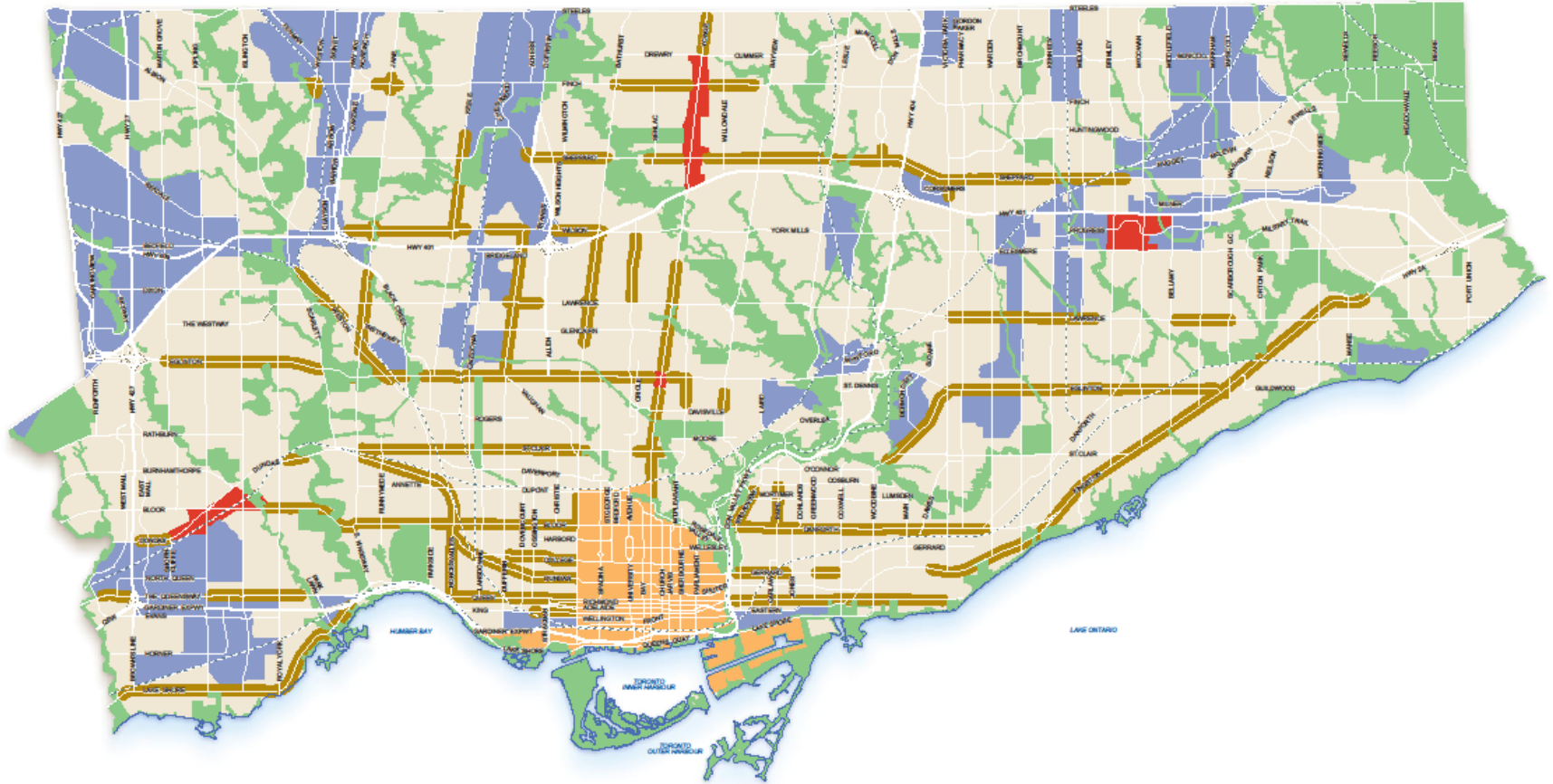


St. Clair West (Keele Weston to Scarlett)

March 22, 2011

Etobicoke York Community Council

Urban Structure Map



- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

Study Flow

Nov 25, 2009 - First Public Meeting - Discussion of Existing Conditions & Study Principles

