

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

Date:	June 27, 2017
To:	City Council
From:	Jennifer Keesmaat, Chief Planner & Executive Director
Wards:	Ward 10 – York Centre
Reference Number:	16 245598 NNY 10 OZ & 16 245607 NNY 10 OZ

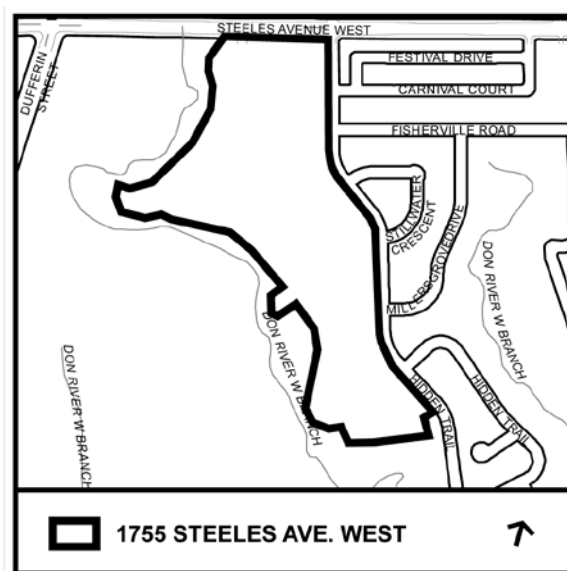
SUMMARY

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

At the June 13, 2017 meeting of North York Community Council, Community Council considered a Final Report from the Director, Community Planning, North York District with regards to the application. At that meeting, staff were directed to report directly to the July 4, 5 and 6, 2017 meeting of City Council on any recommendations to resolve any outstanding issues regarding noise attenuation, site plan, Toronto and Region Conservation Authority and heritage matters. This report is in response to that direction.

Financial Impact

There are no financial implications.



DECISION HISTORY

On June 13, 2017 North York Community Council considered a Final Report on the applications through Item NY23.8. Community Council adopted staff's recommendations and added additional recommendations for Council's consideration. The full list of recommendations are:

1. "City Council amend former City of North York Zoning By-law 7625, for the lands at 1755 Steeles Avenue West substantially in accordance with the revised draft Zoning By-law Amendment submitted by Planning Staff.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1755 Steeles Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report (May 26, 2017) from the Director, Community Planning, north York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. City Council direct Sanofi Pasteur to provide a detailed landscape plan for the subject property to the Director, Community Planning, North York District, as part of the Site Plan Approval process.
5. City Council direct Planning Staff, North York District, in consultation with the Ward Councillor to secure landscaping including a 10 metre buffer on the subject site along the eastern property line adjacent to Hidden Trail as part of the Site Plan Approval process.
6. City Council direct Planning Staff, North York District, in consultation with the Ward Councillor and appropriate staff in Transportation Services, Street Furniture, to identify sites for and secure benches and garbage receptacles within the Hidden Trail public right-of-way as part of the Site Plan Approval process.
7. City Council direct that Sanofi Pasteur complete the landscape plan no later than two (2) years after the date of final Site Plan Approval and direct that failure to complete would result in the forfeit of the letter of credit for the landscaping plan, held by the City of Toronto.
8. City Council direct Planning Staff, North York District, to secure the installation of an acoustical barrier around the garbage compactor which is proposed along the east wall of the building whose nature will be based on the recommendation from an independent third party consultant, as part of the Site Plan Control process and is consistent with the Ontario Ministry of Environment Noise Guideline.

9. City Council direct that Sanofi Pasteur ensure that the generator which is proposed adjacent to the historical building be equipped with a sound attenuation barrier."

Community Council also directed staff to "report to City Council at its meeting on July 4, 5, and 6, 2017 on any recommendations required to resolve the outstanding issues regarding noise attenuation measures, site plan, and Toronto and Region Conservation Authority and heritage matters." Community Council's decision and a copy of the Final Report are available at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY23.8>.

ISSUE BACKGROUND

COMMENTS

In addition to recommending City Council adopt staff's recommendations on the Final Report, North York Community Council also directed staff to secure additional items through the Site Plan Control process. These additional items include a landscape buffer, street furniture along Hidden Trail and noise attenuation of the garbage compactor and generator.

The proposed development is subject to an application for Site Plan Control (File No. 15 269026 NNY 10 SA). Staff have provided comments to the applicant on the submitted drawings and reports and are expecting a resubmission in the coming weeks.

North York Community Council recommendations 4 to 9 are in addition to the recommendations of staff, some of which have already been addressed. As part of a complete Site Plan Control application the applicant was required to submit a detailed landscape plan, satisfying Recommendation 4. Further, a 10 metre landscaped area, required by Recommendation 5, is shown on the submitted drawings. The requirement to complete the landscaping works within two years in Recommendation 7 is a standard clause in the Site Plan Agreement and staff will ensure that it is included for this application.

Staff will work with the Ward Councillor and the applicant to secure appropriate benches and garbage receptacles within the public right-of-way as directed in Recommendation 6. In discussions with the applicant, staff were advised that a noise wall will be provided to meet Recommendation 8 and understand that the proposed generator contains noise attenuation measures within its design, satisfying Recommendations 8 and 9.

Staff will review the resubmission to ensure the issues raised have been addressed. Staff will also review the resubmission for conformity with the additional directions provided by Community Council at the June 13, 2017 meeting should City Council adopt those recommendations.

Conclusion

The applicant is currently working on addressing the outstanding comments from various City divisions and agencies such as the TRCA. Once the City receives the revised submission it will be circulated to all commenting divisions and agencies for their review and comment. Should planning issues arise which require direction from City Council, Planning staff will report to City Council on those issues for resolution.

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SIGNATURE

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