

235 Wicksteed Avenue – Temporary Use Zoning By-law Amendment – Decision Report – Approval

Date: May 8, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 25 198242 NNY 15 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law to permit a temporary portable concrete batching plant and office trailer at 235 Wicksteed Avenue for a period of up to three (3) years.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 235 Wicksteed Avenue 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

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the southeast quadrant of Wicksteed Avenue and Beth Neilson Drive. It is generally rectangular in shape and has an area of 4.78 acres (1.93 ha) with approximately 78 metres frontage along Wicksteed Avenue and 147 metres along Beth Neilson Drive. The northern portion of the site, where the temporary use Zoning By-law Amendment is being proposed, is currently vacant. Previously, there was a one-storey commercial/office building on the site, which was demolished in 2025. The southern portion of the site is occupied by a two-storey industrial building (knitting factory) and will continue to remain. 0.41 acres (1.65 ha) of the southern portion of the site has recently been expropriated by Metrolinx. See Attachment 2 for the Location Map .

Surrounding Uses

North: Immediately north of the site is Wicksteed Avenue. Further north is a heavy industrial building followed by E.T. Seton Park. A CN railway track that bisects the park.

South: Immediately south of the site is the former Innocon Leaside Concrete Batching Plant that was recently expropriated by Metrolinx. Further south is E.T. Seaton Park.

East: Immediately east of the site is a one-storey industrial/office building. Further east is E.T. Seton Park

West: Immediately west of the site is Beth Neilson Drive and further west is a two-storey industrial manufacturing building. Further west are other industrial uses and a CN railway track.

THE APPLICATION

Description

The temporary use Zoning By-law would permit a portable ready-mix concrete batching plant (6.57 metres in height) on the northern portion of 235 Wicksteed Avenue with the use of the existing entrances off Beth Neilson Drive. No new permanent structures associated with the temporary use are being proposed.

Non-Residential Component

The proposal includes a 57.2 square metres of office use in an office trailer.

Access, Parking and Loading

The proposal includes a total of 5 on-site vehicular parking spaces. The site is currently serviced by 2 access driveways off Wicksteed Avenue and 2 access driveways off Beth

Nealson Drive. For the proposed temporary use, the existing access driveways along Wicksteed Avenue will not be utilized. The access driveways off Beth Nelson Drive will be retained but the northerly driveway is proposed to be widened from 7.24m to 9.88m.. No loading space is being proposed while the site would be accessed by cement trucks and they would also be parked on-site.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, and elevations of the proposal. 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: www.toronto.ca/235WicksteedAve.

Reasons for Application

The Zoning By-law Amendment is required to permit the use of a portable concrete batching plant on a temporary basis for three years.

APPLICATION BACKGROUND

An existing concrete batching plant operated at the adjacent property at 45 Beth Nealson Drive and was recently expropriated by Metrolinx as part of the Ontario Line project. Metrolinx took possession of the lands on April 30, 2025, which forced the shut down of the existing concrete batching plant.

To avoid business interruption and to ensure the ongoing supply of ready-mix concrete for construction and infrastructure projects in the midtown area of Toronto, the owner acquired the subject lands at 235 Wicksteed Avenue and is planning to relocate their business to the northern portion of the subject lands, approximately 150 metres from its previous location.

The current Zoning By-law Amendment application as submitted seeks the approval for a portable concrete batching plant for a period of up to three years in the interim. Ultimately, a permanent Zoning By-law Amendment and a Site Plan Application will be required to permit a permanent concrete batching plant operation with an associated office, loading bay, and outdoor storage.

A pre-application consultation (PAC) meeting was held on March 18, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on August 11, 2025 and deemed complete on November 6, 2025, satisfying the City's minimum application requirements. The reports

and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/235WicksteedAve.

On January 14, 2026, staff conducted a Community Consultation Meeting for the application and community feedback is summarized in the Comments section of this report.

Agency Circulation Outcomes

The application has 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 amendments, including associated conditions of approval.

POLICY AND 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.

Official Plan

The Official Plan Land Use Map 20 designates the site as Core Employment Areas. See Attachment 3 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.

