

TORONTO STAFF REPORT

January 29, 2001

To: West Community Council
From: Director, Community Planning, West District
Subject: Update Report - New Toronto Secondary Plan Study

Purpose:

This report provides an update on the progress of the New Toronto Secondary Plan Study and recommends that Urban Development Services staff continue discussions respecting the New Toronto Study area in an effort to address the concerns of the various interests before reporting back to Council with a preferred land use option.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) Urban Development Services staff continue discussions with the various interests in the New Toronto Secondary Plan study area in an effort to address their concerns before recommending a preferred land use scenario;
- (2) Urban Development Services staff report back to Council with a preferred land use option for the New Toronto Secondary Plan area; and;
- (3) Community Council forward this report to Planning and Transportation Committee for information.

Background:

In September 1999, Etobicoke Community Council approved the terms of reference for the New Toronto Secondary Plan study. In general, the study area is bounded by the CN main line on the north, Kipling Avenue on the west, Birmingham Street on the south and Dwight Avenue,

Drummond Street (including lands on the south side) and Royal York Road on the east (see Attachment No. 1 - Map 1). The area comprises approximately 320 acres.

The need for a comprehensive secondary plan study for the New Toronto area was precipitated by the Ontario Municipal Board's (OMB) 1999 decision on an application by Canadian General Tower for a mixed used development containing 154 residential units (see Attachment No. 2 - Map 2). In its decision, the OMB noted that despite the numerous studies that have been done for the New Toronto area over the years, there was an "unfortunate failure to translate these investigations into an integrated, coherent, comprehensive framework with sufficient detail to guide all affected interests". The OMB identified the need for a secondary plan to "come to terms with the activities, role and functions and land use ramifications of CN Rail and its affiliates within the district" and to address the feasibility of continuing industry in the area based on the tests for the redesignation of industrial lands as set out in the Etobicoke Official Plan.

In December of 1999, the firm of Macaulay Shiomi Howson Ltd. was hired to undertake the New Toronto Secondary Plan Study. The study is divided into three phases: Phase I – "Background Review and Analysis"; Phase II – "Option Review" and Phase III - "Secondary Plan Development." To date, Phase I of the study has been completed, while Phase II is nearing completion.

The Phase I "Background Study" report included a review and analysis of key factors affecting land use development in the New Toronto area:

- (a) The Land Use and Policy Issues section of the Background Study report identifies the policy context for the development of the secondary plan including a review of the OMB's decision on the CGT application; the policies contained within the Official Plans for the former Municipality of Metropolitan Toronto and the former City of Etobicoke; the Environmental Protection Act; the Ministry of Environment's Guidelines for sensitive land uses; the South Etobicoke Regeneration Action Plan and the Toronto Plan Directions Report Toronto at the Crossroads: Shaping our Future;
- (b) The Economic analysis section of the Background study provides information with respect to the economic trends in South Etobicoke and the New Toronto Study area and identifies economic opportunities and constraints for the area;
- (c) The Transportation Analysis reviews the regional and local vehicular transportation system; examines how the current transportation systems in the New Toronto Area currently function and identifies major long term planned system improvements which have implications for the study area;
- (d) The Servicing section briefly reviews the water supply and distribution system, as well as the sanitary sewer system and notes that the adequacy of the systems would have to be determined based on the future land uses proposed for the area, while storm drainage would have to be addressed by developers; and,

- (e) The Environmental section includes a review of: Environmental Soil and Groundwater; Noise; and Air Quality. The Environmental Soil and Groundwater Review section identifies the need for an assessment of soils and the development of a remediation action plan in accordance with Ministry of Environmental Guidelines for the use of Contaminated Sites in Ontario for any new development. The Noise Study identifies the need to give careful consideration to existing guidelines through noise assessments prior to the designation of residential uses given the existing industrial development and the potential increases in activity in both CN and VIA operations. The Air Quality analysis reveals that the local air shed is at or near capacity for primary and secondary pollutants for certain periods of the year and that local industrial uses do not need to aggravate a poor air quality situation and that the introduction of light industry would not add substantially to the Study Area air quality burden. The main air quality concern identified in permitting residential development in the area is the exposure to odours and high particulate matter levels from local industry.

A set of opportunities and constraints to development in the study area were then developed based on this background analysis (see Attachment No. 5). The analysis demonstrated the difficulties inherent in redevelopment of the New Toronto area and in particular the environmental constraints with respect to residential development and the limited potential for employment uses from a financial feasibility/marketability perspective.

The findings of the “Background Study” were then used to develop land use options for the New Toronto Secondary Plan area. The overall policy context for the study area is being derived from the Provincial Policy Statement, the Official Plans of the former Municipality of Metropolitan Toronto, the City of Etobicoke and the new Toronto Official Plan Directions Report. The options developed for the Secondary Plan would reflect certain policy directions including:

- (i) Ensuring that development and land use patterns which may cause environmental or public health and safety concerns are avoided and requiring studies prior to development where there are concerns with land, water, air quality, noise, vibration and safety;
- (ii) Protection of significant transportation corridors and infrastructure facilities and significant built heritage resources; and,
- (iii) Requirement for the restoration of contaminated sites prior to redevelopment.

Development Scenarios

Two land use options were developed based on the analysis undertaken in the Background Report and the general policy directions: Option 1: “Employment Focus” (see Attachment No. 3 - Map 3) and Option 2 “Residential/ Employment Mix” (see Attachment No. 4 - Map 4).

The two land use options share a number of common land use designations. In both scenarios, the lands south of Birmingham Street would be designated “Transitional”, recognizing the existing industrial uses, while at the same time allowing for the conversion to other industrial or employment/residential uses that are more compatible with the abutting residential uses to the

east and south. The lands at 411 Kipling Avenue (Waddington Development Corp.) would be designated “Commercial/Residential” strip to permit commercial, as well as medium density residential uses. The residential development on Toffee Court and Sixth Street would be designated “Existing Residential” with special policies to recognize and protect these communities. Redevelopment of large portions of these areas for employment uses would also be permitted. Finally, the north side of Birmingham Street between Islington Avenue and the Crown Cork and Seal site and along the west side of Royal York Road would be designated “Commercial/Residential” to recognize existing uses and permit similar new development.

In Option 1, the remaining areas would be designated as “Employment”, permitting a full range of non-residential uses including institutional (other than sensitive land uses such as schools), commercial, office, recreation and industrial. Large scale commercial uses would be required to submit a market study to ensure that there is no significant impact on the Lakeshore Commercial Area.

Under Option 2, the lands along the north side of New Toronto Street, as well as the Crown Cork and Seal, Dover and Campbell’s Soup sites would be designated for Employment uses similar to Option 1. However, the lands along the south side of New Toronto Street, west of Toffee Court, would be designated to permit “Light Employment” (i.e. office, commercial, light industry) that would be compatible with abutting residential. The “Light Employment” uses would also serve as a buffer between the CN Rail Yard and proposed residential uses south of New Toronto Street. The Danbel site and other existing industrial uses north of Birmingham Street between 15th and 13th Streets would be designated “Transitional” to recognize the existing industrial use and provide the potential for development for a range of other uses including residential subject to environmental constraints. The remaining lands would be designated residential provided that this use were demonstrated to be appropriate through detailed environmental studies. It is estimated that the Option 1 would produce approximately 1,300 to 1,700 jobs, while Option 2 would result in approximately 900 to 1,500 jobs and 2,000 new residents.

A set of evaluation measures were developed to assess the appropriateness of each option (see Attachment No. 6). The Phase II, “Policy Directions and Land Use Options” report sets out in detail the application of the evaluation measures to Land Use Options 1 and 2 (see Attachment No. 7). It is important to note that the evaluation measures were not weighted and the evaluation was intended to provide a basis for discussion among all the participants in the study process which would lead to the development of the future planning area. The evaluation of both options indicated that they both deserved consideration.

In the case of Option 1, “Employment Focus”, it was found to provide the best opportunity to resolve environmental and land use compatibility concerns with development in the Secondary Plan Area. It also reinforces the stability of the existing employment uses in the area. However, there is still an issue with respect to the actual potential for the development of the vacant “brownfield” lands for employment uses. This uncertainty relates to the financial feasibility/marketability of such development, but also to the limitation on the form and type of permitted development because of the proximity to existing residential uses. Simply stated, the benefits of this option cannot be achieved unless it can be implemented.

