

Authority: York Community Council Report No. 4(4) April 16, 1998
Intended for first presentation to Council: April 16, 1998
Adopted by Council: April 16, 1998

CITY OF TORONTO

BY-LAW No. 194-1998

**To amend the Community Improvement Plan for the Weston, the Mount Dennis
and the Oakwood-Vaughan/Oakwood-Rogers Community Improvement Project Areas.**

WHEREAS the Council of the former City of York by By-law No. 3474-97 adopted a Community Improvement Plan for the Weston, the Mount Dennis and the Oakwood-Vaughan/Oakwood-Rogers Community Improvement Project Areas; and

WHEREAS the Council of City of Toronto by By-law No. 84-1998 has designated that portion of the City of Toronto which was formerly the City of York as a Community Improvement Project Area; and

WHEREAS a public meeting has been held to discuss this Community Improvement Plan Amendment;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Amendment to the Community Improvement Plan for the Weston, the Mount Dennis and the Oakwood-Vaughan/Oakwood-Rogers Community Improvement Project Areas, consisting of the explanatory text and maps attached hereto as Schedule "A" hereto, is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for approval of the aforementioned Community Improvement Plan Amendment.

ENACTED AND PASSED this 16th day of April, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “A”

DETAILS OF THE AMENDMENT

The Community Improvement Plan is amended as follows:

A. Amendments to add Eglinton Avenue West as a subject area of the Community Improvement Plan:

- (i) wherever the Plan refers to “Weston, Mount Dennis and Oakwood-Vaughan/Oakwood-Rogers,” with the exception of the first sentence of Section 2.3, the Plan shall be amended to read “*Weston, Mount Dennis, Oakwood-Vaughan/Oakwood-Rogers and Eglinton Avenue West*”.
- (ii) Section 2.3 “Recent Secondary Plan Approvals and Implementation Committees” is retitled as “*Recent Secondary Plan Approvals, Implementation Committees and Business Improvement Areas*”, and the following paragraph is added to the end of the Section:

Three new Business Improvement Areas have been established on Eglinton Avenue West, between Bathurst Street and Bicknell Avenue, over the past 18 months: the Upper Village B.I.A. (York); the York-Eglinton B.I.A.; and the Keele-Eglinton B.I.A.. All three B.I.A.'s are undertaking marketing and community improvement initiatives with the assistance of City of Toronto staff. The participation of the B.I.A. memberships will be integral to the success of the Commercial Facade Improvement Grant Program.

- (iii) Section 3.4 is added as follows:

3.4 The Eglinton Avenue West Community Plan Area

The Eglinton Avenue West Community Plan Area consists of those lands along Eglinton Avenue West, from Bathurst Street to Bicknell Avenue, with the exception of the lands on the north side of Eglinton Avenue West from Bathurst Street to Marlee Avenue. The lands on both sides of Dufferin Street, north of Eglinton Avenue West to the Belt Line Railway, are also included within the Community Improvement Area.

- (iv) Section 4.2 “Details of the Program” be amended by replacing the text of the subsection entitled “Eligible Areas for Grant” with the following:

The Commercial Facade Improvement Grant Program will apply to the following four areas (see Section 4.3):

*Weston Community Improvement Plan Area
Mount Dennis Community Improvement Plan Area
Oakwood-Vaughan/Oakwood-Rogers Community Improvement Plan Area*

Eglinton Avenue West Community Improvement Plan Area

- (v) Section 4.2 “Details of the Program” also be amended by replacing the words “six members” with the words “*nine members*” within the subsection entitled “Grant Review Committee”, and by adding a fourth bullet point within this subsection which reads:

one member from each of the three Business Improvement Areas located on Eglinton Avenue West.

- (vi) Section 4.3 “Community Improvement Project Areas” is retitled “*Community Improvement Plan Areas*”, and further amended by adding the location map, attached as Schedule 1 to this Amendment, entitled “*Eglinton Avenue West Community Plan Area.*”

B. Amendment to add additional area of Vaughan Road as a subject area of the Community Improvement Plan

- (i) Section 3.3 “Area Descriptions: The Oakwood-Vaughan/Oakwood Rogers Community Improvement Project Area” is amended by adding the following sentence to the end of the Section:

This area also includes both sides of Vaughan Road, from Robina Avenue and Glenora Avenue, south to the city limits of the former City of York (just north of St. Clair Avenue West).

- (ii) Section 4.3, retitled “Community Improvement Plan Areas” (see A(vi) above), is further amended by replacing the location map entitled “Oakwood-Vaughan/Oakwood-Rogers Community Improvement Project Area” with a map entitled “*Oakwood-Vaughan/Oakwood-Rogers Community Plan Area,*” attached as Schedule 2 to this Amendment, which adds that area of Vaughan Road described in B(i) above.

