



PLANNING A GREAT CITY
TOGETHER



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 service 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

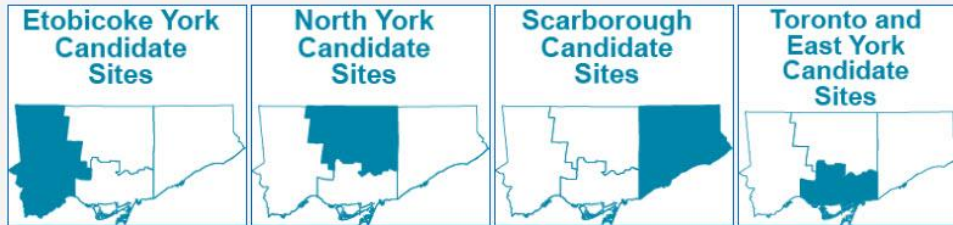
- 175 people attended six public meetings city-wide at locations close to the candidate sites
- Meetings were conducted in partnership with the Tower Renewal Office, United Way and Centre for Urban Renewal
- Notice of the meetings through the Toronto Star, local newspapers, United Way partner agencies and direct mail to building owners



online survey

Apartment Neighbourhood Opportunities Survey

Proposed Candidate Sites for the Residential Apartment Commercial zone



Just click on the key maps to go to a larger map of proposed candidate sites for the Residential Apartment Commercial zone

[List of addresses of Proposed Candidate sites in Etobicoke York](#)

[List of addresses of Proposed Candidate sites in North York](#)

[List of addresses of Proposed Candidate sites in Scarborough](#)

[List of addresses of Proposed Candidate sites in Toronto and East York](#)

1.0 Which of the following statements applies to you (select all that apply):

Refer to the maps above for the location of the proposed RAC sites

- ☐ I Live in an apartment
- ☐ I live in or near one of the proposed RAC zones
- ☐ I am an owner of an apartment building
- ☐ I am an owner an apartment building in or near one of the RAC zones
- ☐ I own or operate a business in or near one of the proposed RAC zones
- ☐ I represent a community organization/not-for-profit organization
- ☐ None of the above

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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

