

October 22, 2025

Our File No.: 201798

Delivered Via Online Submission

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
(Priority Projects)
777 Bay Street, 12th Floor
Toronto, ON
M7A 2J3

Dear Sirs/Mesdames:

**Re: ERO Number 025-1108
Request for a Minister’s Zoning Order (“MZO”) to restrict building heights to
protect a biomanufacturing campus in the City of Toronto
1875 Steeles Avenue West – Tenblock Management Inc.**

We are solicitors for Tenblock Management Inc.¹ (“**Tenblock**”), the management company working on behalf of Microbjo Properties Inc., the owner of the property known municipally as 1875 Steeles Avenue West (the “**Site**”) in the City of Toronto (the “**City**”).

We are writing on behalf of Tenblock to object to the MZO request made by the Minister of Economic Development, Job Creation and Trade (“**MEDJCT**”) that specifically targets the Site and limits the height permitted on the Site to an arbitrary 33 metres with no provided planning rationale or technical justification.

In 2020, Tenblock filed an application for a Zoning By-law amendment to redevelop the Site with three new residential apartment buildings with heights of 14 storeys (53 metres), 33 storeys (115 metres), and 39 storeys (133 metres), containing a total of 960 dwelling units, including 120 rental replacement units,² and 12 new affordable rental units. The Site would be enhanced with a new public park, a publicly accessible open space (POPS), improvements to the public realm and extensive restoration and expansion of the neighbouring valley lands managed by the Toronto and

¹ Tenblock Management Inc., is a successor entity to Tenblock Developments Inc.

² Of the 120 rental replacement units, all are rent-controlled, 98 are rent-limited to 1.0x Average Market Rent (“Affordable”), and 22 are rent-limited to 1.5x Average Market Rent (“Mid-Range”). In addition, returning tenants will have their previous rents honoured even if below rent limits, will receive significant financial compensation and relocation assistance, and will gain access to air conditioning, indoor and outdoor amenities, in-suite laundry and dishwashers, and other significant improvements at no cost.

Region Conservation Authority (the “**Proposed Development**”).³ Following a four-year review process, including consultation with stakeholders and successful peer reviews of all compatibility related reports with particular focus on the Sanofi Pasteur (“**Sanofi**”) facility, City Staff provided its report concluding that the Proposed Development is consistent with all applicable policies, requirements, and guidelines and recommended approval of the Applications (the “**Approval Report**”). Despite the Approval Report, the Applications were refused by City Council in 2024 and subsequently appealed by Tenblock to the Ontario Land Tribunal (the “**Tribunal**”).

The Environmental Registry of Ontario posting⁴ states that the purpose for the requested MZO is to safeguard the continued operational viability of the Sanofi facility yet no technical or planning connection between the arbitrary 33 metre height limit proposed and that stated purpose has been provided.

In contrast, our client and their technical and planning consultants have consistently demonstrated that the Proposed Development is compatible with the Sanofi facility in accordance with all applicable policies, guidelines, and requirements and does not pose a threat to Sanofi’s ongoing operational viability.

In addition, despite many attempts to obtain further information directly from Sanofi, our client has not received any technical justification or planning analysis that refutes the Tenblock compatibility analysis or substantiates a claim that the Proposed Development is not compatible with the Sanofi facility. Similarly, we are not aware that any planning analysis or technical justification has been provided by MEDJCT to support the MZO request.⁵

Sanofi has also consistently rebuffed all attempts made by Tenblock to invite Sanofi to share and mediate their specific concerns regarding the Proposed Development, including an offer of private mediation organized with the consent of all other parties to the ongoing Tribunal appeal process.⁶

Tenblock respectfully requests the Minister of Municipal Affairs and Housing’s (the “**Minister**”) assistance at this time and asks that the Minister refuse the MZO request and refer all matters related to the planning and development of the Site to the Office of the Provincial Land and

³ In addition to the Tenblock zoning by-law amendment, Tenblock also filed a Rental Housing Demolition application to demolish the 120 existing residential units on the Site (collectively the “**Applications**”).

⁴ Ontario, Request for a Minister’s Zoning Order (MZO) to restrict building heights to protect a biomanufacturing campus in the City of Toronto Environmental Registry of Ontario Posting Number 025-1108, Available online at <https://ero.ontario.ca/notice/025-1108> (dated accessed October 20, 2025) (the “**ERO Posting**”).

⁵ If any such justification has been received, we would request that it be shared with us so that we may review and address it.

⁶ The Tribunal granted party status in the proceeding to Sanofi, the Governing Council of the University of Toronto (“**U of T**”), and Dufferin Steeles Corporation (“**First Capital**”). U of T is the owner of a 12 hectare site municipally located on the east side of Dufferin Street, municipally known as 4925, 4961, and 5201 Dufferin Street. First Capital is the owner of lands municipally known as 1881 Steeles Avenue West, located on the southeast corner on Dufferin Street and Steeles Avenue West, and to the immediate west of the Site.

Development Facilitator (the “**OPLDF**”) to allow all interested parties to work together to reach a beneficial and amicable resolution to these cross-cutting planning and development issues.

Tenblock is prepared to enter facilitation with “all options on the table” including exploring:

- significant modifications to the Proposed Development;
- options regarding the tenure and type of housing provided on the Site;
- the provision of mitigation measures on the Site or at the Sanofi facility to address compatibility concerns; and
- planning, policy, or legal structures to ameliorate any issues raised by Sanofi and any corresponding burdens placed on the Site.

Background:

Since 2020, our client and its consultant team have worked closely with City staff towards intensifying the underutilized Site with an appropriate infill development. The Site is currently occupied by an ageing 4-storey rental apartment building, containing 120 rental units. The Site is designated *Mixed Use Areas* and is zoned Residential Multiple Zone (RM) (f21.0; a835; d1.0), with Apartment Building forms permitted. The City’s Official Plan permits the redevelopment of the Site with tall residential buildings, although a rezoning is required to increase the permitted height and density.

The Applications would permit the redevelopment of the Site with three new residential apartment buildings with heights of 14 storeys (53 metres), 33 storeys (115 metres), and 39 storeys (133 metres), containing a total of 960 dwelling units, including 120 rental replacement units,⁷ and 12 new affordable rental units. The Site would be enhanced with a new public park, a publicly accessible open space (POPS), improvements to the public realm and extensive restoration and expansion of the neighbouring valley lands managed by the Toronto and Region Conservation Authority.

The easterly, north-easterly, and south-easterly portions of the Site flank the West Don River valley, which is designated as Natural Heritage System. The Sanofi manufacturing and research facility is located approximately 105 metres to the east of the Site on the opposite side of the West Don River valley. The adjacent property to the west of the Site, 1881 Steeles Avenue West, is also designated *Mixed Use Areas* and is proposed for high-rise residential uses. The Governing Council of the University of Toronto (“**U of T**”) owns the 12 hectare site located south of the Site (the “**U of T Site**”). U of T has made a request to the City to convert the northern part of the U of T Site to

⁷ Of the 120 rental replacement units, all are rent-controlled, 98 are rent-limited to 1.0x Average Market Rent (“Affordable”), and 22 are rent-limited to 1.5x Average Market Rent (“Mid-Range”). In addition, returning tenants will have their previous rents honoured even if below rent limits, will receive significant financial compensation and relocation assistance, and will gain access to air conditioning, indoor and outdoor amenities, in-suite laundry and dishwashers, and other significant improvements at no cost.

Mixed Use Areas to facilitate housing development. The Federal Government of Canada owns a large land holding fronting on Dufferin Street to the south of the U of T Site.

A plan illustrating the Site and the surrounding area is attached as Schedule “A” to this Letter.

1875 Steeles Land Use Compatibility: Planning Rationale and Technical Analysis:

Tenblock’s goal is to provide much needed housing on the Site while ensuring that the Proposed Development can co-exist with its neighbours, including the existing Sanofi facility. To that end, Tenblock and its consultants undertook an extensive review of the applicable land use compatibility policies and requirements of the Provincial Policy Statement (“**PPS**”), the Growth Plan for the Greater Golden Horseshoe (2020) (now the Provincial Planning Statement, 2024), the City’s Official Plan and NPC-300, the applicable Ministry Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning (“**NPC-300**”).

An October 2020 Planning Rationale Report, prepared by Bousfields Inc. (“**Bousfields**”), and the subsequent addendum dated December 7, 2023 contain a detailed overview of the land use compatibility policies contained within the PPS, the Growth Plan and the Official Plan that are applicable to the proposed redevelopment of the Site. Further, Gradient Wind Engineering Inc. (“**Gradient**”) undertook a land use compatibility assessment and air quality analysis for the Proposed Development and prepared a Stationary Noise Assessment, Detailed Air Quality Study, and a Compatibility and Mitigation Study (all dated August 22, 2023) to evaluate air quality, stationary noise and transportation noise and vibration impacts (the “**Gradient Compatibility Reports**”).

In accordance with City practice, the City retained Cambium Inc. (“**Cambium**”) consultants to undertake a Peer Review of the Gradient Compatibility Reports. As part of that process, Gradient updated all their original Compatibility Reports to address Cambium’s Peer Review comments and in total, Gradient (and J.E. Coulter Associates Limited) prepared 11 reports and responses that were peer reviewed by Cambium. Following a nearly two-year review process, Cambium concluded that the Gradient Studies presented met the City’s requirements for Compatibility/Mitigation Studies and Air and Noise Impact Studies.

Finally, City Staff supported the conclusions of Bousfields, Gradient, and Cambium, as evidenced by their Decision Report, dated June 27, 2024, prepared by the Director of Community Planning North York District recommending approval of the Proposed Development (the “**Approval Report**”). The Approval Report concluded that the proposal is consistent with the PPS, and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).⁸ Staff specifically noted that “the proposal conforms to the Official Plan” and stated that “Staff worked with the applicant and the community to address and resolve the following key concerns:

⁸ The Provincial Planning Statement 2024 has superseded the PPS and the Growth Plan for the Greater Golden Horseshoe (2020).

compatibility with adjacent employment uses, site organization and the provision of municipal services.”⁹

A copy of the Approval Report is attached as Schedule “B” to this Letter.

Tenblock has provided detailed planning and technical analysis that was successfully peer reviewed and supported by City Staff that confirms that all applicable compatibility policies, guidelines, and requirements have been met regarding the Applications and therefore that the Proposed Development does not pose a threat to Sanofi’s ongoing operational viability.

In contrast, the proposed MZO that would limit the height on the Site to 33 metres is not supported by any provided technical or planning rationale despite the unsubstantiated claim that is proposed to “safeguard the continued operational viability of Sanofi.”¹⁰

Attempts to Resolve Matters with Sanofi:

Tenblock has consistently demonstrated thoughtful patience in moving its development proposal forward with particular regard to assessing compatibility with the Sanofi facility.

At the outset, Tenblock took over four years to complete detailed technical analysis and obtain peer reviews of all compatibility studies in accordance with City requests and requirements. Throughout this process Tenblock consistently reached out to Sanofi to determine whether Sanofi had any outstanding concerns with the Applications and worked to address those concerns.

Similarly, during the City approvals process, once Tenblock was aware that Sanofi continued to raise issues with the Proposed Development further to a letter that their legal counsel provided to North York Community Council, Tenblock communicated to the City that it was prepared to delay the processing of its applications and requested a referral of its application to address Sanofi’s concerns.

A number of local stakeholders supported Tenblock’s referral request including:

- The Governing Council of the University of Toronto;
- HousingNowTO.com;
- More Neighbours Toronto; and
- First Capital Realty Inc.

⁹ Director, Community Planning, North York District, Report for Action, 1875 Steeles Avenue West – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Decision Report –Approval, June 27, 2024. Available online at <https://www.toronto.ca/legdocs/mmis/2024/ny/bgrd/backgroundfile-247282.pdf> (date accessed October 20, 2025) (the “**Approval Report**”) at page 21.

¹⁰ Ontario, Request for a Minister’s Zoning Order (MZO) to restrict building heights to protect a biomanufacturing campus in the City of Toronto Environmental Registry of Ontario Posting Number 025-1108, Available online at <https://ero.ontario.ca/notice/025-1108> (dated accessed October 20, 2025) (the “**ERO Posting**”).

A copy of the Referral Request Letter and all of the above noted letters are attached as Schedule “C” to this letter.

Despite City Staff’s Approval Report and Tenblock’s referral request, the Applications were refused by City Council on July 25, 2024.

Finally, although it was necessary to appeal its application to the Tribunal further to City Council’s denial of the Tenblock referral request, rather than rushing to a Tribunal hearing, Tenblock has sought to organize a mediation to address issues raised by local stakeholders including Sanofi and has obtained the consent of all of the parties to the Tribunal matter to participate in such a mediation with the exception of Sanofi. A copy of Tenblock’s March 14, 2025 letter to Sanofi inviting Sanofi to participate in mediation is attached to this letter as Schedule “D” to this letter.

Although Tenblock has delayed its Tribunal process to allow Sanofi to respond to Tenblock’s request to participate in mediation, to date Sanofi has rebuffed any attempts to organize such a dispute resolution process.

