

5705 and 5789 Steeles Avenue East – Zoning By-law Amendment – Decision Report – Approval

Date: October 3, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 23 - Scarborough North

Planning Application Number: 24 213561 ESC 23 OZ

Related Planning Application Number: 25 166275 ESC 23 SA

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law to permit the development of 2 single-storey industrial warehouse buildings with ancillary office uses on currently vacant lands at 5705 and 5789 Steeles Avenue East.

The proposed development is consistent with the Provincial Planning Statement (2024). It would contribute to the employment intensification on an underutilized site, and generate new employment opportunities on lands that are designated *General Employment Areas* in the City of Toronto Official Plan. The proposed development achieves the directions on promoting efficient development and intensified land use patterns, as well as expanding the area's range of employment uses.

This Report reviews and recommends approval of the application to amend the Former City of Scarborough Zoning By-law No. 24982 (Tapscott Employment District).

RECOMMENDATIONS

The Director, Community Planning Scarborough District recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 for the lands municipally known as 5705 and 5789 Steeles Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. 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 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.

DECISION HISTORY

2005 – 2006 Official Plan and Zoning By-law Amendments

On October 18, 2005, Scarborough Community Council considered the Preliminary report on a combined Official Plan and Zoning By-law amendment (file no. 05 141569 ESC 41 OZ), plan of subdivision (file no. 05 141579 ESC 41 SB) and site plan approval (file no. 05 141577 ESC 41 SA) applications to permit the construction of a mixed retail and industrial development on three blocks created with the extension of State Crown Boulevard from Select Avenue to Steeles Avenue East. A subsequent Zoning By-law amendment application (file no. 06 104335 ESC 41 OZ) was submitted in early 2006 to incorporate additional lands not subject to the original rezoning application. Collectively, the proposal would result in a mixed retail and industrial development with a gross floor area (GFA) of 63,510 square metres on approximately 16.4 hectares of land. This 16.4 hectare parcel consisted of the subject lands along with lands to the east now known municipally as 5855, 5865, 5875, 5945, 5951, and 5955 Steeles Avenue East. Community Council's decision document on the initial set of applications (Report 8, Clause 19(f)) can be found here:

<https://www.toronto.ca/legdocs/2005/agendas/committees/sc/sc051018/scdd.pdf>

The applications were subsequently appealed to the Ontario Municipal Board (OMB) due to City Council's failure to make a decision within the prescribed timelines.

On September 25-27, 2006, City Council adopted the recommendations of the Request for Directions report on the appealed combined Official Plan and Zoning By-law amendment, plan of subdivision and site plan approval applications. City Council directed staff to continue to process the applications. City Council's decision document (Scarborough Community Council Report 7, Clause 25) can be found here:

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060925/cofa.pdf>

On November 10, 2006, the OMB issued its decision to approve the combined Official Plan and Zoning By-law amendments and granted draft subdivision approval, subject to conditions. In particular, the amending Zoning By-law placed a Holding symbol (H) on the lands that limits development until servicing requirements and transportation improvements are secured. Also, a Section 37 Agreement was entered into to secure the following community benefits:

- The relocation, restoration and reuse of the heritage buildings at the northeast portion of the site;

- The provision and use of 464.5 square metres of GFA for community space (which was later amended to require the payment of \$1,800,000 towards the expansion of the Milliken Park Community Recreational Centre);
- The design and installation of one or more pieces of public art, with a value of not less than \$250,000; and
- Provisions on the phasing and timing of development.

The OMB decision can be found at: <https://www.toronto.ca/legdocs/refdocs/09323.pdf> In early 2012, the draft approved plan of subdivision, which would have created the development blocks and the dedication of lands for the State Crown Boulevard extension, was withdrawn.

On July 16-19, 2007, City Council lifted the Holding symbol (H) (file no. 07 221580 ESC 41 OZ) on the subject lands as the conditions pertaining to the (H) were resolved via the implementation of the Tapscott Employment District Core Servicing Agreement which obligated a group of landowners to deliver critical infrastructure to service the subject lands and others in the vicinity. The Core Servicing Agreement expired in 2021 with the majority of infrastructure secured and delivered. City Council's decision document (Item SC7.26) can be found here:

<https://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-07-16- cc11-dd.pdf>

Between 2011 and 2014, City Council amended the Section 37 Agreement and approved deferring the payment of required cash contributions as stipulated in the Agreement. On September 18, 2025, the Scarborough Community Council adopted staff's report to amend a series of site-specific Zoning By-laws to permit the reallocation of unspent Section 37 funds, including Zoning By-law No. 158-2007 which applies to the subject lands. The decision of the Scarborough Community Council, which can be found here: [Agenda Item History - 2025.SC25.3](#), recommends City Council to approve the city-initiated Zoning By-law Amendment, a decision that is pending at the time of this report. If approved and enacted, the recommended Zoning By-law amendment would permit the reallocation of the unspent funds (\$83,887.72) related to the subject lands towards other eligible community benefits.

2013 Zoning By-law Amendments

On July 16, 2013, City Council approved a Zoning By-law amendment application (file no. 12 275488 ESC 41 OZ) to permit additional uses and performance standards under the SDC zone on the subject lands. A Section 37 Agreement was also secured as part of the approval, which mostly reconfirmed the community benefits previously secured in the 2006 OMB approval. City Council's decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2013.SC25.29>

Committee of Adjustment Applications for Consent to Sever

On July 5, 2012, the Committee of Adjustment granted provisional consent subject to conditions (file no. B028/12SC), to sever the 16.4-hectare parcel into three parts and required the applicant to enter into an agreement with the City to secure various matters. The conditions were not met, and the application was deemed to be refused.

