

**South Etobicoke Employment Lands Zoning Review –  
Work Plan**

<b>Date:</b>	September 29, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	08 199425 WET 06 OZ

**SUMMARY**

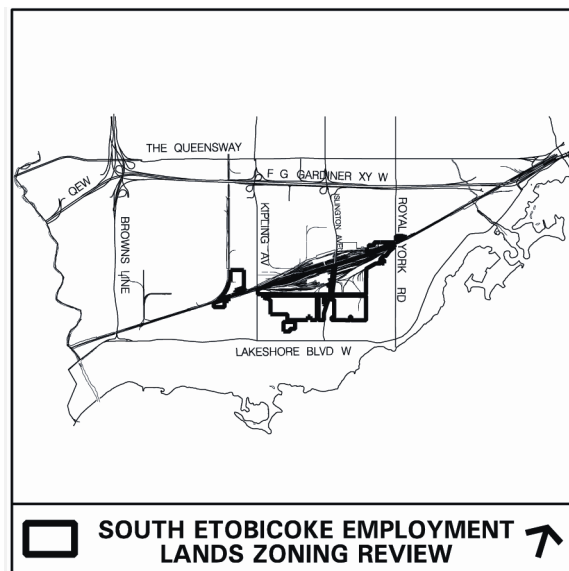
This study will review the I C2 (General Industrial) zoning of areas in south Etobicoke to examine land use compatibility between employment uses and sensitive uses such as homes and schools. The properties with I.C2 zoning and the broader area around these uses will be studied including lands generally north of Lake Shore Boulevard West to the area in the vicinity of the CN rail line and between Islington Avenue and Royal York Road. Community Planning staff will work collaboratively with industrial property owners, residents and other stakeholders in the study area to review the existing zoning and to determine if changes are required to improve land use compatibility with the goal of preserving employment land use potential and reducing impacts on nearby residential areas.

This report provides preliminary information on the study and the Work Plan for the zoning review.

**DECISION HISTORY**

At its meeting of April 12, 13, and 14, 2005, City Council directed Planning staff to undertake a zoning review in south Etobicoke (Motion J(32)).

<http://www.toronto.ca/legdocs/2005/agenda/council/cc050412/cofa.pdf>



This action came in response to community concerns about a concrete batching plant on New Toronto Street proposed to be located on a property adjacent to residential uses.

## **COMMENTS**

The purpose of the study is to review the existing I.C2 (General Industrial) zoning in south Etobicoke to improve the land use compatibility between employment uses and neighbourhoods. If the I.C2 zoning review indicates changes should be made, Planning staff will make recommendations to Community Council. The I.C1 zone's permitted land uses are more compatible with sensitive land uses than the uses allowed in the I.C2 zone. An examination of the I.C1 zoning is not considered necessary at this time.

The I.C2 zoning permits a wide range of general employment uses, some of which have the potential to have adverse impacts on sensitive land uses in neighbourhoods. South Etobicoke has a long history as an area of employment and traditionally, worker housing was located within walking distance of factories and other industries. Many of the original industrial employers have now closed, but the area is experiencing a turnaround and new industries are moving in.

In December 2004, Toronto Redi-Mix made a site plan application to the City of Toronto to locate a concrete batching plant at 207 New Toronto Street. This site backs onto Sixteenth Street and generated substantial community concern.

In April 2005, acting on a motion by Councillor Grimes, Toronto City Council directed City Planning staff to undertake a zoning review of the area. City Planning staff are now initiating the study as the exchange of the Toronto Redi-Mix property for surplus City lands adjacent to a City Works yard has been completed.

## **Study Objectives**

The objectives of the South Etobicoke Employment Lands Zoning Review are to:

- Identify the chief sources of land use incompatibility and/or adverse impacts between current industrial employers and homes in the area;
- Identify the areas of greatest sensitivity to these sources of incompatibility and/or adverse impacts;
- Review the existing permitted uses in the I.C2 zoning for their potential to contribute to land use incompatibility and/or adverse impacts; and
- Investigate the use of zoning standards to minimize nuisance affects for sensitive land uses.

## **Provincial Policy**

The study area is subject to the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement (PPS).

