

St. Clair Avenue West and Bathurst Street Planning Study – Information Report

Date:	May 15, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's
Reference Number:	File No. 12 167961 STE 21 TM

SUMMARY

Toronto and East York Community Council directed staff to undertake a local planning study for the area generally bounded by Bathurst Street to the west, St Clair Avenue West to the north, Melgund Road to the south, and Wells Hill Avenue to the east.

This report provides a brief status update and provides an outline of the next steps on this study.

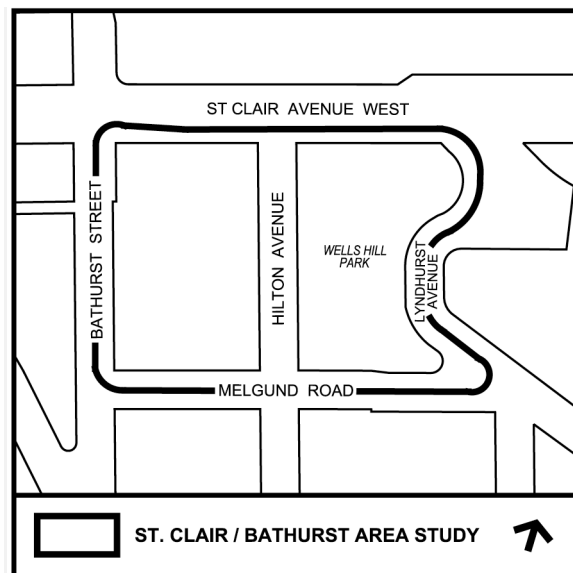
Financial Impact

There are no financial implications.

DECISION HISTORY

At its meeting on March 20, 2012, the Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning Division, to:

1. Initiate a planning study for the area generally bounded by Bathurst Street, St Clair Avenue West, Melgund Road, and Wells Hill Avenue to:
 - a. undertake an Avenue Study for the balance of this



- Avenue;
 - b. undertake an associated study for the balance of this area; and
 - c. establish appropriate built-form design guidelines.
2. Consult with the Councillor's office, the community, including landowners and other stakeholder groups, and the multiple listed City divisions and agencies, as part of this study; and
 3. Report back to Toronto and East York Community Council in the second quarter of 2012.

The intent of the study is to allow City staff to respond proactively to any proposals in the area and plan for appropriate and context-sensitive development.

COMMENTS

After reviewing the initial request to initiate a planning study, staff consulted with the relevant City divisions to confirm the staff who would be assigned to the study. Once the appropriate staff were assigned, Planning staff held a preliminary staff meeting to go over the purpose of the study and obtain input on the role each division would have in the study. Planning staff also confirmed which divisions would need to attend the community consultation meetings.

A community consultation meeting was scheduled for April 2, 2012; however it was cancelled due to the possibility of a labour disruption.

Staff reviewed the boundaries of the study, and the specific requests and found them to be appropriate. Staff have no recommended amendments at this time.

Next steps

In consultation with the local Councillor, Planning staff have rescheduled the community consultation meeting for June 18, 2012. Staff would like to gain some insight to the community's vision for this study area in terms of heights and density of proposed and future developments, design guidelines for the *Mixed -Use* designated areas, appropriate infill in *Neighbourhoods* designated areas, and desired improvements for Parkland and the Forest Hill library.

Subsequent to the community consultation meeting, staff will continue the study and intends to bring recommendations, in the form of options, back to the community for further consultation in Fall 2012.

