



## STAFF REPORT ACTION REQUIRED

### To Designate the Centres as Community Improvement Project Areas

<b>Date:</b>	March 6, 2007
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	pg070016

#### SUMMARY

---

This report recommends that the Scarborough, North York, Etobicoke, and Yonge-Eglinton Centres as identified in Toronto's Official Plan be designated as Community Improvement Project Areas ("CIPAs"), as authorized by Section 28(2) of the Planning Act.

Designating the Centres as CIPAs is necessary for the City to be able to use Community Improvement Plans ("CIPs") to establish policies and provide incentives that may make the centres more competitive as potential locations for office development in the City and the Greater Toronto Area.

#### RECOMMENDATIONS

---

**The Chief Planner and Executive Director of City Planning recommends that:**

1. Council adopt the by-laws attached hereto as Attachments 1 to 4 to designate Scarborough Centre, North York Centre, Etobicoke Centre and Yonge-Eglinton Centre, as identified by the City of Toronto Official Plan, as Community Improvement Project Areas, pursuant to Section 28(2) of the Planning Act;
2. Council direct City staff to prepare Community Improvement Plans for the North York, Scarborough and Yonge-Eglinton Centres, undertake the necessary public consultation including giving notice for the required public meetings, and bring forward the proposed plans for Council approval; and

3. the appropriate City officials be authorized and directed to take the necessary actions to give effect hereto.

## **Financial Impact**

There are no financial impacts.

## **ISSUE BACKGROUND**

The City's Official Plan identifies four Centres: Etobicoke Centre, North York Centre, Scarborough Centre, and Yonge-Eglinton Centre.

The Centres are an important part of the City's future growth. Their location on the City's rapid-transit network provides an opportunity for concentrations of workers and residents in higher density, mixed-use, transit-supportive development. The Province's Growth Plan also identifies the Centres as Urban Growth Centres "to accommodate a significant share of population and employment growth" in the Greater Golden Horseshoe.

The Official Plan provides a framework for all four Centres. While the framework provides the land use goals, achieving these goals is more than just a land use challenge. The challenges are often also related to market economy and/or municipal finance issues.

One way to address these issues is through CIPs for the Centres. A CIP would enable the City to address economic and financial issues by providing grants, loans or other investments to appropriate forms of development. The first step to adopting CIPs is to designate the Centres as CIPAs.

## **COMMENTS**

The Planning Act defines a Community Improvement Project Area as:

" a municipality or an area within a municipality, the community improvement of which, in the opinion of the council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environment, social or community economic development reason."

Section 28 of the Planning Act authorizes the designation of CIPAs where there is an Official Plan in effect contemplating community improvement. The City's Official Plan contains such provisions. Section 5.2.2 states that "Community Improvement Project Areas will be designated by by-law and Community Improvement Plans will be prepared to promote the maintenance, rehabilitation, revitalization and/or conservation of selected lands, buildings, and communities facing challenges of transition, deficiency or deterioration or for any other environmental, social or community economic development reason."

The Official Plan provides that CIPAs will be identified for areas exhibiting one or more of the following:

- a) physical decline in local building stock;
- b) conflicts between incompatible land uses or activities;
- c) deficient or deteriorated public infrastructure and/or amenity, including parks, open spaces, community facilities and streetscapes;
- d) barriers to the improvement or redevelopment of vacant or underutilized land or buildings such as contaminated soil, fragmented ownership, or financial disincentive to private investment; or
- e) declining social, environmental and/or economic conditions.

The four Centres exhibit, in particular, barriers to improving vacant or underutilized land or buildings such as financial disincentives to private investment, and declining economic conditions. Except for one building in North York, there has been no office development in the Centres since the early 1990s.

More specifically, the Secondary Plans for both the Etobicoke and Scarborough Centres state that “a Community Improvement Project Area will be considered for the Centre and designated by bylaw.”

Through this report, City Planning staff, working with Economic Development, Finance and other staff, are seeking direction to prepare draft CIPs for each centre and undertake the public consultation required by the Planning Act. A public meeting must be held prior to bringing a CIP to Council. Work on the four CIPs will proceed independently of each other, as they will be tailored to the specific issues in the individual centres.

When it adopted the Etobicoke Centre Secondary Plan in November 2002, City Council directed that a CIP be prepared for the Centre. Much work has been done on the plan, and it is anticipated that it will be completed this year. In North York Centre, the key issue is how to support office development in the face of continuing pressure for residential development, while in Scarborough and Yonge-Eglinton, the key issue is how to generate new office development in areas where there has been little activity for the past 20 years.

## CONCLUSION

It is important to attract office development to the Centres identified in the Official Plan, and CIPs provide a means to do this. Before CIPs can be used, however, the area must be designated as a Community Improvement Project Area. This report recommends, therefore, that the four Centres be designated as CIPAs, and that CIPs be developed for the Centres.

## CONTACTS

Barbara Leonhardt  
Director, Policy and Research  
Phone 392-8148  
Fax 392-3821  
[bleonh@toronto.ca](mailto:bleonh@toronto.ca)

Peter Moore  
Project Manager, Policy and Research  
Phone: 392-8806  
Fax: 392-3821  
[pmoore@toronto.ca](mailto:pmoore@toronto.ca)

## SIGNATURE

---

Ted Tyndorf  
Chief Planner and Executive Director  
City Planning Division

## ATTACHMENTS

- Attachment 1: Proposed By-law designating Scarborough Centre as a Community Improvement Project Area.
- Attachment 2: Proposed By-law designating North York Centre as a Community Improvement Project Area.
- Attachment 3: Proposed By-law designating Etobicoke Centre as a Community Improvement Project Area.
- Attachment 4: Proposed By-law designating Yonge-Eglinton Centre as a Community Improvement Project Area.

ATTACHMENT 1

Authority: Planning & Growth Management Committee Item No. as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

**CITY OF TORONTO**

Bill No.