Temporary Use Zoning By-law

Section 39 of the Planning Act provides authority to municipalities to pass temporary use by-laws. Such a by-law is a zoning by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the municipality's zoning. At times, it is in the public interest to permit lands to be used for a particular use on a temporary basis, even though the use may not comply with the Official Plan or zoning by-law. A temporary use by-law must define the area to which it applies and specify the time period in which it will be in force. Chapter 5.1.5 of the Official Plan addresses temporary use by-laws

Zoning

The subject site is zoned Employment Industrial with site-specific Exception 22 (E1.0 (x22)) under Zoning By-law 569-2013. The Employment Industrial zoning permits

various industrial and general manufacturing uses. The site-specific Exception 22 further grants permissions to many heavy manufacturing uses, including metal smelting, refining, rolling, casting, extruding, processing, heavy metal stamping, manufacturing and processing plastics and synthetic resins, chemical manufacturing, metal fabrication etc. However, Cement Plant, or Concrete Batching Plant is not a permitted manufacturing use. Therefore, a Concrete Batching Plant use on 235 Wicksteed Avenue would require an amendment to the Zoning By-law. See Attachment 4 of this Report for the existing Zoning By-law Map.

PUBLIC ENGAGEMENT

Community Consultation

On January 14, 2026, a virtual community consultation meeting took place and was attended by approximately 8 members of the public, the Ward Councillor, Community Planning staff, and the Applicant. Comments and questions raised at the consultation were related to the following matters:

- Residents noted that the proposed uses are compatible with the Core Employment Areas designation and viewed the development positively for its potential to generate employment opportunities.
- Questions were raised regarding potential impacts to the existing TTC bus stop on Beth Neelson Drive.
- Clarification was sought on the location of landscaping strips and sound barriers.

The 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 North York 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 has reviewed the current proposal for consistency with the PPS (2024). The application represents an appropriate employment use in a Core Employment Areas designation, which meets the long-term

needs in order to promote economic development and competitiveness. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The subject site is designated Core Employment Areas in the Official Plan. Core Employment Areas are places for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture. The proposed temporary portable concrete batching plant represents an appropriate use in the Core Employment Areas designation.

Policy 5.1.5.1 of the City's Official Plan states that temporary use by-laws may be enacted to permit the temporary use of lands, buildings or structures for a purpose that is prohibited by the Zoning By-law. Temporary use by-laws may allow a use on a trial basis or the temporary use of a building or property. As noted above, the proposed Temporary Zoning By-law will permit a portable concrete batching plant use on an interim basis to avoid a significant disruption to the concrete business operations while approvals for a permanent and larger operation are sought.

Policy 5.1.5.2 of the City's Official Plan states that the temporary use will: a) maintain the long term viability of the lands for the uses permitted in the Official Plan and Zoning By law; b) be compatible with adjacent land uses, or be made compatible through site mitigation; c) not have an adverse impact on traffic, transportation or parking facilities in the area; and d) be suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services.

The proposed temporary use conforms with Policy 5.1.5.2 as it maintains the long term viability of the lands for permitted employment uses within the Core Employment Areas designation and does not require an Official Plan Amendment. The use is also compatible with surrounding industrial uses and will operate in accordance with provincial noise and air quality standards through its Environmental Compliance Approval. Moreover, the proposal will not adversely impact traffic, transportation, or parking, as demonstrated by the submitted Traffic Impact Study. The portable nature of the facility ensures minimal site alteration, no requirement for additional servicing, and no changes to existing landscaping or buffering, thereby supporting its suitability as a temporary use. Furthermore, the temporary structure and outdoor storage are all located a minimum 40 metres from any public street. The draft Zoning By-law requires

screening to be provided for the outdoor storage area. Therefore, the proposal conforms with Policy 5.1.5.2 of the City's Official Plan.

Servicing

The proposed temporary use will utilize the existing service connections on this site. Any new or modified connections would require the review and approval of appropriate drawings and reports, to the satisfaction of the Director, Engineering Review, Development Review.

Traffic Impact

Given the current development scale and the estimated site trips generated, the proposed development will have minimal impact to the existing traffic conditions at the subject site.

Access, Vehicular Parking and Loading

The two existing access driveways off Beth Nelson Drive will continue to provide vehicular access, while the northerly driveway is proposed to be widened from 7.24 m to 9.88 m to accommodate cement truck access. The existing access along Wicksteed Avenue will not be utilized during the temporary use period, and will eventually be closed for the permanent concrete batching plant.

