150 Symes Road – Site Plan Control Application – Final Report

<table>
<thead>
<tr>
<th>Date:</th>
<th>August 1, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>Etobicoke York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Community Planning, Etobicoke York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Ward 11 – York South-Weston</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>13 201956 WET 11 SA</td>
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**SUMMARY**

This application proposes to implement a proposed development that would be permitted by an associated application to amend the Official Plan and Zoning By-laws (City-wide Zoning By-law No. 569-2013, former City of Toronto Zoning By-law No. 438-86 and former City of York Zoning By-law No. 1-83) to permit the re-use of the existing heritage building and existing service garage, plus the addition of four new buildings on the west and north portions of the site for a range of non-residential uses at 150 Symes Road. The proposed range of uses, some of which are potentially sensitive uses, includes office, light industrial, brewery, commercial school, clinic, indoor recreation uses such as a rock-climbing, fitness and dance, as well as multi-purpose rooms for art gallery and private event uses, including food service (indoors and outdoors).

It is staff’s opinion that approval of the Site Plan Control Application at this time would be premature for the reasons outlined in this report.

This report reviews and recommends deferral of a decision on the Site Plan Control application until the associated Official Plan Amendment and Zoning By-law Amendments are in full force and effect and outstanding matters are finalized with all commenting agencies and City
It is further recommended that the authority to issue Notice of Approval Conditions and final Site Plan Approval be delegated back to the Chief Planner and Executive Director, City Planning or her designate.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council defer consideration of the Site Plan Control application for the proposed re-use of the existing heritage building and existing service garage, plus the addition of four new buildings on the west and north portions of the site for a range of non-residential uses at 150 Symes Road as the associated Official Plan Amendment and Zoning By-law Amendments are not in full force and effect and outstanding matters have not been finalized with all commenting agencies and City Divisions.

2. City Council refer the Site Plan Control application back to the Chief Planner and Executive Director, City Planning or her designate and delegate back the authority to issue Notice of Approval Conditions once the outstanding matters have been finalized with all agencies and City Divisions and to issue final Site Plan Approval once the associated Official Plan Amendment and Zoning By-law Amendments are in full force and effect.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council at its meeting on July 16, 2013 included the subject property on the City of Toronto Inventory of Heritage Properties and stated its Intention to Designate 150 Symes Road. [http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY25.17](http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY25.17)

City Council on January 30, 2014 enacted By-law No. 73-2014 to designate under Part IV of the Ontario Heritage Act the building known as the Symes Road Incinerator located on 150 Symes Road. The land which is subject to the designation by-law is limited to the area immediately around the former incinerator to the north, south and east and extending westward to approximately the current road.

A Preliminary Report outlining the associated application to amend the Official Plan and Zoning By-laws (City-wide Zoning By-law No. 569-2013, former City of Toronto Zoning By-law No. 438-86 and former City of York Zoning By-law No. 1-83) to permit the re-use of the existing heritage building and existing service garage, plus the addition of four new buildings on the west and north portions of the site for a range of non-residential uses at 150 Symes Road was considered by Planning and Growth Management Committee at its meeting held on October 22, 2013. The proposed range of uses, some of which are potentially sensitive uses, includes office, light industrial, brewery, commercial school, clinic, indoor recreation uses such as a rock-climbing,
fitness and dance, as well as multi-purpose rooms for art gallery and private event uses, including food service (indoors and outdoors).


Through its consideration of the City's Official Plan review of employment lands and policies and Municipal Comprehensive Review, at its meeting of December 16, 17 and 18, 2013, City Council adopted Official Plan Amendment (OPA) No. 231 which designated the subject lands as Core Employment Areas, but also approved Site and Area Specific Policy (SASP) No. 425 permitting service commercial, indoor recreational and entertainment uses, institutional uses, including post-secondary trade schools that are ancillary to and/or supportive of the site's employment uses on the site with specific conditions. The applications were made in the event that Official Plan Amendment No. 231 (which created SASP 425) would not be approved by the Minister of Municipal Affairs and Housing or if approved, would be appealed thus delaying timely planning and building permit approvals for the proposed development. The Official Plan Amendment and Zoning By-law Amendment application only seeks permission for additional employment uses on the site and therefore was not considered a conversion request under the Municipal Comprehensive Review.