On May 12, 2021, the Committee of Adjustment granted provisional consent subject to conditions (file No. B0055/20SC), to sever the 16.4-hectare parcel of land into generally the same parts in the 2012 application. The conditions of approval included the conveyance construction of the north-south extension of State Crown Boulevard, and the conveyance of servicing easements, among other requirements. All the conditions has since been satisfied.

THE SITE AND SURROUNDING LANDS

Site and Surrounding Area

The subject site is a vacant rectangular lot with a slight irregularity along the southern property line, bordered by Steeles Avenue East to the north and State Crown Boulevard to the east with frontages of 317 metres and 255 metres respectively. There are multiple large piles of soil fill (approximately 250,000 cubic metres) that have been brought to the site over the past couple of decades that will require further environmental investigation.

The surrounding land uses include:

- **North:** Across Steeles Avenue East are single-detached dwellings in the City of Markham;
- **South:** Industrial facilities that front on Select Avenue;
- **East:** Across State Crown Boulevard is a parcel of land zoned to permit two single-storey industrial warehouse buildings and the adaptive reuse of two heritage designated buildings. The development has a Notice of Approval Conditions under site plan application no. 23 165945 ESC 23 SA; and
- **West:** A commercial plaza with four single-storey buildings.

THE APPLICATION

Description

The application proposes to amend the Zoning By-laws to permit the development of 2 single-storey industrial warehouse buildings with ancillary office uses resulting in a gross floor area of 46,295 square metres. The buildings would be 14.5 metres in height.

Density

The proposal has a total density of 0.55 times the area of the lot.

Access, Parking and Loading

The facility would include around 300 vehicle parking spaces, including 14 accessible parking spaces. The proposed development would contain a central loading area containing 90 Type "A" loading spaces, of which 12 are drive-in doors. A total of 12

proposed short-term bicycle parking spaces would be located close to the building entrances, and specific short-term and long-term bicycle parking spaces provisions will be secured in the amending zoning by-law. The site could be accessed via a vehicular entrance on Steeles Avenue East, and another one on State Crown Boulevard.

Reasons for the Application

A Zoning By-law Amendment is required to expand the permitted uses on the site in order to allow the proposed use by amending the zoning of the lands under the former Scarborough Employment By-law 24982 (Tapscott Employment District). An application is also required to implement the appropriate performance standards including, but are not limited to: minimum setback length, minimum widths of soft landscaping buffers, maximum number of parking spaces, and minimum number of bicycle parking spaces.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on June 18, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current rezoning application was submitted on September 16, 2024 and deemed complete on February 11, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application area available on the Application Information Centre: [5789SteelesAveE](#)

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, as amended.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others. In particular, the Provincial Planning Statement (PPS, 2024) focuses growth within employment areas dedicated for business clusters such as manufacturing and warehousing, while ensuring there is appropriate transition to sensitive land uses.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Employment Areas*, and designates the site as *General Employment Areas* on Land Use Map 22. See Attachment 2 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Official Plan Amendment No. 804 (OPA 804) was adopted by City Council as By-law 447-2025 on May 29, 2025 to align the Official Plan with the new provincial definition of "area of employment" in the *Planning Act* and "employment area" in the PPS, 2024, as a part of Bill 97. The City has submitted OPA 804 to the Minister of Municipal Affairs and Housing for approval. The Council decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.1>

Zoning

The subject site is zoned Special Commercial District (SDC) with specific performance standards under the former Scarborough Zoning By-law 24982 (Tapscott), as amended. The SDC zoning category permits a variety of retail, commercial and institutional uses.

See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Best Practices for Effective Lighting (2017)
- Bird Friendly Design Guidelines
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Design Options for Tree Planting in Hard Surfaces
- Green Surface Parking Lots Design Guidelines
- Green Street Technical Guidelines
- Green Infrastructure Standards
- Toronto Green Standards

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

Site Plan Control applies to this application. A Site Plan Application has been submitted (file no. 25 166275 ESC 23 SA) and is currently deemed incomplete.

PUBLIC ENGAGEMENT

Community Consultation

On March 26, 2025, a virtual community consultation meeting took place using the WebEx videoconferencing program. The meeting was attended by approximately 20 residents in addition to city staff and the Ward Councillor. Comments were raised during the meeting regarding the poor road condition and pollution during construction.

These issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have also reviewed the current proposal for consistency with the PPS, 2024.

The PPS promotes a prosperous and successful Ontario through the planning for "a strong and competitive economic" and "an efficient and resilient community." One way to achieve this is through the development of a variety of land uses, including industrial uses. Any new development must demonstrate consistency with the PPS through an analysis of applicable policies and by determining how the proposed use is appropriate with and reflective of provincial interest.

The proposed development would significantly increase new employment opportunities on a currently vacant site within a designated employment area. The size of the subject site and its proximity to similar industrial uses would represent appropriate development of employment lands, which will more efficiently utilize existing municipal infrastructure. Staff find the proposal to be consistent with the PPS, 2024.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

This application has been reviewed against the City of Toronto Official Plan *General Employment Areas* land use policies contained in Chapters 2 and 4. The application has also been reviewed against OPA 804.

The application proposes two single-storey warehouse buildings that are appropriate for the site and compatible with the surrounding area. The warehouse use, together with ancillary office functions, will be secured through the amending Zoning By-law. The proposal conforms with the key policies for *General Employment Areas*, OPA 804, and contributes to the improvement and intensification of a currently vacant site along Steeles Avenue East. The land uses permitted by the proposed Zoning By-law Amendment are generally low impact non-residential uses that will be compatible with nearby residential uses north of Steeles Avenue East in Markham.

