



6461 Steeles Avenue East – Zoning Amendment Applications – Final Report

Date: March 11, 2019
To: Scarborough Community Council
From: Director, Community Planning, Scarborough District
Wards: Ward 25 - Scarborough-Rouge Park (formerly Ward 42)

Planning Application Number: 14 143936 ESC 42 OZ

SUMMARY

This application proposes to amend the Upper Rouge-Hillside Zoning By-law and the Toronto Zoning By-law in order to permit a veterinary hospital and wildlife centre at 6461 Steeles Avenue East. The proposal accommodates the relocation of the Toronto Wildlife Centre (TWC) which provides veterinary care services for sick, injured and orphaned wild animals, a support call centre and accommodations for interns. The centre is the busiest facility of its kind in Canada.

The property is located within the Rouge National Urban Park. The subject lands are currently owned by the Toronto and Region Conservation Authority (TRCA) but will be transferred to Parks Canada to form part of the Rouge National Urban Park (RNUP). The proposed veterinary hospital and wildlife centre, once constructed, will be a tenant of Parks Canada within the Rouge National Urban Park.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Greenbelt Plan (2017).

The proposal conforms with the City's Official Plan policies related to Heritage Conservation the Natural Environment, and the development criteria provided for in the Parks and Open Space Areas policies. The proposal also conforms to the Site and Area Specific Policies related to the Rouge National Urban Park.

The proposal also conforms with the City's Official Plan's policies related to Heritage Conservation, the Natural Environment. It also meets the development criteria provided for in Parks and Open Space Areas policies along with Site and Area Specific Policies related to the Rouge National Urban Park.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Scarborough, Upper Rouge-Hillside Community Zoning By-law No. 25278, as amended, for the lands at 6461 Steeles Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 6461 Steeles Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
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. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to submit a revised Functional Site Servicing Report, to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and the Toronto and Region Conservation Authority, confirming that the private servicing system arrangements necessary to support the proposed development are being provided.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The current application was submitted on April 16, 2014 and deemed complete on May 20, 2014. A Preliminary Report on the application was adopted by Scarborough Community Council on June 17, 2014 authorizing staff to conduct a community consultation meeting. The Community consultation is summarized in the Comments section of this Report.

Scarborough Community Council's decision on the Preliminary Report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.SC33.17>

On February 12, 2018, City Council approved a contribution in the amount of \$3.5 million towards TRCA's Restoration Project (Meeno-Reesor) as part of a broader approval of the TRCA capital budget program.

City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

On July 23, 2018, City Council approved that the financial contribution for the Meeno-Reesor project include the restoration of the heritage barn and farmhouse.

City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM44.99>

On January 30, 2019, City Council directed the TRCA to provide a grant for the rehabilitation and restoration of the existing barn and farmhouse to the Toronto Wildlife Centre (TWC) and that funds for this initiative in the amount of \$450,00 be directed from the previously approved budget of \$3.5 million

City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM2.23>

ISSUE BACKGROUND

Site and Surrounding Area

The lands subject of this report are 27 hectares in size, rectangular in shape and is bounded by 3 streets: Steeles Avenue East to the north, Littles Road to the east and Passmore Avenue to the south (See Attachment 2). Steeles Avenue in this location has a 2-lane rural cross-section, with gravel shoulders and ditches on either side of the road. Littles Road extends south from Steeles Avenue East and terminates at Passmore Avenue. Littles Road and Passmore Avenue are proposed to be closed and transferred to Parks Canada. There are a series of hedgerows along both Littles Road and Passmore Avenue. West of the property is the 9th Line/Markham By-Pass (approved via an Environmental Assessment) forming part of the Donald Cousens Parkway that connects Highway 407 to Highway 401 via Morningside Avenue in the City of Toronto.

The site is located in the Rouge River Watershed and is adjacent to the Rouge River Valley. Three drainage features, one intermittent and two ephemeral, traverse the subject property and converge within an agricultural field, upstream of an existing pond. Approximately 200 metres downstream the pond, the intermittent feature converges or connects with the Rouge River.

The subject property forms part of the area's rural landscape with existing farmland and existing farm-related structures. The farm buildings include a 3-storey detached brick farmhouse, a wooden barn and a metal storage shed. The site is a listed heritage property with an existing farmhouse known as the Menno-Reesor house.

The basement of the existing farmhouse is comprised of mainly a utility room (for an oil tank and furnace) as well as a crawl space. The main floor is comprised of living rooms, a kitchen, a dining room, a mud room and a storage area.

The barn is currently experiencing major structural issues and, at the time of this report, cannot currently be used to store restoration equipment or materials as it poses a

workplace health and safety issues for TRCA staff. The 100 year-old barn and brick farm house are in need of immediate repair.

Previously, the lands were leased for farm-related uses which occupy approximately 17 hectares of the subject lands. The remaining 10 hectares of the subject lands are comprised of the Cedar Brae Woods, a registered archaeological site, a permanent stormwater management pond, and a hedgerow centrally located and running north-south on the subject lands. The topography of the site is relatively flat with a gentle slope to the south.

Municipal services and public transit operations are not available to the property. There is an intermittent drainage channel which runs from the adjacent lands to the east, across the property (field) in an east-west manner, and eventually draining into the Rouge River to the west in a more defined channel through a forested area. The lands are currently serviced via well water and a septic system.

To the west of Cedar Brae Woods is a privately owned golf course (Cedar Brae Golf and Country Club) and an established residential area known as the Morningside Heights Community. To the north is farmland and a cemetery, south of the property is farmland and natural areas and to the east is farmland and an automotive demolition facility.

Proposal

The Toronto Wildlife Centre (TWC) first opened in 1993 with the objective of: treating and rehabilitating ailing, injured or orphaned wildlife and educating the public on wildlife issues. It is the only facility of its kind within the Greater Toronto Area and is the only facility in the Province with an oil spill response program. It is also the only Canadian wildlife centre with a dedicated wildlife rescue program.

Educational programming by the TWC is provided by scheduled visits by groups such as students or wildlife enthusiasts to the Centre, with the majority provided at schools, community group meetings or at trade shows. The TWC works in conjunction with other agencies such as: the Ministry of Natural Resources; the Canadian Cooperative Wildlife Health Centre; the Toronto Zoo; the Ontario Veterinary College; various animal service agencies; the OPP and municipal police. The TWC is also exploring a fostering program.

The TWC currently is leasing space at Downsview Park. The lease is not being renewed and the TWC was notified in January 2019 that its lease expires on July 31, 2019. Downsview Park is the fourth location from which the TWC has operated and a relocation to this property would enable the TWC to establish an expanded program and comprehensive campus and a long term lease with the TRCA. Pursuant to Zoning permissions, the Toronto Wildlife Centre anticipate a relocation to its proposed site at 6461 Steeles Avenue East by mid-summer of 2019.

The total gross floor area for the entire proposal is approximately 5,500 square metres (See Attachments 1, 9, 10 and 11). The proposal consists of two distinct components:

1. The construction of a new rehabilitation facility that would have a total gross floor area of 5,500 square metres. The new facility would incorporate the existing barn, which would be renovated. The existing barn addition would be replaced with a new building that would occupy the same footprint of the addition but be comprised of new construction.
2. The renovation of the existing 3-storey farmhouse for the residential quarters of 7 intern staff. 2 bedrooms are proposed on the ground floor, 4 on the second floor and 1 that will occupy the former attic space. All of the interns will share a kitchen, dining area, laundry facilities, a meeting room and lounge areas. 6 of the 7 interns will share common bathrooms. The room in the attic is equipped with a bathroom and kitchenette (no stove).

The facility would contain various rehabilitation rooms for various species, surgical, assessment and diagnostic rooms, a call centre, a public education display area, offices, a laundry area, staff areas, storage rooms, and 2 integral garages for rescue staff. A green roof is proposed on the new structure having an area of approximately 485 square metres. An outdoor education and display area is located in front of the facility. Outdoor fenced rehabilitation areas are proposed. One outdoor space is located on the south side of the facility, with the others located on the eastern and southern portions of the subject lands.

Access to the site would be provided by a private driveway off Steeles Avenue East with a new parking area provided to the west of the renovated farmhouse. A separate driveway to be used for loading/drop off activities and access to the pens is proposed along the eastern edge of the existing north-south hedgerow.

The main revision to the development proposal is with respect to site servicing. The original application contemplated that the existing municipal watermain be extended a distance of approximately 800 metres from Staines Avenue along Steeles Avenue East to the property limits (See Attachment 8). Due to concerns raised by City Divisions, agencies and parties throughout the initial review of the application, the applicants have filed a revised application that proposes a private water supply utilizing an on-site well and storage facilities. The resubmission of materials filed in October 2018, was, in part, to address this servicing aspect of the proposal.

