



Robert J. Drake
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June 6, 2022

DELIVERED BY EMAIL: PSC@TORONTO.CA

City of Toronto
Property Standards Committee
100 Queen Street West
2nd Floor, West Tower
Toronto, ON M5H 2N2

Attention: Brad Bartlett, Committee Secretary

Dear Sir:

RE: Notice of Appeal to the Property Standards Committee, Scarborough Panel
Folder Number: 22 127114 PRS 00 IV
Address: 4570 Sheppard Avenue East

Please find enclosed our documentary evidence which we intend to rely on at the hearing scheduled June 13, 2022.

GOLDMAN SLOAN NASH & HABER LLP

Per:

A handwritten signature in black ink, appearing to be 'RD'.

Robert J. Drake

RD:BF

Enclosures

- Dust Control Plan dated April 2020
- Stormwater Management Procedures dated September 2020
- Letter from Geobloq to City of Toronto dated March 12, 2021 re 4570 Sheppard East - Manufacturing Operations
- Letter from Ying Zheng, Zone Examiner, dated June 21, 2021 re Use Notice

DUST CONTROL PLAN

4570 SHEPPARD AVENUE EAST

TORONTO, ONTARIO

Prepared by:

GEOISOILS INC.

April 2020

1. INTRODUCTION

This Dust Control Plan has been prepared to address the control of fugitive and airborne dust emissions from the manufacturing operations at 4570 Sheppard Avenue East in Toronto, Ontario. The primary objective of this plan is to formulate a strategy for controlling, to the greatest extent practicable, fugitive or airborne dust emissions at the site. This will be accomplished by identifying specific sources and activities that have the highest potential to produce or generate fugitive or airborne dust emissions. The plan describes the engineering controls necessary to minimize and control dust emissions from those sources and activities. As necessary, this plan will be revised to reflect changes in dust control strategy as site conditions or activities may change in the future.

As a precautionary and control measure for the site operations, this Dust Control Plan will be used as a standard operating procedure. This plan will be used to:

- Eliminate origins of dust from the site;
- Identify potential dust migration pathways;
- Monitor for dust produced by site activities; and
- Implement corrective actions as the need arises.

The plan is prepared with the understanding that it can be modified to accommodate actual site conditions as they arise.

2. SITE DESCRIPTION

The property is located in an industrial area within North York, Ontario, and is bounded by an asphalt and concrete plant to the east, offices to the north, an industrial multi-unit condominium to the south, and a private access roadway leading to an industrial property on the west side. It should be noted that there is an existing residential subdivision to the west of the private industrial access road.

3. POTENTIAL FUGITIVE DUST SOURCES

The following project work areas/tasks have been identified as potential sources of fugitive dust emissions. At a minimum, dust control techniques will be employed in:

- Areas of heavy equipment and vehicular traffic;
- Keeping streets clean of tracked soils;
- Material sorting and blending activities;
- Disturbed ground surfaces; and
- Material loading and unloading operations;

4. DUST CONTROL AND MITIGATION PROCEDURES

The following methods will be used to prevent conditions conducive to dust generation and suppress dust should it occur.

- Adjacent paved areas and roads used for construction traffic will be maintained free of tracked materials. At minimum, paved traffic areas, driveways, sidewalks, and streets will be cleaned on a daily basis by wet sweeping and/or washing. More frequent cleaning will be provided as necessary. Adjacent paved areas and roads will be left clean at the end of each day.
- Exposed/disturbed ground surfaces, and unpaved traffic areas will be maintained in a moist condition.
- During non-working hours, the site will be left in a condition that will prevent dust from being generated.
- Provide daily maintenance of any stockpiles and keep active surfaces moist.
- Maintain mud mats at site access points to keep adjacent paved areas clean.
- Apply polymer dust suppressant in disturbed areas as required.

Site activities will be conducted using methods that minimize dust generation.

