

Authority: Humber York Community Council Report No. 3, Clause No. 6,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: April 16, 2003

CITY OF TORONTO

BY-LAW No. 259-2003

**To adopt a Community Improvement Plan for the Community Improvement Project Area
along St. Clair Avenue West between Glenholme Avenue and the Canadian National Rail
corridor west of Old Weston Road.**

WHEREAS the Council of the City of Toronto has by By-law No. 370-2002 passed on May 23, 2002, designated certain lands along St. Clair Avenue West between Glenholme Avenue and the Canadian National Rail corridor west of Old Weston Road as a Community Improvement Project Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The St. Clair West Community Improvement Plan attached hereto as Schedule "A", is hereby adopted.
2. The City Clerk is hereby authorized and directed to make the necessary application to the Minister of Municipal Affairs and Housing for approval of the aforementioned Community Improvement Plan Amendment.

ENACTED AND PASSED this 16th day of April, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

ST. CLAIR AVENUE WEST COMMUNITY IMPROVEMENT PLAN

1. BACKGROUND

In approving the 2003 Capital Budget for Economic Development, Culture and Tourism, City Council included funding for the Commercial Façade Improvement Programme. The budget process identified a number of initiatives under the Commercial Façade Improvement Programme throughout the city, including St. Clair Avenue West.

1.1 Designation of a Community Improvement Project Area

On May 23, 2003, City Council adopted By-law No. 370-2002 designating St. Clair Avenue West between Glenholme Avenue and the CN Rail corridor west of Old Weston Road as a Community Improvement Project Area for the purpose of implementing a range of public and private property improvement projects.

The boundaries of the area are set out on Maps 1-4. This Community Improvement Project Area was recommended by City Planning in its report, dated April 16, 2002, because it complements St. Clair Revitalization Strategy adopted by City Council at its meeting on October 29, 2002.

1.2 Authority provided by Section 28 of the *Planning Act*

Once a By-law has been passed designating an area as a Community Improvement Plan Area, the *Planning Act* authorizes Council to provide for the preparation of a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other things, the *Planning Act* authorizes the City to make grants or loans to registered or assessed owners of lands and building within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

1.3 Official Plan Policies for Community Improvement

Section 15 of the former City of Toronto Official Plan contains general provisions for community improvement throughout the former City of Toronto coupled with specific community improvement policies for neighbourhoods, commercial areas and industrial areas.

Section 15.3 identifies measures to be used by Council to achieve community improvement objectives including the use of its capital budget and where possible, utilization of public, private and foundation funding sources.

Sections 15.7 to Section 15.10 contain policies that encourage the improvement of the City's diverse commercial areas. Programmes and activities that may be undertaken include upgrading streetscapes, encouraging renovations of buildings and improving public amenities. Consideration in selecting areas and projects include the need for an improved appearance or

increased public amenities in the area, the efforts of local business associations to promote and upgrade the commercial district, and the opportunity to co-ordinate with other programmes. Measures to be used include capital improvements, assisting local businesses and encouraging the organization of business associations.

Chapter Five of the new Official Plan for the City of Toronto contains similar community improvement policies. The new Official Plan was recently adopted by City Council and is now before the Minister of Municipal Affairs and Housing for review and approval.

1.4 General Planning Policy and Supports to the Economic Viability of the St. Clair West Avenue Community Improvement Project Area

The Community Improvement Project Area is centred along St. Clair Avenue West. The Official Plan of the former City of Toronto designates St. Clair Avenue West as a 'main street'. Accordingly, the lands abutting St. Clair Avenue West are designated 'Low-Density Mixed Commercial-Residential Area'. It is Council's policy to take measures to improve and maintain the quality of Mixed Commercial-Residential Areas and to encourage the maintenance and upgrading of existing buildings and structures.

The portion of the Community Improvement Project Area west of Old Weston Road is designated 'General Use Areas'. It is Council's policy that these areas contain a mix of commercial, institutional and light industrial uses which are environmentally compatible with adjacent uses.

The new Official Plan designates the entire Community Improvement Project Area along St. Clair Avenue West as 'Mixed Use Area'. Under this designation, it is Council's policy to encourage a broad range of commercial, residential and institutional uses.

