

St Clair Avenue West – Review of Area Specific Policy No. 221 – Official Plan Amendment – Supplementary Report

Date:	November 18, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's Ward 22 – St. Paul's
Reference Number:	14 160427 STE 22 OZ

SUMMARY

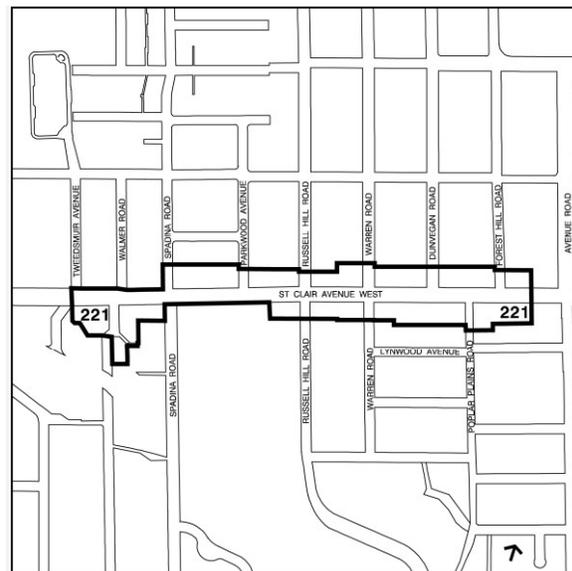
At its meeting of August 12, 2014 Toronto and East York Community Council considered the Final Report from the Director, Community Planning, Toronto and East York District dated July 15, 2014: "St Clair Avenue West – Review of Area Specific Policy No. 221 – Official Plan Amendment – Final Report " and adjourned the Statutory Public Meeting and deferred consideration of the report to the December 4, 2014 meeting of the Toronto and East York Community Council.

Planning staff have further considered the draft amendment and submit a supplementary report recommending approval of revised amendments to Official Plan Area Specific Policy 221.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Area Specific Policy No. 221 of the Official Plan, substantially in accordance with the



draft Official Plan Amendment attached as Attachment No. 1 to report (November 18, 2014), from the Director, Community Planning, Toronto and East York District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of August 12, 2014 Toronto and East York Community Council considered the Final Report from the Director, Community Planning, Toronto and East York District dated July 15, 2014 "St Clair Avenue West – Review of Area Specific Policy No. 221 – Official Plan Amendment – Final Report " and deferred consideration of the report to the December 4, 2014 meeting of the Toronto and East York Community Council.

ISSUE BACKGROUND

A detailed review of the City initiated policy review is provided in the report from the Director, Community Planning, Toronto and East York District dated July 15, 2014 " St Clair Avenue West – Review of Area Specific Policy No. 221 – Official Plan Amendment – Final Report "

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71501.pdf>

COMMENTS

Sunlight Access

Planning staff have further considered the draft amendment and the impact of potential future development on local parks and open spaces.

The Official Plan contains built form policies for new development directing that massing impact will be limited by, among other things, minimizing additional shadowing on neighbouring parks as necessary to preserve their utility.

The Official Plan also contains policies to ensure that Toronto's system of parks and open spaces is maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The portion of the study area located on the north side of St. Clair Avenue West is located in an area with 0 to 0.42 hectares of local parkland per 1,000 people. This area is in the lowest quintile of current provision of parkland. The existing parkland needs to be preserved in a usable state and as opportunities arise there is a need to acquire new parkland.

The proposed amendments to Area Specific Policy 221 allow for midrise development along this section of St. Clair Avenue West. Planning staff have reviewed the impact of midrise development on the usability of local parks and determined that given the local

context and limited existing open space, access to sunlight should be protected in a more prescriptive manner for Glen Gould Park.

Glen Gould Park is located at the north west corner of St. Clair Avenue West and Avenue Road and is immediately to the east of Policy Area No. 221. The park is approximately 1873 square metres in area, contains a playground, and is well treed. At the spring and fall equinox the park is shadowed in the morning hours by tall buildings located at the south west and south east corners of St. Clair Avenue West and Avenue Road. In the afternoon an existing 4-storey medical office building immediately to the west of the park casts a shadow over a portion of the park. The limited sunlight that is available during the late morning and afternoon hours should be preserved to maximize the utility of the park. Additional shadow cast by midrise buildings should not be permitted and the midrise built form should be massed to achieve this goal.

Planning staff also reviewed sunlight access in Sir Winston Churchill Park, which is located at the west end of the policy area. Given the midrise built form permitted by Area Specific Policy No. 221, and evaluation of existing development, additional policy direction regarding shadowing on Sir Winston Churchill Park is not be required to protect the usability of the park.

In summary, in addition to the general Official Plan policies that protect parks and open spaces, Area Specific Policy No. 221 should be amended to implement policy direction in this local context to protect for access to sunlight in Glen Gould Park in order to maintain the usability of the park.

Section 37

A focussed review of Community Services and Facilities in the area of Area Specific Policy No. 221 was conducted by Planning staff. The review identified the emerging need for the following community services and facility improvements to support potential future growth for the St. Clair Avenue West study, namely;

- Improvements to the existing libraries to improve and expand their capacity to serve this community.
- Future review of recreation facilities serving the area, particularly to support new growth.
- New infant child care spaces.

