

1755 Steeles Avenue West – Zoning By-law Amendment and Modification of a Holding Provision (H) Applications – Final Report

Date: April 29, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 20 210682 NNY 06 OZ & 20 210843 NNY 06 OZ

SUMMARY

This application proposes to amend the zoning by-law to permit a private wastewater treatment facility at 1755 Steeles Avenue West. Also proposed is a modification of the holding provision with respect to the infrastructure required to service the site.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-law and an amendment to the holding provision on the site. The wastewater treatment facility will reduce water consumption and sanitary discharge on the site and it has been demonstrated that the necessary infrastructure to service the site in the short-term is available.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law 7625, as amended, for the lands at 1755 Steeles Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council withhold the final bills until such time as the applicant has provided an acknowledgement and undertaking to the City regarding necessary infrastructure upgrades, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

In 2010 the applicant filed an application (File No. 10 120879 NNY 10 OZ) to amend the Official Plan and the Zoning By-law for the southern portion of the lands to allow for the expansion of the light manufacturing and medical research and development campus. The application redesignated the southern portion of the site from *Neighbourhoods* to *Employment Lands*, rezoned the site in former City of North York Zoning By-law 7625 from RM1 to M2(68) with a holding provision for servicing and laid out future building envelopes. City Council approved the application through Official Plan Amendment 123 and Zoning By-law 1297-2013 on February 20, 2013. City Council's decision can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG20.3>

On July 4, 2017 City Council approved an application to construct a 15,660 square metre manufacturing and office building on the south portion of the campus (File Nos. 16 245598 NNY 10 OZ & 16 245607 NNY 10 OZ). The application also amended the holding provision in the zoning by-law with respect to the infrastructure required to service the site; it allowed development on Blocks B and F to proceed prior to lifting of the holding provision. City Council's decision and By-law 1081-2017 can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY23.8>

A Preliminary Report on the application(s) was adopted by North York Community Council on December 3, 2020 authorizing staff to conduct a community consultation meeting with an expanded notification area. Additional consultations took place with the applicant on December 22, 2020 and April 14, 2021. Community consultation is summarized in the Comments section of this Report.

PROPOSAL

This application proposes to amend the existing site-specific zoning by-law for the property at 1755 Steeles Avenue West to permit an approximately 2700 square metre private wastewater treatment facility on the site. The purpose of the building is aimed at reducing the water consumption and sanitary discharge of the overall campus. The application also intends to lift the holding provision in the site-specific zoning by-law with regards to sanitary services for the site.

Detailed project information is found on the City's [Application Information Centre](#).

Reasons for Application

The Zoning By-law Amendment application is required as the proposed building does not fit within the existing permitted building envelopes. The existing site specific zoning sets out four building envelopes on the south portion of the site and the proposed building would be outside the limits of Block A.

The proposed building is over 1000 square metres which is the maximum permitted by the zoning by-law prior to a comprehensive Functional Servicing Report being required by the holding provision. The applicant has submitted a number of engineering reports and is proposing to remove the holding provision for sanitary and storm purposes from the southern portion of the site. The holding provision does not apply to the north portion of the site.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Archaeological Assessment
- Civil and Utilities Plans
- Geotechnical Study
- Heritage Impact Statement
- Hydrogeological Report
- Natural Heritage Impact Statement
- Noise Impact Study
- Planning Rationale
- Servicing Report
- Slope and Stability Report
- Stormwater Management Report
- Sun and Shadow Study
- Toronto Green Standards Checklist
- Transportation Impact Study

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 conditions of Site Plan Control approval.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

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.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

[A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(2020\)](#) came into effect on August 28, 2020 (the "Growth Plan (2020)"). This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (a "MCR"), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Provincial Significant Employment Zones

The Growth Plan (2020) contains policies pertaining to provincially significant employment zones ("PSEZs"). PSEZs are areas defined by the Minister of Municipal Affairs and Housing for the purpose of long-term planning for job creation and economic development.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the [City of Toronto Official Plan](#) as follows:

Chapter 2 - Shaping the City

The Official Plan structures the City's future growth by focussing different uses to different areas of the city. The site is identified as *Employment Areas* on Map 2 of the Official Plan which is focussed on job intensification. It is the City's goal to conserve *Employment Areas* to expand existing businesses and incubate and welcome new businesses that will employ future generations of Torontonians.

Chapter 3 - Building a Successful City

The Built Form policies of the Official Plan require new development to "fit" within its existing and/or planned context. While the building is internal to the site, it is part of a private campus setting accessed by a driveway network used by both pedestrians and vehicles. Buildings should generally be located parallel to streets and main building entrances should be clearly visible and accessible from the sidewalk.

Development should locate and organize vehicular parking, service areas and utilities to minimize their impact on the property and surrounding properties. This may be achieved by integrating services and utility functions within buildings and limiting surface parking between the face of a building and the sidewalk.

Toronto's cultural heritage can be seen in the significant buildings and properties throughout the city. Their protection, wise use and management demonstrate the City's goal to integrate the significant achievements of our people and their history into a shared sense of place and belonging. Proposed development on or adjacent to a property on the Heritage Register will ensure that the integrity of the heritage value and attributes will be retained. Construction adjacent to a heritage building will be designed to converse the cultural heritage values, attributes and character of that property and to mitigate visual and physical impacts on it.

Strong communities and a competitive economy need a healthy natural environment. New development is required to include stormwater management in accordance with best management practices, including source control and on-site facilities to manage stormwater where appropriate. Development should be set back from the top-of-bank of valleys, ravines and bluffs by at least 10 metres. Development near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on it.

Toronto's Employment Areas have great potential for additional employment growth. The Official Plan directs that the economy will be nurtured and expanded to provide for the future employment needs of Torontonians by maintaining a strong and diverse economic base, promoting international investment in Toronto and promoting export-oriented employment. This should be done by taking a multi-faceted approach to economic development including encouraging the expansion of health and educational institutions.

Chapter 4- Land Use Designations

The site is designated *Core Employment Areas* on Map 16 of the Official Plan. These are places of business and economic activities vital to Toronto's economy and future economic prospects. Permitted uses in these areas include all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, offices, research and development facilities, waste management systems and utilities. Development in these areas will mitigate the potential negative impacts from traffic, provide adequate parking and loading on-site and provide a buffer and/or mitigate adverse effects to *Neighbourhoods*.

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the Report.

Zoning

The site is subject to former City of North York Zoning By-law 7625 and is zoned Industrial Zone Two (M2) with Site Specific Exception 68. The southerly portion of the site is also zoned M2(68) under former City of North York Zoning By-law 7625 but is also subject to a holding (H) provision.

The M2 zone allows for a wide range of uses including industrial sales and service, manufacturing, office uses, research laboratory, university uses and warehousing. For the portions of the site which are within seventy metres of an R or RM zone, only uses permitted in the Industrial Zone One (M1) zone are permitted. A maximum Floor Space Index of 1.0 is permitted and a five metre landscape buffer is required along the east property line adjacent to Hidden Trail.

The site specific exception also contains provisions with regards to a historically listed building which is referred to as Building 18. The by-law requires that Building 18 be retained in its current form and at its current location and provides minimum setbacks from Building 18.

The by-law also contains 4 building envelopes (identified as Blocks A, B, C and D) and required setbacks to the property lines and separation distances between the different blocks. The holding provision on the southern portion of the site limits new buildings to a maximum of 1000 square metres and additions to a maximum of ten percent of the area of the building.

In order to construct a larger building or addition, an applicant is required to submit a Functional Servicing Report outlining the private and public infrastructure required to service the proposed development. The site specific zoning M2(68), including the holding provision, was implemented by [Zoning By-law 1297-2013](#) and was amended by [By-law 1081-2017](#).

