

**100 Claireville Drive – Official Plan Amendment and Rezoning – Final Report**

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | May 6, 2011   |
| <b>To:</b>               | Etobicoke York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Etobicoke York District |
| <b>Wards:</b>            | Ward 1 – Etobicoke North                              |
| <b>Reference Number:</b> | 11 151762 WET 01 OZ                                   |

**SUMMARY**

At its meeting on April 12 and 13, 2011, Council directed that City staff prepare an Official Plan Amendment; and prepare a Zoning By-law Amendment to permit an elementary school at 100 Claireville Drive.

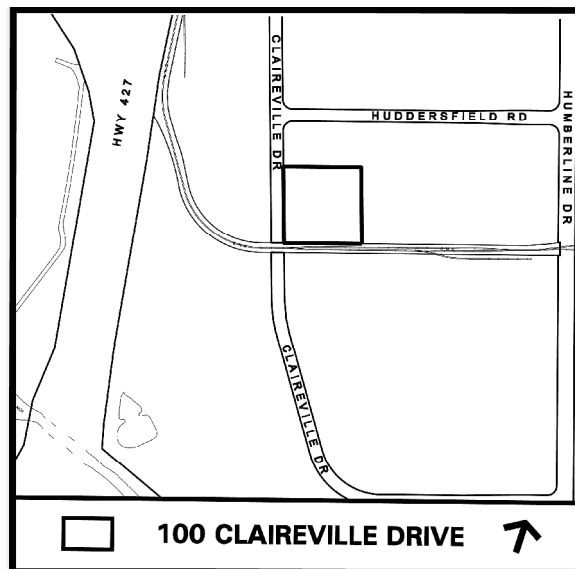
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY5.31>

This report presents the requested amendments to permit an elementary school at 100 Claireville Drive.

**RECOMMENDATIONS**

**Consistent with City Council's direction, the City Planning Division recommends that:**

1. City Council amend the Official Plan for the lands at 100 Claireville Drive substantially in accordance with the draft Official Plan Amendment attached as Attachment 1.
2. City Council amend Zoning By-law 1156-2010, for the lands at 100 Claireville Drive substantially in accordance with the draft Zoning



By-law Amendment attached as Attachment 2.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Council authorize the City Solicitor, in the event that By-law 1156-2010 is repealed by Council, to provide in the final Bills such technical amendments to the draft Official Plan and Zoning By-laws as may be required to implement the intent of the documents adopted by City Council.
5. Pursuant to Section 34(17) of the Planning Act, Council determine that no further public notice is to be given in respect of the changes set out in Recommendations 1 to 3 above.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **CONTACT**

Matthew Premru, Planner  
Tel. No. (416) 394-6004  
Fax No. (416) 394-6063  
E-mail: mpremru@toronto.ca

### **SIGNATURE**

---

Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

### **ATTACHMENTS**

Attachment 1: Draft Official Plan Amendment  
Attachment 2: Draft Zoning By-law Amendment

**Attachment 1: Draft Official Plan Amendment**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 2011

Enacted by Council: ~, 2011

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2011**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2010, as  
100 Claireville Drive**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS 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.151 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## AMENDMENT NO. 151 TO THE OFFICIAL PLAN

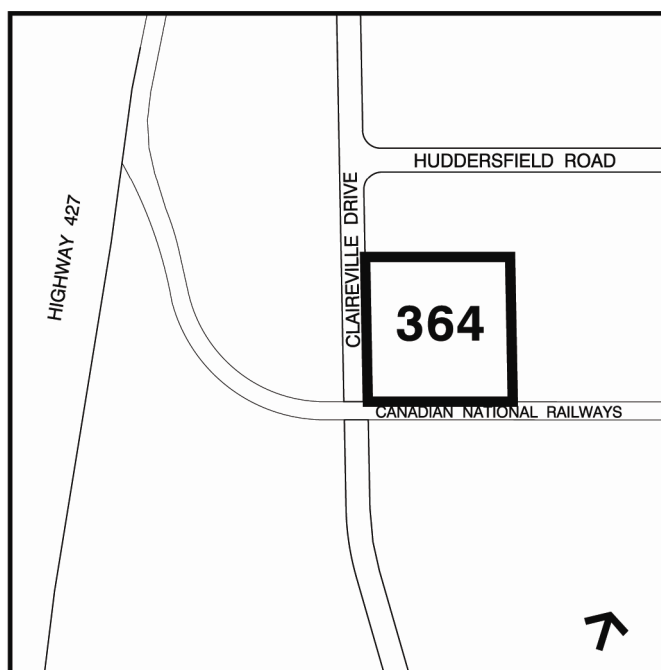
### LANDS MUNICIPALLY KNOWN IN THE YEAR 2010 AS 100 CLAIREVILLE DRIVE

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 364 for lands known municipally in 2010 as 100 Claireville Drive, as follows:

#### **364. 100 Claireville Drive**

An elementary school having a floor area of up to 350 square metres is permitted.



