March 22, 2011

RE: 100 Clairville Drive

In March 2010, the property owners of 100 Clairville Drive engaged City of Toronto staff to facilitate the construction of a new elementary school on the subject site, which contains an existing place of worship. A Preliminary Project Review (PPR) dated March 25, 2010 indicated the proposed elementary school use was permitted provided the proposal complied with the Supplementary Regulations for Schools in the Etobicoke Zoning Code.

In subsequent discussions with City Planning, it was mutually agreed the preferred option was to participate in the STAR Advisory process as explained to the applicant. This process expedites the formal development review process by early identification of technical issues that would otherwise be determined in the formal development application review. On July 22, 2010, the STAR Advisory did not identify any use related zoning issues in regards to the pending zoning bylaw changes.

In August 2010 Council adopted the new City of Toronto Bylaw (No. 1156-2010), which no longer permitted places of worship and schools on these lands. Under the new bylaw, properties subject to active, formal site plan applications were exempted from that bylaw but did not provide such exemptions for proposals that had been recently reviewed by STAR Advisory. Therefore, the provisions of Zoning Bylaw No. 1156-2010 do not permit the proposed elementary school use.

This particular situation has been reviewed with other District staff, and City Planning has determined that this proposal is unique and if approved by Council, should not create a precedent.

RECOMMENDATIONS:

1. City Council direct City Planning Staff to prepare the necessary Zoning Bylaw and Official Plan amendments to permit an elementary school on the property at 100 Clairville Drive.
2. City Council direct City Planning Staff to issue Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Vincent Crisanti
Councillor, Ward 1 – Etobicoke North