SUMMARY

The Official Plan and Zoning By-law Amendment application proposes to amend the Official Plan, former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 to permit the redevelopment of the property at 170 North Queen Street with commercial uses totalling 8,050 m².

The Site Plan Approval application proposes the partial demolition and repurposing of the existing building on the site and new construction to implement the development.

The applicant has appealed the Official Plan and Zoning By-law Amendment application and the related Site Plan Approval application to the Ontario Municipal Board (OMB) citing City Council’s failure to make a decision on the application within the time prescribed by the Planning Act and Section 114 of the City of Toronto Act. No hearing date has been set. The purpose of this report is to seek City Council’s direction with respect to the position of the City at the OMB hearing.

This report recommends a settlement to the appeals to permit the development as proposed by the applications subject to a "H" holding provision in the Zoning By-law.
being placed on a portion of the lands prohibiting new construction until the earlier of: City Council adopting a recommendation on the Sherway Area Study Transportation Master Plan Study which is currently underway; or January 1, 2016.

It is staff’s opinion that the settlement outlined in this report is appropriate. Staff are recommending that the settlement be supported subject to the conditions in the Recommendations Section of this report.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council authorize the City Solicitor and other appropriate staff to attend the Ontario Municipal Board hearing as necessary in support of the settlement recommendations for the property at 170 North Queen Street as outlined in the report dated July 22, 2014 from the Director, Community Planning, Etobicoke York District.

2. City Council support the Official Plan and Zoning By-law Amendment application for the reasons outlined in the report dated July 22, 2014 from the Director, Community Planning, Etobicoke York District, subject to the following conditions being addressed:

   a) Prior to the issuance of the Ontario Municipal Board Order, the final form of the Official Plan Amendment and the amendments to the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 as described in this report and included in Attachments 6, 7a and 7b to this report be to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor; and

   b) Acceptance of a Site Servicing Review Report to the satisfaction of the Executive Director, Engineering and Construction Services and, if required, the owner to enter into a financially secured Development Agreement for the construction of any improvements to the municipal infrastructure that may be identified by the Site Servicing Review Report.

3. City Council support the Site Plan Approval application for the reasons outlined in the report dated July 22, 2014 from the Director, Community Planning, Etobicoke York District subject to the following conditions being addressed:

   a) Prior to the issuance of the Ontario Municipal Board Order, the owner addresses to the satisfaction of Executive Director, Engineering and Construction Services, outstanding matters outlined in Part II, Section A, of Engineering and Construction Memorandum dated May 26, 2014;

   b) Prior to the issuance of the Ontario Municipal Board Order, the Conditions of Site Plan Approval set out in Attachment 8 to this report be fulfilled to the satisfaction of the Chief Planner and Executive Director, City Planning; and
c) The applicant enter into a Site Plan Agreement pursuant to Section 114 of the City of Toronto Act, with such Agreement to include the Conditions of Site Plan Approval set out in Attachment 8 to this report.

4. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above recommendations.

Financial Impact
There are no financial implications resulting from the adoption of this report.

DECISION HISTORY
The combined applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval were submitted on October 11, 2013.

A Preliminary Report on the Official Plan and Zoning By-law Amendment application was considered at the January 15, 2014 Etobicoke York Community Council meeting. The report recommended that a community consultation meeting for the lands be scheduled upon issuance of the Notice of Completion for the City initiated North Queen Street Extension Municipal Class Environmental Assessment and the advancement of the Sherway Area Study to the draft recommendation stage.

Etobicoke York Community Council adopted amended recommendations directing staff to proceed with the application and schedule a community consultation meeting. The decision of Community Council and the Preliminary Report can be found at the following link: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY30.7

A community consultation meeting was held on March 24, 2014. On May 26, 2014 the applicant appealed the Official Plan, Zoning By-law Amendment and Site Plan Approval applications to the Ontario Municipal Board citing City Council's failure to make a decision on the applications within the time prescribed by the Planning Act for the Official Plan and Zoning By-law Amendment applications, and the City of Toronto Act, 2006 for the Site Plan application.

ISSUE BACKGROUND

Proposal
The application proposes to redevelop the lands for commercial uses, including retail, restaurant and personal service uses. The existing building on the site would be partially demolished to accommodate the proposal, with the remainder of the existing building repurposed and new construction undertaken to accommodate 8,050 m² of development within two, one-storey buildings. The building proposed to be located on the east half of the site would be 11.6 m in height and occupied by retail units and the building proposed to be located on the west half of the site would be 7.5 m in height and occupied by a mix of retail, restaurant and personal service uses.
The site is triangular in shape and a large portion of the existing building is proposed to be retained. As a result, the majority of the site would have front yard surface parking, with limited side yard and rear yard parking. A total of 348 surface parking spaces are proposed as well as 34 bicycle spaces, and 4 loading spaces in the rear of the building. Three full movement vehicular driveways currently exist and are proposed to be retained along the frontage of the site which includes Manstor Road and North Queen Street.

To reflect the recently approved North Queen Street Municipal Class Environmental Assessment (North Queen EA), the proposal incorporates a proposed development setback along the entire frontage of the site to provide for future property conveyances in accordance with the North Queen EA approved 26 m right-of-way.

**Site and Surrounding Area**

The site is approximately 2.5 ha in size with frontage on North Queen Street and Manstor Road and backing onto a Canadian Pacific Railway corridor. North Queen Street and Manstor Road form a T-intersection in front of the site resulting in the site having frontage of approximately 252 m on Manstor Road and 70 m on North Queen Street. There is a one storey industrial building located on the site which would be retrofitted and partially demolished through this development proposal. The site is largely paved and the vegetation that remains is located around the perimeter of the site.

