

## **2 Tippett Road – Official Plan Amendment and Zoning By-law Amendment Applications – Appeal Report**

Date: March 4, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 – York Centre

**Planning Application Number: 24 201112 NNY 06 NY**

### **SUMMARY**

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On August 20, 2024, a complete application for Official Plan Amendment and Zoning By-law Amendment were submitted at 2 Tippett Road to permit a 33-storey residential building (103.15 metres excluding mechanical penthouse) with 417 residential dwelling units. A trail is proposed within the setback from W.R. Allen Road and a mid-block pathway is proposed at the north end of the site.

On December 30, 2024, the Applicant appealed the Official Plan Amendment and Zoning By-law Amendment application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the prescribed time frame specified in the Planning Act (the “Appeal”). A Case Management Conference is scheduled for March 26, 2025.

This report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing in opposition to the proposal in its current form, and to continue discussions with the Applicant to try to resolve the issues in advance of the hearing.

### **RECOMMENDATIONS**

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The Director, Community Planning, North York District recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to attend at the Ontario Land Tribunal hearing in opposition to the proposals in their current form, and to continue discussions with the Applicant to address outstanding issues in advance of the hearing, including but not limited to those outlined in this report.
2. In the event the Tribunal allows the appeals for 2 Tippett Road, in whole or in part, City Council authorize the City Solicitor to request the Ontario Land Tribunal withhold its final Order approving the Official Plan Amendment and Zoning By-law Amendment until such time as the City Solicitor confirms that:

- a) the final form and content of the draft Official Plan Amendment and Zoning By-law amendment are to the satisfaction of the City Solicitor and the Executive Director, Development Review;
  - b) the owner has satisfactorily addressed matters from Engineering and Construction Services as contained in the Engineering and Construction Services Memorandum dated November 6, 2024, and any outstanding issues raised by Engineering and Construction Services, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
  - c) the owner has submitted updated Phase One and Two Environmental Site Assessment Reports, Transportation Impact Study, Preliminary Geotechnical Investigation, Hydrogeotechnical Investigation, Hydrological Review Summary, Water Tight Letter, External Sanitary Sewer Analysis, Municipal Servicing Report, Servicing Report Groundwater Summary, and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
  - d) the owner has made satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Stormwater Management Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;
  - e) the owner has satisfactorily addressed the Urban Design matters in the Urban Design Memorandum dated November 6, 2024, and any outstanding issues raised by Urban Design, arising from the ongoing technical review (including provision of acceptable reports and studies) as they relate to the subject applications to the satisfaction of the Director, Urban Design;
  - f) the owner has satisfactorily addressed any outstanding issues raised by Transportation Services arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications to the satisfaction of the General Manager, Transportation Services;
  - g) the owner has satisfactorily addressed matters from the Tree Protection and Plan Review, Urban Forestry Memorandum dated November 6, 2024, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications to the satisfaction of the Executive Director, Environment, Climate and Forestry;
3. Should it be determined that upgrades are required to the infrastructure to support the development at 2 Tippett Road according to the accepted Stormwater

Management Report, the City Council direct the City Solicitor and appropriate City staff to request that a Holding provision (H) be included in the final form of the site-specific Zoning By-law Amendment, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

4. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

## **FINANCIAL IMPACT**

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The Development Review 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.

## **SITE AND SURROUNDING AREA**

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**Description:** The development site is generally triangular in shape and has an approximate area of 4,454 square metres, with an approximate frontage of 38 metres on Tippett Road.

**Existing Uses:** A 4-storey office building.

Surrounding uses include:

**North:** Residential uses including a 16-storey apartment building.

**East:** Tippett Road and institutional uses including the Tippett Centre and Church of the Resurrection.

**South:** The Highway 401 and W.R. Allen Road interchange.

**West:** The Highway 401 and W.R. Allen Road interchange.

## **THE APPLICATION**

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### **Description**

Number of Development Blocks	1
Height:	33 storeys (103.15 metres plus a 7.6-metre mechanical penthouse)
Gross Floor Area (GFA):	24,926 square metres

Floor Space Index (FSI):	5.6
Unit count:	417
<ul style="list-style-type: none"> <li>• Studio</li> <li>• 1-bedroom</li> <li>• 2-bedroom</li> <li>• 3-bedroom+</li> </ul>	<ul style="list-style-type: none"> <li>• 101 (24%)</li> <li>• 200 (48%)</li> <li>• 72 (17%)</li> <li>• 44 (11%)</li> </ul>
Vehicle Parking Spaces (residential:visitor):	195 (172:23)
Bicycle Parking Spaces (long-term:short-term):	320 (290:30)
Amenity Space (total):	1,672 square metres (4.0 square metres per dwelling unit)
<ul style="list-style-type: none"> <li>• Outdoor amenity space</li> <li>• Indoor amenity space</li> </ul>	<ul style="list-style-type: none"> <li>• 748 square metres (1.8 square metres per dwelling unit)</li> <li>• 924 square metres (2.2 square metres per dwelling unit)</li> </ul>

See Attachments 1-9 of this report for a location map, Application Data Sheet, three dimensional representations of the projects in context and site plan of the proposals. The Application Data Sheet contains additional details on the proposal including: site area and dimensions, floor area, unit breakdowns, and parking counts.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

### Reasons for Applications

The application proposes to amend Site and Area Specific Policy (SASP) 387 to establish site-specific policies to allow a building with 33 storeys plus two mechanical levels with an FSI of up to 5.6, exemption from the need to increase non-residential GFA, a minimum front yard setback of 1.5 metres, an increased maximum floor plate, a minimum side yard setback of 5.0 metres from the north lot line, no tower stepbacks from the base building on the east and north facades, and stepbacks of less than 3.0 metres above the edge of the base building. The application also proposes to amend Zoning By-law No. 7625 to vary performance standards including but not limited to building height and projections, mezzanines, gross floor area, setbacks and encroachments, and vehicle and bicycle parking. Additional amendments to the Official Plan and the Zoning By-laws may be identified as part of the application review.

