

“New Toronto” Community Improvement Plan

West District Urban Development Services staff have prepared a Community Improvement Plan to guide future development in the area known as New Toronto. New Toronto has a rich history as a vital manufacturing and employment base in the area’s economy. While there are still a number of plants operating in New Toronto, several significant operations have shut down and/or left completely. This has resulted in land being vacant, some of which is environmentally contaminated.

Project Area Context

Area boundaries

Why is a Community Improvement Plan being prepared?

What is a Community Improvement Plan?

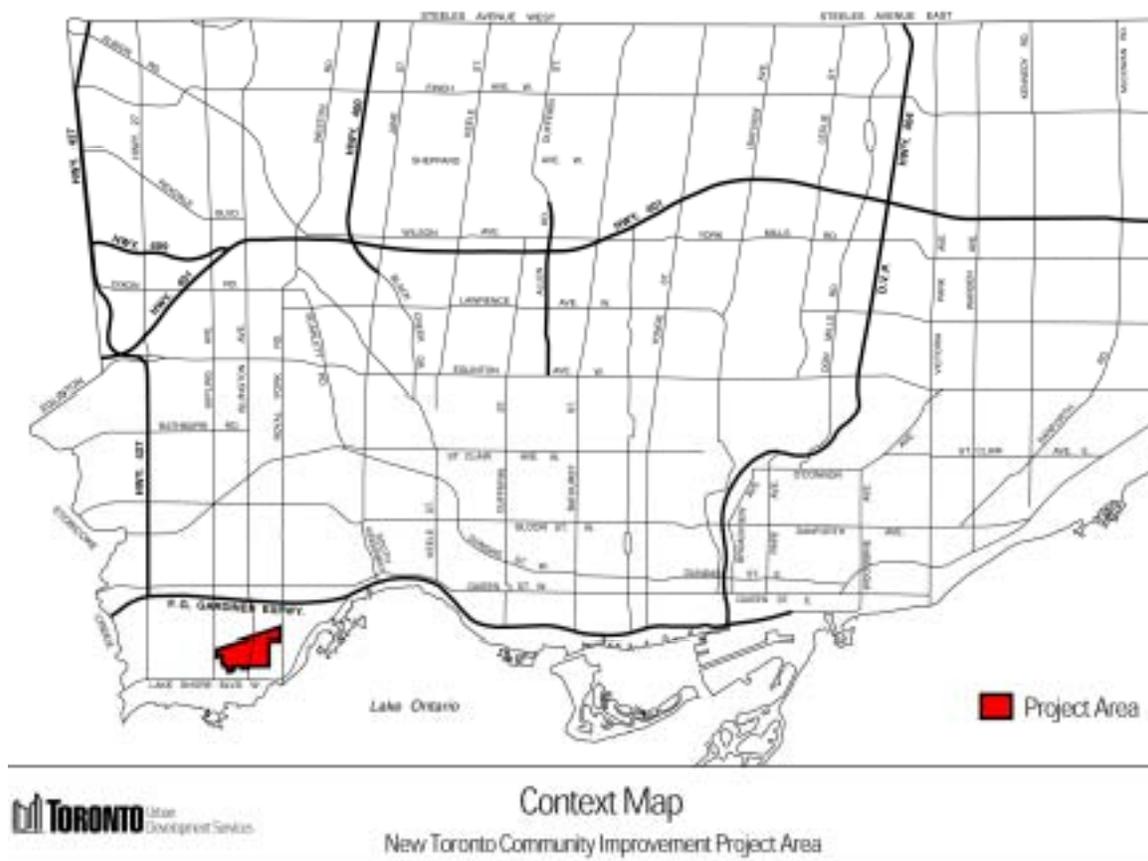
How will this relate to other planning initiatives?