The site forms the southern limit of a larger employment area which is primarily situated along The West Mall north of the rail corridor immediately north of the site. Surrounding uses are as follows:

- **North:** Canadian Pacific Railway (CP) rail corridor and industrial uses beyond.
- **South:** Manstor Road and North Queen Street, Hydro One corridor and a mix of commercial and retail uses.
- **East:** A mix of commercial and retail uses.
- **West:** Canadian Pacific Railway (CP) rail corridor and industrial uses beyond.

**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 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, with the Growth Plan for the Greater Golden Horseshoe.
Official Plan

The subject lands are designated Employment Areas on Land Use Map 15 and located within an Employment District on Urban Structure Map 2 of the Official Plan. North Queen Street has a right-of-way width of 27 m on Map 3 Right-of-Way Widths Associated with Existing Major Streets.

Employment Districts are areas to be protected and promoted exclusively for economic activity. Development adjacent to or near Employment Districts is to be appropriately designed, buffered and/or separated from industries as necessary to mitigate adverse effects from noise, vibrations, traffic, odour and other contaminants.

Employment Areas are places of business and economic activity. Policy 4.6.1 provides for uses that support this function consisting of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Policy 4.6.6 sets out Development Criteria for Employment Areas. The objective of these criteria is to ensure that development contributes to the creation of competitive, attractive and highly functional Employment Areas including the creation of comfortable streets and landscaped streetscapes to attract business.

Site and Area Specific Policies 19 and 20

The lands are subject to Chapter Seven, Site and Area Specific Policies (SASP) 19 and 20. SASP 19 applies to the entire Sherway area bounded by the Canadian Pacific Railway line, Highway 427, The Queen Elizabeth Way and the Etobicoke Creek (see Attachment 3a). The boundaries of SASP 19 are also the boundaries of the Council approved Sherway Area Study which is currently underway. Among other matters, SASP 19:

- Limits the amount of retail development space to a maximum of 250,000 m² gross leasable area unless a comprehensive transportation review demonstrates that sufficient transportation capacity is available for additional space;
- States that a new network of local public streets is required to divide the area into a more urban pattern of streets and blocks, providing a framework for reorganizing and intensifying existing uses and accommodating new uses and forms of development; and
- Identifies conceptual public street network additions (see Attachment 3b) of which the westerly and northerly extensions of North Queen Street directly impact the subject site.

SASP 20 applies to lands in the north portion of the SASP 19 area, between the CPR rail corridor and the southernmost Hydro One corridor (see Attachment 3a). SASP 20 provides for large scale, stand alone retail, recreational and cultural uses. Industrial uses are restricted to enclosed buildings or to uses with limited outdoor storage having no noxious odour, dust, smoke, noise or vibration impacts.

Official Plan and Municipal Comprehensive Review

Official Plan Amendment 231 (OPA231) was approved by City Council on December 18, 2013. OPA 231 contains new economic policies and new policies and designations for Employment Areas as part of the Official Plan and Municipal Comprehensive Reviews. The Minister of Municipal Affairs and Housing issued his decision on OPA 231 on July 9, 2014. That decision is subject to a 20-day appeal period with a last date of appeal of July 29, 2014.
OPA 231 renames Employment Districts as Employment Areas on Map 2, with Employment Areas being comprised of both Core Employment Areas and General Employment Areas designated lands. Employment Areas on Map 2 are areas intended for clusters of business and economic activities including but not limited to manufacturing, warehousing, offices and associated retail and ancillary facilities.

The subject lands are designated General Employment Areas and located within Employment Areas on Map 2 under OPA 231. General Employment Areas are places for business and economic activities generally located on the periphery of Employment Areas where employment uses as well as retail and service uses, restaurants, fitness centres and ice arenas may also be established.

**Sherway Centre Urban Design Guidelines**

The Sherway Centre Urban Design Guidelines correspond to the lands within SASP 19. The Guidelines include local street network street sections designed to provide an appropriate and desirable condition for vehicles, trucks, pedestrians and cyclists and a viable framework for development. North Queen Street is identified as an Access Drive in the Guidelines indicating that the sidewalk should be landscaped on both sides of the street with a single continuous row of deciduous trees and the option for soft landscaped space between the sidewalk and building face.

**Zoning**

The property is zoned Class 2 Industrial (I.C2) in the former City of Etobicoke Zoning Code. This zoning permits a range of uses including but not limited to businesses, manufacturing, institutional, restaurants, commercial and recreational facilities (fitness clubs, social clubs, commercial sport and recreational facilities) and retail sales of products manufactured or warehoused on site up to 25% of the gross floor area of an industrial building, to a maximum of 700 m². Development standards for the I.C2 zone establish a minimum side yard setback requirement of 3 m and a front yard setback requirement of 4.5 m, to be landscaped along the entirety of the front lot line except for driveways. The I.C2 zone only contains height and density maximums for office uses which are 5 storeys and 0.6 times the area of the lot, respectively.

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Under Zoning By-law No. 569-2013 the lands are zoned Employment Industrial (E). This zone permits uses such as industrial sales and service, laboratory, limited manufacturing, office, parks, warehouse and wholesaling uses. Retail stores are permitted provided they are associated with a permitted manufacturing use and do not exceed 20% of the interior floor area of that use. Eating establishments are permitted provided the interior floor area is less than 300 m² or 10% of the gross floor area of the buildings on the lot to a maximum of 500 m². Personal Services Uses are not listed as a permitted use. Development standards for the E zone establish minimum front and side yard building setback requirements of 3 m and a rear yard building setback of 7.5 m, with setback exemptions for lawfully existing buildings. There are no building height maximums in the E zone for uses other than 5-storeys for office use. Any lot line abutting a street must have a minimum 3 m wide strip of soft landscaping along the entire length of the lot line excluding land used for driveways and walkways.
Both the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 continue to apply to the site while By-law 569-2013 is under appeal (see Attachments 4a and 4b).

