

Planning and Growth Management Committee

(City Council on August 5 and 6, 2009 deferred consideration of Item PG26.2 to its next regular meeting on September 30, 2009)

PG26.2				Ward: 11, 17, 21
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City Initiated Avenue Study for St. Clair Avenue West between Bathurst Street and Keele Street – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council direct the Directors of Community Planning in both Toronto and East York and Etobicoke York Districts to report back, in two years from the date at which the By-laws come into force and effect, to their respective Community Councils on the status of development within their respective segments of St. Clair Avenue West.
2. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 to the Supplementary Report dated June 1, 2009 from the Chief Planner and Executive Director, City Planning Division.
3. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 3 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law as may be required.
5. City Council adopt, in principle, the Urban Design Guidelines for St. Clair Avenue West between Bathurst Street to Glenholme Avenue as provided in Section 4, pages 36 to 45 of the Final Consultant Report (dated December 2007), attached as Attachment 4 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
6. City Council adopt, in principle, the Urban Design Guidelines for St. Clair Avenue West between Keele Street to Glenholme Avenue, attached as Attachment 5 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
7. City Council direct City Planning staff to examine, either through a Local Area Study or as part of the 5-year Official Plan Review, the long term feasibility of the existing land use designations and uses for the Keele Street Node and Old Weston Road Node and to

report back to Council on the findings of their review.

8. City Council direct the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Economic Development, Culture and Tourism to report back on the feasibility of expanding the geographic area of the St. Clair Avenue West Community Improvement Plan as it relates to façade improvement.
9. City Council adopt the findings contained in the Community Services and Facilities Review set out in Attachments 6 and 7 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
10. City Council adopt the St. Clair Avenue West Action Plan set out in Attachment No. 8 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning, and direct the Chief Planner and Executive Director, City Planning to work with City staff to implement this Plan.

Committee Decision Advice and Other Information

The Planning and Growth Management Committee:

1. requested the Chief Planner and Executive Director, City Planning, to report directly to City Council on the feasibility of removing the density permissions on enhancement zone lands, once they have been purchased for development purposes and any structures on them demolished.
2. referred the following motions to the Chief Planner and Executive Director, City Planning, for report directly to City Council:
 - a. Motion by Councillor Milczyn, that:
 1. The Chief Planner and Executive Director, City Planning, report to Council on the following changes that concern Ward 17 only:
 - a. amend the proposed draft Official Plan Amendment attached as Attachment No. 2 to the foregoing report by amending the maps to remove all "Area A" lands and applicable policies.
 - b. amend the proposed draft Zoning By-law attached as Attachment No. 1 to the supplementary report (June 2, 2009) from the Chief Planner and Executive Director, City Planning, by amending:
 - the schedules to remove all lands within the enhancement zones
 - Schedule 3 to change the maximum permitted heights from H24.0 (ez) to H24.0 and from H30.0 (ez) to H24.0 (7 storeys)
 - Schedule 2 for properties with frontage on St. Clair Avenue related to paragraph (b)(i) to MCR T5.0 C2.0 R4.0
 2. That no further public meetings be held in relation to the proposed amendments to the draft Official Plan and revised Zoning By-law.
 - b. Motion by Councillor Fillion, that the report (May 11, 2009) from the Chief

Planner and Executive Director, City Planning, be amended by deleting the enhanced zone provisions.

The Planning and Growth Management Committee held a public meeting on June 4, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 11, 2009) Report from Chief Planner and Executive Director, City Planning

Summary

This City-initiated Official Plan amendment and Zoning By-law amendment are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends approval of amendments to the Official Plan and the former City of Toronto Zoning By-law 438-86 to implement the findings and recommendations of the St. Clair Avenue Study conducted for the segment between Bathurst Street and Keele Street as shown in Attachment 1. The report also recommends adoption of Urban Design Guidelines and outlines implementation strategies to achieve, over time the revitalization of St. Clair Avenue West within this Avenue segment.