## **Official Plan**

The area is subject to the Employment policies of the Toronto Official Plan. Employment Districts are areas that can accommodate substantial growth in jobs. They

are characterized by uses such as manufacturing, warehousing and product assembly activities, and some are exclusively commercial office parks. Lands within the Employment Districts on Map 2 (Urban Structure) of the Official Plan are to be protected for employment uses to meet the City's employment targets. Redesignation for non-employment uses is not part of this review.

All of the lands zoned I.C2 in south Etobicoke are designated as Employment Areas on the Land Use Maps and the majority are part of an Employment District on Map 2 of the Official Plan. Two properties are outside of the Employment District. One is located south of the CN Rail Line and west of Kipling Avenue. The other is located east of Royal York Road.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: South Etobicoke Employment Lands Zoning Review Study Area

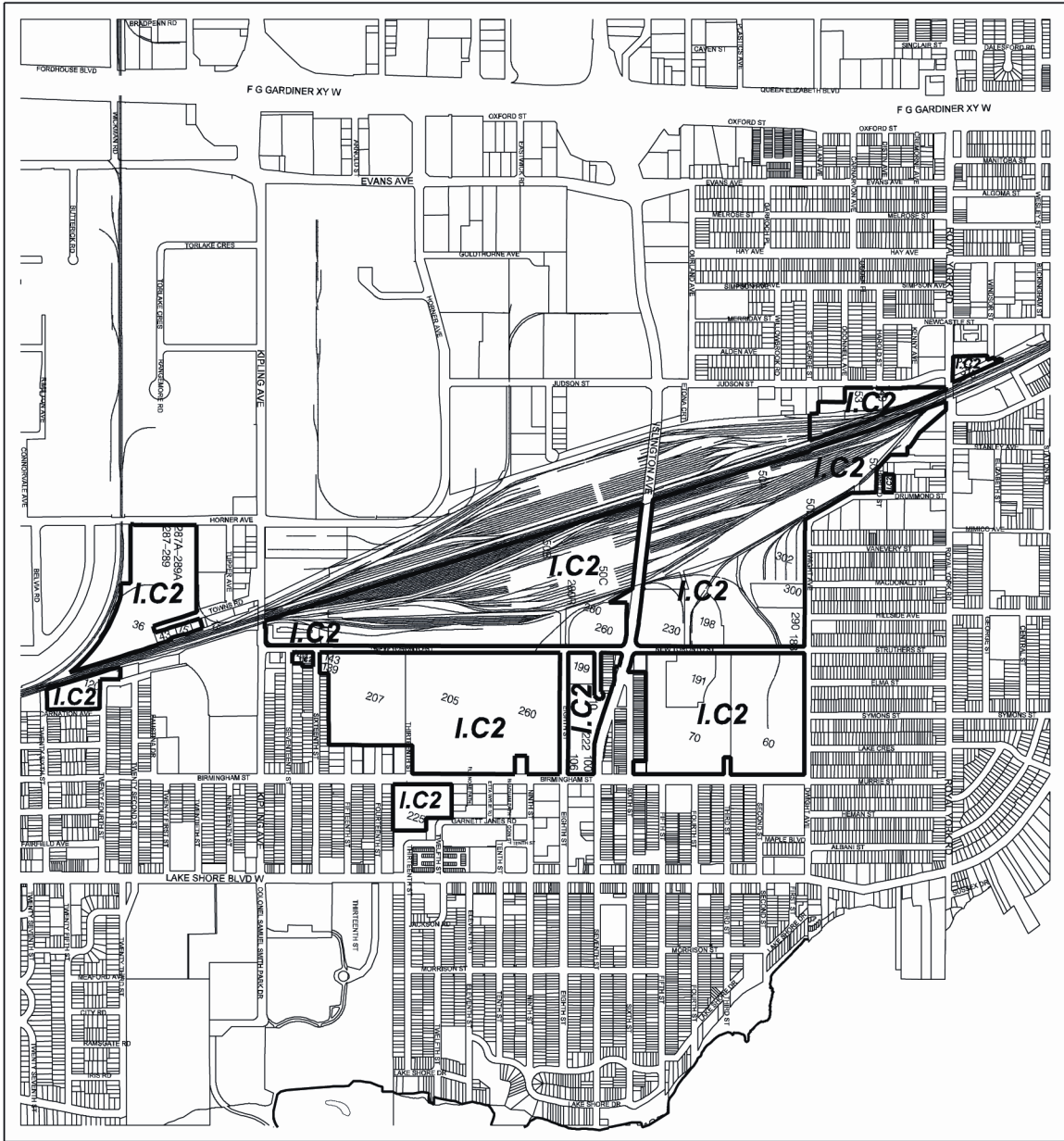
Attachment 2: Portion of Map 2 (Urban Structure) of the Official Plan