**North Queen Street Extension**

A City initiated Municipal Class Environmental Assessment was recently completed for the westerly extension of North Queen Street (North Queen EA) as illustrated on SASP 19 Map 2 Potential Public Street Network. The EA approved alignment is for a 26 m right-of-way extending west from the north limit of North Queen Road along Manstor Road north of the hydro corridor, then curving south and west to The West Mall, with an additional 20 m link providing a connection to The Queensway. The approved alignment extends along the frontage of the subject site (see Attachment 5).

The North Queen EA also undertook a preliminary examination of the technical feasibility of a link crossing the rail corridor to achieve a northerly extension of North Queen Street as identified in SASP 19 Map 2. The purpose of the preliminary examination was to consider the potential land requirements and alignment impacts on the North Queen Street northerly extension alignment. This preliminary work does not draw any conclusions or make any recommendations on this possible addition to the street network. The evaluation of this public street network addition is being undertaken as part of the Sherway Area Study which is currently underway.

Further information on the North Queen EA can be found at the following link: [http://www.toronto.ca/involved/projects/north_queen/index.htm](http://www.toronto.ca/involved/projects/north_queen/index.htm)

**Sherway Area Study**

At its meeting of October 17, 2013, Etobicoke York Community Council directed that a review be undertaken to update the existing planning policy framework for the Sherway Area, being the lands subject to SASP 12, 13, 19 and 20. At its meeting of November 19, 2013, Etobicoke York Community Council endorsed a Preliminary Terms of Reference for this study. The goal of the study is to establish an updated planning policy framework for the area to guide development in the context of the City’s vision and goals for complete communities as envisioned by the Official Plan. The subject lands are located within the Sherway Area Study boundaries.

A key reason for initiating the study is that the development capacity limit for retail uses set out in SASP 19 has been met and SASP 19 requires that a comprehensive transportation study be undertaken once development limits have been reached. The Sherway Area Study is now underway and is being lead by the firm of Gladki Planning Consultants, with ARUP consulting undertaking a transportation study in accordance with the requirements of the Municipal Class Environmental Assessment Act. The Study is targeted to be completed in the third quarter of 2015. Further information on the Study can be found at the following link: [http://www.toronto.ca/sherwayareastudy](http://www.toronto.ca/sherwayareastudy)
Site Plan Control
An application for Site Plan Approval was submitted at the time the Official Plan and Zoning By-law Amendment application was submitted and has been reviewed concurrently with that application.

Reasons for the Application
An amendment to the Official Plan is required to permit retail development in excess of the limit established in SASP 19 and to address SASP 19 Map 2 Public Street Network as it relates to the northerly extension of North Queen Street across the subject lands.

Amendments to the former City Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 are required to permit the proposed independent retail and personal service uses and an increased floor area for eating establishments, as well as to establish appropriate development standards.

The Site Plan Approval application is required to implement the development proposal and address matters such as building location, site design and layout, landscaping and to secure requirements related to the Toronto Green Standard.

Community Consultation
A community consultation meeting was held on March 25, 2014. Two members of the public attended the meeting along with the Ward Councillor, City Planning staff and the applicant’s planning consultant. There were no major concerns raised with the applications. People in attendance wanted clarification about the Sherway Area Study and the review process for the subject applications.

Agency Circulation
The applications were circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the applications and to formulate appropriate Zoning By-law standards.

COMMENTS
Staff generally support the proposal to provide for retail, personal service and expanded restaurant (eating establishment) use permissions on the lands. The Official Plan policy framework for the area provides for these uses on the lands and would allow for the establishment of uses that complement existing retail uses to the south and east and which could provide service and support to the employment area to the north.

Provincial Policy Statement and Provincial Plans
The site is an appropriate location for commercial uses within an employment area consistent with the 2014 Provincial Policy Statement (PPS), and redevelopment of the site presents opportunities to implement green infrastructure in support of building strong and healthy communities. The proposal is consistent with the 2014 PPS.
The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The application proposes the redevelopment of the lands for a mix of uses that are appropriate for the area and can also serve the employment area.

**Official Plan**

The existing *Employment Areas* and Council adopted *General Employment Areas* policies which apply to the lands provide for retail and service uses on sites at the periphery of employment areas such as the subject site where such uses can serve the surrounding employment area. SASP 20 specifically provides for stand alone retail and other non-employment uses. On this basis, staff have no objection to the proposed request for a broader range of commercial use permissions for the lands.

The 250,000 m$^2$ retail floor permission limit of SASP 19 has been reached and will be evaluated through the Sherway Area Study which is underway. As well, the Sherway Area Study will be evaluating the SASP 19 Map 2 conceptual public street network additions which include the northerly extension of North Queen Street through the site.

Staff are of the opinion that the proposed uses are appropriate for the lands and it was City Council's direction to proceed with the application in advance of the completion of the Sherway Area Study. Therefore, it is recommended that SASP 19 be amended to permit the additional retail floor area proposed for this site and require an "H" holding provision in the Zoning By-law to be incorporated on that portion of the site that represents the potential northerly extension of North Queen Street. This will prohibit any new construction within this area of the site until the earlier of City Council adopting a recommendation on the Sherway Area Study or January 1, 2016. This approach would allow the current proposal to proceed without precluding City Council's consideration and decision on this potential street network addition through a comprehensive transportation study for the area.

A draft Official Plan Amendment is included as Attachment 6 to this report to: permit 8,100 m$^2$ of retail development on the subject site notwithstanding the SASP 19 limit of 250,000 m$^2$; and to establish an "H" holding provision on an approximately 40 m wide band through the site for a limited period to recognize the transportation study underway as part of the Sherway Area Study.