**BY-LAW No. \_\_\_\_-2007**

**To designate the Scarborough Centre as a  
Community Improvement Project Area**

WHEREAS SUBSECTION 28(2) of the *Planning Act* provides that the Council of a municipality which has an official plan containing provisions relating to community improvement, may by by-law designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the area contemplated by this by-law;

WHEREAS the Council of the City of Toronto has determined it appropriate to authorize designation of certain land hereinafter described as a community improvement project area;

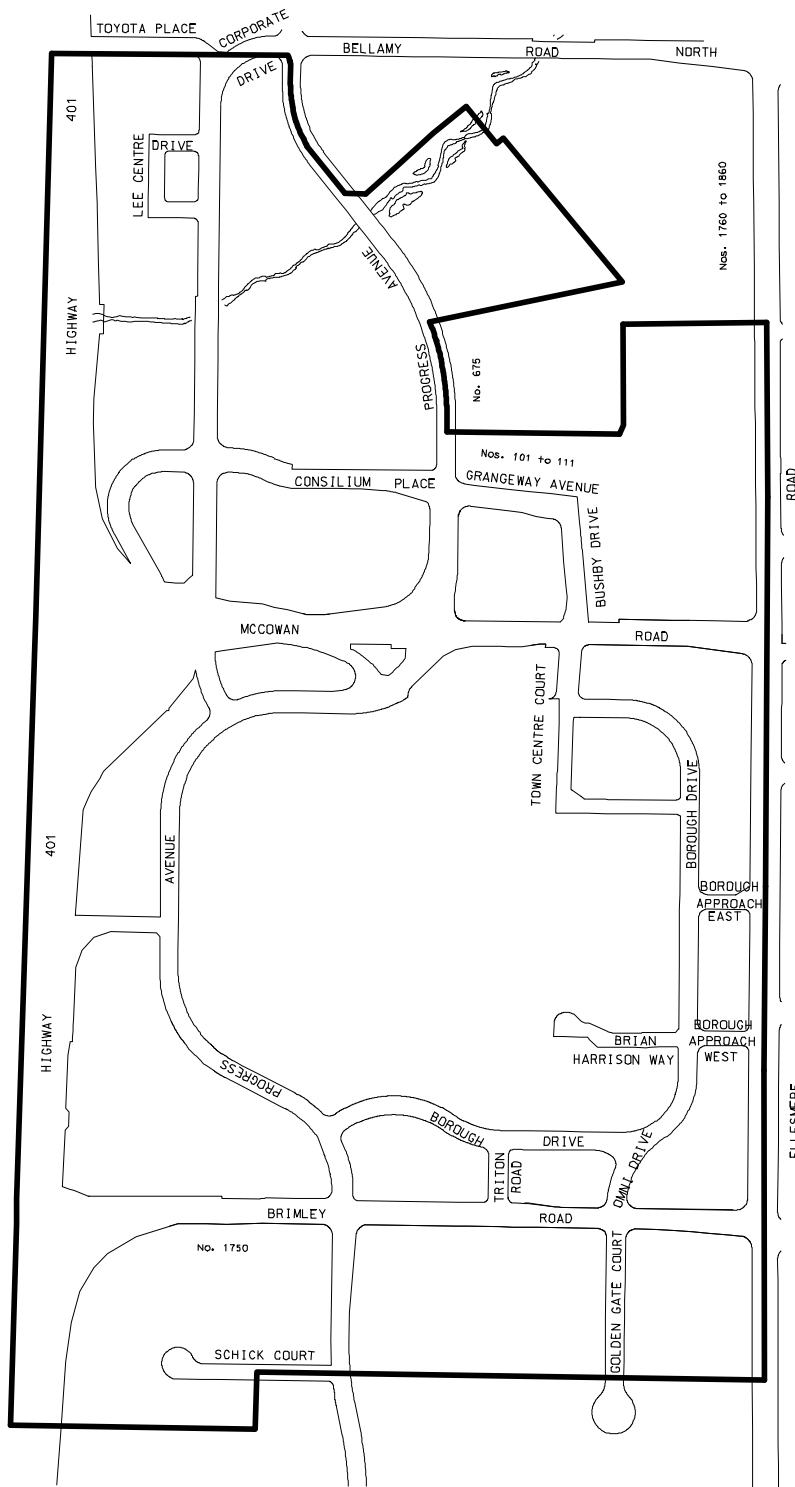
The Council of the City of Toronto HEREBY ENACTS as follows:

1. The area outlined by heavy lines in Attachment “1”, attached to and forming part of this by-law, is designated as a community improvement project area within the meaning of section 28 of the *Planning Act*.
2. The community improvement project area shown on Attachment “1” shall be known as the Scarborough Centre Community Improvement Project Area.

ENACTED AND PASSED this

# Attachment "1"

## MAP 1



SURVEY AND MAPPING SERVICES  
 FEBRUARY 2007 P. DRAWN: WS/VG  
 FILE: D0044-SCARBOROUGH CENTRE  
 MAPS Nos. 56N-13, 57N-11, 57N-12



SCARBOROUGH CENTRE  
 COMMUNITY IMPROVEMENT PROJECT AREA



ATTACHMENT 2

Authority: Planning & Growth Management Committee Item No. \_\_\_\_, as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

**CITY OF TORONTO**

Bill No.