## **POLICY CONSIDERATIONS**

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**Provincial Land Use Policies:** On October 20, 2024, the Provincial Planning Statement (2024) (PPS 2024) came into effect and combined the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS 2024 and shall conform to other provincial plans, including the Greenbelt Plan (2017) and others.

**Official Plan Designation:** On Map 17 of the Official Plan, the site is designated *Mixed Use Areas*. In Site and Area Specific Policy (SASP) 387 – The Tippett Road Area, the site is within the Mixed Use Areas “B” Sub Area and the Tippett Road Promenade.

**Zoning:** Under Former City of North York Zoning By-law no. 7625, the Subject Lands are zoned Industrial-Commercial MC(H).

Additional information on the Official Plan and the Zoning By-law can be found in Attachments 3-5.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation Meeting (CCM) is tentatively scheduled for April 8, 2025.

## **COMMENTS**

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### **Provincial Planning Framework**

Planning staff have reviewed the application submitted to the City against the policies of the Provincial Planning Statement (“PPS”) (2024).

The PPS directs that Planning Authorities identify appropriate locations for future growth, including areas for intensification and redevelopment. These areas are typically made up of Major Transit Station Areas or Strategic Growth Areas under the PPS. The Planning Authority’s role is to identify these areas, plan for its future growth, ensure that there are the necessary infrastructure and public service facilities available long term, and develop appropriate development standards for future implementation reflective of the local context.

The built context of the area is generally mid-rise and tall buildings. The site is located in a designation that directs for infill development. Highway 401, W.R. Allen Road, and their associated ramps are located adjacent to the site. Given the provincial policy framework with regards to sensitive land uses, Staff and peer review partners are currently evaluating the noise and land use compatibility reports submitted by the Applicant.

The PPS directs that Planning Authorities plan for sewage and water services that accommodate forecasted growth, promote efficient use and optimization of existing municipal services, and integrate water and energy conservation and efficiency.

Stormwater management is to be integrated with planning for sewage and water systems. As noted in the Servicing Section below, the proposal has not demonstrated sufficient servicing capacity to support the developments.

### **Land Use**

The Subject Lands are designated *Mixed Use Areas* by the Official Plan and is within the Mixed Use Areas “B” Sub Area in Site & Area Specific Policy 387 – The Tippett Road Area. The *Mixed Use Areas* designation provides for a broad range of commercial, residential, and institutional uses in single use or mixed use buildings. SASP 387 goes further, stating that residential development must also increase the amount of existing non-residential GFA.

SASP 387 identifies the Tippett Road Promenade, which is intended to be lined by buildings with active non-residential uses at grade including retail, cafes and other pedestrian activities.

The development proposal is for a residential building with no active uses facing Tippett Road. Instead, the majority of the ground floor facing Tippett Road consists of a blank wall concealing the vehicle ramp to the underground parking. The proposed at grade land use does not conform with the policy intent.

### **Built Form and Site Organization**

Planning staff have reviewed the proposed site organization and built form, including height and massing, against the policies of the Official Plan and relevant design guidelines.

SASP 387 states that mid-rise buildings up to 6 storeys are permitted within the Mixed Use Areas “B” Sub Area, however mid-rise buildings along Allen Road can be up to 12 storeys in height. Additional building height above these heights will be considered a tower element and conform to the Tall Building Design Guidelines. These include a maximum tower floorplate of 750 square metres, minimum tower separation of 25 metres, and a minimum 3 metre setback from base buildings to upper floors. The maximum height of a base building is 23 metres. Densities will be highest at Wilson subway station and transition down away from the station, with a maximum density of 3.99 times the lot area.

The Tippett Road Promenade will feature setbacks of approximately 6 metres to allow for a landscaped promenade with widened sidewalks and generous landscaping with public and private tree plantings. A pedestrian and cycling path known as the W.R. Allen Road Pathway will connect from Tippett Road within the 14 metre setback from the highways and ramps, towards Wilson subway station and Wilson Road. A new 5.5 metre mid-block connection along the north property of the Subject Lands will connect the W.R. Allen Road Pathway to the Tippett Road Promenade. Both paths will accommodate trees, seating, and generous landscaping.

### **Setbacks and Stepbacks**

As mentioned in the Land Use section, the ground floor along Tippet Road is mostly a blank wall with no interaction with the street. There is no base building on the north, east, and south sides of the tower, including along Tippet Road. Instead the tower rises directly from the ground with no stepback.

The proposed setbacks are 5.0 metres to the north and 1.2 metres to the east (Tippet Road). This is a reduction from SASP 387 and the Tall Building Guidelines, which require a setback from Tippet Road of approximately 6 metres with a 3 metre stepback for the tower and a setback from the north of 5.5 metres for the base building and 7.5 metres for the tower.

In addition, no structures or ancillary structures may encroach into the 14 metre Ministry of Transportation (MTO) setback from the Highway 401/Allen Road interchange. The proposal locates the pet relief area within MTO setback. It is staff's understanding that MTO generally only permits landscaping which is not required to support development. In this regard, the proposed pet relief area does not appear to be permitted.

### **Floorplate and Height**

The tall building tower floorplate needs to be further articulated to meet SASP 387 and the Tall Building Guidelines' requirement of a maximum 750 GCA (Gross Construction Area). The proposed floorplate is unclear as the measurements on the Site Plan and Floor Plans are inconsistent. This will require further evaluation once the measurements are clarified. There are also inconsistencies in the building heights on the Elevations.

### **Driveways and Vehicular Access**

The vehicular access ramp is presently proposed to be placed along the development's frontage on Tippet Road. It does not meet the intent of the Tippet Road Area Regeneration Study nor conform with SASP 387's policy direction for street wall animation and introduction of non-residential, particularly given it is a no-exit street. The proposal also raises CPTED considerations.

It is recommended that Staff continue to work with the Applicant to revise the built form of the proposed developments, including but not limited to building heights, setbacks, tower stepbacks, at grade animation, mid-block connection, and articulation of the base building.

### **Sun, Shadow and Wind**

The Official Plan and Tall Building Design Guidelines include criteria for tall buildings, which include minimizing shadow and wind impacts and protecting sunlight and sky view for streets, parks, public and private open space, and *Neighbourhoods*.

