August 5, 2014

Fellow members of the Etobicoke York Community Council,

The Baby Point Gates Business Improvement Area (BIA) was established in 2010. The area of the BIA consists of properties fronting Jane Street from Lessard Avenue to the south to Montye Avenue to the north and properties fronting Annette Street from Windermere Avenue on the east to Jane Street on the west. A variety of mixed commercial and residential uses generally in one and two storey buildings as well as a variety of residential buildings and uses are located within the BIA area. The BIA is well served by public transit and is surrounded by well established neighbourhoods.

While many of the properties within the BIA are zoned to permit mixed commercial and residential uses allowing for a broad range of retail, service and office commercial uses, residential zoning also extends into the BIA for several blocks, generally along the west side of Jane Street and the south side of Annette Street. Within these residentially zoned blocks several long established, lawful non-conforming commercial uses also exist.

In recent years two properties containing public garages within these residential zones have been sold for residential redevelopment. The BIA has expressed concern that other commercial businesses located within the BIA and the Residential or Mixed Commercial and Residential zones have residential redevelopment potential which, if realized could undermine the viability of the BIA to sustain and grow its commercial tax base, and continue with local improvement initiatives, marketing and promotion and community events.

The BIA has raised these concerns with my office and has requested assistance to enhance and expand commercial zoning in the area to stabilize the commercial area, support the retention of commercial uses and increase opportunities for new commercial uses to locate in the area.

RECOMMENDATIONS:

That the Director of Community Planning, Etobicoke York District, in collaboration with Economic Development and Culture, Business Improvement Area staff, be requested to review the existing zoning and lawful non conforming commercial uses in the BIA area, consult with the local Councillor and community on options for enhancing and expanding zoning to sustain and increase commercial use permissions and to report back to Etobicoke York Community Council.

Best regards,

Sarah Doucette
Councillor, Ward 13