

20–60 Caledonia Road, 500–1536 and 1601-1613 St. Clair Avenue West (West quadrant of Caledonia Road and St. Clair Avenue West Intersection) – Local Area Planning Study

Date:	May 22, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Ward:	Ward 17 – Davenport
Reference Number:	09 115111 WPS 00 TM

SUMMARY

At its meeting held on February 9, 2009, the Etobicoke York Community Council directed City Planning staff to conduct an immediate zoning and planning study of the St. Clair Avenue West and Caledonia Road area, and report to the Etobicoke York Community Council prior to July 2009 with recommendations to enhance and protect the residential character of the community, and eliminate all uses incompatible with that residential character (EY24.42).

<http://www.toronto.ca/legdocs/mmis/2009/ey/decisions/2009-02-09-ey24-dd.pdf>

Staff have prepared a policy background analysis and a methodology to conduct the area study as outlined below in this report.

Staff recommend that this methodology be received for information and is targeting the fourth quarter of this year to report on the outcome of the study, with corresponding zoning recommendations.

Financial Impact

There are no financial implications.



DECISION HISTORY

On February 9, 2009 Etobicoke York Community Council (EY24.42) resolved “that City Planning conduct an immediate zoning and planning study of the St. Clair Avenue West and Caledonia Road area, and report to the Etobicoke York Community Council prior to July 2009 with recommendations to enhance and protect the residential character of the community, and eliminate all uses incompatible with that residential character.”
<http://www.toronto.ca/legdocs/mmis/2009/ey/decisions/2009-02-09-ey24-dd.pdf>

ISSUE BACKGROUND

The subject study area is generally located west of the St. Clair Avenue West and Caledonia Road intersection. The area bounded by the south limit of the properties fronting onto the south side of St. Clair Avenue West, from the rail corridor to Caledonia Park Road on the south, Caledonia Road to the east, Lambert Avenue to the north and a CNR rail corridor to the west.

The lands within the study area are fragmented in ownership and presently occupied by the following uses:

1. warehouses
2. social clubs (and accessory restaurant uses)
3. concrete batching yard
4. supply yard (outdoor storage)
5. coffee shop (take-out restaurant)
6. automobile sales establishment
7. a City owned closed road allowance

To the west of the study area is a CNR rail corridor, with St. Clair Gardens and Neighbourhoods designated lands comprised of grade related dwellings, which abut the rail line to the west.

To the north are Neighbourhoods designated lands with grade related dwellings.

To the east, north of the properties fronting onto St. Clair Avenue West, are Neighbourhoods designated lands with grade related dwellings and Prospect Cemetery further east. Properties fronting onto the north side of St. Clair Avenue West are designated Mixed Use Areas, which have been included within the Avenue Study for St. Clair Avenue West. On the south side, east of the study area is Earls Court Park, which is designated Parks and Open Space Areas – Parks.

To the south are lands that are designated Utility Corridors.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Growth Plan for the Greater Golden Horseshoe section 2.2.6 of the Growth Plan pertains to Employment Lands. This section, among other matters, requires that an adequate supply of lands be provided to accommodate employment growth as forecast in schedule 3.

Section 2.2.6.2 (c) provides guidance for protecting and preserving employment areas for current and future uses.

The Growth Plan does permit the conversion of employment areas, to non-employment uses, only through a municipal comprehensive review in Section 2.2.6.5 subject to the cited evaluation criteria outlined in subsections (a) through (f), which requires the demonstration of "need" for the conversion and no adverse affect on the overall viability of the Employment area. This Local Area Planning Study is not considered a municipal comprehensive review, as outlined in the Growth Plan.

