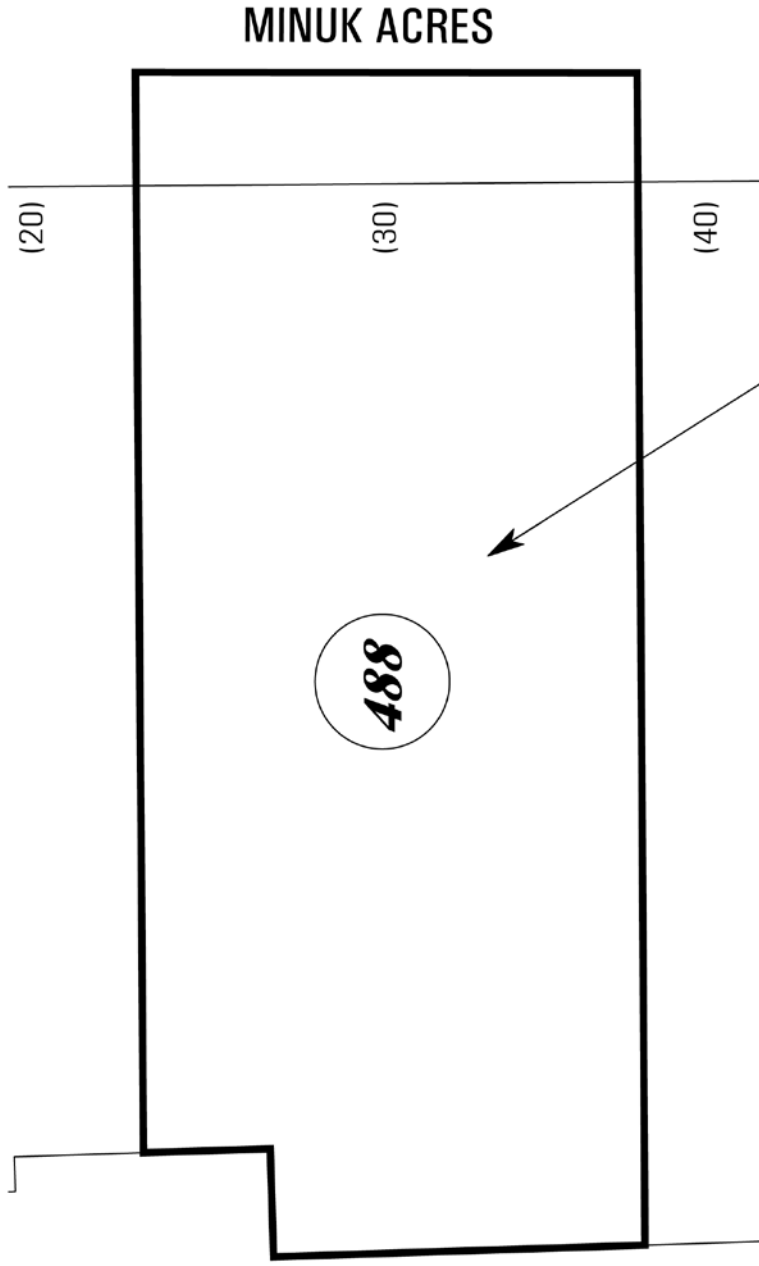
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



