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## **MOTION ETOBICOKE YORK COMMUNITY COUNCIL**

**Study of Automotive related uses along main arterials in Emery Village and adjacent areas and a review of related Zoning By-law provisions.**

**Moved By: Councillor Giorgio Mammoliti**

### **SUMMARY:**

Emery Village is a historic settlement area that now consists of a mixed-use residential and business community centred at Finch Avenue West and Weston Road..

In recognition for its incremental growth opportunities and availability of existing infrastructure the Emery Village Secondary Plan and implementing Zoning By-law was passed by City Council in 2003 for the Emery Village area. The Secondary Plan provides a framework for revitalization and reinvestment that encourages a village-like, street oriented, high quality mixed use pattern of development with emphasis on promoting pedestrian and transit use and creating a attractive, comfortable and safe pedestrian environment by improving the area's streetscape and open spaces.

Emery Village was established as a Business Improvement Area (BIA) by City Council in April 2003. To implement physical streetscape enhancements to the area, two plans were developed to serve as guidelines for public and private streetscape improvements. In 2007, the Emery Village Business Improvement Area Capital Improvements Master Plan and the Emery Village Business Improvement Area Streetscape Manual for Landowners were adopted by Council.

Automotive related uses are among existing businesses located along main streets in the area. Concerns have been expressed that some of these existing automobile related uses do not contribute to promoting an attractive, safe or comfortable pedestrian environment. Emery Village and adjacent areas have been undergoing redevelopment with residential and business uses over the past five years along main streets. The potential exists for additional automotive

related uses to occupy sites along main streets which may further undermine efforts to promote an improved streetscape and pedestrian environment.

In order to further promote and implement the vision of this area as an attractive pedestrian-oriented community, a study is recommended to review the existing zoning relating to permitted automotive-related uses along major arterial roads within Emery Village and adjacent areas.

## **RECOMMENDATIONS:**

That the Community Planning Staff conduct a study of automotive-related uses along major arterial roads located within Emery Village and adjacent areas with priority consideration given to segments where residential uses are also permitted (ie. Weston Road, Finch Avenue West, Sheppard Avenue West and Steeles Avenue West) and the related zoning provisions that apply, and report back to Etobicoke-York Community Council.

September 5, 2008

A handwritten signature in black ink, reading "Giorgio Mammi". The signature is written in a cursive style with a large, sweeping initial "G".