The Auditor General’s MZO Report, the Zoning Order Framework and the MZO Request:

In December of 2024, the Office of the Auditor General of Ontario undertook a Performance Audit of the use of Ministerial Zoning Orders which highlighted a number of concerns and provided related recommendations to the Ministry, all of which were accepted.¹¹

Importantly in this instance, the first finding made by the Auditor General was that the “Ministry did not assess whether the use of an MZO was justified or necessary for any given project”.¹² Further to this finding, the Auditor General provided Recommendation 1, which recommended that for each requested MZO, the Ministry:

- access and document whether there is a rationale for a project to be zoned by an MZO rather than going through the municipal planning process, including any timing considerations for the development;
- access and document whether making the MZO would help to achieve the projects goals and the Minister’s objectives for making MZO relative to the municipal planning process;
- access and document how the MZO could impact (positively or negatively, for example risks and benefits) all applicable matter of provincial interest under the *Planning Act*. and

¹¹ Office of the Auditor General of Ontario, Performance Audit of Minister’s Zoning Orders Annual Report 2024, December 3, 2024 Available online at https://www.auditor.on.ca/en/content/annualreports/arreports/en24/pa_MZOs_en24.pdf (date accessed October 20, 2025). (the “**Auditor General’s MZO Report**”)

¹² Auditor General’s MZO Report at page 3.

- include the results of these assessments, stakeholder outreach results and concerns identified, and the planning advice of the Ministry's land use planning experts in the information package for the Minister to ensure they are making an informed decision.¹³

It is unclear to our client how this first recommendation from the Auditor General's MZO Report can be met by the Ministry in regard to the MZO request at this time, based on the materials that have been made available to the public. Further, although the proposed MZO was not requested by our client and has the potential to eliminate our client's ability to provide much needed housing on the Site, it is Tenblock that has provided a peer reviewed technical justification and a planning analysis accepted by the City for the appropriate development on the Site. This justification and analysis would clearly point to a conclusion that the use of an MZO to limit the height on the Site to 33 metres is not justified or necessary.

In addition, in April of 2024, the Ministry introduced a Zoning Order Framework, to provide a consistent set of expectations for proponents making MZO requests and setting out how the Minister will assess requested received.¹⁴ This MZO Framework includes a detailed list of submission expectation for MZO requestors including a list of information that "should be provided" for the Minister's consideration when an MZO request is made.¹⁵ This list includes among other matters:

- a copy of the draft zoning order;
- a description of consultation with the public and engagement with Indigenous communities; and
- a rationale of why the project requires ministerial zoning relief rather than following the municipal planning process.¹⁶

Based on the materials available in the ERO posting, the MZO request is incomplete. Further, unless there are additional materials that have not been made available to the public, it is unclear how the Ministry could possibly use the materials provided to justify whether the MZO is justified or necessary in accordance with the *Planning Act* which requires the Minister to have regard to matters of provincial interest when making planning decisions.

¹³ Auditor General's MZO Report at page 25.

¹⁴ Ontario, Ministry of Municipal Affairs and Housing "Zoning Order Framework – Read the framework for guidance on how to request a zoning order." Available online at <https://www.ontario.ca/page/zoning-order-framework> (dated accessed October 20, 2025) ("**Zoning Order Framework**").

¹⁵ Zoning Order Framework at "Submission Expectations."

¹⁶ Zoning Order Framework at "Submission Expectations."

Request for Facilitation with the Provincial Land and Development Facilitator:

The OPLDF's mandate is to resolve "cross-cutting planning and development issues arising out of implementation of provincial policies"¹⁷ Pursuant to s.12 of the *Ministry of Municipal Affairs and Housing Act*, the Minister may appoint the OPLDF. The OPLDF then advises and makes recommendations to the Minister in respect of growth, land use and other matters including Provincial interest. We believe that the development of the Site falls squarely within the OPLDF's mandate as it:

- Relates to an ongoing, large-scale land use planning and development matter:
 - In addition to the planning and development implications for the Site and the Sanofi facility, this matter is likely to impact a number of other associated development matters including the in process 1881 Steeles Avenue West applications the request by U of T to convert its lands to *Mixed Use Areas* and the potential for the Federal lands to the south of the U of T lands.
- Falls under the mandate of two or more provincial ministries or agencies:
 - As is evident from the MEDJCT request, this matter engages at least two ministries being MMAH and MEDJCT as Tenblock is working to provide much needed housing on the Site, including affordable housing, while ensuring that the Proposed Development can coexist with the existing Sanofi facility in accordance with all applicable policies, guidelines, and requirements and that measures are in place to safeguard the continued operational viability of the Sanofi facility.
- Has significant implications relating to economic development and financial interests:
 - The Proposed Development represents considerable private investment in new housing units and will result in significant development charge and annual property tax benefits to the City and employment opportunities throughout the life of the project. As noted earlier, these benefits can be realized while ensuring the operational viability of the Sanofi facility. In contrast, the MZO has the potential to negatively impact the provision of much needed housing not only on the Site but also on the lands surrounding the Site with no provided planning or technical justification for the arbitrary imposition of a 33 metre height limit.

In addition, OPLDF has recent experience in similar land use compatibility matters particularly, regarding the SC Johnson facility in the City of Brampton. In this instance, the OPLDF assisted

¹⁷ Ontario, Office of the Provincial Land and Development Facilitator "Learn about the Office of the Provincial Land and Development Facilitator and how we prioritize requests." Available online at <https://www.ontario.ca/page/office-provincial-land-and-development-facilitator> (date accessed October 20, 2025).

in the resolution of conflicts related to a proposed residential development adjacent to an existing SC Johnson facility.

In conclusion, Tenblock objects to the MZO proposed by MEDJCT that specifically targets the Site and limits the height permitted on the Site to 33 metres with no provided planning rationale or technical justification.

In accordance with applicable legislation, the OPLDF's key criteria, and its recent expertise and experience, Tenblock respectfully requests the Minister's assistance at this time and asks that the Minister refuse the MZO request and refer all matters related to the planning and development of the Site to the OPLDF to allow all interested parties to work together to reach a beneficial and amicable resolution to these cross-cutting planning and development issues.

Our client appreciates your consideration of this letter and would be pleased to discuss directly with Ministry staff.

Yours truly,

Goodmans LLP

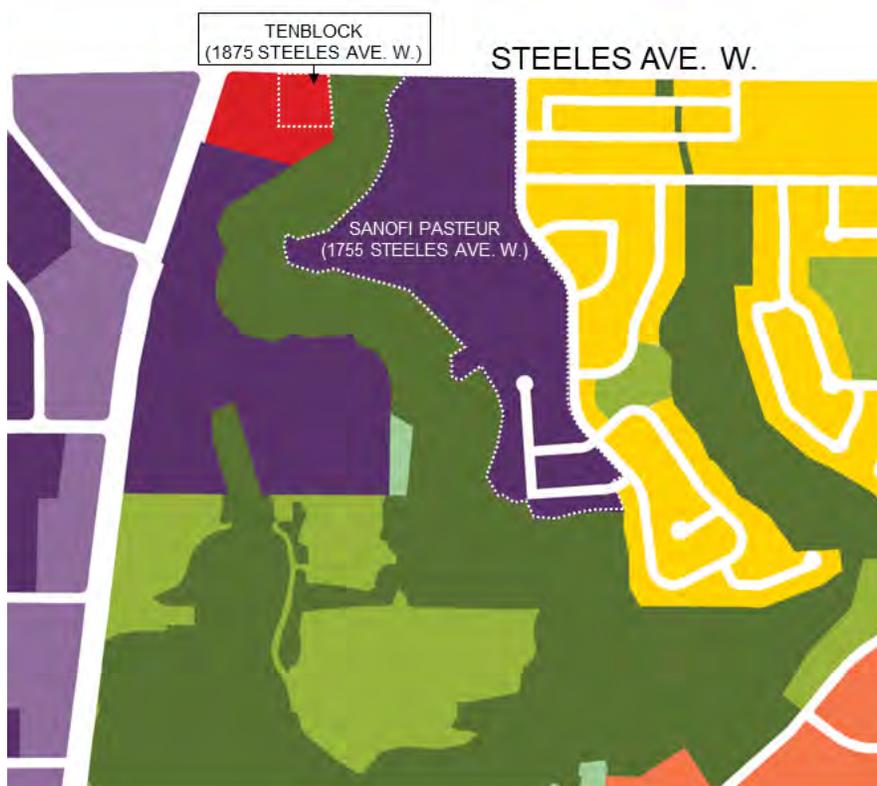


Anne Benedetti

AB

cc: Stephen Job, Tenblock Management Inc.

Schedule "A"
Area Plan





**Schedule "B"
Approval Report**

1875 Steeles Avenue West – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Decision Report – Approval

Date: June 27, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 6 - York Centre

Planning Application Number: 20 213392 NNY 06 OZ, 20 213295 NNY 06 RH

Related Planning Application Number: 20 213394 NNY 06 SB and 21 24211 NNY 06 SA

SUMMARY

This Zoning By-law Amendment application proposes to permit 39-storey (133.0 metre), 33-storey (115 metre) and 14-storey (53 metre) buildings on top of a shared 5-storey (21.5 metre) base building with a 6-storey (27 metre) component of the base building along Steeles Avenue West. The application proposes a total of 960 dwelling units, including the replacement of 120 existing rental units on-site at 1875 Steeles Avenue West.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law, with a holding provision. The application proposes an appropriate level of infill for a site designated *Mixed Use Areas* where it is separated from lower height *Neighbourhoods* by a combination of employment lands and ravine lands. The application proposes to replace all the existing rental units on-site, and provide additional rental units to make up the floor area of the existing development, along with a portion of a new public street and an on-site parkland dedication which is proposed to be combined with lands from the adjacent site at 1881 Steeles Avenue West to complete the street and create a larger park for the future residents of the development.

This report reviews and recommends approval of the Rental Housing Demolition Application filed under Chapter 667 of the City of Toronto Municipal Code. The proposal includes 132 replacement rental units and a Tenant Relocation and Assistance Plan that addresses the right of existing eligible tenants to return to replacement rental units at similar rents and financial compensation to mitigate hardship.

RECOMMENDATIONS

The Director, Community Planning North District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1875 Steeles Avenue West substantially in accordance with the draft Zoning By-law Amendment attached 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.
3. City Council classify 1875 Steeles Avenue West as a Class 4 Noise Area pursuant to Publication NPC-300 (Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning).
4. City Council approve the Rental Housing Demolition Application 20 213395 NNY 06 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006, which allows for the demolition of 120 existing rental dwelling units located at 1875 Steeles Avenue West, subject to the following conditions:
 - a. The owner shall provide and maintain at least 132 replacement rental dwelling units, including 12 new affordable replacement rental units, on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 10,227 square metres (110,090 square feet) and be comprised of at least 1 studio, 30 one-bedroom units, 66 two-bedroom units, and 35 three-bedroom units as generally illustrated in the plans submitted to the City Planning Division dated March 22, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - b. The owner shall, as part of the 132 replacement rental dwelling units required in Recommendation 4.a above, provide at least 1 studio, 28 one-bedroom, 53 two-bedroom, and 28 three-bedroom units at affordable rents defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, and 2 one-bedroom, 13 two-bedroom, and 7 three-bedroom units at mid-range rents, defined as gross monthly rent that exceeds affordable rent but is no greater than 1.5 times the average City of Toronto rent by unit type, all for a period of at least 10 years beginning from the date of first occupancy of each unit. Rents shall not include additional charges for laundry or air conditioning;

- c. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all eligible tenants of the 120 existing rental dwelling units proposed to be demolished at 1875 Steeles Avenue West, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of rent gap assistance indexed to the end of the notice period, and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;
- d. The owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- e. The owner shall provide tenants of all 132 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 14-storey building (Building C) at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the proposed building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- f. The owner shall provide ensuite laundry in each replacement rental dwelling unit;
- g. The owner shall provide central air conditioning in each replacement rental dwelling unit;
- h. The owner shall provide all 132 replacement rental dwelling units with balconies or terraces for private and exclusive access by the tenants of such units;
- i. The owner shall provide and make available for rent at least 58 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. Any remaining vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- j. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;
- k. The owner shall provide and make available for rent at least 11 storage lockers to tenants of the replacement rental dwelling units. Such storage lockers shall be made available firstly to returning tenants who previously rented a storage locker, and at similar monthly charges that such tenants previously paid. The remaining storage lockers shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

l. The 132 replacement rental dwelling units required in recommendation 4.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development (Buildings A and B), exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

m. The owner shall enter into, and register on title to the lands at 1875 Steeles Avenue West an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 4.a. through 4.l. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the local Ward Councillor and the City Solicitor, to continue to work with the applicant to explore an in-kind community benefit package pursuant to 37(6) of the Planning Act that includes improvements to the G. Ross Lord Park trailhead on Steeles Avenue West to the east of the site, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the applicant.

6. City Council approve that in accordance with Section 42 of the Planning Act, prior to the earlier of the registration of the draft Plan or Subdivision or the issuance of the first above grade building permit, the Owner shall convey to the City an on-site parkland dedication, having a minimum size of 1,050 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

7. City Council approve the acceptance of on-site parkland dedication, subject to the Owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

8. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

9. City Council request the Interim Chief Planner and Executive Director, City Planning to secure the following on the plans and drawings as part of the site plan control application and as part of the site plan agreement to the satisfaction of Interim Chief Planner and Executive Director, City Planning:

a. the privately owned publicly-accessible space, having an approximate area of 520 square metres, with the specific design of the privately-owned publicly accessible space and any associated easements, at no cost or expense to the City, to provide public access (where appropriate) to be determined as part of the Site Plan Approval process for this site, to the satisfaction of the Interim Chief Planner and Executive Director, City Planning; and,

b. any required revisions to the site plan drawings and/or conditions of approval to address the findings of the updated Natural Heritage Impact Study including a Species at Risk Assessment.

FINANCIAL IMPACT

The City Planning 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

A pre-application consultation (PAC) meeting was held on July 20, 2020. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre here:

<http://app.toronto.ca/AIC/index.do?folderRsn=7pZyCRapH1eh1QZZfHfumw%3D%3D>.

The current application was submitted on October 20, 2020 and deemed complete on February 22, 2021.