TRCA Habitat Enhancement Work Program (Menno-Reesor Project)

In 2018, the TRCA received direction from Toronto City Council to undertake a habitat enhancement at the proposed new location of the Toronto Wildlife Centre. The work is primarily being undertaken around the perimeter of the site. This project represents one of Toronto's largest restoration sites and includes protecting, restoring and expanding existing natural areas, regrading the site back to a more natural landscape, removing old tile drains, recreating a healthy stream onsite along with a significant amount of riparian habitat, reforestation of parts of the site, meadow land plantings throughout the site, and provides post and paddle fencing, where appropriate, around the perimeter of the property.

The first phase of enhancement works includes replacing two culverts that cross Littles

Road, re-grading the east side of the property, the installation of a post and paddle fence along the eastern property limits along Littles Road, constructing a trail from the existing detached dwelling to Passmore Road, and the initial tree removals for upgrading the existing farmhouse and existing barn. For the most part, the Menno-Reesor Restoration Project is a separate undertaking from the work necessary to construct and operate the TWC facility. However, it will serve to enhance the state of the site through renaturalization in accordance with municipal and provincial policy frameworks as well as the Rouge National Urban Park (RNUP) Management Plan.

Rouge Park Management Plan (1994)

When the applications were filed, the property was identified as being within the boundaries of the 1994 Rouge Park Plan. Section 4.1 provides key elements of the Park concept including:

- natural vegetation or wildlife corridors should have minimal disruption;
- facilities and activities should be provided in the most appropriate and least sensitive locations in the park; and
- representative agricultural landscapes should remain.

The proposed development and the TRCA's restorative work does not disrupt wildlife or vegetative corridors. The property is located immediately south of Steeles Avenue East, is adjacent to a private golf course and is located across the road from lands that do not form part of the Rouge Park.

Rouge National Urban Park (RNUP) and RNUP Management Plan (2019)

The RNUP was established on May 15, 2015 and managed by Parks Canada. It is Canada's first national urban park in the Rouge Valley and the largest urban park in North America. Once all land transfers are completed, the RNUP will comprise of close to 80 square hectares of ravines, wetlands, meadows, ponds, meadows historic farms. Lands containing archaeological remains of Iroquoian villages will also form part of the RNUP area.

The RNUP Management Plan was tabled in January 2019 and provides management policies and guidelines that will maintain the ecological integrity of the park and the protection of its cultural heritage resources.

The subject lands are within the RNUP and are currently owned by the TRCA. As with most other lands within the RNUP boundaries, the lands will be transferred to Parks Canada once the TWC has completed their work on site. While under the jurisdiction of TRCA, TWC will be responsible for applying for and receiving all of the necessary permits from all levels of government required to complete the project. The TWC are obligated to enter into a lease agreement with the TRCA, then once transferred the wildlife centre will be governed by a new lease agreement with Parks Canada.

Reasons for the Applications

The current zoning applying to the subject lands does not permit the operations of TWC which includes an animal shelter, veterinary hospital, education facility and intern residence. An application to amend the Zoning By-law is also required to establish zoning regulations and appropriate performance standards to permit the proposed development.

The site plan application is required to determine how the site is organized related to, amongst other matters, access, building placement, loading and parking facilities, landscaping, grading and servicing.

Application Submission Requirements

In addition to the required architectural and landscape plans, the following reports/studies were submitted in support of the application:

- Arborist Report;
- Archaeological Assessment;
- Archaeological Monitoring and Mitigation Strategy;
- Environmental Impact Study (Natural Heritage Impact Study);
- Functional Servicing and Stage 1 Stormwater Management Report;
- Groundwater Supply Assessment;
- Heritage Impact Assessment (June 2014);
- Heritage Impact Assessment (March 2018);
- Planning Rationale; and
- Transportation and Access Review Report.

These reports are available at the Application Information Centre (AIC)

<http://app.toronto.ca/AIC/index.do>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards and informing preliminary conditions of Site Plan Control approval.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) and to conform with the applicable Provincial Plan, in this case the Greenbelt Plan (2017).

The Provincial Policy Statement (2014)

Issued under Section 3 of the *Planning Act*, the Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas , such as:

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

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The PPs can be found here:

<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

The Greenbelt Plan 2005

The province's Greenbelt Plan 2005 was in effect at the time the applications were filed with the City. The Plan identifies the Greenbelt within the Greater Golden Horseshoe region as an area where urbanization should not occur to provide permanent protection to the agricultural land base along with the ecological and hydrological features and functions occurring in this landscape. The Greenbelt Plan restricts development in the Rouge Valley area of Toronto, including the Rouge National Urban Park. It also directs that planning of surrounding lands should be undertaken in a manner that considers the interface and supports the vision and ecological and other functions of the Park. The Greenbelt Plan also designates lands within the main corridors of river valleys that flow through Toronto and connect the Greenbelt to Lake Ontario as Greenbelt Urban River Valleys and encourages planning approaches on lands within and abutting these river valleys to enhance ecological and hydrological functions. Publicly owned lands falling within the Urban River Valley designation continue to be governed by applicable Official Plan policies provided they have regard to the objectives of the Greenbelt Plan.

The Greenbelt Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing a specific geographic area in Ontario. The policies of the Greenbelt Plan take precedence over the policies of the PPS in the extent of any conflict, except where the relevant legislation provides otherwise.

All decisions by Council affecting land use planning matters are required by Section 3 of the *Planning Act* and Section 7 of the *Greenbelt Act* to conform to the Greenbelt Plan.

The property is located in the Greenbelt Area Protected Countryside within a Natural Heritage System. The Protected Countryside contains a Natural Heritage System that provides a connected and permanent land base to support ecological and human health within and outside of the Greenbelt. The Natural System is comprised of a Natural Heritage System and a Water Resource System.

The Natural Heritage System includes core areas and linkage areas of the Protected Countryside with the highest concentration of the most significant and/or sensitive natural features and functions. These areas must be managed as an integrated natural heritage system, given the functional inter-relationships between them and the fact that this system builds upon the natural systems contained in the other significant landforms (Niagara Escarpment and the Oak Ridges Moraine).

The Water Resource System is comprised of both surface and ground water features and areas and their associated functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption.

The Greenbelt Plan 2017

Although the Greenbelt Plan 2017 was not in effect when the applications were submitted to the City, staff had regard to the policies of the 2017 plan when evaluating the rezoning application including Section 3.2.7, The Rouge River Watershed and National Urban Park. This section identifies the Rouge Watershed and the Little Rouge River as the main ecological corridor between the Oak Ridges Moraine to Lake Ontario within the Greater Toronto Area. This plan directs that land use planning and resource management within those portions of the Rouge River watershed within the Protected Countryside shall comply with the provisions of both this Plan and the Rouge North Management Plan. The lands are not subject to the Rouge North Management Plan. Staff had regard for the policies in this Plan during the review of the applications.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows.

The site is identified as a part of the Green Space System in the Official Plan on the Map 2 - Urban Structure. The Green Space System is comprised of large connected parcels of lands with a Parks and Open Space Areas designation that have significant natural heritage or recreational value. The Green Space System performs a number of

roles, and actions will be taken to improve, preserve and enhance the green space system.

The property also forms part of the Natural Heritage System on Map 9 of the Plan. Natural heritage policies expressed by in Policy 3.4.8 direct that development be setback 10 metres from existing or potential natural hazards including; the top of bank of valleys, ravines and bluffs and other such locations. This setback may be increased if slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property. Development is generally not permitted in the natural heritage system illustrated on Map 9. However where the underlying land use designation provides for development in or near the natural heritage system, development will need to meet specific criteria which are found in Policy 4.3.6.

The subject lands are designated as *Parks and Open Space Areas – Natural Areas* on Map 22, Land Use Plan (See Attachment 3). Policy 4.3.1 states that this designation provides for parks and open spaces, valleys, watercourses and ravines, golf courses and cemeteries that comprise a green open space network in the City. Policy 4.3.2 states that development is generally prohibited except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. Policy 4.3.3 states that those areas identified as *Natural Areas* will be maintained primarily in a natural state, while allowing compatible recreational, cultural and educational uses. The policy goes on to state that facilities that minimize adverse impacts on natural features and functions may be provided for as well as conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on the natural features and functions.