**Zoning By-law**

The proposed amendments to the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 to permit independent retail and personal service uses and increased floor area permissions for restaurants would conform with the Official Plan policy framework for the lands and are appropriate. The site is on the periphery of an employment area, adjacent to and part of the larger Sherway retail area and can support the broader employment area. The proposed development, including the front yard parking area and landscaping would be setback from the existing property line to provide for any future conveyance for the North Queen EA road alignment.

To implement this proposal, some of the development standards of the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 are proposed to be amended. Draft Zoning By-law Amendments are included as Attachments 7a and 7b to this report and, in summary, propose the following:
Under the former City of Etobicoke Zoning Code: retail and personal service uses are added as permitted uses; the front yard setback and front yard landscaping requirement is identified as 3 m which is consistent with the requirement of City-wide Zoning By-law No. 569-2013; parking rates consistent with City-wide Zoning By-law No. 569-2013 are incorporated for office, retail, and restaurant uses; the rear yard parking setback is 0 m which reflects an existing condition and is considered acceptable as the site backs onto the CPR rail line; and an "H" holding provision is incorporated over a 40 m wide band extending through the site to prohibit new construction until the earlier of City Council making a decision regarding the potential road connection as part of the Sherway Area Study or January 1, 2016.

Under City-wide Zoning By-law 569-2013: retail and personal service uses are added as permitted uses; the maximum total gross floor area for eating establishments is increased to 465 m²; and an "H" holding provision is incorporated over a 40 m wide band extending through the site to prohibit new construction until the earlier of City Council making a decision regarding the potential road connection as part of the Sherway Area Study or January 1, 2016.

This report recommends that staff request the OMB to withhold issuance of its Order on both the Official Plan and Zoning By-law Amendments until the final form of the Bills is to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning and, for the Zoning By-law Amendments only, a Site Servicing Review Report has been submitted to the satisfaction of the Executive Director, Engineering and Construction Services.

Site Plan
City staff have held discussions with the applicant regarding the Site Plan Approval application. This review is substantially advanced but not yet finalized. Outstanding matters include modifications to the parking layout to define and facilitate movement for vehicles and pedestrians through the site and consolidation of landscaped areas, as well as the finalization of plant species and design of the front yard landscape area. The approved Site Plan would also need to meet the Tier 1 requirements of the Toronto Green Standard and City of Toronto Tree By-law requirements pertaining to tree removal and protection measures. Additionally, revisions are needed to the submitted Engineering Report, Site Grading Plan, and Site Servicing Plan to provide details on the proposed stormwater management on the site as outlined in Part II, Section A, of Engineering and Construction Services Memorandum dated May 26, 2014.

Draft Conditions of Site Plan Approval are included as Attachment 8 to this report, but may be modified as the Site Plan review process is finalized. This report recommends that staff request the OMB to withhold issuance of its Order on the Site Plan Approval application appeal until the stormwater management details are finalized, conditions of Site Plan Approval have been finalized and the applicant has entered into a Site Plan Agreement.

Conclusion
Based on the foregoing, staff recommend settlement of the Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval application appeals generally in accordance with the draft Bills and approval conditions included as Attachments to this report and subject to
the conditions set out in the Recommendations of this report. The proposed use of the lands would conform to the Official Plan and the incorporation of an "H" holding symbol on a portion of the lands through the Zoning By-law Amendments would ensure that City Council has the opportunity to consider and make a decision on the existing identified potential road network connection through the subject site as part of the comprehensive transportation study being completed through the Sherway Area Study. It is recommended that the City Solicitor be authorized to settle the appeal.

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SIGNATURE

__________________________
Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3a: Official Plan Site and Area Specific Policy 19 – Map 1
Attachment 3b: Official Plan Site and Area Specific Policy 19 – Map 2
Attachment 4a: Zoning (former City of Etobicoke Zoning Code)
Attachment 4b: Zoning (City-wide Zoning By-law No. 569-2013)
Attachment 5: North Queen EA Approved Alignment
Attachment 6: Draft Official Plan Amendment
Attachment 7a: Draft Zoning By-law Amendment (Former City of Etobicoke Zoning Code)
Attachment 7b: Draft Zoning By-law Amendment (City-wide Zoning By-law No. 569-2013)
Attachment 8: Conditions of Site Plan Approval
Attachment 9: Application Data Sheet
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3a: Official Plan Site and Area Specific Policy 19 – Map 1

Site and Area Specific Policy Areas 12, 13, 19 and 20

170 North Queen Street

Not to Scale

File # 13250137 WET 05 OZ

Staff report for action – Request for Direction - 170 North Queen Street

V.01/11

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Attachment 3b: Official Plan Site and Area Specific Policy 19 – Map 2
Attachment 4a: Zoning (former City of Etobicoke Zoning Code)
Attachment 4b: Zoning (City-wide Zoning By-law No. 569-2013)
Attachment 6 : Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item 34.46, as adopted by City of Toronto Council on ______, 2014

CITY OF TORONTO

BILL NO. 2014

To adopt Amendment No. 280 to the Official Plan for the City of Toronto respecting 170 North Queen Street.

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. 280 to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.

Enacted and passed on (clerk to insert the date), 2014.