Official Plan

Official Plan Designations (Attachment 1 – Official Plan) affecting the study area are as follows:

1. Mixed Use Areas designation for the properties fronting onto the north side of St. Clair Avenue West and the south side of St. Clair Avenue West, west of Caledonia Park Road;
2. Employment Areas designation for the balance of the block north to Lambert Avenue;
3. Utility Corridors for the property fronting on the south side of St. Clair Avenue West, abutting the rail corridor; and,
4. Site and Area Specific policy 154 affects the Employment Areas designated lands, which permits a mix of employment and residential land uses.

The Mixed Use Areas designated lands achieve are envisioned to accommodate a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces, in varying degrees of intensity across the City.

Utility Corridors provide linear connections for the transmission of energy, communication and the movement of people and goods. These corridors consist mainly of rail and hydro rights-of-way.

The Employment Areas policies of the Official Plan serve to enhance and promote growth of enterprises and jobs, while not permitting uses that detract from the economic function of the areas. Uses that support and complement the economic function of the area are permitted, including: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants that serve area businesses and workers.

Site Specific Policy 154 also affects the properties designated Employment Areas. Policy 154 states:

“A mix of employment and residential uses are permitted provided that:

- a) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area; or
- b) if the property is designated any designation other than *Employment Areas*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.”

Site and Area Specific Policy 154 conforms with the Provincial Policy Statement policies for Employment Areas, so long as Employment uses are retained as part of a land use mix.

Planning staff have been directed by Planning and Growth Management Committee to review Site and Area Specific Policy 154 (PG20.13). Background information can be viewed by the following link:

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16367.pdf>

ZONING

The subject lands are affected by five District Zones, being “I1 D2”, “I2 D1” and “T” (Industrial Districts), “CR T3.0 C1.0 R2.5” and “MCR T3.0 C1.0 R2.5” (Attachment 2 – Zoning Map). Staff will compile a detailed comparison of existing zoning regulations with the emerging regulations associated with the draft New City-wide Zoning By-law.

The lands zoned T permit parking uses and transportation uses. There are no height regulations associated with this zone.

Lands zoned MCR and CR correspond to the Mixed Use Areas of the Official Plan. The zone affects the properties fronting the north side of St. Clair Avenue West (except for lands zoned T abutting the rail corridor), to a depth of 35 metres, with a maximum building height of 16 metres. The MCR zone permits a wide range of commercial uses and residential uses with varying degrees and intensity as defined by the particular zone category.

Lands zoned I1 D2 and I2 D1 make up the balance of the subject lands. These zones do not permit any residential land use. A wide range of non-residential uses are permitted in varying degrees and intensity, subject to the particular zone category.

COMMENTS

There are three planning processes currently underway, which will affect the direction of this study.

The first is the St. Clair Avenue Study, which will provide a vision and implementation strategy for the re-urbanization of St. Clair Avenue West. The study will make recommendations and propose appropriate development standards to facilitate and support the re-urbanization of St. Clair Avenue West. A final report will be considered by Planning and Growth Management Committee at its June 4, 2009 meeting. A link to background information regarding the west portion of the Avenue Study can be found at: www.toronto.ca/planning/stclairwest_keelee.htm.

The Avenue Study will help to guide and inform the planning context for this local area study.

The second process is the Zoning By-law Project, which will advance a comprehensive harmonized Zoning By-law for the City of Toronto. This process is now in public consultation, with recommendations to Planning and Growth Management Committee targeted for the Fall of this year. Any zoning recommendations that stem from this local area study should be consistent with the emerging zoning regulations that result from the Zoning By-law Project.

The third process is a review of Site and Area Specific policy No. 154, as directed by Planning and Growth Management Committee on November 13, 2008, with the objective to maintain the City's long term employment and economic base. This is ongoing and will provide the guidance to ensure conformity with the Official Plan goals and objectives, when considering zoning recommendations resulting from this study.

The purpose of this study is to undertake an analysis that will involve an opportunities and constraints exercise (as outlined below), a compatibility evaluation for uses both

within and on abutting lands, and a built form analysis to arrive at an appropriate arrangement, relationship and massing of development on the lands, having regard for the existing and planned physical character of the broader area.