A Preliminary Report on the application was adopted by North York Community Council on March 1, 2021, authorizing staff to conduct a community consultation meeting with an expanded notification area. The Preliminary Report is available at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.NY22.8>

Staff conducted a Community Consultation Meeting for the application on May 11, 2021. Community consultation is summarized in the Comments section of this Report.

THE SITE

Description

The site is located on the south side of Steeles Avenue West, to the east of the intersection of Dufferin Street and Steeles Avenue West. The site is square in shape, and generally flat. There is a significant grade change along Steeles Avenue West in front of the site sloping down from west to east along the site frontage.

Existing Use

The site contains an existing 4-storey rental apartment building with 120 affordable and mid-range rental dwelling units, comprised of: 19 one-bedroom units, 66 two-bedroom units and 35 three bedroom units and associated surface vehicle parking areas.

Existing Rental Dwelling Units

An existing 4-storey residential rental building containing 120 rental dwelling units is currently on site. This was confirmed by as-built floor plans dated March 14, 2022 and a site visit conducted by City Planning staff on January 13, 2023. The existing rental dwelling units are comprised of the following unit types and rent classifications:

Unit type	Affordable Rent	Mid-Range Rent	Total
1-bedroom	17	2	19
2-bedroom	53	13	66
3-bedroom	28	7	35
Total	98	22	120

At the time of this report, all of the existing rental dwelling units proposed to be demolished are occupied. Of these, 87 units are occupied by eligible tenants. In addition, 58 eligible tenants were renting a vehicle parking space and 11 eligible tenants were renting storage lockers.

THE APPLICATIONS

Description

The applications propose to permit the redevelopment of the site with a new residential building comprising a shared 5-storey (21.5 metre) base building with a 6-storey (27 metre) base building along Steeles Avenue West and three new towers of 39-storey (133.0 metre), 33-storey (115 metre) and 14-storey (53 metre) in height. The proposed development includes provisions for alternative energy and the proposed heights include the mechanical penthouse space which has residential units sharing the mechanical floors. The proposal will provide a portion of a new public street, a new public park and conveyance of lands below top of bank to a public authority. See Attachment 6 for a site plan showing the location of the buildings, Attachments 7-10 for

the proposed elevations, and Attachments 11-12 for 3D renderings of the proposed building.

Density

The proposal has a density of 6.21 times the area of the lot.

Dwelling Units

The proposal includes 960 total dwelling units, with 120 being rental replacement, 12 new affordable replacement rental units, 14 new market rental units, and 814 new units where the proposed tenure has not been specified. The dwelling units are comprised of 544 one-bedroom (57%), 290 two-bedroom (30%), and 125 three-bedroom units (13%).

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 779 parking spaces (729 resident and 50 visitor parking spaces) located in a 2 level underground and 3 level above grade parking garage internal to the base building, a total of 654 bike parking spaces located at the P1 and Ground Floor levels of the building, and 3 loading spaces. The parking and loading will ultimately be accessed via a new public street proposed on the adjacent property at 1881 Steeles Avenue West when that site is redeveloped. An interim driveway will be provided to Steeles Avenue West, with public access secured, on the subject property until the new street is constructed.

Natural Areas Conveyance

The proposal includes the conveyance of 1,979 square metres of land along the eastern portion of the site adjacent to the existing G. Ross Lord Park ravine to the Toronto and Region Conservation Authority. This portion of the site is the area located below the stable top of bank as identified through the review of the application.

Additional Information

See the attachments (Attachments 1-2, 6-12) of this report for the Application Data Sheet, Location Map, a 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/1875SteelesAveW

Replacement Rental Units

The existing 120 rental dwelling units will be replaced with 132 rental dwelling units, including 12 new replacement rental dwelling units. This represents full replacement of the existing rental gross floor area. The replacement rental dwelling units will be of the same unit type and a similar size as the existing rental units. The 12 new replacement rental dwelling units will be comprised of one studio and 11 one-bedroom units.

Tenant Relocation and Assistance Plan

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units at 1875 Steeles Avenue West.

All Eligible Tenants will receive the following:

- the right to return to a replacement rental dwelling unit of the same unit type, similar size, and at similar rents;
- at least 6 months notice before having to vacate their existing rental dwelling unit;
- financial compensation equal to 3 months' rent, as required by the RTA;
- compensation above and beyond that required under the RTA, in the form of rent gap assistance or alternative interim accommodation acceptable to the tenant. The rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for private rental apartments built on or after 2015 by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) for Zones 5-17, for 33 months, indexed to the end of the notice period;
- the services of a rental leasing agent upon request to assist tenants with finding interim accommodation;
- two moving allowances to assist with the cost of moving: the first for the move into alternative interim accommodation; the second for the move from the interim accommodation into a replacement rental unit; and,
- additional compensation and assistance for tenants with special needs, as determined by the Chief Planner and Executive Director, City Planning.

All Post-Application tenants will receive:

- at least 6 months notice before having to vacate their existing dwelling unit, including of the notice required under the Residential Tenancies Act (RTA);
- financial compensation equal to 3 months' rent as required by the RTA; and,
- special needs compensation for applicable tenants, as determined by the Chief Planner and Executive Director, City Planning.

Reasons for Application

The Zoning By-law Amendment application is required as the proposal requires amendments to the By-law to be permitted, including but not limited to height, density, setbacks, parking provisions and performance standards.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 is required to demolish the 120 existing rental housing units.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision has been received and was deemed complete December 2, 2020 (file number 20 213394 NNY 06 SB). The Draft Plan of Subdivision is currently under review and will be reported on separately in a future report. The draft plan of subdivision will propose to create the development block, parkland dedication, natural heritage block and a portion of a future public street, however depending on the phasing of the block plan with 1881 Steeles Avenue West to deliver the future public street, some of the proposed blocks may be conveyed at different milestones in the development approval process.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been received and was deemed complete December 16, 2021 (file number 21 24211 NNY 06 SA). The Site Plan Control application is currently under review.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Air Quality Study
- Arborists Report
- Compatibility & Mitigation Study
- Contaminated Site Assessment
- Energy Efficiency Report
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Report
- Natural Heritage Impact Assessment
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy
- Stage 1 Archaeological Assessment
- Stormwater Management Report
- Sun/Shadow Study
- Transportation Impact Study

www.toronto.ca/1875SteelesAveW

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 and conditions of Draft Plan of Subdivision.

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 Policy Statement (2020), and shall

conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is *Mixed Use Areas*. A portion of the lands also constitute the *Natural Areas* designation. 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.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is zoned RM (f21.0; a835; d1.0) under Zoning By-law 569-2013. The Residential Multiple Zone (RM) zoning category permits Dwelling Units in a Detached House; Semi-Detached House; Duplex; Triplex; Fourplex; or Apartment Building forms. See Attachment 4 of this report for the existing Zoning By-law Map. The RM zone permits a maximum height of 12.0 metres for the subject site and permits a maximum density of 1.0 times the area of the lot.

Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Rental Housing Demolition and Conversion

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code ("Chapter 667"), an applicant is required to obtain a Rental Housing Demolition Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan addressing the right of existing tenants to return to the replacement rental units at similar rent and other assistance to lessen hardship.

Design Guidelines

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

- Tall Building Design Guidelines
- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Percent for Public Art Program
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan/guidelines/design-guidelines/>

Toronto Green Standard

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 Toronto Green Standard.

COMMUNITY CONSULTATION

A virtual community consultation meeting ("CCM") was held on May 11, 2021, to discuss the original submission and an application on adjacent lands at 1881 Steeles Avenue West. The meeting was attended by the Ward Councillor, the applicant, City Planning staff and approximately 180 members of the public. Following presentations by City staff and the applicant the following concerns were raised by residents:

- Concerns over proposed density, height and massing;
- Concerns over traffic impacts on Dufferin Street and Steeles Avenue West;
- Concerns about if tenants would be able to return and could continue to rent beyond timeframes building to be secured as rental for;
- What coordination happens between the City of Toronto and the City of Vaughan for development along Steeles Avenue West;
- What are the plans for transit improvements along Steeles Avenue West;
- Will there be affordable housing provided as part of the developments

Additional meetings were held with the applicants and the area Ratepayers association before the CCM on March 24, 2021 and April 20, 2021 and following the CCM on November 18, 2021 and April 19, 2023. These meetings involved the applicants for the sites at 1875 Steeles Avenue West, and the adjacent application at 1881 Steeles Avenue West. At the meetings the applicants discussed matters of concern to the ratepayers including the scope of the developments and traffic impacts on the surrounding road network.

Tenant Meeting

A City-led in-person tenant meeting was held on January 18, 2024 for the tenants of 1875 Steeles Avenue West pursuant to Chapter 667 to provide an overview of the City's housing policies related to the replacement of existing rental housing and the proposed tenant relocation and assistance plan. A total of 69 tenant households (with an estimated 105 tenants) attended the meeting. In addition, the meeting was attended by the local Councillor's staff, representatives of the applicant, and City Planning staff.

Notices of the tenant meeting were delivered to each tenant household and posted in common areas two weeks prior to the meeting. Members of the applicant team went door to door to update tenants, distribute material, and determine whether a language translator was required at the tenant meeting. As a result notices with Russian and

Tagalog translation were also provided and interpreters were present at the tenant meeting. Handouts were also provided one week prior to the meeting and tenants were encouraged to reach out to City staff if they had questions.

The following were discussed at the tenant meeting and were considered during the review of the application.

- concerns about the availability of finding interim accommodation;
- whether tenants who currently have parking and/or storage lockers will have access to parking and/or storage lockers in the new building;
- how rent would be calculated, as some, but not all, tenants' leases include utilities;
- estimated timelines for demolition if the application is approved.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view 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 Policy 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 Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan. The proposed development will support the creation of a complete community by introducing additional housing options, along with new public parkland. The development will make use of existing municipal water and wastewater systems to support the level of intensification proposed.

Land Use

This application has been reviewed against the official plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. Given the existing residential uses, and the planned surrounding context, the proposed expansion of residential uses is appropriate. The proposed uses in the Zoning By-law conform with the *Mixed Use Areas* policies of the Official Plan and no amendments to the Plan to permit the proposal are required. A Holding Provision is proposed in the Zoning By-law to ensure that necessary servicing upgrades have been completed in order to support the proposed development and are in place prior to the proposed development being constructed.

The application also proposes the conveyance of the environmental lands on the east side of the site to a public authority, which is consistent with the Natural Hazards and greenway policies and securing into public ownership provides for this protection in perpetuity. The lands to be conveyed will be placed in an appropriate environmental zone through the implementing zoning by-law amendment. The environmental lands are further discussed with respect to Ravine Protection and Natural Environment below.

Density, Height, Massing

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

The proposed density of the development is appropriate for the area given the size of the site and its isolation from adjacent lower density residential *Neighbourhoods*. The density proposed does not result in any impacts on existing residential uses. As discussed later in this report, the proposal has been reviewed in accordance with the Compatibility/Mitigation Policies of the Official Plan to review the potential for impacts on the development in relation to existing employment uses adjacent to the site.

The site is organized with a six-storey base building along Steeles Avenue West, with the remainder of the site having a five-storey base building, reflecting an appropriately scaled base for these streets and an appropriately scaled base building adjacent to the new on-site parkland. A central courtyard is provided along the west of the site from the new public located to the west, which provides for vehicle and pedestrian access, along with entries to the parking and loading areas. The tall buildings elements are arranged on top of the base building, with the 14-storey tower located at the northwest corner of the site adjacent to Steeles Avenue West and the future north-south public street. The 33-storey building is located along the eastern boundary of the site adjacent to the ravine, set back from Steeles Avenue West. The 39-storey building is located to the southwest of the site. The locations of the buildings can be seen on the Site Plan drawing located at Attachment 6 to this report.

The base building is designed with substantial setbacks, with tower setback more than 12m from Steeles to ensure adequate sidewalk space on the busy street, appropriate streetwall scale, and to avoid conflicts with adjacent infrastructure. The base building also provides 4 metre setbacks from the TRCA accepted limit of development, 6m from the proposed parkland, 5.5m from the proposed ROW of the new local street. Staff supports these greater setbacks which are context responsive and provide opportunity for robust landscaping transitions into the abutting valleylands and the proposed parkland.

The proposal provides a mix of tall and mid-rise building forms that are context appropriate for the location within a “strategic growth area”, as defined by the Growth Plan. The heights of the towers remain below a 45-degree angular plane as measured from the Neighbourhoods designated lands to the east and the low-rise residential area to the northeast. Towers placements have been considered to allow for appropriate separation and transition, view access and privacy conditions within the site and with the valleylands. The subject site is separated from the closest Neighbourhoods-designated properties and will support the ridership of existing surface transit and planned high-order transit services on Steeles. Given the planned context of the subject property, the additional building heights proposed by the applicant can be supported by staff.

Sun, Shadow, Wind

This application has been reviewed against the official plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The proposed development proposal includes a sun/shadow study to assess potential impacts on surrounding properties and public realm. It was acknowledged while the design aimed to minimize the impact by buildings setbacks and orientations. Some shadow impact on nearby streets, public spaces would be unavoidable due to the proposed building heights and massing, in comparing with existing low-rise condition. High quality streetscape with shade-tolerant planting species to enhance pedestrian comfort will be expected from the site plan application.

A pedestrian level wind study was performed in accordance with industry standard wind tunnel testing and data analysis procedures. The study concludes that the future wind conditions over all grade-level pedestrian wind-sensitive areas within and surrounding the study site will be acceptable for the intended uses on a seasonal basis. Additionally, there is a mitigation plan that has been reviewed for enhancing the comfort of sitting or standing during the summer at the terrace levels. Further massing articulations will be reviewed with the site plan application to ensure wind condition will meet and go beyond the requirements for pedestrian safety and activities.