MG-1694-1695-1760-2621-2802-2803



Zoning By-law Amendment

30 Minuk Acres

File # 17 114981 ESC 44 0Z

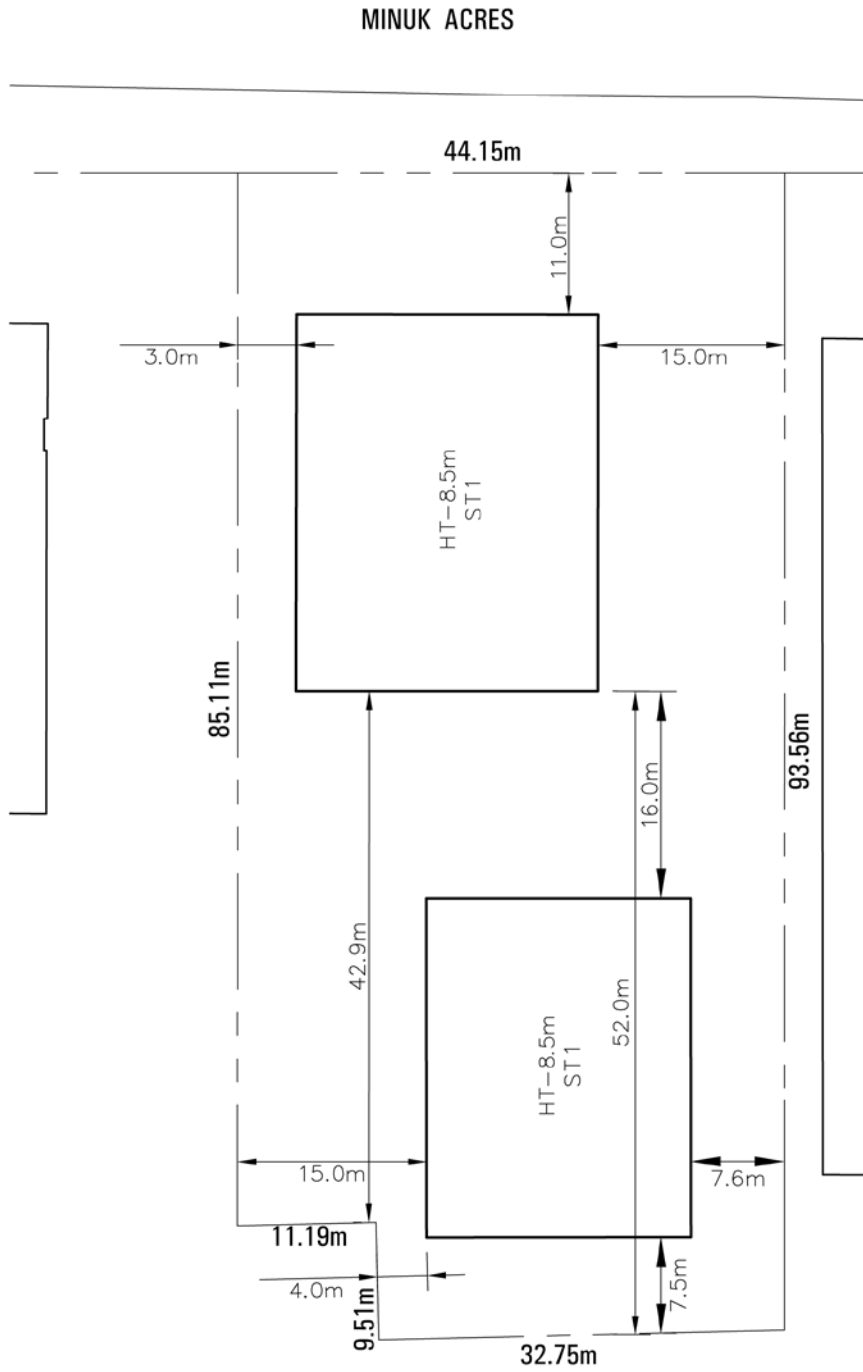


Area Affected By This By-law

Coronation Drive Emp. District By-law
Not to Scale
04/16/18



Schedule '2'



Zoning By-law Amendment

30 Minuk Acres

File# 17 114981 ESC 44 0Z

Coronation Drive Employment
Not to Scale
04/11/2018



Area Affected By This By-law



Attachment 6: Draft Zoning By-law Amendment – Zoning By-law No. 569-2013

Authority: Scarborough Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2018]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as, 30 Minuk Acres

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

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to E 0.7 (x27) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.20.10. Exception Number 27 so that it reads:

Exception E 27

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

Site Specific Provisions:

- (A) None of the provisions of 60.20.40.10 and 60.5.40.40(1),(2), apply to prevent the use of a **building, structure or premises** for a **waste transfer station** in compliance with regulations (B)-(J) below;
- (B) In addition to the uses listed in regulation 60.20.20.10(1) a **waste transfer station** is a permitted land use.