The site is not subject to city-wide Zoning By-law 569-2013.

Heritage Impact & Conservation

The site is an important part of Toronto's history and was listed on the City's Inventory of Heritage Properties on September 27, 2006. There are a number of listed buildings on the site dating as far back as 1915. Adjacent to the proposed new building is a neo-Georgian brick residence which was constructed in the 1920s and known as Building 18. This was designed by F. Hilton Wilkes and was originally used to accommodate two senior resident bacteriologists. The existing site specific by-law includes a provision which requires that Building 18 be maintained in its current form at its current location.

As part of the application the applicant has submitted a Heritage Impact Assessment as the proposed building is adjacent to Building 18 and was reviewed by City Planning's Heritage Preservation Services.

The heritage listing can be found at:

<http://app.toronto.ca/HeritagePreservation/details.do?folderRsn=2432479&propertyRsn=374050>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Bird Friendly Guidelines
- 'Greening' Surface Parking Lots
- Bird Effective Lighting

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The proposed development is subject to Site Plan Control. The applicant has submitted a site plan control application (File No. 20 210685 NNY 06 SA) that is being processed concurrently with the applications.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). The PPS requires planning authorities to promote economic development and competitiveness including planning for, protecting and preserving *employment areas* for current and future uses. The lands are designated as *Employment Areas* in the Official Plan which protect for the proposed land use on the site. It also states planning authorities shall not permit development and site alteration where important heritage assets are located unless it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS states that the Official Plan is the "most important vehicle for implementation" of its policies. The City's Official Plan protects for and preserves employment areas and contains policies with regards to heritage properties. The proposed use is appropriate within the employment area and the heritage attributes of the adjacent listed heritage building will be conserved.

The Growth Plan (2020) strives to ensure that the evolving regional economy of the Greater Golden Horseshoe continues to "mature into an economic powerhouse of global significance". The Policies require that economic development and competitiveness will be promoted by making more efficient use of existing *employment areas* and increasing employment densities. PSEZs are strategically located to provide stable, reliable employment across the region. It also identifies the need to protect the natural environment and ensure that development does not have negative impacts on the environment.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020). The proposal represents an intensification of an important employment use within the city, providing for the long-term economic competitiveness of the city. At the same time the proposal mitigates impacts on the adjacent heritage building while minimizing impacts on the adjacent ravine area.

Land Use

This application has been reviewed against the policies of the Toronto Official Plan as a whole. The proposed wastewater treatment and reuse facility is intended to support the existing and future economic functions of the site. While not prevalent in Toronto on this scale, it is an appropriate use for the lands designed *Employment Areas*. It represents an important reinvestment in the site to ensure its long-term prosperity as an employment site providing important employment opportunities within the City. It also ensures this site remains competitive globally for both the short- and long-term.

Traffic Impact, Access, Parking

A Traffic Impact and Parking Study Update, dated October 2020 was submitted by the applicant's Transportation Engineering consultant, Cole Engineering. The study estimates that the proposed building will generate approximately 12 and 11 new trips during the AM and PM peak hours respectively. In order to mitigate the excess queuing at the Steeles Avenue W. / site access signalized intersection, signal timing was adjusted by increasing the WB left turn green time from 15 seconds to 20 seconds. As a result the 95th percentile queue length can be accommodated by the available storage length under the future background and future total conditions. The report concludes that the signalized and unsignalized intersections will operate with good to acceptable Level of Service. Transportation Services accepts this conclusion.

As per Site Specific By-law No. 1297-2013, the site requires a minimum of 850 parking spaces for 90,000 square metres of Gross Floor Area ("GFA") plus 1 space per additional 190 square metres of GFA.

Based on the updated site statistics from the total GFA of the proposed development is 114,517.1 square metres. Therefore the parking requirement for the site will be 979 spaces (or 850 plus 129 for the additional GFA). The existing numbers of spaces for the site is 1,031 which meets this minimum requirement. As such, Transportation Services accepts the proposed parking supply and configuration.

Servicing

The holding provision currently on the site relates to the availability of sanitary services for the site. Staff have reviewed the submitted engineering drawings and the applicant has identified that sufficient capacity exists in the City's sanitary sewers to adequately service the site. As such, the current holding provision is no longer required.

Through the analysis of the submitted engineering materials, including the Functional Servicing Report, it has been identified that the existing water system to the site requires upgrades to serve the site long-term. The applicant has agreed to provide an acknowledgment and undertaking to the City acknowledging and agreeing that necessary infrastructure improvements are required and that they will be secured at no expense to the City through the Site Plan approval process. Further, to ensure that additional development beyond what is currently proposed on the site (this building and another building, known as Building 200 which is only subject to Site Plan Control) a new holding provision will be applied to the entirety of the site, excluding Building 99 and Building 200.

Open Space/Parkland

This proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30(A)(8) of the Toronto Municipal Code.

Natural Heritage Protection

The site is adjacent to a Natural Heritage area as identified on Map 9 of the Official Plan. The application, including the submitted Natural Heritage Impact Study, has been reviewed by the TRCA and Ravine and Natural Features Protection. The submitted study identified tree removal, encroachment into ravine-designated lands and TRCA owned lands and loss of permeable ravine land as the impacts to the natural heritage system. The report identifies that mitigation measures such as the implementation of sediment and erosion control and stormwater enhancement and landscaping will be implemented as part of the project and secured through the Site Plan approval process.

Archaeological Assessment

As part of a complete application, the applicant submitted a Stage 1 Archaeological Assessment which was reviewed by Heritage Preservation Services. The report determined that there are no further archaeological concerns regarding the subject property and staff concurs with this determination. Additionally, HPS staff have reviewed the revised site plan which deviates from the area assessed in the Stage 1 Archaeological Assessment and impacts some areas of archaeological potential as identified in the City's Archaeological Management Plan. Heritage Planning has reviewed the materials provided for the new site plan and have determined that the proposed new building does not represent a significant archaeological concern due to previous archaeological assessment and evidence of prior disturbance along the boulevard portion to the west of the existing buildings.

Heritage Impact & Conservation Strategy

In accordance with Official Plan Policy 3.1.5.26, "new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it." The property contains a number of buildings listed on the City of Toronto's Inventory of Heritage Properties. These buildings have been identified for their cultural heritage value and their contribution to the evolution of the site in its continued use relating to medical research.

The portion of the lands which are the subject of the rezoning and site plan application include a red brick semi-detached house, known as Building #18, which is listed on the Inventory of Heritage Properties. The Heritage Impact Assessment (the "HIA") submitted with the application asserts that the proposed new development does not present any significant negative impacts to the adjacent Building #18.

Building #18 will be retained in its current landscaped setting. The HIA supports the addition of new trees at the proposed drop-off location as illustrated in the Campus Master Plan. Heritage Planning staff are likewise supportive of the introduction of additional trees to enhance the existing landscape setting and provide additional visual mitigation between the proposed building and Building #18.

The HIA submitted with the application serves as an amendment to the HIA prepared by GBCA Architects and dated October 2016, which was submitted in support of the previous South Campus re-zoning. A Conservation Plan prepared by GBCA Architects and dated July 31, 2017 was also previously submitted for Building #18. Any outstanding conservation work outlined in the Conservation Plan will be secured as part of the Site Plan application.

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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan control process including the provision of a green roof, planting of native plants and providing bird friendly window treatments.