STUDY METHODOLOGY

The study process will have four phases.

Phase One will involve assembling background information including the emerging policy environment; property data; and review of the policy directions of the St. Clair Avenue Study.

Phase Two will be a consultation stage, to be scheduled in consultation with the Ward Councillor, whereby owners of the subject lands and City staff can assess a long term vision, needs and constraints for the properties, to determine common principles to guide the subsequent study phases. Consultation with area residents will follow to assess the vision for the lands in the context of the surrounding area and the land use policy environment. A design charette will also be scheduled to engage stakeholders in the process of scoping visions into conceptual plans.

Phase Three will involve the formulation of future development alternatives, based on the principles and concepts that emerged from the previous phase, as well as mitigation measures and restrictions that address development constraints.

Phase four will involve further community consultation to assess the development alternatives that are formulated in Phase three, to arrive at a preferred alternative, while still maintaining reference to the other alternatives.

A final report will then be submitted to the Etobicoke York Community Council with recommendations and associated development standards, and outline the results of the process, with reference to all the development alternatives formulated in the later phases of the process.

Opportunities/strengths and Constraints/weaknesses

Constraints/Weaknesses affecting the lands include the follows:

- CNR rail corridor (setbacks, noise, vibration, safety)
- Land use compatibility between existing employment uses with surrounding sensitive land uses
- Traffic congestion and access to the lands
- Environmental soil quality
- Fragmented property ownership
- Existing interface with neighbourhoods designated properties

Opportunities/Strengths include the follows:

- opportunity to continue the planned St. Clair Avenue West built form on the lands
- opportunity to enhance land use compatibilities
- opportunity to enhance employment, while providing appropriate residential intensification
- support the increased use of transit and other community facilities
- establish an appropriate interface with the neighbourhoods designated properties to the north and east
- opportunity to improve traffic movements to and from the lands
- opportunity to improve the overall local environment

Participation Engagement

To engage participation in the study, staff will conduct consultation meetings with property owners and operators of businesses within the study limits, as well as owners/residents and resident groups from the surrounding areas. Information gathered from these consultation meetings will be used to form foundation principles to be used in a design charette, to formulate a vision for the area.

Timing

Phase One of the study is nearly complete. It is anticipated that Phases Two and Three can be completed in early fall of this year. Phase Four is anticipated to occur late fall.

A final report will be prepared outlining the findings of the consultation meetings and charette, with corresponding recommendations to enhance the study area from a land use perspective, in the first quarter of the new year.