Density, Height, Massing

The proposed one-storey (14.5 metres) industrial warehouse building with ancillary office uses would result in a lot coverage of approximately 55.3% of the site, and a GFA of 46,295 square metres.

The proposal would provide appropriate separation distance to surrounding buildings and provide two enhanced landscaped area that connects to the pedestrian sidewalk along Steeles Avenue East. Given the existing and planned context of the subject property, staff is of the opinion the density and massing of the proposal is appropriate. The buildings' setbacks and overall density will be articulated and secured in the amending Zoning By-law.

Traffic Impact, Access, Parking

The application proposes 356 vehicular parking spaces of which 14 are accessible parking spaces. The number of vehicular parking spaces meet the parking standards of Zoning By-law 569-2013.

Parking areas would be consolidated generally on the southwestern portion of the site to allow for additional space for at-grade soft landscaped buffers and enhanced landscaped areas along Steeles Avenue East. As a result, vehicular parking spaces to service the proposed warehouse use would be primarily located at the rear and side of the warehouse away from Steeles Avenue East. This is consistent with Official Plan Section 3.1.3, Policy 4 which locate parking appropriately to minimize their impact and improve the safety and attractiveness of the public realm by ways to limit surface parking between the building front and the public street. The maximum number of vehicular parking spaces will be secured in the amending Zoning By-law.

A 2.1-metre sidewalk would be provided along Steeles Avenue East and State Crown Boulevard. Pedestrian connections would also be provided throughout the subject property which connect building entrances to the sidewalks, parking areas, enhanced landscaped areas and other amenity areas within the site.

Detailed vehicular maneuvering and egress/ingress will be reviewed through the Site Plan Control approval process.

Servicing

The subject property is within the Tapscott Industrial Area. There are existing storm, sanitary, and water services to service the subject property. There are existing sewers within the public easements along the southern and southeastern portion of the site as well as the existing sewers and watermain within State Crown Boulevard, currently owned and maintained by the owner under obligations of the approved Consent Agreement (Registered on title as Instrument No. AT6136859).

The sewers described above are critical municipal infrastructure of the Tapscott Industrial Area as they service drainage areas beyond the subject lands. The existing 300 mm sanitary sewers convey an external drainage area of 8.38 hectares to the existing receiving municipal sanitary system on Select Avenue. The existing 1,350 mm storm sewers convey a total external storm drainage area of 19.56 hectares. The existing 1,650 mm storm sewers convey storm drainage from both the subject lands and external areas to the existing receiving municipal storm system on Select Avenue.

The applicant submitted a Functional Servicing Report and associated drawings to evaluate capacities of this infrastructure to support the development. Engineering Review staff reviewed the submitted material and is satisfied with the servicing solutions proposed. Staff have requested the applicant to confirm the size and slope of the pipe from the control manhole to the storm sewer along State Crown Boulevard remain sufficient to service the new proposal, which will be verified through the Site Plan Control approval process.

Noise and Vibration Impact

The subject site is within proximity to residential uses to the north, and retail uses to the west. A Noise Study was submitted in support of the application. The Noise Study concludes that sound levels predicted under worst case operating scenarios are expected to comply with the applicable Ministry of Environment, Conservation and Parks' standards. As a result, noise control measures are not required and the proposed development is considered compatible from a noise perspective.

A Vibration Study was submitted in support of the application and concludes that the vibration zone on the subject site is predicted to extend up to 12 metres from the property line during construction. As a result, consultation with owners and occupants of properties located within the vibration zone will be required. On-site measurements should also be made around the subject site at nearby structures. The City will require a general review of construction vibration during work on the site, while regular site visits and vibration spot-checks should become part of the general review process. Additional measurements will be required by the applicant in the event of vibration-related complaints being received from nearby buildings. Specific requirements will be secured in the Site Plan approval process.

Parkland

Certain uses recommended through the Zoning By-law Amendment are not subject to parkland dedication requirements in accordance with Section 42 of the Planning Act and Toronto Municipal Code Chapter 415-29. Any parkland requirements for non-residential uses that are subject to these provisions will be satisfied by the owner through cash-in-lieu. The appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management with any required payment made prior to the issuance of the first above-ground building permit for the land to be developed.

Public Realm

Two enhanced landscaped areas totalling approximately 600 square metres are being proposed at the northeastern corner of the site and around the central portion of the subject lands along Steeles Avenue East. A minimum 5-metre soft landscaped setback along Steeles Avenue East will also be secured in the amending Zoning By-law. Staff considers the enhanced landscaped areas to be a positive element of the proposal. It would provide a new pedestrian connection and enhanced landscaping in conjunction with outdoor amenity areas for employees. The area and dimensions of the enhanced landscaped area are to be secured in the amending Zoning By-law and its final design be secured through the Site Plan Control approval process.

Tree Preservation and Soil Volumes

This application is subject to the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The proposal would require the removal of 2 by-law protected privately owned trees on the site and the injury of 4 trees situated within 6 metres of the subject site. A confirmed total of required trees will be calculated during the Site Plan Control approval process.

The planting of three replacement trees for each by-law-protected private tree removed would be a condition of Urban Forestry's permit issuance, if an application to remove the subject trees is approved.

This application proposes to plant approximately 200 trees. A Tree Preservation Plan, an Arborist Report, and a Landscape and Soil Volume Plan were submitted in support of the application. Urban Forestry staff have reviewed the documentation and note the total soil volume as required by the Toronto Green Standards has not been met. The amount of soil volume to support tree growth and the appropriate placement of City and private trees will be secured through the Site Plan approval process.