Community Consultation

Staff held a virtual community consultation meeting on January 19, 2021 which approximately forty members of the public attended including representatives of the Ridgeway Ratepayers Association. A number of concerns were raised including:

- Proposed use and whether this is something that is appropriate on the site
 - Residents wanted to better understand how the private treatment plant worked in relation to the City's treatment plants and city services and whether there was precedent for other facilities in the city or region
- Location on site in relation to the residential neighbourhood
- Noise and odor impacts
- Environmental impacts including from the treated water on the adjacent ravine system
- Impacts on the surrounding transportation network.

Additionally, the applicant together with the local Ward councillor and City Planning staff met virtually with the Ridgeway Ratepayers Association two times after that meeting on February 5, 2021 and April 14, 2021. At those meetings the applicant discussed with the residents changes that had been made to the application in efforts to address the residents' concerns including more explanation on how the proposed building would operate and how noise and odor impacts would be mitigated.

In order to address the residents' concerns with regards to noise, the applicant has made a number of changes:

- Shifted the building five metres to the west to increase the separation distance from the residential area;
- Relocated the future truck traffic to the west side of the building, previously located on the east side. This will allow the proposed building to act as a buffer between the truck movements and the residential neighbourhood; and
- Relocated the generator for the building.

The proposed use is not unique but is related mostly to large scale manufacturing processes outside of Toronto. As the other examples are private there is limited information about them but staff are satisfied it is an appropriate use given the land use designation of the site. The output from the building will be discharged into the City's sewer system in accordance with the City's by-laws and not into the natural ravine system. As the building will not be treating black water and it will be discharged into the City's sewer system for processing at a City wastewater treatment plant, no odours are expected.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to policies regarding the reinvestment and intensification of employment uses. Staff worked with the applicant and the community to address and resolve impacts on the adjacent residential neighbourhood to the east, including relocation of the generator to reduce potential noise impacts.

With regards to the holding provision, the applicant has satisfied staff that sufficient sanitary services are available to service the site. However, staff recommend that the holding provision be amended to ensure that no further development beyond the currently proposed buildings occurs prior to upgrades made to the water services. Furthermore, the applicant will be required enter into an agreement with the City to ensure that this upgrade is constructed prior to the proposed buildings being operational.

Staff recommend that Council support approval of the application subject to the conditions outlined in the Recommendations section of this report..

CONTACT

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SIGNATURE

Giulio Cescato, MCIP, RPP,
Acting Director, Community Planning,
North York 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
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Overall Site Plan
- Attachment 7: Site Plan
- Attachment 8: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 1755 STEELES AVE W Date Received: October 26, 2020

Application Number: 20 210682 NNY 06 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By Law Amendment application for a private wastewater treatment and reuse facility

| | | | |
|----------------|-------|-----------|------------------------|
| Applicant | Agent | Architect | Owner |
| STRATEGY 4 INC | | | SANOFI PASTEUR LIMITED |

EXISTING PLANNING CONTROLS

Official Plan Designation: Employment Areas Site Specific Provision: Y

Zoning: M2(68)(H) Heritage Designation: Y

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 210,730 Frontage (m): 218 Depth (m): 832

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|---------|
| Ground Floor Area (sq m): | 54,416 | 54,416 | 1,425 | 55,841 |
| Residential GFA (sq m): | | | | |
| Non-Residential GFA (sq m): | 112,123 | 112,123 | 2,750 | 114,873 |
| Total GFA (sq m): | 112,123 | 112,123 | 2,750 | 114,873 |
| Height - Storeys: | 5 | 5 | 3 | 5 |
| Height - Metres: | 23 | 23 | 12 | 23 |

Lot Coverage Ratio (%): 26.5 Floor Space Index: 0.55

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

Residential GFA:

Retail GFA:

Office GFA: 205

Industrial GFA: 106,137

Institutional/Other GFA: 8,531

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|--------------------------------|----------|----------|----------|-------|
|--------------------------------|----------|----------|----------|-------|

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--|-------|----------|-----------|-----------|------------|
|--|-------|----------|-----------|-----------|------------|

Retained:

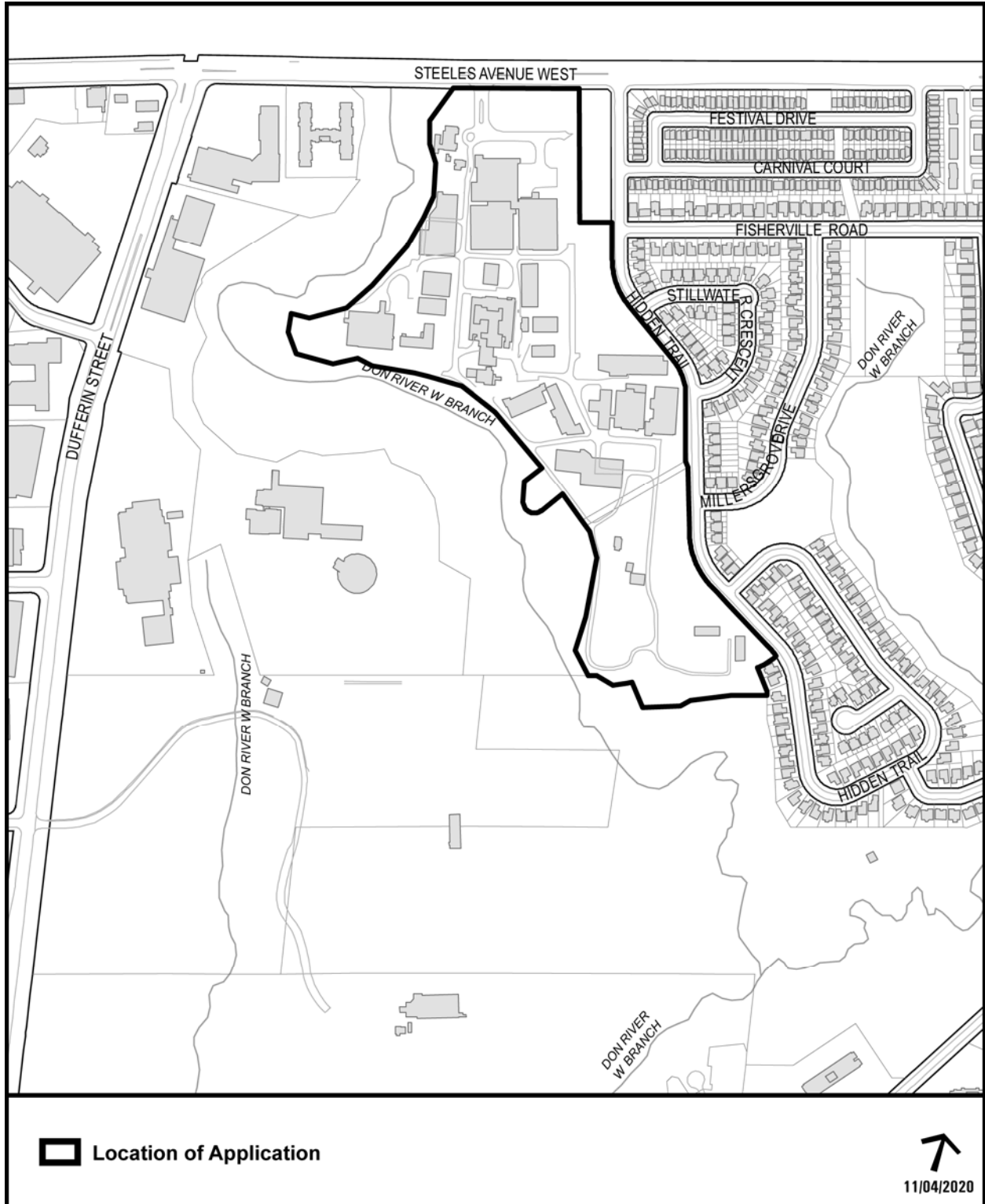
Proposed:

Total Units:

Parking and Loading

| | | | | | |
|--------------------|-------|-------------------------|----|----------------|---|
| Parking Spaces: | 1,031 | Bicycle Parking Spaces: | 40 | Loading Docks: | 1 |
|--------------------|-------|-------------------------|----|----------------|---|

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



1755 Steeles Avenue West

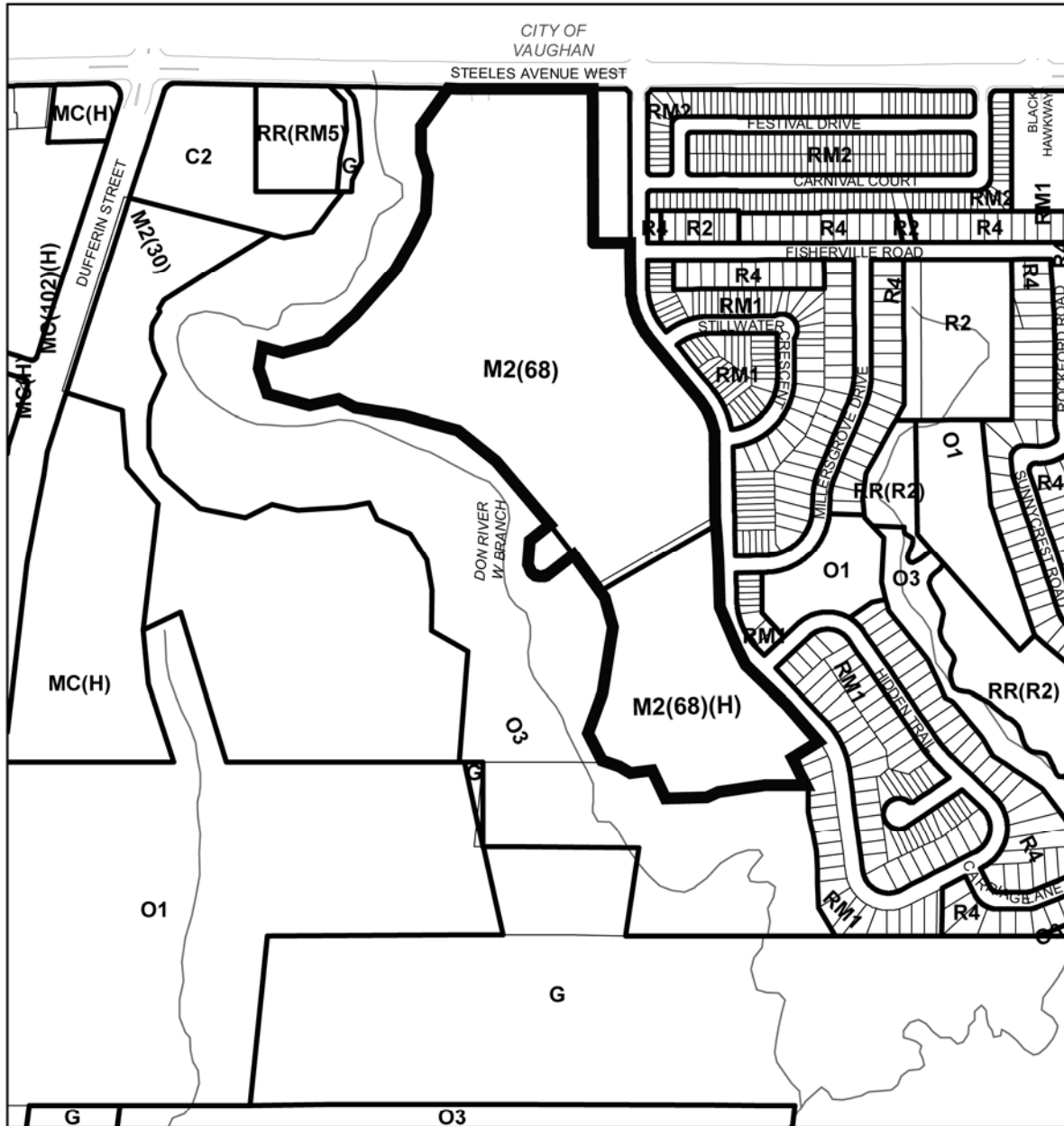
Official Plan Land Use Map #16

File # 20 210682 NNY 06 02
File # 20 210843 NNY 06 02

- | | | |
|--------------------------|--------------------------|--------------------------|
| Location of Application | Parks & Open Space Areas | General Employment Areas |
| Neighbourhoods | Natural Areas | Core Employment Areas |
| Apartment Neighbourhoods | Parks | |
| Mixed Use Areas | Other Open Space Areas | |

Not to Scale
11/04/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

1755 Steeles Avenue West
 File # 20 210682 NNY 06 0Z
 File # 20 210843 NNY 06 0Z



Location of Application

- | | | | |
|-----|--|----|-----------------------------|
| RR | Rural Residential Zone | C2 | Local Shopping Centre Zone |
| R2 | One-Family Detached Dwelling Second Density Zone | M2 | Industrial Zone Two |
| R4 | One-Family Detached Dwelling Fourth Density Zone | MC | Industrial-Commercial Zone |
| RM1 | Multiple-Family Dwellings First Density Zone | O1 | Open Space Zone |
| RM2 | Multiple-Family Dwellings Second Density Zone | O3 | Semi-Public Open Space Zone |
| | | G | Greenbelt Zone |



Not to Scale
 Extracted: 11/04/2020

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2021 Enacted by Council: ~, 2021

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ -2021

To amend former City of North York Zoning By-law No. 7625, as amended, With respect to the lands municipally known as 1755 Steeles Avenue West

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 the Planning Act, R.S.O. 1990, c.P. 13, as amended, with respect to the lands known municipally in the year 2021 as 1755 Steeles Avenue West; and to pass this By-law; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the Planning Act regarding the proposed Zoning By-Law amendment; and Whereas the Council of the City of Toronto, at its meeting on XXX, 2021, adopted a resolution to amend Zoning By-law 7625 of the former City of North York;

The Council of the City of Toronto enacts:

1. Repeal By-laws 1297-2013 and 1081-2017
2. Section 64.31(68) of By-law No. 7625 is hereby repealed and replaced by the following:

64.31(68)(H)

DEFINITIONS

- a) For the purposes of this Exception, "development block" shall mean one of the lettered blocks on Schedules 2 and 3;
- b) For the purposes of this Exception, "established grade" shall mean 188.8 metres above sea level;
- c) For the purposes of this Exception, "existing structures" shall mean a building lawfully existing on the date of enactment of this By-law; and
- d) For the purposes of this Exception, "Site" shall mean the lands shown on Schedule 1.

PERMITTED USES

- e) Notwithstanding Section 31(2)(a), the only uses permitted on the Site within 70 metres of any lot in an R or RM zone shall be the uses permitted in an M1 zone.

f) Notwithstanding subsection (e), the only use permitted on Development Block F is an accessory use in an accessory structure for a generator.

g) Notwithstanding subsection (e), the only use permitted on Development Block G is an accessory use in an accessory structure for a generator and granular activated carbon vessels.

FLOOR SPACE INDEX

h) The maximum floor space index is 1.0.

YARD SETBACKS

i) The required yard setbacks shall be as indicated on Schedule 2 and all development on the Site shall be setback a minimum of 10 metres from the long term stable top of bank as determined by the Toronto and Region Conservation Authority.