The development criteria for Parks and Open Space Areas in Policy 4.3.6 states that development will:

- protect, enhance or restore trees, vegetation and other natural heritage features;
- preserve or improve public visibility and access, except where access will damage sensitive natural heritage features or areas, or unreasonably restrict private property rights;
- maintain, and where possible create linkages between parks and open spaces to create continuous recreational corridors;
- maintain or expand the size and improve the usability of publicly owned Parks and Open Space Areas for public parks, recreational and cultural purposes;
- respect the physical form, design, character and function of Parks and Open Space Areas; and
- provide comfortable and safe pedestrian conditions.

Site and Area Specific Policy No. 141 (SASP 141)

The site falls within lands subject to SASP 141, which, together with other amendments in 2016, brought the Official Plan in conformity with the 2005 Greenbelt Plan.

SASP 141 provides detailed direction about how natural and hydrologic features and functions should be protected; clarifying requirements for new or expanding infrastructure and protecting existing agricultural buildings and uses. SASP 141 reflects key policy goals of the 1994 Rouge Park Plan with respect to protecting the area adjacent to the top of bank. This will protect the ecological integrity of the Rouge Valley and provides for compatible park functions, all in accordance with the Greenbelt Plan. SASP 141 also describes how the City will consult and work with Parks Canada on matters related to the Rouge National Urban Park. SASP 141 recognizes the important role of Green Valley/Structure connections from the Greenbelt Area to Lake Ontario.

Site and Area Specific Policy No. 324 (SASP 324)

SASP 324 provides policies on the future disposition insofar as lands within the RNUP boundaries. The Official Plan prohibits the sale or disposal of City owned lands in the Green Space System and City owned land designated Parks and Open Space Areas unless the lands are exchanged for other nearby land of equivalent or larger area and comparable or superior utility. Although the property is identified as subject to SASP 324, the policy only applies to City-owned lands which allows the City to enter into a land transfer agreement with the Federal Government to transfer City owned lands, in the absence of receipt of nearby lands of equivalent, larger, comparable or superior utility. The lands to be transferred are to be used for the purpose of establishing the RNUP in the Rouge Valley area.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning

The Upper Rouge-Hillside Community Zoning By-law No. 25278 zones the subject lands as Agricultural Zone (AG) for most of the lands and Natural Environment Zone (NE) for the southwestern portion of the lands (See Attachment 4). Within the Agricultural Zone, agricultural uses are permitted including field crops, fruit farming, market gardening, animal husbandry, poultry raising, beekeeping, nursery, fish hatchery, flower gardening, fur farming, mushroom farming and demonstration farming. Within the Natural Environment Zone, recreational uses which do not require potable water or sanitary sewage disposal and existing dwellings as of the date of the passage of the Zoning By-law are permitted. The Upper Rouge-Hillside Community By-law does not permit educational uses.

Toronto Zoning By-law No. 569-2013 zones the subject lands as Open Space Natural (ON) which permits the following uses: ambulance depots, agricultural uses, fire hall, parks, police stations, public utility and transportation uses. Under certain conditions, the following may also be permitted: clubs, cogeneration energy, education uses, entertainment, place of assembly, recreation uses, renewable energy, retail stores and a stable (See Attachment 5).

Both Zoning By-laws do not permit a veterinary hospital, animal shelter, wildlife centre, or living accommodations for interning students.

Site Plan Control

Development subject to site plan control cannot proceed until site plan approval is granted. A site plan application (14 143954 ESC 42 OZ) was submitted with the Zoning By-law amendment application. It is being processed concurrently with the rezoning application. The City will ensure that the TWC and the TRCA will develop and maintain the site in accordance with the approved plans.

COMMENTS

Provincial Policy Statement (PPS) and Provincial Plans

The proposed development is consistent with the policies of the PPS.

Pursuant to Policy 1.1.1, the proposal sustains healthy, liveable and safe communities by avoiding development patterns that may cause environmental or public health concerns. Through the submission and review of numerous technical studies, it has been determined that the development is appropriately set back from natural heritage systems.

Policy 1.6.6.4 provides direction that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. There are no municipal services available to the property line. Private services are proposed for the operation of the TWC's facilities and are discussed in the "Servicing" section of this report.

Section 2 provides policies related to the maintenance and restoration of natural heritage systems to ensure diversity and connectivity of these natural features and to promote long-term ecological function and biodiversity of natural heritage systems and linkages to hydrologic features,

There are no significant provincial wetlands, areas of natural scientific interest (ANSIs), or significant wildlife habitat identified on the subject property. The ravine and associated woodland are part of the Natural Heritage System and are considered to be Significant Woodlands. These areas are being retained and protected with a 30 metre minimum vegetation protection zone. There is barn swallow habitat associated with existing barn which will be addressed in accordance with the Environmental Impact Study (Natural Heritage Impact Study).

The proposed development and site alterations have been developed in a manner that increases the vegetation around the proposal and limits impervious surfaces on the property. The use of bio-swales will assist to restore ground water features and their hydraulic functions and other sustainable features are provided as the applicant is providing a 485 square metre green roof as required by the City's Green Roof By-law. The proposed Meeno-Reesor project will enhance, improve and restore sensitive surface water features, sensitive ground water features, and their hydrologic functions which are consistent with the direction of the PPS.

Policy 2.6.2 directs that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Furthermore, Policy 2.6.3 directs that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The site contains a known registered archaeological resource. Consistent with the PPS, the archaeological mitigation and contingency plan will protect these archaeological resources and artifacts.

Greenbelt Plan 2005

At the time of submission the Greenbelt Plan 2005 was in force and effect, and is the document against which staff evaluated the proposal. The proposal conforms to the Greenbelt Plan 2005.

The lands are within the Protected Countryside of the Greenbelt Plan Area with a Natural Heritage System (NHS) overlay. The NHS functions as an overlay on top of the prime agricultural and/or rural area designations contained in municipal official plans. As such, permitted uses are those set out within the prime agricultural area and rural area designations of municipal official plans, subject to constraints of the Natural System. Thus, where no Key Natural Heritage Features (KNHF) or Hydrological Significant Features (HSF) occurs, the rural areas standards of the Greenbelt apply.

The rural areas of the Protected Countryside are to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors, as described in Section 3.1.4 of the Plan. Rural areas also support a range of tourism and recreation uses such as trails, parks, golf courses, bed and breakfasts and other tourism based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

Section 3.2.2. of the Greenbelt Plan outlines policies that inform development for lands within the Natural Heritage System of the Protected Countryside. The policy directs that new development or site alterations in the Natural Heritage System will demonstrate that there are no negative effects on natural heritage features or hydrologically significant functions and connectivity between these features for movement of native plants and animals across the landscape is provided. Furthermore it sets out limits for the amount of a site that may be disturbed by development.

The existing woodland and forest communities associated with the ravine area located at the southwest corner of the site are considered to be a Significant Woodland under the Greenbelt Plan. However, no development is proposed within significant natural features on the property. Further, the minimum buffer provided around the woodland varies from 30 metres to 85 metre. A 30 metre buffer has also been applied to a known intermittent watercourse that is located within this woodland area.

No development is proposed in key natural heritage and key hydrologic features ensuring that connectivity is not interrupted. The TRCA's Meeno-Reesor restoration project will bring ecological benefits including the expansion of key natural heritage and key hydraulic features through the provision of naturalization and regeneration areas within the proposed buffer area. Connectivity will not only be maintained but also enhanced within the significant features by new plantings and restorative work in the buffer area.

The proposed limits of development will be almost entirely located within areas that were previously used for agricultural purposes and adjacent to the existing hedgerows and woodlands. The restoration areas will allow for additional growth along the edges of the existing limits of the hedgerows and woodlands which provides for additional connectivity.

The proposed area of disturbance (buildings, paved areas, animal pens) occupies approximately 24% of the total site area and the total area of impervious surface is approximately 4% of the total site area, meeting the standards set forth in the Greenbelt Plan. Over 55% of the actual developable area will remain or be returned to self-sustaining vegetation.

The proposed use is on lands that were formerly farmed lands. There will be outdoor pens for the animals, similar to outdoor pens for common farm animals, as well as new wetland areas for habitat. Overall, the use is appropriate at this location and conforms to the Greenbelt Plan as the proposed development, in combination with the TRCA's Menno-Reesor Rehabilitation Project will:

- i. Increase biodiversity by supporting and increasing wildlife habitat;
- ii. Provides wildlife rehabilitation opportunities and encourage sustainable health of wildlife; and
- iii. Provides educational programs supporting the goals of the Rouge Urban National Park

The former agricultural fields which forms part of the cultural meadow unit in the south-central part of the property and the hedgerow or the woodland unit located in the centre of the property (north-south) will be removed. However, these plantings are not key natural heritage features and have relatively low ecological function, provide little function to nearby features, and have no policy requirement for their retention. The remainder of the remnant agricultural field will be used for future restoration plantings and projects.

