



Areas for Proposed Residential Apartment Commercial (RAC) Zone

Planning and Growth
Management Committee
February 27, 2014

Background

- Many “tower neighbourhoods” built as single use, car dependent enclaves separated from street and other uses
- Needs have changed – settlement services, language and skills training, access to healthy food, social services
- A variety of goods and services on-site would support better physical and economic health of the community



- *Vertical Poverty* (United Way, 2011)
- *Toward Healthier Apartment Neighbourhood* (Public Health, 2012)
- *Apartment Neighbourhood Zoning Study* (United Way, 2012)

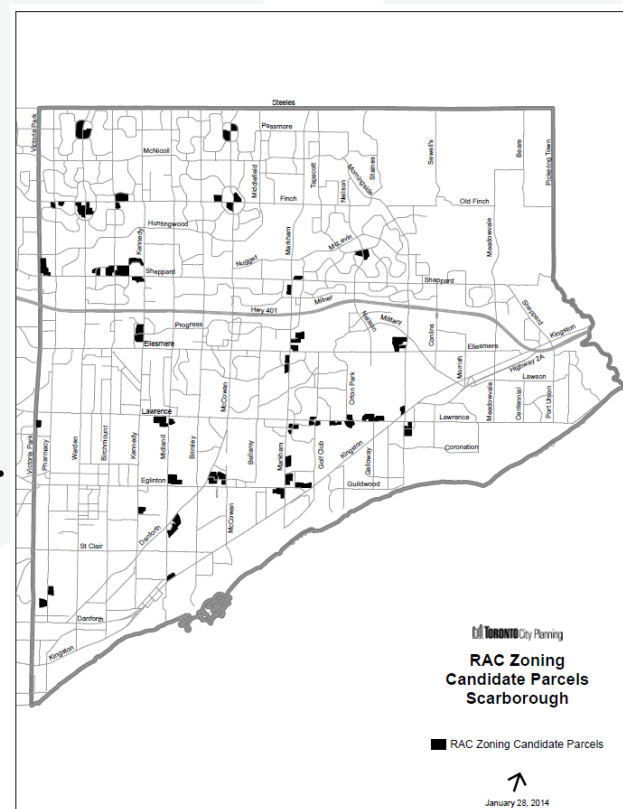
RAC Zone

- Permitted uses:
- Local art gallery, artist studio, non-profit club, eat-in and take-out restaurant, medical office, outdoor display and sale of goods, training and education centre, medical office, retail store, an ABM, custom workshop, financial institution, market garden, office, performance arts studio, personal service shop, pet services, production studio, recreation use, service shop
- Small scale: maximum 200 m² for any one use; overall maximum of 1000 m² for all commercial uses combined

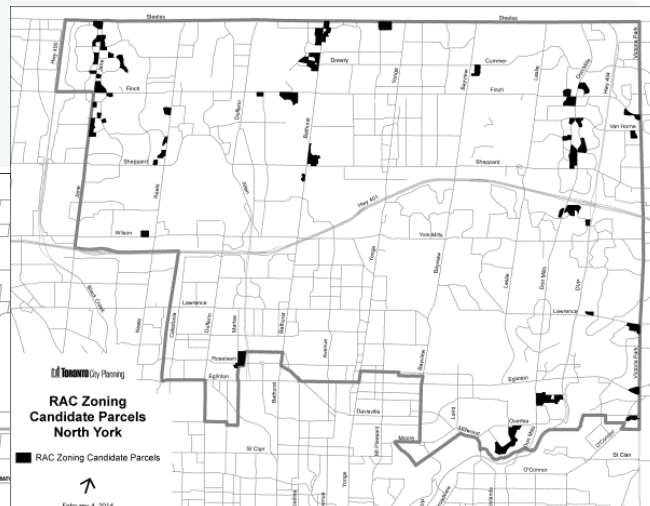
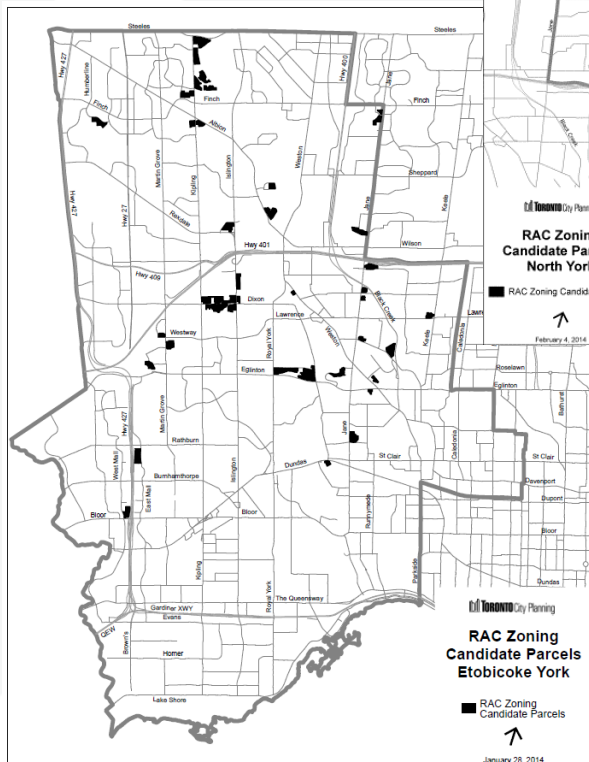