LANDSCAPING

j) In addition to the landscaping requirements of Section 31(6)(b) and 31(6)(c), a minimum 10 metre landscape buffer shall be provided along the east property line adjacent to Hidden Trail. Notwithstanding this requirement where changes are not proposed through development, the existing landscape buffer shall be permitted.

BUILDING HEIGHT

k) The maximum building height for Development Blocks A, B, C and D on Schedule 2 is the lesser of 23 metres or 4 storeys.

l) The maximum height of a generator is 7.5 metres.

PARKING

m) The minimum parking rates for all uses on the Site shall be as follows:

- a) 850 parking spaces for a gross floor area of 90,000 square metres; and
- b) 1 space for each 190 square metres of gross floor area exceeding 90,000 square metres.

EXISTING STRUCTURES

n) The Existing Structure shown as Building #18 shall be maintained in its current form at its current location as shown on Schedule 2; and

o) The Existing Structure shown in outline on the southwest corner of Schedule 2 adjacent to Hidden Trail may be maintained in its current form, but the lands thereunder shall not be considered a Development Block if such structure is demolished.

HOLDING PROVISIONS

p) The lands identified on Schedules 2 and 3, with the exception of Development Blocks A, E and G, are subject to a Holding (H) symbol. Prior to the removal of the Holding (H) symbol, the uses permitted are those uses permitted in an M2 zone subject to the regulations of this Exception provided the permitted uses are located within a building existing on May 1, 2021, and all other provisions of this Exception are complied with; and

q) Prior to removing the Holding (H) symbol from Schedule 1, a Functional Servicing Report in a form and content satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water must be filed with the City outlining the private and public infrastructure required to service the proposed development.

LAND DIVISION

r) Notwithstanding any severance, partition or division of the lands shown on Schedule 1, the regulations of this Exception shall continue to apply to the whole of the lands as if no severance, partition or division has occurred.

3. Within the lands lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

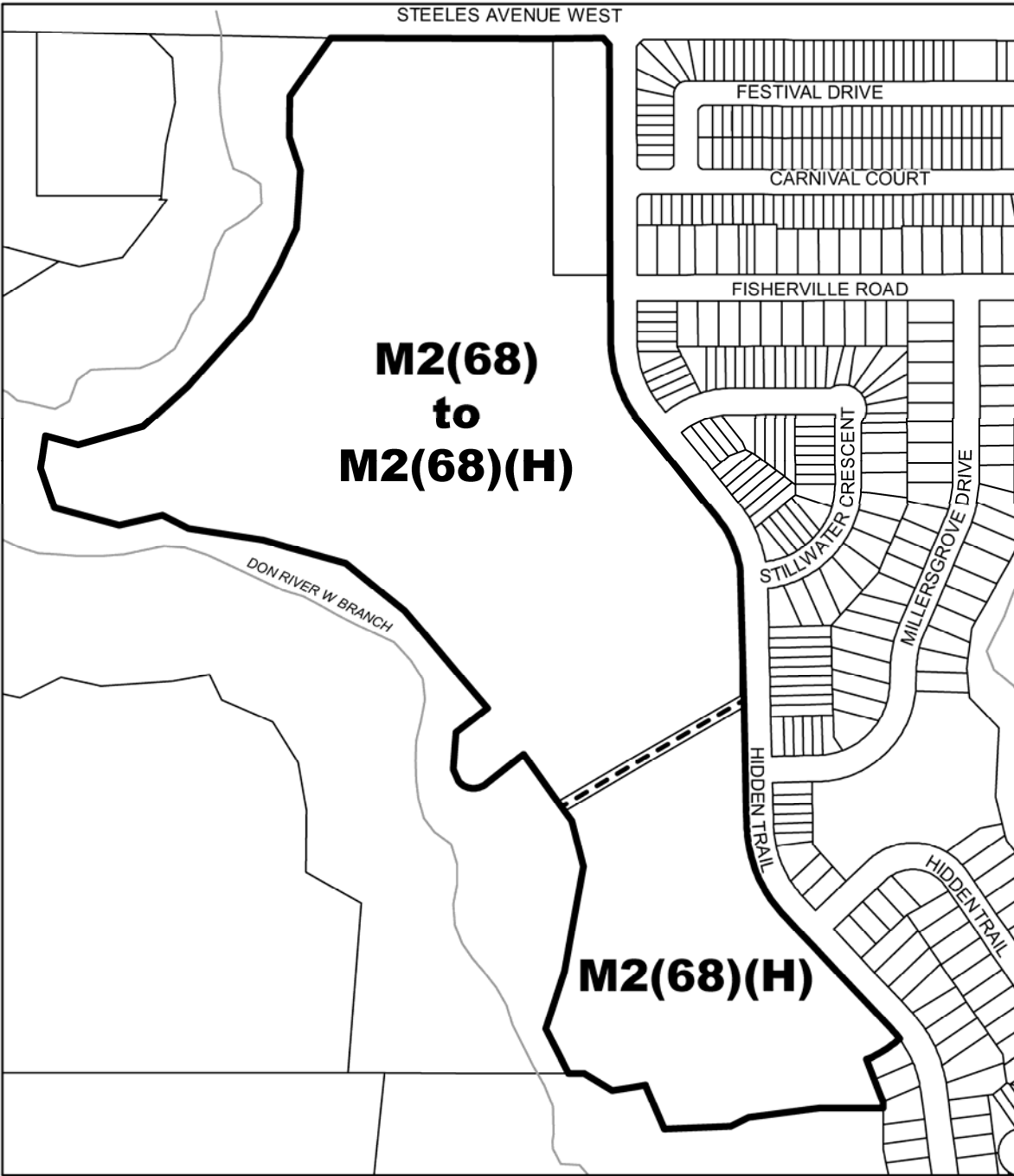
b) all water mains and sanitary sewers and appropriate appurtenances, have been installed and are operational.