Overall, the City's planning policy reflects the desire to support St. Clair Avenue West as a viable mixed commercial-residential area and to assist community stakeholders including the three Business Improvement Areas - St. Clair Gardens, Corso Italia and St. Clair Avenue West - in their efforts to revitalize the area.

Ultimately, implementation of a Community Improvement Plan enables the disbursement of grants through the City's Commercial Façade Programme, which directly supports the City's planning policy regarding the promotion of strong, viable mixed commercial-residential areas.

1.5 St. Clair West Revitalization Strategy

At its meeting on October 29, 2002, City Council adopted the St. Clair West Revitalization Strategy. The Strategy's primary goal is to enhance St. Clair West as diverse mixed-use neighbourhood.

The final document entitled "Our Future Together - A Community Based Revitalization Strategy for St. Clair West" contains 82 revitalization actions organized around seven inter-related revitalization objectives. For each objective the Strategy sets out both short and long-term revitalization actions. The Strategy identifies a 5-7 year implementation phase that will be co-

ordinated by the St. Clair West Revitalization Committee (community stakeholders) with assistance from Economic Development - Small Business and Local Partnership staff.

The Strategy identifies the Commercial Façade Improvement Programme as a short-term action under the revitalization objective, “Marking St. Clair a Destination: Enhancing the Retail Strip”.

2. OBJECTIVE OF THE PLAN

The objective of this Plan is to provide the Community Improvement Project Area along St. Clair Avenue West with the statutory authority to access the City’s Commercial Façade Improvement Programme. In doing so the Plan will help leverage private investment directed towards enhancing the aesthetics of the commercial area. New investment will strengthen St. Clair Avenue West as a distinct retail destination and contribute to the area’s revitalization.

3. COMMERCIAL FAÇADE IMPROVEMENT PROGRAMME

The City’s Commercial Façade Improvement Programme provides grants to commercial building owners whose properties are located in designated areas covered by approved community improvement plans. The Programme’s objective is to improve the front exterior facades of commercial buildings by restoration, renovation and redesign. The Programme is an effective mechanism for facilitating economic revitalization in selectively targeted commercial districts.

3.1 St. Clair Avenue West

The Commercial Façade Improvement Programme is recommended for St. Clair Avenue West because this commercial area meets the following criteria:

- a. the area includes three Business Improvement Areas;
- b. the area is designated as an Employment Revitalization Area;
- c. the area has a retail strip built form with at-grade commercial uses and typically one or two floors of housing above, which is appropriate for façade improvement; and
- d. the community has the potential for creating new private re-investment.

3.2 Programme Details

The applicant must be a registered property owner within the community improvement area, or a tenant that has the permission of the property owner to support an application.

A review committee consisting of representatives from the St. Clair Avenue West resident and business communities will be established. The committee will review the applications submitted and will make recommendations to the City.

The maximum grant is \$12,500 for a corner property and \$10,000 for a non-corner property. Approved grants will cover up to 50% of the total eligible improvements up to the grant maximum. Individual projects under \$2,000 are not eligible since the minimum grant is \$1,000.

Once approved the applicant will enter into an agreement (Letter of Understanding) with the City in accordance with a schedule to complete the prescribed work. Upon completion of the agreed to improvements, and upon submission of copies of the paid invoices covering the façade improvements and submission of photographs showing the new building façade, the City will issue a grant cheque to the applicant. All City taxes in arrears must be paid before the grant is issued.

If an applicant receives the maximum grant for a property, the property will not be eligible for further commercial façade improvement grants.

The anticipated programme length for St. Clair Avenue West is five to seven years, subject to budget approval by City Council. Extensions to the programme may be considered.

3.3 Targeted Buildings

The existing two and three-storey buildings create a strong street wall along St. Clair Avenue West. To maintain and enhance this main street built form, grants should be targeted to eligible properties that have:

- a. dilapidated, run-down, “eye-sore” buildings which take away from the area’s architectural character and appearance;
- b. buildings with alterations that have damaged the appearance of the original building’s architectural character: e.g. painted bricks, covered windows, unsightly signage and deteriorated cornices; or
- c. landmark buildings.

4. PROGRAMME ADMINISTRATION AND IMPLEMENTATION

Staff of Economic Development, Small Business and Local Partnerships will administer the Commercial Façade Improvement Programme identified in this Plan.