The policies in the 2017 Greenbelt Plan related to the Protected Countryside that applies to the property is generally in keeping with the 2005 Greenbelt Plan. Thus, the proposal would conform to both Greenbelt Plans.

Official Plan

The property is designated Natural Areas. Section 4.3 states that Natural Areas are to be maintained primarily in a natural state, while allowing for compatible recreational,

cultural and educational uses and facilities that minimize adverse impacts on natural features and functions. Section 3.4 states that development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will: a) recognize natural heritage values and potential impacts on the natural ecosystems as much as is reasonable in the context of other objectives for the area; and b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.

SASP 141

SASP 141 permits uses that are compatible with the objectives of this area specific policy, such as Natural Science, Educational Interpretive, Zoological, Recreational, Curatorial and Research Uses and Associated Facilities; nature viewing uses; existing agricultural uses, including crop farming, livestock and demonstration farming; existing golf course; existing residential uses, including existing residential uses on lots of record; bed and breakfast operations ancillary to residential uses; and conservation management uses, including conservation works, slope stabilization works and ecological restoration. For the purpose of clarity, the term “recreational” as used in this site specific policy includes uses such as, campgrounds, equestrian, off-road biking and hiking trails, fishing, natural science educational and research facilities including demonstration farms, interpretation of archaeological sites designated by the Provincial and Federal Government, historic resource uses, wildlife habitat enhancement and observation areas. However, the word “recreational” does not provide for major recreational uses that require servicing, such as illuminated playing fields or spectator seating facilities.

The proposed uses includes wild fauna care, treatment and rehabilitation and related education programs and ancillary uses such as residential accommodations for interns at the facility. These uses fits with the type of uses provided for in SASP 141 and conforms with SASP 141.

An Environmental Impact Study (Natural Heritage Impact Study) was filed in association with the rezoning application that outlined the manner in which the policies of the PPS, Greenbelt Plan and the Official Plan were to be addressed through the site plan drawings and development proposal. This report was reviewed during the assessment of the development applications.

Proposed Land Use

Primary uses such as an animal shelter, veterinary hospital and educational uses are proposed. Ancillary use to these primary uses including an intern residence is also being proposed. Staff are recommending that these proposed uses be added as permitted uses in both Zoning By-laws as they are necessary components of the wildlife centre operations and, as discussed, meet the policy tests as outlined above.

Staff are also recommending that building setbacks, excluding outdoor animal pens, be regulated as follows:

- (i) 100 metres from a north lot line;
- (ii) 40 metres from the west lot line;
- (iii) 200 metres from the east lot line; and
- (iv) 500 metres from the south lot line.

Traffic Impact, Access, Parking and Road Widening

Access to the site is provided via a driveway to Steeles Avenue East. The main driveway will be a minimum of 6.0 m in width and will connect Steeles Avenue East to the parking lot and principal access of the main building. The main driveway will also provide lay-by space for school buses and an animal drop-off area, near the main building entrance. A 4.5 m wide secondary access will come off the main driveway aisle to serve the garbage/loading operations.

Small trucks, including rescue vehicles, will use the loading area facility, but organization of the site is also appropriately laid out for large truck manoeuvres required for garbage services and garbage removal. The loading area has been designed to allow a garbage truck to enter and exit the garbage service area in a forward motion. School buses will be able to manoeuvre throughout the site in a forward motion and a lay-by at the west end of the driveway is proposed that will accommodate at least 2 full sized school buses.

The applicant is proposing a rate of 1 parking space per 100 square metres of gross floor area. The current site plan illustrates 50 parking spaces to service the facility. The approved site plan will be adjusted to provide the appropriate number of parking spaces for the operations of the TWC.

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Steeles Avenue East, an irregular road widening dedication along the street frontage of the subject site is required and is proposed to be conveyed to the City. City staff will work with the applicant to transfer these lands for right-of-way purposes which will be secured through the approval of the application for Site Plan Control.

Servicing

The subject land is not served by municipal water. Extending municipal water services along Steeles Avenue East to the subject property is not supported by provincial policies which prohibits the extension of municipal services into the Greenbelt.

Through the review of the application, the applicant is currently proposing that the facility and ancillary uses be serviced by private water and septic systems. The private water supply relies on well water that will be drawn and stored in tanks that may, on occasion, require to be replenished to ensure enough water is always present on site to meet consumption as well as fire demands.

The sewage treatment and disposal system requires MOECP approval prior to construction and use. The system will also likely be subject to ongoing monitoring and

reporting requirements. The applicant will have to apply for a permit to obtain these approvals.

The treatment of stormwater run-off will primarily be at-source versus the standard "end of pipe" option. The surface of the main parking lot areas will be comprised of permeable pavers and the maintenance access driveways comprised of a permeable stone base. The use of filter fabric underneath the stone medium will provide quality control measures by removing sediment from runoff, prior to being directed to an on-site drain. Runoff flows will be slowed to mitigate quantity and erosion impacts to a designated outlet. Overland flows from permeable surfaces will be directed to a bioswale around the perimeter of the facility. Bioswales will provide opportunities for evaporation, infiltration and nutrient uptake. They will also provide added quantity, quality and erosion controls. The clean run off from the green roof will be retained and diverted for reuse on the site. The final design for the stormwater management design will be required to meet the City of Toronto and the TRCA's standards for adequate quality and quantity control measures.

The principles of this arrangement are appropriate for the proposed land use change, subject to confirmation of final details through the submission of a revised Functional Servicing Report to the satisfaction of Engineering and Construction Services and the TRCA. It is recommended that this be completed prior to the enactment of Bills by City Council.

Economic Impact

The TWC has approximately 25 permanent staff, as well as over 200 dedicated volunteers tasked as drivers, animal rescuers, and managing the TWC's call-centre "hotline" operations. The proposed new facility will enable these jobs to remain within the City limits. There will also be the opportunity for 7 interns to conduct research and analysis as part of their post-university/post-college education in pursuing their master's and/or doctorate degrees.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application is not in a parkland priority area and is outside of a geographic park planning area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The development will be subject to a 2% cash-in-lieu of parkland dedication payment required under By-law 1020-2010. The parkland dedication will be based only on the area being developed.

The value of the cash-in-lieu of parkland dedication will be determined at the time of the issuance of the building permit.

Natural Heritage System

The property is identified as part of the City's Natural Heritage System on Map 9 of the Official Plan. As previously discussed, a portion of the subject lands are regulated by the TRCA. This area is also regulated by the City's Ravine Protection By-law.

The proposal conserves the majority of trees subject to the protection under the City's Ravine By-law. Removals and required restoration and ravine enhancement are being undertaken through the Meeno-Reesor Restoration Project.

Within the barn are barn swallows, birds that are a threatened species both nationally and provincially. The barn is being restored with new construction. Staff will work with the TWC, TRCA and the Ministry of Natural Resources and Forestry and Federal legislation to protect and/or provide an appropriate habitat in conformity with the *Endangered Species Act*.

Six hybrid Butternut trees were identified on the subject property by the Ministry of Natural Resources and Forestry (MNRF). The *Endangered Species Act* does not apply to these trees.

While staff are generally supportive of the proposed development, there have been some revisions to the above-noted plans and studies requested to ensure the provisions of the legislation are complied with. These details will be secured through the site plan process.

Heritage Impact & Conservation Strategy

The property is listed on the City of Toronto's Heritage Register. A Heritage Impact Assessment (HIA) and an amended HIA have been submitted to evaluate the impacts on the existing cultural heritage resources and proposes strategies for their conservation, restoration and protection. Heritage Preservation Services staff will work with the Cultural Heritage Policies Branch of Parks Canada, the TRCA and the applicant to finalize a strategy regarding these resources. Any required cultural landscape and heritage built form restoration and protection will be secured through the approved site plan drawings in combination with the recommended strategy from both HPS staff and the Cultural Heritage Review Branch.

Archaeological Assessment

The property has a registered archaeological site. A 20 metre protective buffer zone has been delineated where no entry or soil disturbance shall take place within this area. Protective fencing and clear signs will be required to demarcate this buffer zone. A 50 metre monitoring zone has also been identified and recommended. Archaeologists licensed by the Ministry of Culture, Tourism are to be retained by the proponent to provide appropriate archaeological monitoring services for the duration of the excavation portion of the construction program.

Heritage Preservation Services staff will work with the TRCA to finalize a protection and monitoring strategy during the excavation work for the construction of the proposed

facility to ensure the site will not be adversely impacted. Other requirements to protect these archaeological resources will be secured between the TWC and TRCA to the satisfaction of the City's Heritage Preservation Services staff in consultation with the Cultural Heritage Policies Branch of Parks Canada.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Article III (Private Tree by-law) and not Chapter 813 Article II (Street Trees by-law).