C. Amendments to reflect recently adopted Official Plan and Zoning By-law Amendments

- (i) Section 1.0 “Purpose” is amended by deleting the second paragraph containing repealed Official Plan Sections 20.1 and 20.2(b).
- (ii) Section 2.1 “Official Plan Designation” is replaced by the following new Section 2.1 also entitled “Official Plan Designation”:

The Official Plan for the former City of York seeks “ to enhance its physical, social and economic environment for the benefit of its resident citizens and businesses.” Accordingly, the lands formerly known as the City of York are designated by the Official Plan as a Community Improvement Area. Additional policies encourage the maintenance and revitalization of all residential, commercial and employment areas, and permits Council to develop and fund programs regarding such matters as building renovation and street improvement.

The Official Plan allows for the preparation of Community Improvement Plans for areas and neighbourhoods in need of a comprehensive approach to the improvement of public and private lands and buildings. Such plans may include provisions for commercial facade improvement programs.

- (iii) Section 3.0 “Area Descriptions” is amended by replacing the first sentence of the third paragraph with the following:

For the most part, the subject areas are zoned either Main Street Commercial/Residential Zone (MCR) or Local Commercial/Residential Zone (LCR), which permit residential, office and retail developments, either alone or in any combination, “as-of-right.”; and

by replacing the word “three” with the word “four” in the second sentence of the third paragraph.

D. Technical Amendments to reflect City of Toronto Amalgamation

- (i) Section 2.0 “Selection of Subject Areas” is revised by deleting the words “of the City’s” from the first sentence of so as to read:

In order to maximize the visual impact of the Program, considering the available budget, not all commercial areas can be included in the Program at this time.

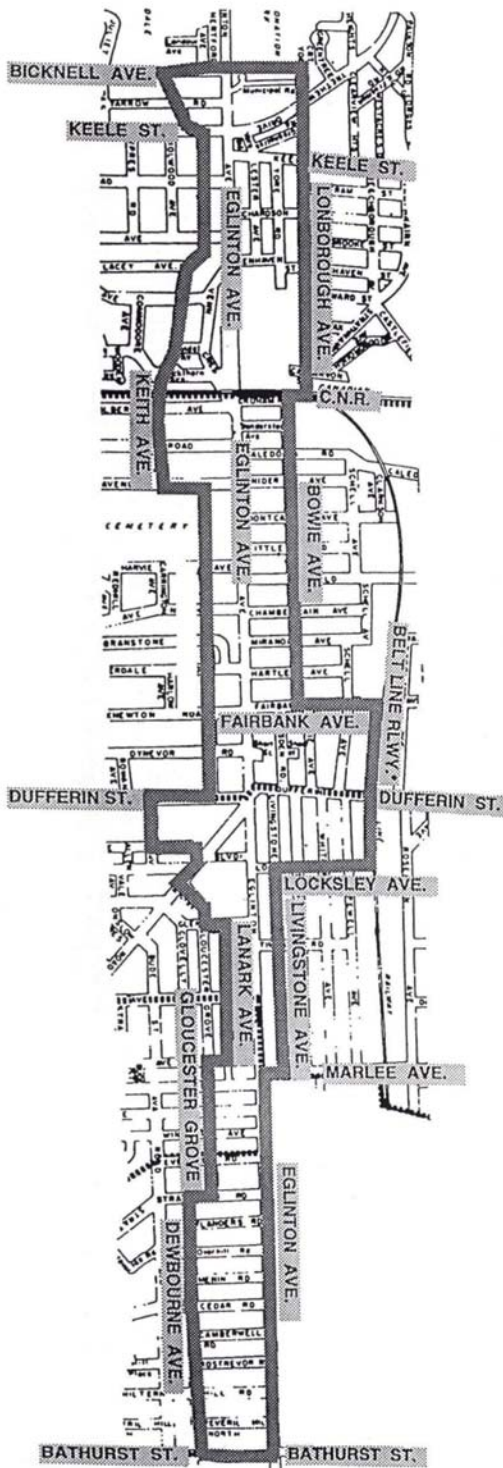
E. Technical Amendments to reflect the designation of the lands formerly known as the City of York as a Community Improvement Project Area

- (i) The title of the Plan is amended to be: “*The York Community Improvement Plan*”
- (ii) Wherever the Plan refers to a “Community Improvement Project Area” or “Areas,” the Plan shall be amended to read “*Community Improvement Plan Area*” or “*Areas*”;
- (iii) Section 2.2 “Community Improvement Project Area Designation” is amended by replacing the existing text with the following sentence:

On March 4, 1998, City of Toronto Council adopted a By-law designating the lands formerly known as the City of York as a Community Improvement Project Area.