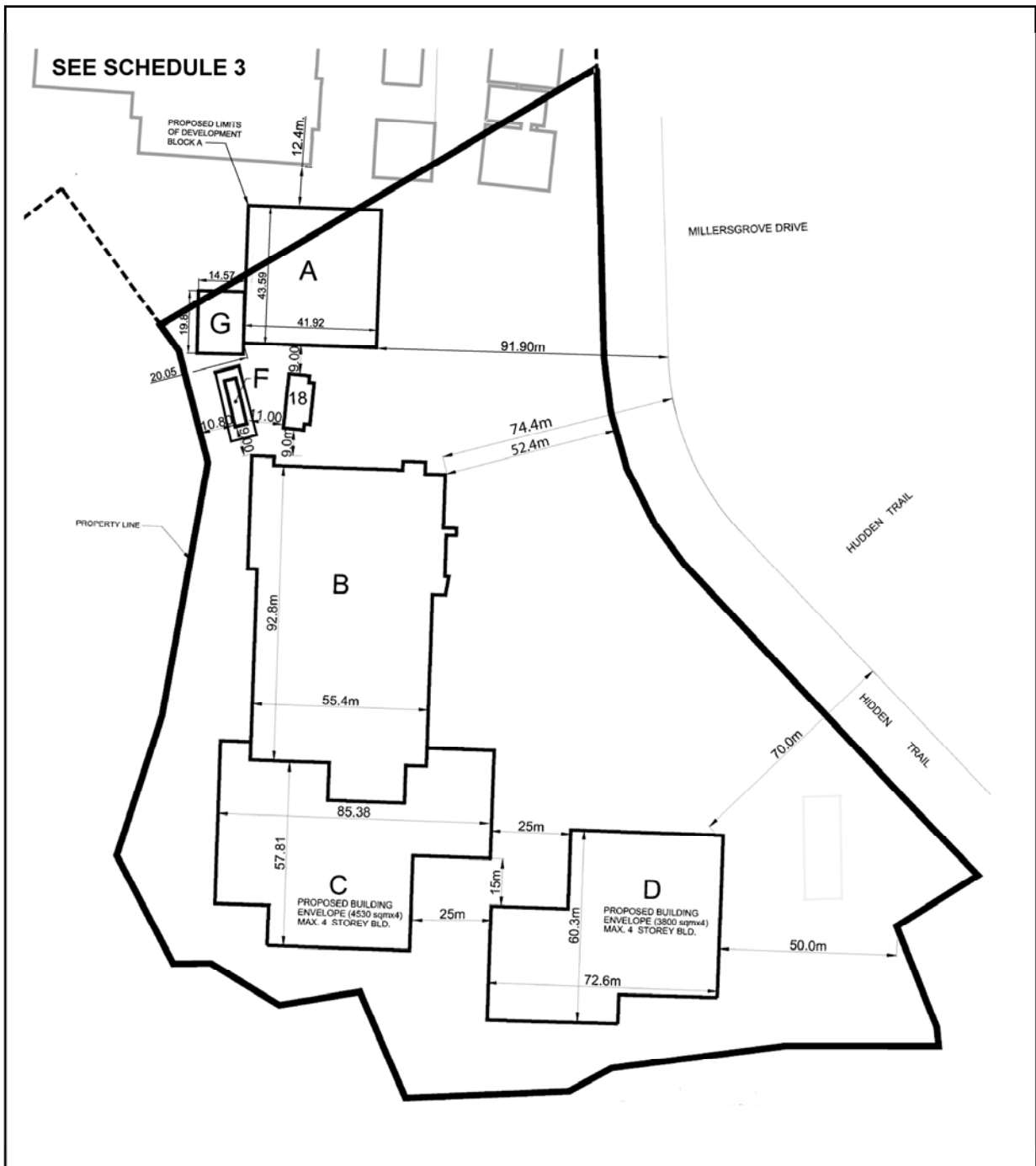
ENACTED AND PASSED this ~ day of ~, A.D. 2021.

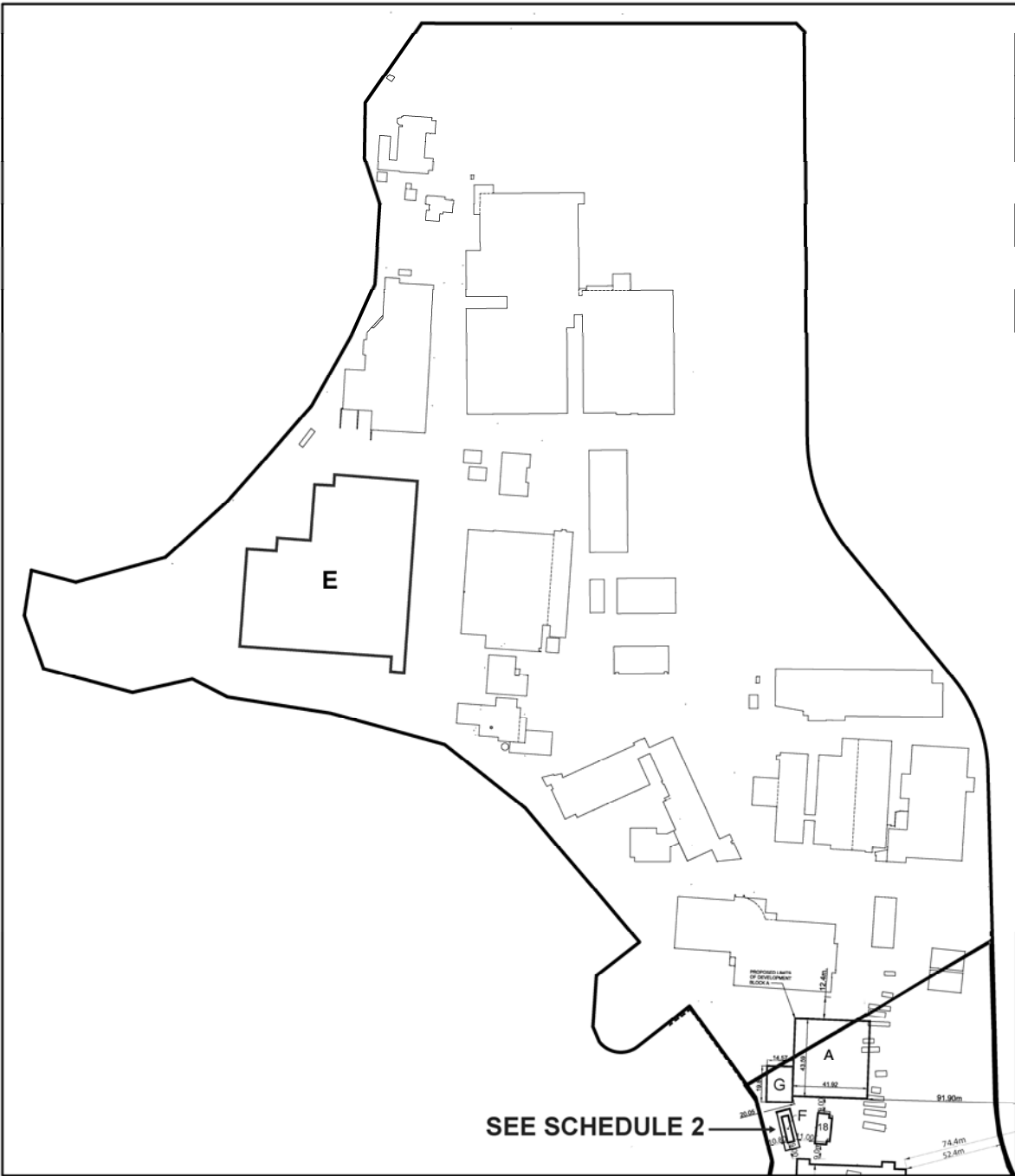
JOHN TORY,
Mayor

JOHN D. ELVIDGE,
City Clerk

(Corporate Seal)