An Arborist Report, tree preservation plan and landscape plan have been submitted in support of the applications.

To accommodate the development, the arborist is proposing that a total of 17 trees, which are in good to poor condition, will need to be removed. A total of 2 hazardous permit sized trees are also identified for removal. In addition to these tree removals, the arborist has identified 3 trees to be injured due to the driveway reconfiguration and removal within the tree protection zones.

Urban Forestry staff require further refinements to the arborist report and related drawings, to address tree removals and tree replacement requirements. Compensation for the tree removals within private property will likely be in the form of replacement tree plantings on-site. Given the size of the property, all efforts will be made to prioritize tree replacement over a cash-in-lieu payment.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features secured through the zoning by-law process will include cycling and automotive infrastructure.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Community Consultation

A community consultation meeting was held on December 9, 2014. The meeting was attended by the Ward Councillor, staff from the Ward Councillor's office, the applicants and their consulting team and City Planning staff. Approximately 10 members of the public attended this meeting.

Questions were raised as to the proposed location of this facility given the connectivity of the subject land to the existing natural heritage area and ideas related to potential alternate locations for the TWC were put forward. TWC explored alternate arrangements, but other sites had constraints more impactful on its operations and it was decided to proceed with the subject site.

Concerns were raised about the scale of the development, and the character of the design within the RNUP. Those in attendance suggested that the visual impact of the proposal on the landscape, from the compatibility of the design to the existing building to the character of the fencing along the perimeter of the site. Revisions to the design were made to address these concerns, particularly to the renovation of the farmhouse and addition to the barn and the introduction of a berm.

To respond to input from local advocates, the design is sensitive to the existing natural and heritage landscape, maintaining the existing barn as the tallest building on the property and including design features that respond to the character of the site. For example, the proposed fencing along Littles Road was designed as post and paddle construction, to reflect the historical agricultural landscape and constructed low enough to enable deer to jump over and maintain natural corridors for native wildlife that currently traverse the site.

The TWC's mandate to treat and rehabilitate infirmed animals highlighted a concern that ill animals under TWC care could impact wildlife native to the Rouge area. While outdoor rehabilitation pens are proposed, TWC maintains strict quarantine measures, which is standard for this type of facility, to prevent outside interactions within and between wildlife species. Animals under TWC care, once healthy, would not be released in the RNUP area but are returned to their original habitat.

Other questions raised were related to process, Zoning By-law standards and the ecological review of the site. Additional questions were brought up related to the land transfer process between TRCA and Parks Canada. Those issues have been commented on in other sections of this report.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Greenbelt Plans and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014), conforms and does not conflict the Greenbelt Plans. Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the Natural Heritage policies and associated SASPs related to the Rouge National Urban Park. Staff worked with the applicant and the community to address and resolve issues related to the nature of the proposed use within the Rouge National Urban Park, the appropriate performance standards and a design reflective of

the natural and historical importance of the site. The proposal would provide the ability for the Toronto Wildlife Centre to establish a permanent facility to continue its work treating and rehabilitating ailing, injured or orphaned wildlife and educating the public on wildlife issues. Staff recommend that Council support approval of the application.

CONTACT

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E-mail: Katrien.Darling@toronto.ca

SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map (Upper-Rouge Hillside Community)
- Attachment 5: Existing Zoning By-law Map (City of Toronto By-law 569-2013)
- Attachment 6: Draft Zoning By-law Amendment (Upper-Rouge Hillside Community)
- Attachment 7: Draft Zoning By-law Amendment (City of Toronto By-law 569-2013)

Applicant Submitted Drawings

- Attachment 8: Site Plan (Original Submission)
- Attachment 9: Site Plan (Current Submission)
- Attachment 10: Elevations (New Facility, Renovated Barn and New Shed)
- Attachment 11: Elevations (Renovated Farmhouse)

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 6461 STEELES AVE E Date Received: April 16, 2014

Application Number: 14 143936 ESC 42 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning amendment to allow a wildlife rehabilitation habitat centre (Toronto Wildlife Centre) with an overall gross floor area of approximately 5376 m² including the retention of the existing dwelling (listed heritage home) and an existing barn.

Applicant	Agent	Architect	Owner
JAMES RASOR			TORONTO & REGION CONSERVATION AUTHORITY

EXISTING PLANNING CONTROLS

Official Plan Designation:	Parks	Site Specific Provision:
Zoning:	NE (Upper Rouge), ON (Toronto)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 274,307 Frontage (m): 383 Depth (m): 678

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	881	429	3,280	3,710
Residential GFA (sq m):				
Non-Residential GFA (sq m):	1,035	1,035	4,341	5,376
Total GFA (sq m):	1,035	1,035	4,341	5,376
Height - Storeys:	3	3	2	3
Height - Metres:	10	10	11	11
Lot Coverage Ratio (%)	1.35	Floor Space Index:	0.02	

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

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 5,376

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	50	Bicycle Parking Spaces:	20	Loading Docks:	1
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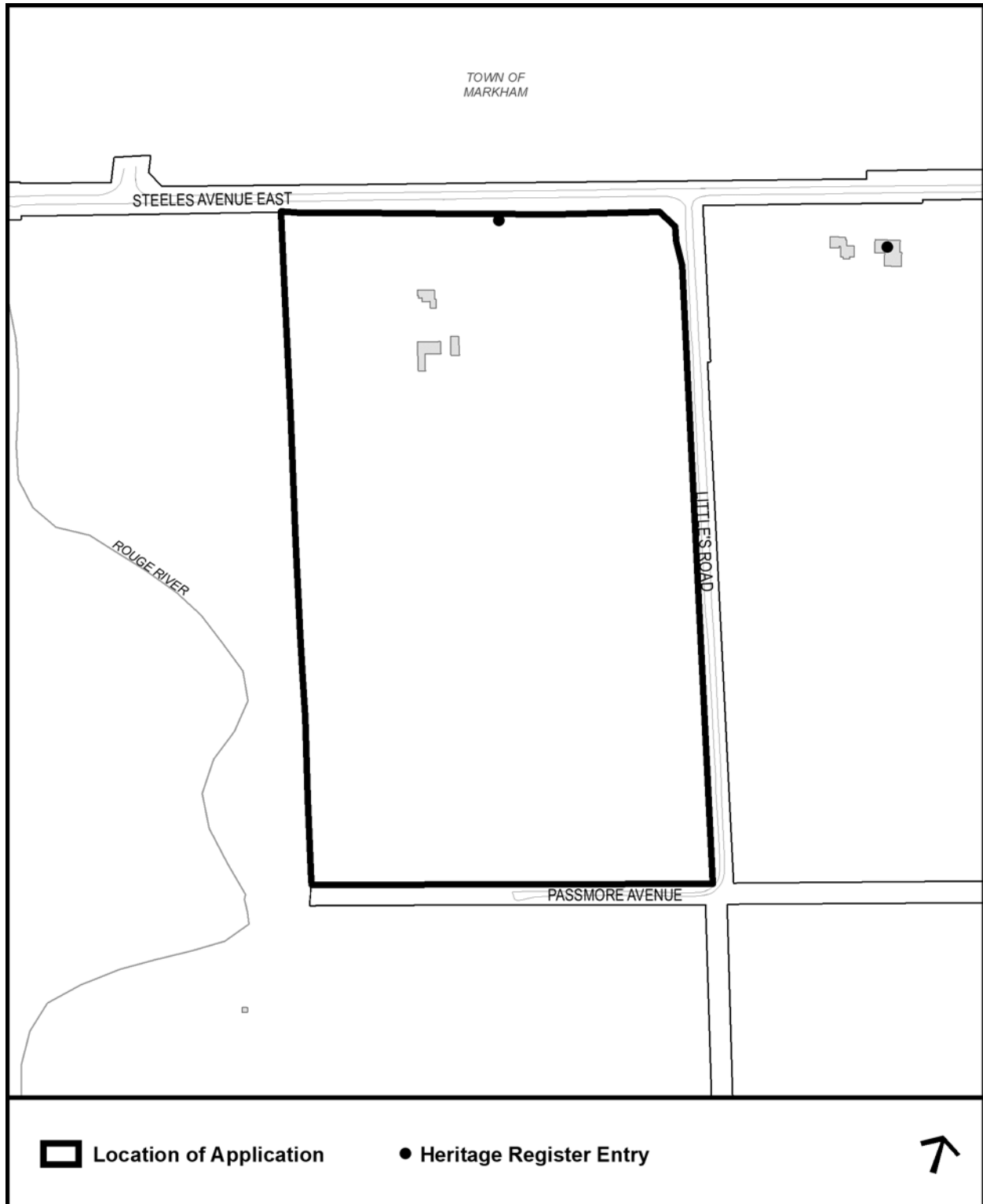
CONTACT:

Katrien Darling, Senior Planner

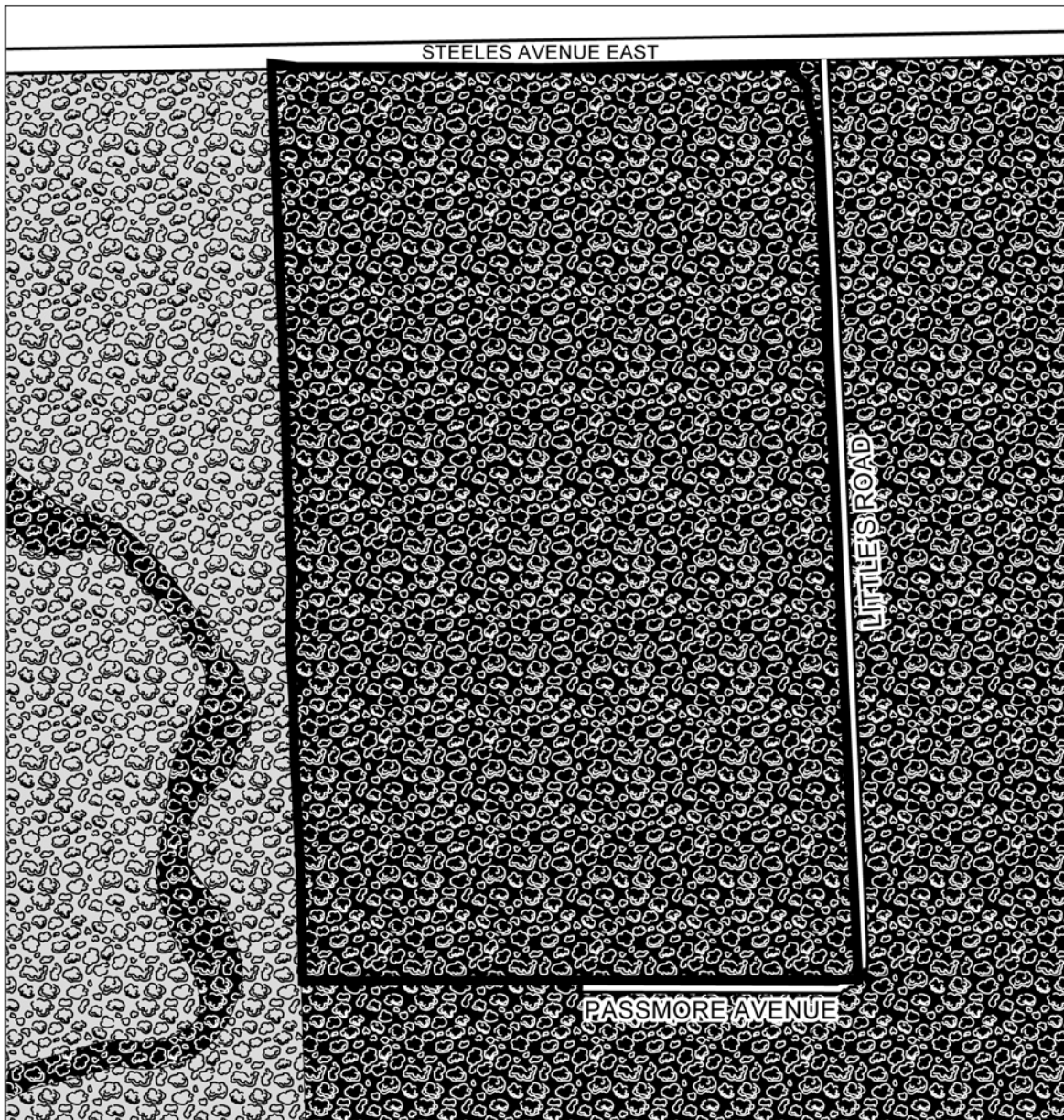
(416) 396-7721

Katrien.Darling@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #22

6461 Steeles Avenue East

File # 14 143936 ESC 42 02



Location of Application

Parks & Open Space Areas



Natural Areas

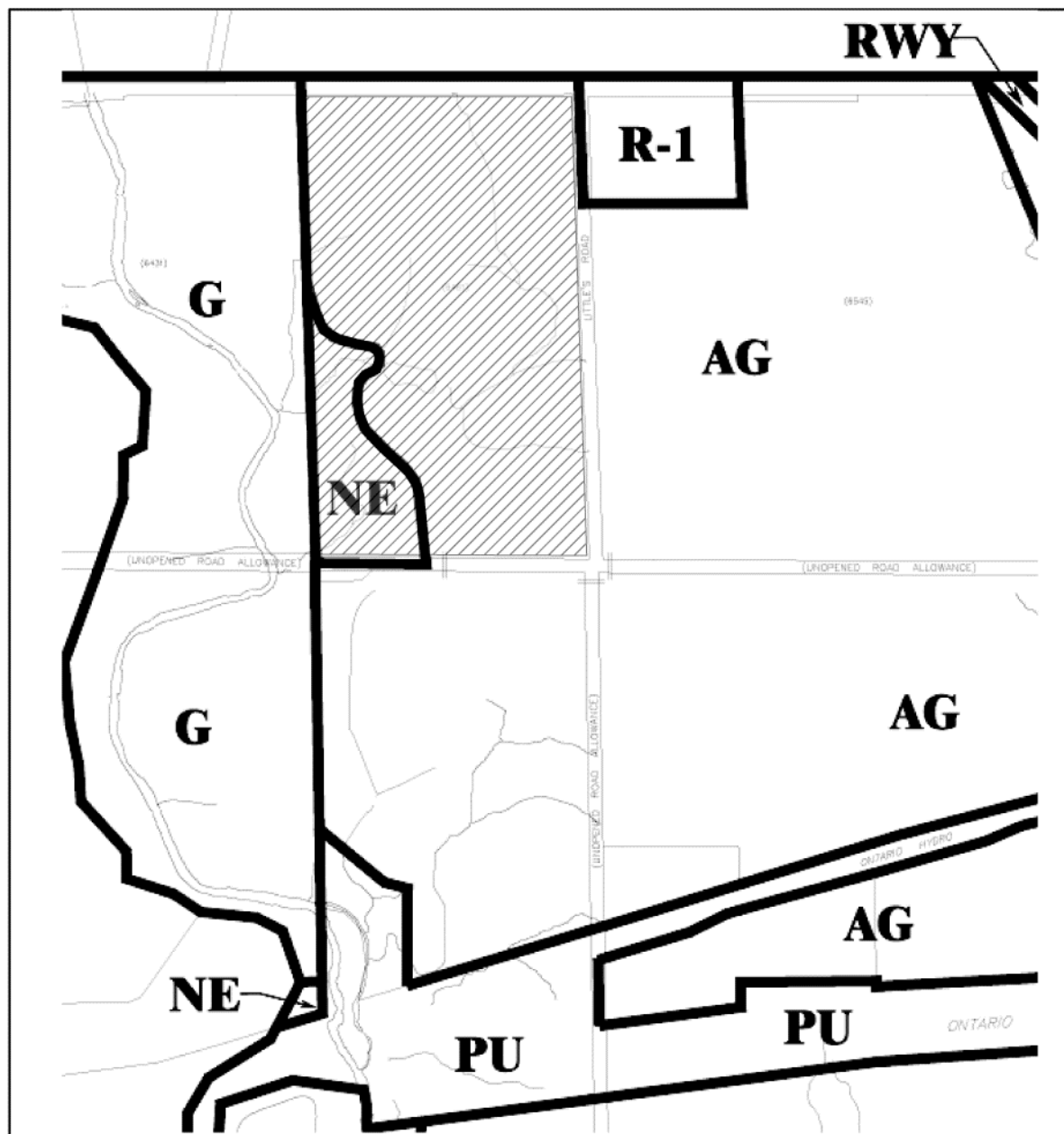


Other Open Space Areas



Not to Scale
01/15/2019

Attachment 4: Existing Zoning By-law Map (Upper-Rouge Hillside Community)



Upper Rouge Hillside Community

6461 Steeles Avenue East

File # 14 143936 ESC 42 02



Location of Application

NE Natural Environmental Zone
R Rural Residential Zone
RWY Railway Zone

AG Agricultural Zone
G Golf Course Zone
PU Public Utilities Zone



Not to Scale
 Extracted: 05/06/2014

Attachment 5: Existing Zoning By-law Map (City of Toronto Zoning By-law 569-2013)