Frances Nunziata, Ulli S. Watkiss, Speaker City Clerk

(Seal of the City)
AMENDMENT NO. 280 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO

Lands municipally addressed as 170 North Queen Street

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 19, subsection b) Development Caps is amended by adding the following sentence after the third sentence:

"Notwithstanding the 250,000 square metres gross leasable area development cap, an additional 8,100 square metres gross floor area is permitted for the property municipally known as 170 North Queen Street."

such that the policy reads as follows:

"b) Development Caps

The cumulative level of retail development in the area, prior to January 1, 2011, will be limited to 221,865 square metres gross leasable area of which 50,000 square metres of retail gross leasable area will be reserved for lands located outside of the area subject to site and area specific policy 13. Notwithstanding the 221,865 square metres gross leasable area development cap, an additional 16,122 square metres gross floor area is permitted for the properties municipally known as 98 Index Road and 150 North Queen Street. The cumulative levels of pre-subway retail and office development in the site and area specific policy area will be limited to 250,000 square metres gross leasable area and 125,000 square metres gross floor area, respectively, unless a comprehensive transportation review demonstrates, to the satisfaction of the City, that sufficient transportation capacity would be available. Notwithstanding the 250,000 square metres gross leasable area development cap for retail uses, an additional 8,100 square metres gross floor area is permitted for the property municipally known as 170 North Queen Street."

2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 19, subsection d) Development Caps is amended by adding the following sentence after the second sentence:

"Notwithstanding the proposed additions to the public road network shown on Map 2 for the property municipally known as 170 North Queen Street, a site-specific zoning by-law may be passed to permit new uses within existing buildings only on the portion of the site upon which the proposed addition to the public road network is shown. This restriction on shall take the form of a “H” holding provision that shall
remain in place until the earlier of (a) Council adopting a recommendation arising from the completion of the Sherway Area Study, or (b) January 1, 2016."

such that the policy reads as follow:

d) Transportation Infrastructure

"A new public network of local streets will be required to divide the area into a more urban pattern of streets and blocks, providing a framework for reorganizing and intensifying existing uses and accommodating new uses and forms of development. The major changes proposed to transportation infrastructure in the area to accommodate development/ Redevelopment are shown conceptually on Map 2. Notwithstanding the proposed additions to the public road network shown on Map 2 for the property municipally known as 170 North Queen Street, a zoning by-law may be passed to permit new uses within existing buildings on the portion of the site upon which the proposed addition to the public road network is shown. This restriction shall take the form of a holding (H) provision that shall remain in place until the earlier of (a) Council adopting a recommendation arising from the completion of the Sherway Area Study, or (b) January 1, 2016."
Attachment 7a: Draft Zoning By-law Amendment  
(Former City of Etobicoke Zoning Code)

Authority: Etobicoke York Community Council Item 34.46, as adopted by City of Toronto Council on ____, 2014

CITY OF TORONTO

Bill No.

BY-LAW No. -2014

To amend the Etobicoke Zoning Code with respect to lands municipally known as 170 North Queen Street.

Whereas authority is given to Council by 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;

Whereas the Official Plan for the City of Toronto contains such provisions relating to the use of holding provisions on lands;

Whereas pursuant to Section 36 of the Planning Act a by-law under Section 34 of the Planning Act may use a holding symbol in conjunction with any use designation to specify the use to which lands, buildings or structures may be put at such time in the future.

The Council of the City of Toronto enacts:

1. The Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, originally attached to Township of Etobicoke By-law No, 11737, is hereby amended by adding Site-Specific Exceptions ___ and ___(H) to the lands located in the former Township of Etobicoke as described in Schedule “1” attached hereto.

2. Notwithstanding Sections 304-31, 304-34, 320-18, and 320-23 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the entirety of the lands described in Schedule “1”:

   (a) Retail store uses shall be permitted;

   (b) The maximum gross floor area shall not exceed 8,100 square metres;

   (c) The parking rates for specific uses are as follows:

      (i) Retail store:

      1. where the gross floor area is less than 200 square metres, no parking space is required;
2. where the gross floor area is more than 200 square metres and less than 10,000 square metres, parking spaces must be provided at a minimum rate of 1.5 for each 100 square metres of gross floor area; and

3. where the gross floor area is 10,000 square metres or more but less than 20,000 square metres, parking spaces must be provided at a minimum rate of 3.0 for each 100 square metres of gross floor area.

(ii) Office: 1.5 spaces for each 100 square metres of gross floor area;

(iii) Restaurants (standard, take-out, and convenience):

1. where the gross floor area is less than 200 square metres, no parking space is required;

2. where the gross floor area is 200 square metres or more but less than 500 square metres, parking spaces must be provided at a minimum rate of 3.0 for each 100 square metres of gross floor area; and

3. where the gross floor area is 500 square metres or more, parking spaces must be provided at a minimum rate of 5.0 for each 100 square metres of gross floor area.

(iv) The gross floor area of that portion of a building used exclusively for heating, cooling, ventilation, electrical, fire emergency stairwells, elevator shafts, atriums, utility areas, storage areas in the basement, parking space, loading space, or a drive aisle used to access a parking space or loading space, is not included in the gross floor area for the purpose of calculating parking space requirements; and

(v) If the calculation of the number of required parking spaces results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space.

(d) Notwithstanding any provision to the contrary, an accessible parking space shall have a minimum length of 5.6 metres and a minimum width of 3.9 metres;

(e) Notwithstanding Regulation 304-36 B.(1), the minimum front yard shall be 4.5 metres with a 3.0 metre wide landscape strip along the entirety of the front lot line, except for the necessary walkway and driveway accesses;

(f) Notwithstanding Regulation 304-36 G.(1), no parking area shall be located closer than 3.0 metres to any lot line abutting a street; and
(g) Notwithstanding Regulation 304-36 H.(2), loading spaces shall be provided at a rate of 3 spaces per 9,999 square metres of gross floor area. Loading spaces shall be at least 11.0 metres long and 3.5 metres wide, with 4.0 metres of vertical clearance.