The proposed building casts shadow impacts to Tippet Road for more than 5 hours during springs, summer, and autumn and casts shadows on Caplin Parkette (containing a gazebo, a playground, and recently constructed tennis courts) during after school hours in the spring and autumn. It also creates shadow impacts on the *Neighbourhood* east of Champlain Boulevard. Consideration should be given on design measures to mitigate shadow impacts.

Urban Design staff have requested updates to the pedestrian level wind study from the Applicant.

### **Public Realm**

The Official Plan and Tall Building Guidelines state that buildings should be located and designed to protect access to sunlight and sky views on streets, parks, public and private open space, and *Neighbourhoods*. The proposed building casts major shadow impacts to the Tippet Road public realm for more than 5 hours during the spring, summer and autumn. It also casts shadows on the Chaplin Parkette and the *Neighbourhood* east of Champlain Boulevard.

### **Mid-block connection**

The proposed mid-block POPS provides a 2.1m wide walkway only, without any landscape buffer to the neighbouring property. It does not satisfy the width and landscaping criteria of SASP 387. A minimum 5.5m mid-block POPS is required, comprised of a 3m paved Multi-Use Path and 2.5m landscape buffer to the property line. Additional landscape buffer and a safety fence should be required to separate the development driveway with this mid-block POPS for pedestrian safety and visual/noise impact mitigation.

### **Streetscape**

Street trees have not been proposed within the Tippet Road right of way. This portion of the street also lacks widened sidewalks. The pickup/dropoff (PUDO) area should be located on the Subject Lands but is proposed within the Tippet Road right of way.

Overhead wires are located on the west side of Tippet Road. Toronto Hydro has indicated that a minimum of 3 metres of clearance are required from hydro assets for mechanical equipment and 5 metres are required for structures including encroachments such as awnings and roofs. These requirements may further impact the proposed setbacks.

### **Parkland**

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is currently in an area with 4 -12 m<sup>2</sup> of parkland per person, which is below the City-wide average provision of 28 m<sup>2</sup> of parkland per person (2022).

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Amenity Space**

The Subject Lands have a total of 1,672 square metres of amenity space, including 924 square metres of indoor space (2.2 square metres per unit) and 748 square metres of outdoor space (1.8 square metres per unit). The combined amenity space complies with the requirements of Zoning By-law 569-2013, however the amount of outdoor amenity space falls below 2 square metres per unit. The Growing Up: Planning for Children in New Vertical Communities Guidelines recommend that amenity space include adequate space for children and families. Staff will work with the Applicant to ensure that the Guidelines are implemented through the Site Plan process.

### **Unit Mix**

The Growing Up Guidelines state that a minimum 10% of the units should have 3 bedrooms and 15% of the units should have 2 bedrooms. As described in the application description, 28% of the units on the Subject Lands are large units as defined by having two bedrooms or more, including 17% with two bedrooms and 11% with three bedrooms. The proposed unit mix satisfies the large unit mix objectives of the Growing Up Guidelines.

### **Affordable Housing**

7 affordable housing units are proposed with a total of 760 square metres of GFA. The proposed units are proposed as two-storey townhouse units at grade facing the Allen Road Pathway and mid-block connection. 5 units will have two bedrooms, one will have three bedrooms, and one will have four bedrooms.

### **Tree Preservation**

The Applicant has submitted an Arborist Report, Tree Preservation Plan, and Landscape Plans in support of the application.

The Official Plan states that new and existing streets will balance the needs of various users by including provision for space for trees, providing co-ordinated tree planting, appropriate setbacks for tree planting, and designing utilities in a manner that will enable the planting and growth of trees to maturity. Development will provide improvements to adjacent boulevards and sidewalks which prioritize street trees. Further, development will prioritize the long-term growth and increase in the number of trees, which will assist in achieving greenhouse gas emissions reductions consistent with international, national and municipal targets.

A total of 810 cubic metres of soil is required for tree planting areas on site and within the public boulevard. Certain elements of the landscape proposal either do not satisfy tree planting requirements or require further clarification to confirm viability. As identified in the Building Setbacks and Public Realm section, no trees are proposed within the Tippet Road right of way.

Urban Forestry staff are seeking confirmation from MTO that trees are permitted within the 14 metre MTO setback. Further, any trees in that area are encumbered by the below grade parking structure which cannot support long-lived trees and would only

provide temporary environmental benefits . The application does not prioritize growing spaces that support long term tree growth.

Urban Forestry staff have commented that there should be a 4 metre separation between the building and tree canopies. All tree planting areas should have a minimum width of 2.5 metres and comply with minimum soil volume requirements. Detailed Soil Volume Sections have been requested from the Applicant.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials which include Civil Plans and Stormwater Management Reports. Staff have identified potential downstream sanitary sewer capacity limitations until required sanitary sewer upgrades have been completed on Wilson Avenue near Transit Road. Downstream storm sewer capacity issues have also been identified. Additional information has been requested from the Applicant. Should it be determined that upgrades are required to the infrastructure to support the development, staff may request that a Holding provision (H) be included in the Zoning By-law Amendment.

Staff require revisions as outlined in the memorandum from Engineering and Construction Services dated November 6, 2024. These include but are not limited to updated unit counts, revised hydrological and groundwater information, and corrected runoff values. To date, the submitted materials have not demonstrated that there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development. As such, consistency with the PPS has not been confirmed at this time.

In the event that the OLT allows the Official Plan Amendment and Zoning By-law Amendment appeals in whole or in part, the final Order should be withheld pending the confirmation the required plans and reports have been submitted and/or revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

### **Transportation**

The Toronto Transit Commission (TTC) has provided comments requiring the PUDO area to be connected to a sidewalk at least 2.4 metres deep to accommodate Wheel-Trans.

### **Site Plan Control**

A Site Plan Control application will be required should the appeal be allowed in whole or in part.