5. DUST MONITORING AND CORRECTIVE ACTION

During site operations, dust-monitoring/correction programs will be implemented by the field operations crew. Daily meetings will reinforce the need for all workers to be cognizant and responsive to conditions or activities that generate visible dust. The supervisor will be notified immediately if dust is observed or if conditions exist where dust could be a problem. The initial step of the program is to visually observe the infraction.

The sequential corrective action task list for the elimination of fugitive dust at this site is presented below:

1. Reduce the pace of, or cease, dust producing activity until the problem is corrected.
2. Notify the supervisor of dust conditions and implement dust suppression procedures.
3. Remove accumulated dirt/soil from problematic areas, and/or cover, enclose, or isolate dust-generating areas/surfaces to shield them from wind, sunlight, or heat sources.
4. Increase frequency, volume, and/or coverage of water misting/sprays to prevent soil and dirt from drying.
5. Provide additional dust suppression systems and operating personnel during the task duration.
6. Modify operating procedures and methods to eliminate problematic conditions.
7. Increase level of worker awareness and instruct them on implementation of any new or modified operating procedures.

STORMWATER MANAGEMENT PROCEDURES

4570 SHEPPARD AVENUE EAST

TORONTO, ONTARIO

Prepared by:

GEOSOILS INC.

September 2020

1. INTRODUCTION

Storm water management procedures in this document are to be used to mitigate any negative impacts due to changes in the quality and quantity of run off and excessive physical impacts on off-site water bodies during operation of the contractor's yard and manufacturing operations at 4570 Sheppard East in Scarborough. The site was previously vacant, stripped and clear of all vegetation. Pre-existing grades directed storm water drainage towards existing drainage measures on the property. Siltation control fencing was installed, and pre-existing drainage patterns were followed by directing storm water to existing drainage locations.

2. STORM WATER MANAGEMENT AND MITIGATION PROCEDURES

The following methods will be used to monitor and prevent conditions conducive to runoff of sediment as a result of storm water flows which could potentially affect off site water bodies:

- Sediment and erosion control measures will be inspected once every 7-days, and within 24 hours of a rainfall event
- The erosion and sediment control strategies are not static and may need to be amended as site conditions change
- Weather will be monitored several days in advance of potential storms in order to make any necessary upgrades to deal with excessive storm water quantities
- Stockpile slopes to be maintained and monitored to prevent soil erosion and migration into off site water bodies

3. REMEDIAL MEASURES AND CORRECTIVE ACTION

The following measures should be taken following identification of potential off site impacts from erosion as a result of uncontrolled storm water drainage:

- All maintenance required as a result of inspection shall commence within 24 hours and be completed within 48 hours of report.
- Additional sediment control measures will be installed as deemed necessary by site inspections.
- Stockpile slopes to be rectified upon identification of any soil erosion
- Slopes to be stabilized with geopolymers as may be required to prevent soil erosion

GEOBLOQ

March 12, 2021

City of Toronto
150 Borough Drive, 3rd Floor
Toronto, Ontario
M1P 4N6

Re: 4570 Sheppard East – Manufacturing Operations

Attention: Ying Zheng

Further to your email request, the following is a description of the proposed manufacturing operations at the above noted location.

We manufacture products using stabilized compressed earth block technologies with a blend of gravel, sand, silt, and clay. Our focus is on the production of cast stone bricks, blocks, pavers, armour stone, and wall panels. Basically, our manufacturing process involves using soils and aggregates that have been carefully selected, mixing them with a stabilizer such as a water-based polymer, and placed in special formwork where they are mechanically compacted or pressed into a stone-like products with a high compressive strength.

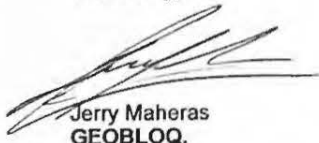
Our products are all natural compressed earth and do not emit toxic chemicals as many other building products do. Structures that use our products are able to naturally regulate internal heat and humidity, which greatly increases indoor air quality. Therefore, less energy is needed to maintain a comfortable indoor environment. Furthermore, our products have a much lower embodied energy than other building products and create energy efficient structures. In addition, using our products is safer for the environment.