- (C) Despite regulation 800.50 (935) of By-law No. 569-2013, as amended, a **waste transfer station** use may only be used to receive and transfer **recyclable material**.
- (D) No portion of any **building** or **structure** may exceed the maximum permitted **building** height specified by the numbers following the symbols "HT" as shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (E) No portion of any **building** or **structure** may exceed the maximum permitted **storeys** specified by the numbers following the symbols "ST" as shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (F) Despite 60.20.40.70 no part of a **building** or **structure** may be closer to a **lot line** than the distance shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (G) Despite (F) above, a canopy, portico or other similar **structure** including structural supports may encroach into the required **front yard setback** a maximum of 2.0 metres;
- (H) Despite 220.5.10.1(7) a minimum of 1 Type "B" **loading space** must be provided;
- (I) Despite regulation 200.5.10.1 and Table 200.5.10.1, a minimum of 10 **parking spaces** must be provided for a **waste transfer station**; and
- (J) Despite regulation 200.5.1.10(2)(C)(i), (3) the minimum parallel **parking space** length is 6.7 metres and the maximum parallel **parking space** length is 7.4 metres.

Prevailing By-laws and Prevailing Sections (None Apply)

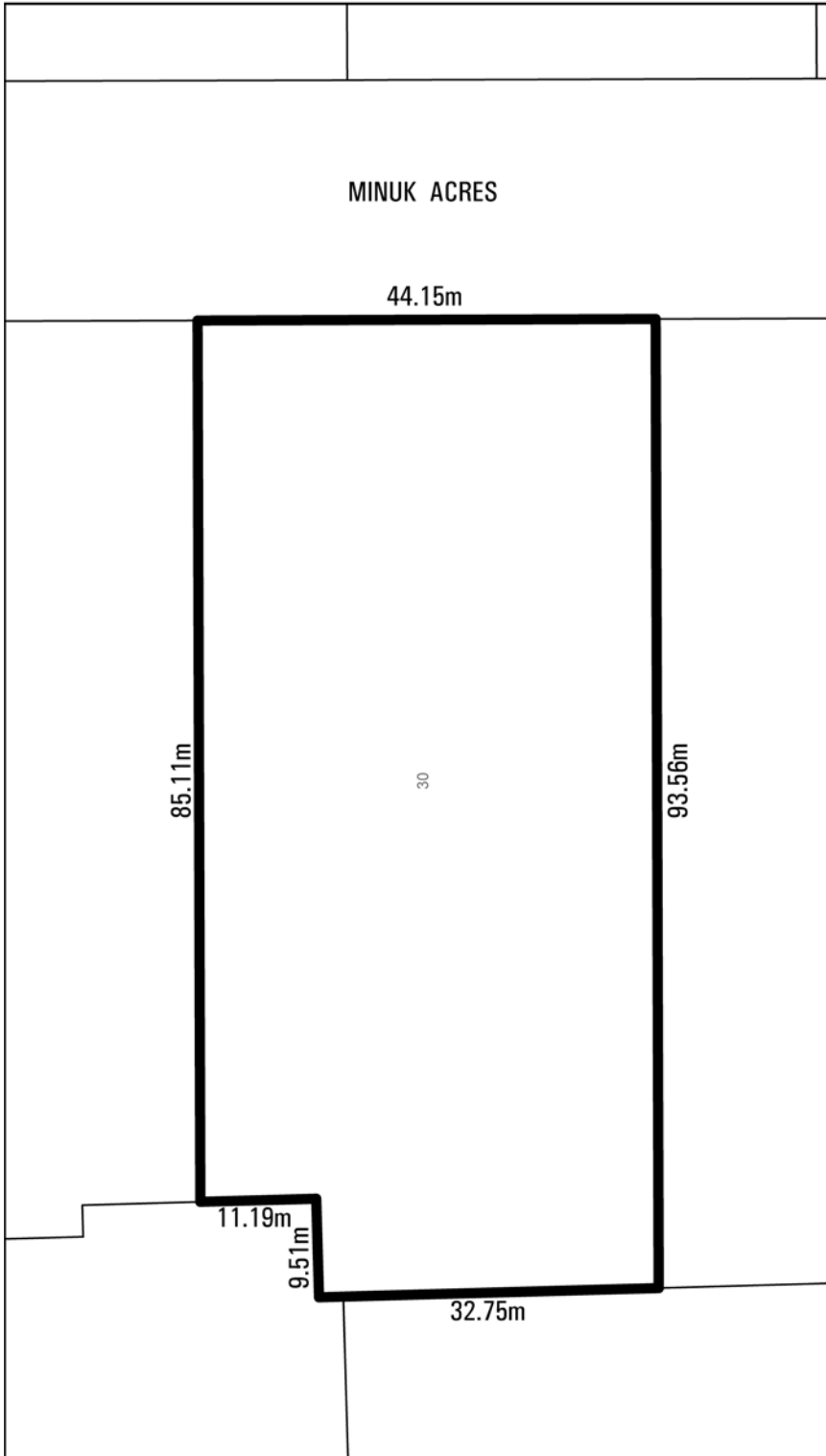
Enacted and passed on **month ##, 20##.**