3. The lands subject to the holding (H) provision shall be subject to the following provisions:

(a) No new buildings or structures may be erected;

(b) New uses, including retail uses shall only be permitted within buildings that exist as of the effective date of this by-law. For clarity, such uses shall be permitted within portions of the existing building that were constructed prior to the effective date of this by-law, where at least the supporting structure and roof are retained; and

(c) The restrictions imposed by (a) and (b) shall remain in place until Council of the City of Toronto passes a by-law to remove the holding (H) provision, after which the restrictions imposed by (a) and (b) shall not apply.

4. Notwithstanding anything else contained in this By-law, the provisions this by-law shall continue to apply collectively to all of the lands identified on Schedule “1”, notwithstanding any future division of the lands into two or more parcels of land.

5. Other Provisions of the By-law:

(a) Except as amended in this By-law, all the other provisions of the Zoning Code shall apply to the lands.

6. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

<table>
<thead>
<tr>
<th>BY-LAW NUMBER AND ADOPTION DATE</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>xxx-201X</td>
<td>Lands located on the north side of North Queen Street and Manstor Road, municipally known as 170 North Queen Street.</td>
<td>To permit retail store uses and a site-specific parking rate for commercial uses.</td>
</tr>
<tr>
<td>xxxxx xx, 201X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Enacted and passed on (clerk to insert the date), 201X.

Frances Nunziata  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)
NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Job No. 08-1948-SRPR) SUBMITTED BY HOLDING JONES VANDERVEEN INC.

PART OF LOTS 11 and 12
CONCESSION 4, COLONEL SMITH’S TRACT
CITY OF TORONTO

Applicant’s Name: MHBC PLANNING LIMITED
Address: 170 North Queen Street
File # 13 250137 WET 05 OZ Dwg No. 13_250137.dxf

Scale: 0 50 100
NORTH

Staff report for action – Request for Direction - 170 North Queen Street
V.01/11
Attachment 7b: Draft Zoning By-law Amendment
(City-wide Zoning By-law No. 569-2013)

Authority: Etobicoke York Community Council Item 34.46, as adopted by City of Toronto Council on ______, 2014

CITY OF TORONTO

Bill No.

BY-LAW No. -2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 170 North Queen Street.

Whereas authority is given to Council by 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;

Whereas the Official Plan for the City of Toronto contains such provisions relating to the use of holding provisions on lands;

Whereas pursuant to Section 36 of the Planning Act a by-law under Section 34 of the Planning Act may use a holding symbol in conjunction with any use designation to specify the use to which lands, buildings or structures may be put at such time in the future.

The Council of the City of Toronto enacts:

1. The Zoning Map referred to in Section 990.1 of the Zoning By-law is hereby amended by adding Site-Specific Exceptions ___ and ___(H) to the lands located in the former Township of Etobicoke as described in Schedule “1” attached hereto.

2. Adding Site-Specific Exception ___ to Section 900.20 as follows:

   Exception E ___

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) The maximum gross floor area shall not exceed 8,100 square metres;

(B) Notwithstanding Regulation 60.20.20, personal service shop shall be permitted;
(C) Notwithstanding Regulation 60.5.80.10(2)(A), there is no limit to the number of parking spaces in the front yard as long as a portion of a lawfully existing building established prior to (date of enactment) remains on the lot;

(D) Notwithstanding Regulation 60.20.20.100(3), the total maximum gross floor area of Eating Establishments, Take-Out Eating Establishments, or Retail Services may not exceed 1,000 square metres;

(E) Regulation 60.20.20.100(4) pertaining to Retail Stores does not apply;

(F) Notwithstanding Regulation 60.20.80.20(1), no setback is required for a parking space located at the rear lot line that is not in a building or structure;

(G) The lands subject to the holding (H) provision shall be subject to the following provisions:

(i) No new buildings or structures may be erected;

(ii) New uses, including retail uses, shall only be permitted within buildings that exist as of the effective date of this by-law. For clarity, such uses shall be permitted within portions of the existing building that were constructed prior to the effective date of this by-law, where at least the supporting structure and roof are retained; and

(iii) The restrictions imposed by (i) and (ii) shall remain in place until Council of the City of Toronto passes a by-law to remove the holding (H) provision, after which the restrictions imposed by (i) and (ii) shall not apply.

(H) Notwithstanding anything else contained in this by-law, the provisions this by-law shall continue to apply collectively to all of the lands identified on Schedule “1”, notwithstanding any future division of the lands into two or more parcels of land.

Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on (clerk to insert the date), 2014.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
Attachment 8: Conditions of Site Plan Approval

A PRE-APPROVAL CONDITIONS

LEGAL SERVICES

1. The owner shall into the City’s standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the owner’s expense.

CITY PLANNING

1. The owner shall submit a financial guarantee, amount to be determined in a form of Letter of Credit, to City Planning Division to secure landscaping requirements of the proposed development.

2. The owner shall submit revised plans: Site Plan, Elevations, Landscape Plan and Roof Plan to the Satisfaction of the Chief Planner and Executive Director of City Planning Division. The revised plans shall address the Urban Design section of the Planning Comments dated June 12, 2014, related to building elevation design, consolidation of parking spaces to provide additional landscaping, increased soft landscaping and TGS requirements

ENGINEERING AND CONSTRUCTION SERVICES –

1. Facilities to Provide Access to and from the Land.
   1.1 The owner shall make satisfactory arrangements with Engineering and Construction Services for Work on the City's ROW and provide financial security (amount to be determined), and provide insurance, as required.

URBAN FORESTRY

1. The owner shall submit revised landscape plan to the satisfaction of the Director of Community Planning, Etobicoke York District and Supervisor of Urban Forestry, Tree Protection & Plan Review.