With respect to Option 2, it appears to have the potential for implementation based on the current market demand for housing within the City. However, uncertainty arises with respect to the physical and financial feasibility of developing lands because of the environmental constraints. The difficulty resolving these matters was clearly illustrated in the OMB hearing with respect to the CGT lands. Further, with the potential for increased activity at CN's Mimico Yard, and possibly VIA, the difficulty of resolving the environmental constraints has increased since the CGT hearing. Finally, the market would appear to be most attractive for ground – related family housing for which environmental mitigation is more difficult.

Public Participation

Two committees were struck at the beginning of the process to provide input into the study. The Technical Steering Committee is comprised of City staff with various technical expertise. The primary role of this committee is to provide technical input into the study and it is intended that they will evaluate and comment on the feasibility of the land use scenario developed during the next stage of the study.

The Stakeholders Liaison Committee is comprised of major landowners and other interests in the area and includes representatives from: CN Rail; the South Etobicoke Industrial Employers Association (SEIEA); Ivaco, Lakeshore Planning Council; Lakeshore Ratepayers Association; Long Branch Business Association; Lakeshore Village Merchants (BIA), Lake Shore Multi Service Project (LAMP), and 1402249 Ontario Ltd. This committee provides the major interests in the study area with direct input into the study process.

To date, two Public Meetings/Open Houses have been held to discuss the study's findings. The first meeting was held on May 25, 2000 at Lakeshore Collegiate Institute to introduce the public to the study and present the findings of the Phase I "Background Study". The second meeting was held on December 12, 2000 to present the Phase II, "Policy Directions and Land Use Options" report and present the two options. Staff asked for comments on the Policy Directions Report by January 19, 2001. The comments received are summarized in Attachment No. 8

Further Discussions

Staff had targeted the February meeting of Etobicoke Community Council to bring forward a recommended land use option for the New Toronto Secondary Plan Area. However, the Phase II Report, "Policy Directions & Land Use Options" identified a number of significant issues with both land use options that staff feel should be addressed further before recommending a preferred option. The recommended option would then serve as the basis for the preparing the secondary plan in the third and final phase of the New Toronto Secondary Plan Study.

With respect to Option 1: Employment Focus, the Policy Directions Report notes that the City and the stakeholders in the New Toronto area will have to make a commitment to reduce the uncertainty related to the financial feasibility/marketability of employment uses in the area. In its submission, SEIEA recognized that Option 1 will "require some initiatives on the part of those other than the landowners...". CN also strongly supports the Option 1 Scenario. Staff would like the opportunity to hold further discussions with SEIEA, CN Rail and other

stakeholders to identify measures that they may be prepared to take in advancing the employment uses. Any information gained through these discussions may assist staff in implementing the employment uses identified in both land use Options 1 and 2.

In 1999, the City's Economic Development Department, in partnership with Human Resource Development Canada, initiated the South Etobicoke Regeneration Project to examine ways of regenerating re-investment within South Etobicoke. The Regeneration Project has developed a strategic re-investment plan which has led to the creation of work groups to target and meet re-investment objectives. In January, the Business Attraction and Retention Workgroup initiated an Employment Cluster Capacity Study to identify emerging clusters in South Etobicoke and develop a targeted action plan to encourage re-investment in South Etobicoke. In early February, GHK International, the consultants undertaking the Cluster Study, will be presenting the results of Phase 2 of their study which will identify dominant and emerging clusters. Staff feel it is important to review this phase of the Cluster Study, as the "Toronto Competes" report has identified the importance of cluster activity to the City's future growth and competitiveness. The Clusters study may provide important information that could assist in the implementation of the employment designations in land use Options 1 and 2.

In addition to holding discussions with the major interests in the New Toronto area, staff would also like to meet with representatives of the City's other Departments to determine other initiatives which may be available in furthering either of the two land use options.

There are a number of issues concerning Land Use Option 2 that have to be addressed with respect to its implementation. In response to staffs' requests for comments on the Policy Directions report, Mr. Toni Varone, the current owner of the former Canadian General Tower site, has submitted a concept plan for his lands, the properties on the north side of Birmingham Street between 13th and 15th Streets and the Ivaco and Danbel sites. The plan shows a total of 934 residential units, a school site, a park and a commercial land use area. Mr. Varone's plan also contains an "employment" area along the northern portion of his and Ivaco's lands consisting of a 70 foot high building/wall which is designed to buffer the proposed residential uses to the south of New Toronto Street from the CN rail yards. Staff have a number of major concerns with Mr. Varone's concept plan. In its 1998 decision on the Canadian General Tower site application, the Ontario Municipal Board identified the need for a comprehensive secondary plan to provide the framework to guide redevelopment in the New Toronto area. Mr. Varone has apprised staff of his ongoing efforts to purchase all the properties between 13th and 15th Streets on the north side of Birmingham Street. However, Mr. Varone's concept plan would also require him to purchase one or both of the other two sites or have some agreement between all parties. As Ivaco or any of its representatives chose not to respond to staff's request for comments on the "Policy Directions and Land Use Options" report, staff are uncertain as to Ivaco's intentions for its lands at this time.

Should Option 2 be chosen as the preferred land use option, staff would also have to address a number of issues, such as the number and mix of units and establish a set of urban design guidelines, incorporating features such as the street layout, blocks and open space as well as the proposed buffering along New Toronto Street, before assessing any concept plans like the one proposed by Mr. Varone.

Another major concern with respect to the proposed residential lands is the need for a detailed environmental analysis with respect to noise, air and soil contamination and the process to be followed in that regard. The Ivaco site in particular is a concern because of the lack of information about the level of soil contamination. As there has been no information provided by the owners or their representatives it is impossible to assess the appropriateness of their lands for certain uses. Prior to the conversion of all of these lands to residential uses a detailed technical analysis will be required to demonstrate that this form of development can be carried out in keeping with environmental constraints.

Further, while staff have received a letter from Mr. Robert Hamilton, (President, Greiner-Pacaud/Hamilton Management Inc.), expressing an interest in the Danbel site, staff would like to have further discussions with Mr. Hamilton on his intentions for the site.

There are also number of other issues that have been raised in the submissions that staff would like to address with the different land owners before reporting back to Council with a preferred land use option. Staff anticipate reporting back to the April meeting of Community Council.

The Toronto Plan Directions Report recognizes the significant role that large vacant parcels of land can play as “Re-investment Areas” for either housing and/or employment in meeting the City’s primary goal of “great living in a great city”. As the New Toronto area represents a sizeable area of the City comprising over 300 acres (of which over 70 acres is currently vacant), staff feel its redevelopment is of City wide interest and is therefore recommending that this report be forwarded to Planning and Transportation Committee.

Conclusions:

With the assistance of the City’s consultant, Elizabeth Howson, City staff have made progress in identifying two potential land use options for the New Toronto Secondary Plan that move us closer to achieving the City’s goal of “great living in a great city” for the New Toronto area. However, the Phase II report “Policy Directions and Land Use Options” has identified a number of issues and concerns with each of the two potential options. Staff feel that further discussions over the next month with the various interests may assist the City in resolving some of the concerns raised in their submissions and identifying a preferred land use option for the New Toronto Area. Staff feel that, given the role that the New Toronto area can play in helping the City achieve its re-investment goals, the new Toronto Secondary Plan study is of City wide interest and that this report should be forwarded to Planning and Transportation Committee.