CONTACT

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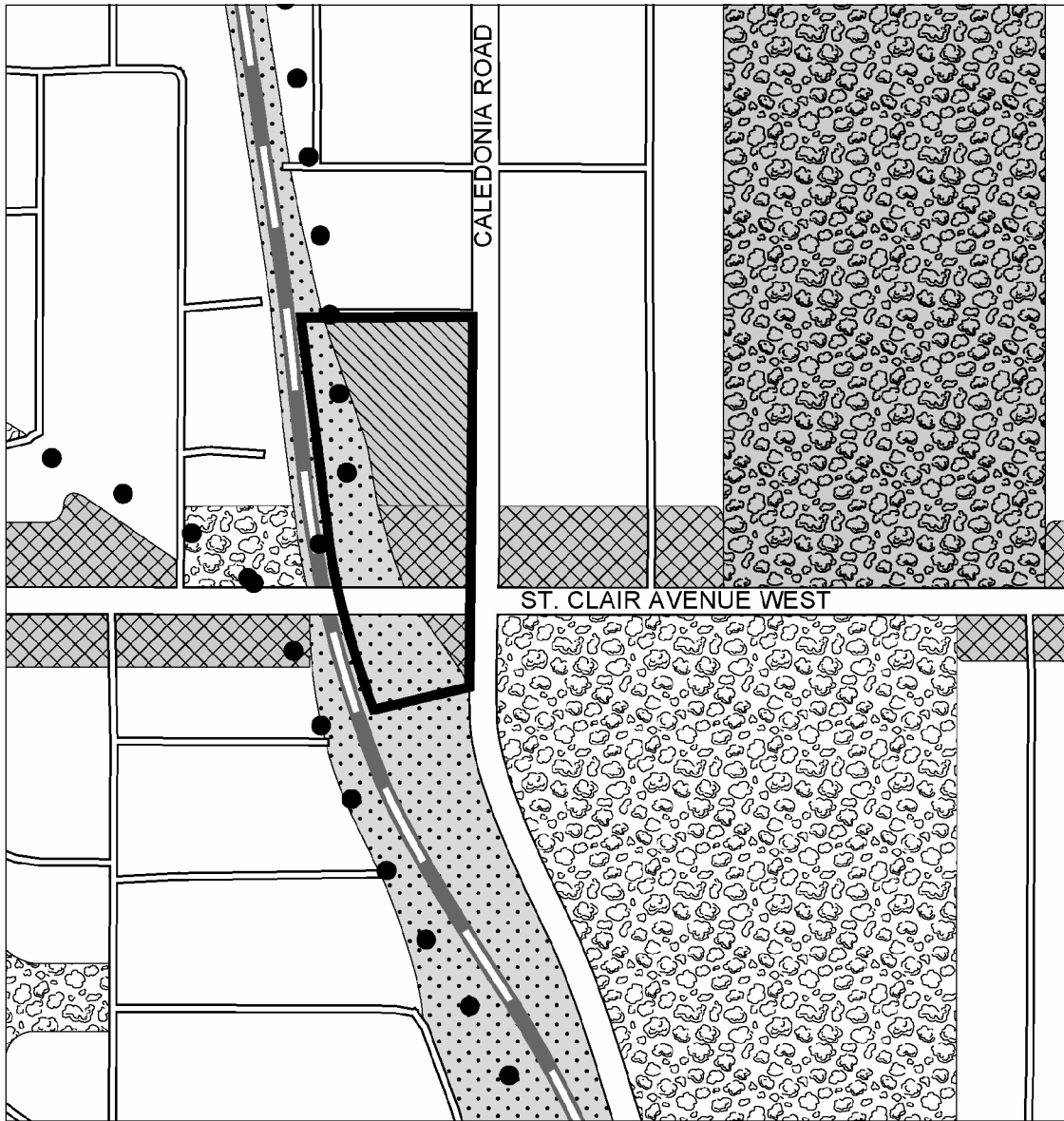
SIGNATURE