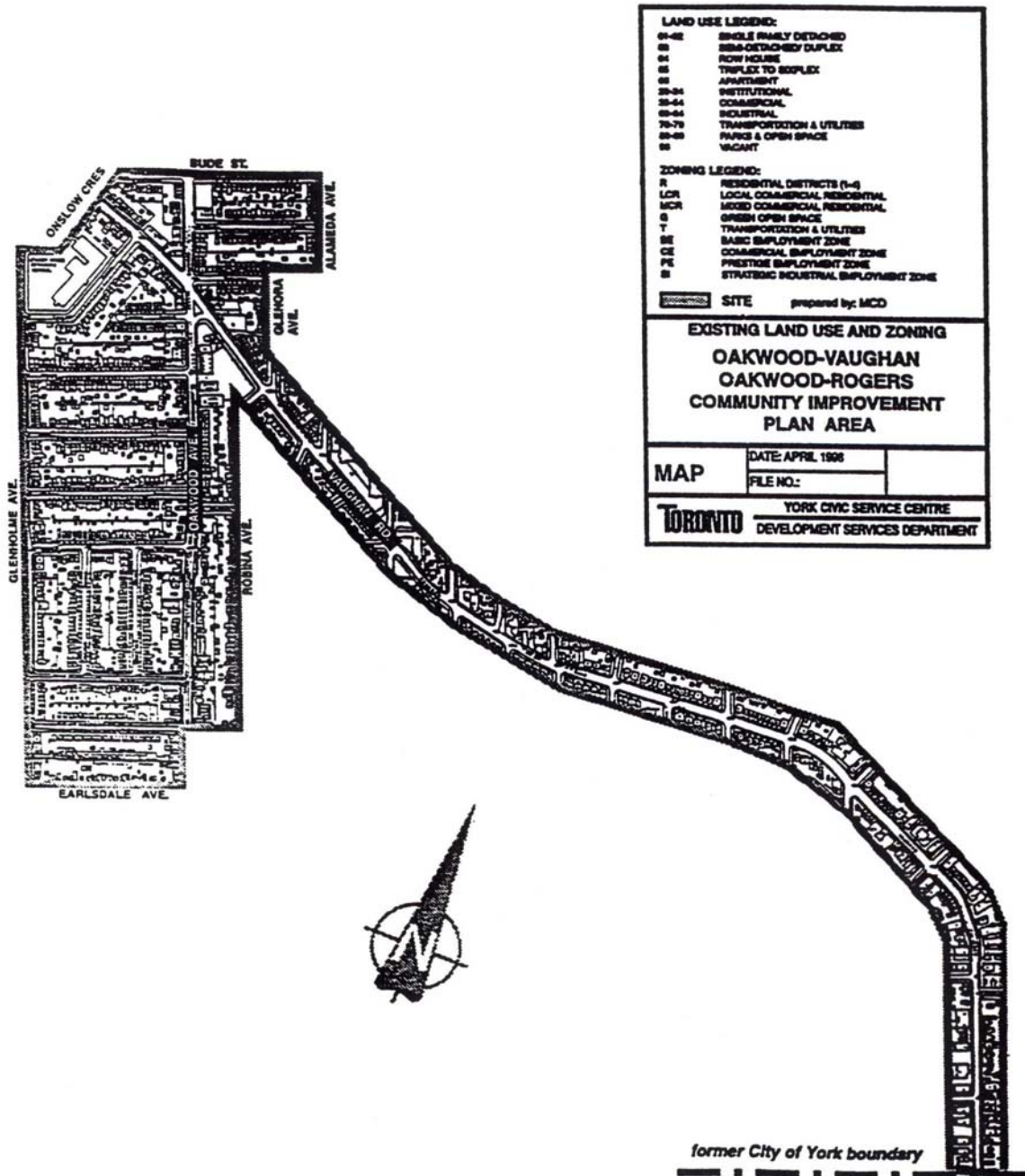
- (iv) Amended Section 4.3 “Community Improvement Plan Areas” is further amended by replacing the location maps for the Weston and Mount Dennis Community Improvement Project Areas, with the “*Community Improvement Plan Area*” maps attached as Schedule 3 to this Amendment.