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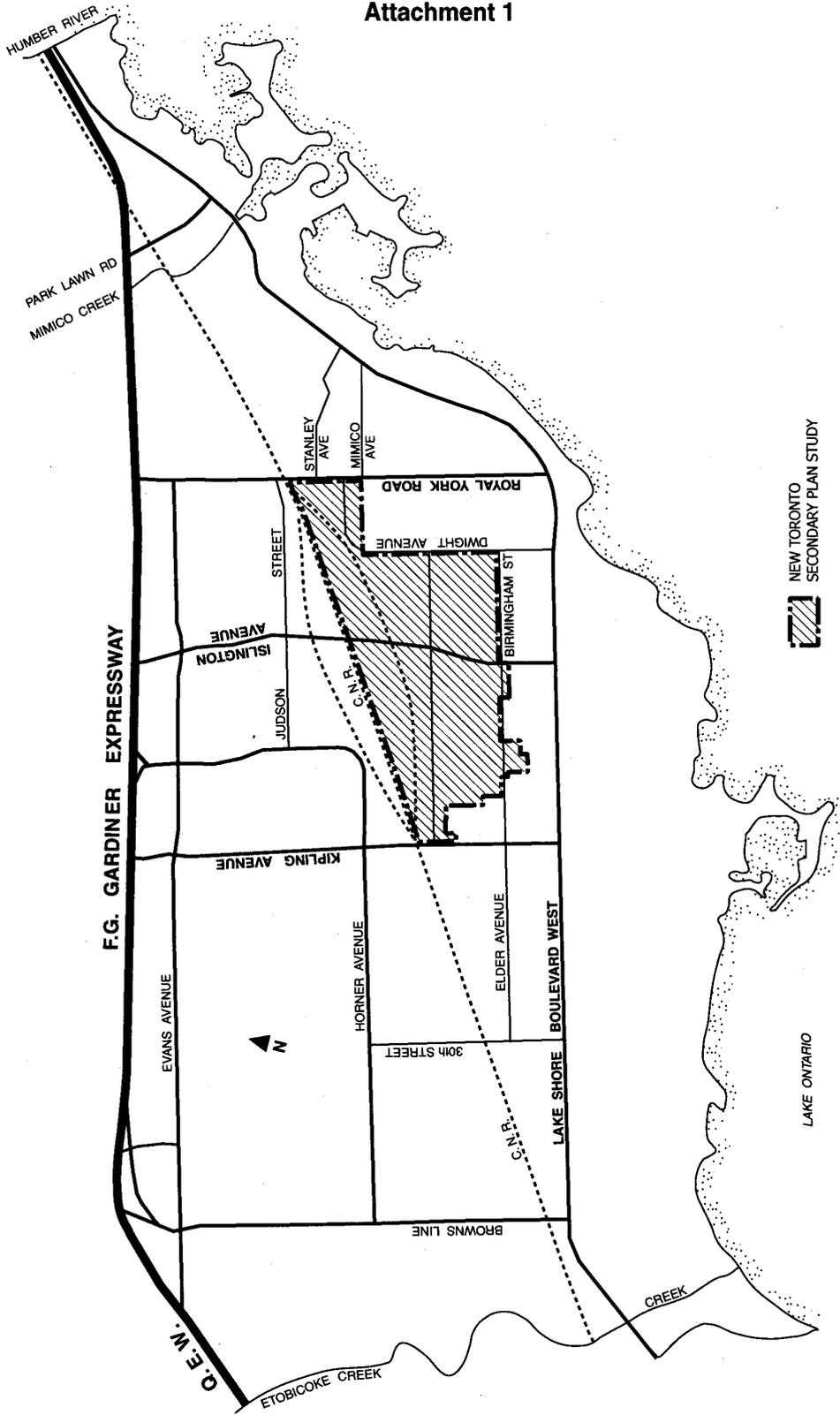
Gary Wright, MCIP, RPP
Director, Community Planning
West District

List of Attachments:

- Attachment No. 1 – Map 1 – New Toronto Secondary Plan Study – Study Area
- Attachment No. 2 – Map 2 – New Toronto Secondary Plan Study – Major Land Ownership
- Attachment No. 3 – Map 3 – New Toronto Secondary Plan Study – Land Use Option 1 –
Employment Focus
- Attachment No. 4 – Map 4 – New Toronto Secondary Plan Study – Land Use Option 2 –
Residential/Employment Mix
- Attachment No. 5 – Option Development: Opportunities and Constraints
- Attachment No. 6 – Option Evaluation Criteria and Measures
- Attachment No. 7 – Area Option Evaluation
- Attachment No. 8 – Public Submissions

**MAP 1 - New Toronto Secondary Plan Study
Study Area**

Attachment 1

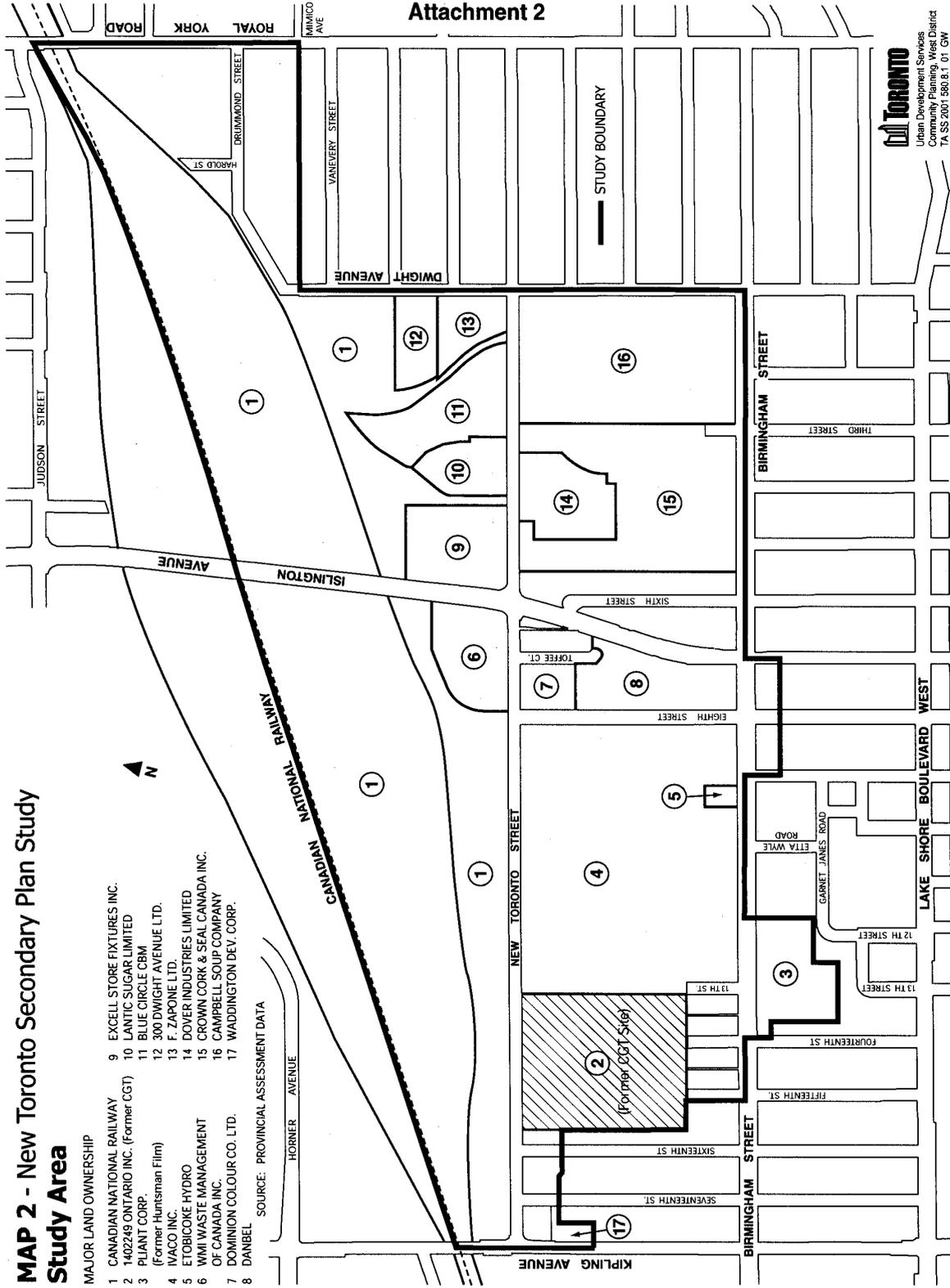


MAP 2 - New Toronto Secondary Plan Study Study Area

MAJOR LAND OWNERSHIP

- 1 CANADIAN NATIONAL RAILWAY
- 2 1402249 ONTARIO INC. (Former CGT)
- 3 PLANT CORP. (Former Huntsman Film)
- 4 IVACO INC.
- 5 ETOBICOKE HYDRO
- 6 WMI WASTE MANAGEMENT OF CANADA INC.
- 7 DOMINION COLOUR CO. LTD.
- 8 DANBEL
- 9 EXCELL STORE FIXTURES INC.
- 10 LANTIC SUGAR LIMITED
- 11 BLUE CIRCLE CBM
- 12 300 DWIGHT AVENUE LTD.
- 13 F. ZAPONE LTD.
- 14 DOVER INDUSTRIES LIMITED
- 15 CROWN CORK & SEAL CANADA INC.
- 16 CAMPBELL SOUP COMPANY
- 17 WADDINGTON DEV. CORP.