Where are we at in the process? – **Updated June 2003**

Public participation

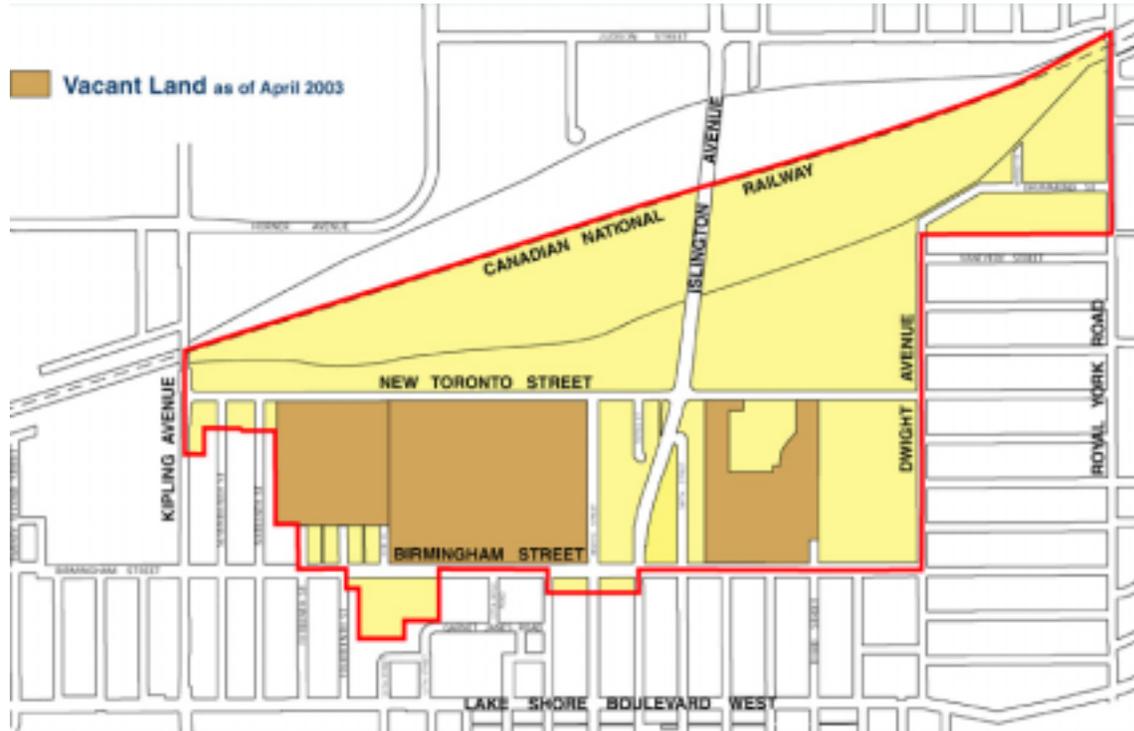
Next Steps

Project Area Context



The project area is strategically situated close to key transportation infrastructure – Pearson Airport, QEW / Gardiner Expressway, Highway 427, CN Rail lines and Mimico Switching Yard.

Area Boundaries



The New Toronto area is located between Kipling Ave. and Royal York Road, north of Birmingham St. and south of the Canadian National Railway.

The above map depicts the significance of the large vacant sites in the study area.

BACKGROUND

Why is a Community Improvement Plan being prepared?

In 1999, a 1997 application for an Official Plan Amendment and rezoning for a significant section of New Toronto went before the Ontario Municipal Board. The Board's decision released in February 1999 directed the City to:

- conduct a comprehensive review of the New Toronto area
- begin the preparations for a Secondary Plan to establish direction on land use compatibility and environmental issues

This process was to be carried in the following phases:

- Phase I Background Review and Analysis
- Phase II Option Review

Phase I began in February 2000. The work in this phase involved the technical background analyses required as a basis for the preparation of a Secondary Plan including economic, transportation, noise, air quality and soil remediation studies.

Based on the results of the work in Phase I, Community Planning staff developed policy directions and two land use options in **Phase II** of the study. A report released in November, 2000 proposed either an employment focus, or mixed-use with employment

and residential components. After careful consideration and analysis, City staff recommended to City Council that a detailed exploration of the employment option be pursued. In conjunction with this, a local stakeholder group was established to help develop this option. Urban Development Services staff determined that the planning tool best suited for pursuing the exploration of the employment option is a Community Improvement Plan (CIP), and the development of a CIP for New Toronto was initiated.

What is a Community Improvement Plan?

A Community Improvement Plan (CIP) is an important tool as it allows the City to direct funds and implement policy initiatives that would normally be unavailable for a specifically defined area. For designated Community Improvement Project Areas, such as New Toronto, a CIP can include a number of components, including:

- ◆ grants for realty tax rebates
- ◆ façade improvement grants
- ◆ capital improvements

A CIP offers the City an important tool to address planning issues and barriers to revitalization. Being such a unique tool, CIPs require final approval from the Provincial Ministry of Municipal Affairs and Housing in order to ensure that the CIP fully complies with the *Planning Act*.

How does this study relate to other planning and revitalization initiatives of the City?

One of the City's recent major planning efforts has been the preparation of the new Official Plan – completed in the fall of 2002. The new Official Plan specifies several new land use designations. The New Toronto area has been designated an Employment Area. This designation represents a broad and inclusive approach to employment uses in the City's economic future.

At the same time, the City's Economic Development Division has identified South Etobicoke, including New Toronto, as an Economic Revitalization Program Area (ERPA). The intent of the ERPA is to establish a community-based organization to leverage public and private funds toward reinvestment in the local economy. Accordingly, an Action Committee was established to develop a Regeneration Action Plan for South Etobicoke and subsequently, the Lakeshore Community Partnership (LCP) was initiated and has since developed an Action Plan for Reinvestment.

The preparation of the CIP for New Toronto has been coordinated with these other initiatives to maximize its potential for implementation.

CURRENT STATUS – June 2003

Where are we at in the process?

At the May 7, 2003 meeting of Etobicoke Community Council, the public was offered the opportunity to comment on the CIP study before local area Councillors. On May 21, 2003, Toronto City Council approved the CIP for New Toronto that had been prepared by City staff in consultation with the Ministry of Municipal Affairs and Housing, local area

business associations and residents. As of June 2003, the CIP for New Toronto is before the Ministry of Municipal Affairs and Housing in the final approval process.

The New Toronto CIP includes a Revitalization Incentive Program that features two primary components: a Rehabilitation Grant Program and a Commercial Industrial Façade Improvement Program.

The central objectives of the CIP are to retain and facilitate the expansion of existing employment uses; stabilize the employment area and remove land use uncertainty; attract new employment uses; and, increase tax assessment and revenues for the City. Overall, the CIP is intended to encourage reinvestment in the lands and community, which would not otherwise be realized if the lands remain undeveloped.

To view and download the full Report to Council and Council-approved Community Improvement Plan for New Toronto, click [here](#).

Public participation

Public participation is encouraged in this ongoing process. You can submit written comments at any time. The City will post notices on this web site as the project progresses.

To add your name to the mailing list, to submit comments or to request further information, please contact:

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Next Steps

As of June 2003, the CIP for New Toronto is before the Ministry of Municipal Affairs and Housing for final approval. It is anticipated that final Ministerial approval will be granted sometime in late July or early August. Once this is secured, there will be a 20-day appeal period during which time the CIP for New Toronto can be appealed to the Ontario Municipal Board. It is anticipated that, foregoing any unforeseen complications, that implementation of the CIP will begin in September 2003.