Official Plan Amendment No. 231 (OPA 231) was approved by City Council on December 18, 2013. OPA No. 231 introduces new economic policies and new policies and designations for Employment Areas that are a result of the Official Plan and Municipal Comprehensive Reviews undertaken by City Planning.

In January 2014, the City submitted OPA No. 231 to the Minister of Municipal Affairs and Housing for approval. The Minister of Municipal Affairs and Housing issued his decision to approve OPA No. 231 with some modifications on July 9, 2014. The decision is subject to a 20-day appeal period with a last date of appeal being July 29, 2014. The decision of City Council and OPA No. 231 can be found at the following links: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2 http://www.toronto.ca/legdocs/bylaws/2013/law1714.pdf

On June 30, 2014, Councillor Nunziata referred this Site Plan Control application for a report and decision, in accordance with By-law No. 483-2000.

A Final Report dated July 9, 2014 recommending approval of the associated application to amend the Official Plan and Zoning By-laws (City-wide Zoning By-law No. 569-2013, former City of Toronto Zoning By-law No. 438-86 and former City of York Zoning By-law No. 1-83) to permit the re-use of the existing heritage building and existing service garage, plus the addition of four new buildings on the west and north portions of the site for a range of non–residential uses was submitted to Planning and Growth Management Committee for its meeting on August 7, 2014.
ISSUE BACKGROUND

Proposal

The initial submission contained a non-residential gross floor area of approximately 11,100 m². The proposal was subsequently revised to respond to concerns raised by Planning staff and area residents that attended the community consultation meeting.

The revised development would include the re-use of the existing former incinerator and transfer station that is designated under Part IV of the Ontario Heritage Act and an existing vacant service garage, plus the addition of four new buildings on the west and north portions of the site. A range of uses are proposed including office, light industrial, brewery, commercial school, clinic, indoor recreation uses such as a rock-climbing, fitness and dance, as well as multi-purpose rooms for art gallery and private event uses, including food service (indoors and outdoors).

The development would contain a non-residential gross floor area of approximately 8,877 m² representing a floor space index of 0.39 times the lot area. The existing three storey building has an approximate floor area of 4,231 m² and the existing one-storey service garage has an approximate floor area of 1,091 m². It is proposed that the existing buildings be retained, renovated and restored, with minor alterations.

The proposed four new buildings would be located on the western and northern portions of the site. As the grade of the site drops significantly from south to north on these portions of the site, it is proposed that this area be filled and graded to allow for the construction of the new buildings and parking areas. The proposed buildings would be one storey in height and have a total floor area of approximately 3,555 m². Building A would have a floor area of approximately 495 m²; Building B would have a floor area of approximately 680 m²; Building C would have an approximate floor area of 1,190 m²; and Building D would have an approximate floor area of 1,190 m² (see Attachment 1: Site Plan, Attachments 2a to 2e: Elevations and Attachment 3: Application Data Sheet).

The proposed development would be served by 142 surface parking spaces and 10 loading spaces. Vehicular access to the site would be provided from Symes Road at the current access, immediately west of the former incinerator, as well as a new second access from the north-south leg of Symes Road to south of the former incinerator.

The applicant has indicated the proposed development would be phased, with the restoration of the former incinerator building and service garage together with the provision of 107 parking spaces occurring first. The remainder of the site and parking areas would be developed in a second phase. The timing of construction of the second phase has not been determined.

Site and Surrounding Area

The site is located at the southwest corner of Symes Road and Glen Scarlett Road. The site is irregular in shape and has an approximate area of 2.3 ha (5.69 acres), with frontages of 250 m on the northern boundary and 54 m on the eastern boundary on Symes
Road. The grade of the site drops significantly from south to north on the western portion of the site.

The site was previously used as a land transfer station and incinerator by the former City of Toronto. The facility closed in 1996 and has been vacant since that time.

On the eastern portion of the site is a three storey brick building known as the Symes Road Incinerator that has been listed on the City's Inventory of Heritage Properties and a one-storey service garage. The remainder of the site is vacant. The subject site was transferred to Build Toronto in 2009 and recently sold to Symesbridge Inc.

The surrounding land uses include:

North: along the north side of Symes Road is a natural open space corridor known as Lavender Creek which contains trails and a hydro corridor.