SOURCE: PROVINCIAL ASSESSMENT DATA



Attachment 2



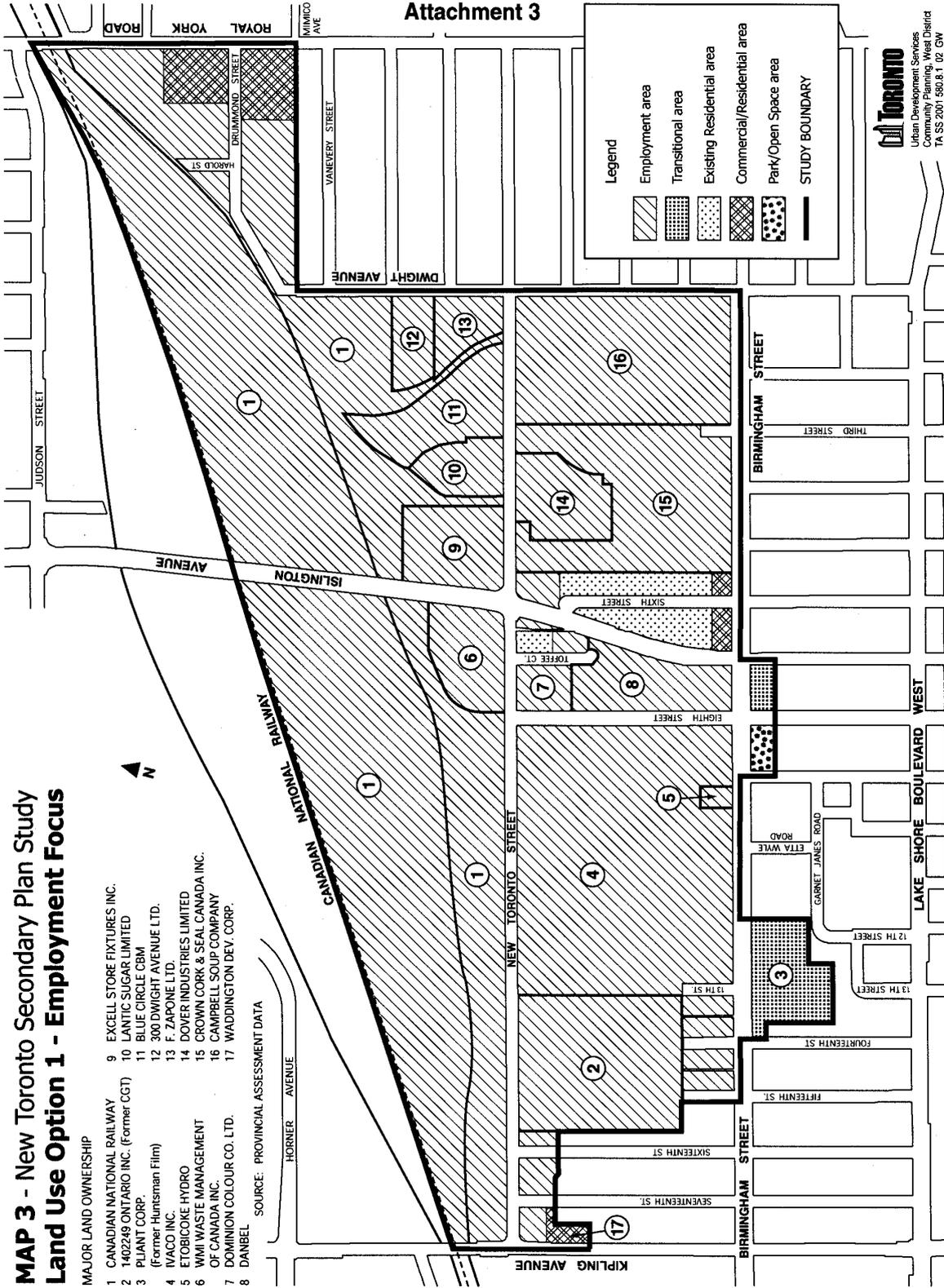
Urban Development Services
Community Planning, West District
TA SS 2007 580.8.1 01 GW

MAP 3 - New Toronto Secondary Plan Study Land Use Option 1 - Employment Focus

MAJOR LAND OWNERSHIP

- 1 CANADIAN NATIONAL RAILWAY
- 2 1402249 ONTARIO INC. (Former CGT)
- 3 PLANT CORP. (Former Huntsman Film)
- 4 IVACO INC.
- 5 ETORICKE HYDRO
- 6 WIMI WASTE MANAGEMENT OF CANADA INC.
- 7 DOMINION COLOUR CO. LTD.
- 8 DANBEL
- 9 EXCELL STORE FIXTURES INC.
- 10 LANTIC SUGAR LIMITED
- 11 BLUE CIRCLE CBM
- 12 300 DWIGHT AVENUE LTD.
- 13 F. ZAPONE LTD.
- 14 DOVER INDUSTRIES LIMITED
- 15 CROWN CORK & SEAL CANADA INC.
- 16 CAMPBELL SOUP COMPANY
- 17 WADDINGTON DEV. CORP.

SOURCE: PROVINCIAL ASSESSMENT DATA



Attachment 3



Urban Development Services
Community Planning District
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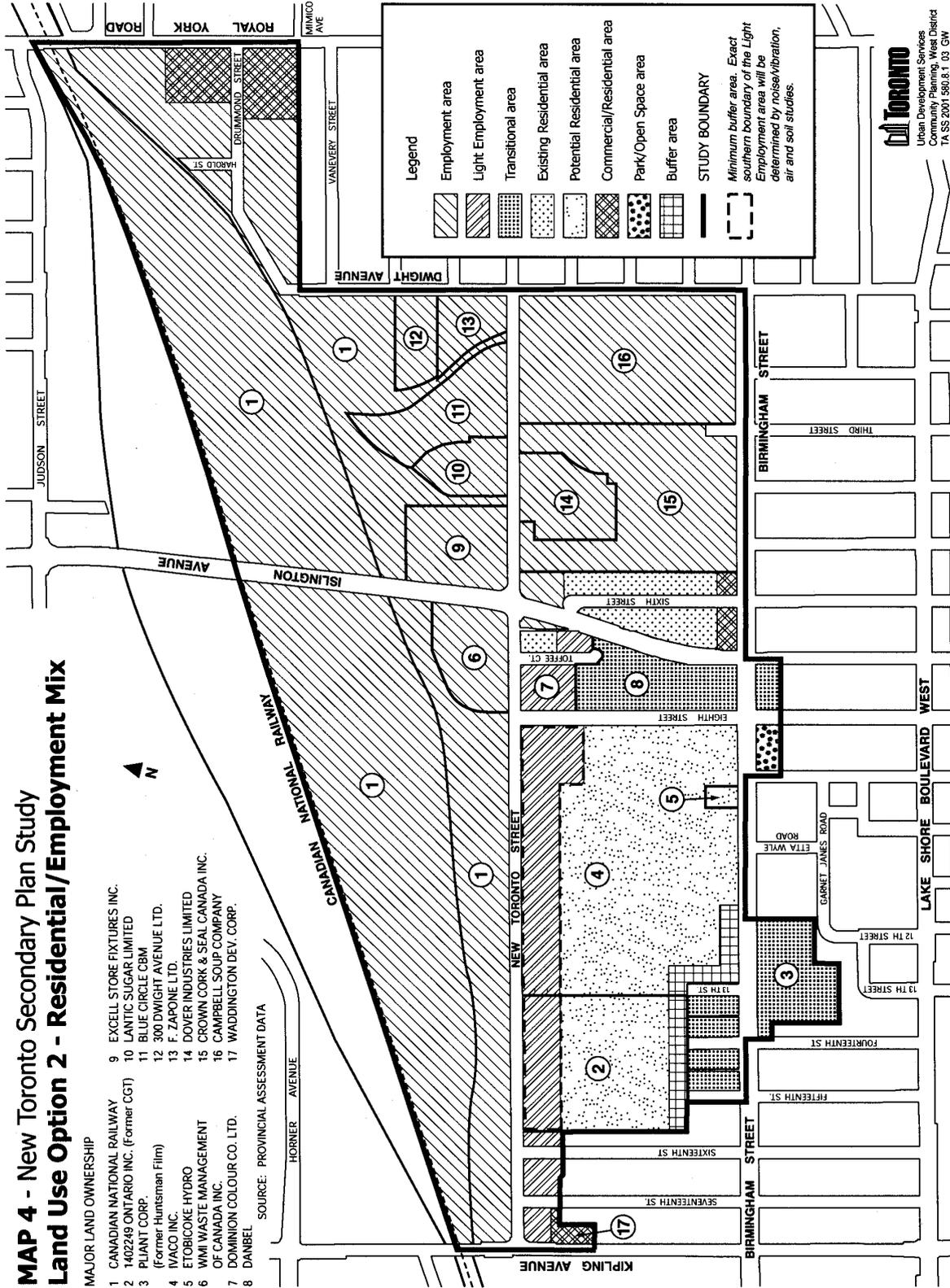
Attachment 4