Access, Parking, Loading

Ultimate access to this development and to the adjacent development site will be via a new public street running north south along the western edge of the subject site, [and westward from the subject site to Dufferin Street](#). The subject site will provide a 3.0 metre wide portion of the right of way for [the north south portion of the new public](#) street, with 15.5 metres of right-of-way proposed to be provided by the adjacent development at 1881 Steeles Avenue West. Until the construction of the public street, a temporary driveway connecting the central driveway court of the proposed building will be provided on the west side of the buildings to access Steeles Avenue West. This temporary driveway will also give Parks, Forestry and Recreation staff access to the conveyed parkland located to the south of the proposed buildings until the full public street is opened.

A total of 779 vehicular parking spaces is proposed on-site within a 2-level underground parking facility, as well as Levels 2-5 of the development. Of the proposed 779 vehicular parking spaces, 729 are resident spaces and 50 are visitor spaces. The proposed parking spaces resulted overall rates of 0.76 spaces per unit for residents and 0.05 spaces per unit for visitors. The application will provide a minimum of 25 accessible parking spaces as part of the overall parking supply in accordance with the general By-law 569-2013 requirements. These rates are acceptable and are secured in the draft Zoning By-law attached to this report.

The development will provide a total of three loading spaces shared between the three towers. Two Type G and one Type C space are proposed. This supply is acceptable and is secured in the draft Zoning By-law attached to this report.

Streetscape

As part of the [site plan](#) application, the applicant will be reconstructing the streetscape along Steeles Avenue West, comments from TTC for relocating the bus shelter has been incorporated. The existing condition of a narrow sidewalk adjacent to a large concrete retaining wall does not create an attractive or safe condition for pedestrians. The redevelopment will remove the existing retaining wall, provide a 2.1 metre wide sidewalk and transit the building to the street with a series of landscaped terraces. A secondary pedestrian entrance at the northeast corner of the site directly from the street for residents convenience, street activities enhancement. In principle, staff supports the provision of an attractive comfortable and safe pedestrian environment along the new public street and Steeles Avenue West, including significant public realm improvements, such as the proposed upgrades to the existing trailhead to the east, proposed POPS at the street corner, high-quality landscaping, and Public Arts implementation. Further review will be conducted during site plan application once landscape plans are provided.

Servicing

The FSR prepared with this development application has relied upon the watermain analysis to facilitate the proposed development. Due to the outstanding servicing issues on the existing 300mm watermain at Steeles Avenue West, the Site Servicing Review identified upgrades and/or new water services are required, those upgrades and/or services will be secured by appropriate agreements and be constructed and operational by a third party to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services, prior to the issuance of final Site Plan Approval for any development on the lands.

The municipal sanitary sewer system (The Maple Collector Sanitary Trunk) running along the West Don Valley is under rehabilitation. The FSR prepared in conjunction with this development application has relied upon a City capital work projects within the sanitary analysis to facilitate the proposed development.

This application has been reviewed on the basis that this site will redevelop before the adjacent lands at 1881 Steeles Avenue West which are subject to a separate application. Should the adjacent lands redevelop first, the location of the servicing connections would be expected to be relocated from Steeles Avenue West to the new Public Street to be located along the western edge of the subject site at 1875 Steeles Avenue West. The locations of servicing connections will be addressed through the Site Plan Control process.

Due to the outstanding servicing issues, Staff are recommending the subject lands be zoned with a Holding Provision ("H") until such time as an acceptable water system solution is constructed and operational and acceptable sanitary system solution in the Maple Collector Sanitary Trunk is constructed and operational, as determined by the Chief Engineer & Executive Director, Engineering and Construction Services.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This

proposal is for a mix of rental and ownership housing unit mix that does meet the Growing Up Guidelines.

Rental Housing Replacement

The 132 proposed replacement rental units that would replace the existing 120 rental units, and associated conditions related to affordability and tenure, are appropriate and address the replacement requirements of Official Plan policy 3.2.1.6.

The applicant has agreed to provide and maintain the replacement rental units as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied.

Rents for the replacement rental units will be set at the same affordability level as the existing units for a period of at least 10 years, with 110 affordable units and 22 mid-range units. All 12 additional replacement rental units will have affordable rents for a period of at least 10 years. Tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the Residential Tenancies Act, 2006 (RTA).

All the replacement rental units will be provided with ensuite laundry and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle and visitor parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the proposed 14-storey building (Building C).

The applicant has agreed to provide at least 58 parking spaces and 11 storage lockers for use of the tenants of the replacement rental dwelling units. Returning tenants who currently rent a vehicle parking space and/or storage locker in the existing building will be offered a parking space and/or storage locker at a similar monthly rate to what they are currently paying. Any remaining vehicle parking spaces and storage lockers will be made available to tenants of the replacement rental dwelling units to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

The recommended Tenant Relocation and Assistance Plan, which includes an extended notice period for all tenants and compensation beyond the requirements of the Residential Tenancies Act for Eligible Tenants, is consistent with Official Plan policy 3.2.1.6 and the City's current practices. The proposed approach to calculating the rent gap payment is consistent with the current Council-adopted approach ([PH11.10](#) adopted on April 17 and 18, 2024).

The replacement rental dwelling units and tenant assistance matters will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five (5) hectares, with the non-residential

uses subject to a 2% parkland dedication. The total parkland dedication requirement is 1,050 square metres.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be in the southern portion of the site of 1,050 square metres, in anticipation of the adjacent development at 1881 Steeles Avenue West, which is proposing a new public street and on-site parkland dedication to the east of the proposed new public street. Access to the park will be secured upon the delivery of the new public street. The parkland dedication requirement must comply with Policy 3.2.3.8 of the Official Plan.

The parkland dedication will have an 8.6 metre setback between the park boundary and the adjacent building face, which is acceptable. Access to the on-site parkland dedication must be secured prior to its conveyance.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges Bylaw, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Privately-Owned Publicly Accessible Open Space (POPS)

In accordance with the Official Plan, Privately Owned Publicly-Accessible Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. A POPS of approximately 520 square meters is being proposed. The POPS space is located to the south of the proposed buildings and north of the proposed parkland. The POPS will function as an extension of the park, but remain in private ownership to facilitate the location for a sanitary sewer to service the new public street to the west of the site on the adjacent site at 1881 Steeles and provide servicing connections for this future development. Staff consider the proposed POPS to be a positive element of the proposal. It will facilitate a sewer easement and public access while not encumbering future parkland with municipal servicing. Staff will secure the POPS, including its final design, through the Site Plan Control approval process.

Ravine Protection

The subject lands are located within a TRCA Regulated Area pursuant to O.Reg. 166/06 and a permit may be required from the TRCA prior to any development taking place. The subject lands are also located within the City of Toronto Ravine and Natural Feature Protection By-law area and ravine regulated trees are proposed for removal and injury. City Planning and Urban Forestry have evaluated the proposal's impact on ravine regulated trees and are satisfied that the tree removals and injuries have been minimized and mitigated. A permit will be required from RNFP prior to any site

disturbance. RNFP will also require tree protection measures to be installed prior to site disturbance and maintained throughout construction.

Toronto Green Standards requires a stewardship plan be implemented within the buffer to be established. Details of this stewardship plan will be confirmed during the Site Plan application stage. RNFP will ensure establishment of this buffer by obtaining financial security for the stewardship plan. RNFP will also secure compensation for the proposed tree removals and injuries.

Natural Environment

The subject lands are partially within the Natural Heritage System as identified on Map 9 of the Official Plan. An evaluation of the proposal has been completed by City Planning, Urban Forestry, and the Toronto and Region Conservation Authority including evaluation of impacts to natural heritage and compliance with policies pertaining to natural hazards through submission of a Natural Heritage Impact Study (NHIS).

The proposed development limit and associated natural heritage buffer widths and building setbacks are appropriate and would minimize adverse impacts to the natural heritage system as required by Official Plan Policy 3.4.12. The proposed buildings are shown to be setback 10 metres from the top of bank.

The submitted Natural Heritage Impact Study has appropriately demonstrated the development limit for the subject lands. A revised Natural Heritage Impact Study will be required to be submitted as part of the application for Site Plan Control in order to address the following outstanding items:

- Potential significant species at risk (SAR) bat habitat has been identified in the adjacent deciduous forest communities. The NHIS must evaluate the existing trees within the subject site as potential SAR bat habitat. If suitable habitat is identified within the trees proposed for removal, consultation with the SAR Branch of the MECP should occur. This may include amongst other matters, mitigation measures such as seasonal tree removal or provision of bat boxes; and,
- NHIS figures should be revised to address inconsistencies with setbacks and buffers shown as part of the proposed site plan.

In accordance with policy 2.1.7 of the PPS and Official Plan Policy 3.4.14, the applicant will be required to demonstrate, through a revised NHIS, compliance with the *Endangered Species Act, 2007*.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Four (4) by-law protected City street trees exist fronting the site and thirteen (13) by-law protected private trees exist on the site; the applicant has proposed to remove all the trees to accommodate the development.

The applicant is to submit a tree planting deposit to ensure the planting and survival of twenty-two (22) new City trees. In addition, Forestry requires the planting of thirty-nine (39) new trees to replace the thirteen (13) private trees proposed for removal. The

applicant has proposed to plant five (5) large-growing shade trees on site; however, this is likely unattainable given that it does not meet tree planting spacing requirements.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. When the Draft Plan of Subdivision Application is brought forward, it will confirm that the water supply and sewage treatment capacity exists for the new lot being created subject to Section 1.6.6.6 of the Provincial Policy Statement. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- (i) The Maple Collector sewer (running along the Don Valley) is operational for the purposes of servicing the 1875 Steeles Avenue West development;
- (ii) A Functional Servicing Report has been submitted by the owner and Accepted;
- (iii) Satisfactory arrangements have been made for the construction of improvements that may be required to the City's sanitary sewer system servicing the development;
- (iv) All necessary approvals to proceed with the infrastructure required, as described in (ii) and (iii) above have been issued;
- (v) Satisfactory arrangements have been made for the construction of improvements that may be required to the City's water mains servicing the development including but not limited to the following options proposed for the development connecting upgrades to the City's infrastructure:
 - (a) The owner of 1755 Steeles Avenue West completing upgrades to the 300mm water main on Steeles Avenue West;
 - (b) The owner of 1881 Steeles Avenue West completing water main installation in the new public road segment connecting to Steeles Avenue West; or
 - (c) The owner of 1875 Steeles Avenue West facilitating upgrades to the 300mm water main on Steeles Avenue West; and,
- (vi) All necessary approvals to proceed with the infrastructure required, as described in (v) above have been issued;

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (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 Toronto Green Standard. Tiers 2, 3 and 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. 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 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Zoning, Draft Plan of Subdivision and Site Plan Process.

Performance measures for Tier 1 development features being secured through the zoning by-law process: Automobile Infrastructure, Cycling Infrastructure, Storage and Collection of Recycling and Organic Waste.

Performance measures for Tier 1 development features being secured through the Subdivision Approval process: Construction Activity and Stormwater Retention.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

The applicant has not indicated if they will pursue a Tier 2, 3 or 4 of the TGS.

Compatibility and Mitigation Study and Class 4 Noise Area Designation

The Official Plan requires the submission of a Compatibility/Mitigation Study in Policy 2.2.4.6 when an application proposes to introduce, develop or intensify a sensitive land uses including residential uses on lands within the area of influence of major facilities. This study is required identify and evaluate options to achieve appropriate design buffering and/or separation between the uses to address matters including the effects of noise, vibration, emissions; minimising the risk to public health and safety; preventing or mitigating the risk of complaints; ensuring compliance with environmental approvals and permitting *Employment Areas* to be developed for their intended purpose. A Land Use Compatibility Study (the Study) was prepared by Gradient Wind Engineers and Scientists, dated September 19, 2022, in support of the proposed development. An update letter and updated study, dated August 22, 2023, was provided in response to the City's peer review.

Ministry Guideline D-6 provides areas of influence and minimum separation distances between industrial lands and sensitive uses such as residential dwellings. According to the Study, the nearby industrial buildings at 1755 Steeles Avenue West (Sanofi Pasteur), are classified as Class 3 as per the Ministry D-6 Guideline. Class 3 industries are required to maintain a 300-metre separation distance to the nearest sensitive land use. It is not possible for the site at 1875 Steeles Avenue West to provide a 300-metre separation as the existing building is already located within 300 metres of the sensitive

uses. The site is located in a *Mixed Use Areas* designation with an existing residential building. No land use change is being proposed as part of this application. As discussed below, the approach to mitigation is through the inclusion of mitigation measures within the proposed building and a NPC-300 Class 4 Designation for the lands.

The Noise Study submitted as part of the Study identified the significant industrial noise sources surrounding the site and recommended noise mitigation measures to be applied to the proposed development, including mandatory air conditioners for each dwelling unit, notices and warning clauses in leases or agreements of purchase and sale.

Significant stationary noise sources identified around the site are expected to exceed the noise levels considered acceptable within the NPC-300 guidelines for a Class 3 area. The Noise Study recommended designating the site to a Class 4 Noise Area, to allow compatibility with the surrounding commercial and industrial uses. The City's peer reviewer agreed that designating the site as a Class 4 Noise Area is appropriate for this development site. The Class 4 Noise Area designation allows for higher daytime and night-time noise level limits than would otherwise be permitted in relation to a noise sensitive land use such as residential buildings. Class 4 designation permits nearby industrial buildings to continue operating, supporting the protection of Employment Lands for current and future employment uses. The impact of such higher noise levels is mitigated by specified noise control measures, such as mandatory air conditioners, as noted above.