**BY-LAW No. \_\_\_\_-2007**

**To designate the North York Centre as a  
Community Improvement Project Area**

WHEREAS SUBSECTION 28(2) of the *Planning Act* provides that the Council of a municipality which has an official plan containing provisions relating to community improvement, may by by-law designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the area contemplated by this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designations of certain land hereinafter described as a community improvement project area;

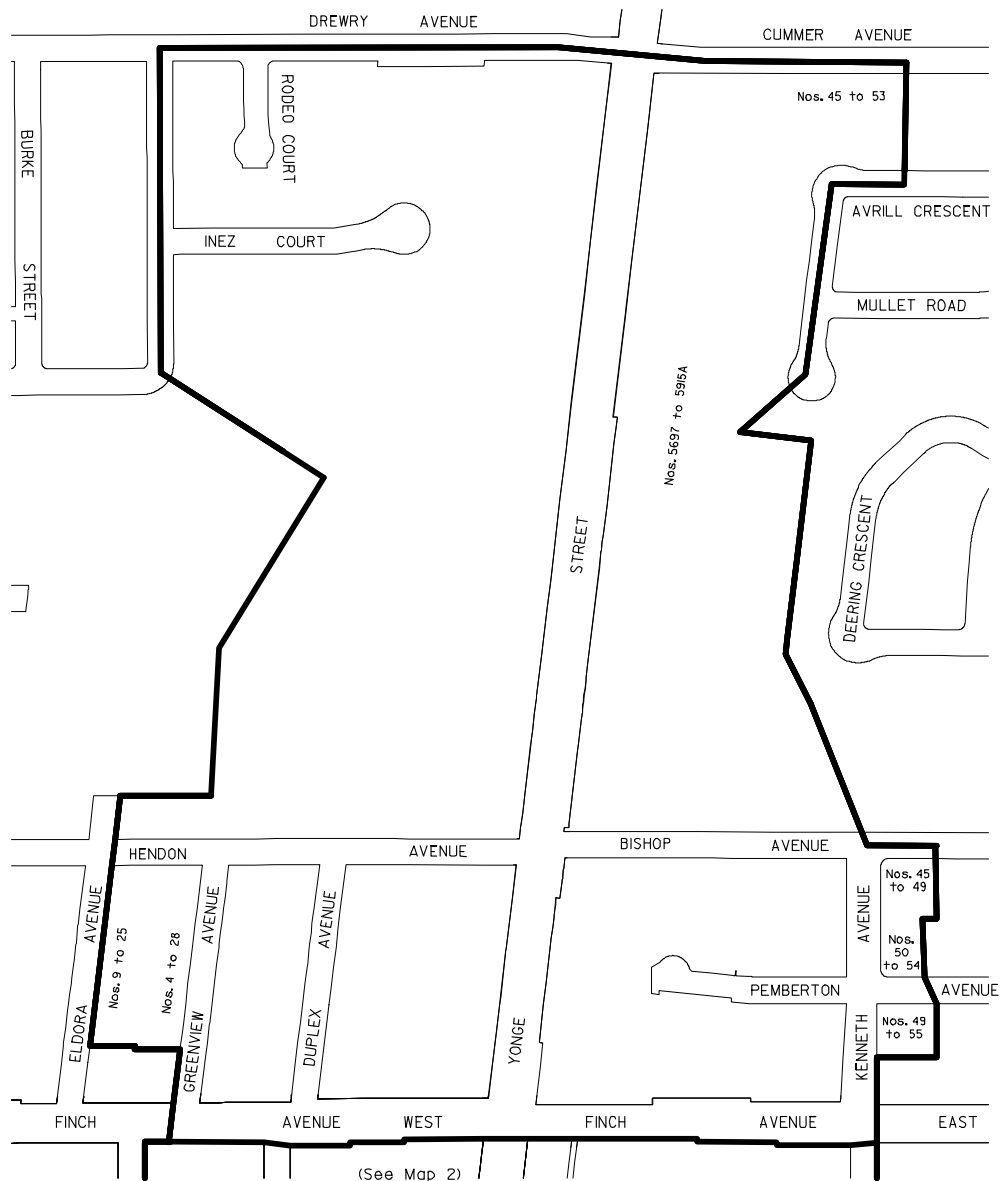
The Council of the City of Toronto HEREBY ENACTS as follows:

3. The area outlined by heavy lines Attachment “1”, comprised of Maps 1 – 4, attached to and forming part of this by-law, is designated as a community improvement project area within the meaning of Section 28 of the *Planning Act*.
4. The community improvement project area shown in Attachment “1” shall be known as the North York Centre Community Improvement Project Area.

ENACTED AND PASSED this

# Attachment "1"

## MAP 1 of 4



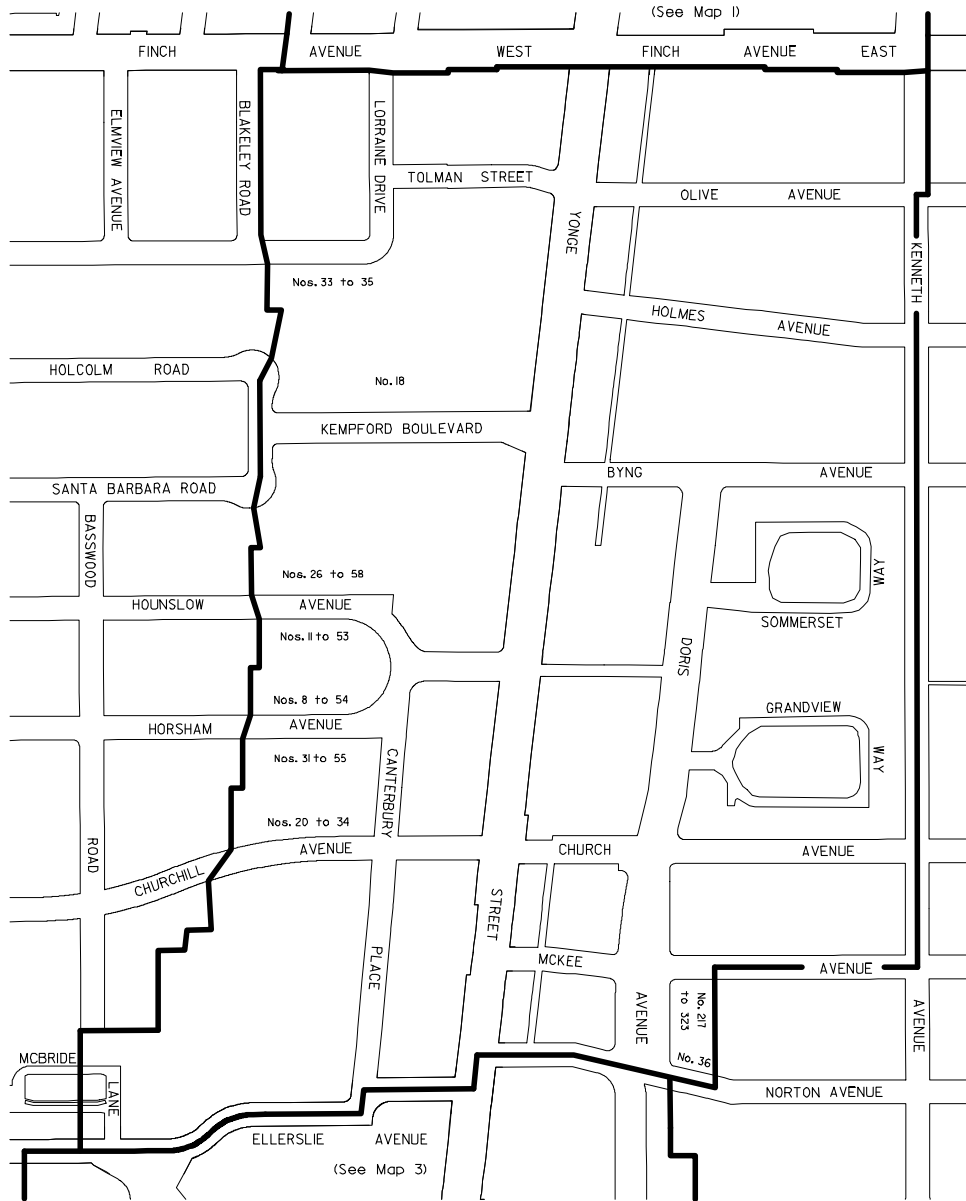
 NORTH YORK CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/NORTH\_YORK\_CIP1.DGN  
FILE: D004-NORTH YORK CENTRE