South: a vacant former chemical manufacturing plant and vehicle storage lot for a car dealership which fronts onto St. Clair Avenue West.

West: detached and semi-detached houses fronting the south side of Terry Drive and the east side of Blakeley Avenue.

East: on Glen Scarlett Road is an industrial area including uses such as meat packers, a rendering and leather processing plant, recycling plant and manufacturing.

**Provincial Policy Statement and Provincial Plans**

The 2014 PPS sets the policy foundation for regulating the development and use of land and City Council’s planning decisions are required to be consistent with the PPS. The PPS defines *employment lands* as those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The City is required to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses to meet long term needs and to protect and preserve *employment areas* for the current and long term.

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.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses in order to accommodate the employment growth forecasts of the Plan. The City must provide for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs and to preserve and protect *Employment Areas* for the long term.
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 site is designated by the Toronto Official Plan (Map 14) as *Employment Areas*. The site is not within an Employment District as identified on the Urban Structure Map 2. There are no Secondary Plan policies that apply to this area. *Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to these uses, and restaurants and small scale stores and services that serve area businesses and workers.

**Official Plan Amendment No. 231 / Site and Area Specific Policy No. 425**
Official Plan Amendment No. 231 is not yet in full force, but retains the lands for employment purposes and designates the property as *Core Employment Areas*. Uses permitted under a *Core Employment Areas* designation range from offices to manufacturing. OPA No. 231 adds Site and Area Specific Policy No. 425 to the site. Site and Area Specific Policy No. 425 states that:

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

a) Service commercial, and indoor recreational and entertainment uses are permitted through the enactment of a zoning by-law;
b) Institutional uses, including post-secondary trade schools that are ancillary to and/or supportive of the site's employment uses are also permitted through the enactment of a zoning by-law;
c) The above noted uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant, in consultation with the Ministry of the Environment if required, that evaluates to the City's satisfaction, how the potentially sensitive uses would affect the ability of existing industrial uses along Glen Scarlett Road to operate efficiently and identify to the satisfaction of the City any required and appropriate mitigation techniques to be incorporated into the development at 150 Symes Road in order to address:
   i) odour and noise that are discharged from existing industrial uses on Glen Scarlett Road; and
   ii) the potential impacts of traffic entry to and exit from the site, parking and noise which may arise as a result of the redevelopment and which may impact the nearby local residential areas.
d) Appropriate soil and groundwater studies must be undertaken in order to confirm to the City that the applicable provincial requirements have been met for the uses proposed.
Zoning – City-Wide Zoning By-law No. 569-2013

In accordance with the established protocol, the lands are subject to the City-wide Toronto Zoning By-law No. 569-2013, as the application was submitted and deemed to be complete after the passing of the Zoning By-law. On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, which is currently under appeal to the Ontario Municipal Board. Under the new Zoning By-law, the site is zoned Employment Industrial (E1.0), allowing for a density of one times the area of the lot.

The E1.0 zoning permits a wide range of manufacturing and warehousing uses, offices, laboratories, financial institutions, performing arts studios, production studios, service shops, custom workshops and artists’ studios, among other uses. As well, the E1.0 zoning would permit eating establishments (to the greater of 300 m² or 10% of the building’s gross floor area to a maximum of 500 m²), and retail stores (that must be in association with a permitted manufacturing use and up to a maximum of 20% of the gross floor area of the permitted manufacturing use).

The owner has appealed City-wide Zoning By-law No. 569-2013 as it relates to the subject property.

Zoning - Former City of York and Former City of Toronto

The western portion of the site, fronting onto Symes Road to the north, was zoned Basic Employment Zone (BE) in former City of York Zoning By-law No. 1-83. The BE zone permits a variety of employment uses, including office, business service establishments, design centre and industrial uses. As well, the BE zoning permits retail and/or showroom uses accessory to an industrial or office use up to a total gross floor area of 25% of the primary use.

The eastern portion of the site, fronting onto Symes Road to the east, was zoned Industrial District 3 (I3) with a maximum height of 23 m in former City of Toronto Zoning By-law No. 483-86. The I3 zone permits a wide range of manufacturing, warehousing and wholesaling uses, as well as a brewery, distillery, tannery, contractors yard, animal hospital, commercial and trade schools, day nurseries, clinics, banks, dry cleaners, personal grooming establishments and artist or photographers studios. Restaurants up to a maximum of 475 m² of gross floor area are also permitted, with a maximum gross floor area of 400 m² on lots abutting a residential zone.