The manufacturing process does not involve the following:

- Asphalt Plant;
- Cement Plant, or Concrete Batching Plant;
- Crude Petroleum Oil or Coal Refinery;
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- Primary Processing of Gypsum;
- Primary Processing of Limestone;
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- Pulp Mill, using pulpwood or other vegetable fibres;
- Resin, Natural or Synthetic Rubber Manufacturing;
- Tannery

Should you have any questions, or required any additional information, please do not hesitate to contact us. We trust the above is satisfactory for your purposes.

Yours truly,



Jerry Maheras
GEOBLOQ.

PO Box 1020 Cookstown Ontario L0L 1L0

T: 905.850.1313 M: 416.500.3007

jerry@geobloq.com

geobloq.com

JERRY MAHERAS
521 GLENGARRY AVE TORONTO M5M 1G2

Wednesday, June 2, 2021

Dear Sir/Madam:

RE: 4570 SHEPPARD AVE E TORONTO M1S 3V5

Reference Number: 21-120410 ZZU 00 ZR

Project Review Request

Preliminary Project Review - **USE ONLY**

Proposal Description: Propose the production of cast stone such as bricks, pavers, blocks armor stone and wall panels. Raw materials for manufacturing will be stored in the open

I write in response to your application for a Preliminary Project Review- **USE ONLY** of the Property. As noted in the application you submitted, the Preliminary Project Review - **USE ONLY** is limited to whether a proposed use of property is a permitted use under the zoning for that property. This response may only be relied on to the extent that it advises whether or not the proposed use of the Property, as set out in your application, is a permitted use under the zoning for the Property. The City of Toronto (the "City") does not guarantee or confirm that the Property or the proposed use comply with all applicable by-laws, including zoning by-laws, or the Building Code Act, 1992 and its regulations. The City does not accept and specifically disclaims any and all liability for any injury, loss or damage whatsoever incurred as a result of the unintended use of, or reliance on, the information provided by the City in this response.

The City has reviewed the information you have provided in your submission. The City has relied on that information and is not responsible for any errors or omissions that may result from defects in the information that you have provided.

Based on the City's review of your application, the City has determined the following:

- i. Your property is located in the former municipality of Scarborough which is subject to the Scarborough Zoning Bylaws. Based on the Marshalling Yard #24982 Zoning By-law, your property is zoned Industrial Zone (M), and is subject to the following exceptions: 202, 349.; and
- ii. Your property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, your property is zoned E0.7.
; and
- iii. The proposed use of the Property is a permitted use under the zoning for the Property.

You must satisfy yourself as to whether the Property and the proposed use would comply with all applicable by-laws, including zoning by-laws and the Building Code Act, 1992 and its regulations. This includes standards in the zoning by-law such as parking requirements, setbacks and other like requirements.



Ying Zheng
Zoning Examiner

Toronto Building,
William M. Johnston, P. Eng., Chief Building
Official and Executive Director

150 Bloor Street East
Third Floor
Toronto, ON M1P 4N7

Phone: (416) 396-5033
Fax: (416) 696-4165
Email: Ying.Zi.Zheng@toronto.ca

As noted above, this notice does not constitute a comprehensive zoning review. Further, it is not intended to be used to support a Zoning By-law Amendment or Committee of Adjustment application.

Toronto Building offers more comprehensive zoning reviews under our Zoning Certificate and Preliminary Project Review Program. These reviews will require the submission of a new application along with the required documents and payment of the applicable fee.

For more information on submission requirements, please refer to the [Electronic Submission Guidelines](#) found on the Toronto Building web page at www.toronto.ca/building.

If you have any questions, please feel free to contact me at (416) 396-5033 or at Ying.Zi.Zheng@toronto.ca at your earliest convenience. Our business hours are 8:30 am to 4:30pm., Monday to Friday.

Your PPR-USE ONLY number is important. Please refer to it when you submit any further Project Review requests or Building Permit applications

Yours truly,

Ying Zheng
Zoning Examiner
(416) 396-5033