

NOTICE OF MOTION

Request for Approval of a Planning Study and Enactment of Two Interim Control By-laws for the Castlefield Caledonia Design and Décor District

Moved by: Councillor Moscoe

Seconded by: Councillor Di Giorgio

“WHEREAS the City of Toronto will be undertaking an urban design charette for the Castlefield Caledonia Design and Décor District (CCDDD) which will examine how to develop a more cohesive urban design framework for the area; and

WHEREAS the Castlefield Caledonia Design and Décor District is zoned by both the North York Zoning By-law No. 7625 and the City of York By-law No. 1-83, which have differing permissions and regulations for retail stores in employment areas; and

WHEREAS the former City of North York Official Plan and the new City of Toronto Official Plan restrict large retail uses to major streets that form the boundary of employment areas; and

WHEREAS it is appropriate for the City to undertake a thorough review of the uses permitted and the size of uses in the CCDDD in terms of their compatibility, location, streetscape and transportation system impacts;

NOW THEREFORE BE IT RESOLVED THAT Council consider the attached report (October 26, 2005) from the Chief Planner and Executive Director, City Planning, entitled ‘Proposed Planning Study and Interim Control By-law, Castlefield Caledonia Design and Décor District’, and that the staff recommendations contained in the Recommendations Section of the report be adopted;

AND BE IT FURTHER RESOLVED THAT City staff take the necessary action to give effect thereto, including the introduction of any necessary Bills in Council;

AND BE IT FURTHER RESOLVED THAT, in accordance with the provisions of Chapter 27 of the City of Toronto Municipal Code, leave be granted to introduce and debate this Notice of Motion at the meeting of Council on October 26, 2005.”

October 26, 2005

Attachment

According to Chapter 27 of the Municipal Code, the foregoing Notice of Motion:

Notice was previously given	
Meets Municipal Code provisions and only requires a simple majority to introduce and debate – Interim Control By-law	(√)
Requires two-thirds to waive notice	
Requires two-thirds to re-open	
Fiscal Impact Statement provided	*
Should have Fiscal Impact Statement prior to debate	*
Requires two-thirds to waive requirement if Council wishes to debate	
Should be referred to the Committee/Community Council	
Requires two-thirds to waive referral if Council wishes to debate	
Recommendations are time sensitive	(√)

* Chief Financial Officer and Treasurer to advise.

TORONTO STAFF REPORT

October 26, 2005

To: City Council

From: Ted Tyndorf, Chief Planner and Executive Director

Subject: Proposed Planning Study and Interim Control Bylaw
Castlefield Caledonia Design and Décor District
Ward 15 - Eglinton-Lawrence and Ward 12 York South-Weston

Purpose:

To seek Council's direction to conduct a study of the zoning regulations and planning policies, focusing on appropriate uses for a design district and to recommend enactment of an Interim Control By-law for the Castlefield and Caledonia Design and Décor District, as illustrated in Attachment 1, to prohibit incompatible uses and retail stores and design centres with a gross floor area greater than 2,500 m².

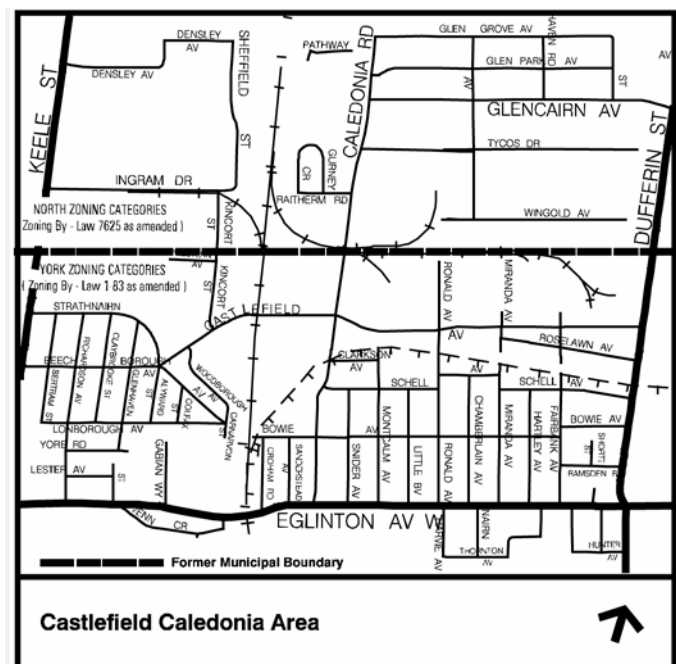
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) Planning staff be directed to undertake a review and study of the zoning regulations and planning policies which apply to the area as shown in Attachment 1 and report back to Community Council within one year; and
- (2) Pursuant to Section 38 of the *Planning Act*, City Council enact two Interim Control By-laws, Attachments 2 and 3, each for a one year period.