The Study concluded that the location of the proposed development is appropriate with mitigation including mandatory air conditioning and warning clauses being implemented as identified in the Study. The peer review conducted on behalf of the City agreed with this conclusion and the proposed designation of the site as Class 4 under NPC-300. The Noise Study further noted that the submitted studies will be updated through detailed design of the building and additional mitigation measures may be required once detailed design is available for review at the Site Plan Control application stage. Visual impact and overlook are not requirements in dealing with adverse effects. The proposed building is located approximately 125 metres from the closest building on the 1755 Steeles Avenue West site and is separated by the wooded ravine lands. Site Plan Control review is in progress.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Furthermore, the proposal conforms to the Official Plan, particularly as it relates to the massing of buildings to minimize impacts on Neighbourhoods and the Public Realm. Staff worked with the applicant and the community to address and resolve the following key concerns: compatibility with adjacent employment uses, site organization and the provision of municipal services. The proposal provides for an appropriate redevelopment of the subject site including the creation of a new public park and the replacement of existing affordable rental housing on site. Staff recommends that

Council approve the Zoning By-law Amendment and Rental Housing Demolition and Conversion applications.

CONTACT

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Johanna Hashim, Senior Planner, Strategic Initiatives, Policy & Analysis, Tel. No. (416) 396-4288, E-mail: Johanna.Hashim@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/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: East Elevation
- Attachment 8: North Elevation
- Attachment 9: South Elevation
- Attachment 10: West Elevation
- Attachment 11: 3D Massing Model looking Northwest
- Attachment 12: 3D Massing Model looking Southeast

Attachment 1: Application Data Sheet

Municipal Address: 1875 STEELES AVE W Date Received: October 30, 2020

Application Number: 20 213392 NNY 06 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By Law Amendment Application to permit redevelopment of existing 4 storey, 120 unit rental apartment building with a new building containing a 12 storey (50.15m) base building along Steeles Avenue West, with 37 (129.65m) and 31 (111.65m) storey towers internal to the site. The proposed development would include 960 units including replacement of the 120 existing rental units with a total gross floor area of 79,796 square metres for an FSI of 6.21. The application proposes to provide a portion of a new north-south public street on the western edge of the site, along with a 1,050 square metre public park, and the conveyance of lands below top of bank (1,979 square metres) to the TRCA.

Applicant	Agent	Architect	Owner
TENBLOCK	BOUSFIELDS	KIRKOR	TENBLOCK

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RM (f21.0; a835; d1.0)	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 12,844 Frontage (m): 86 Depth (m): 125

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,290		6,102	6,102
Residential GFA (sq m):	10,183		79,796	79,796
Non-Residential GFA (sq m):				
Total GFA (sq m):	10,183		79,796	79,796
Height - Storeys:	4		39	39
Height - Metres:	13		133	133

Lot Coverage Ratio 47.51 Floor Space Index: 6.21
 (%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 79,427 369
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	120		146	146
Freehold:				
Condominium:				
Other: TBD			814	814
Total Units:	120		960	960

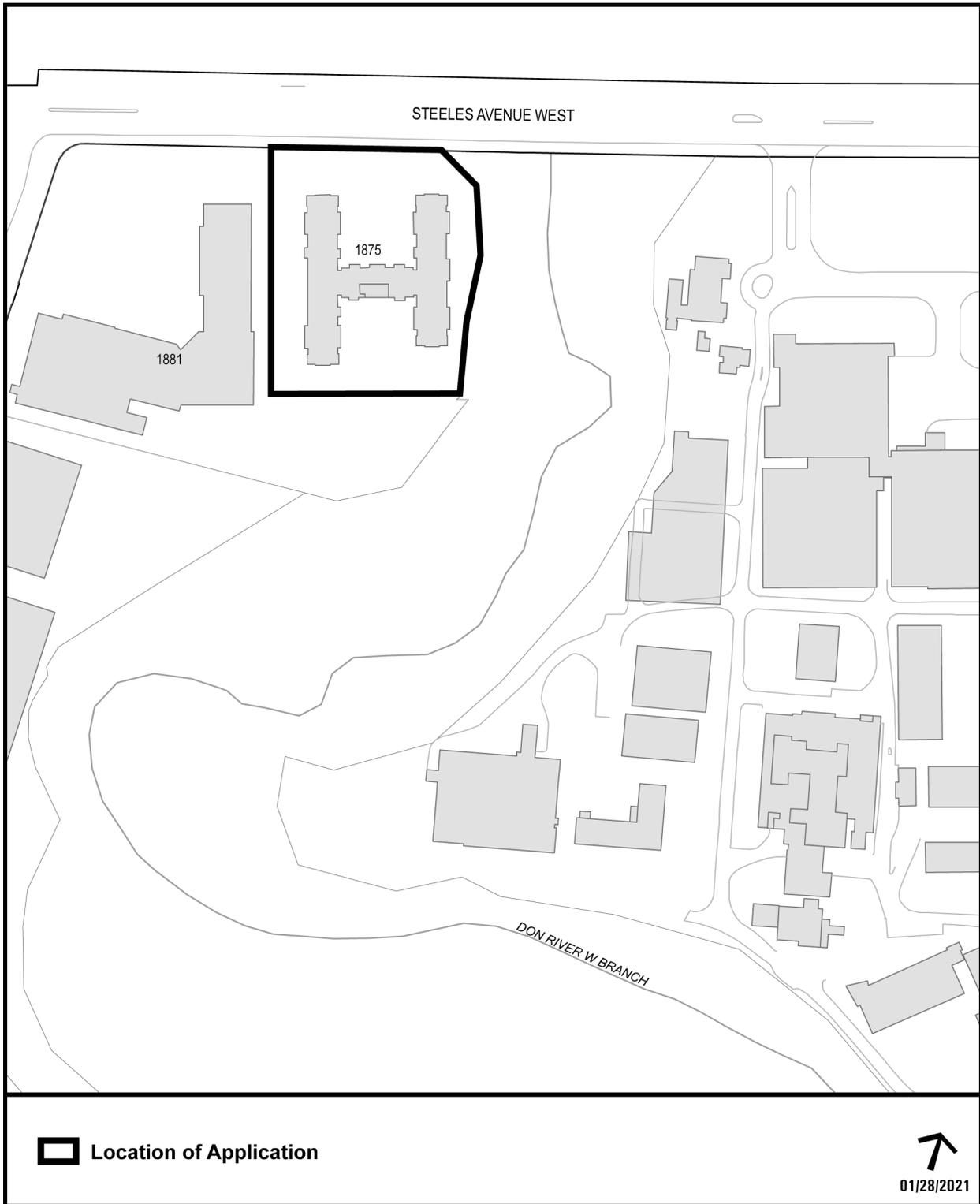
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	1	544	290	125	
Total Units:	1	544	290	125	

Parking and Loading

Parking Spaces: 779 Bicycle Parking Spaces: 722 Loading Docks: 3

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 16

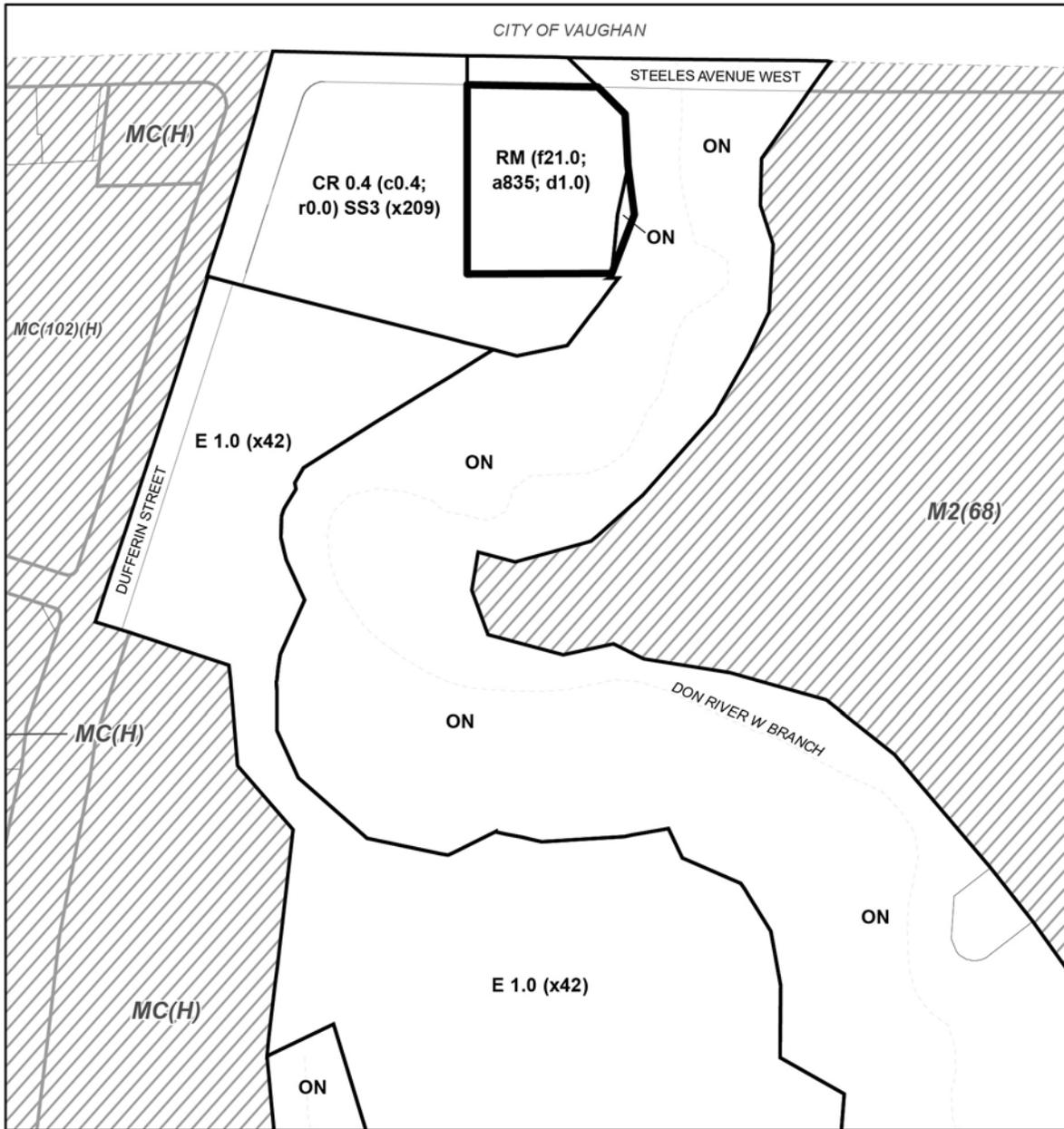
1875 Steeles Avenue West

File # 20 213392 NNY 06 0Z

- Location of Application
- Mixed Use Areas
- Natural Areas
- Other Open Space Areas
- General Employment Areas
- Core Employment Areas

Not to Scale
Extracted: 05/10/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1875 Steeles Avenue West

File # 20 213392 NNY 06 0Z



Location of Application

RM Residential Multiple
CR Commercial Residential
E Employment Industrial
ON Open Space Natural



See Former City of North York By-law No. 7625

M2 Industrial Zone Two
MC Industrial-Commercial Zone



Not to Scale
 Extracted: 05/10/2024

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1875 Steeles Avenue West.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RM (f21.0; a835; d1.0) to a zone label of (H) CR 1.0 (c.1.0, r.1.0) SS3 (x1017), O, and ON as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1017 so that it reads:

(1017) Exception CR 1017

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 1875 Steeles Avenue West, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (CC) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 189 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 40.10.20.10(1), a "geo-energy facility" is permitted;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** or below non-residential use portions of the **building**;
- (E) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (F) The following regulations do not apply with respect to the lands that are subject of this By-law [Clerks to insert By-law ##]:
 - (i) Regulation 40.10.30.40(1) with respect to **lot coverage**;
 - (ii) Regulation 40.10.40.1(3) with respect to residential orientation to **street**; and
 - (iii) Regulation 40.10.40.10(5) with respect to minimum height of the first **storey**;
- (H) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##] inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;

- (I) Despite Regulations 40.5.40.10(3), (4), (5)(B), (6), (7) and (8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- (i) Elements on or above any roof used for elevator-related structural elements and elevator shafts, cooling towers, antennae, and building maintenance units by a maximum of 5.0 metres;
 - (ii) Elements on or above any roof used for chimneys, pipes, flues, stacks, vents, enclosed stairwells, renewable energy facilities and devices, window washing equipment, and roof access by a maximum of 3.0 metres;
 - (iii) Elements on or above any roof used for ornamental or architectural features, parapets and elements, by a maximum of 3.0 metres; and
 - (iv) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, by a maximum of 3.0 metres;
 - (v) Elements on or above any roof used for lightning rods by a maximum of 5.0 metres;
 - (vi) **structures** associated with a **green roof** by a maximum of 3.0 metres;
 - (vii) trellises, pergolas, louvres associated with rooftop **amenity space** and **day nursery** outdoor space, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** by a maximum of 6.0 metres; and
 - (viii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 81,000 square metres:
- (J) In addition to the elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **building** may also be reduced by the following areas:
- (i) mechanical rooms, mechanical shafts, ventilation shafts, electrical and utility rooms, and “geo-energy facilities”, **bicycle parking spaces**, bicycle wash stations, bicycle

amenity washrooms, and other bicycle amenity spaces,
located below ground, at, or above ground;

