



Councillor Michael Ford

Toronto City Hall
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November 14, 2016

SUMMARY:

The motion seeks to permit a Community Health Centre to locate at 222 Dixon Road that will provide local medical and youth services for area residents and the surrounding community.

Rexdale Community Health Centre is proposing a facility on the third floor of the existing 3-storey commercial building at 222 Dixon Road.

The property is zoned CL (Limited Commercial Zone) under the former City of Etobicoke Zoning Code and is subject to Site-Specific Zoning By-laws 3473 and 1981-208. The zoning permits a bank, pharmacy, offices, medical laboratories and medical and/or dental offices. However, the medical offices are restricted to a maximum floor area of 6,100 sqft (557m²) or 20% of the total floor space of the building and such uses are to be located on one floor. Currently medical offices exist primarily on the second floor of the building with one medical office on the main floor. As the proposed health centre is to be located on the third floor it would not be permitted under the current zoning. Due to timing constraints for third party funding for the Community Health Centre, there is a need to expedite this process through an amendment to the Zoning By-law through Community Council.

An amendment to Site-Specific Zoning By-law 3473 is required to revise the provisions related the medical office uses so that they can be located throughout the building.

RECOMMENDATIONS:

Etobicoke York Community Council recommends that:

1. City Council request the Director, Community Planning, Etobicoke York District, in consultation with the Acting Director, Toronto Building, Etobicoke York District to bring forward a Zoning By-law Amendment, to a statutory public meeting under the *Planning Act* at the next possible Etobicoke York Community Council meeting, to amend the provisions of the former City of Etobicoke By-law 3473 related to medical office, social and educational counselling uses at 222 Dixon Road.
2. City Council direct that notice for the statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Thank you for your consideration.

Sincerely,

Michael Ford
City Councillor
Ward 2, Etobicoke North

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