These Zoning By-Laws continue to apply while City-wide Zoning By-law No. 569-2013 is under appeal.

Community Consultation

A community consultation meeting was held on November 26, 2013 at Luso Canadian Charitable Society at 2295 St. Clair Avenue West. Approximately 15 members of the public attended along with the Ward Councillor, the applicant, their consulting team and City staff.
Issues discussed at the community meeting included: building heights; setbacks from the residential properties; loss of privacy for residential properties; light pollution; pedestrian safety; safety and location of the access driveways; traffic; parking; noise impacts; environmental conditions of the site due to its previous use; loss of trees and green space; landscaping and fencing; timing of the development; construction impacts; maintenance of the vacant site; the potential to make space available to the arts community; and viability of development given the surrounding industrial uses.

Following the community consultation meeting, Councillor Nunziata organized a meeting on December 18, 2013 with representatives of the residential community to the west. The purpose of the meeting was to discuss the issues raised by the residents at the previous meeting, with landscaping and type of fencing being of particular interest.

Agency Circulation

Revised plans and drawing and supporting information were received and circulated on June 25, 2014 for comment. Additional revised drawing were further submitted and circulated on July 11, 2014. As of the date of this report, a number of comments remain outstanding from the circulated City Divisions and agencies. The responses received will be used to assist in evaluating the application and to prepare the Notice of Approval Conditions, the Site Plan Agreement and advisory comments.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal would implement the Official Plan Amendment and Zoning By-law Amendments that are recommended for approval in the July 9, 2014 staff report which will be considered by Planning and Growth Management Committee and subsequently by City Council in August 2014. The proposal also conforms to OPA No. 231 and Site and Area Specific Policy No. 425, embodied within it.

The Site Plan application implements both the Official Plan Amendment application and OPA No. 231. They provide for an appropriate mix and range of employment uses to meet long term needs and to protect and preserve employment areas for the current and long term as required by the 2014 PPS. They also assist in maintaining an adequate supply of land providing locations for a variety of appropriate employment uses to accommodate the employment growth forecasts of the Growth Plan.

The proposal is therefore consistent with the PPS and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Planning Issues

Land Use and Zoning

As noted, this application would implement the Official Plan Amendment to allow for additional uses on this site within an Employment Areas designation that will be
considered by Planning and Growth Management Committee on August 14, 2014 and subsequently by City Council on August 25-26, 2014. The application also would implement Site and Area Specific Policy No. 425 contained in Official Plan Amendment No. 231 (Municipal Comprehensive Review) recently adopted by City Council. The application would also implement the accompanying Zoning By-law Amendments that would give effect to the Official Plan Amendment and the range of employment uses provided by the Amendment. Should the Amendments be approved, they would be subject to an appeal period that would extend into September or October, 2014. It is staff's opinion that it would be premature to approve the subject Site Plan Control application prior to the Amendments coming into full force and effect.

**Odour**

The applicant submitted an odour assessment prepared by ORTECH in support of the Official Plan Amendment and Zoning By-law Amendments for the revised proposal. The odour study evaluates how potentially sensitive uses that would be permitted in the proposed development would affect the ability of existing industrial uses along Glen Scarlett Road to operate and identifies the required and appropriate mitigation measures to be incorporated into the development at 150 Symes Road to address odour that is discharged from existing industrial uses on Glen Scarlett Road.

The City's peer reviewer (Golder Associates) reviewed the odour assessment and concluded there is a potential for odour impacts at the proposed development. In order to address the odour impact issue, Golder recommended, in part, that the proposed development be modified to mitigate potential odour impacts from the surrounding land uses. One such modification would be the elimination of the proposed outdoor food services area, which does not appear compatible with the surrounding land uses. In addition, the actions suggested by ORTECH such as "ensuring that windows and doors are sealed and that there is a filtered air intake system" should be implemented. The details of these mitigation measures and potential other measures would be secured by revisions to the plans or by requirements in the Site Plan Agreement. The applicant also will be required to provide confirmation from a qualified engineer and/or architect that the proposed development has been designed and will be constructed to meet this requirement. Until all mitigation measures are identified, confirmed and incorporated into the Site Plan drawings or as conditions in the Site Plan Agreement, staff are of the opinion it is premature to prepare Notice of Approval Conditions and approve the application.

