

Authority: Etobicoke Community Council Report No. 14, Clause No. 10,
as adopted by City of Toronto Council on December 14, 15 and 16, 1999
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 516-2000

**To adopt Amendment No. 76-99 to the Official Plan of the Etobicoke Planning Area
in order to implement a site-specific amendment affecting certain lands
in the former Village of Claireville (Etobicoke).**

WHEREAS authority is given to Council by Section 21 of the Planning Act to pass this By-law; and whereas the 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;

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

1. The attached Amendment No. 76-99 to the Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the Planning Act.

ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

OFFICIAL PLAN AMENDMENT NO. 76-99**PART ONE - PREAMBLE****1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 76-99 applies to approximately 12 ha (30 acres) of land located in the extreme northwest corner of the City of Toronto. The lands are generally bounded by Steeles Avenue to the north; Alcide Street to the east; and Albion Road to the south and west. The Amendment also applies to a small portion of land located south of Albion Road at the southwest corner of the intersection of Indian Line and Albion Road.

The purpose of Official Plan Amendment No. 76-99 is to redesignate the lands from Parkway Belt West to Industrial to permit the development of a limited range of low impact industrial uses that are compatible with the existing residential land uses in the area. The land use policies applying to the area would allow the owners of existing dwellings to conduct home occupation businesses, subject to the limitations set out in the implementing by-law. Once the majority of existing residential land uses cease to exist, the issue of appropriate land uses in the area can be revisited.

1.2 BASIS

The lands are designated Parkway Belt West in the Etobicoke Official Plan. In 1989, the City requested the Minister of Municipal Affairs and Housing to delete the subject lands from the Parkway Belt West Plan. On April 24, 1995, following the conclusion of a Parkway Belt Hearing on the matter, the Minister of Municipal Affairs and Housing approved the City's request with the exception of a 0.69 ha (1.7 acre) crescent shaped parcel located between the Steeles Avenue West and Codlin Crescent rights-of-way, west of Alcide Street. The Ministry of Transportation, Ontario had requested that this parcel remain in the Parkway Belt West Plan for a possible future commuter parking lot or other transit related requirements, for a potential future inter-regional transitway facility in the Highway 407 corridor.

Notwithstanding their deletion from the Parkway Belt West Plan, development of the subject lands continued to be regulated by Provincial Parkway Belt Land Use Regulations until May 25, 1999, when the Regulations were revoked by the Minister of Municipal Affairs and Housing. The Minister's revocation was based, in part, on Council's adoption of Terms of Reference for the preparation of a land use study for the area and the enactment of Interim Control By-law No. 209-1999, which prohibited new development of the subject lands pending the outcome of the study.

At the Public Meeting held on December 2, 1999, Planning staff presented their findings on the land use study conducted for the Claireville lands. Staff concluded that the residential character of the Study Area had changed in recent years, mainly as a result of changes in property ownership, the establishment of business activity 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.

The subject lands are situated at the intersection of Steeles Avenue West and Albion Road, two busy arterial roadways functioning as northwesterly gateways into the City of Toronto. Lands surrounding the area to the south and east are designated and zoned for industrial purposes. The subject lands are in close proximity to Highways 427, 407, and 27, and the Lester B. Pearson International Airport.

Staff concluded that, in the long term, industrial/employment generating land uses is the logical and appropriate land use designation for the area.

At the Public Meeting held on December 2 and 3, 1999, Etobicoke Community Council recommended that the Industrial land use designation for the area be approved. It also recommended that existing outdoor storage uses may continue on a temporary basis, subject to appropriate controls for screening and landscaping. It also recommended that the storage, parking and maintenance of trucks, trailers and/or training vehicles not be permitted on-site. City of Toronto Council, at its meeting of December 14, 15 and 16, 1999, adopted the Community Council's recommendations.

PART TWO - THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map, designated as Schedule "A", constitutes Amendment No. 76-99 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGE (SCHEDULE "A")

The Industrial land use category of the approximately 12 ha (30 acres) land area shown on Schedule "A" of this Amendment is hereby added to Map 4 "Land Use". The land area shown on Schedule "B" of this Amendment is hereby added to Map 5 "Site Specific Policies" and is subject to Site Specific Policy No. 66.

2.3 TEXT CHANGES

Development of the lands affected by this Amendment will be consistent with the applicable policies in the Official Plan for the Etobicoke Planning Area and the following Site Specific Policy shall be added to Section 5.1.2 of the Plan:

66. Lands are generally bounded by Steeles Avenue to the north; Alcide Street to the east; Albion Road to the south and west; and a small area of land located south of Albion Road at the southwest corner of the intersection of Indian Line and Albion Road.

The subject lands may be developed for a limited range of industrial uses that are compatible with existing residential uses. Vehicle body shops, recycling facilities, truck terminals and driving schools, and other incompatible land uses shall not be considered until the majority of existing residential land uses cease to exist. Notwithstanding the above, truck driving school classrooms may be permitted, provided that the storage, parking and maintenance of trucks, trailers and/or training vehicles is not permitted on-site. Generally, outdoor storage uses shall not be permitted in this area, except for outdoor storage uses established prior to December 16, 1999, and subject to appropriate screening and landscaping requirements as set out in a zoning by-law and the site plan control process. A limited range of live/work uses may be permitted in conjunction with existing residential uses, as set out in an implementing by-law. No expansions to the existing residential dwellings shall be permitted.

