

**Amendments to the Etobicoke Official Plan and Zoning Code
Claireville Land Use Study Area - File No. 580.84
(Rexdale-Thistletown)**

(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)

The Etobicoke Community Council, after considering the depositions, written submissions filed and based on the finding of fact, conclusions and recommendations in the report (September 28, 1999) from the Director of Community Planning, West District, and the supplementary report (December 3, 1999) from the Executive Director and Chief Planner, and for the reason that the proposal is an appropriate use of the lands, recommends that:

- (1) the subject lands within the Claireville Study Area be re-designated from Parkway Belt West to Industrial (Site Specific) in the Etobicoke Official Plan;
- (2) the subject lands be zoned Class 1 Industrial (I.C1), with restrictions on industrial uses that are not compatible with residential uses, including outside storage; outside processing; vehicle body shops; recycling operations; truck terminals; and vehicle driving schools; in addition, live-work uses may be permitted within legally established dwellings within the Study Area;
- (3) no expansion of existing residential dwellings in the Study Area shall be permitted;
- (4) all industrial development in the Study Area, including the lands owned by Signet Development Corporation, be designated as an area of Site Plan Control, pursuant to Section 41 of the Planning Act;
- (5) the existing outdoor storage uses in operation as of December 2, 1999, be allowed to remain, provided that the zoning by-law:
 - (a) includes standards to improve the appearance of the area, including a 6 ft closed-board privacy fence and appropriate landscaping on all sides of the outdoor storage areas; and
 - (b) that such exception respecting outdoor storage be in effect until the current uses are discontinued; and
- (6) the existing truck driving school office be allowed to remain and that the zoning by-law specifically exclude the storage, parking and maintenance of trucks, trailers and/or training vehicles on site.

The Etobicoke Community Council reports having held a statutory public meeting in accordance with Sections 17 and 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and the regulations thereunder.

The Etobicoke Community Council further reports, for the information of City Council, having requested the Urban Planning and Development Services Division, in consultation with the City Solicitor, to submit a report to the Etobicoke Community Council for its meeting scheduled to be held on January 19, 2000, with respect to means of ensuring that the appearance of the existing outdoor storage is improved by the existing businesses within one year.

The Etobicoke Community Council submits the following report (September 28, 1999) from the Director of Community Planning, West District:

Purpose:

To provide a report showing the results to date of the Claireville Land Use Study and to make appropriate recommendations arising from the study.

Financial Implications and Impact Statement:

None.

Recommendations:

It is recommended that:

- (1) staff circulate a copy of the report, entitled "Claireville Land Use Study", to area residents, property owners and other stakeholders; and
- (2) a statutory public meeting be scheduled to obtain the views of land owners and other stakeholders and to consider possible Official Plan and Zoning By-law Amendments to implement the Claireville Land Use Study.

Background:

At its meeting of February 2, 1999, Council adopted Terms of Reference for the preparation of a Land Use Study for the Claireville Area. It was determined that a current Study was warranted based on a number of factors including: the diminished residential character of the Village of Claireville; the demolition of many of the historically significant buildings; changes in property ownership; and, recent land use approvals for adjacent properties.

On April 15, 1999, Council enacted Interim Control By-law No. 209-1999 to prohibit new development within the Study Area.. On May 25, 1999, the Minister of Municipal Affairs revoked the Parkway Belt Land Use Regulations affecting the lands south of Codlin Crescent in the Study Area in recognition of the City's enactment of the Interim Control By-law, and pending new land use designations which will result from the completion of the land use study.

Comments:

On April 8, 1999, an open house/community meeting was held for area residents, landowners, and other interested parties to discuss development options for the Study Area. Approximately

25 people attended the meeting. During the meeting, Planning staff distributed questionnaires requesting feedback on various topics, including: property ownership information (i.e., ownership vs tenancy); important issues facing the future of the Claireville area; support for future land uses; and other comments or concerns.

Of the questionnaires distributed at the meeting, only four were completed and returned. Two of the respondents favour a residential designation, while the other two are in favour of industrial or commercial designations.

Attached to this report is the “Claireville Land Use Study” which outlines staff’s preliminary findings on the Claireville Area. In general, staff has found that, the residential character of the Study Area has changed in recent years, mainly as a result of changes in property ownership, the establishment of business activities in conjunction with residential properties, and the construction of industrial development and major highways surrounding the Study Area.