CONTACT

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SIGNATURE

Raymond David, Director
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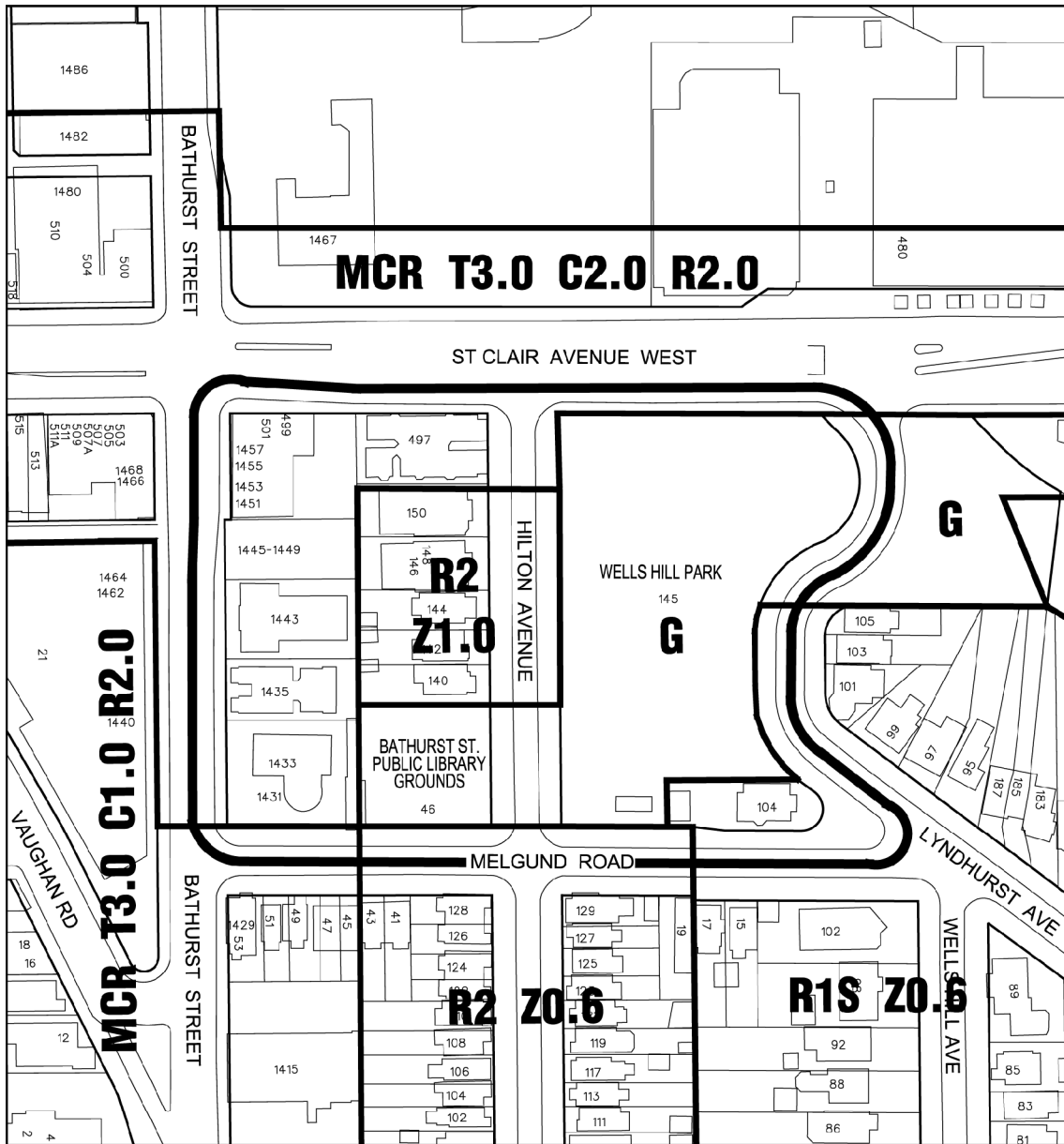
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ATTACHMENTS

Attachment 1: Zoning


Attachment 2: Official Plan

Attachment 1: Zoning



St. Clair / Bathurst Area Study

- R2 Residential District
- R1 Residential District
- MCR Mixed-Use District
- G Parks District









 Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 03/29/2012

Attachment 2: Official Plan



TORONTO City Planning
Official Plan

St. Clair / Bathurst Area Study

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |


 Not to Scale
 03/29/2012