2. Chapter 7, Map 24, Site and Area Specific Policies, is revised to add the lands known municipally in 2010 as 100 Claireville Drive shown on the map above as Site and Area Specific Policy No. 364.

## Attachment 2: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 2011  
Enacted by Council: ~, 2011

### CITY OF TORONTO

Bill No. ~

### BY-LAW No. ~-2011

**To amend the City of Toronto Zoning By-law No. 1156-2010, as amended, for the lands municipally known as 100 Claireville Drive**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS 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 lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached.
2. Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception E (\_\_\_\_\_) to Article 900.20.10 so that it reads:

Exception E (\_\_\_\_\_)

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, an elementary school with a maximum gross floor area of 350 square metre is permitted.

3. Where the provisions of this By-law conflict with the provisions of the Zoning By-law No. 1156-2010, the provisions of this By-law shall apply.

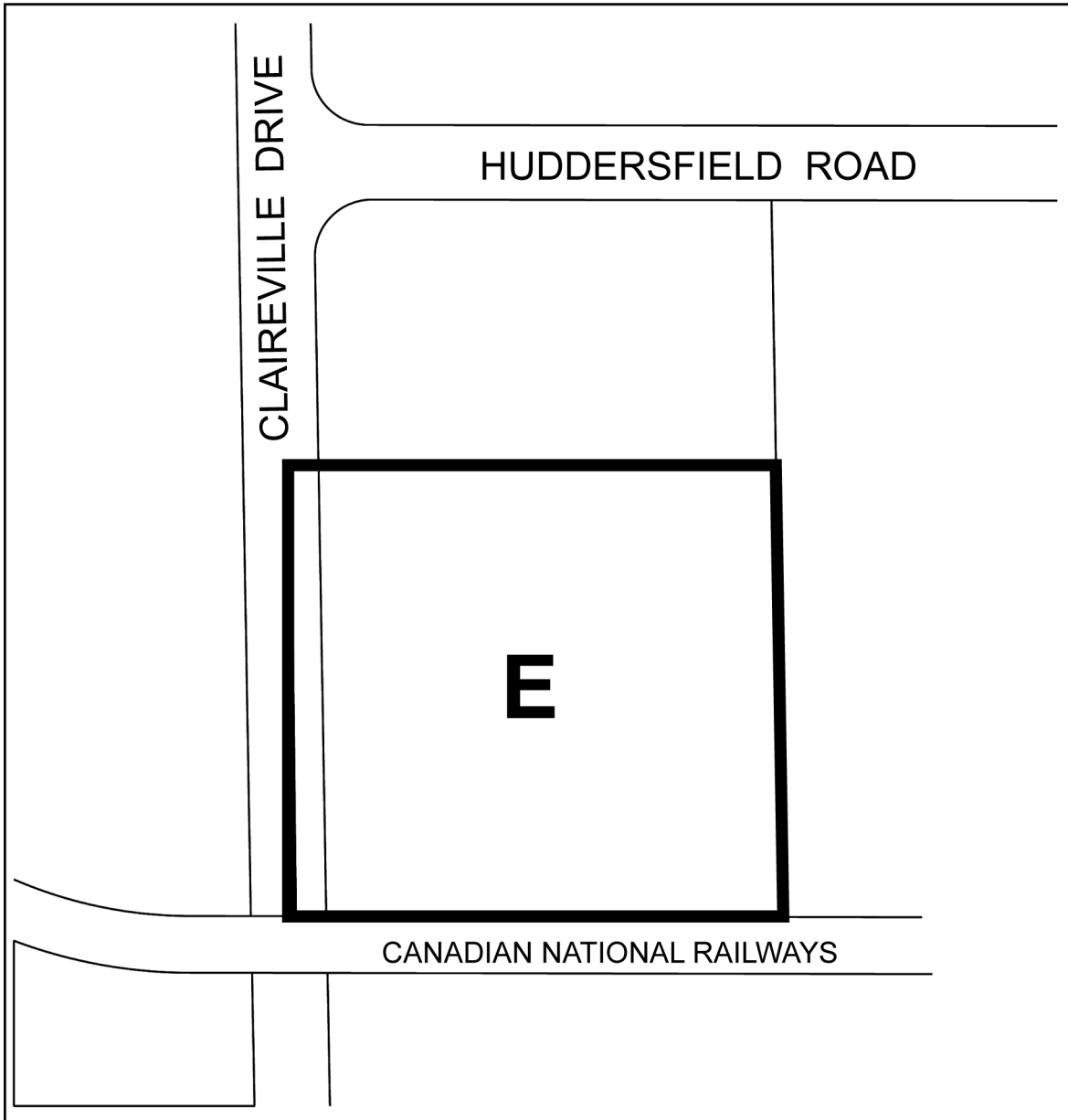
4. Within the lands shown on Diagram 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



 **TORONTO** City Planning  
Diagram 1

100 Claireville Drive

File # 11 151762 WET 01 0Z



City of Toronto By-Law 1156-2010  
Not to Scale  
04/14/2011