2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning Code.

2.5 INTERPRETATION

The provisions of the Official Plan, as they may be amended from time to time, with respect to the interpretation of the Plan shall apply with respect to this Amendment.

Etobicoke Official Plan Amendment No. 76 - 99

Schedule "A"

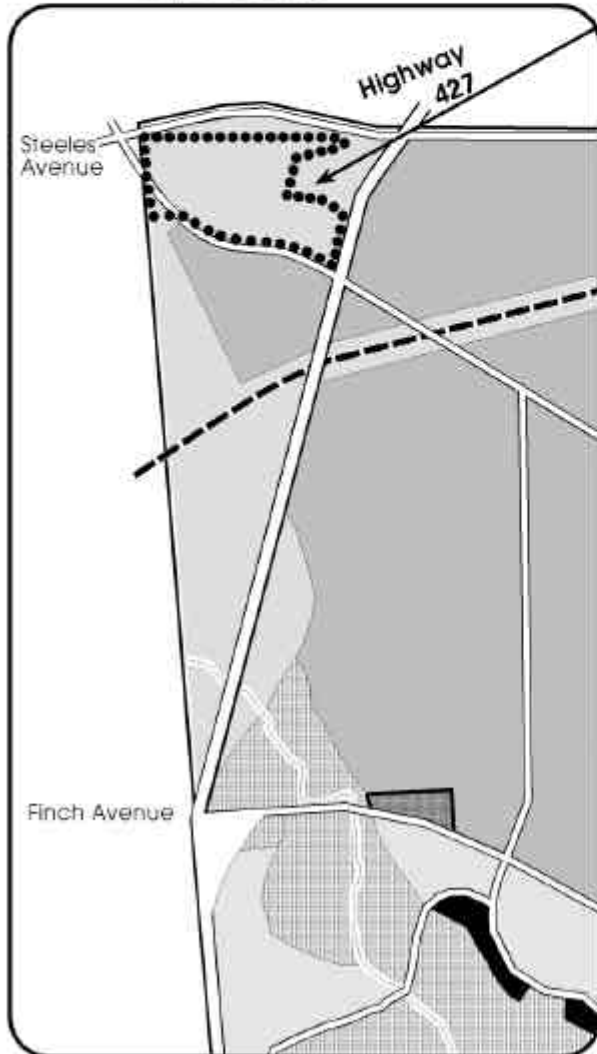


Area of Amendment

Map 4

Is amended by redesignating the subject lands from Parkway Belt West to Industrial

580-84 Claireville Study Area
City of Toronto



Land Use

- Medium Density Residential
- High Density Residential
- Office
- Industrial
- Open Space
- Parkway Belt West



Scale: |----- Not to Scale -----|

Etobicoke Official Plan Amendment No. 76 - 99

Schedule "B"

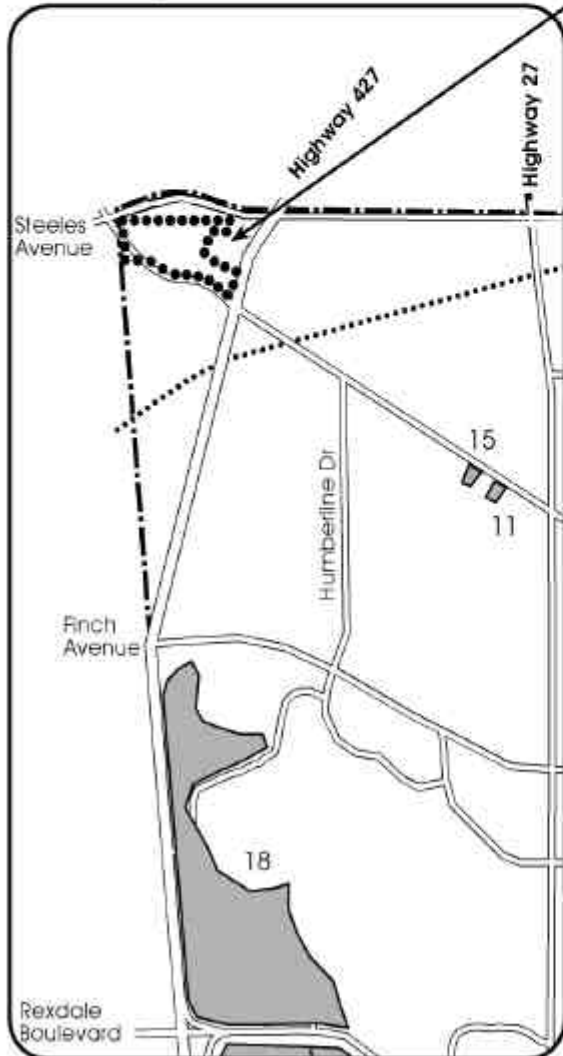


Area of Amendment

Map 5

Is amended by introducing
Special Site Policy No. 66.

580-84 Claireville Study Area
City of Toronto



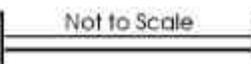
Site Specific Policies



Area Affected By
Site Specific Policy

15

Site Reference Number
(see Section 5.1.2)

Scale:  Not to Scale