Toronto Green Standards

Council has adopted the four-tier Toronto Green Standards (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 TGS. Tiers 2, 3, 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on

site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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. Tier 1 of the TGS includes performance measures for cycling infrastructure and electric vehicle parking. Specific rates of short-term and long-term bicycle parking spaces would be secured through the zoning by-law amendment.

It is noted the proposed soil volume has not been met through the documentation submitted as part of this application. The amount of soil volume to support tree growth and the placement of City and private trees will be secured through the Site Plan approval process.

Other detailed performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

Section 37 Agreement

A Section 37 Agreement is registered on title related to the previously approved rezoning applications for a retail complex, enacted as By-laws 158-2007 and 696-2014. The community benefits secured include cash payments towards the Milliken Park Community Recreation Centre, public art and the restoration and adaptive reuse of heritage properties at 5993 and 5951 Steeles Avenue East (lands now forming part of an adjacent property).

As no building permits were issued for the original proposal, the most of the benefits secured under the previous approvals were not realized except for a cash contribution made as a prior to registration condition of which approximately \$83,000 remains unspent. As discussed in the Decision History above, this is recommended to be reallocated towards other initiatives in Ward 23.

Industrial development is not subject to community benefit contributions under the current Section 37 Community Benefit Charge framework.

Conclusion

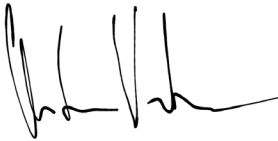
The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) and the City of Toronto Official Plan. Staff is of the opinion that the proposal is consistent with the PPS (2024) and conforms with the Official Plan. Staff has met with the applicant to address the concerns including vehicular access and parking locations, site servicing, compatibility with neighboring sensitive land uses, and soft landscaping, among others. This proposal is an appropriate infill development that is compatible with the surrounding context, provides for appropriate separation distance from the surrounding buildings and residential properties north of Steeles Avenue East.

Development Review recommends City Council approve the proposed Zoning By-law Amendments to permit the redevelopment of the subject lands.

CONTACT

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Tel. No. 416-396-7029, E-mail: Jayvis.Wan@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'C. Ventresca', with a stylized, flowing script.

Christian Ventresca, MScPl, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/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 to 24982 (Tapscott Employment District)

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: North Elevation

Attachment 8: East Elevation

Attachment 9: South Elevation

Attachment 10: West Elevation

Attachment 11: 3D Massing Model in Context Looking Southwest

Attachment 12: 3D Massing Model in Context Looking Northeast

Attachment 1: Application Data Sheet

Municipal Address: 5705 and 5789 STEELES AVE E
Date Received: September 16, 2024
Application Number: 24 213561 ESC 23 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: Developments of two large-scale industrial buildings with 366 parking spaces, four vehicular access and egress points, and 90 loading bays in a centralized truck court.

Applicant	Agent	Architect	Owner
5705 Steeles Avenue East LP			5705 Steeles Avenue East LP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	Special District Commercial (By-law 24982)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	83,778	Frontage (m):	317	Depth (m):	264
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			46,295	46,295
Residential GFA (sq m):				
Non-Residential GFA (sq m):			46,295	46,295
Total GFA (sq m):			46,295	46,295
Height - Storeys:			1	1
Height - Metres:			15	15

Lot Coverage Ratio(%):	55.26	Floor Space Index:	0.55
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA: 46,295

Institutional/Other GFA:

**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:	291	Bicycle Parking Spaces:	12	Loading Docks:	90
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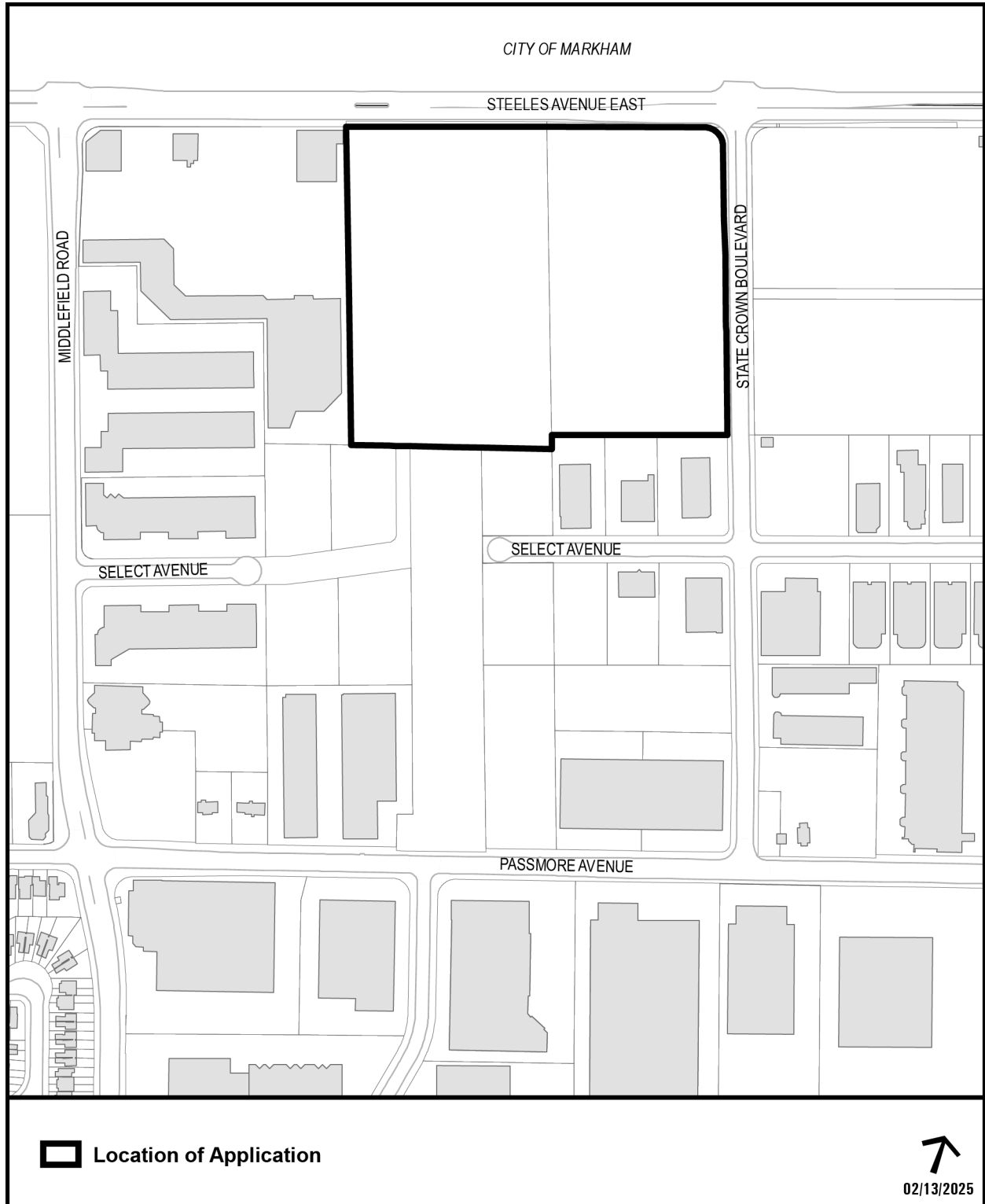
CONTACT:

Jayvis Wan, Community Planner, Community Planning

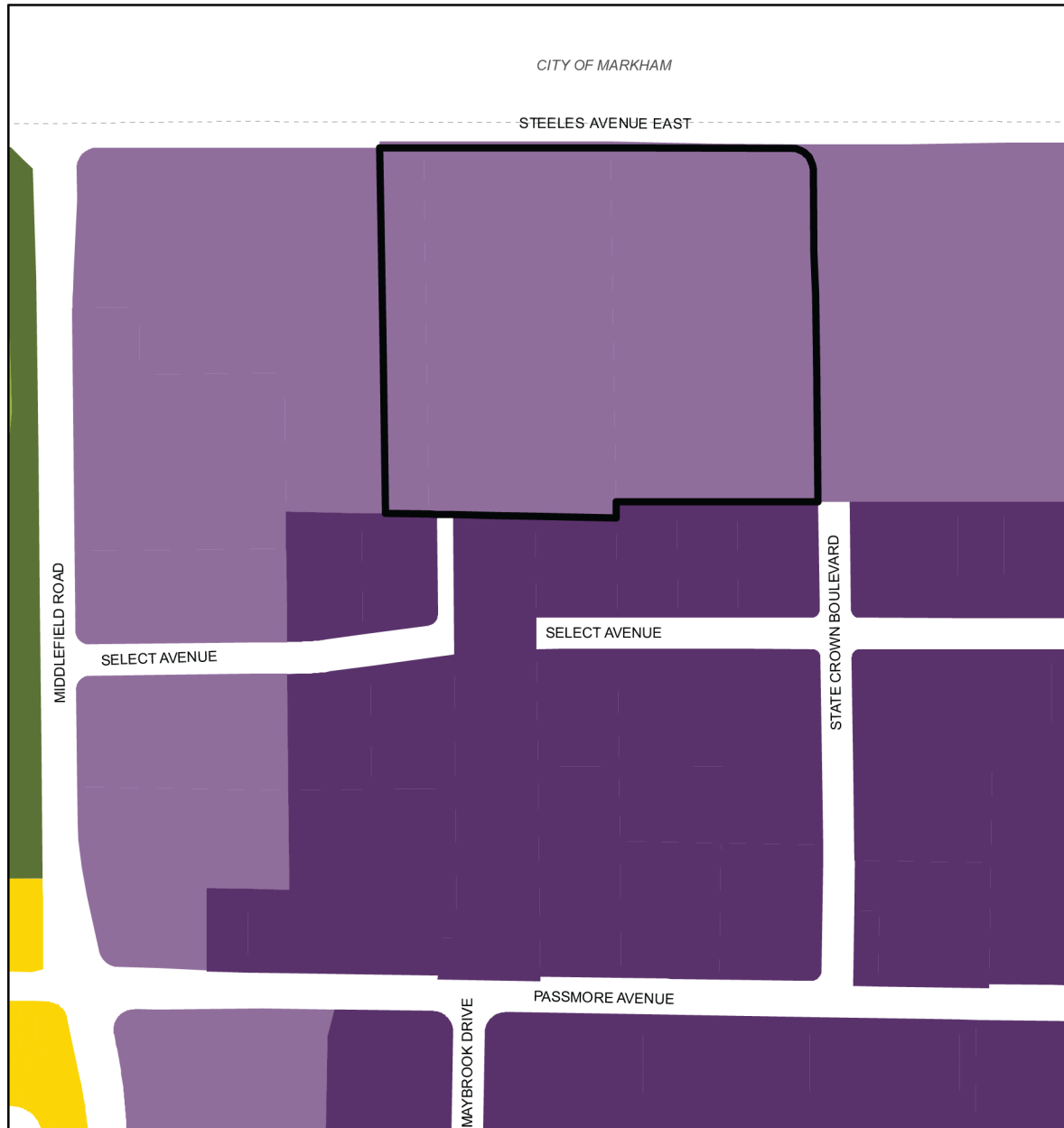
(416) 396-7029

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



5705 and 5789 Steeles Avenue East