### **Further Issues**

Community Planning continues to receive additional information regarding these applications as a result of ongoing review by City commenting divisions including Transportation Services, Solid Waste, SIPA (Housing), and the Ministry of Transportation, and revised materials submitted in support of the proposal. Staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the Applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2024), the Toronto Official Plan, and applicable City guidelines intended to implement Official Plan policies.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the Application in its current form and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

## **CONTACT**

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E-mail: [Marty.Rokos@toronto.ca](mailto:Marty.Rokos@toronto.ca)

## **SIGNATURE**

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David Sit, MCIP, RPP  
Director, Community Planning  
North York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: SASP 387 Map 1 – Sub Areas
- Attachment 5: Existing Zoning By-law Map

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: South Elevation
- Attachment 8: East Elevation
- Attachment 9: 3D Views

**APPLICATION DATA SHEET**

**Municipal Address:** 2 TIPPETT RD                      **Date Received:** August 20, 2024

**Application Number:** 24 201112 NNY 06 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** The proposed Official Plan and Zoning By-law Amendments provides for the redevelopment of the subject site with a 33-storey (110.8 metres including mechanical penthouse) residential building, containing a total gross floor area of approximately 24,926 and a total of 417 dwelling units. The proposal includes an affordable housing contribution of 760 square metres, which is currently configured as seven 2-storey townhouse units at grade. The resulting gross density is 5.6 FSI. total of 195 vehicle parking spaces are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
PETER SMITH			URBAN CAPITAL (TIPPETT) INC

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Former City of North York By-Law No.7625	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

**PROJECT INFORMATION**

Site Area (sq m): 4,454                      Frontage (m): 57                      Depth (m): 60

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	3,793		1,268	<b>1,268</b>
Residential GFA (sq m):			24,926	<b>24,926</b>
Non-Residential GFA (sq m):	3,793			
<b>Total GFA (sq m):</b>	<b>3,793</b>		<b>24,926</b>	<b>24,926</b>
Height - Storeys:	4		33	<b>33</b>
Height - Metres:	18		111	<b>111</b>

Lot Coverage Ratio (%): 28.47                      Floor Space Index: 5.6

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	24,926	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			417	417
Other:				
<b>Total Units:</b>			<b>417</b>	<b>417</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		101	200	72	44
<b>Total Units:</b>		<b>101</b>	<b>200</b>	<b>72</b>	<b>44</b>