# MAP 2 of 4

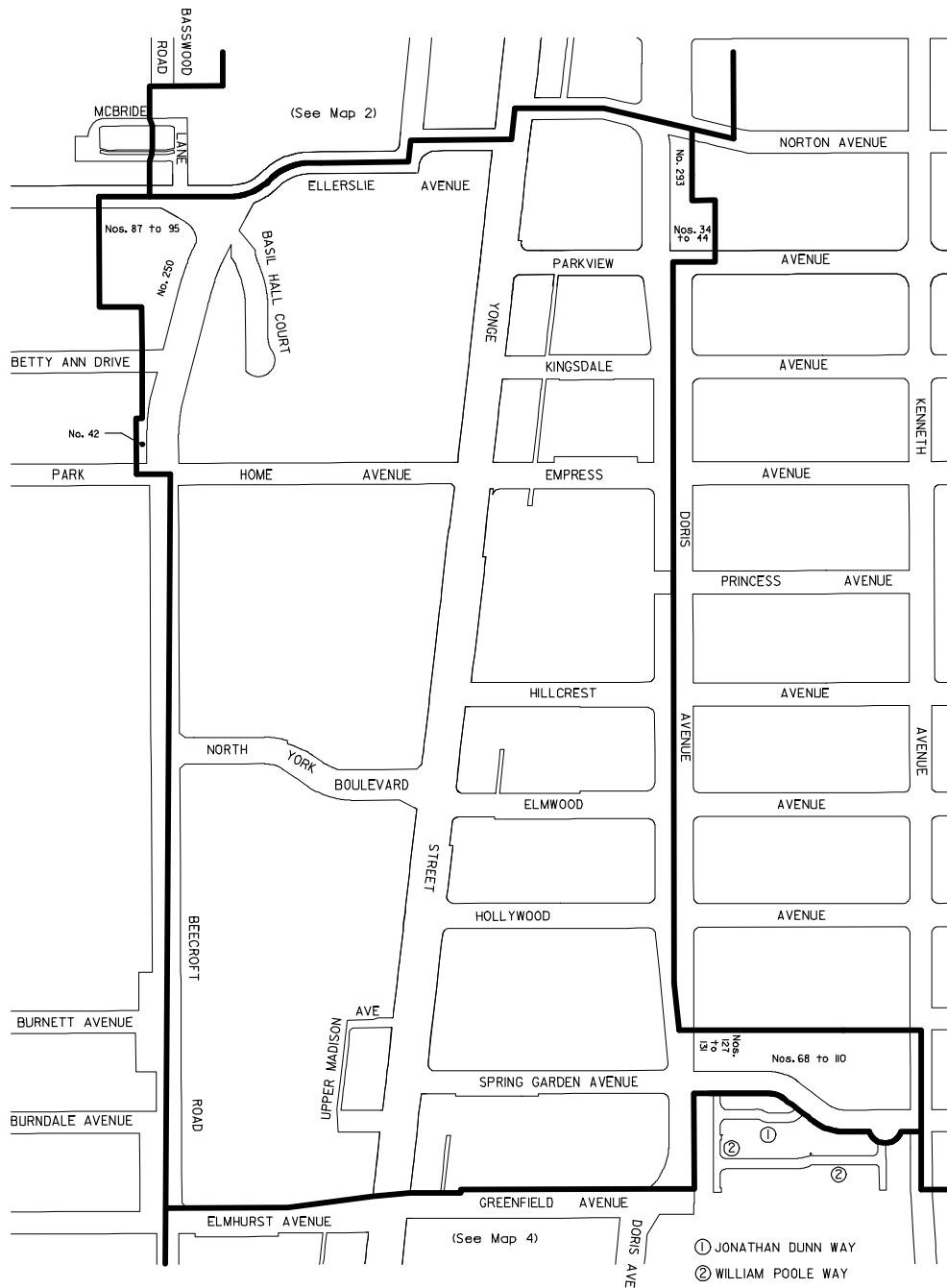


 NORTH YORK CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/NORTH\_YORK\_CIP2.DGN  
FILE: D004-NORTH YORK CENTRE

MAP 3 of 4

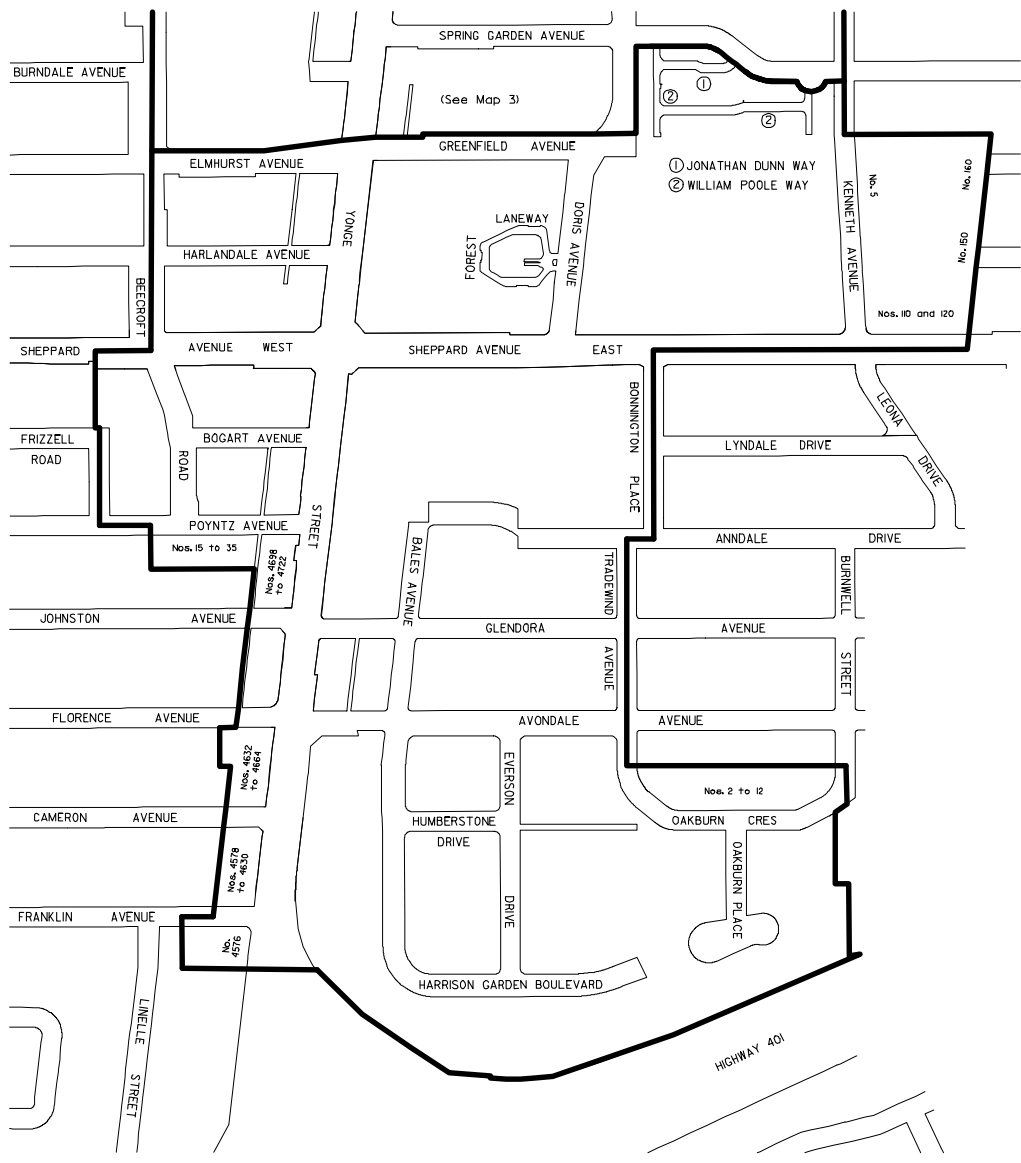


 NORTH YORK CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA

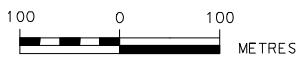


SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS  
CIP07/NORTH\_YORK\_CIP3.DGN  
FILE: D004-NORTH YORK CENTRE

MAP 4 of 4



 NORTH YORK CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/NORTH\_YORK\_CIP4.DGN  
FILE: D004-NORTH YORK CENTRE

ATTACHMENT 3

Authority: Planning & Growth Management Committee Item No. \_\_ as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

**CITY OF TORONTO**

Bill No.

**BY-LAW No. \_\_\_\_-2007**

**To designate the Etobicoke Centre as a  
Community Improvement Project Area**

WHEREAS SUBSECTION 28(2) of the *Planning Act* provides that the Council of a municipality which has an official plan containing provisions relating to community improvement, may by by-law designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the area contemplated by this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designation of certain land hereinafter described as a community improvement project area;