A total of 4 staff and visitor parking spaces and 1 accessible parking space are being proposed on the site. The number of parking spaces provided will be sufficient to accommodate staff and visitors for the temporary use.

No loading space is being proposed while the site will be accessed by cement trucks and they would also be parked on-site.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024) and conforms with the Official Plan.

The proposed temporary concrete batching plant will enable a continual supply of concrete to this area of Toronto that supports infrastructure and housing construction projects. Staff recommend that Council recommend that Council approval the Temporary Use Zoning By-law Amendment application for a period of three years.

CONTACT

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diane.pi@toronto.ca

SIGNATURE

David Sit
Director, Community Planning
North York 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

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 235 Wicksteed Avenue Date Received: July 22, 2025

Application Number: 25 198242 NNY 15 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By-law Application to permit a temporary portable concrete batching plant and office trailer for a period of three years.

Applicant	Agent	Architect	Owner
MHBC PLANNING			AMRIZE CANADA INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Core Employment Areas Site Specific Provision: N/A

Zoning: E 1.0 (x22) Heritage Designation: N

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

PROJECT INFORMATION

Site Area (sq m): 19,335 Frontage (m): 78 Depth (m): 147

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):				
Non-Residential GFA (sq m):			57.2	57.2
Total GFA (sq m):			57.2	57.2
Height - Storeys:			1	1
Height - Metres:				

Lot Coverage Ratio (%): 0 Floor Space Index: 0.3

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:		
Industrial GFA:	57.2	
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:					

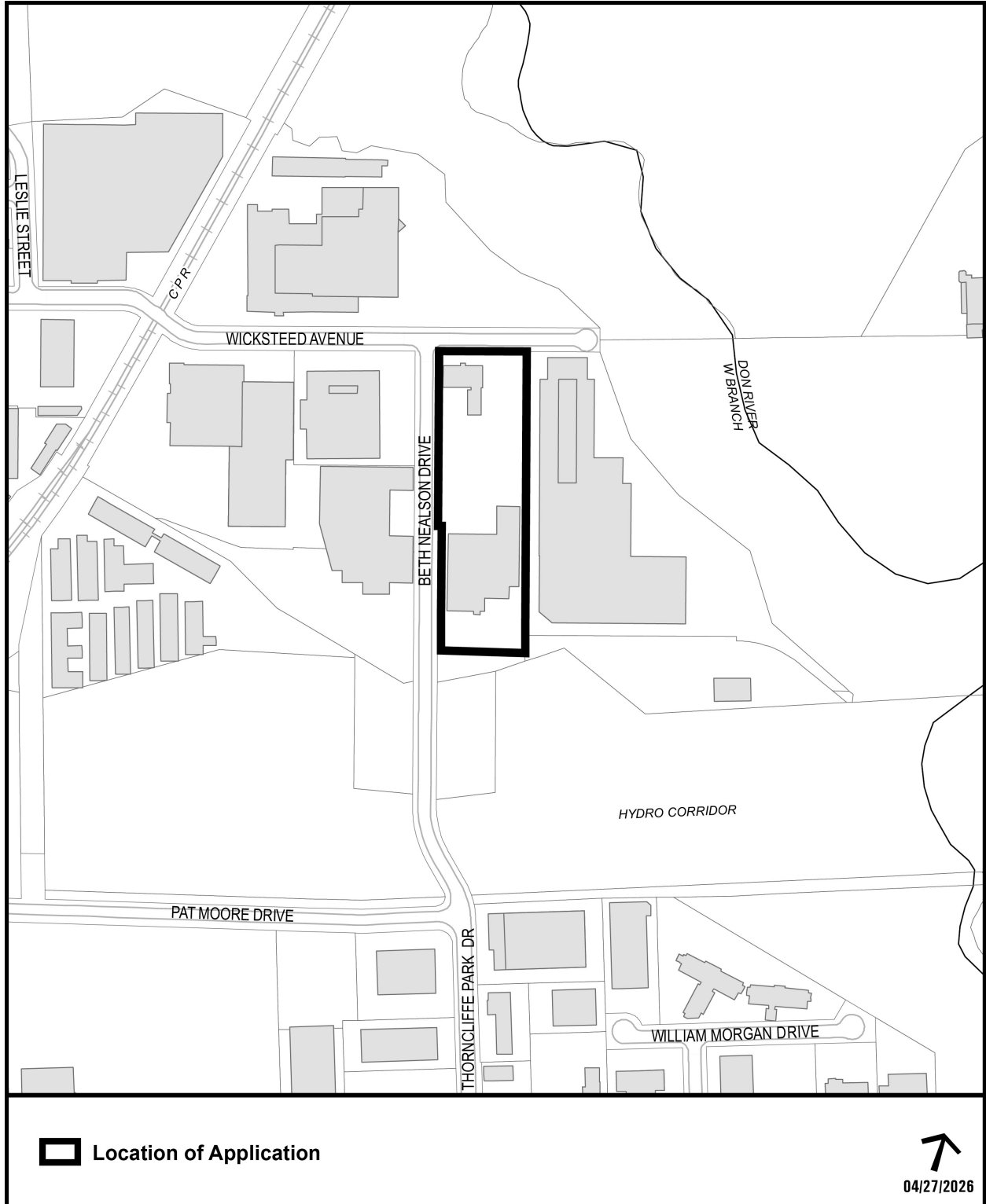
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	Loading Docks:
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CONTACT:

Diane Pi, Planner, Community Planning
416-396-8254
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 20

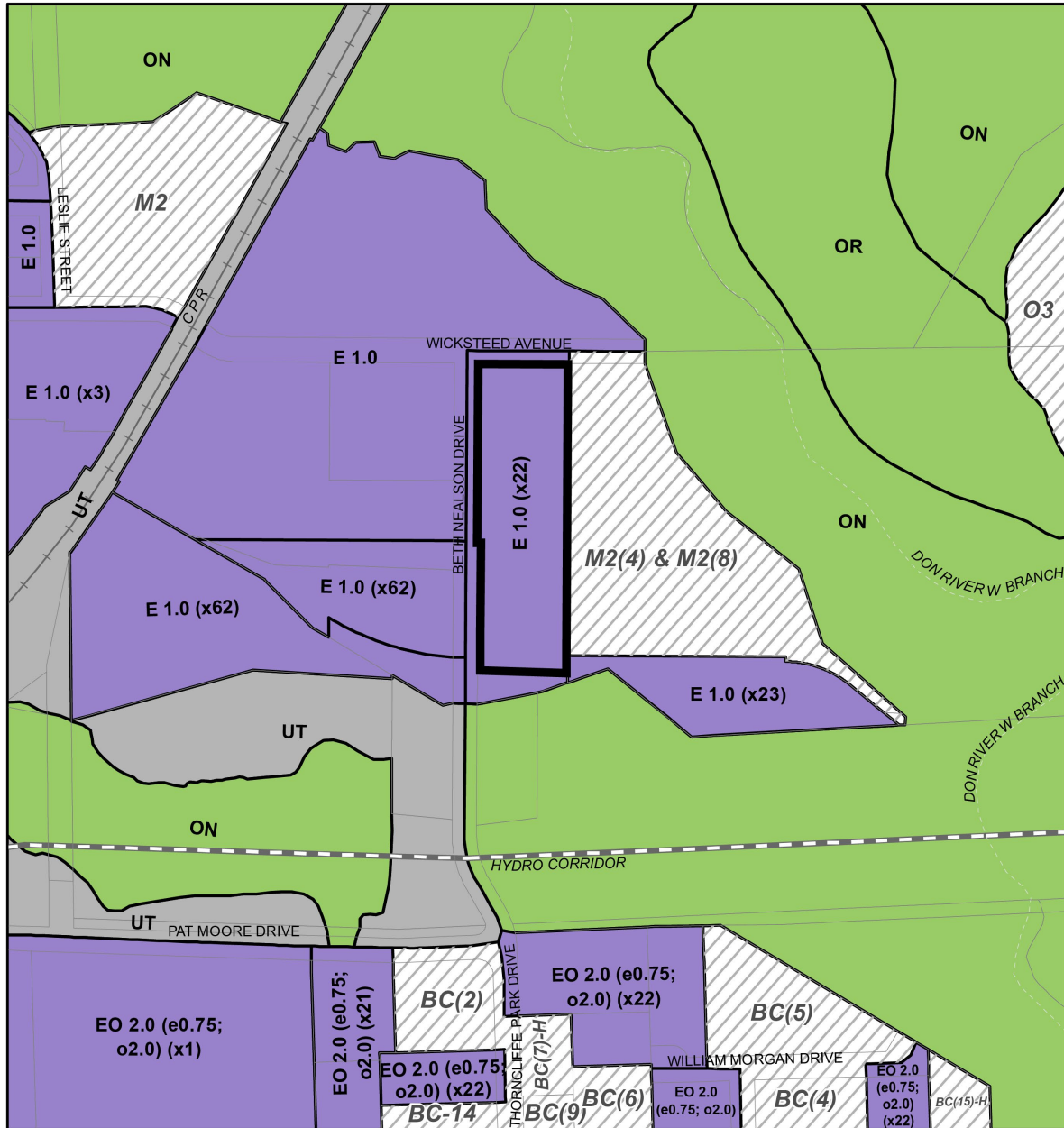
235 Wicksteed Avenue

File # 25 198242 NNY 15 0Z

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|-------------------------|--------------------------|--------------------------|
| Location of Application | Apartment Neighbourhoods | General Employment Areas |
| Natural Areas | Core Employment Areas | Utility Corridors |
| Parks | Institutional Areas | |

Not to Scale
 Extracted: 04/27/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