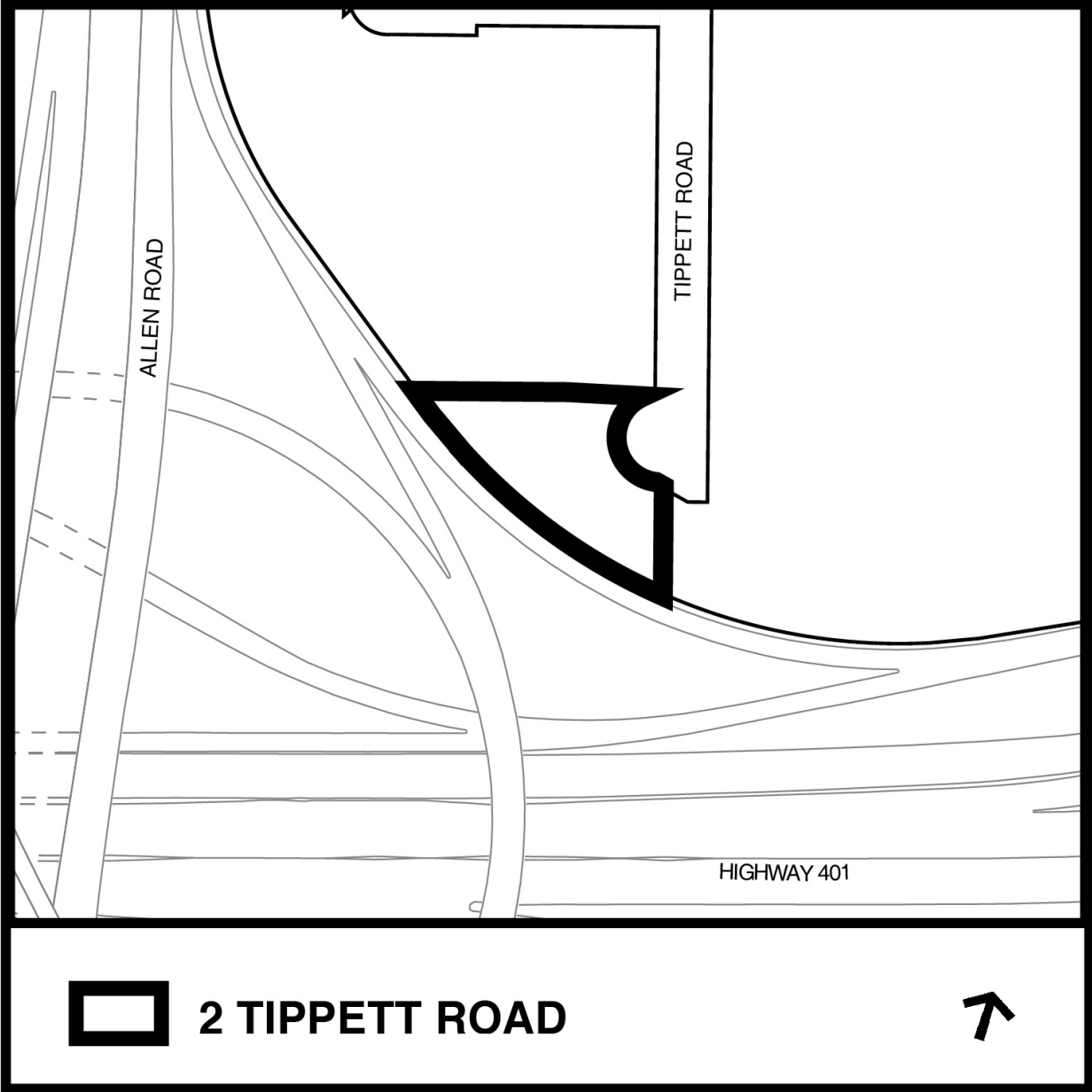
**Parking and Loading**

Parking Spaces: 195      Bicycle Parking Spaces:      Loading Docks: 1

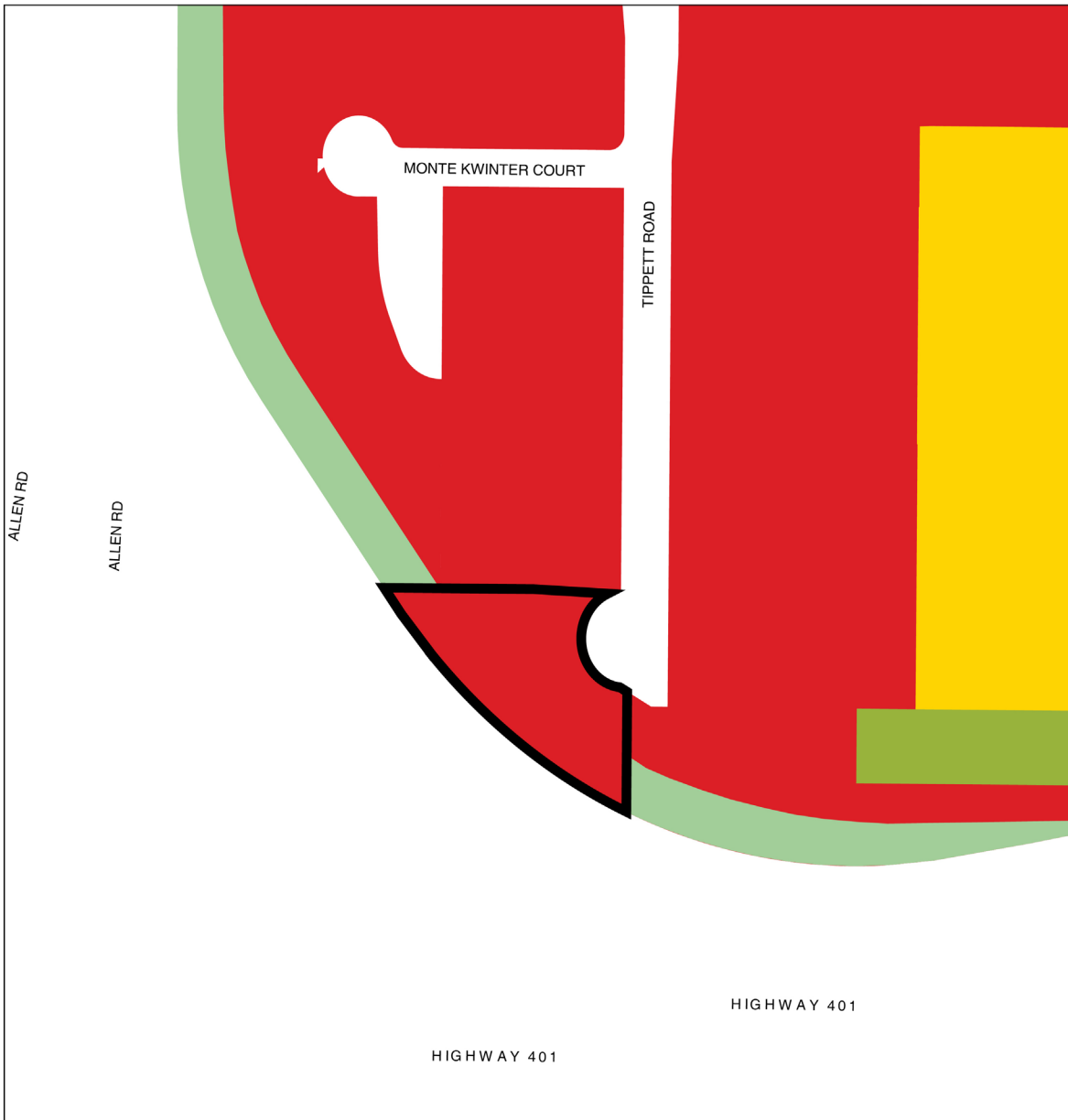
**CONTACT:**

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416-395-7127  
Marty.Rokos@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