Attachment 3: Portion of Map 15 (Land Use) of the Official Plan

Attachment 4: Work Plan

Attachment 5: Addresses of Lands Zoned I.C2

# Attachment 1: South Etobicoke Employment Lands Zoning Review Study Area



## South Etobicoke Employment Lands Zoning Review

File # 0608

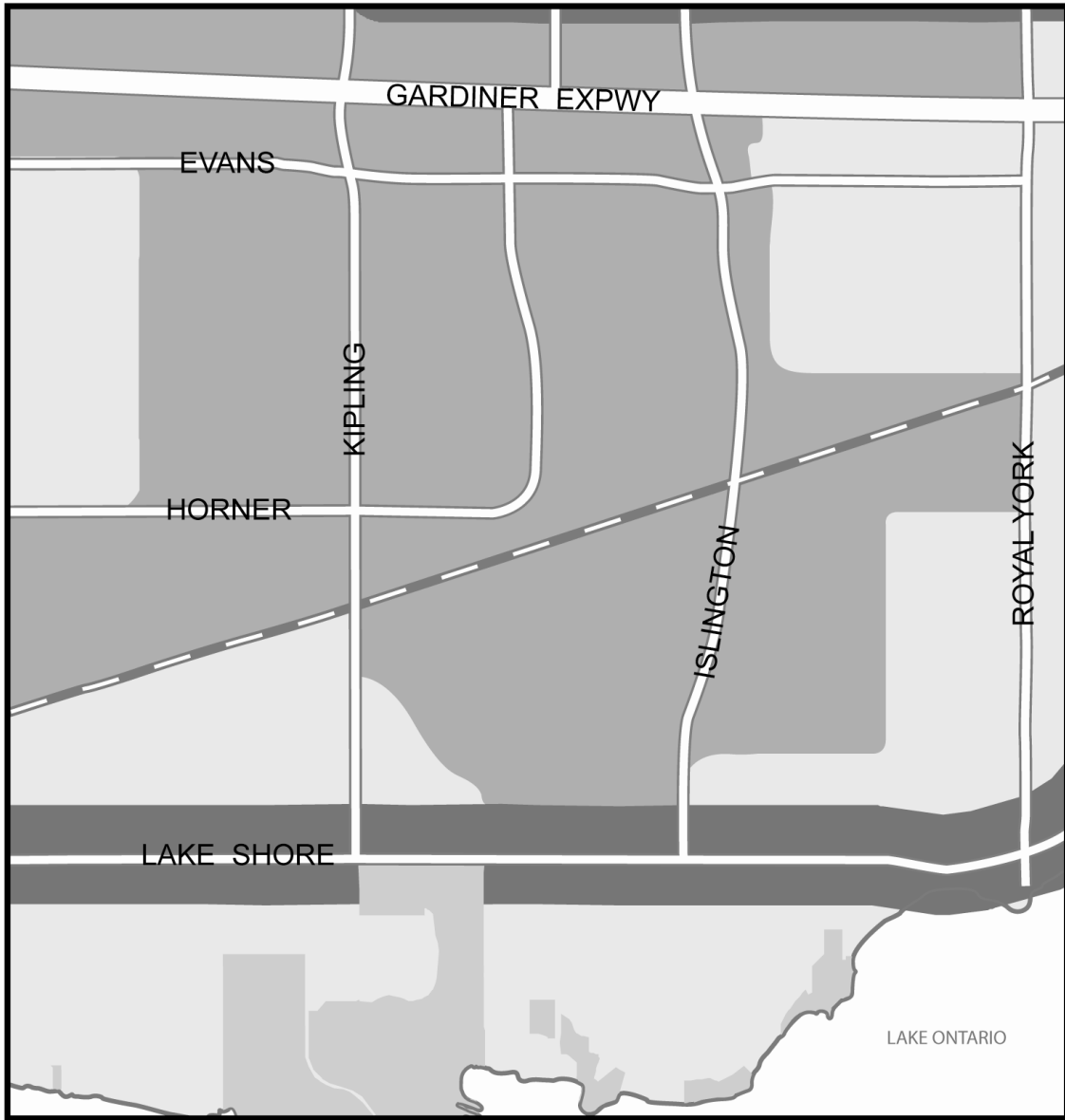