Background:

Castlefield Caledonia Design and Décor District Charette

City Council approved a design charette for the Castlefield Caledonia Design and Décor District (CCDDD) in the 2005 Budget to develop a more cohesive urban design framework for the area, with particular attention to retail patterns, harmonious introduction of new retail facilities and improving the area streetscape. This charette is proposed to be held next spring.

The goal of the CCDDD charette is to produce a vision and implementation plan to address key development issues in the area. These include illustrating how:

- existing retail patterns can be optimized and enhanced;
- to achieve adaptive reuse of existing industrial buildings;
- new retail facilities can be introduced harmoniously; and
- to improve the area streetscape and pedestrian environment.

It will examine and make recommendations on changes to the street and block patterns, how to integrate large industrial lots into the area fabric, potential building scale, form and massing and how to achieve additional public roads through the redevelopment of large parcels.

The study area established in the CCDDD charette terms of reference encompasses lands in both the former City of York and former City of North York. The primary study area is based on a 500 m radius from the intersection of Castlefield Avenue and Caledonia Road. The larger context area for the charette is bounded by Keele Street, Eglinton Avenue, Dufferin Street and Lawrence Avenue. Economic Development Services terms lands generally within that area as the Design and Décor District.

The charette is intended to be a public realm review aimed at developing and enhancing the unique retail character that is emerging through recent private redevelopment in the area and does not explicitly address land use permissions.

The recommended study to review the zoning regulations, planning policies and impacts of large retail uses will complement the work of the CCDDD charette. This study area, as shown on Attachment 1, would focus on existing retail, commercial and industrial permissions and vacant sites within the charette study area.

Existing Official Plans

The former City of York Official Plan designates the Castlefield and Caledonia area as an Employment District. The Official Plan contains provisions for the Prestige Employment zone, which permits a wide range of employment activities, including large retail establishments of a size that would not normally fit in a commercial main street shopping area. The policy limits the extent of uses incidental to these retail permissions and its intent is to protect the viability of

main street commercial areas by limiting large scale retail to Prestige Employment areas. The specific permissions for this zone will be reviewed in the Zoning By-law discussion below.

The former City of North York Official Plan provides for a wide range of industrial and employment uses which complement and support industrial uses. Large retail uses are restricted to arterial roads and their total floor area is restricted to a maximum of 0.5 FSI or 5,000 m². Increases in retail uses are permitted subject to evaluation criteria including a traffic impact study and market impact study.

New City of Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

The subject lands are designated Employment Area in the new Official Plan. The Employment Area policies restrict uses that are extensive land users, such as large scale, stand-alone retail stores, that are not directly supportive of the primary employment function of these areas. Large scale stand-alone retail stores are permitted in Employment Areas on lands fronting major streets that also form the boundary of the Employment Areas. The subject lands are also within an Employment District as illustrated on the Urban Structure map (Map 2) of the new Plan. This provides for policies that promote the distinctive character or specialized function of the area and the creation of streetscapes that attract new business ventures.

Zoning By-laws

The lands located in the former City of York are zoned Prestige Employment (PE). Prestige Employment permits a range of uses including industrial, office, design centre, retail store, motor vehicle sales and rentals and recreational. Retail stores with gross floor areas larger than 1,500 m² are permitted, with no restriction as to a maximum size. Smaller retail stores are permitted provided they are located on a lot containing at least one retail store with a gross floor area larger than 1,500 m².

The lands in the former City of North York portion of the study area are zoned Industrial Zone Two (M2) and Industrial Zone Three (M3) which permit a wide range of industrial, commercial, educational and recreational uses. These zones permit retail stores to a maximum 0.25 FSI or a combined total gross floor area of 2,500 m².

Comments:

The appropriate range of complementary land uses for a design and décor district and the size of retail establishments in the study area, as shown in Attachment 1, are key issues to be examined through the recommended planning study. This study will review the current planning policies and zoning permissions with respect to use and compatibility and will include, but not be limited

to, an analysis of location, size and streetscape elements. The planning study will also complement and augment the public realm improvements contemplated in the CCDDD design charette.

There are three vacant parcels near the Castlefield and Caledonia intersection, including a 6.47 hectare site at the northeast corner of Castlefield and Caledonia. A site plan control application for retail uses was received on September 26, 2005 for the 6.47 hectare site. Development of these lands with large format retail uses may impact the area transportation network, the overall character and streetscape of the area and alter the course of the land use review.

The lands in the proposed study area are zoned Industrial Zone Two (M2), Industrial Zone Three (M3) and Prestige Employment (PE) and include site specific exceptions. These zones, as discussed above, permit a range of uses, with differing regulations with respect to the kinds of uses and the size of retail uses permitted. Several uses permitted in these zones and the limitations regarding their size may not be compatible with the emerging vision for a design and décor district.

The proposed Interim Control By-law contained in Attachment 2 applying to lands in the former City of York would prohibit motor vehicle sales and rentals, limit the size of design centres and generally allow for proposals for retail establishments with a gross floor area of 1,500 m² to 2,500 m² to proceed while the review is underway. This By-law excludes two properties, 1350-1400 Castlefield Avenue and 680 Caledonia Road, which are the subject of planning applications that have been under review for a considerable time.

