Areas for Proposed Residential Apartment Commercial (RAC) Zone Report on Consultation

Planning and Growth Management
May 29, 2014
What is RAC Zoning?

City-initiated, proactive response to isolation of many apartment neighbourhoods from community and commercial services.

Many “tower neighbourhoods” built as single use, car dependent areas separated the from street and other uses.
What is RAC Zoning?

Type and scale of commercial and community uses ensure compatibility with Official Plan.

A variety of goods and services on-site would “support better physical and economic health” of the community.

- Department of Public Health study
What is RAC Zoning?

Use change supports the work of service agency providers – Tower Renewal (SDFA), Public Health, United Way

Needs have changed – settlement services, language and skills training, access to healthy food, social services
RAC candidate sites

564 properties

Open House/ Public Meetings

March 26 - East Scarborough Storefront
March 31 - Bathurst/Finch Hub
April 3 - Thorncliffe Park Youth Centre
April 5 - Rexdale Community Hub
April 8 - Weston Mount Dennis
April 16 - Pape/Cosburn
public consultation

• 175 people attended six public meetings city-wide at locations close to the candidate sites

• Meetings were conducted in partnership with the Tower Renewal Office, United Way and Centre for Urban Renewal

• Notice of the meetings through the Toronto Star, local newspapers, United Way partner agencies and direct mail to building owners
online survey

Over 50 responses submitted online, by mail and at meetings
what we heard

• Very positive feedback
• Strong support for enhancing local opportunities through community services, small businesses, fresh food markets, education and recreation services for seniors etc.
• Communities eager to get started
what we heard

• Overall few concerns
• Issues focussed on safety, security, increased traffic, noise, loss of amenity space, and the impact on existing local businesses
• Restrictions on size and location address potential impacts
• Outdoor sales and display
• Performing arts studio
outcomes

- Approximately 500 apartment sites will be included in the RAC zone
- Modifications to the regulations for outdoor sales and display areas
- 70 apartment sites in the Pape/Cosburn Area not included in the RAC zone
- Uptake will be monitored and new sites considered in future
Updated RAC Candidate sites

499 properties