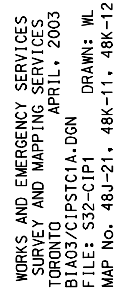
5. FUTURE CONSIDERATIONS

A Community Improvement Plan can identify provisions for a range of community interests including streetscape measures, municipal acquisition of lands and co-ordination of public investment.

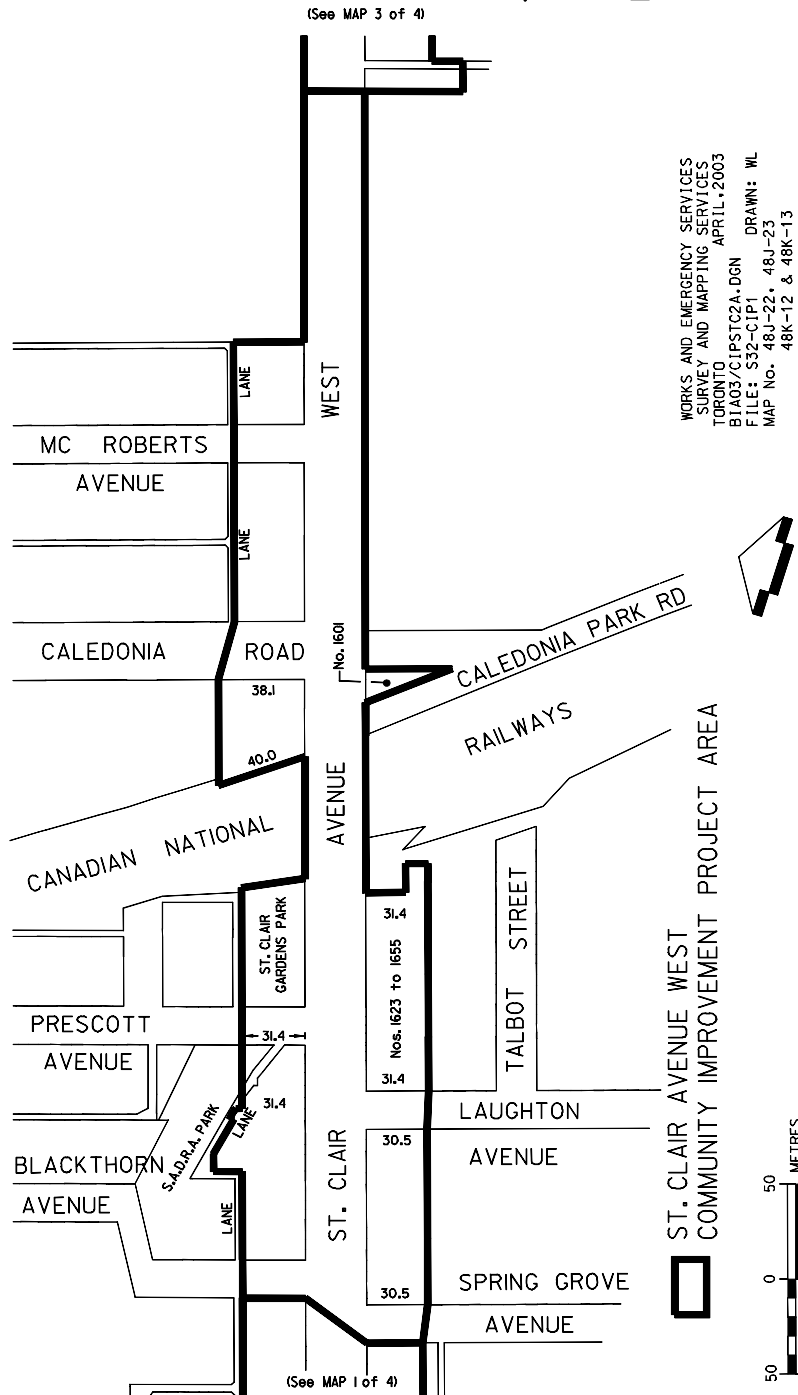
Streetscape improvements have been implemented along portions of St. Clair Avenue West including areas within the three Business Improvements Areas. The Streetscape Manual for the former City of Toronto identifies specific lighting, sidewalk, street furniture and related design treatments for certain streets and Business Improvement Areas.