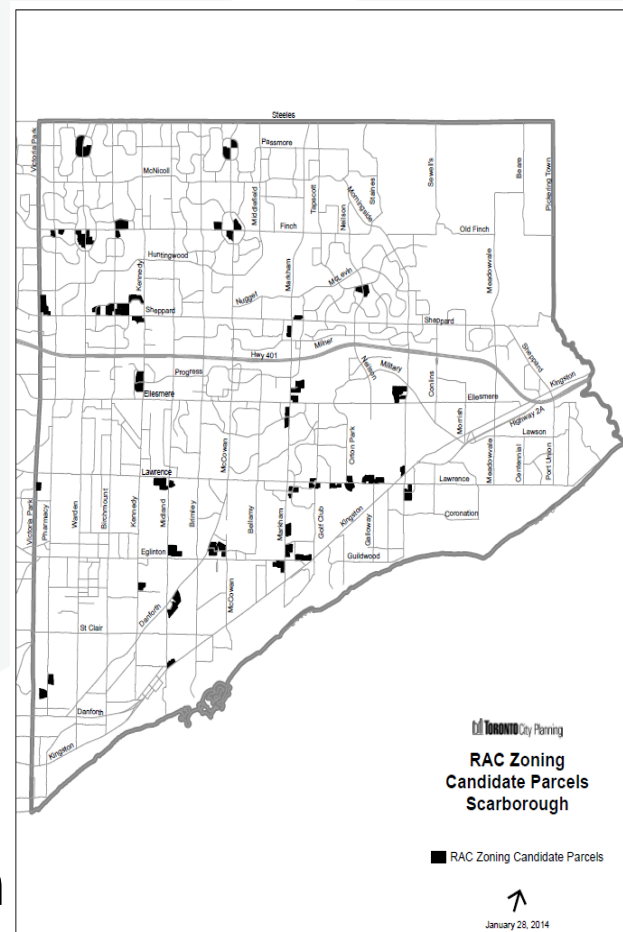


what we heard

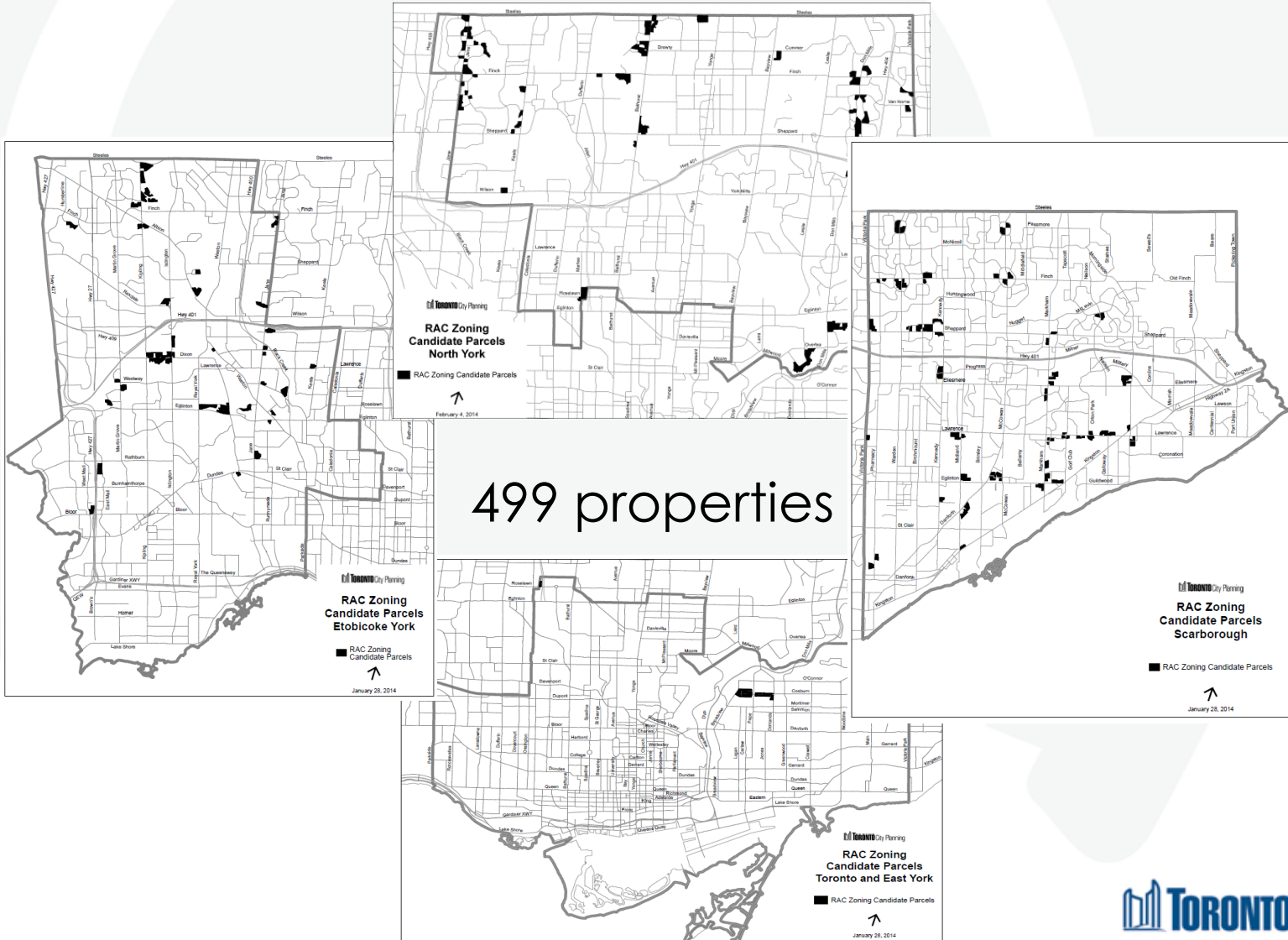
- Overall few concerns
- Issues focussed on safety, security, increased traffic , noise, loss of amenity space, and the impact on existing local businesses
- Restrictions on size and location address potential impacts
- Outdoor sales and display
- Performing arts studio

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





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