Former Etobicoke By-law 11,737

I.C.2 Industrial Class 2



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 08/08/08 - MH

**Attachment 2: Map 2 (Urban Structure)**



**TORONTO** City Planning  
**Official Plan - Urban Structure**

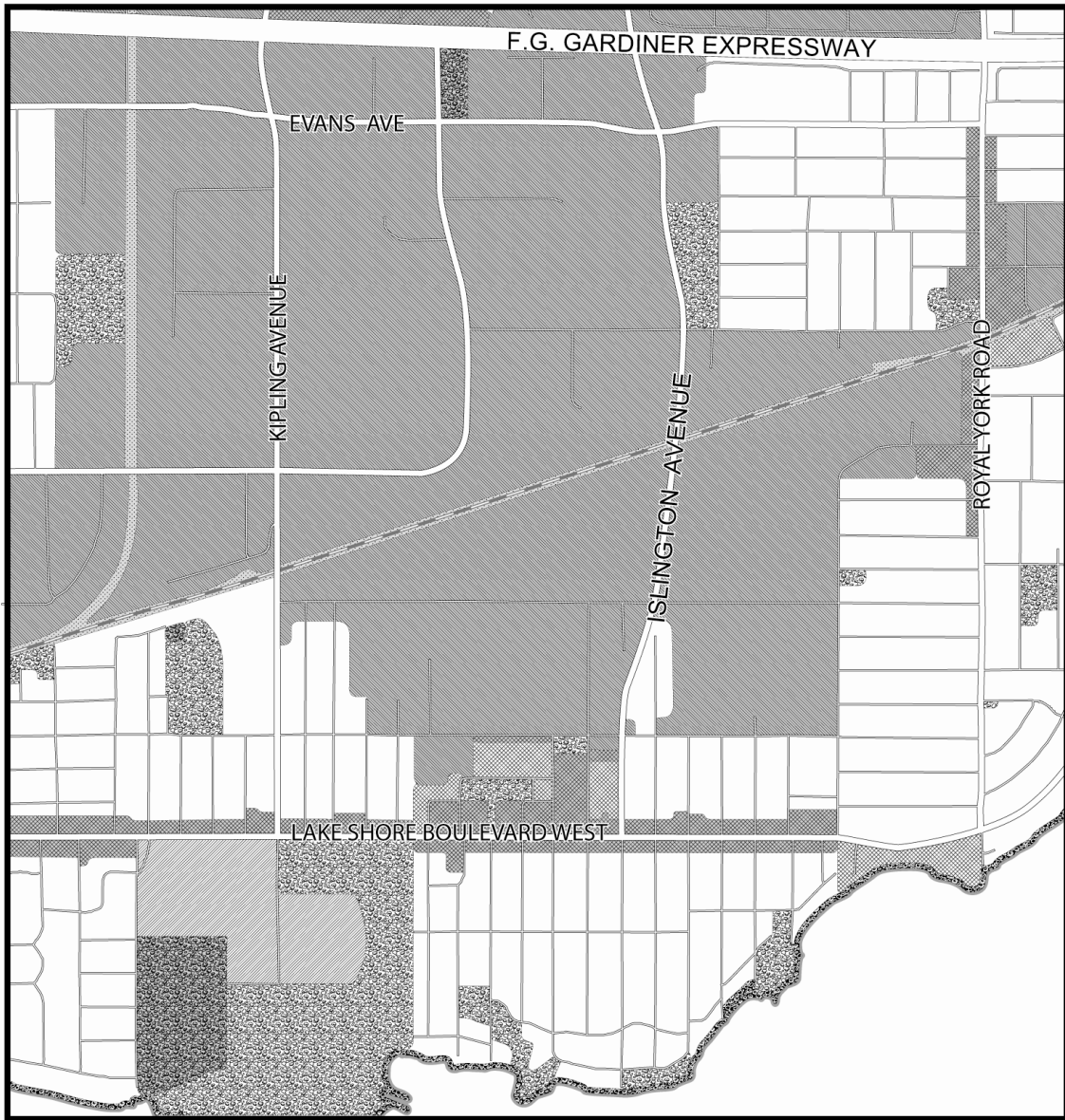
**South Etobicoke Employment Lands Zoning Review**