SCHEDULE "1"

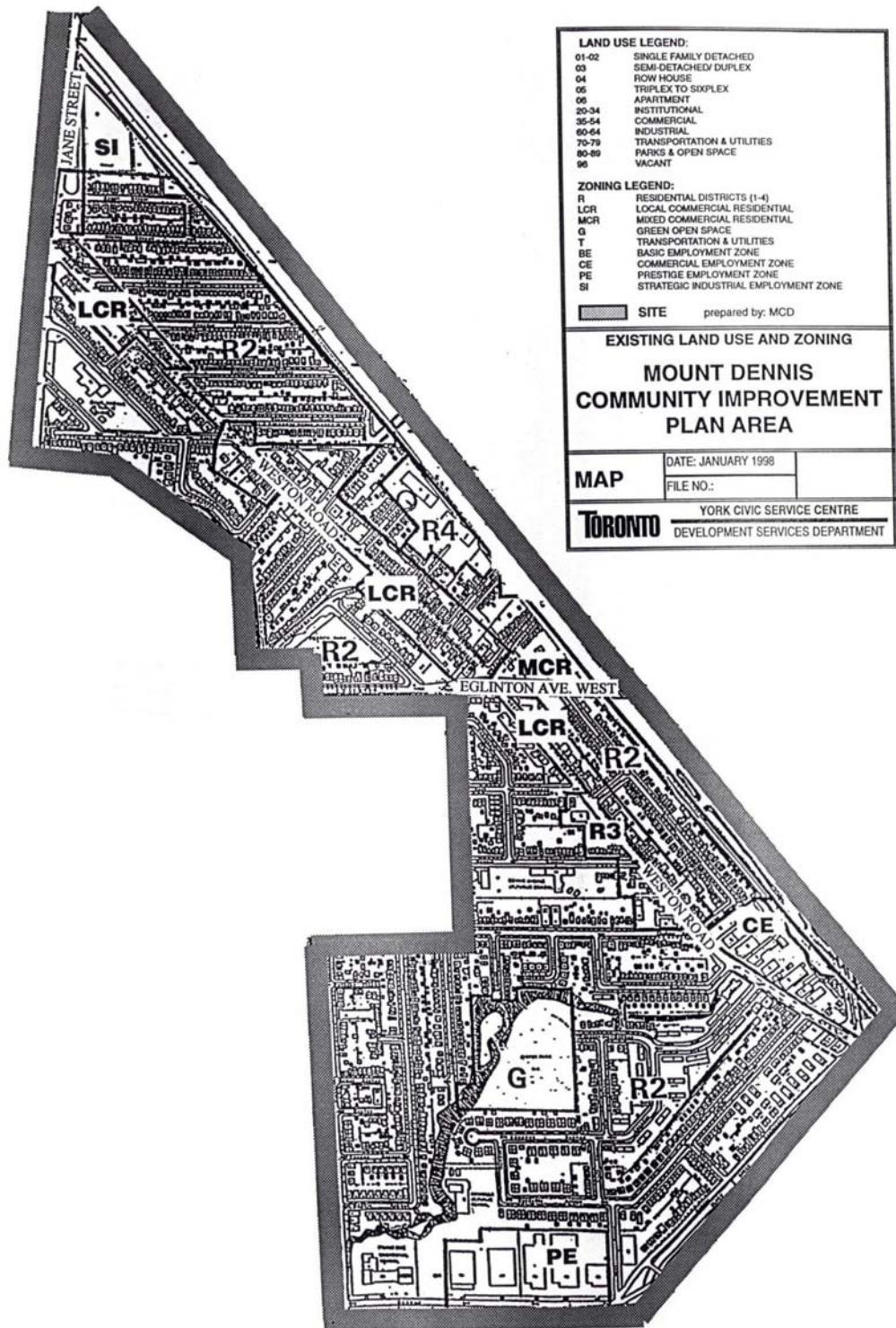


LAND USE LEGEND:	
01-02	SINGLE FAMILY DETACHED
03	SEMI-DETACHED/DUPLEX
04	ROW HOUSE
05	TRIPLEX TO SIXPLEX
06	APARTMENT
20-34	INSTITUTIONAL
35-54	COMMERCIAL
60-64	INDUSTRIAL
70-79	TRANSPORTATION & UTILITIES
80-89	PARKS & OPEN SPACE
90	VACANT
ZONING LEGEND:	
R	RESIDENTIAL DISTRICTS (1-4)
LCR	LOCAL COMMERCIAL RESIDENTIAL
MCR	MIXED COMMERCIAL RESIDENTIAL
G	GREEN OPEN SPACE
T	TRANSPORTATION & UTILITIES
BE	BASIC EMPLOYMENT ZONE
CE	COMMERCIAL EMPLOYMENT ZONE
PE	PRESTIGE EMPLOYMENT ZONE
SI	STRATEGIC INDUSTRIAL EMPLOYMENT ZONE
<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: gray; margin-right: 5px;"></div> <div>SITE prepared by: MCD</div> </div>	
EXISTING LAND USE AND ZONING EGLINTON COMMUNITY IMPROVEMENT PLAN AREA	
MAP Toronto	DATE: JANUARY 1998 FILE NO.:
	YORK CIVIC SERVICE CENTRE DEVELOPMENT SERVICES DEPARTMENT

SCHEDULE "2"



SCHEDULE "3"



SCHEDULE "4"