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



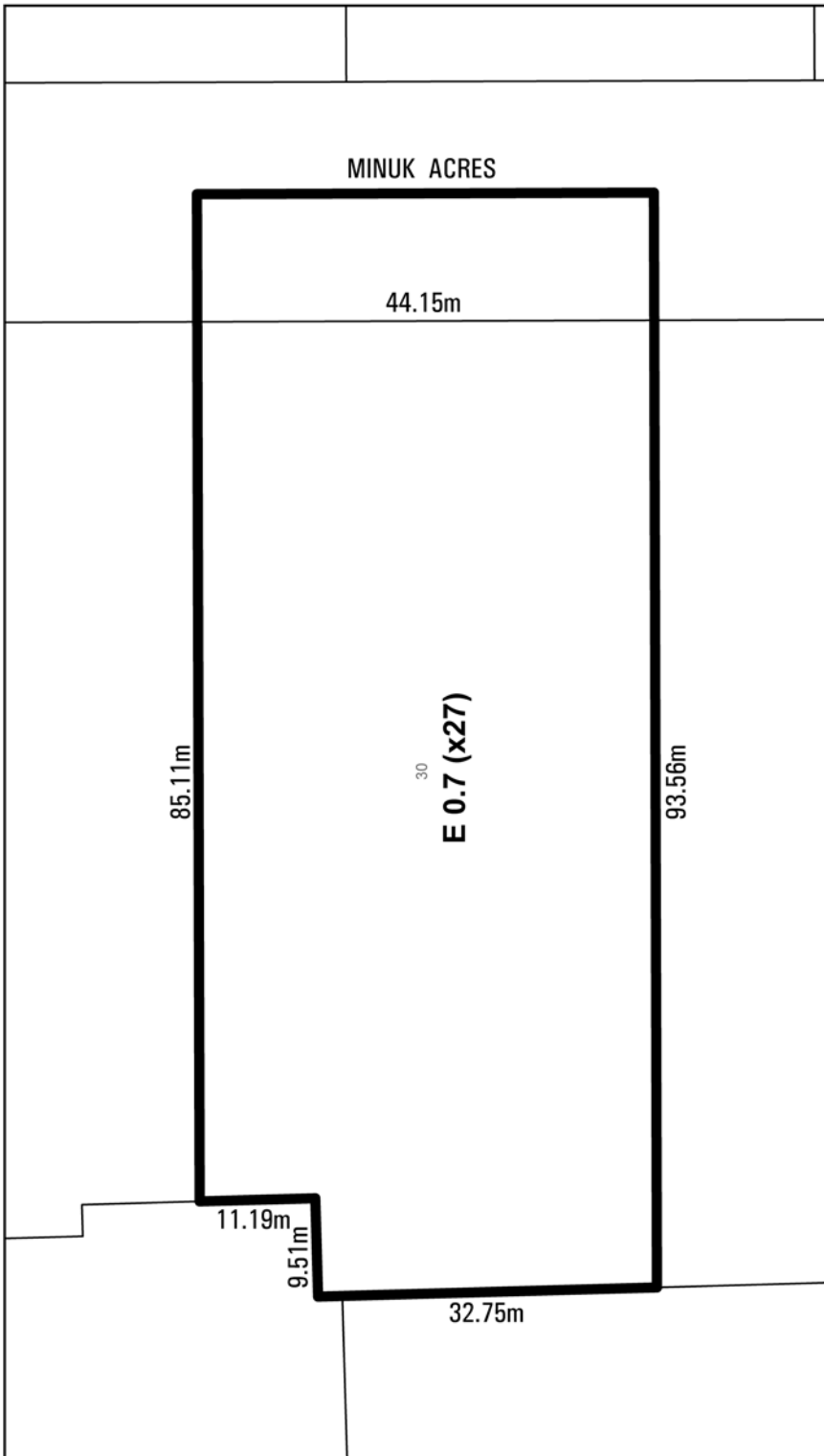
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Toronto
Diagram 1