Zoning By-law 569-2013

6461 Steeles Avenue East

File # 14 143936 ESC 42 0Z



Location of Application

ON Open Space Natural OG Open Space Golf Course



Not to Scale
Extracted: 01/15/2019

Attachment 6: Draft Zoning By-law Amendment (Upper-Rouge Hillside Community)

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on **, 2019

Enacted by Council: **, 2019

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2019

**To amend the Upper Rouge Hillside Community Zoning By-law No. 25278,
as amended,**

**With respect to the lands municipally known as,
6461 Steeles Avenue East**

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;

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

1. **SCHEDULE 'A'**, is amended by adding Exception 9 to the Agricultural Uses Zone (AG) as shown on Schedule '1' attached to this By-law.
2. **EXCEPTIONS LIST, SCHEDULE 'C'**, is amended by the adding, Exception 9. as follows:
 9. (a) Additional Permitted Uses:
 - **Animal Shelter**
 - **Veterinary Hospital** associated with an **animal shelter**
 - Intern Residence associated with an **animal shelter** and/or **veterinary hospital** and/or **wildlife centre**
 - **Wildlife Centre**
 - Educational uses associated with an animal shelter and/or veterinary hospital and/or wildlife centre

- (b) For the purposes of this exception, the following definitions shall apply:

Animal Shelter means premises used for the keeping, adoption or disposal of stray, abandoned or wild animals.

Veterinary Hospital means premises used by a licensed veterinarian for the medical treatment of animals.

Wildlife Centre means an establishment for the temporary care, medical or surgical treatment and rehabilitation of ailing, orphaned or injured wild animals, which may include accessory buildings, space and facilities for visitor education and staff training, administration offices, sleeping quarters for essential service employees and volunteers and other uses directly related thereto and outdoor enclosures for confinement to provide rehabilitation habitats.

- (c) **CLAUSE VI – GENERAL PROVISIONS, SECTION 2.4, Main Wall** shall not apply.
- (d) **CLAUSE VI – GENERAL PROVISIONS, SECTION 2.10, Regulations for Single-Family Dwellings** shall not apply.
- (e) **CLAUSE VI – GENERAL PROVISIONS, SECTION 2.11, Regulations for all other Uses** shall not apply.

ENACTED AND PASSED this ~ day of ~, A.D. 2019.

JOHN TORY, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

Schedule '1'



Toronto
Zoning By-Law Amendment

6461 Steeles Avenue East
File # 14 143936 ESC 42 0Z

 Area Affected By This By-Law

Upper Rouge Hillside Community Bylaw
Not to Scale
03/11/19


Attachment 7: Draft Zoning By-law Amendment (569-2013)

Authority: Scarborough Community Council ##, as adopted by City of Toronto Council on ~, 2019

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2019]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as, 6461 Steeles Avenue East

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

The Council of the City of Toronto enacts:

- 1.** The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
- 2.** The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
- 3.** Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to ON (16), as shown on Diagram 2 attached to this By-law and;
- 4.** Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.41.10, Exception Number (16) so that it reads:

Exception ON (16)

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) In addition to the uses permitted in Article 90.20.20, the following uses are also permitted:
 - (i) **Animal shelter;**
 - (ii) **Veterinary hospital** associated with an **animal shelter** on the same lot;

(iii) **Student residence** for an **education use** associated with an **animal shelter** or **veterinary hospital** on the same **lot**.

In addition to the conditions in regulation 90.20.20.100(1), an education use may also be combined with an animal shelter or veterinary hospital and may be in a wholly enclosed building.

(C) Despite regulation 90.20.40.40(1), the permitted maximum **gross floor area** is 5,500 square metres excluding **ancillary buildings** or **structures** associated with outdoor animal pens;

(D) Despite regulation 90.20.40.70(1), the required minimum **building setbacks** are:

- (i) 100 metres from the north lot line;
- (ii) 40 metres from the west lot line;
- (iii) 200 metres from the east lot line; and
- (iv) 500 metres from the south lot line.

(E) Despite regulation 220.20.1 (2), a minimum of 1 loading space must be provided on the lot.

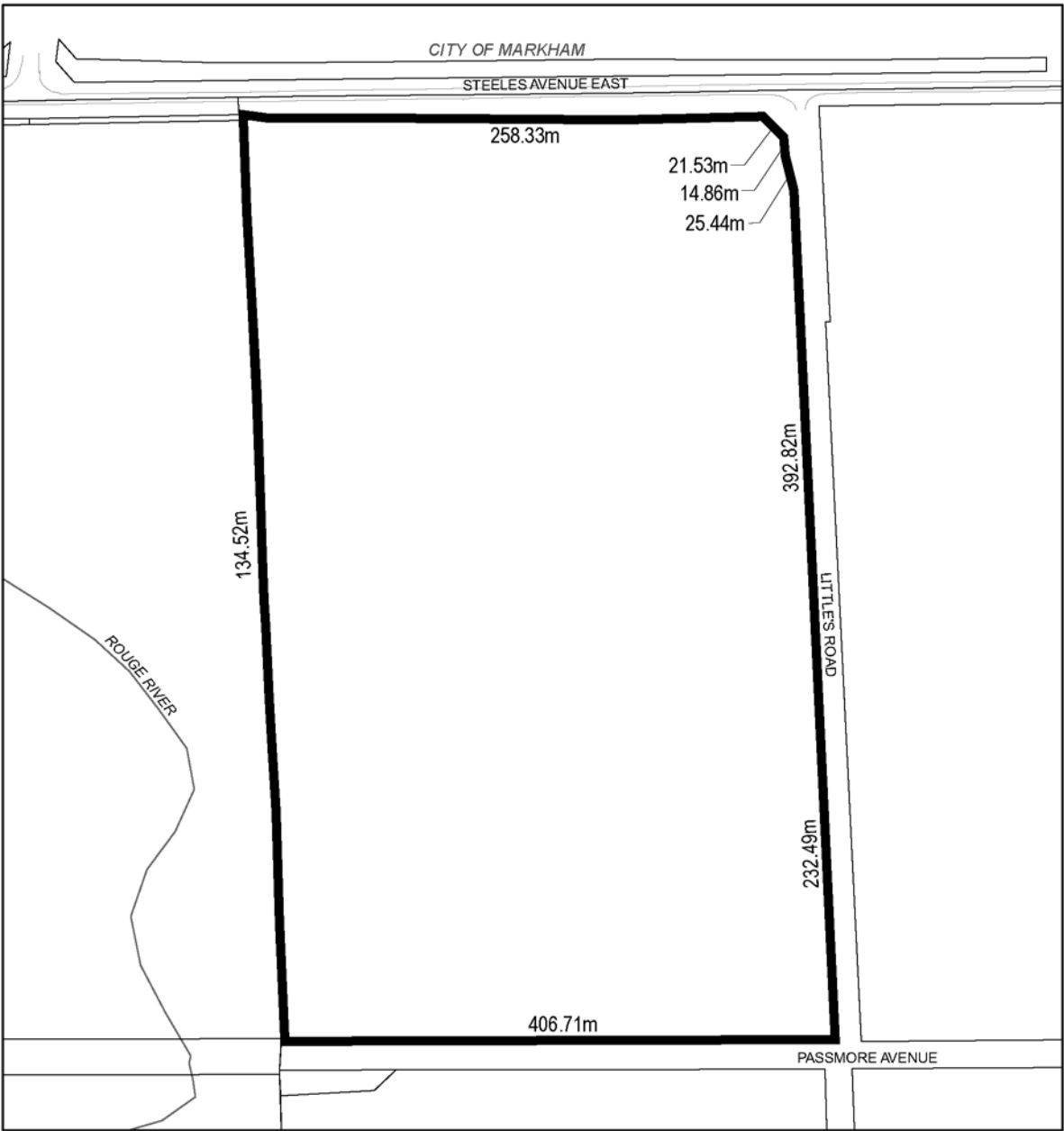
(F) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 50 parking spaces must be provided on the lot;