- (K) For the purpose of this exception, “amenity space” may include a maximum of two (2) guest suites, each containing a bathroom but no kitchen.
- (L) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide “amenity space” on the **lot** at the following rate:
- (i) at least 1.5 square metres for each **dwelling unit** as indoor “amenity space”;
 - (ii) at least 2.0 square metres of outdoor “amenity space” for each **dwelling unit**;
 - (iii) a maximum of 0.5 square metres per **dwelling unit** of indoor “amenity space” may be located below-ground; and
 - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (M) Despite Regulations 40.5.40.70(1) and 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (N) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (O) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60, (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies may encroach a maximum of 1.5 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metre;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;

- (v) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (vi) eaves, by a maximum of 1.0 metre;
 - (vii) a dormer, by a maximum of 1.0 metre;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre; and
 - (ix) canopies and awnings with or without support,
 - (a) to the same extent as the platform it is covering; and
 - (b) if it is not covering a platform, the canopy or similar **structure** to a maximum of 2.5 metres if it is no closer than 0 metres from a **lot line**;
- (P) Despite Regulations 5.10.40.70(6), and 5.10.40.80(1) with respect to Shoreline Hazard Limits or Stable Top-of-Bank requirements, no additional **building setbacks** are required outside of the lands shown as ON on Diagram 2 of By-law **[Clerks to insert By-law ##]**;
- (Q) Despite Regulations 200.5.1.10(2)(A)(iv), a maximum of 20 percent of the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (R) Despite Regulation 200.5.1.10(2), a maximum of 20 percent of the total number of **parking spaces** may have the following minimum dimensions:
- (i) minimum width of 2.4 metres;
 - (ii) minimum length of 5.4 metres; and
 - (iii) minimum vertical clearance of 1.8 metres;
- (R) Despite Regulations 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (S) Despite Regulations 200.5.10.1(4) and (6), and Regulations 970.10.15.5(5) and (6) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.76 residential occupant **parking spaces** for each **dwelling unit**;

- (ii) a minimum 2.0 **parking spaces** plus 0.05 **parking spaces** per **dwelling unit** for residential visitors; and
 - (iii) a minimum of 0 **parking spaces** for non-residential uses;
 - (iv) a minimum 2.0 "car-share parking spaces";
 - (vi) for the purpose of this exception, "car-share" or "car-sharing" means the practice where a number of people share the use of one or more motor **vehicles** that are owned by a profit or nonprofit car-sharing organization and where such organization may require that use of motor **vehicles** be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (vii) for the purpose of this exception, "car-share parking space" means a **parking space** that is reserved and actively used for "car-sharing";
- (T) For each on-site 'car share parking space' provided, the minimum residential parking required may be reduced by 4 **parking spaces**, up to a maximum for 1 'car share parking space' per 60 **dwelling units**;
- (U) Despite Regulations 200.15.10(1) and (2), a minimum of 25 of the required **parking spaces** on the **lot** must be accessible **parking spaces**;
- (V) Despite Regulation 200.15.1(1) and (3), an accessible **parking space** must comply with the following:
- (i) accessible **parking spaces** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and
 - (c) vertical clearance of 2.1 metres;
 - (ii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (W) Despite Regulations 220.5.10.1 (1), (2), (3), **loading spaces** must be provided as follows:
- (i) A minimum of 2 Type "G" **loading spaces**; and
 - (ii) A minimum of 1 Type "C" **loading space**;

- (X) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** or **stacked bicycle parking space** is:
- (i) length of 1.7 metres;
 - (ii) width of 0.3 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (Y) An area used to provide **bicycle parking spaces** must have a minimum vertical clearance of 2.4 metres if it is a **stacked bicycle parking space** and 1.9 metres in all other cases;
- (Z) A **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device must have a minimum length or vertical clearance of 1.9 metres, minimum width of 0.4 metres, and minimum horizontal clearance from the wall of 1.2 metres;
- (AA) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (BB) Despite Regulation 230.40.1.20(2) "short-term" **bicycle parking spaces** may be located below-ground, and at and above-ground up to and including the second **storey**;
- (CC) For the purpose of this exception, a "geo-energy facility" means premises containing devices to generate **geo-energy** for the exclusive use of the **building**; and

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
6. Temporary Use(s):
- (1) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office, which means a **building, structure**, facility, trailer, or portion thereof used exclusively for the purpose of the sale, leasing or rental of **dwelling units** or non-residential gross floor area to be constructed on the **lot**, on the lands to which this By-law applies for a period of three years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

7. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram X attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted by City Council when the following are fulfilled:
 - (i) The Maple Collector sewer (running along the Don Valley) is operational for the purposes of servicing the 1875 Steeles Avenue West development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
 - (ii) A Functional Servicing Report has been submitted by the owner and accepted by the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (iii) Arrangement satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services, for the construction of improvements that may be required to the City's sanitary sewer system servicing the development; and
 - (iv) All necessary approvals to proceed with the infrastructure required, as described in 7(B)(ii) and (iii) above have been issued, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (v) Arrangement satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services, for the construction of improvements that may be required to the City's water mains servicing the development including but not limited to the following options proposed for the development connecting upgrades to the City's infrastructure:
 - (a) The owner of 1755 Steeles Avenue West completing upgrades to the 300mm water main on Steeles Avenue West;
 - (b) The owner of 1881 Steeles Avenue West completing water main installation in the new public road segment connecting to Steeles Avenue West; or
 - (c) The owner of 1875 Steeles Avenue West completing upgrades to the 300mm water main on Steeles Avenue West; and,
 - (vi) All necessary approvals to proceed with the infrastructure required, as described in 7(B)(v) above have been issued, to the satisfaction of the

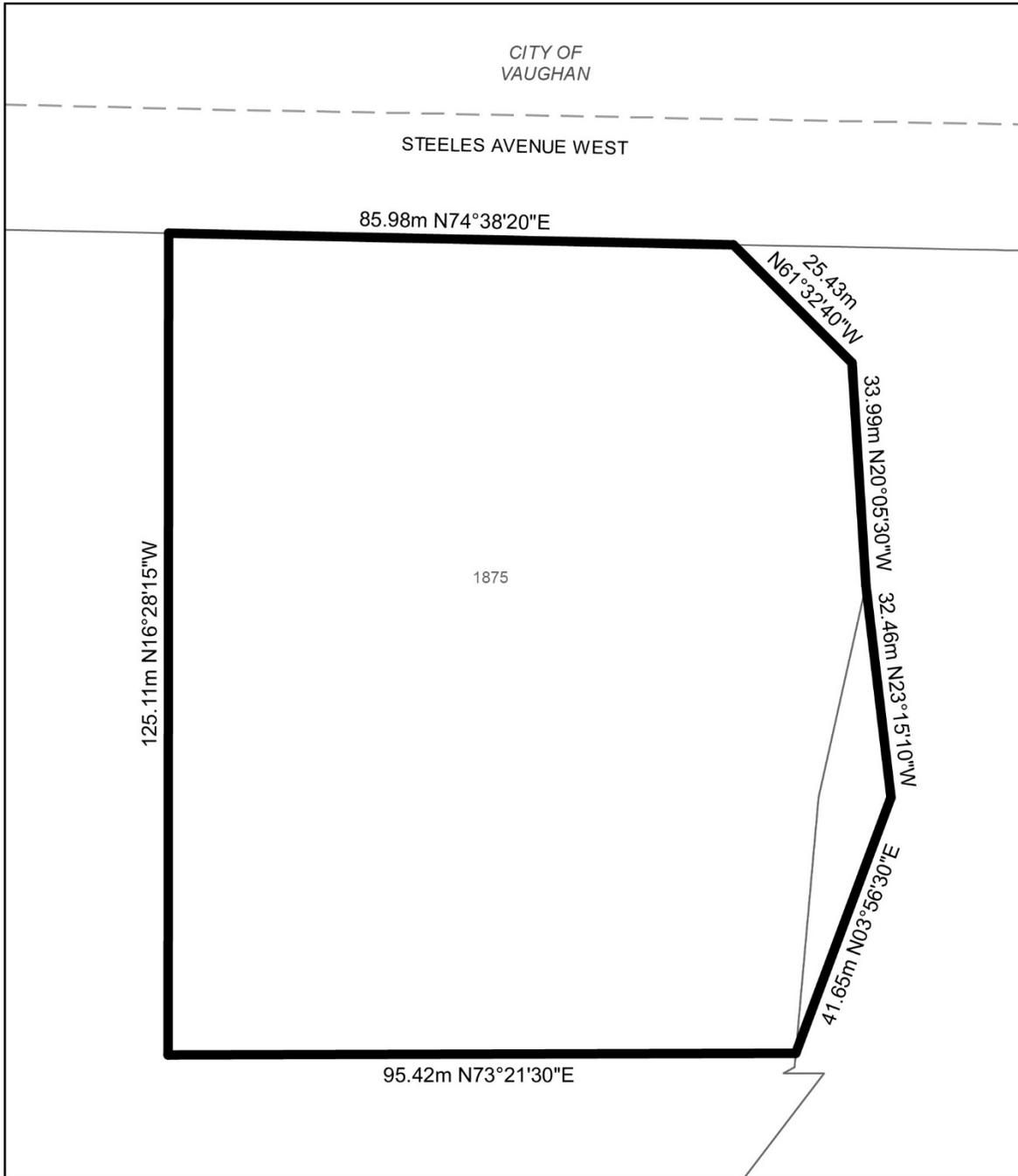
Chief Engineer and Executive Director, Engineering and Construction
Services;

Enacted and passed on , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

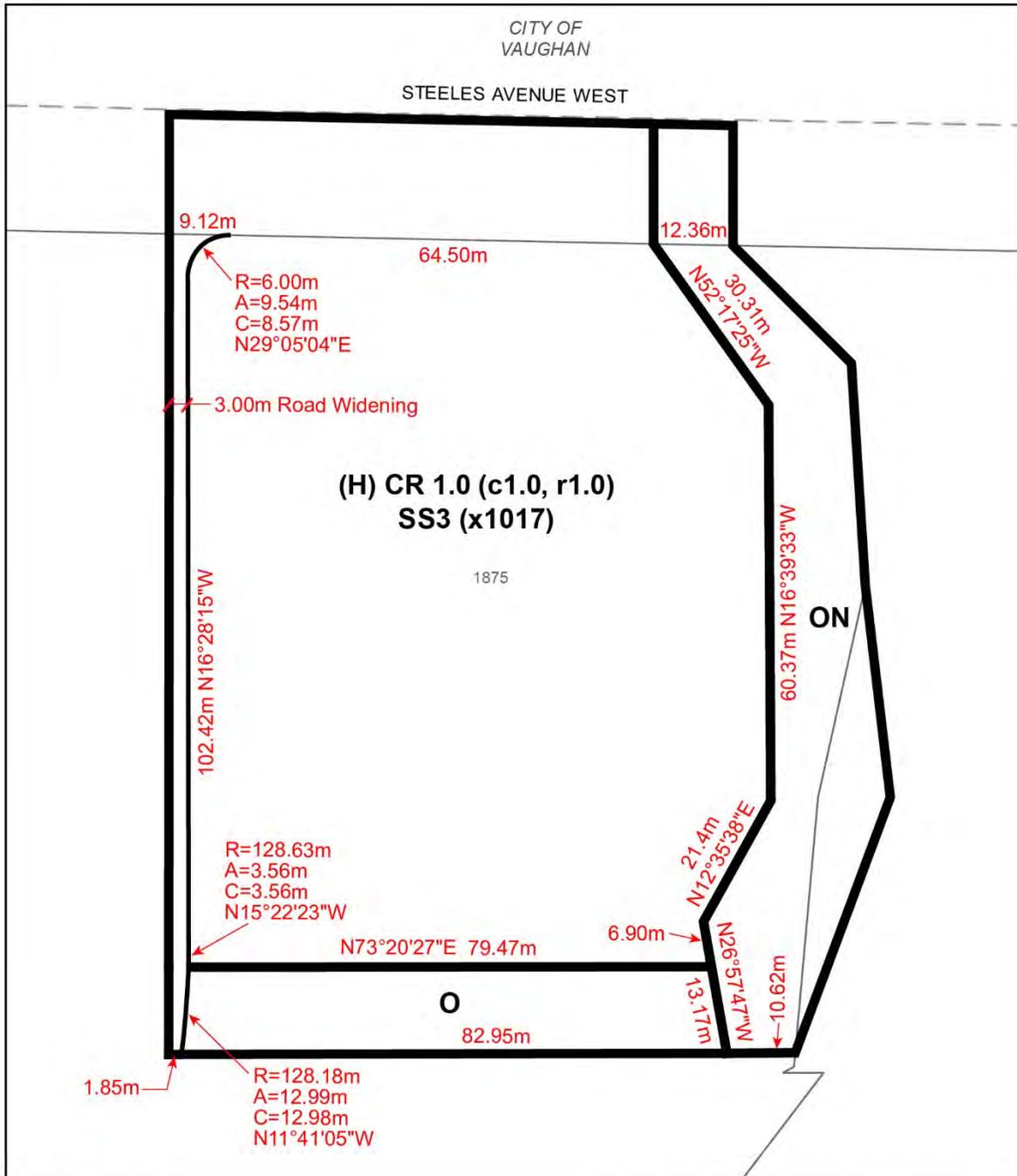


TORONTO
Diagram 1

1875 Steeles Avenue West

File # 20 213392 NNY 06 0Z

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City of Toronto By-law 569-2013
Not to Scale
05/10/2024