MAP 4 - New Toronto Secondary Plan Study Land Use Option 2 - Residential/Employment Mix

MAJOR LAND OWNERSHIP

- 1 CANADIAN NATIONAL RAILWAY
- 2 1402249 ONTARIO INC. (Former CGT)
- 3 PLIANT CORP. (Former Huntsman Film)
- 4 IVACO INC.
- 5 ETOBICOKE HYDRO
- 6 WMI WASTE MANAGEMENT OF CANADA INC.
- 7 DOMINION COLOUR CO. LTD.
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SOURCE: PROVINCIAL ASSESSMENT DATA



Attachment No. 5

Summary: Opportunities and Constraints			
Factor	Oppor tunity/ Const raint	Residential Development	Employment Development
1.Transportation System	Opp. / Con.	No Constraints	No Constraints
2.Accessibility	Opp.	Provides good access for residents to employment areas and services via expressways, arterial roads and transit	i) Provides good expressway access to entire GTA, including airport and downtown, which is crucial for manufacturing and distribution firms and for the clients of certain firms. ii) Provides good expressway and transit access which is desirable to attract labour. iii)Local roads designed to handle truck traffic. iv)Provides rail access
	Con.	Existing truck traffic impacts on residential development	
3.Servicing	Opp.		Sewer and water services can accommodate development permitted by existing land use designations.
	Con.	Capability of sewer and water systems to accommodate residential development must be assessed.	
4.Soils	Opp.	Residential development may be better able to finance site-clean up costs.	Employment clean-up could be less significant than for residential uses and less costly remediation may off-set lower revenues from employment development.

Summary: Opportunities and Constraints			
Factor	Opportunity/ Constraint	Residential Development	Employment Development
	Con.	Significant clean-up could be anticipated for residential uses and clean-up generally more costly than for employment uses.	Despite lower clean-up costs, financial returns may still not be sufficient to provide an opportunity for employment uses.
5. Noise	Opp.		Existing and new employment uses will be required to consider the presence of Noise Sensitive Areas in any development plans or changes to their operations. However, the restrictions would appear to be more limited than the remediation required for residential development.
	Con.	i) Any new residential development will require noise mitigation measures in accordance with MOE Guidelines. ii) Even with controls on-going conflicts may be created.	Restrictions on noise of operations because of proximity to residential uses may cause new businesses not to locate in the area at all or in specific portions of the area or to choose to leave the area if already located there.
6. Air Quality	Opp.		Introduction of new Class I or II industries does not need to aggravate a poor air quality situation, and employers/ees less sensitive to odours.
	Con.	i) Exposure to outdoor odours and high particulate matter a concern, as well as pollutants as a result of an industrial fire. Any new residential development will require an assessment of this issue. ii) Even with controls on-going conflicts may be created.	Restrictions on air quality because of proximity to residential uses may cause new businesses not to locate in the area at all or in specific portions of the area or to choose to leave the area if already located there.

Summary: Opportunities and Constraints			
Factor	Opportunity/ Constraint	Residential Development	Employment Development
7.Existing Residential Uses in or adjacent to Study Area	Opp.	<p>i) Existing residential provides a framework for the extension of such development.</p> <p>ii) Extension of residential will allow efficient use of existing infrastructure and programs and cost-effective extension of such infrastructure and programs.</p>	Existing residential provides an opportunity for employment uses which serve the local community (e.g. services, institutional)
	Con.		<p>i)Affect day-to day operations of existing businesses, requiring adaptations on both the part of the businesses and the residents.</p> <p>ii)Existing industries fear that new residents will not be as accommodating leading to more constraints.</p> <p>iii) Firms today are unlikely to choose to build a new manufacturing or distribution facility on a site which directly abuts existing residential development.</p>
8. Visual and Nuisance Characteristics of Existing Business	Opp.		
	Con.	Many existing businesses are unattractive, and/or generate nuisance effects (e.g. truck traffic, noise, odour)which limits marketability of parts of Study Area for new residential development.	Many existing businesses are unattractive and/or generate nuisance effects, which limits marketability of parts of Study Area for businesses which seek a more attractive or prestigious business environment.

Summary: Opportunities and Constraints			
Factor	Opportunity/ Constraint	Residential Development	Employment Development
9. Vacant, Serviced Land	Opp.	Large amount of vacant, fully serviced land which offers opportunities that smaller redevelopment sites cannot, including opportunities for comprehensive land use planning and ground-related housing.	Large amount of vacant, fully serviced land which offers opportunities that smaller redevelopment sites cannot, including opportunities for comprehensive land use planning and a wide range of employment uses.
	Con.	Land area may still be insufficient to provide adequate buffering for noise and air quality.	Use of some sites may be still be limited by need for provision of buffering for existing residential uses.
10. Industrial Area Location	Opp.		Part of a healthy, larger industrial area that is important to the City=s economy.
	Con.		Economic decline of this area suggests its problems related to circumstances specific to the smaller area.
11. Housing Market	Opp.	Current market conditions strong and local area has proven an attractive location for lower density, family oriented housing in the past.	
	Con.	The Study Area does not appear to be a particularly attractive area for high density housing relative to other redevelopment areas in the City.	
12. Proximity to Rail Lands	Opp.		i) Impacts on industrial uses are minimal other than visual impacts noted above. ii) Potential to use rail for transportation if desired.

Summary: Opportunities and Constraints			
Factor	Opportunity/ Constraint	Residential Development	Employment Development
13. Status of former Metro Plan and City of Etobicoke Official Plan	Opp.	Metro Plan and the Etobicoke Official Plan establish criteria for the redesignation of Industrial lands.	The majority of the Study Area has an approved Industrial designation in the Etobicoke Official Plan, while Metro Plan identifies it as part of an Industrial/Employment Area. The only lands referred to the Board are Arrowhead and Continental Can, with certain other lands deferred, most of which are AResidential@. Lands which are referred also designated AIndustrial@ in previous City Plan.
	Con.	The majority of the Study Area has an approved Industrial designation in the Etobicoke Official Plan, while Metro Plan identifies it as part of an Industrial/Employment Area. The only lands referred to the Board are Arrowhead and Continental Can, with certain other lands deferred, most of which are AResidential@.	