TORONTO
Schedule 3

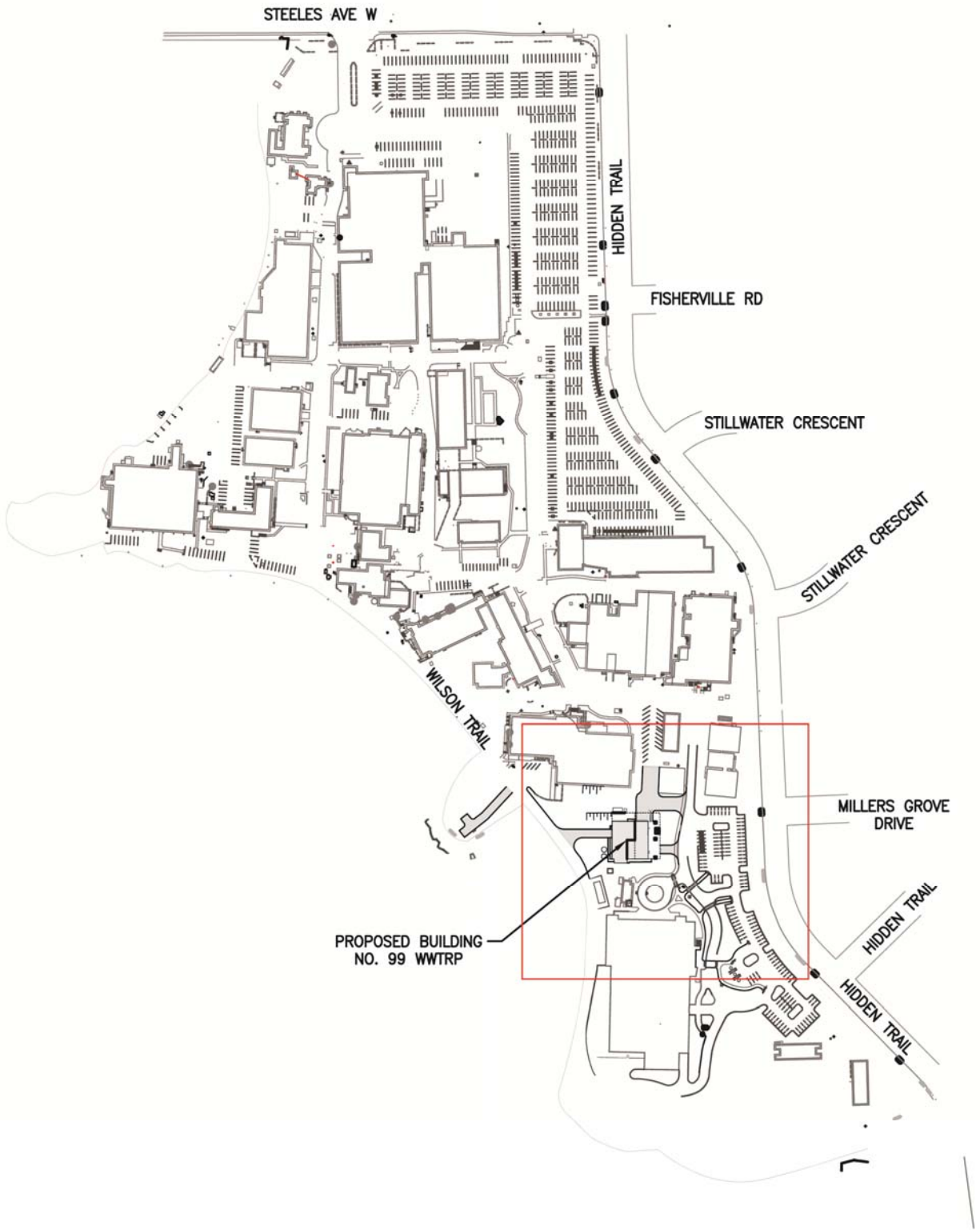
1755 Steeles Avenue West

File # 20 210685 NNY 06 02



Former City of North York By-law 7625
Not to Scale
04/29/2021

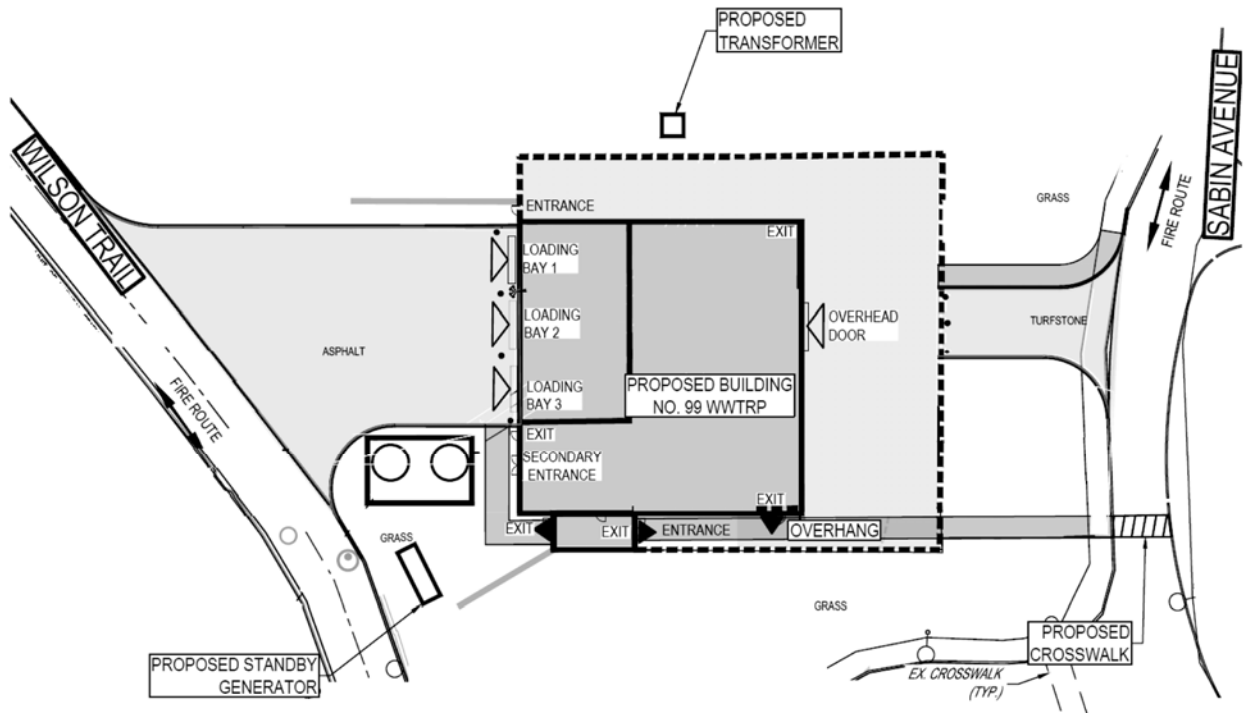
Attachment 6: Overall Site Plan



Overall Site Plan