Criteria For Identification of Potential Sites for RAC Zoning

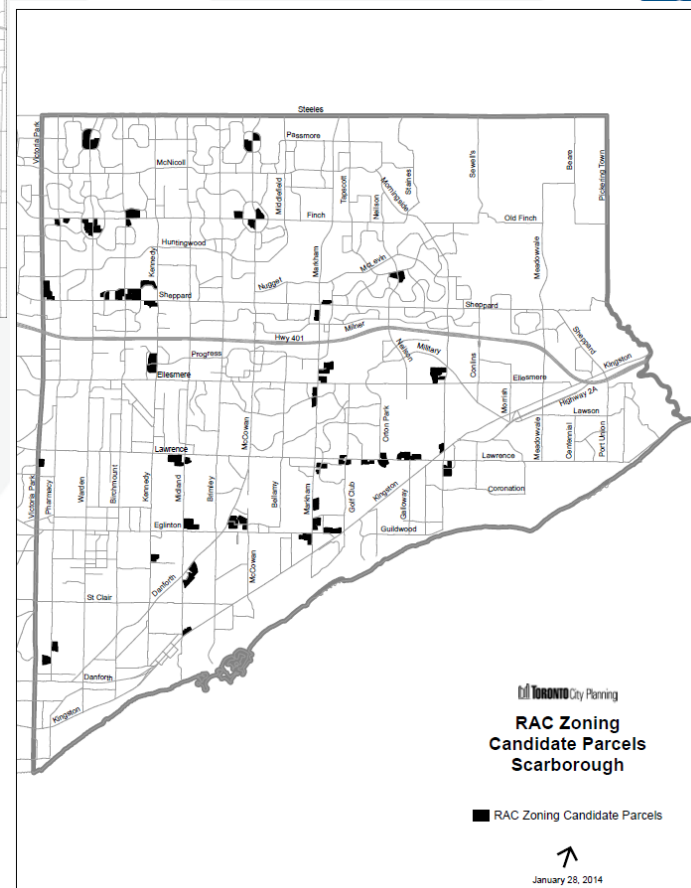
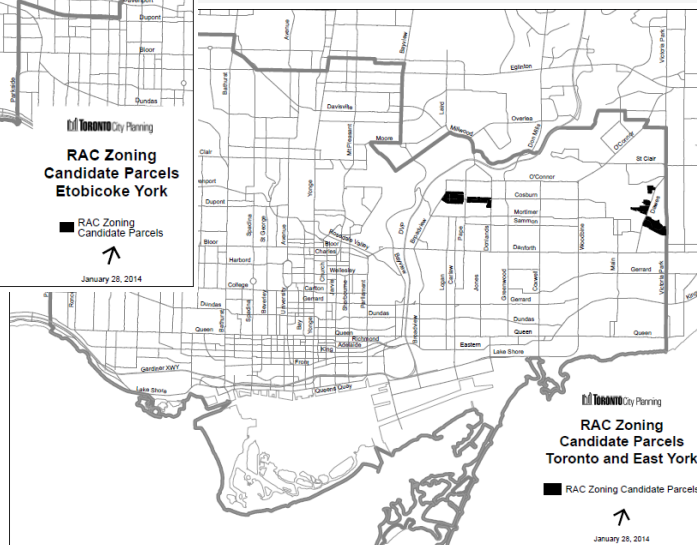
- Located in the Residential Apartment zone
- Contain 100 or more rental or condominium units
- Identified as below the Low Income Cut-Off, as per the 2006 Census Dissemination Areas.



RAC Candidate Sites



564 properties



Proposed revisions to RAC Zone

- Original use list was reviewed again against the potential candidate sites
- Potential impacts of noise, vibration or odour results in recommending:
 - Locating artist studio, custom workshop, performing arts studio, production studio, service shop, or a veterinary hospital in separate non-residential buildings set back from a dwelling unit in an apartment building by at least 7.5 metres.
 - Locating outdoor sales or display of goods 7.5 metres from dwelling unit or lot line or 3.0 m from lot line where it abuts a street and not in required areas of common outdoor amenity space.

Next Steps

- Consultation with affected communities
 - Wednesday March 26 - East Scarborough Storefront (Kingston/Lawrence)
 - Monday March 31- Bathurst/Finch
 - Thursday April 3 - Thorncliffe Park
 - Saturday April 5 - Kipling and Finch
- Finalize site selection for RAC zoning
- A final report with draft bylaw will be prepared
- Recommend a statutory public meeting for May 29 meeting of PGM

Questions?