Attachment No. 6

Evaluation Criteria and Measures		
Criteria	Measures	Source
1. Land Use Compatibility	<p>i) Rail yard (a stationary noise source/Class III industrial use) and sensitive land uses can be appropriately designed, buffered and/or separated in accordance with MOE Guidelines</p> <p>ii) Rail corridor and sensitive land uses can be appropriately designed, buffered and/or separated in accordance with MOE Guidelines</p> <p>iii) Industrial uses and sensitive land uses can be appropriately designed, buffered and/or separated in accordance with MOE Guidelines.</p> <p>iv) Roads (or other sources of vehicular noise) and sensitive land uses can be appropriately designed, buffered and/or separated from in accordance with MOE Guidelines</p> <p>iv) Contaminated sites can be restored prior to any activity on the site such that there will be no adverse effect.</p> <p>v) The quality and quantity of ground and surface water can be protected and enhanced.</p> <p>vi) Air quality Considerations</p>	<p>Provincial Policy Statement - 1.1 f), 1.1.3 g), 2.4 and 3.2.2.</p> <p>Metro Plan - 2.2.2 39 b), 2.2.2 40 b), 3.5</p> <p>Etobicoke Official Plan - 4.7.6 and 4.7.10 a) and e), 6.5 and 6.6</p>
2. Potential for redevelopment, intensification and revitalization of Secondary Plan Area.	<p>i) Land Needs (An adequate supply of land is to be retained to meet the long term needs of business/A major reduction in the area of the identified Metropolitan Industrial/Employment Area will not result in an insufficient supply of land remaining in such areas to meet Metro Toronto's economic demands for industrial/employment land/ the site no longer suitable exclusively for industrial uses or other employment uses/increase supply of housing through a range of approaches including redevelopment of obsolete industrial lands)</p> <p>ii) Financial Feasibility/Marketability</p>	<p>Provincial Policy Statement - 1.1.2 a), c) and e) and 1.2</p> <p>Metro Plan - 2.2.2.39 d) and 2.2.2.40 c) and 3.2.1.122</p> <p>Etobicoke Official Plan - 2.3.8-2.3.11, 2.2.8 and 2.2.9, 4.7.8, 4.7.9 a) and 4.7.10 b).</p>
3. Relationship to existing industrial development	<p>i) Redesignation will foster similar redesignation applications on adjacent lands</p> <p>ii) Remaining industrial lands can still function as a viable industrial area/Will not result in small pockets of employment sites or the isolation or disruption of existing economically viable industrial uses/site is located on the periphery of the Metropolitan Industrial/Employment Area</p> <p>iii) Provides new logical coherent land use boundary and transition between new land use and the remainder of the industrial designation/Proposed use is compatible with adjacent uses outside the Metropolitan Industrial/Employment Area or other uses in the remaining Metropolitan Industrial/Employment Area</p> <p>iv) the site is no longer suitable exclusively for industrial uses or a broad range of employment uses</p>	<p>Metro Plan 2.2.2.39 a) and b) and c) and 2.2.2.40 a) and b)</p> <p>Etobicoke Official Plan - 4.7.9 b) and c) and 4.7.10 a)</p>

Evaluation Criteria and Measures		
Criteria	Measures	Source
4. Other Employment Development Considerations	Support for Lakeshore retail strip and other existing local businesses.	Metro Plan - 2.1.1.8 Etobicoke Official Plan - 2.3.13, 4.4
5. Fiscal Impact	Cost of servicing new development or redevelopment (hard services attributed to specific development, soft and hard service cost impacts which result from cumulative effect) shall be borne by that development or redevelopment.	Etobicoke Official Plan - 11.20
6. Infrastructure	i) Sewer and Water ii) Transportation iii) Stormwater Management	Metro Plan - 2.4, 2.5 Etobicoke Official Plan - 8
7. Residential Development Considerations	<ul style="list-style-type: none"> i) Proximity of site to retail facilities or to other Medium or High Density Residential designations. ii) Adequacy of local social and educational services; iii) Level of accessibility and the proximity of the site to collector roads, arterial roads, transit and expressways, and the capacity of those facilities; iv) The suitability of the site in terms of size and shape to accommodate the proposed density, including on-site parking, appropriate landscaped open space and recreational facilities. v) The desire to provide a range of dwelling types and building heights on sites over 1 ha; vi) The effect of increased traffic, so that no undue adverse impacts are created for local residential streets; vii) The effect of the height and form of development so that no undue adverse impacts in terms of overshadowing or loss of amenity are created for existing residential buildings on site, and for neighbouring residential uses; viii) The relationship of the site to nearby low density residential uses, if any, in view of the desire to provide a gradual transition in height and density wherever possible, or other buffering measures; ix) The degree to which the site is proximate or exposed to significant open space amenities such as valleylands or waterfront; x) The ability to meet the housing targets of the Official Plan 25% affordable and ratio of 60% ownership/40% rental. 14,000 units through intensification xi) the desire to stay in the population ranges outlined in Sections 2.2.1 and 2.2.2 which establishes a population for the South Housing District of 50-72,000 persons; xii) The ability of the proposal to address crime prevention and personal safety through urban design xiii) redesignation for residential purposes will result in the creation of residential areas which are viable and integrated with an existing residential area 	<p>Metro Plan - 2.2.2.39 c)</p> <p>Etobicoke Official Plan - 4.2.19</p>

Attachment No. 7

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
Criteria 1: Land Use Compatibility		
i) Rail yard (a stationary noise source/Class III industrial use) and sensitive land uses can be appropriately designed, buffered and/or separated in accordance with MOE Guidelines.	Provides maximum possible separation distance between CN Rail Yard and sensitive land uses given configuration of existing residential development.	Provides for a reduced distance separation between the Rail Yard and sensitive lands uses because of the introduction of the potential for new residential development west of Islington. Resolution of environmental constraints will have to be achieved through design of development and may not completely conform to MOE Guidelines. Maximum distance separation is maintained east of Islington.
ii) Rail corridor and sensitive land uses can be appropriately designed, buffered and/or separated in accordance with MOE Guidelines	Provides maximum possible separation distance between rail corridor and sensitive land uses given configuration of existing residential development	Provides for a reduced distance separation between the corridor and sensitive lands uses because of the introduction of the potential for new residential development west of Islington. Resolution of environmental constraints will have to be achieved through design of development but should be able to conform to MOE Guidelines. Maximum distance separation is maintained east of Islington.
iii) Industrial uses and sensitive land uses can be appropriately designed, buffered and/or separated in accordance with MOE Guidelines.	Provides maximum possible separation distance between existing industrial land uses and sensitive land uses given configuration of existing residential development. However, new industrial uses adjacent to existing residential uses will have to provide environmental controls.	Provides for a reduced distance separation between existing industrial uses and sensitive land uses because of the introduction of the potential for new residential development west of Islington. Resolution of environmental constraints will have to be achieved through design of residential development. There is potential to conform to MOE Guidelines. Maximum distance separation is maintained east of Islington.
Criteria 1: Land Use Compatibility		
iv) Roads (or other sources of vehicular noise) and sensitive land uses can be appropriately designed, buffered and/or separated in accordance	Noise impacts from roads very limited because majority of new development will be employment uses.	Noise impacts from roads limited because majority of new development abutting roads, will be employment uses. Only exception is Birmingham St. west of Islington where studies would be required to establish any required mitigation.

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
with MOE Guidelines		
iv) Contaminated sites can be remediated prior to any activity on the site such that there will be no adverse effect.	There is no indication in the available background information that there would be any difficulty cleaning sites up to a standard suitable for employment uses.	The City has been advised that the CGT site will be cleaned up to residential standards. However, the exact status of the Arrowhead site is not known. It is understood that it may not be feasible to clean portions of it up to residential standards.
v) The quality and quantity of ground and surface water can be protected and enhanced.	Regardless of the type of development, the City will require the preparation of a stormwater management plan for any development. Such a plan will be designed to protect and enhance the quality and quantity of ground and surface water in accordance with Provincial guidelines. Further, controls on discharges from employment uses should ensure that there are no further impacts on the quality of the ground and surface water.	
vi) Air quality considerations	The addition of new employment uses does not need to aggravate a poor air quality situation given current standards. In addition, employers and employees will not be as sensitive to odour impacts as residents.	The addition of new residential uses is a concern because of exposure, particularly outdoors, to odours and high particulate levels. Toxic air pollutants can also be generated from an industrial fire or a chemical spill.