The proposed Interim Control By-law contained in Attachment 3 applying to lands in the former City of North York would prohibit a range of motor vehicle uses and heavier industrial uses. The current provision providing for a maximum retail gross floor area of 2,500 m² would not be changed.

Conclusions:

It is recommended that Council approve a study to review the land use permissions in the Castlefield Caledonia Design and Décor District in order to bring forward recommendations setting out appropriate land uses and development regulations. It is recommended that the proposed Interim Control By-laws (Attachments 2 and 3) for the employment lands in the study area be enacted for a one year period.

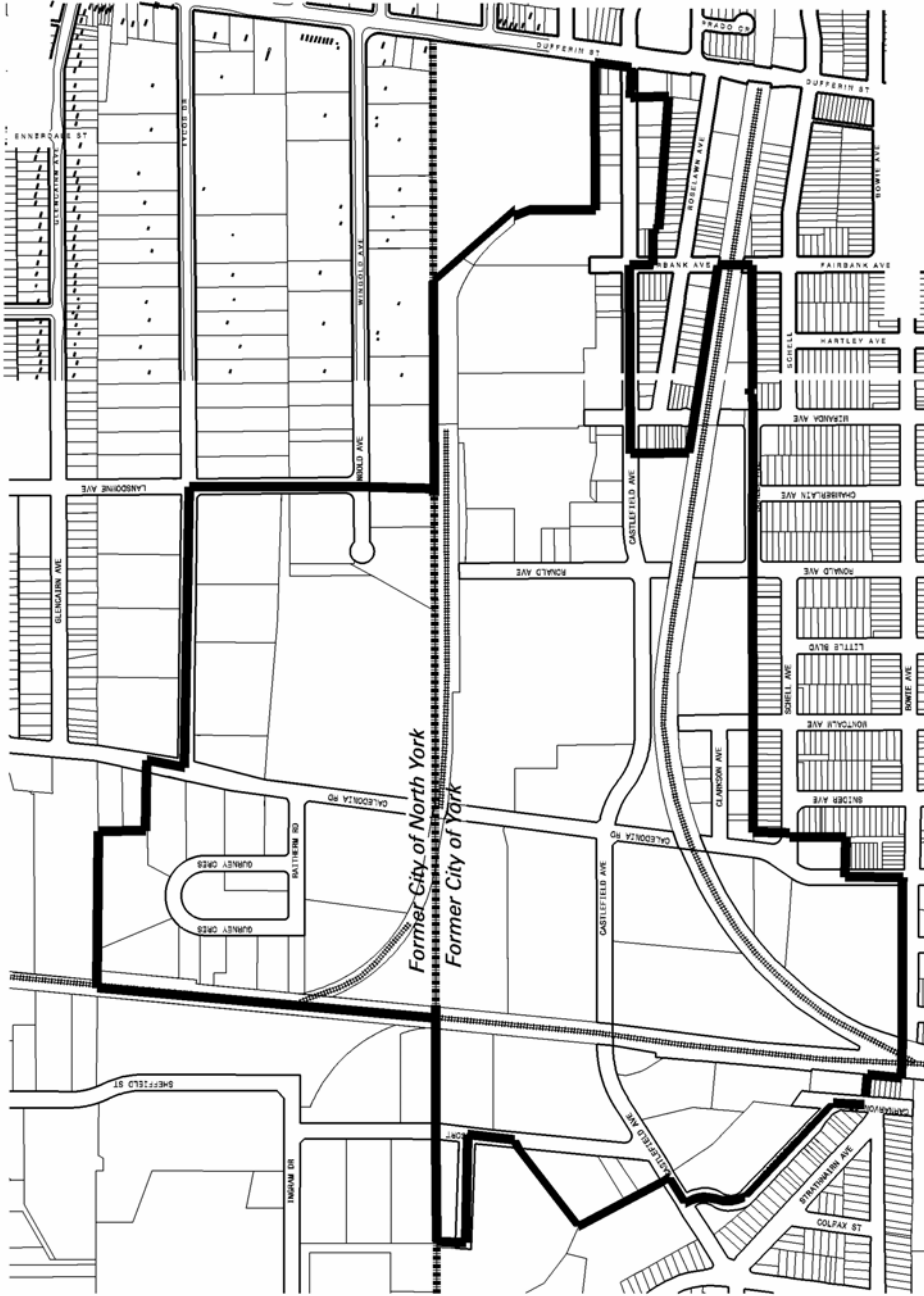
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Ted Tyndorf
Chief Planner and Executive Director

List of Attachments:

Attachment 1: Proposed Planning Study Area
Attachment 2: Proposed Interim Control By-law, City of York By-law 1-83
Attachment 3: Proposed Interim Control By-law, City of North York By-law 7625



Castlefield / Caledonia Study Area

↑ Not to Scale
10/18/2005