

85 Vickers Road – Zoning By-law Amendment - Final Report

Date:	August 16, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	08 102920 WET 05 OZ

SUMMARY

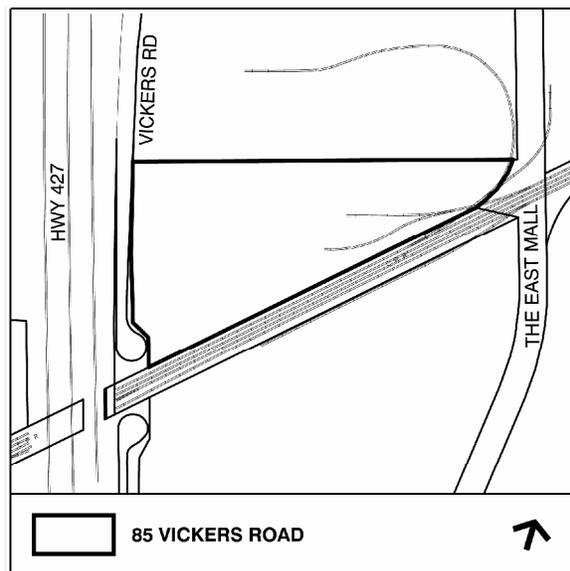
At its meeting on July 12 and 13, 2011 Council directed city staff to bring forward to Etobicoke York Community Council on September 12, 2011, an amendment to the existing zoning by-law for the lands municipally known as 85 Vickers Road to permit a Waste Recycling/Transfer Station as defined by the former City of Etobicoke Zoning Code. (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY8.5>)

This report presents the requested amendment.

RECOMMENDATIONS

Consistent with City Council's direction, it is recommended that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 85 Vickers Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

City Council's direction references a waste recycling/transfer station as defined by the former City of Etobicoke Zoning Code. The former City of Etobicoke Zoning Code does not define the term waste recycling/ transfer station, however does provide a definition for waste disposal/ recycling facility that is considered to address Council's direction.

Section 304-3 Definitions of the former City of Etobicoke Zoning Code defines a Waste Disposal/Recycling Facility as follows: "A building or other structure in which waste is deposited for processing into a product, by-product or raw material substitute, which may include transfer to further processing, manufacturing or other end uses. It shall exclude landfills, operations involving incineration; acid works' operations involving the processing of gasoline, oil, ammonia, paint, varnish or chemicals in an obnoxious manner; salvage-yards; smelters; stock-yards; tar works and the processing of animal or fish waste products."

CONTACT

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SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Report No. ____, Clause No. ____, as adopted by City of Toronto Council on _____, 2011

Enacted by Council: ____, 2011

CITY OF TORONTO BY-LAW NO. ____-2011

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to lands municipally known as 85 Vickers Road

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 199, 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; and

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

THAT the Etobicoke Zoning Code is hereby amended as follows:

1. Despite Section 320-24.3 A. the Class 2 Industrial (I.C2) zoning category of the lands known municipally as 85 Vickers Road shown on Schedule 'C' attached hereto shall permit a waste disposal/recycling facility subject to the following provisions:

(i) Despite Section 304-3. Definitions a waste disposal/recycling facility on the lands known municipally as 85 Vickers Road shall be limited to the transfer, handling, sorting and re-shipment of waste, shall not include on-site crushing, compacting or ram walls, all subject to being carried out in accordance with a Certificate of Approval issued by the Ministry of the Environment pursuant to the *Environmental Protection Act* and its regulations, and

- a. shall not include on-site crushing, compacting or ram walls, and
- b. no waste shall be burned, buried, or otherwise in any manner be disposed of within the waste disposal/recycling facility or elsewhere on any part of the subject lands.

(ii) In addition to Section 304-36. Development Standards, the following provisions shall apply:

- a) a minimum setback of 14.0 metres is required from the property line abutting Vickers Road to any building, and a minimum setback of 18.0 metres is required from The East Mall to any building used for a waste disposal/recycling facility.

- b) F. Separation distance. (1) A waste disposal/recycling facility at 85 Vickers Road is not permitted on any portion of the property that is less than 100 metres from any lands zoned with a zone category that permits residential uses.
- (iii) Section 320-24.3 Supplementary regulations for waste disposal/recycling facilities shall continue to apply to the property except as amended herein:
- a) A. Permitted locations is amended by adding: (5) the lands known municipally as 85 Vickers Road.
 - b) B. Separation distance is amended by adding: (1) A waste disposal/recycling facility at 85 Vickers Road is not permitted on any portion of the property that is less than 100 metres from any lands zoned with a zone category that permits a residential use.
 - c) D. Building Type is amended by adding: For the lands known municipally as 85 Vickers Road, no waste or recycling matter shall be received, processed or otherwise dealt with in any manner except within the waste disposal/recycling building(s) on such property.
 - d) E. Outside storage is amended by adding: The storage of waste disposal trucks, trailers, bins or enclosed containers shall not be permitted within the setback from Vickers Road or from The East Mall, and, where permitted, the outside storage of empty bins or containers shall be limited to a maximum stacking height of 5 metres.
2. Where the provisions of the By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
 3. Except as amended herein, the provisions of the Etobicoke Zoning Code shall continue to apply.
 4. Zoning By-laws 2085 and 2088 shall be repealed.

5. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND BY-LAW ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY- LAW
_____-2011	East side of Vickers Road, adjacent to the Canadian Pacific rail corridor municipally known as 85 Vickers Road	To permit a waste disposal/recycling facility on the subject property

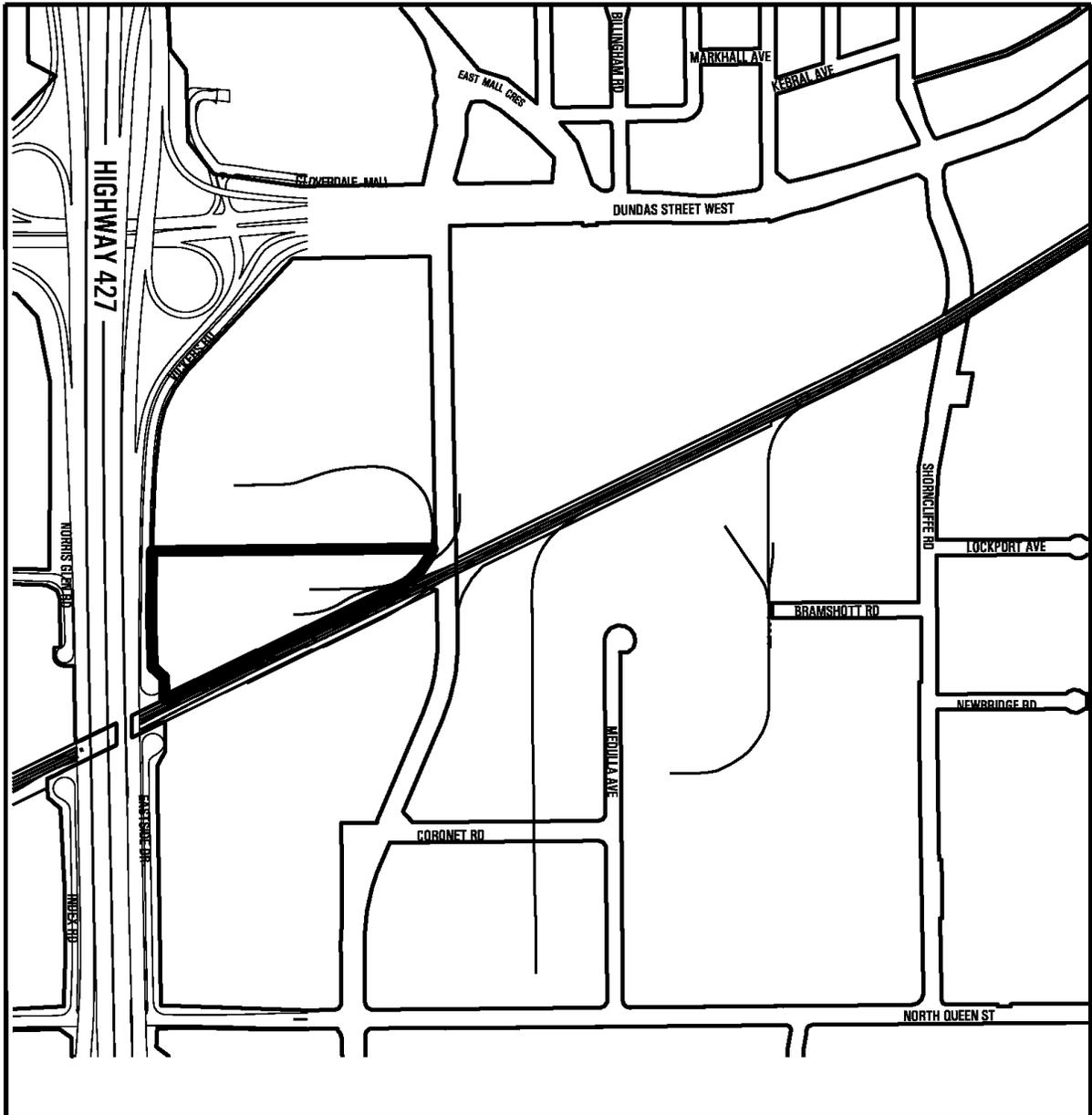
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKIS,
City Clerk

(Corporate Seal)

Toronto Schedule 'C' BY-LAW



85 VICKERS RD

Applicant's Name:		City Of Toronto	
Assessment Map C14	Zoning Code Map/s C14	scale:  m	
File No. 08_102920	Dwg No.08_102920_.dwl		