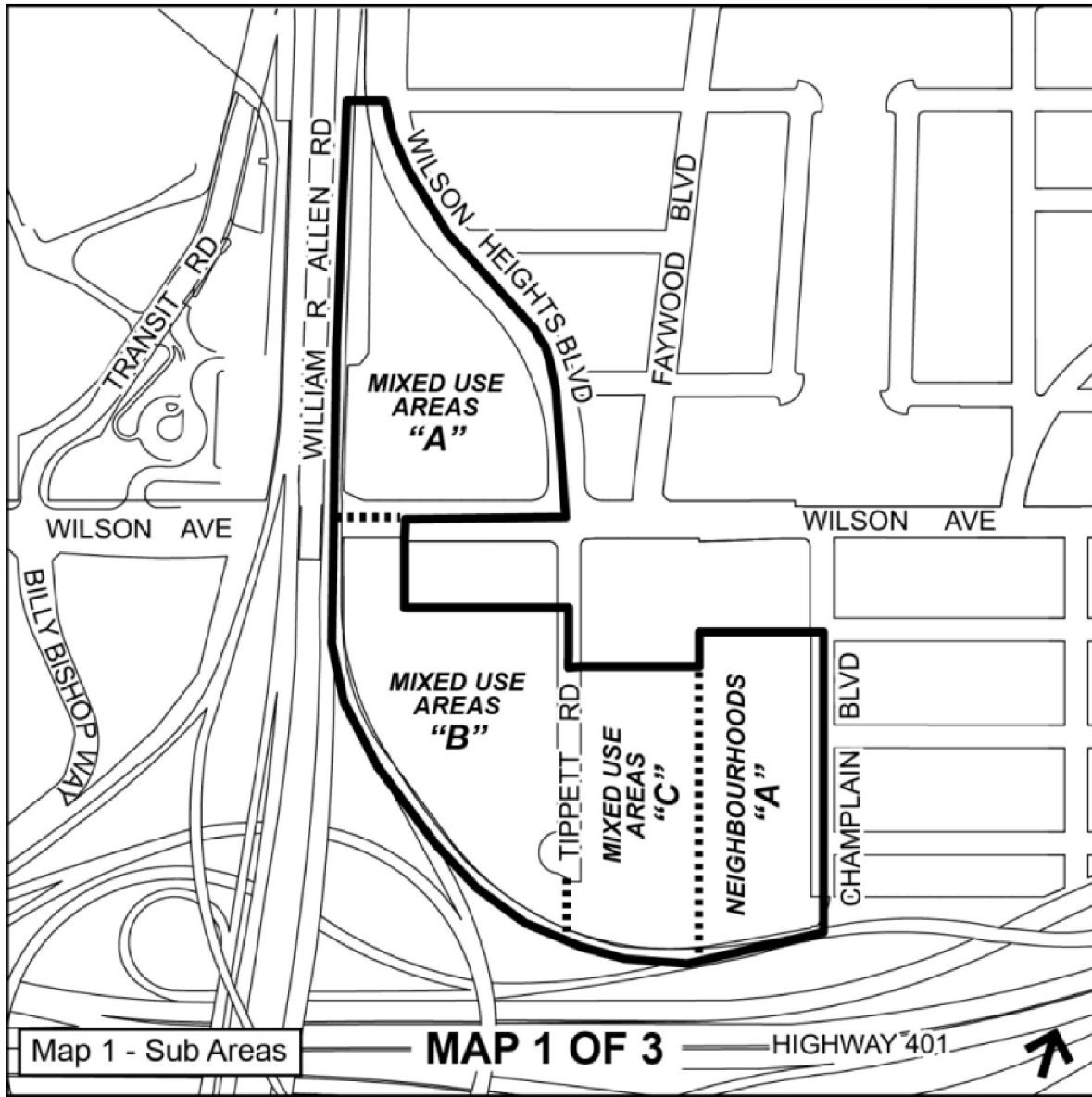
Official Plan Land Use Map #16

2 Tippett Road  
File # 24 201112 NNY 06 0Z

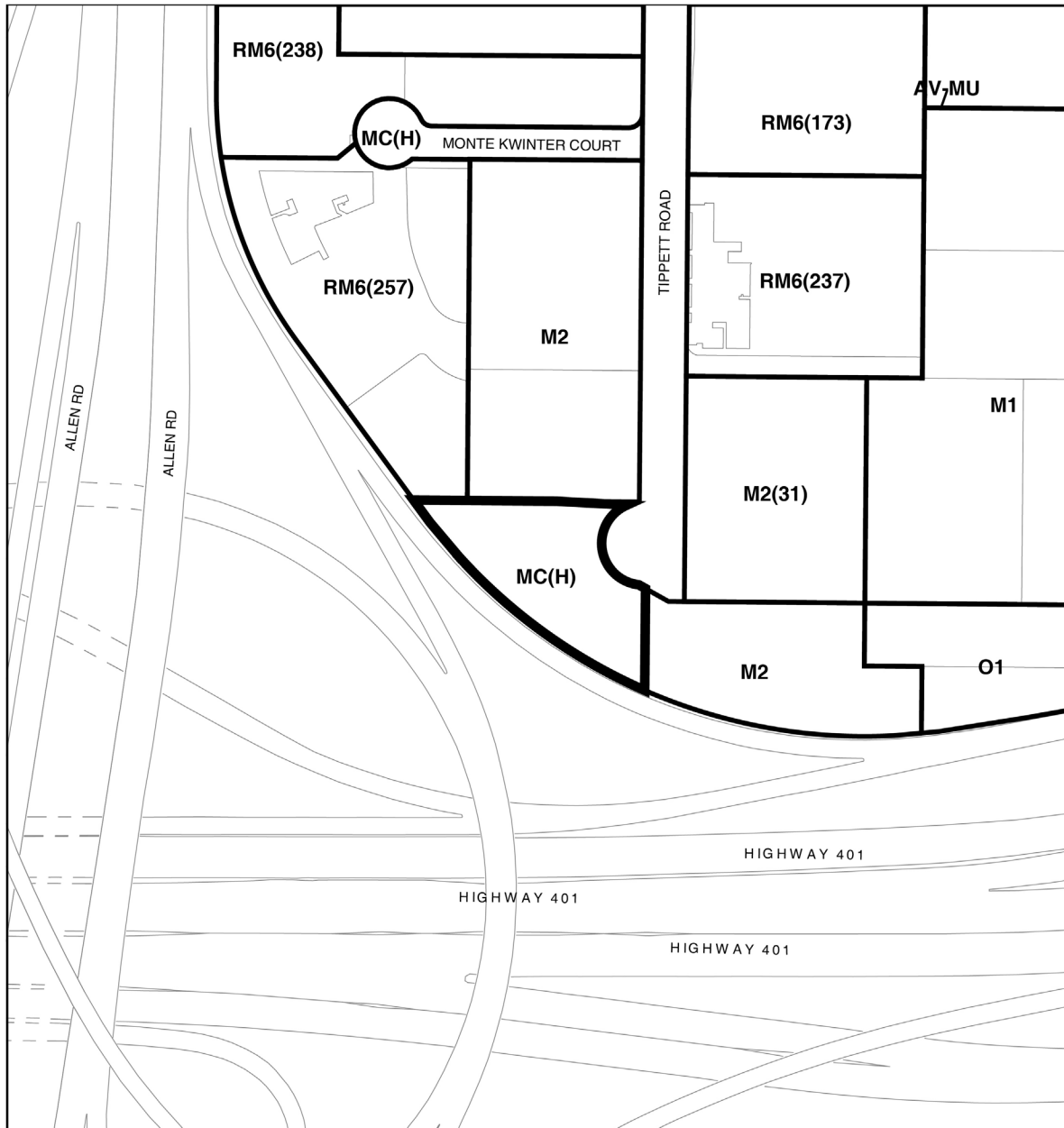
- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Parks
- Other Open Space Areas