Gregg Lintern, MCIP, RPP
 Director, Community Planning
 Etobicoke York District

ATTACHMENTS

Attachment 1: Official Plan
 Attachment 2: Zoning

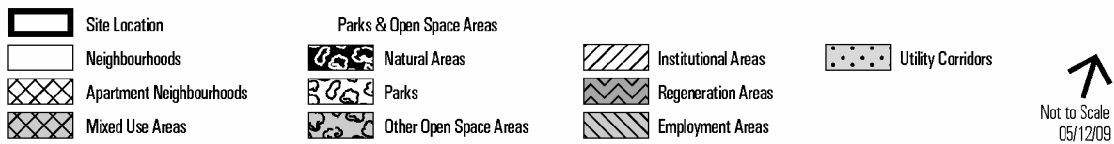
Attachment 1: Official Plan



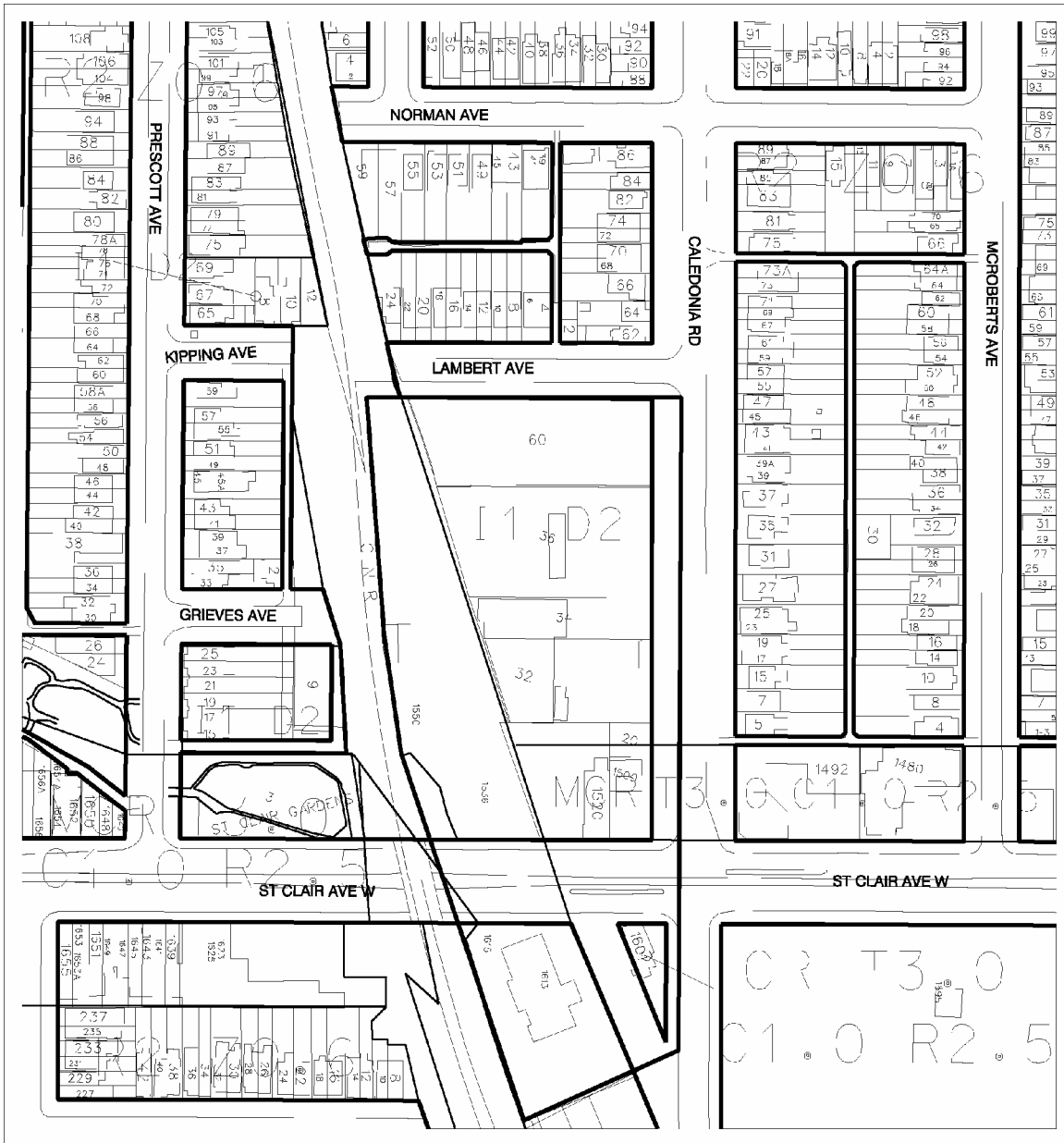
TORONTO City Planning
Official Plan

**20-60 Caledonia Road & 1500-1536 St. Clair Avenue West
 and 1601-1613 St. Clair Avenue West**

File # 09_115111



Attachment 2: Zoning



**20-60 Caledonia Road & 1500-1536 St. Clair Avenue West
and 1601-1613 St. Clair Avenue West**
File # 09_115111

- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Tr Industrial District



Not to Scale
Zoning By-law 11,737 as amended
Extracted 05/12/09 - rz