

**Ward 22, St. Paul's**

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Toronto and East York Community Council  
Chair & Members  
2nd floor, West Tower, City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

April 7, 2014

**Re: St. Clair Avenue West Area Specific Policy Review Request**

Dear Chair and Committee Members,

I am writing to request that the Committee consider the accompanying recommendations requesting a public review of Area Specific Policy 221 pertaining to St. Clair Ave West, between Avenue Rd. and Spadina Rd.

City of Toronto policies to intensify along transit routes is a laudable and sensible development path. However, this intensification must respect the fabric and character of an existing community.

St. Clair Ave West has a unique make-up and policy framework Between Avenue Rd. and Spadina Rd. Unlike other stretches of St. Clair, the subject area does not contain any retail establishments. The strip is comprised primarily of residential buildings mixed with long-standing religious and medical uses. As well, it is not considered an "Avenue" by the City of Toronto.

This ambiguity has left the community vulnerable to inappropriate development for decades. Recent Ontario Municipal Board decisions ruling in favour of increased intensification demonstrate that Area Specific Policy 221 has been an ineffective tool for keeping heights below six storeys as envisioned by the Policy.

That's why I am requesting the Chief Planner to consult with the local community to review and strengthen Area Specific Policy 221 to help ensure that future development on this portion of St. Clair respects the moderate densities anticipated in the City's Official Plan.

## **Recommendations**

1. City Council request the Chief Planner and Executive Director, City Planning, to initiate a review of Area Specific Policy 221 of the Official Plan, and report to the Toronto and East York Community Council in 2014 providing recommended amendments with respect to height and built form, as well as community benefits under Section 37.
2. City Council direct the Chief Planner and Executive Director, City Planning to schedule a community consultation meeting for the proposed Official Plan Amendment with the Ward Councillor.
3. City Council direct that notice for the community consultation meeting be given to landowners and residents within 120 metres of the area.
4. City Council direct that notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Sincerely,

Josh Matlow  
Toronto City Councillor  
Ward 22 – St. Paul's