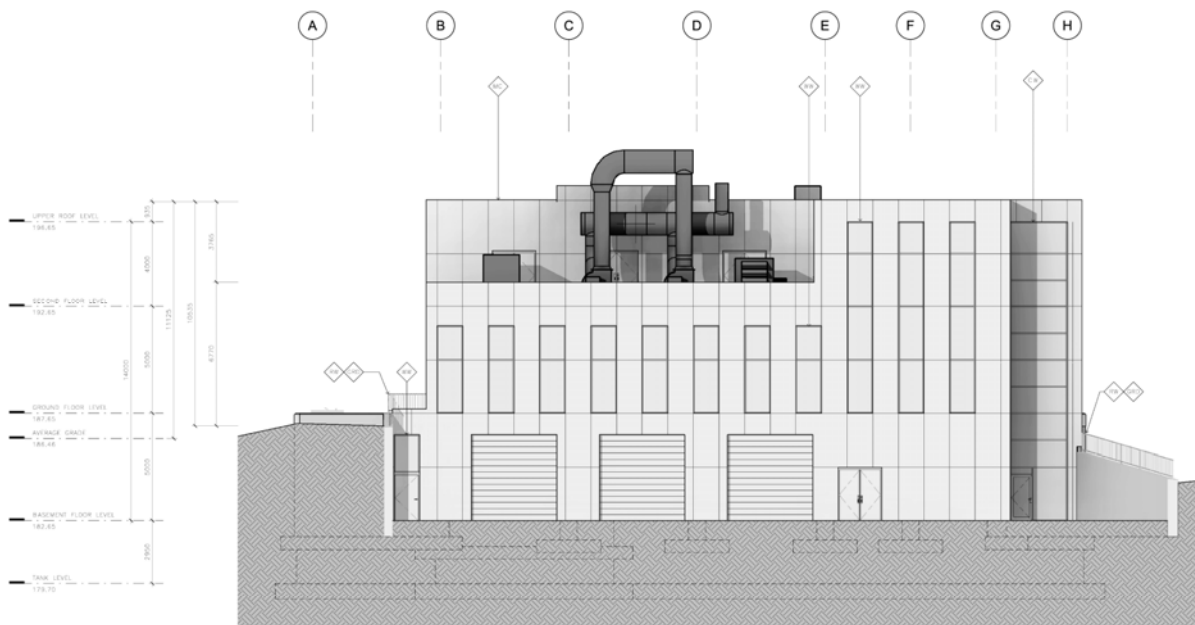
Attachment 7: Site Plan



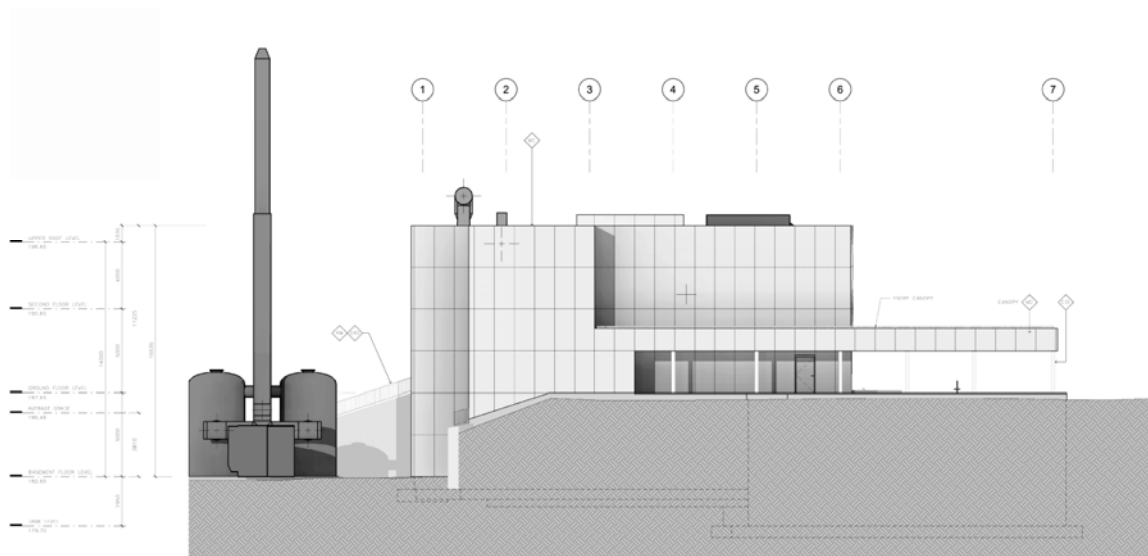
Site Plan



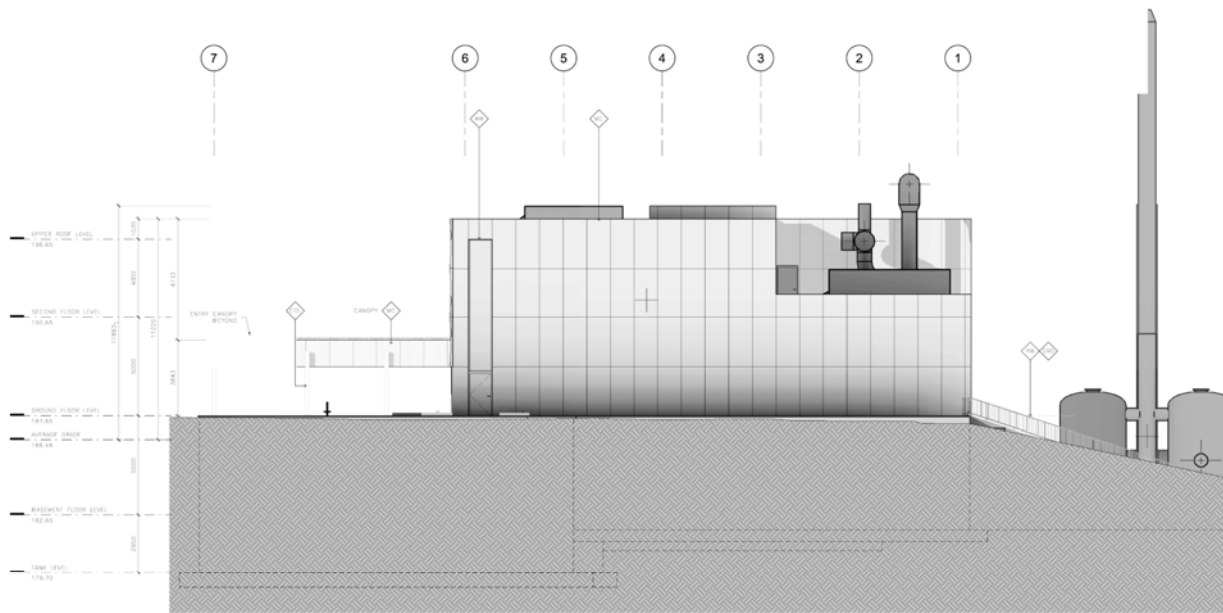
Attachment 8: Elevations



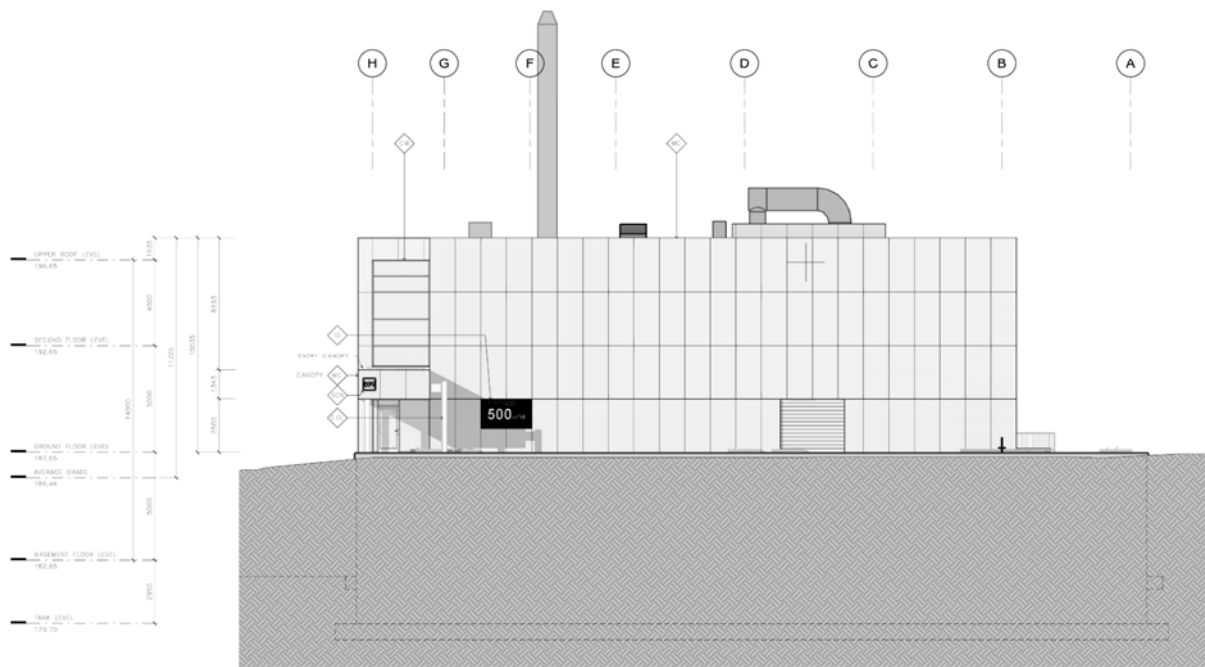
West Elevation



South Elevation



North Elevation



East Elevation