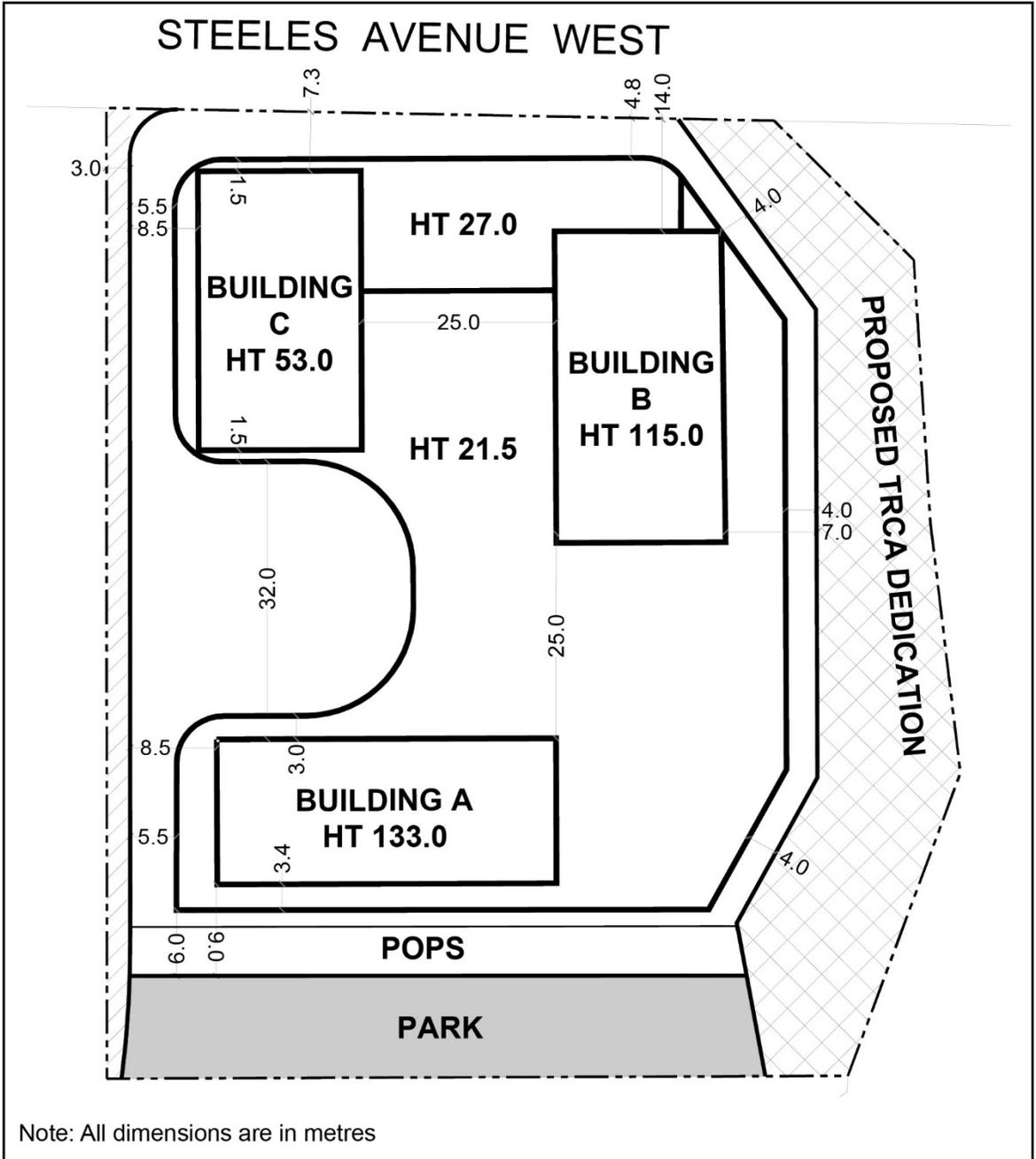


TORONTO
Diagram 2

1875 Steeles Avenue West

File # 20 213392 NNY 06 02

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City of Toronto By-law 569-2013
Not to Scale
06/19/2024