It will be important to monitor the state of the community services and facilities within this area as future growth proceeds. Particular attention should be paid to the growing senior population in this community and the facilities and services that they might require.

CONCLUSION

After careful research and analysis of the study area and consultation with the local community, City Planning Staff are of the opinion that the proposed amendments to Area Specific Policy No. 221, as revised, are appropriate for this section of St. Clair Avenue West, provide a clear framework for development, and constitute good planning. For these reasons, Staff recommends approval of the proposed amendments to Area Specific Policy No. 221.

CONTACT

David Driedger, Planner
Tel. No. 416-392-7613
Fax No. 416-392-1330
E-mail: ddriedg@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

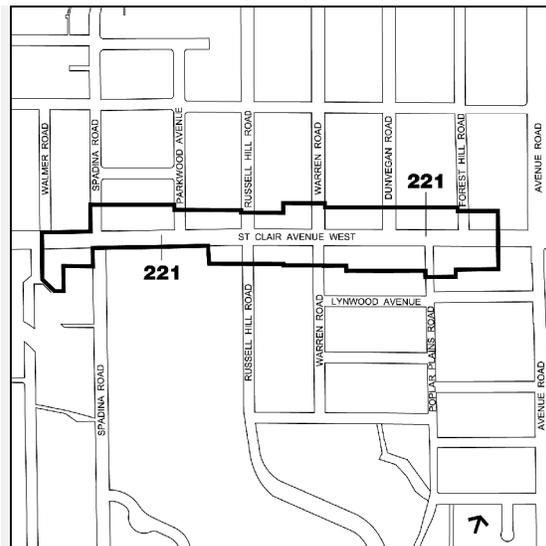
Attachment 1: Draft Official Plan Amendment
City of Toronto By-law No. ~~-20~

AMENDMENT NO. 279 TO THE OFFICIAL PLAN
AREA SPECIFIC POLICY 221

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy No. 221, St. Clair Avenue between West of Spadina Road and Avenue Road, is deleted and replaced by the following:

221. St Clair Avenue West between Walmer Road and Avenue Road



The intent of this Site and Area Specific Policy is to permit mid-rise buildings with a maximum height no greater than the width of the right-of-way of St. Clair Avenue West. New development along St. Clair Avenue West will support an improved pedestrian environment with access to sunlight, sky views, *Open Space*, and a generous landscaped boulevard, and will limit the impact on the adjacent *Neighbourhood* areas.

Built Form

1. A building will be permitted to a maximum height of 9 storeys, provided that it complies with the following:

- (a) A minimum of 5 hours of continuous sunlight must be achieved on the north sidewalk of St. Clair Avenue West from March 21 to September 21.
- (b) The building will have a maximum wall height facing streets of 5 storeys, above which the building must step back from the main building wall.
- (c) No part of the building is located above the angular plane drawn from the abutting street lot line, commencing at a height of 24 metres above the street level, and then angling upwards at an angle of 45 degrees away from street over the site.
- (d) No part of the building is located above the angular plane drawn from each lot line abutting a *Neighbourhoods* designation, commencing 7.5 metres from the lot line at a height of 10.5 metres, and then angling upwards at an angle of 45 degrees away from the lot line over the site.
- (e) The building will be well set back from the curb line of St. Clair Avenue West to provide ample space for tree planting, pedestrian clearway, street furniture and lighting, as well as for landscaped open space within the site.
- (f) The building will be set back along side streets to provide a transition to the front yard setback of adjacent residential properties.
- (g) The building will have a minimum separation of 5.5 metres from side walls containing windows of adjacent buildings. Greater separation may be required if the adjacent windows are primary windows.
- (h) The building façade will be articulated or "broken up" to limit expanses of uninterrupted facade.
- (i) The building will preserve the existing sunlight access conditions such that it will cast no new net shadows on Glen Gould Park between 10:00 AM and 4:00 PM on September 21.
- (j) The mechanical penthouse and residential indoor and outdoor amenity space may be located on top of the 9th storey, provided that they are limited in size and comply with policies 1(a), 1(c), 1(d), and 1(i).

Community Benefits

- 2. The City may require any development proposal to be supported by a Community Services and Facilities Study in order to assist in setting priorities for community benefits in accordance with policies 4, 5, 6, and 7 of Section

5.1.1 of the Official Plan, although other priorities may also be secured, as appropriate, in the context of Area Specific Policy No. 221 and the policies of the Official Plan.

Exemptions

3. The lands subject to Site and Area Specific Policy 407, known municipally as 282 St Clair Avenue West, are exempt from the policies of Site and Area Specific Policy No. 221 (OMB case number PL130636, decision number 20140028).
 4. The lands known municipally as 213-223 St Clair Avenue West are exempt from the policies of Site and Area Specific Policy No. 221 (OMB case number PL130627, decision number 20140003).
2. Chapter 7, Map 28, Site and Area Specific Policies, is revised to amend the boundary of Site and Area Specific Policy No. 221 as shown on the map above as Site and Area Specific Policy No. 221.