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

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

Name, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

6461 Steeles Avenue East
File # 14 143936 ESC 42 0Z


City of Toronto By-Law 569-2013
Not to Scale
Extracted: 02/15/2019



TORONTO
Diagram 2

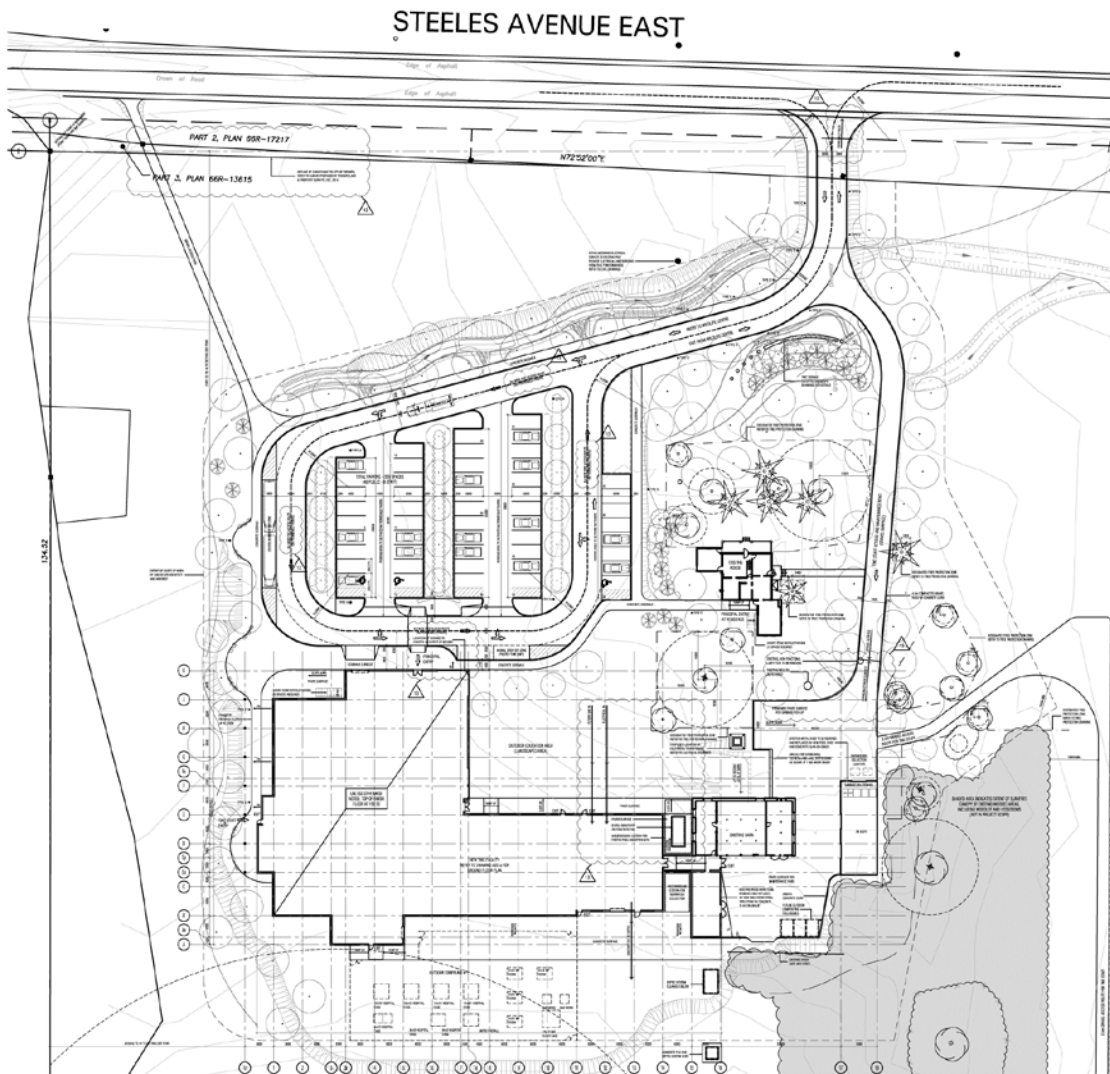
6461 Steeles Avenue East

File # 14 143936 ESC 42 0Z

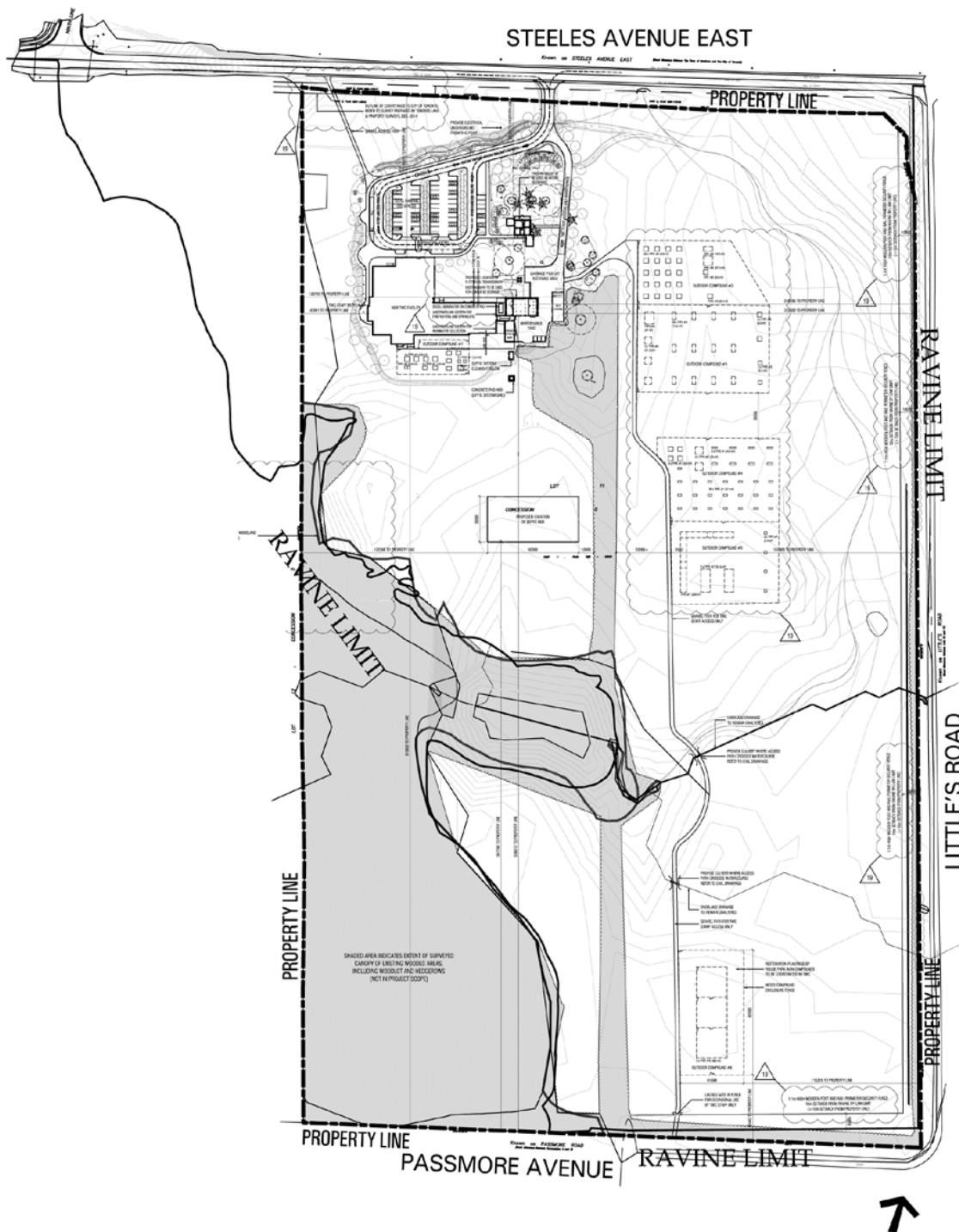


City of Toronto By-Law 569-2013
Not to Scale
Extracted: 02/15/2019

Attachment 8: Site Plan (Original Submission)



Attachment 9: Site Plan (Current Submission)



Attachment 10: Elevations (New Facility, Renovated Barn and New Shed)



North Elevation



West Elevation



South Elevation

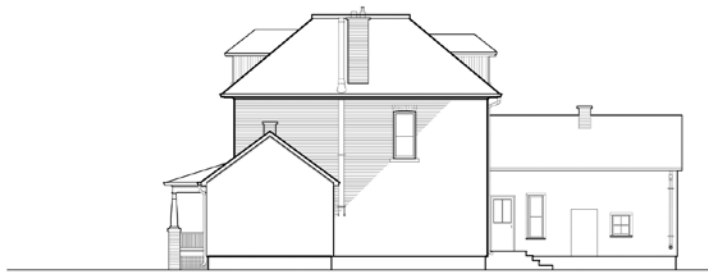


East Elevation

Attachment 11: Elevations (Renovated Farmhouse)



North Elevation



West Elevation



East Elevation



South Elevation