235 Wicksteed Avenue

File # 25 198242 NNY 15 0Z

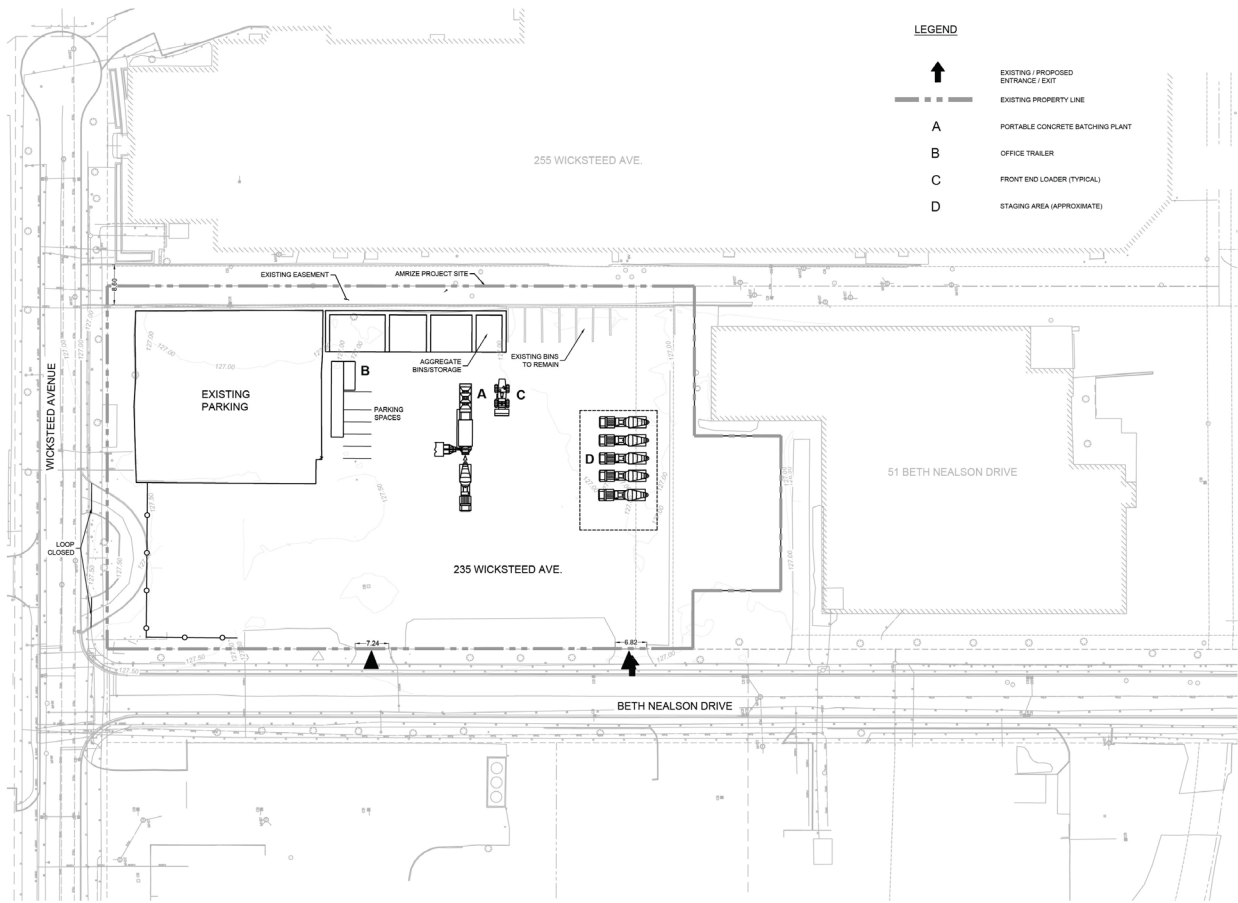
Location of Application	ON Open Space Natural	See Former City of North York By-law No. 7625	U Utility and Transportation
EL Employment Light Industrial	OR Open Space Recreation	O3 Semi-Public Open Space Zone	
E Employment Industrial	UT Utility and Transportation	See Former Borough of East York By-law No. 1916	
EO Employment Industrial Office		M1 Employment Industrial	
		M2 Employment Industrial	
		BC Employment Industrial	
		P Open Space	