Not to Scale  
Extracted: 08/26/2024

Attachment 4: SASP 387 Map 1 – Sub Areas



Attachment 5: Existing Zoning By-law Map



Zoning By-law 7625

2 Tippet Road

File # 24 201112 NNY 06 0Z



Location of Application

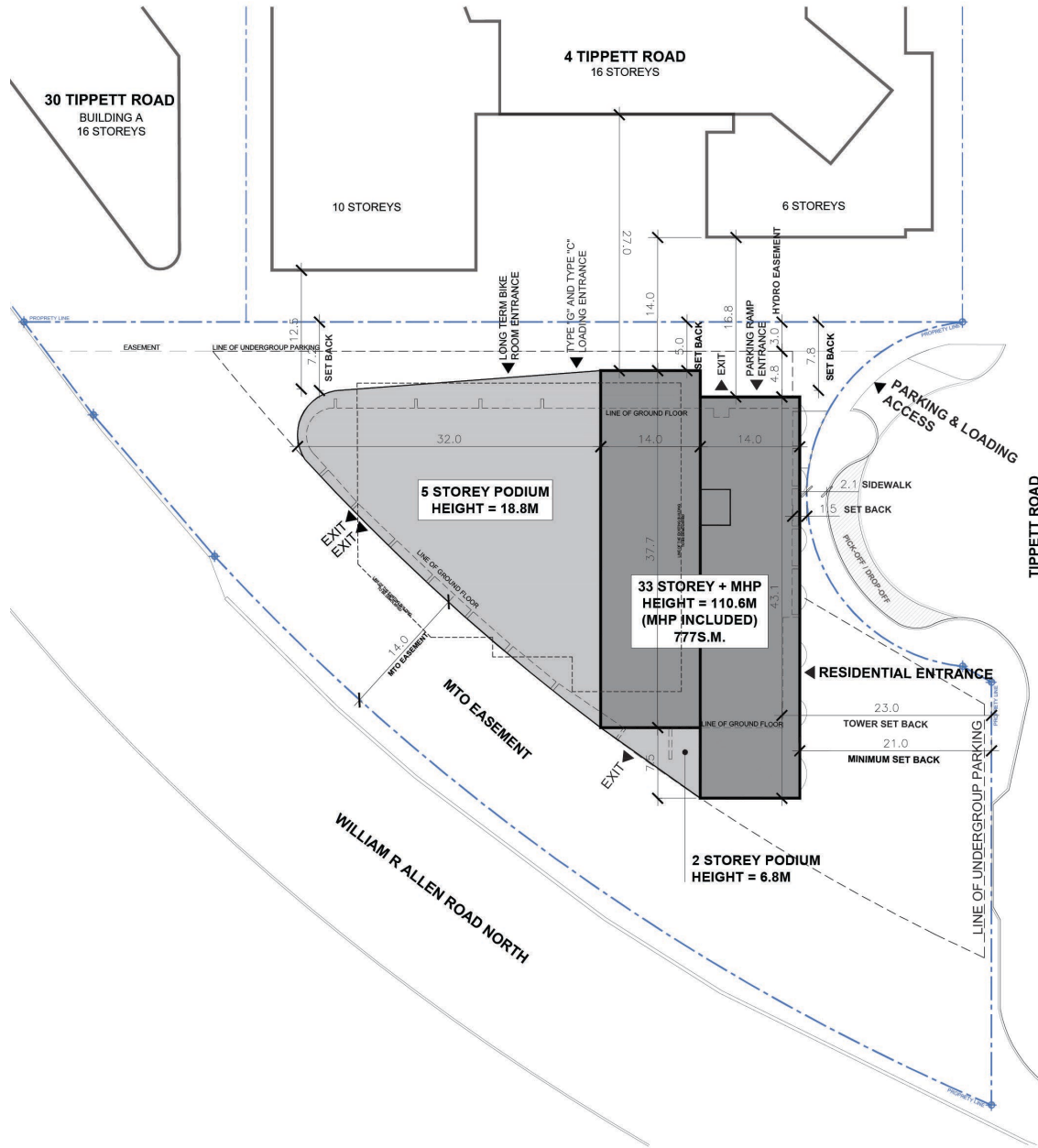
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- AV-MU Avenue Mixed Use Zone
- M1 Industrial Zone One
- M2 Industrial Zone Two
- MC Industrial-Commercial Zone