In light of the lack of community support services in the area (i.e., schools, library, fire services, commercial, parks, etc.) and geographical considerations (i.e., the area’s isolation from other communities and its proximity to major highways), new residential development in the Study Area is not considered appropriate.

With industrial development existing to the south and additional industrial uses approved for lands immediately to the east of the Study Area (i.e., Signet lands), industrial/employment uses appear to be the best long-term land use for the area. However, the types of industrial uses that should be permitted in the area should be restricted to those generating low impacts and which are compatible with residential land uses, until the majority of the existing residential land uses are converted to employment generating land uses. In addition, all non-residential development in the area should be subject to site plan control to ensure that impacts on adjacent residential uses are minimized.

The City should also consider transitional policies to enable property owners to make the best use of their existing properties. The land use policies for the area should permit owners of existing dwellings in the study area to use them as live/work units, where both residential and non-residential land uses could both be undertaken on the properties.

The study area is located at the extreme north-west corner and functions as a “gateway” to the City from the surrounding regions. At the present time, the appearance of the area is poor and does not provide a positive image of the City. The City should consider the area for special “Gateway” landscaping improvements in the capital budgeting process.

Conclusions:

It is important that Council enact appropriate Official Plan and Zoning Code Amendments for the Claireville Area before the Interim Control By-law, which currently is in force in the area, expires.

It is recommended that a public meeting be held to provide an opportunity for property owners, tenants, and other interested parties to present their views on the study and the proposed amendments.

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The Etobicoke Community Council also submits the following report (December 3, 1999) from the Executive Director and Chief Planner:

Purpose:

The purpose of the report is to provide draft Official Plan Amendment text relating to the proposed Industrial land use designation for the Claireville Land Use Study Area at the public meeting, in accordance with legislative requirements.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that this report be received and that the attached draft Official Plan Amendment be available for consideration at the public meeting related to the Claireville Land Use Study to be held on December 2, 1999. In the event that the recommendations of the Land Use Study are adopted that Official Plan Amendment No. 76-99 be approved by City Council.

Background:

At its meeting of October 26, 27, 28, 1999, Toronto Council received a report, entitled "Claireville Land Use Study", and directed staff to schedule a statutory public meeting to obtain the views of landowners and other stakeholders to consider possible Official Plan and Zoning By-law Amendments to implement the recommendations of the Land Use Study. A public meeting has been scheduled for December 2, 1999, at 7:00 p.m.

Comments:

The draft Official Plan Amendment No. 76-99 (Attachment No. 1) has been prepared for the public meeting for the Claireville Land Use Study, in accordance with the legislative requirements of the Planning Act. The draft wording implements the recommendations of the Claireville Land Use Study by re-designating the lands from Parkway Belt to permit limited industrial uses.

Conclusions:

In the event that the recommendations of the Land Use Study are approved by City Council, the adoption of Official Plan Amendment No. 76-99 and an implementing zoning by-law is recommended.

Contact:

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The Etobicoke Community Council reports, for the information of Council, also having had before it, during consideration of the foregoing reports, the following communications:

- (i) (November 17, 1999) from Mr. Claudio D'Intino, submitting suggestions for inclusion in the proposed Official Plan and Zoning designations; and
- (ii) (November 26, 1999) from Mr. Jeffery S. Lyons, Morrison, Brown, Sosnovitch, requesting that this matter be deferred to the February 15, 2000 meeting of the Etobicoke Community Council to allow time to meet with interested residents.

The following persons appeared before the Etobicoke Community Council to express their concerns with respect to the proposed amendments:

- Mr. Jaswinder Wraich;
- Mr. Sase Basdeo;
- Mr. Salvatore Calbretta;
- Mr. Tony Ciamarra;
- Mr. Guido Mazzola;
- Mr. Jeffrey Bray; and
- Mr. Gaetano Furiguele.

(A copy of Attachment No. 1, referred to in the foregoing report, was forwarded to all Members of Council with the agenda for the Etobicoke Community Council meeting of December 2 and 3, 1999, and a copy thereof is on file in the office of the City Clerk.)

Insert Map

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