

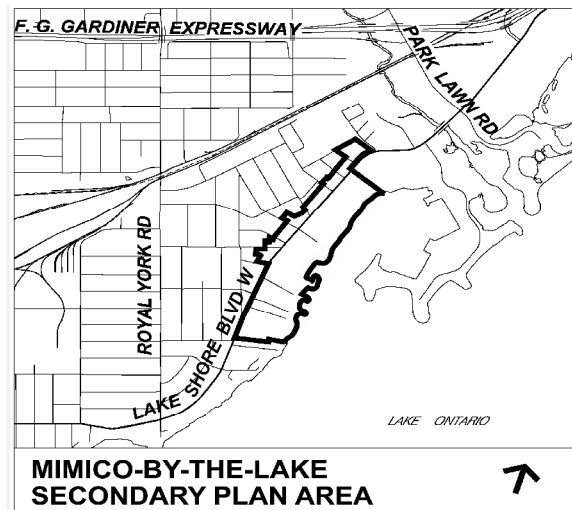
Supplementary Report - Mimico-by-the-Lake Secondary Plan

Date:	April 4, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke Lakeshore
Reference Number:	07 103514 STE 30 TM

SUMMARY

In the preparation of the draft Mimico-by-the-Lake Secondary Plan (the draft Secondary Plan), a geographic area within the larger Mimico community was identified for the purpose of outlining the potential catchment area for the provision of limited off-site rental replacement housing. Map 33-8 of the draft Secondary Plan reflects this area.

Policies established in the draft Secondary Plan specifically state that any rental units replaced outside the Secondary Plan area are to be located where the proposed built form is otherwise permitted or determined to be suitable by the City. The intent of the policy is to allow rental replacement off-site only in areas where residential uses are permitted. In the case of Map 33-8, the potential rental replacement area included lands designated for *Employment Uses* under the City of Toronto Official Plan. Given the City is currently undertaking an Official Plan and Municipal Comprehensive Review, it is not appropriate to identify these employment lands as potential replacement areas. Accordingly, staff are recommending that Map 33-8 be modified to delete the *Employment Areas* as potential rental replacement locations, and that an updated map (Attachment 1) replace the map that is currently part of the draft Secondary Plan. This will provide greater certainty in terms of identifying the area of potential limited off-site rental replacement housing.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council replace the existing Map 33-8 of the draft Mimico-by-the-Lake Secondary Plan with the revised Map 33-8 as per Attachment 1 of this report.

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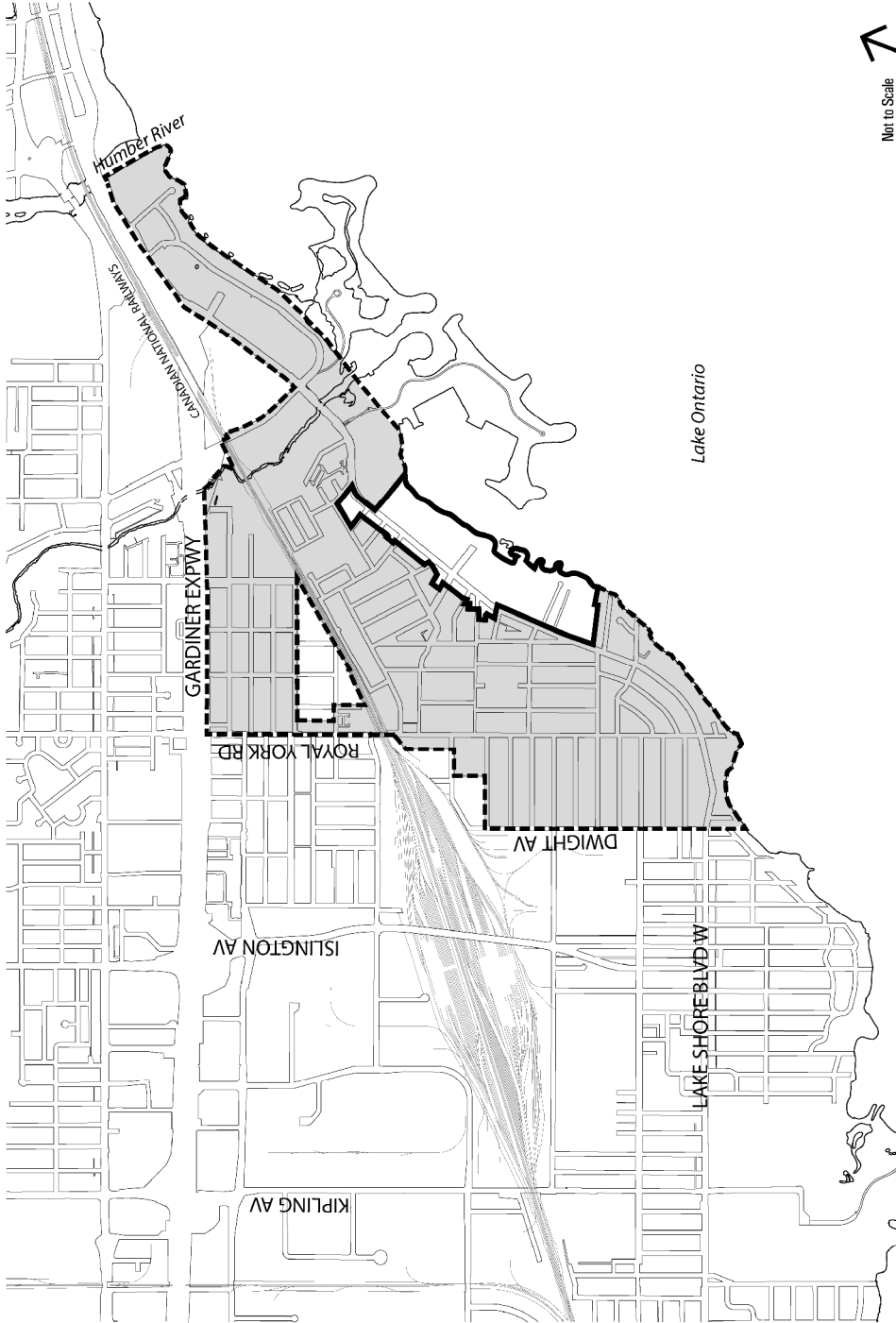
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Revised Mimico-by-the-Lake Secondary Plan Map 33-8

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Mimico by-the-Lake Secondary Plan

MAP 33-8 Potential Limited Off-site Rental Replacement Outside Secondary Plan Area

-  Secondary Plan Boundary
-  Potential Limited Off-site Rental Replacement Outside Secondary Plan Area Boundary

DRAFT
March 27, 2013