File # OG\_08

-  Site Location
-  Avenues
-  Green Space System
-  Employment Districts

  
 Not to Scale  
 09/17/08

### Attachment 3: Map 15 (Land Use)



**TORONTO** City Planning  
**Official Plan - Land Use**

### South Etobicoke Employment Lands Zoning Review

File # OG\_08



## **Attachment 4: Work Plan – South Etobicoke Employment Lands Zoning Review**

### Study Area

The study area will include all of the lands zoned I.C2 in Ward 6 (Etobicoke-Lakeshore) and nearby sensitive uses (homes, parks, schools, etc.). The lands zoned I.C2 are generally located along the CN Rail line and south to Birmingham Street. Attachment 1 shows a map of south Etobicoke with the I.C2 zones shown. Community Planning staff will more specifically define the study area through the study process.

### Study Approach

The study will use qualitative research techniques. Planning Staff will work with local residents, land owners, industrial employers and associations, the Ward Councillor and City staff, and representatives from local social agencies (such as LAMP).

### Work Program and Timeline

Phase 1 - Preparation of Report to Community Council with Draft By-law Attached (Fall 2008)

Planning Staff will review background information and existing zoning and prepare an inventory of land uses within the study area. Planning Staff will meet with community members and stakeholders. Potential sources of land use incompatibility and/or adverse impacts for sensitive land uses will be identified. Planning Staff will also identify where the proximity of sensitive uses has negatively affected employment uses. This information will form the key areas for recommendations related to restricting uses or introducing development standards.

Planning Staff will prepare a report to Community Council any necessary draft Zoning By-law amendments. This document will be used in Phase 2, Community and Stakeholder Consultation.

Phase 2 - Community and Stakeholder Consultation (Winter 2009)

The City of Toronto will hold a Community and Stakeholder Consultation Meeting at a time (or times) and location to suit both residents and industrial employers. Feedback will be welcomed and incorporated into the final report to Community Council.

Phase 3 – Consideration of By-law amendments (upon completion of Community and Stakeholder Consultation, estimate late Winter 2009)

Community Planning staff will report to Community Council on the outcomes of the Community and Stakeholder Consultation with recommendations for any necessary zoning changes. A statutory public meeting could be scheduled at this time.

## Attachment 5: Addresses of Lands Zoned I.C2

188 New Toronto Street  
191 New Toronto Street  
198 New Toronto Street  
199 New Toronto Street  
205 New Toronto Street  
207 New Toronto Street  
230 New Toronto Street  
260 New Toronto Street  
280 New Toronto Street  
290 New Toronto Street  
300 New Toronto Street

1 Toffee Court  
3 Toffee Court  
5 Toffee Court  
7 Toffee Court  
10 Toffee Court  
11 Toffee Court  
17 Toffee Court  
19 Toffee Court  
21 Toffee Court  
23 Toffee Court  
25 Toffee Court  
27 Toffee Court

290 Dwight Avenue  
300 Dwight Avenue  
302 Dwight Avenue

139 Sixteenth Street  
143 Sixteenth Street  
144 Sixteenth Street

49 Judson Street  
53 Judson Street

199 Eighth Street  
260 Eighth Street

315 Royal York Road  
327 Royal York Road

287-289 Horner Avenue

30 Drummond Street

222 Islington Avenue

60 Birmingham Street  
70 Birmingham Street  
100 Birmingham Street  
106 Birmingham Street  
225 Birmingham Street

13 Towns Road  
15 Towns Road  
36 Towns Road  
43 Towns Road

120 Twenty-fourth Street