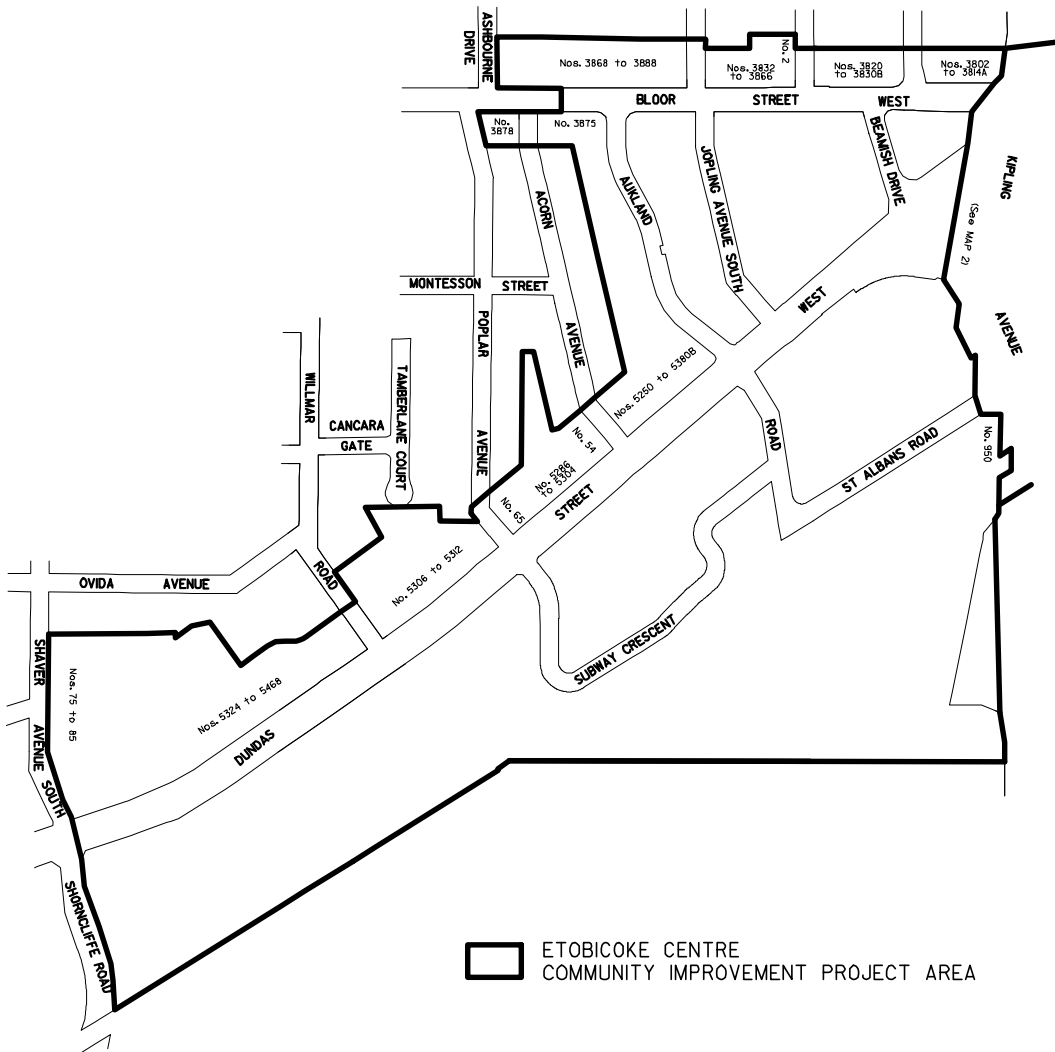
The Council of the City of Toronto HEREBY ENACTS as follows:

5. The area outlined by heavy lines in Attachment "1", comprised of Maps 1 – 4, attached to and forming part of this by-law, is designated as a community improvement project area within the meaning of Section 28 of the *Planning Act*.
6. The community improvement project area shown on Attachment "1" shall be known as the Etobicoke Centre Community Improvement Project Area.

ENACTED AND PASSED this

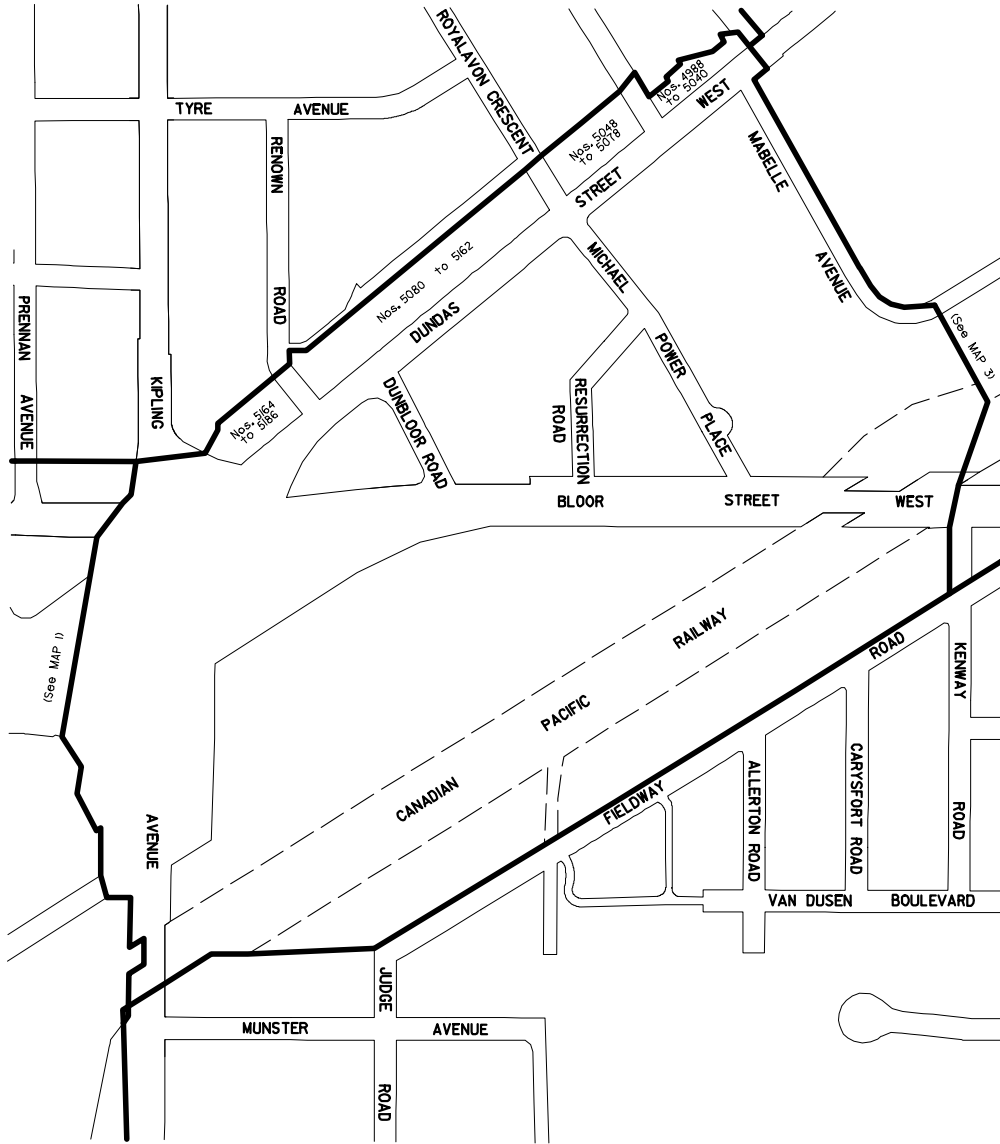
# Attachment "1"