**Driveway Access, Parking, Loading and Circulation**

The site currently has three access driveways from Symes Road, including one driveway located at the southeast corner of the site and a second driveway located at the northeast corner of the site. The third driveway located on the north side of the site with access to Symes Road would be redesigned to provide a 9.0 m width, with a 8.0 m corner radii, in order to accommodate truck turning movements. In principle these are acceptable to Transportation Services staff. The proposed development would be served by 142 surface parking spaces located throughout the site. The proposed parking layout shown on the current site plan is also acceptable in principle to Transportation Services staff.
The site plans illustrates that ten loading spaces are proposed to service the site, consisting of two Type "A" loading spaces, five Type "B" loading spaces and three Type "C" loading spaces. The delivery vehicle turning/movement plan demonstrates that the turning/maneuvering area would provide appropriate access to all loading spaces and allow various sized trucks to enter and exit the site. The proposed loading facilities are acceptable in principle to Transportation Services staff.

Final comments in regard to access, parking, loading and circulation on the plans and drawings recently circulated have not been received from Transportation Services staff. As such, Planning staff have not been in a position to prepare appropriate Notice of Approval Conditions and Site Plan Agreement conditions. Until these matters are finalized, staff are of the opinion it is premature to approve the application.

**Streetscape and Landscape Improvement**

For a significant portion of Symes Road, the existing grading limits the ability of buildings to front directly onto Symes Road. In an effort to create an attractive street edge for this portion of Symes Road, the applicant has redesigned the proposal to provide additional building frontage, add additional glazing in Building A and provide enhanced landscaping. A revised landscape plan and cost estimate has been recently circulated with revised site plan drawings. Planning staff are awaiting comments from Urban Forestry staff and Engineering and Construction Services staff on the acceptability of the revised plans and to identify conditions for the Notice of Approval Conditions and Site Plan Agreement. Until these matters are finalized, staff are of the opinion it is premature to approve the application.

**Public Sidewalks**

No municipal sidewalk currently exists along the south side of Symes Road, adjacent to the subject site. The owner is required to design and construct, at its expense, a sidewalk to connect the existing municipal sidewalk along the west side of Symes Road at Glenn Scarlett Road with the existing municipal sidewalk along the south side of Terry Drive.

The owner is proposing a number of uses that will likely generate a high volume of pedestrian trips from recreation and food service users and others. The provision of a public sidewalk along Symes Road would also encourage and provide opportunity for a range of alternative transportation modes to this site and beyond, improving the walkability of the community and creating improved connections to public transit. In addition, the public sidewalk would play an important role in animating the public frontage for this development and positively support the "urban employment campus" theme the applicant is promoting.

The recently circulated revised plans propose a public sidewalk in the Phase One component of the development along the frontage between the south and north Symes Road driveways. The remaining public sidewalk that would connect to the sidewalk at Terry Drive to the west would be provided as part of the Phase Two development of the site.
It is the opinion of Planning and Transportation Services staff that the public sidewalk be constructed as part of the Phase One development to City specifications and appropriately shown on the landscape plan and grading plan. This issue remains unresolved and, as such, staff are of the opinion it is premature to approve the application.

**Servicing**

The applicant has submitted a Stormwater Management and Servicing Report that indicates there is sufficient storm sewer, sanitary sewer and watermain capacities to adequately service the proposed development. However, Engineering and Construction Services staff have identified required revisions and notations to be provided on the Site Servicing Plans, Grading Plan and Stormwater Management and Servicing Report. Planning staff are also awaiting further comments from Engineering and Construction Services staff on the recently circulated plans and drawings to determine if the plans are satisfactory and to establish conditions for the Notice of Approval Conditions and the Site Plan Agreement. Until this is finalized, staff are of the opinion it is premature to approve the application.

**Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). 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 for new development.

The TGS checklist and the TGS information provided on the Site Plan drawings were recently submitted and circulated on July 11, 2014. Planning staff are awaiting comments on the acceptability of the information provided in terms of compliance with the Tier 1 TGS performance measures and to identify any conditions for the Notice of Approval Conditions and the Site Plan Agreement. Until this is finalized, staff are of the opinion it is premature to approve the application.