TORONTO
Diagram 3

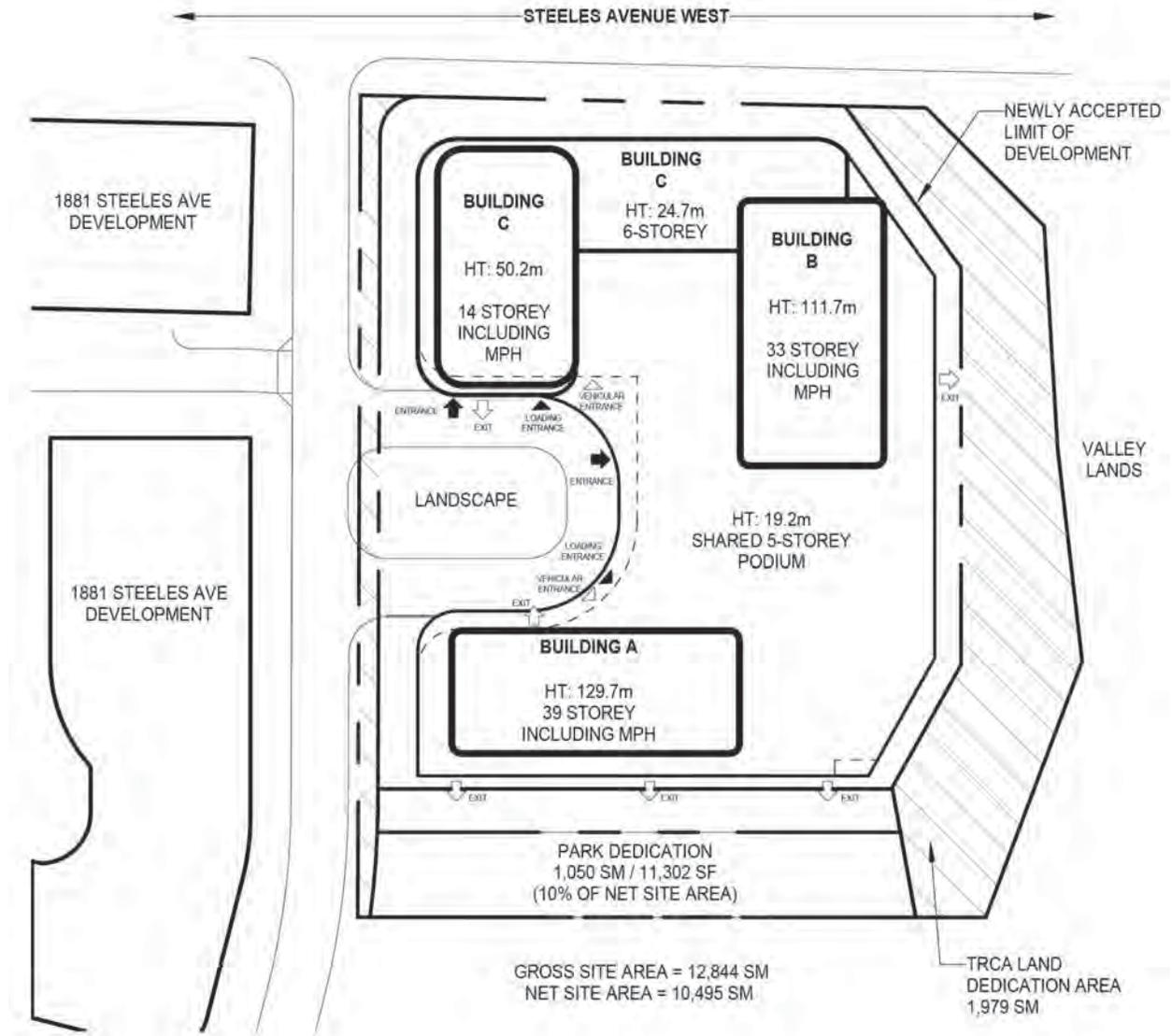
1875 Steeles Avenue West

File # 20 213392 NNY 06 0Z

-  Road Widening
-  TRCA Dedication
-  Parkland Dedication


City of Toronto By-law 569-2013
Not to Scale
05/14/2024

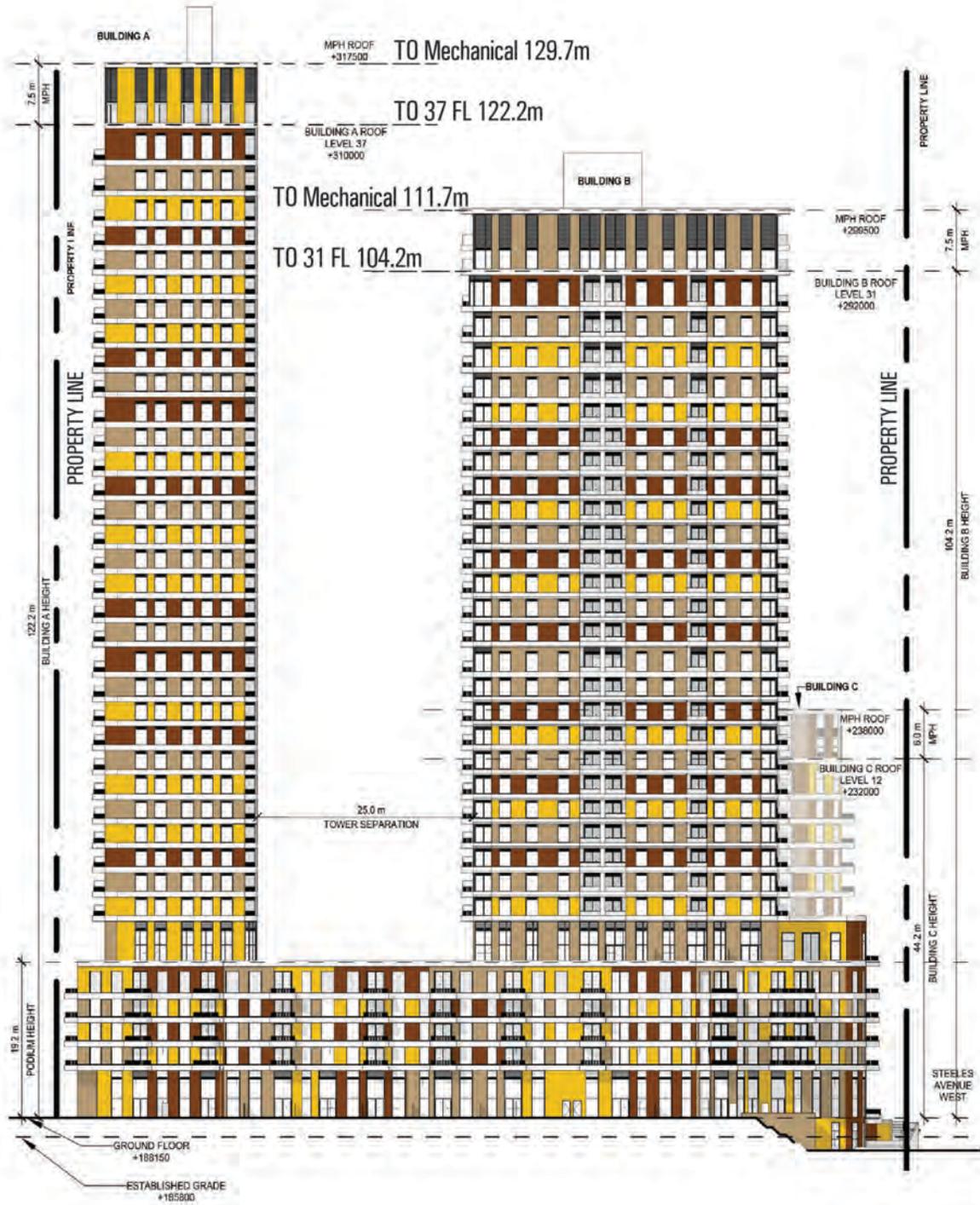
Attachment 6: Site Plan



Site Plan

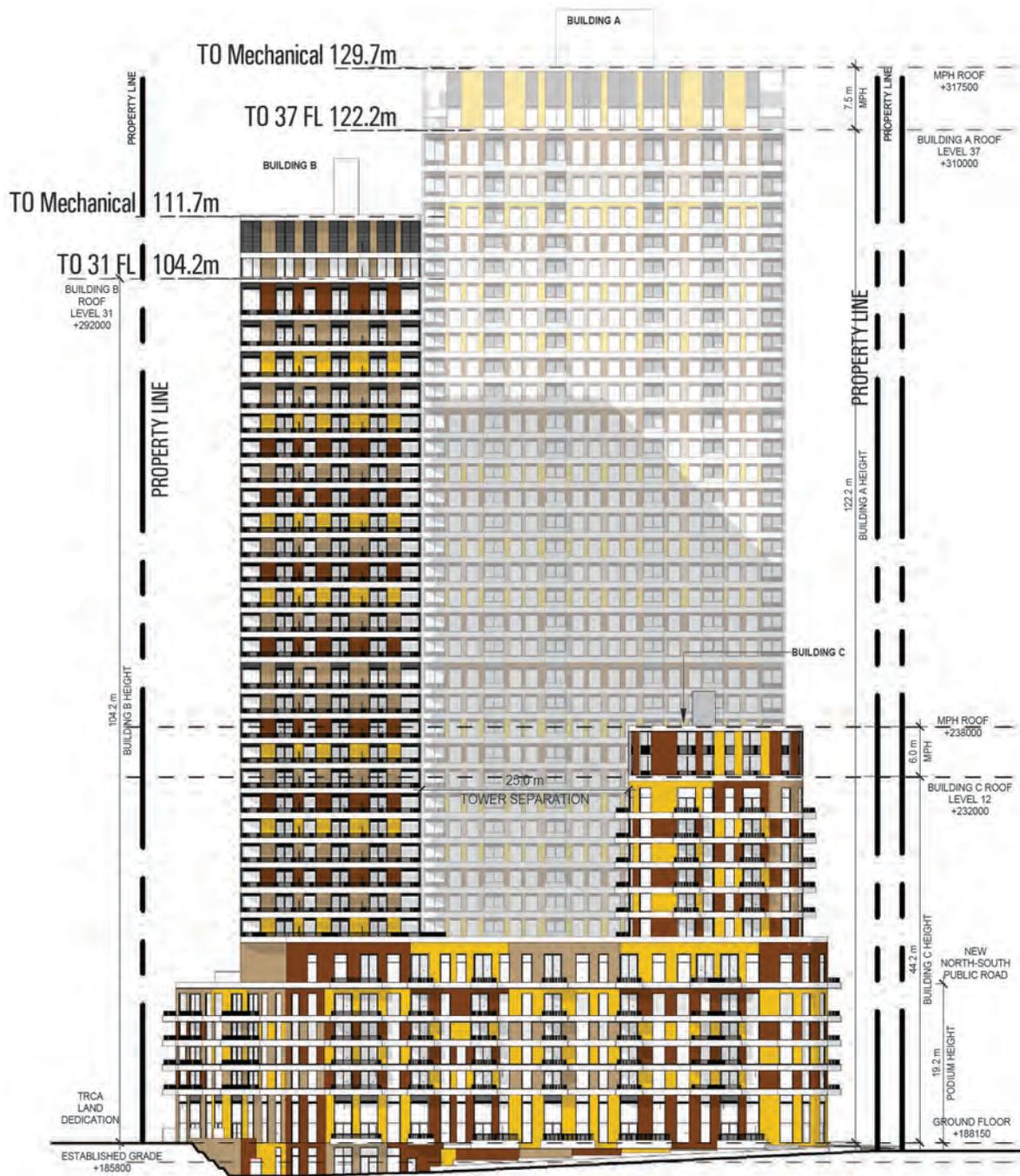


Attachment 7: East Elevation



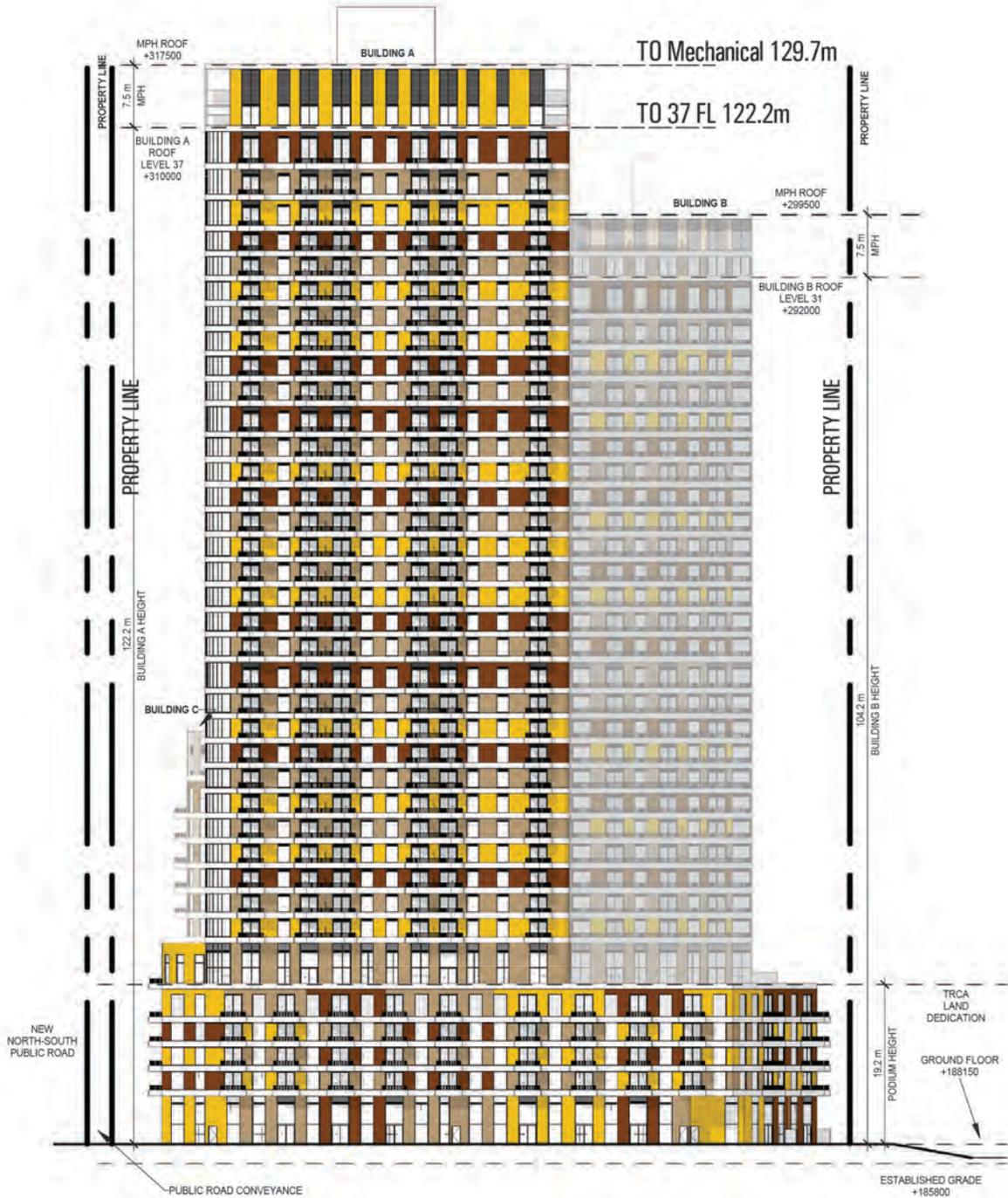
East Elevation

Attachment 8: North Elevation



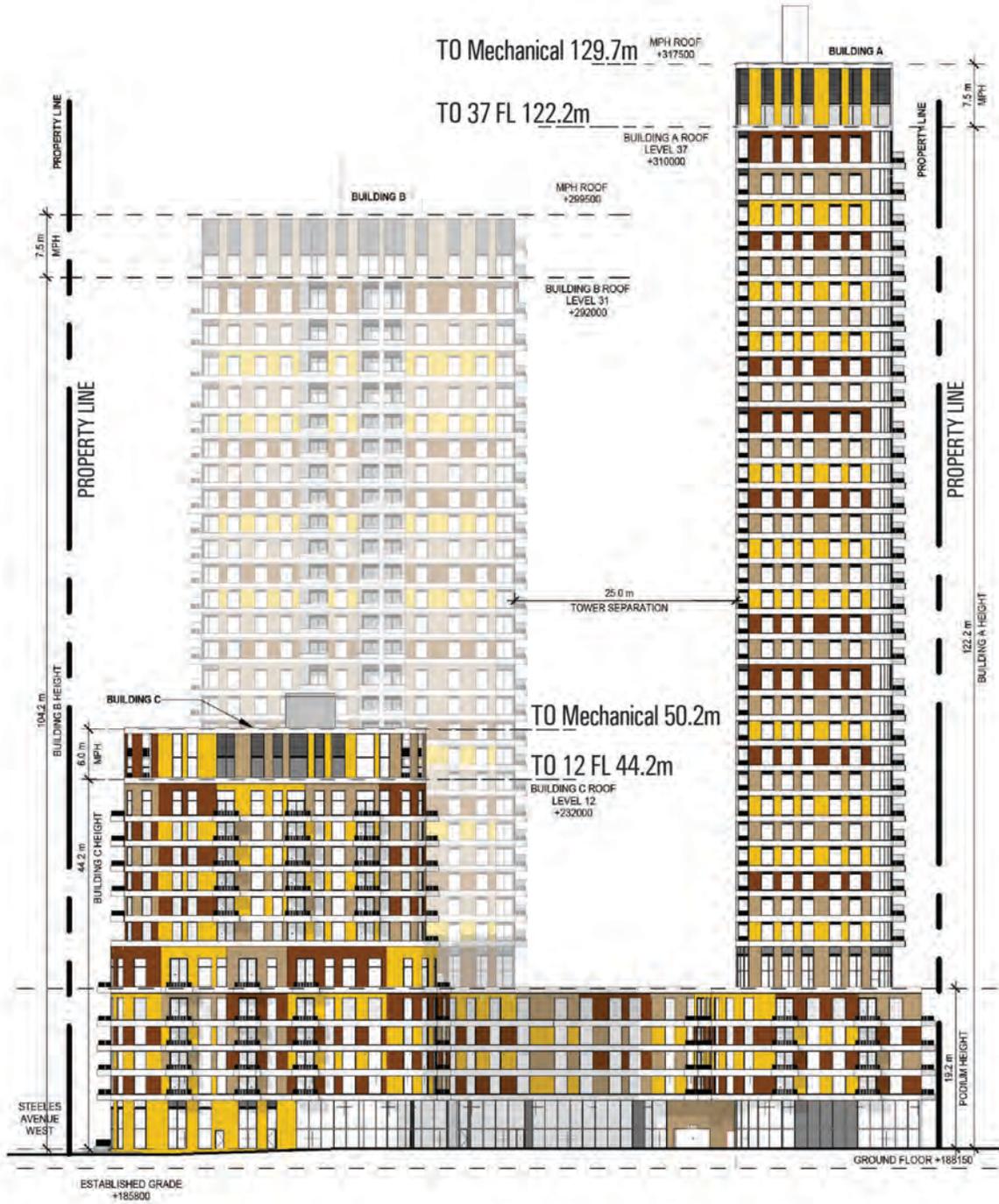
North Elevation

Attachment 9: South Elevation



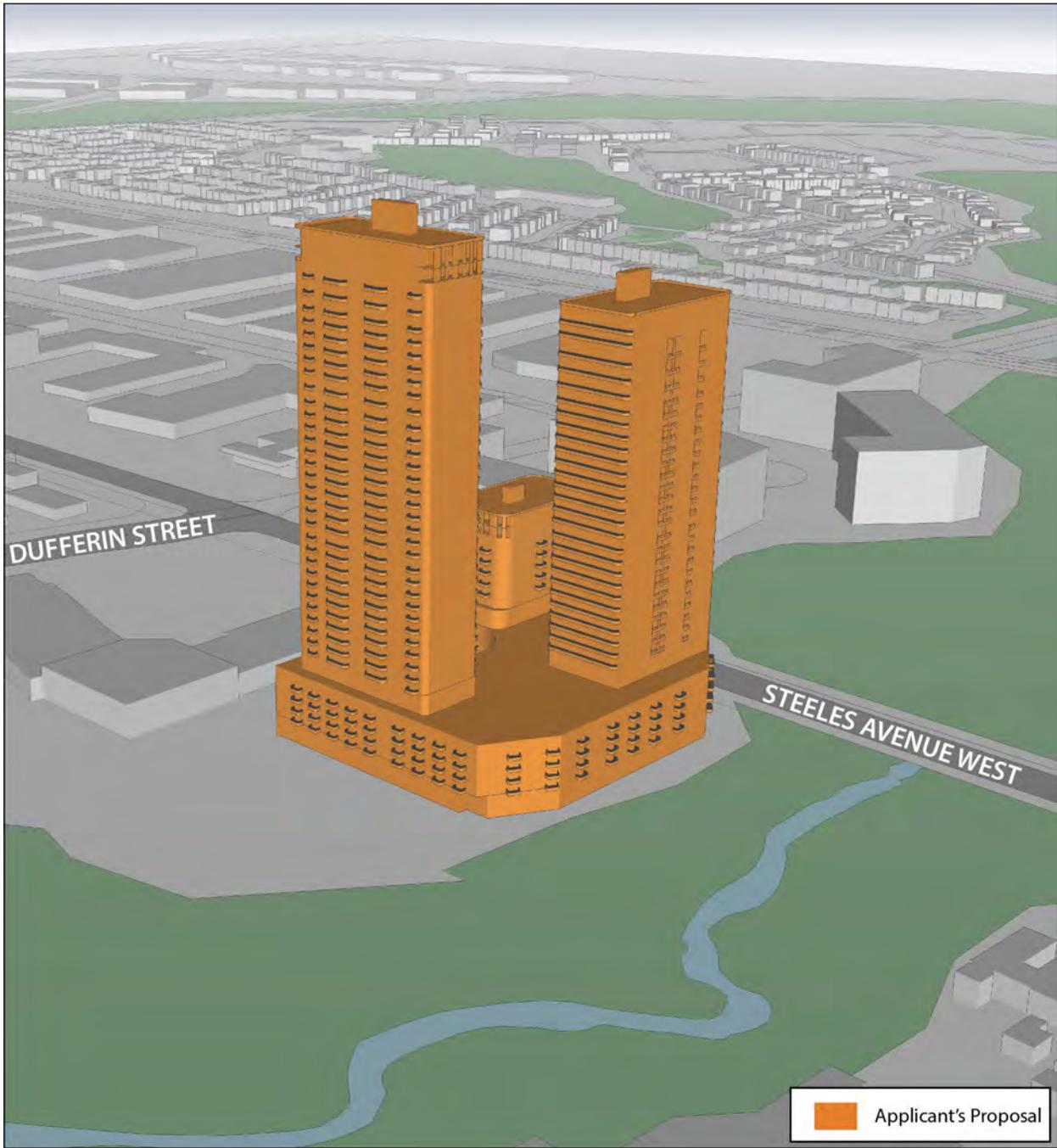
South Elevation

Attachment 10: West Elevation



West Elevation

Attachment 11: 3D Massing Model looking Northwest



View of Applicant's Proposal Looking Northwest



05/10/2024

Attachment 12: 3D Massing Model looking Southeast



View of Applicant's Proposal Looking Southeast



05/10/2024