MAP 1 of 4

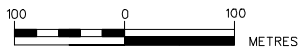


SURVEY AND MAPPING SERVICES  
 FEBRUARY 2007 DRAWN: WS/VG  
 CIP07/ETOB\_CIP1.DGN  
 FILE: D0044-ETOBICOKE CENTRE  
 MAP No. 43J-13, 43H-22 & 23

MAP 2 of 4

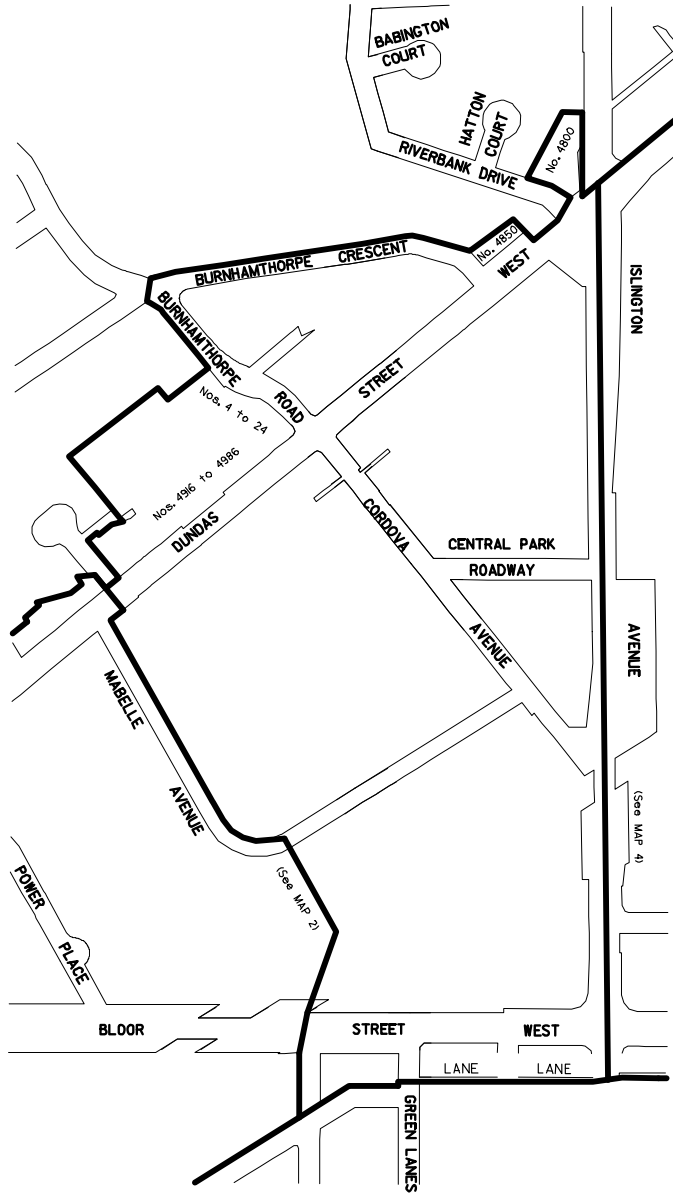


 ETOBICOKE CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/ETOB\_CIP2.DGN  
FILE: D0044-ETOBICOKE CENTRE  
MAP No. 43H-23, 43J-13, 45H-21  
45J-11