City of Toronto By-Law 569-2013
Not to Scale
04/11/2018



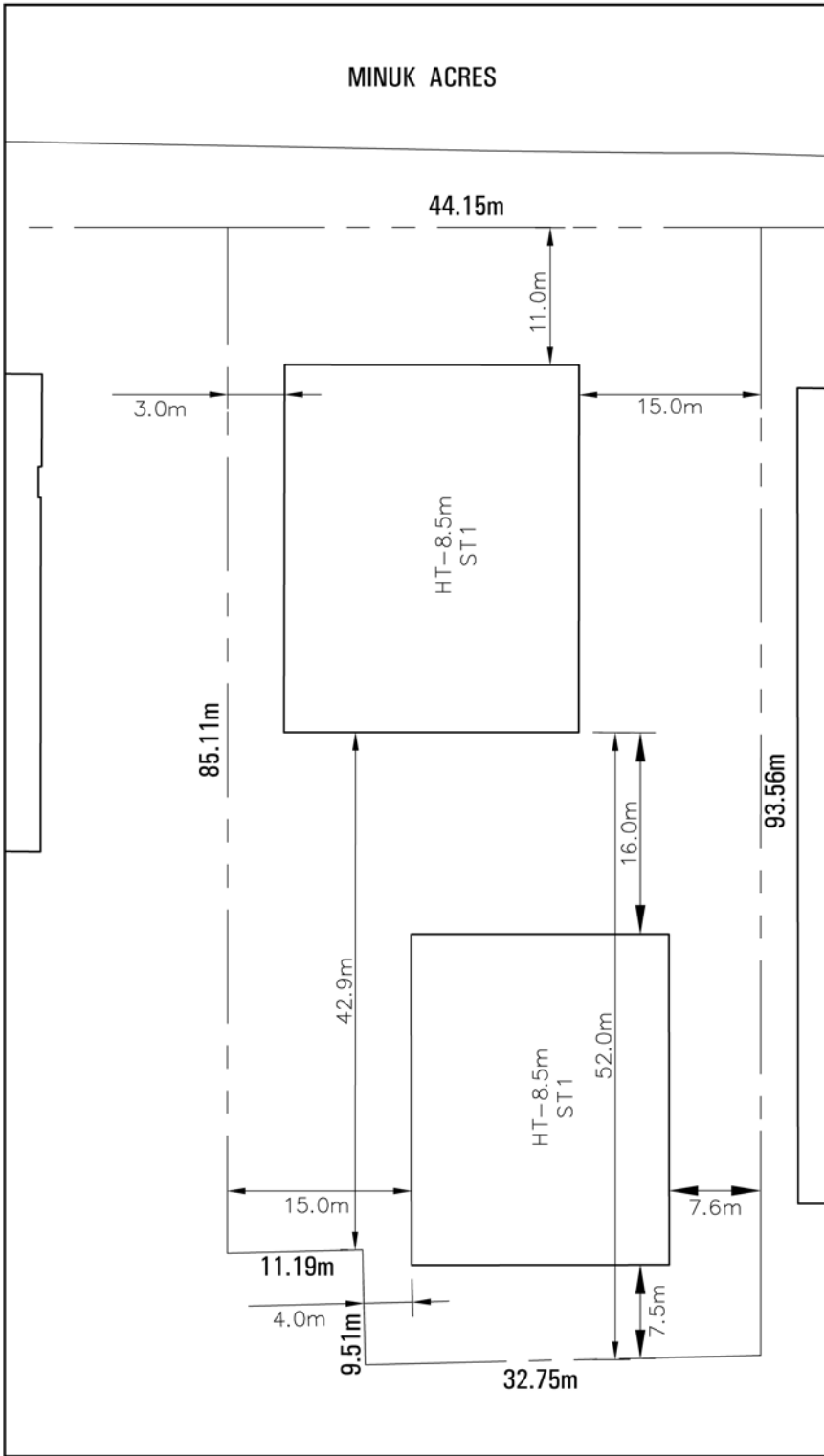
TORONTO
Diagram 2

30 Minuk Acres

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City of Toronto By-Law 569-2013
 Not to Scale
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30 Minuk Acres

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Diagram 3

City of Toronto By-Law 569-2013
Not to Scale
04/11/2018