- O1 Open Space Zone



Not to Scale  
Extracted: 08/26/2024

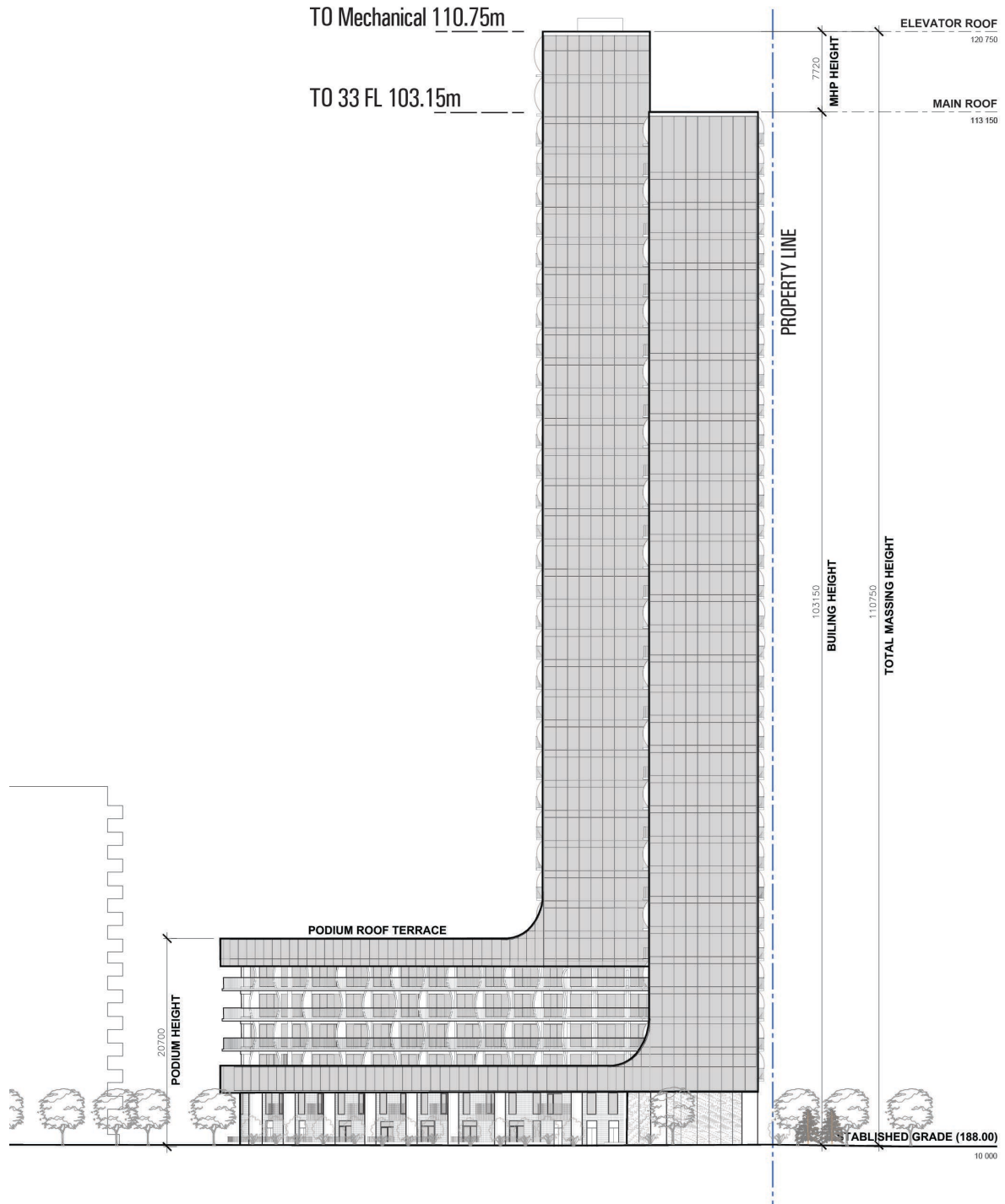
Attachment 6: Site Plan



Site Plan

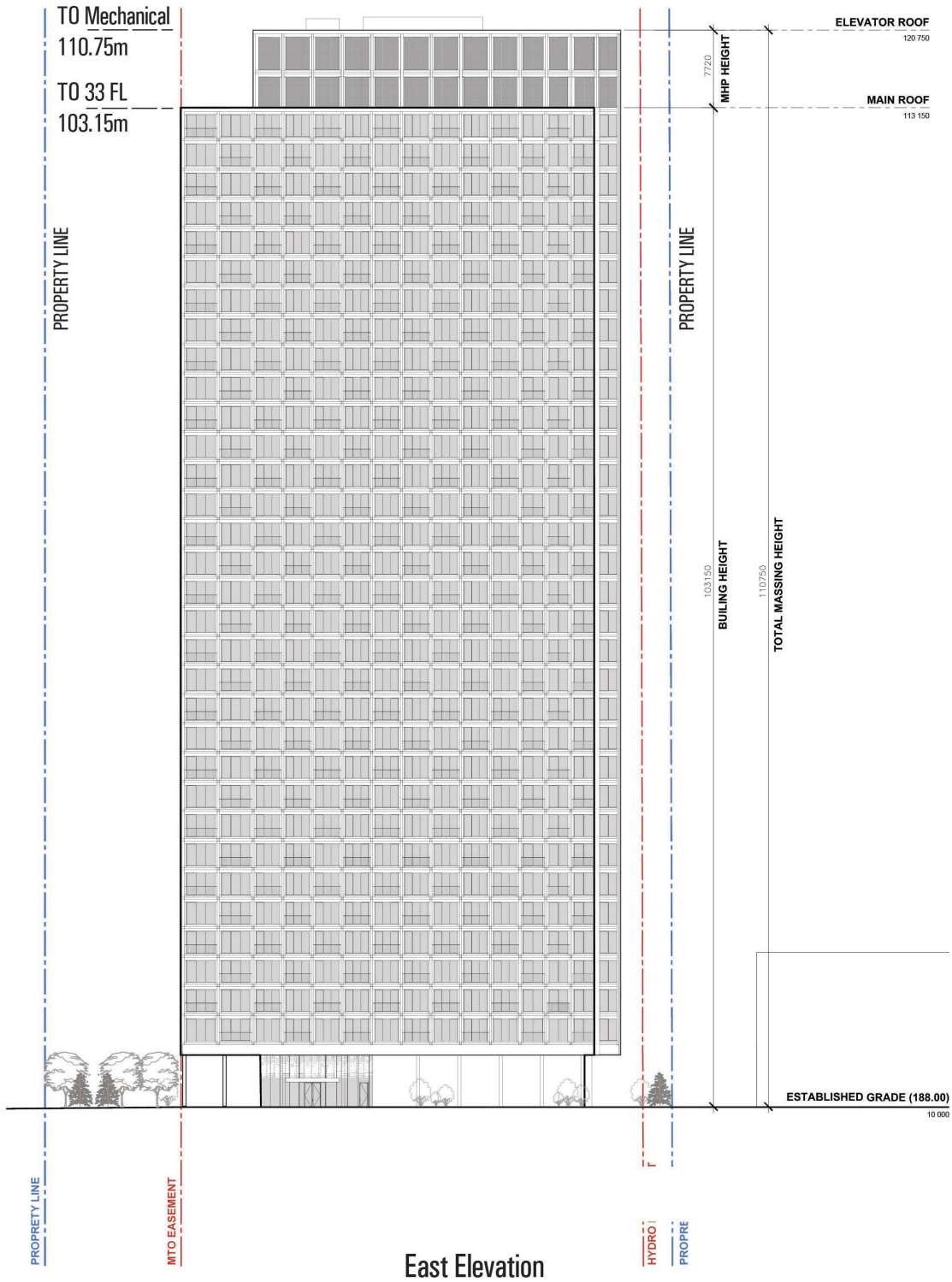


Attachment 7: South Elevation



South Elevation

# Attachment 8: East Elevation



Attachment 9: 3D Views