Not to Scale
Extracted: 04/27/2026

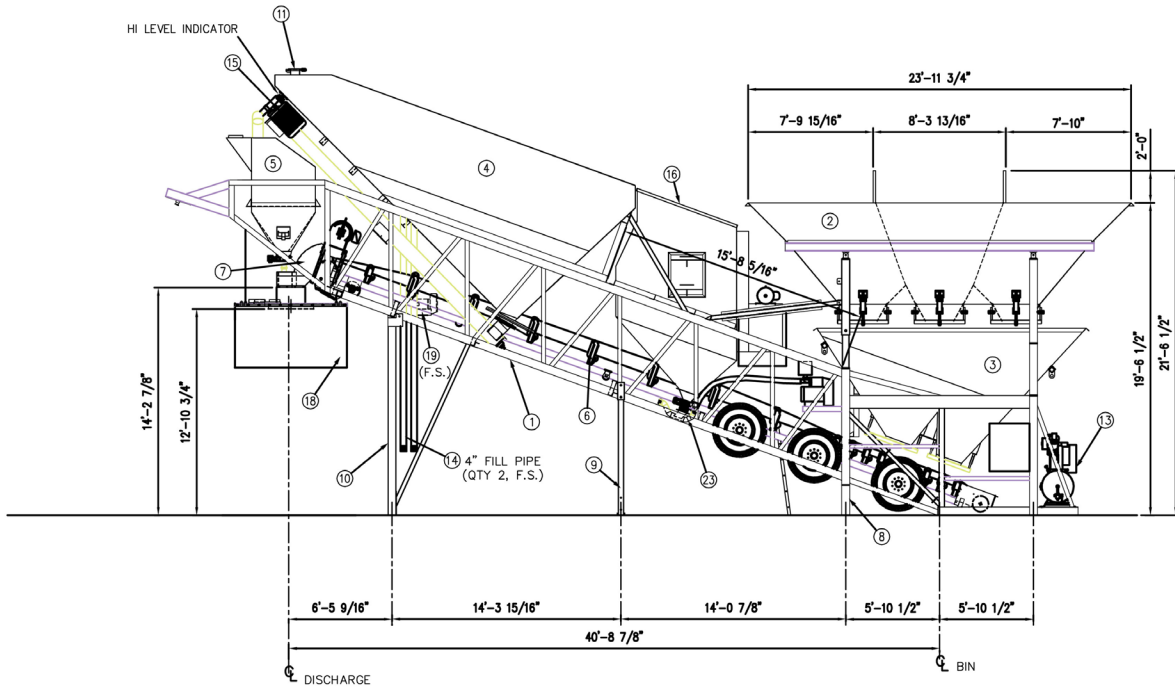
Attachment 5: Draft Zoning By-law Amendment
To be submitted separately.

Attachment 6: Site Plan



Site Plan ↙

Attachment 7: Elevations



Plant Elevation