2. The owner shall submit a Tree protection & Preservation Plan to the satisfaction of Supervisor of Urban Forestry, Tree Protection & Plan Review.

3. The owner shall provide tree removal payment in the form of a certified cheque or money order payable to Treasurer, City of Toronto, in the amount to be determined to cover the appraised tree value. This tree removal payment must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

4. The owner shall provide a tree protection security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to Treasurer, City of Toronto, in the amount to be determined to cover the appraised tree value, removal and replacement costs of City owned trees. This deposit shall be drawn upon to cover all
costs incurred by the City of Toronto if the City owned trees require maintenance or removal and replacement as a result of construction activities associated with this project. **Payment must be in person at Urban Forestry, 399 The West Mall, Main Floor.**

5. The owner shall provide a tree planting security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to the **Treasurer, City of Toronto**, in an amount **to be determined** upon receipt of a revised Landscape Plan ($583.00 per tree subject to change) for new tree planting within the City road allowance. The tree planting security deposit must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period. **Payment must be in person at Urban Forestry, 399 The West Mall, Main Floor.**

i. The owner shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees. The owner must notify Urban Forestry in writing after the trees have been planted to start the guarantee period.

6. The owner must submit to the Urban Forestry supervisor TPPR West (tpprwest@toronto.ca) a letter/email, from a certified arborist that documents the installed tree protection (hoarding). The letter should be submitted prior to construction beginning.

**B. POST APPROVAL CONDITIONS**

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the owner following site plan approval and will be incorporated into a site plan agreement:

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

**ENGINEERING AND CONSTRUCTION SERVICES**

1. **Facilities to Provide Access to and from the Land**

1.1 The owner shall provide and maintain traffic operations measures/facilities as recommended in the accepted Traffic Impact Study, prepared by C.F. Crozier & Associates, and dated April 2014;

1.2 The owner shall construct and maintain (except where maintenance will be assumed by the City) all engineering works in accordance with the design and
1.3 The owner shall remove all existing accesses, curb cuts, traffic control sign, etc., along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services;

2. **Off-street Vehicular Loading and Parking Facilities and Access/Driveways**

   2.1 The owner shall provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Engineering and Construction Services;

3. **Facilities for the Landscaping of the Lands or the Protection of Adjoining Lands**

   3.1 The owner shall construct and maintain the retaining walls as specified in the accepted engineering design and drawings;

   3.2 The owner shall provide certification to the Executive Director, Engineering and Construction Services by the Professional Engineer who designed the retaining walls that the walls were constructed in accordance to the accepted drawings.

4. **Facilities for the Storage of Garbage and Other Waste Material**

   4.1 The owner shall advise all owners and tenants/future purchasers of the units that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm;

   4.2 The refuse and recycling storage area must be enclosed and maintained in a manner that will not attract pests, create a health or other hazard, or obstruct an emergency route, driveway or walkway.

5. **Stormwater Management, Grading and Site Servicing**

   5.1 The owner shall construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report prepared by Odan Detech Group Inc., revision date (to be determined), and Grading Plan, Drawing No. 2 of 4, prepared by Odan Detech Group Inc., revision date (to be determined);

   5.2 The owner shall construct and maintain site servicing indicated on the accepted Site Servicing Drawings No. 1 of 4, prepared by Odan Detech Group Inc., revision date (to be determined);

   5.3 The owner shall provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been completed in accordance with the City standards and to the satisfaction of the Executive Director.
been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans;

5.4 The owner shall provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.

**URBAN FORESTRY**

1. The owner shall maintain all new tree plantings within the City road allowance in good condition. The tree planting security deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees. The owner must notify Urban Forestry in writing after the trees have been planted to start the guarantee period.

2. The owner must submit to the Urban Forestry supervisor TPPR West (tpprwest@toronto.ca) a letter/email, from a certified arborist, that documents site conditions (such as condition of the tree protection or any tree issues). The letter should be submitted once construction has begun and then every six month thereafter.

3. The site shall be developed and maintained in accordance with the approved plans and conditions of approval associated with the Site Plan, Grading Plan, Site Servicing Plan, Landscape Plan, Building Permit and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry in writing, on behalf of the General Manager of Parks, Forestry & Recreation.

**BELL CANADA**

1. The owner shall agree in the Agreement, in words satisfactory to Bell Canada to grant to Bell Canada any easements that may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada Facilities or easements, the owner shall be responsible for the relocation of such facilities or easements. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

**SITE PLAN ADVISORY COMMENTS**

The owner is advised that the Green Roof By-law (By-law No. 583-2009) (Chapter 492 of the City of Toronto Municipal Code) including Article IV the Toronto Green Roof
Construction Standard, may be applicable to the proposed development. For further information, please contact Toronto Building, Etobicoke York District.

The owner is advised that the following approvals and/or permits are required for this development:

1. Requirements for Work on City Rights-of-Way

The owner is required to enter into a Municipal Infrastructure Agreement (MIA) for Work on City's ROW, provide financial security in the amount of $(to be determined), submit engineering and inspection fees in the amount of $ (to be determined) and insurance as required in the MIA.

It is recommended that the owner submit drafts of the Municipal Infrastructure Agreement, Irrevocable Letter of Credit and Insurance for review and acceptance prior to submitting final executed originals.

2. Road Allowance Permits

The owner must obtain the necessary authorizations and permits from the City’s Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The owner is advised to contact our Right-of-Way Management Unit at 416-394-8348 regarding site-specific permit and licensing requirements.

If it is determined that a MIA is not required, in conjunction with the right-of-way permits, the owner shall provide an adequate financial guarantee to ensure the satisfactory completion of all required work in the City’s rights-of-ways, excluding service connections, pay engineering and inspection fees (5% of the estimated construction cost of the work) and provide public liability insurance (securities and inspection fee amount to be determined).