The proposed initiatives and recommendations contained in this report support the Avenue policies of the Official Plan. They will assist in creating opportunities for the reurbanization along St. Clair Avenue West to encourage redevelopment, new housing and job opportunities while improving the pedestrian environment.

The amendments to the Official Plan and Zoning By-law are intended to help facilitate intensification that supports the existing and future retail uses along St. Clair Avenue West, as well as encourage transit usage. The desired built form for St. Clair Avenue West is intended to create a balance between new developments on the Avenue and the low-rise Neighbourhoods to the north and south of St. Clair Avenue West. This planned balance is designed to help mitigate impacts that new developments would have on the Neighbourhoods.

As part of the study process two consultant teams were retained to assist City staff. Office for Urbanism in association with MSAi Architects and Marshall Macklin Monaghan conducted the study for the segment between Keele Street and Glenholme Avenue. Brook McIlroy Planning + Urban Design/Pace Architects in association with MSAi Architects and Marshall Macklin Monaghan conducted the study for the segment between Bathurst Street and Glenholme Avenue. Copies of the consultants' Final Reports were posted on the City's website for each respective study area.

Background Information (Committee)

City Initiated Avenue Study for St. Clair Avenue West between Bathurst Street and Keele Street

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21310.pdf>)

Background Information (City Council)

(August 4, 2009) Supplementary report from the Deputy City Manager and the Chief Planner recommending deferral of the item (PG26.2c)

(<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-23452.pdf>)

Communications (Committee)

(June 2, 2009) E-mail from Bill and Maura Coristine (PG.New.PG26.2.1)

(June 3, 2009) Fax from Jason Park, Fraser Milner Casgrain LLP (PG.New.PG26.2.2)
 (June 3, 2009) E-mail from Yassara Monteleone (PG.New.PG26.2.3)
 (June 3, 2009) E-mail from P. Halford (PG.New.PG26.2.4)
 (June 4, 2009) Letter from James W. Harbell, Stikeman Elliott LLP (PG.New.PG26.2.5)
 (June 3, 2009) Letter from Amy Rossiter (PG.New.Pg26.2.6)
 (June 1, 2009) Letter from Terrie-Lynne Devonish (PG.New.PG26.2.7)

Communications (City Council)

(June 4, 2009) Letter from Franz Cauchi, Chief Executive Officer, Funclips Corporation and Frank Fasullo, Owner, Dufferin St Clair Denture Clinic (CC.Main.PG26.2.8)

Speakers (Committee)

Bernice Iles
 Heather MacDonald
 Deena Mandell
 Don Panos
 Susan Spiegel, Susan Spiegel Architect
 Marvin Green, Avenue Study Participant
 Alfio Pasquarelli
 Councillor Cesar Palacio, Ward 17, Davenport

2a Support for the St. Clair Avenue Study

Origin

(May 25, 2009) Letter from Councillor Joe Mihevc, Ward 21, St. Paul's West

Summary

Letter from Councillor Mihevc, Ward 21, St. Paul's West, in support of the St. Clair Avenue Study.

Background Information (Committee)

Support for the St. Clair Avenue Study
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21581.pdf>

2b City-Initiated Avenue Study for St. Clair Avenue West between Bathurst Street and Keele Street – Supplementary Report

Origin

(June 2, 2009) Report from Chief Planner and Executive Director, City Planning

Summary

The Final Report on the City-Initiated Avenue Study for St. Clair Avenue West, dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division recommends approval of an amendment to the former City of Toronto Zoning By-law 438-86 to implement the findings and recommendations of the St. Clair Avenue Study conducted for the segment between Bathurst Street and Keele Street.

This report recommends that the Draft Zoning By-law amendment included in the May 11, 2009 be replaced with the draft zoning by-law amendment contained in Attachment 1 to this

report. The proposed changes are minor in nature. The first serves to clarify the definition and intent of an "Enhanced Lot". The second change adds two provisions to the angular plane section to assist in clarifying the paramountcy of the angular plane to height permissions. These changes add further clarity and certainty to these sections.

Background Information (Committee)

Supplementary Report Avenue Study for St. Clair Avenue West
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21828.pdf>)