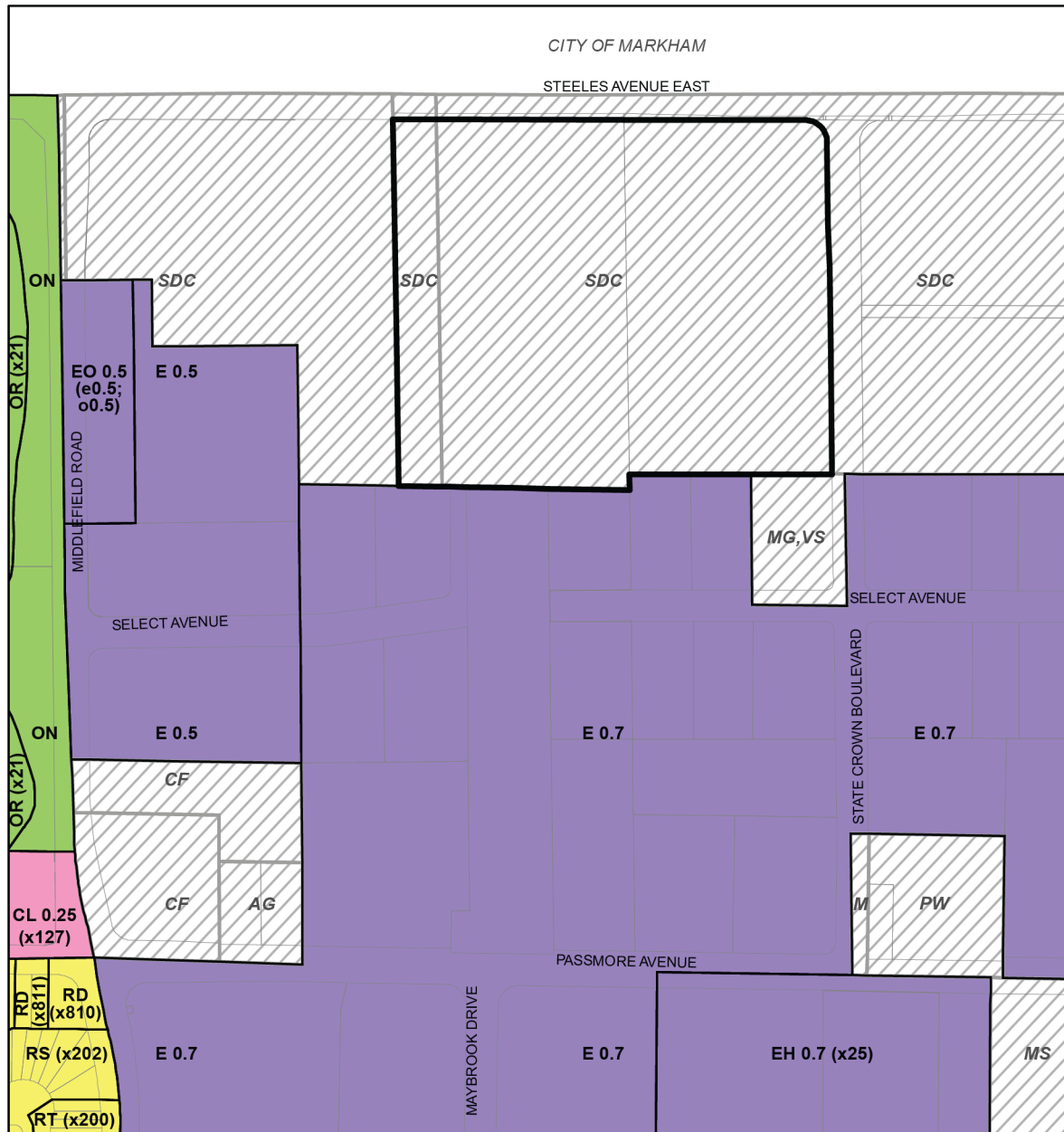
Official Plan Land Use Map 22

File # 24 213561 ESC 23 0Z




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Attachment 4: Existing Zoning By-law Map