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
Criteria 2: Potential for redevelopment, intensification and revitalization of Secondary Plan Area		
ii) Financial Feasibility/Marketability	<p>Review of case studies and other background information have indicated that it is extremely difficult to market Abrownfields≅ lands for employment uses where there are no existing buildings as is the case with the CGT, Ivaco, Crown Cork and Seal, Zappone and Blue Circle CBM lands. However, City staff report interest shown in the Crown and Blue Circle lands for employment uses. However, a detailed implementation plan, including a financial commitment by the City, would be required to allow for the redevelopment of the vacant lands for employment uses. Such a plan is an underlying assumption of this Option. A concentrated effort to provide financial incentives and market the Study Area. will be required. Nevertheless, it may still not be possible to find employment uses which are interested in all the available land.</p>	<p>There has been substantial interest shown in the CGT and Arrowhead lands for residential uses, despite the constraints on their use because of the proximity to industrial uses and the designation of the CGT lands for industrial. At the same time, there has been interest shown in the lands to the east of Islington for employment uses. This option appears to best reflect the current market direction, although the marketability of the light employment uses south of New Toronto St. may be limited.</p>

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
Criteria 3: Relationship to existing industrial development		
i)Redesignation will foster similar redesignation applications on adjacent lands.	Confirms the status quo, but will only be successful in reducing applications for redesignation if the vacant lands are developed.	New Toronto St. becomes the boundary between employment and non-employment uses west of Islington. The existing residential development west of Islington creates a firm boundary between employment and residential uses.
ii)Remaining industrial lands can still function as a viable industrial area/Will not result in small pockets of employment sites or the isolation or disruption of existing economically viable industrial uses/site is located on the periphery of the Metropolitan Industrial/Employment Area	Vacant lands are one indicator that area is not entirely viable. However, this option broadens the range of permitted employment uses, and provides maximum flexibility for existing industrial uses to function.	Site is located on periphery & area east of Islington should still function as viable industrial area. However, this option creates increased constraints on uses to west because it will further isolate Huntsman & industrial area to north of it; and mitigation may not be sufficient to protect existing uses (e.g. Dominion Colour) from complaints.
iii)Provides new logical coherent land use boundary and transition between new land use and the remainder of the industrial designation/Proposed use is compatible with adjacent uses outside the Metropolitan Industrial/Employment Area or other uses in the remaining Metropolitan Industrial/Employment Area.	Maintains status quo which reflects historical development of the area, although not a logical land use boundary. Any new uses must meet current environmental standards.	Reflects existing requests for redevelopment, and should provide for a better transition between the residential and employment uses than was the case in the past (e.g. when CGT and IVACO operating), but despite mitigation there will still be opportunities for conflicts because of proximity of residential and employment uses.
Criteria 4: Other Employment Development Considerations		
Support for Lakeshore retail strip and other existing local businesses.	All options will provide additional employees and/or residents who may shop in the area. However, any proposed large scale commercial uses would be subject to the submission of a market study to ensure there is no significant impact on the Lakeshore Commercial Area.	

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
Criteria 5: Fiscal Impact		
Cost of servicing new development or redevelopment (hard services attributed to specific development, soft and hard service cost impacts which result from cumulative effect) shall be borne by that development or redevelopment.	Clayton Research has advised that based on their experience, infill development will usually generate more than enough taxes and development charges to cover additional municipal costs because there is an existing framework of infrastructure and services to build on (e.g. Clayton=s fiscal impact study for the Daniels project found that it would generate sufficient property taxes to cover additional costs to the City). Further, although development for employment uses will usually generate a more significant financial surplus than residential development, this will only occur if the lands are developed for such uses (See discussion under Criteria 2 ii)above). Otherwise, such lands represent a financial drain because existing infrastructure and services are not being used efficiently.	
Criteria 5: Infrastructure		
i) Sewer and Water	Sewer and water systems can accommodate development permitted by existing land use designations.	Existing plant and trunk systems can accommodate the proposed level of development. Some upgrades to local systems may be required.
ii)Transportation	No constraints for any option. Benefits for all options.	
iii)Stormwater Management	Storm runoff is reviewed on a site by site basis and each new development(regardless of use) must conform to the runoff factor assigned to the property. No constraints for any option.	
Criteria 6: Other Residential Development Considerations		
i)Proximity of site to retail facilities or, for medium or high density development, to other Medium or High Density Residential designations.	Not Applicable No new residential development proposed.	New residential development immediately adjacent to Daniels development and close to Lakeshore Commercial Area.
ii)Adequacy of local social and educational services.		Limited additional residential development which can be accommodated by existing schools and parks
iii)Level of accessibility and the proximity of site to collector roads, arterial roads, transit and expressways, and the capacity of those facilities.		The transportation system does not create a constraint to development in this area. However, the impact of employment traffic on residential uses would have to be carefully reviewed.

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
Criteria 6: Other Residential Development Considerations		
iv)The suitability of the site in terms of size and shape to accommodate the proposed density, including on-site parking, appropriate landscaped open space and recreational facilities.		The size of the sites are such that no constraints with respect to size and shape are anticipated.
v)The desire to provide a range of dwelling types and building heights on sites over 1 ha.		Given the size of the lands available for development, there is no reason that this objective cannot be achieved.
vi)The effect of increased traffic, so that no undue adverse impacts are created for local streets.		Based on the traffic work to date no significant impacts are anticipated, however, traffic studies will be required for each development examine this and other issues. A particular focus would be the potential for conflict between residential development and truck traffic related to employment uses in the area.
vii)The effect of the height and form of development so that no undue adverse impacts in terms of overshadowing or loss of amenity are created for existing residential buildings on site and for neighbouring residential uses. viii) The relationship of the site to nearby low density residential uses, if any, in view of the desire to provide a gradual transition in height and density wherever possible, or other buffering measures.		All proposed residential development will have to be carefully reviewed with respect to this issue. However, given the size and configuration of the potential residential development sites, it is anticipated that an appropriate relationship between existing and proposed residential development can be created.

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
Criteria 6: Other Residential Development Considerations		
ix)The degree to which the site is proximate or exposed to significant open space amenities such as valleylands or waterfront;		The proposed residential lands are not directly proximate to significant open space amenities, however, they are relatively close to Lake Ontario (a view of the Lake could be obtained from buildings of more than three storeys) and parkland related to the Lake.
x)The ability to meet the housing targets of the former Etobicoke Official Plan which include provision of a mix of units and 25% affordable on each site. The Plan also encourages the provision of 14,000 units through intensification for former City as a whole to be met primarily in residential, retail and institutional designations, but also through redesignation of other lands.		All proposed residential development will have to be carefully reviewed with respect to this issue. However, given the size and configuration of the potential residential development sites, it is anticipated that the mix of units and percentage of affordable could be achieved. A residential development would also contribute to achievement of the intensification target, although the City is making progress toward this objective with 6,870 new dwelling units completed between 1991 and 1999 (Source: CMHC).
xi)The desire to stay in the population ranges outlined in Sections 2.2.1 and 2.2.2 which establishes a population for the South Housing District of 50-72,000 persons;		The proposed redevelopment for residential would not result in a significant increase in population such that the population targets would be exceeded given that the population of Etobicoke south of the QEW was 54,280 in the 1996 Census.
xii) The ability of the proposal to address crime prevention and personal safety through urban design		Given the size of the lands available for development, there is no reasons that this objective cannot be achieved.

New Toronto Secondary Plan Area Option Evaluation		
Measure	Option 1 Employment Focus	Option 2 Residential/ Employment Mix
xiii)Redesignation for residential purposes will result in the creation of residential areas which are viable and integrated with an existing residential area		Given the size of the lands available for development, there is no reason that this objective cannot be achieved.

Attachment No. 8

Summary of Public Submissions
1. Lorna Livey
AI am particularly interested in finding out about proposed development on Parcel 45 (Crown Cork & Seal) land.≡
2. Bryan Coleman
AAAs a home owner in the Aexisting residential area≡ on the east side of sixth street, above Birmingham Street, my concerns is to any plans for expropriation at any time in the future.≡
3. Ruth Grier
AOption 1 will be of most benefit to the existing community. However, as long as the possibility of residential development of industrial land persists their will be no likelihood of industrial or commercial interest. So lay to rest the residential option - the history of Daniels ought to be sufficient argument against it. Then make a commitment to a proactive effort by the City to improve and market the ind./commercial area. This could include acquisition and investment in infrastructure to create saleable parcels. It must also include maintenance of existing businesses.≡
4. No Name Given
AIIt seems that the City in their report does alot of wishful thinking. The questions and answers make it clear that there are missing present employment numbers, missing interim employment numbers. Attraction of business through incentives like ease of approval processes and the like seems too little too late. Industry has left. Did you study why?≡
5. Greiner-Pacaud/Hamilton Management Inc. (Robert Hamilton, President)
Has an interest in the (former) Noma Industries, (Danbel) property. AWith respect to the Urban Renaissance proposal, we would affirm support for the advancement of a viable alternative land use for these long- abandoned properties and would subscribe, in principal, to residential uses as such an alternative use (recognizing that a detailed design review will be required to finalize the form and density of such residential development). We would be most interested in participating in the ultimate design review process so as to co-ordinate such key elements as road locations, traffic access, and property parcelization, with our potential own redevelopment initiatives for the (former) Noma Industries lands.
6. L. Stewart Higgins, P. Eng, Higgins Engineering Limited on behalf of F. Zappone Ltd. the owners of the parcel located at the N.E. corner of New Toronto St. and Dwight Ave.