MAP 3 of 4

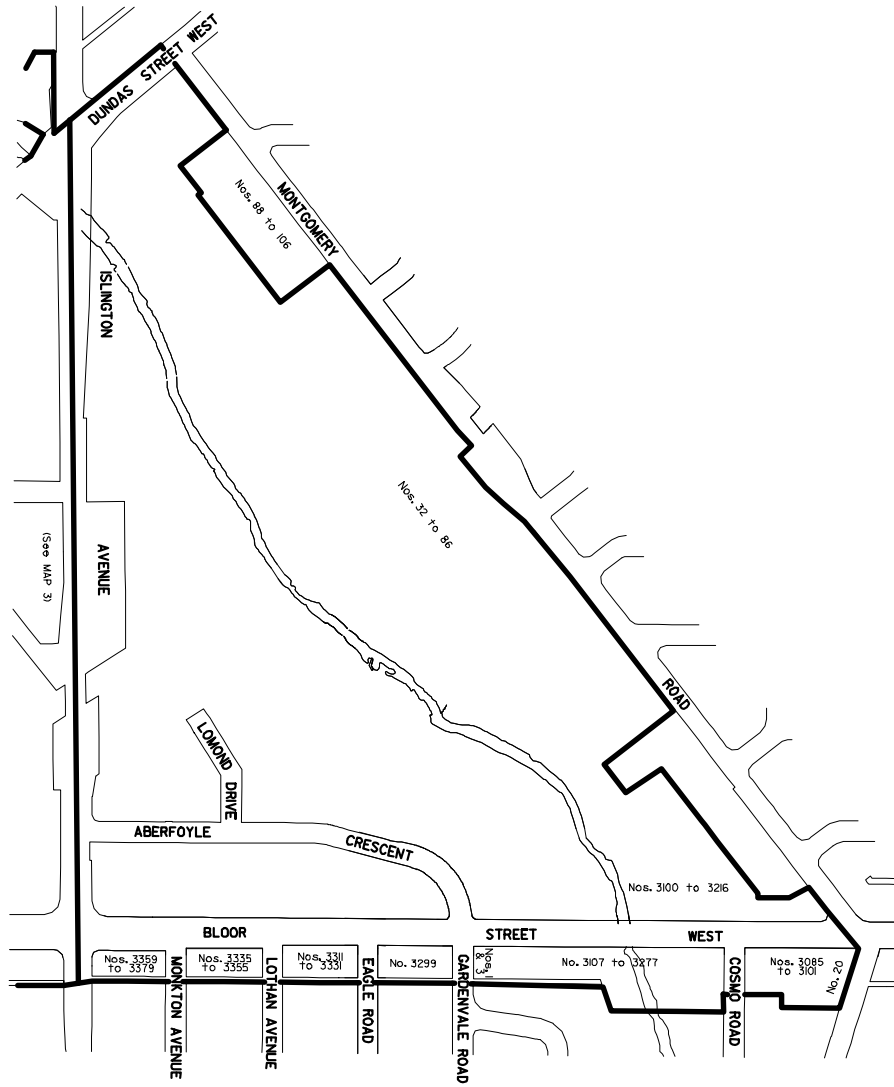


 ETOBICOKE CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA

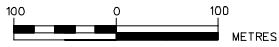


SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/ETOB\_CIP3.DGN  
FILE: D0044-ETOBICOKE CENTRE  
MAP No. 43H-22, 45H-21,  
45J-11, 12

MAP 4 of 4



 ETOBICOKE CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/ETOB\_CIP4.DGN  
FILE: D0044-ETOBICOKE CENTRE  
MAP No. 43H-22, 45H-21,  
45J-11, 12



ATTACHMENT 4

Authority: Planning & Growth Management Committee Item No. as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

**CITY OF TORONTO**

Bill No.

**BY-LAW No. \_\_\_\_-2007**

**To designate the Yonge-Eglinton Centre as a  
Community Improvement Project Area**

WHEREAS SUBSECTION 28(2) of the *Planning Act* provides that the Council of a municipality which has an official plan containing provisions relating to community improvement, may by by-law designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the area contemplated by this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designation of certain land hereinafter described as a community improvement project area;

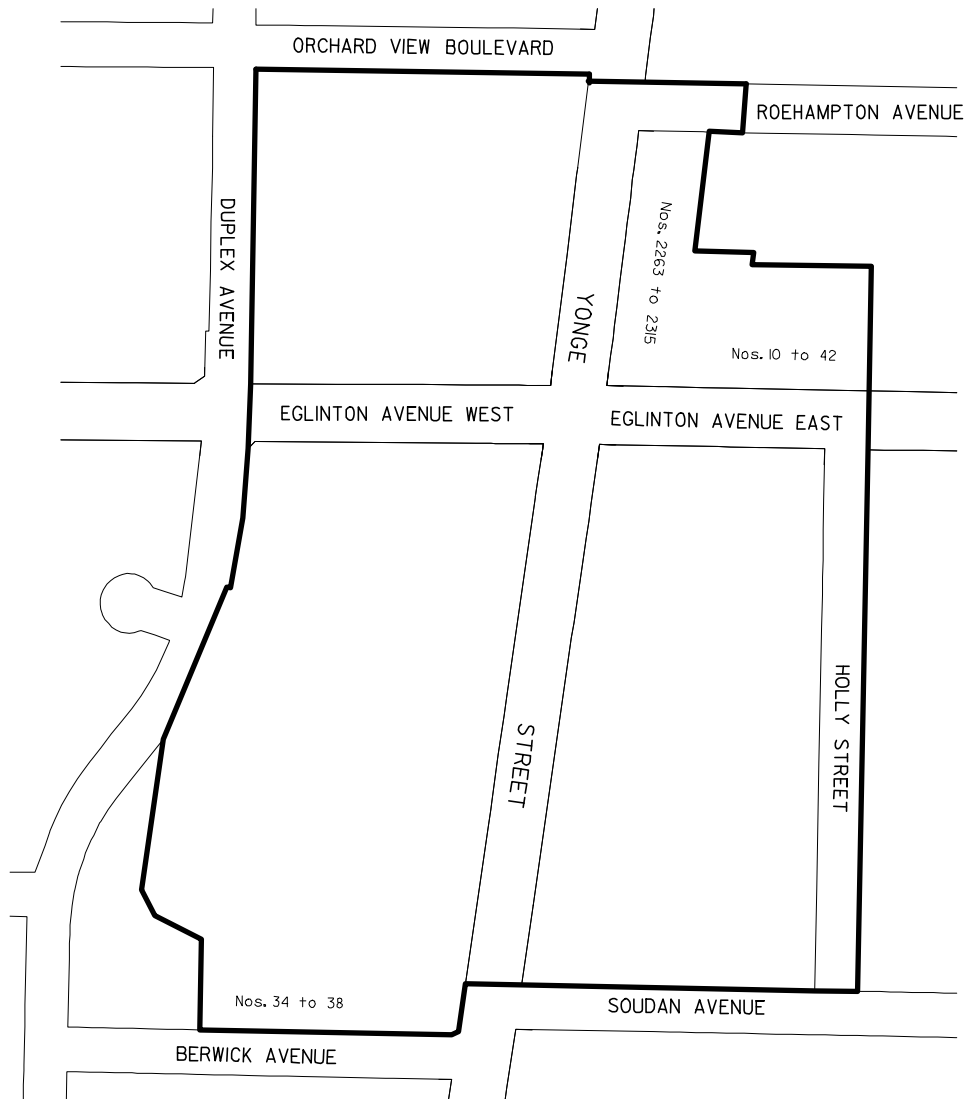
The Council of the City of Toronto HEREBY ENACTS as follows:

7. The area outlined by heavy lines in Attachment “1”, attached to and forming part of this by-law, is designated as a community improvement project area within the meaning of Section 28 of the *Planning Act*.
8. The community improvement project area shown on Attachment “1” shall be known as the Yonge-Eglinton Centre Community Improvement Project Area.

ENACTED AND PASSED this

# Attachment "1"

## MAP I



 YONGE- EGLINTON CENTRE  
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES  
FEBRUARY 2007 DRAWN: WS/VG  
CIP07/YONGEG\_CIP.DGN  
FILE: D0044-YONGE & EGLINTON  
MAP No. 50K-23, 50K-13, 51K-21  
51L-11