5705 and 5789 Steeles Avenue East

Zoning By-law 569-2013

File # 24 213561 ESC 23 0Z

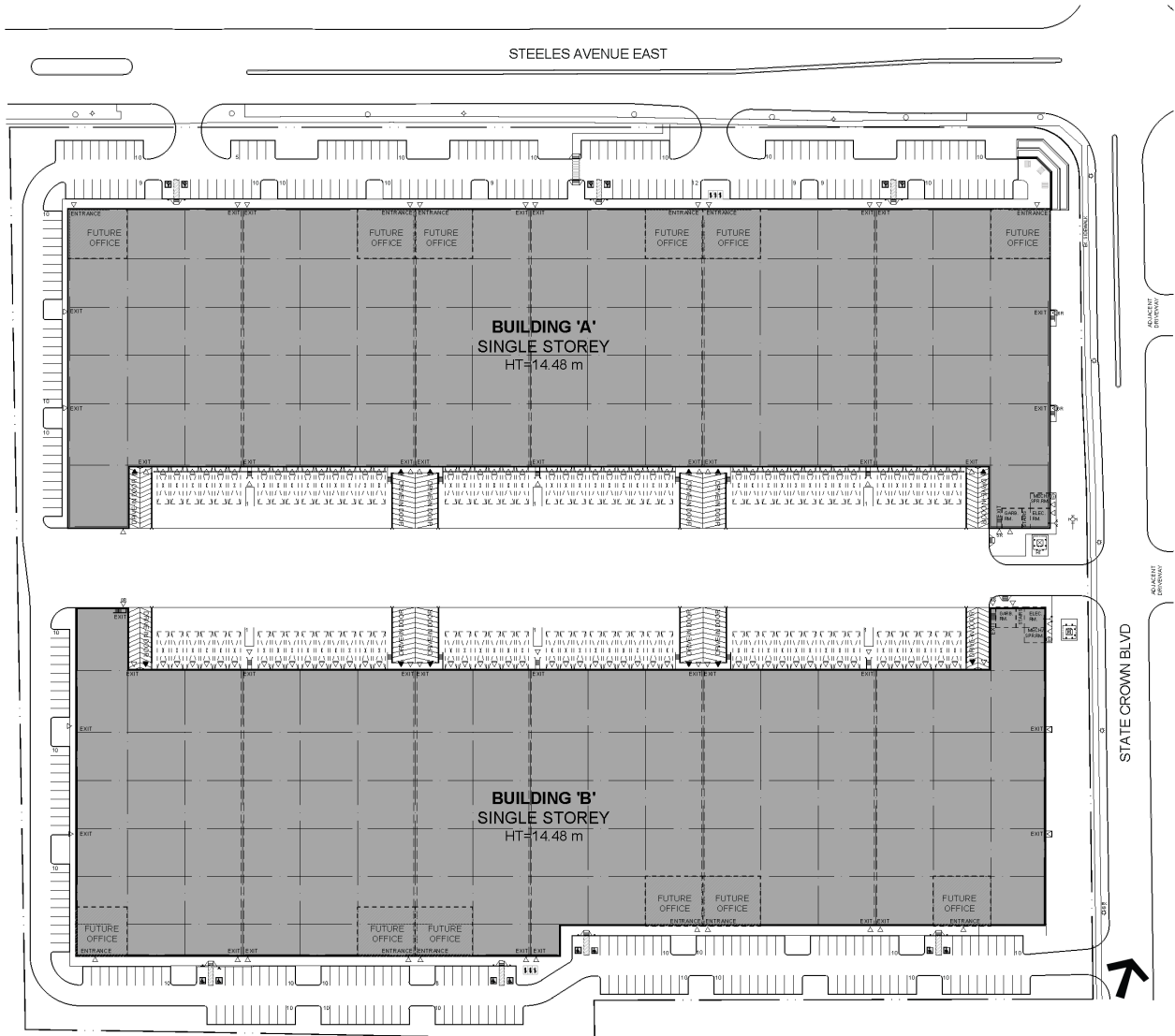
Location of Application	See Former City of Scarborough Tapscott Employment District By-law No.24982 and Milliken Community By-law No.17677
RD Residential Detached	CF Community Facilities Zone
RS Residential Semi-Detached	PW Places of Worship Zone
RT Residential Townhouse	AG Agricultural Zone
CL Commercial Local	SDC Special District Commercial Zone
E Employment Industrial	M Industrial Zone
EH Employment Heavy Industrial	MS Special Industrial Zone
EO Employment Industrial Office	MG General Industrial Zone
ON Open Space Natural	VS Vehicle Service Zone
OR Open Space Recreation	

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 Extracted: 02/13/2025

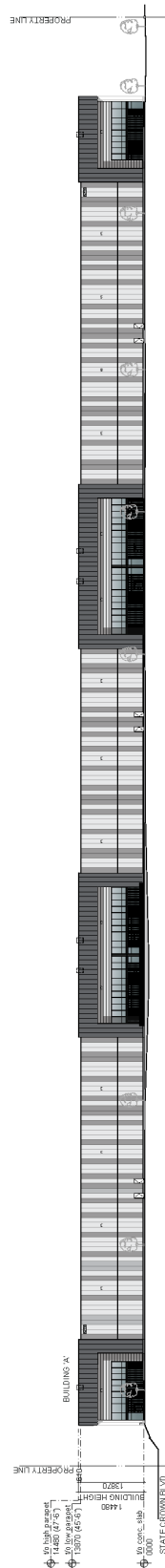
**Attachment 5: Draft Zoning By-law Amendment to 24982 (Tapscott
Employment District)**

(Attached separately as a PDF)