Amendments to this Community Improvement Plan will occur through the prescribed statutory process in order to advance community interests and the City's Official Plan policies on community improvements.

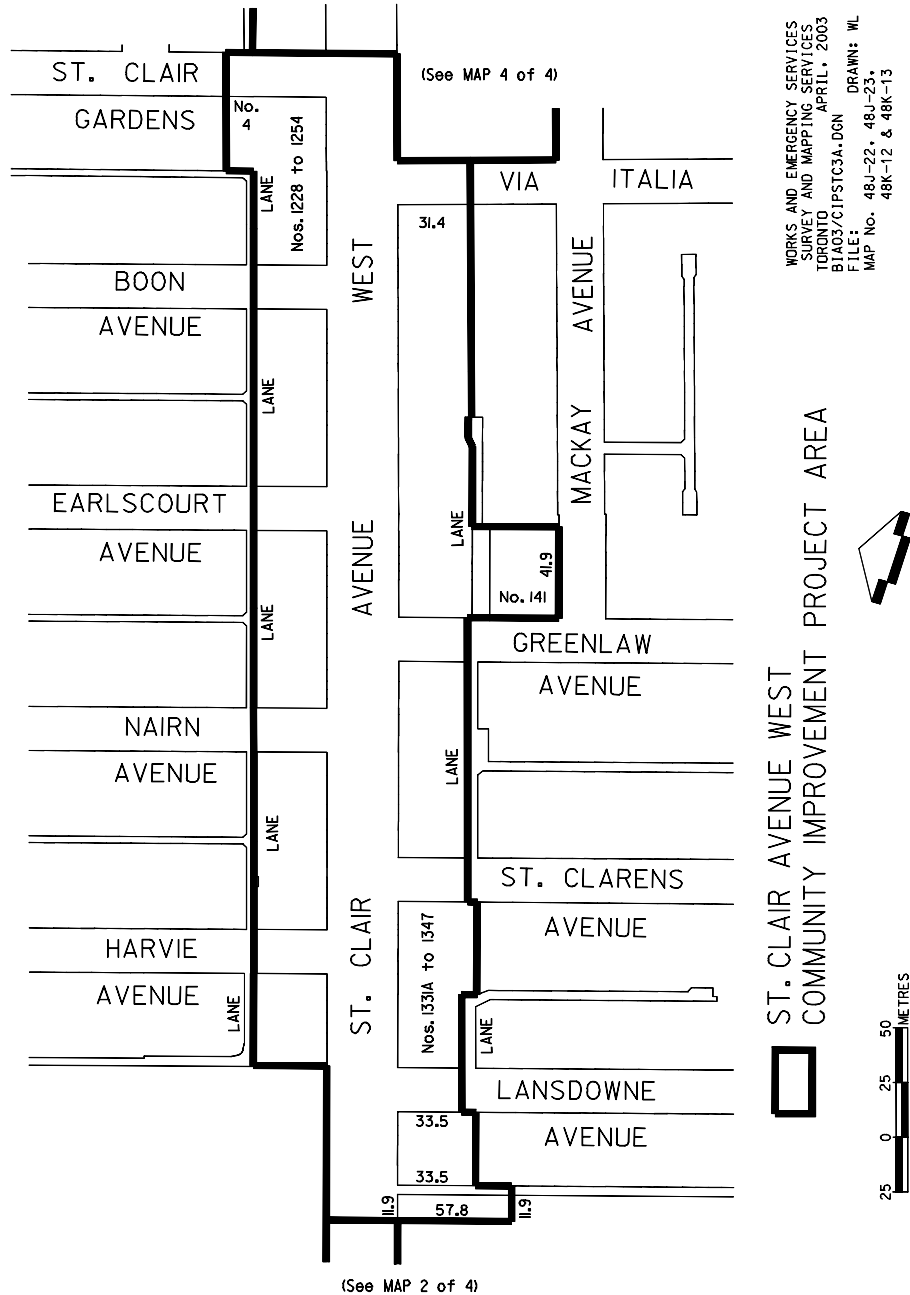
MAP 1 of 4



MAP 2 of 4



MAP 3 of 4



MAP 4 of 4