The owner is required to contact the City inspector (Robin Ehambaram, 416-659-9231) prior to commencing any work within the City’s right-of-way.

In order to obtain approval for work in the City's right-of-way the Owner will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One at 1-800-400-2255 to arrange for an appointment;

3. Construction Management Plans

The owner must submit a Construction Management Plan for each stage of the construction process provided to the satisfaction of this Division. The owner is not allowed to use the rights-of-way for storing construction equipment/materials or for parking purposes. The applicant is advised to contact the Development Engineering Unit (Catherine Bologna at 416-394-8406) regarding detailed requirements.
4. **Encroachments**

The owner is advised that any physical or landscaping features that they propose to install within public right(s)-of-way are subject to encroachment agreements. The owner is responsible for the costs of installing and maintaining these encroachments. For further information regarding encroachment agreements, please contact Don Pardoe, Right-of-Way Management Unit at 416-394-8422.

5. **Toronto Hydro Approval**

The owner shall obtain approval from Toronto Hydro Street Lighting Incorporated, THSLI, for removing and/or relocating any utility with attached municipal street lighting and for any upgrades. The owner is advised to contact THSLI (416-542-3195) or www.torontohydro.com/streetlighting for comment and cost estimates for required fieldwork.

6. **Utilities**

The owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below-grade public or private utility resulting from the development of this property.

7. **Site Servicing Connections**

The owner will be required to make an application to Toronto Water Division, North York Civic Centre, 5100 Yonge Street, 2nd Floor, for the installation of any proposed services within the City right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact Toronto Water at 416-395-6082.

8. **CCTV Inspections**

In accordance with the Toronto Municipal Code, Chapter 681, Sewers, the owner may be required to make satisfactory arrangements with Toronto Water Division for a pre-construction and post-construction CCTV inspection of the municipal sewers within the vicinity of the site. For further information, please contact Mr. Tony Longo at 416-392-4164.

9. **Municipal Numbering**

The owner is advised to contact Mr. John House, Property Records Supervisor, at 416-392-8338 to obtain or verify new municipal addresses prior to submitting a building permit application. It should be noted that all addressed parcels and structures must have the correct municipal addresses posted. For details please see:

http://www.toronto.ca/mapping/numbers/index.htm
10. Fire Services

As established by Toronto By-Law, Chapter 880, it is required that an approved fire access route be provided. The owner shall submit an application to Toronto Fire Services prior to occupancy.

http://www.toronto.ca/mapping/numbers/index.htm

MINISTRY OF TRANSPORTATION (MTO)

11. The owner is advised that this site is within the Ministry’s area of Permit Control, and an MTO Building and Land Use Permit is required prior to any grading or construction taking place on this site. The owner must refer to MTO website www.mto.gov.on.ca/english/engineering/management/corridor/index.html for general information and application forms. The owner is advised that Ministry permits may also be required for proposed signage.
## Attachment 9: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Details</th>
<th>Application Number:</th>
<th>13 250137 WET 05 OZ 13</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>250140 WET 05 SA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Municipal Address:</th>
<th>170 NORTH QUEEN STREET</th>
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</thead>
<tbody>
<tr>
<td>Location Description:</td>
<td>CON 4 PT LOTS 11 12 RP 64R10405 PART 1 RP 64R13631 PART 2 **GRID W0505</td>
</tr>
<tr>
<td>Project Description:</td>
<td>MHBC has applied to amend the Official Plan and Zoning By-law for approval of a renovation and expansion to an existing industrial building for retail, restaurant, and personal service uses.</td>
</tr>
</tbody>
</table>

### Applicant:
MHBC PLANNING LIMITED

### Agent:

### Architect:

### Owner:
INFINITY RUBBER TECHNOLOGY GROUP INC.

### PLANNING CONTROLS

<table>
<thead>
<tr>
<th>Official Plan Designation:</th>
<th>Employment Areas</th>
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</thead>
<tbody>
<tr>
<td>Zoning:</td>
<td>I.C2 and E(1)</td>
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<tr>
<td>Height Limit (m):</td>
<td>5 storeys for office building</td>
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</tbody>
</table>

### PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Site Area (sq. m):</th>
<th>24894</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage (m):</td>
<td>252 on Manstor Road 70 on North Queen Street varies</td>
</tr>
<tr>
<td>Depth (m):</td>
<td></td>
</tr>
<tr>
<td>Total Ground Floor Area (sq. m):</td>
<td>8048</td>
</tr>
<tr>
<td>Total Residential GFA (sq. m):</td>
<td>0</td>
</tr>
<tr>
<td>Total Non-Residential GFA (sq. m):</td>
<td>8050</td>
</tr>
<tr>
<td>Total GFA (sq. m):</td>
<td>8050</td>
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<tr>
<td>Lot Coverage Ratio (%):</td>
<td>32</td>
</tr>
<tr>
<td>Floor Space Index:</td>
<td>0.32</td>
</tr>
</tbody>
</table>

**Total**

| Height: | 11.6m |
| Storeys: | 1 |
| Parking Spaces: | 348 |
| Loading Docks: | 4 |

### DWELLING UNITS

| Tenure Type: | Residential GFA (sq. m): | 0 |
| Bachelor: | Retail GFA (sq. m): | 8050 |
| 1 Bedroom: | Office GFA (sq. m): | 0 |
| 2 Bedroom: | Industrial GFA (sq. m): | 0 |
| 3 + Bedroom: | Institutional/Other GFA (sq. m): | 0 |

**Total Units:**

### CONTACT:

| PLANNER NAME: | Cynthia Owusu-Gyimah, Planner |
| TELEPHONE: | (416) 394-2608 |