**Other Site Plan Requirements**

The Final Report dated July 9, 2014 recommending approval of the associated application to amend the Official Plan and Zoning By-laws identified other requirements to be secured through the Site Plan Approval process relating to natural heritage protection, tree preservation, solid waste management and construction management. These requirements would be incorporated in the conditions of Notice of Approval Conditions, the Site Plan Agreement or in Site Plan advisory comments. Until these matters have been finalized, staff are of the opinion it is premature to approve the application.
Conclusion
This Site Plan application would implement the associated Official Plan Amendment and Zoning By-law Amendments that are being recommended for approval in the Planning Report dated July 9, 2014 that will be considered by Planning and Growth Management Committee and City Council at their August 2014 meetings. Should the proposed Official Plan Amendment be adopted and the proposed Zoning By-law Amendments be enacted to permit the proposed uses and development at 150 Symes Road, their appeal periods would extend into September or October 2014.

It is staff’s opinion that it is premature to approve this Site Plan application prior to the Amendments coming into full force and effect. In addition, given the recent circulation of revised Site Plan drawings and supporting information, comments have not been received from all City Divisions and agencies. Until satisfactory comments are received and any outstanding matters finalized, staff are of the opinion it is premature to approve this application. Planning staff recommend that City Council refer the application back to the Chief Planner and Executive Director, City Planning or her designate and delegate back the authority to issue Notice of Approval Conditions once the outstanding matters have been finalized with all commenting agencies and City Divisions and to issue Final Site Plan Approval once the associated Official Plan Amendment and Zoning By-law Amendments are in full force and effect.

CONTACT
L. Moretto, Manager Community Planning
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Fax No. (416) 394-6063
E-mail: lmore@toronto.ca

SIGNATURE

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

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2a-e: Elevations
Attachment 3: Application Data Sheet
Attachment 1: Site Plan
Attachment 2a: Elevations
Attachment 2b: Elevations
Attachment 2c: Elevations

Building A West Elevation

Building A East Elevation

Building A North Elevation

Building A South Elevation

Elevations

Applicant’s Submitted Drawing

File # 13 201956 WET 11 SA

150 Symes Road

Not to Scale

05/25/2014
Attachment 2d: Elevations

Building B West Elevation

Building B East Elevation

Building B North Elevation

Building B South Elevation

Elevations

Applicant’s Submitted Drawing

Not to Scale

06/25/2014

150 Symes Road

File # 13 201956 WET 11 SA
Attachment 2e: Elevations
### Attachment 3: Application Data Sheet

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<td><strong>Municipal Address:</strong></td>
<td>150 SYMES ROAD</td>
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<tr>
<td><strong>Location Description:</strong></td>
<td>YORK CON 3 FTB PT TWP LOT 36 **GRID W1109</td>
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<td>The proposal is for the re-use of the existing heritage building and existing service garage. Four new buildings are also proposed. A wide range of employment uses are proposed.</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>BOUSFIELDS INC</td>
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<tr>
<td><strong>Agent:</strong></td>
<td>BOUSFIELDS INC</td>
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<td><strong>Architect:</strong></td>
<td>JEDD JONES ARCHITECT LTD.</td>
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<td><strong>Owner:</strong></td>
<td>SYMSBRIDGE INC.</td>
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### PLANNING CONTROLS

- **Official Plan Designation:** Employment Areas
- **Zoning:**
  - E1.0 (B/L 569-2013)
  - BE (B/L 1-83)
  - I3 (B/L 438-86)
- **Height Limit (m):** 20m (B/L 1-83)
- **Historical Status:** Designated
- **Site Plan Control Area:** Yes

### PROJECT INFORMATION

- **Site Area (sq. m):** 23,027.43
- **Frontage (m):** 54.43
- **Depth (m):** Irregular
- **Total Ground Floor Area (sq. m):** 0
- **Total Residential GFA (sq. m):** 0
- **Total Non-Residential GFA (sq. m):** 8877
- **Total GFA (sq. m):** 8877
- **Lot Coverage Ratio (%):** 0
- **Floor Space Index:** 0.39

### DWELLING UNITS

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### CONTACT

- **PLANNER NAME:** Gregory Byrne, Senior Planner
- **TELEPHONE:** (416) 394-8238