Attachment 6: Site Plan

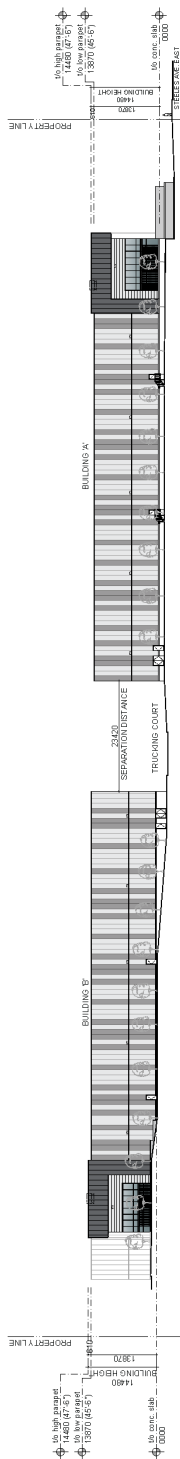


Attachment 7: North Elevation



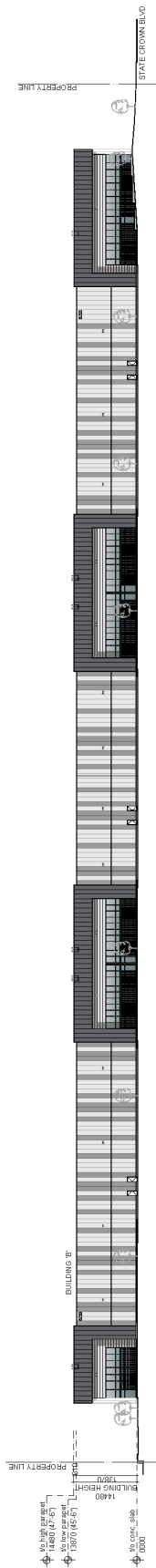
North Elevation

Attachment 8: East Elevation



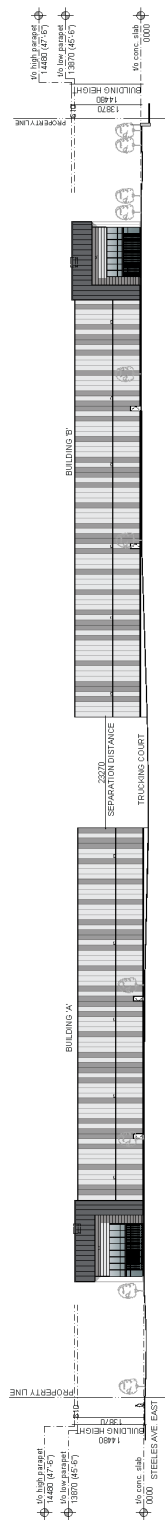
East Elevation

Attachment 9: South Elevation



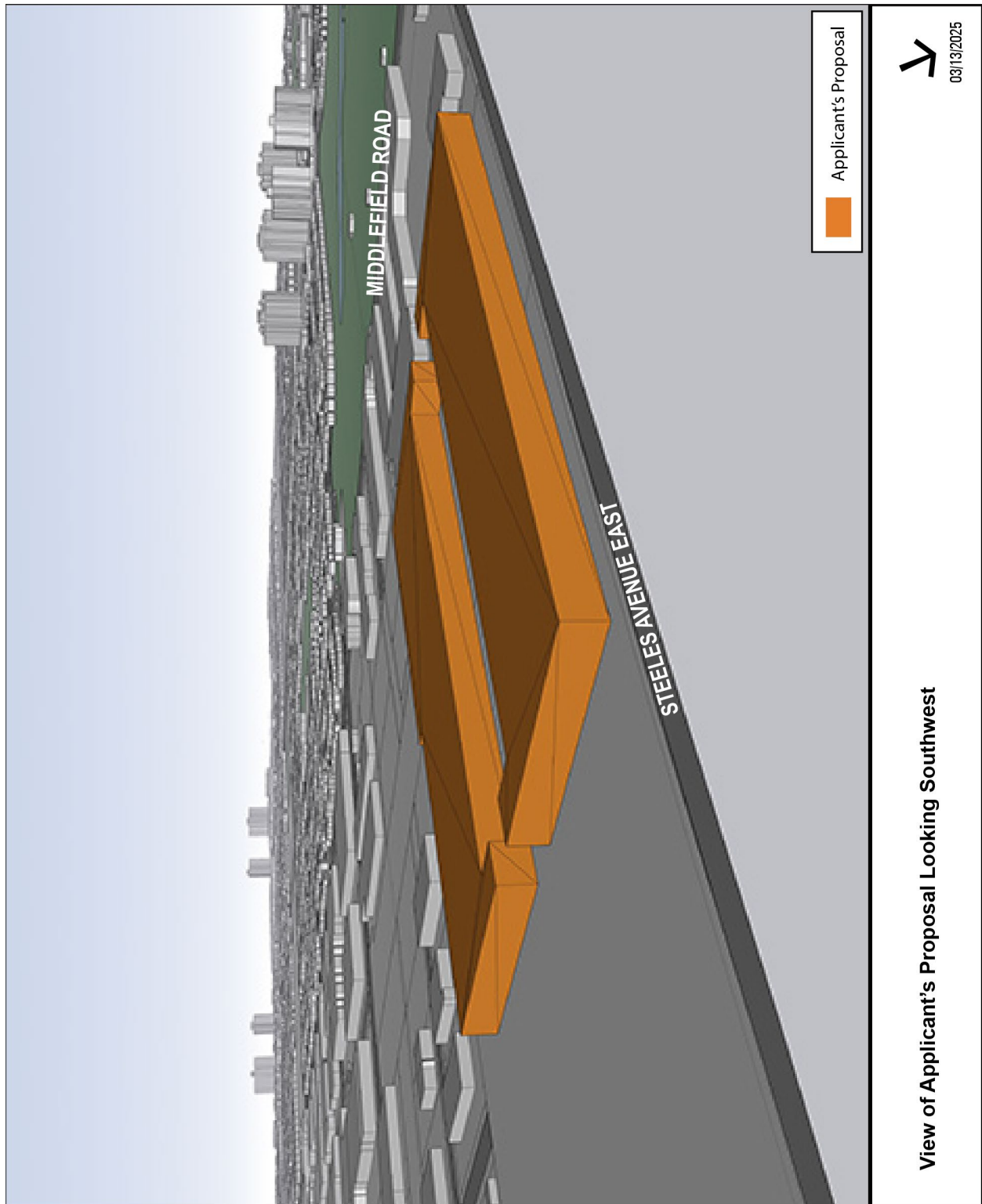
South Elevation

Attachment 10: West Elevation



West Elevation

Attachment 11: 3D Massing Model in Context Looking Southwest



Attachment 12: 3D Massing Model in Context Looking Northeast

