

Request for a Minister's Zoning Order (MZO) to restrict building heights to protect a biomanufacturing campus in the City of Toronto

ERQ (Environmental Registry of Ontario) number	025-1108
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	October 14, 2025
Comment period	October 14, 2025 - November 13, 2025 (30 days) Open
Last updated	October 14, 2025

There is no requirement to post this notice on the Environmental Registry of Ontario, but we want to hear your thoughts. Submit a comment and tell us what you think. [Learn about the consultation process and types of notices on the registry \(/page/consultation-process\).](#)

This consultation closes at 11:59 p.m. on:

November 13, 2025

Proposal summary

The Ministry of Municipal Affairs and Housing received a request from the Minister of MEDJCT to make a Minister's Zoning Order that applies to lands in the City of Toronto at 1875 Steeles Avenue West. The Ministry is seeking input on whether this request should be considered and any information that may help inform the Minister's decision-making.

Why consultation isn't required

Part II of the Environmental Bill of Rights Act, 1993 does not apply to proposals to make a Minister's Zoning Order (MZO) under subsection 47(1) of the Planning Act, or to amend or revoke an MZO under subsection 47(8) of the Planning Act.

Although not required, the ministry is providing public notice of this request for consultation.

Proposal details

A Minister's Zoning Order (MZO), made pursuant to clause 47(1)(a) of the Planning Act, regulates the use of land and the erection, location and use of any building or structure on the land, and prevails over the existing municipal zoning by-law to the extent there is any conflict.

The Minister of Economic Development, Job Creation and Trade (MEDJCT) has requested an MZO in order to safeguard the continued operational viability of Sanofi Pasteur Limited's (Sanofi) manufacturing facilities and headquarters at 1755 Steeles Avenue West.

The MZO request proposes that all buildings and structures on the subject lands at 1875 Steeles Avenue West be limited to a maximum height of 33 metres.

In addition to the MZO, the ministry would be considering other planning tools that may be needed to protect the Sanofi facility from encroachment of non-employment uses and development on adjacent lands, given its strategic importance to Ontario, and would consult on those measures as appropriate.

To help ensure decisions are made in a transparent manner and support government priorities, the Ministry is seeking feedback on whether this request should be considered and any additional information that may help inform a decision. In particular, any potential environmental risks, financial impacts on the municipality or implications for other approved developments and how these can be mitigated.

Supporting materials

Related files

[Location Map \(https://ero.ontario.ca/public/2025-10/Map_ERO%20Proposal%20Notice_Sanofi%20MZO_20250926.jpg\)](https://ero.ontario.ca/public/2025-10/Map_ERO%20Proposal%20Notice_Sanofi%20MZO_20250926.jpg)
jpg (Graphic file) 11.23 MB

Related links

[Zoning Order Framework \(https://www.ontario.ca/page/zoning-order-framework\)](https://www.ontario.ca/page/zoning-order-framework)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Municipal Services Office - Central Ontario (Priority Projects)
12th floor
777 Bay Street
Toronto, ON
M7A 2J3
Canada

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the [ERO \(Environmental Registry of Ontario\)](#) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](#)

Submit by mail

mmahzoningorders@ontario.ca
Municipal Services Office - Central Ontario
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12th floor
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Connect with us

Contact

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