Jan 11, 2010 - Initial Local Advisory Committee Meeting

Feb 27, 2010 - Community Design Workshop

April 7, 2010 - Local Advisory Committee Meeting to Review Workshop Findings

June 7, 2010 - Public Meeting to Review Draft-Study Recommendations

July 2010 - Final Consultants Report Submitted

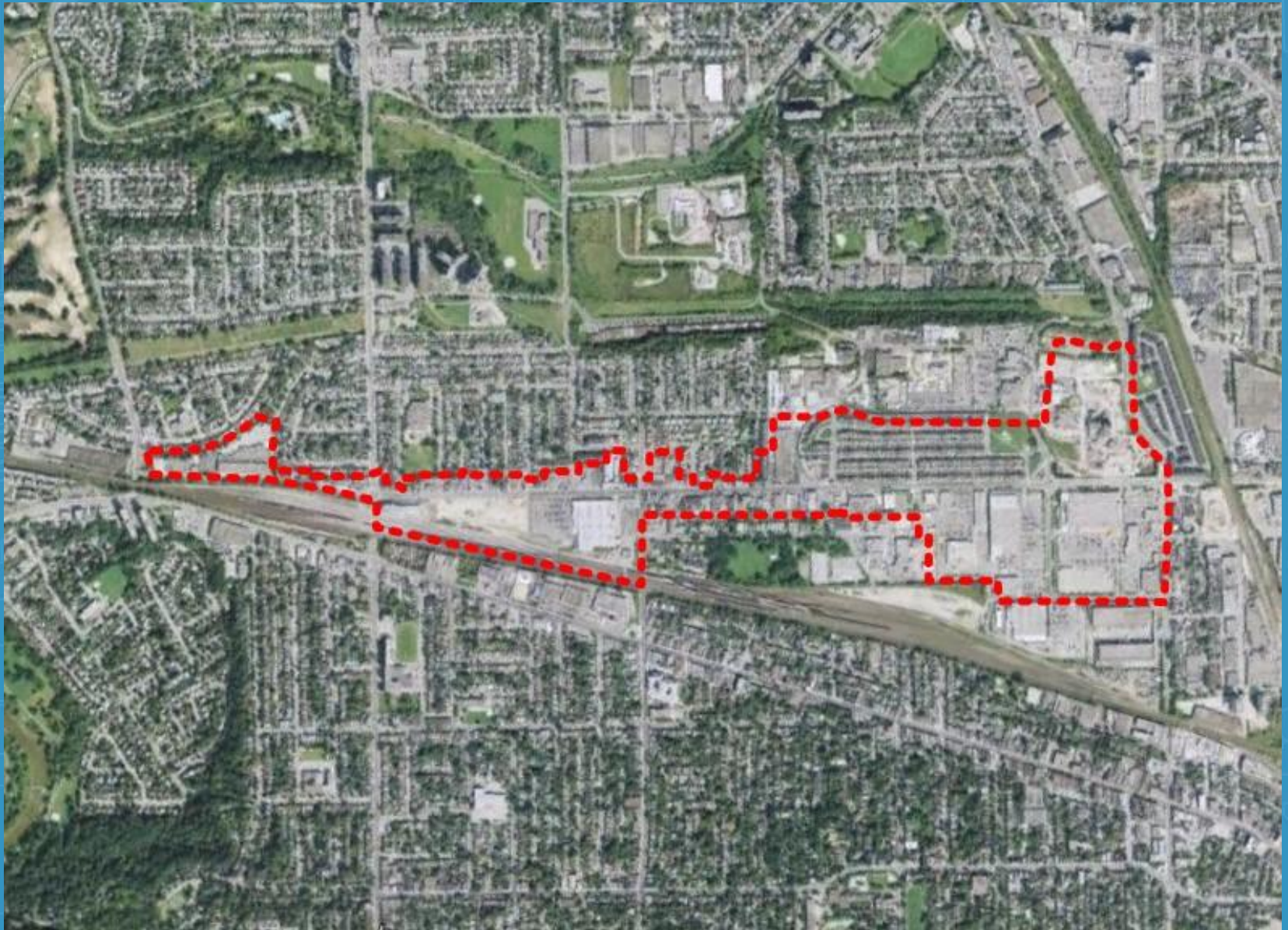
Break for Elections

Nov 24, 2010 – Public Meeting on Implementing Zoning and Official Plan

Jan / Feb 2011 – Implementing Amendments to Official Plan and Zoning to Council



Study Area



Vision

On Existing Commercial Strips

Immediate Permissions for Mid-rise Mixed Use Buildings

- Heights between 20 and 32 m (6 to 10 storeys)
- 2.5 to 3 times density
- Zoning standards as per Council's Mid-rise Guidelines
- Amendments to new harmonized Zoning By-Law and former Toronto and York Zoning By-laws to permit immediate redevelopment
- Assist relocation of auto service and repair shops



Vision

On existing Power Centre sites on south side St. Clair

Short Term:

Rezone to Employment-Commercial to permit full range of Retail / Office and Additions

Long Term:

St. Clair frontage designated Mixed Use Area in Official Plan but no rezoning for residential unless:

- Detailed Precinct Plan in place shifting retail to south end with new mid-rise mixed use on St. Clair frontage
- Non-residential gfa retained on lot
- Buffered from impacts of: Abatt Rubber plume, and rail lines



Trinity Development

Under development at northwest corner of Weston Rd and St. Clair

Leaving site-specific By-Law as near permit issuance

New prototype for large-scale urban retail, multi-storey retail with structured parking

Model for retail reconstruction on south side St. Clair

View of Intersection- St Clair Avenue and Weston Road



Vision

Grow Employment in the Area

- Employment stable in area between 1994 when Ontario Stockyards closed to 2008 at around 3800 employees
- Retain 4 nodes of industry and expand industrial employment on vacant and under-utilized Glen Scarlett sites
- Add retail employment (Trinity) and retain retail floor space when power centres on south side re-develop
- Don't drive out existing industry by buffering from new residential