Summary of Public Submissions

Opposed to Employment Focus designation and would support a Residential designation. Purchased land for townhouses. Client's view that highest and best use is for expansion of residential neighbourhood. The industrial nature of the lands has been in decline for decades and, although several active businesses exist it is unlikely that new ones will be easily attracted. The City has already accepted this fact south of New Toronto St. by way of the proposed residential designation. Efforts to sell the parcel as it currently exists have been fruitless. Suggest an interim Residential/Employment designation.

7. LAMP Health and Community Service Centre (Carole Goyette)

Until environmental damages from the Lakeview coal-fired plant have been addressed, I suggest that we seriously consider air quality as an *important* factor in determining land use and in all planning-related decisions for this area.

Also asks team's comments on possible residential use of the property located at the north end of Sixth St. which she understands is no longer needed by the Works Department.

8. Paul Chomik, Management Board Member, Lakeshore Village BIA (4 submissions)

24 Additional individual submissions from Businesses/Residents of the Lake Shore area

i) Indicates that in examining the options for New Toronto it is necessary to look back at the Daniels Lakeshore Village project and evaluate the promises made by the residential developer, the promised impact on the community, and what has actually occurred. Concludes that after almost ten years, virtually none of the proposed facilities have been built; and the rosy projections for a revitalized and economically-energized community are still nothing more than a pipe dream. Quotes interviews with president of Daniels which apparently indicate that condos are no longer an option on the Daniels site.

ii) Reviews employment trends in the area. Notes that the employment to population ratio has declined dramatically since the 80's. Indicates this was mainly the result of the conversion of the Goodyear site to residential uses (Daniels Lakeshore Village) and the destabilizing effect that decision had on local industrial areas. A rising local population since 1986, resulting from large residential developments and infill housing, has had no impact on reversing the economic decline experienced in the area. Provides example of Daimler-Chrysler plant in Alderwood of an older plant that has been rehabilitated. Concludes by indicating that Only industry can provide the economic stimulus and skilled employment that are necessary to revitalize the community. This is the position held by an overwhelming majority of Lakeshore Village Business Improvement Area members who were surveyed.

iii) Reviews population trends in the area and indicates that By 1996, the population of New Toronto was back near its 1962 level. Expresses concern that housing intensification is not desirable because of potential for additional population in existing residential areas and adequacy of services.

iv) 81% of the members of the BIA surveyed support the reintroduction of industry on the vacant industrial lands. Sample size was 50%. Therefore the position of the Lakeshore

Summary of Public Submissions
<p>Village BIA is support only industry and meaningful job creation on those lands.≡ Mr. Chomik also provided 24 additional submissions from business/residents of South Etobicoke supporting the retention of the vacant industrial lands for employment purposes.</p>
<p>9. CN</p>
<p>ACN strongly supports Option 1 with exception to the residential permitted in the proposed ACommercial/Residential area≡ that lies within 300 metres of the railway property. It is apparent that the consultants have not been able to justify a residential option, or any option including residential and as such residential must be withdrawn from further consideration.≡ Also indicates that references to PPS sections should be consistently identified and indicates that policies in MetroPlan dealing with land use compatibility and rail noise, vibration and safety have not been identified in Section 2.2.3.</p>
<p>10. Urban Renaissance (Mr Toni Varone owner of the former CGT site)</p>
<p>Submission provides A multidisciplinary response to options report≡</p> <p>Part I. Economic Considerations</p> <p>Options 1 and 2 should be assessed in City Wide and Local Economic Area Context</p> <p>1.1 Horner Ave. Not New Toronto, Strategically Important Employment Area to City.</p> <p>1.2 In Local Context, Critical Issue Is to Attract New Investment</p> <p>2. Market and Financial Obstacles indicate that Option 1 will not be implemented with Higher Order Employment Uses</p> <p>2.1 Economic and Financial Obstacles Severely Limit Employment Growth Prospects in New Toronto</p> <p>2.2 Land Use Option 1 is Unrealistic from a Market Perspective</p> <p>2.3 CN Property and Its Corporate Position Severely Limit Ability to Attract Higher Order Employment Uses South of New Toronto St.</p> <p>2.4 Community Improvement Program Unlikely to Overcome Fundamental Development Obstacles</p> <p>2.4.1 CN position contrary to basic premise of community improvement program</p> <p>2.5 Economic review concludes Option 1 will not be implemented with higher order employment uses, desired benefits not realized</p> <p>3. Option 2 is Realistic and will be implemented</p> <p>3.1 There is market acceptability for Land Use Option 2</p>
<p>Part II Presents Proposed Master Plan for all lands south of New Toronto Street west of Islington</p>
<p>Part III Environmental Submitted report by Terraprobe on results of Soil and Groundwater restoration</p> <p>3. Noise and Vibration - Concludes you can mitigate for proposed plan</p>

Summary of Public Submissions

4. Air concludes that they would have to remediate Christom Auto Body, warning clause for Cognis and all other sources not expected to have negative air quality impact.
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Part IV Engineering concluded it will have to be looked at .
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11. Susan Keir on behalf of the South Etobicoke Industrial Employers Assoc.
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i)Review report and draw conclusion that material supports Option 1 (e.g. indicate list of opportunities and constraints in Table 1 that constraints for Res. Outnumber constraints for employment)

ii)Agrees that Option 1 will require some initiatives on the part of those other than the landowners≡ Expect that the employment will be primarily light employment. Municipal initiatives will stabilize area.

iii)Concerned with ATransitiona≡ designation want no restrictions on existing uses or expansions of same.

iv)Note that Option 2 will require same implementation program as Option 1. And may further erode existing employment uses.

v)Crown Cork and Seal should be Light Employment given proximity to residential.
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vi)Existing SEIEA industries (Dominion and Proteck) should be Employment not Light Employment.
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vii) SEIEA do not support redesignation of existing residential on Toffee Court to residential. Contrary to former City Plan.

viii) Light Employment in Option 2 should reflect MOE separation distances.

ix)Table 2 No basis for different employment assumption numbers. There is no net employment figure based on the assumption that transitional uses are likely to disappear over the planning period. The assumptions of the population projections do not calculate the acres noted. Asking for the basis for the number of projected persons per unit of 3.

x)Concurs that there is not sufficient technical data to support the use of Option 2 as a basis for the Secondary Plan without further study.

xi)Noise impacts from roads will affect residential use on 8th St. if Danbel employment.
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xii)No technical basis in Table 4 to evaluate the industrial land needs under Criterion 2i) for either option. Policies 2.3.8-2.3.11 of Etobicoke OP reference long term business needs. It has not been demonstrated as required by the OP that these lands are not feasible for use by industry or alternative employment over the long term.

xiii)The introduction of new sensitive uses will limit future industrial expansions and operations. Loss of industrial land not as significant impact as fact that the new uses may cause further lands to be vacated.
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xiv)Reviews other criterion concludes Option 2 can≠t satisfy tests in Metroplan and Etobicoke Plan.

xv)Community Improvement Plan may be tool to revitalize area.

xvi)Included with comments on Background Report.
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xvii)Indicates may submit other comments.

Summary of Public Submissions

11. Jade Acoustics on behalf of SEIEA

i)Comments on Background Study

ii)Notes comment in Table 4 regarding potential of residential to conform to MOE guidelines. Indicates this does not provide a lot of comfort.

12. Karel Dewaele (DD Consulting)

Asking that the lands shown as 60, 61 and the easterly portion of 62 Drummond Street be shown as Commercial Residential in conformity with the OP and Zoning Code. He suggests that the lands including 52 to 61 Drummond Street be designated residential rather than commercial/residential.