

Authority: Etobicoke York Community Council Item 5.2, adopted as amended,  
by City of Toronto Council on April 12 and 13, 2011  
Enacted by Council: September 22, 2011

**CITY OF TORONTO**

**BY-LAW No. 1168-2011**

**To adopt Amendment No. 144 to the Official Plan of the City of Toronto with respect to  
lands in the vicinity of St. Clair Avenue West between Keele Street/Weston Road and  
Scarlett Road.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,  
as amended to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and  
has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached amendment No. 144 to the Official Plan of the City of Toronto is hereby  
adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 22nd day of September, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

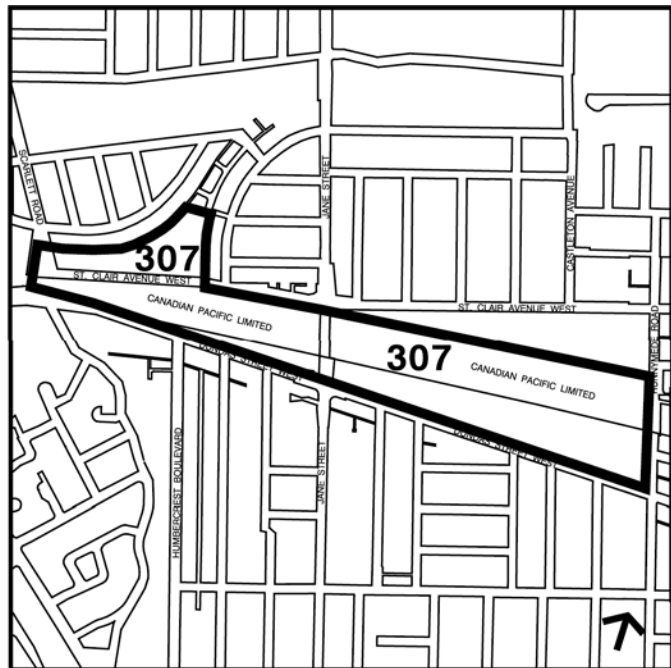
**AMENDMENT No. 144 TO THE OFFICIAL PLAN  
OF THE CITY OF TORONTO**

The following text and schedule constitute Amendment No. 144 to the Official Plan for the City of Toronto, being an amendment to Maps 14 and 17 and the provisions of Chapter 7.

1. Maps 14 and 17 are amended by redesignating the lands as shown on the attached Schedule 1.
2. Chapter 7 Site and Area Specific Policies is amended by:
  - (a) deleting Site and Area Specific Policy 307 and substituting therefor the following:

**"307. Certain lands in the vicinity of St. Clair Avenue West and Dundas Street West between Runnymede Road and Scarlett Road.**

Retail and Service Uses are permitted.

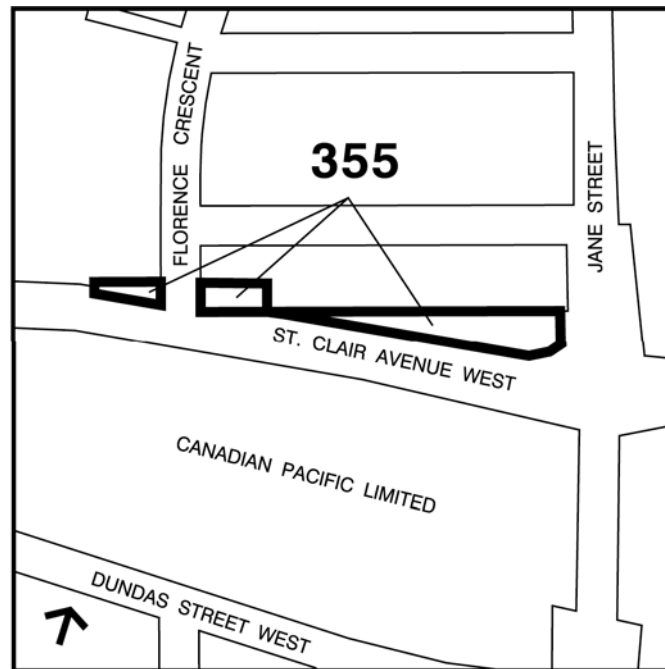


- (b) Deleting the mapping of Policy 307 from Map 25, Site and Area Specific Policies, and replacing it with mapping shown in the new Site and Area Policy 307 above.
- (c) Adding a new Site and Area Specific Policy 355 as follows:

**"355. Certain Lands on the North Side of St. Clair Avenue West between Florence Crescent and Jane Street.**

Lots that front on to St. Clair Avenue West or Florence Crescent may be used for small-scale retail, service and office uses. Existing automobile repair shops will

be encouraged to relocate. The lands at the northwest corner of Jane Street and St. Clair Avenue West should be obtained for public parkland if that intersection becomes the connection between two light rapid transit lines.



- (d) Adding to Map 25 of Chapter 7, Site and Area Specific Policies, as the area of Policy 355, the area mapped in the new Site and Area Specific Policy 355 above.
- (e) Adding a new Site and Area Specific Policy 356 as follows:

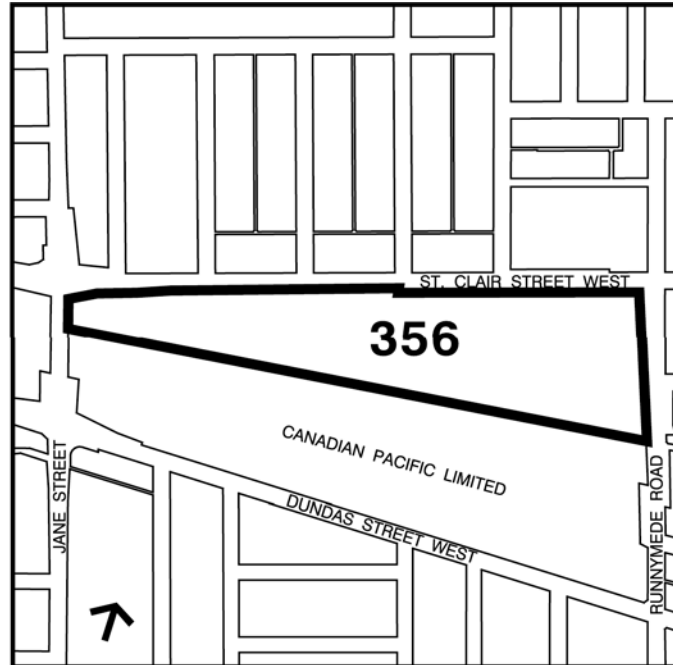
**"356. Lands on the South Side of St. Clair Avenue West between Runnymede Road and Jane Street.**

The enactment of any amendment to the zoning by-law to permit residential units is conditional upon:

- (a) the separation and buffering of any residential units from the rail right-of-way to the south to mitigate adverse noise, vibration, odours and emissions from the rail corridor and to promote the safety of the residents;
- (b) the provision of no net loss of non-residential gross floor area on the lands; and
- (c) the prior or concurrent adoption by Council of a Precinct Plan that
  - (i) creates a finer grid of streets and blocks with public roads;
  - (ii) assesses the possibility of extending Ryding Avenue west of Runnymede Road;

- (iii) shifts large format retailers away from the St. Clair Avenue frontage to the south end of the properties;
- (iv) provides locations for public parks and open spaces to be created;
- (v) assesses and provides for necessary schools and community facilities;
- (vi) provides for a broad range of housing types, unit sizes and tenure;
- (vii) locates and masses residential uses to minimize impacts from nearby existing industry;
- (viii) assesses the traffic and parking impact of new development on local streets;
- (ix) provides a public realm that promotes pedestrian circulation and comfort;
- (x) provides for strong local pedestrian and cycling connections, including consideration of a pedestrian/cyclist bridge over the rail corridor to the south;
- (xi) incorporates any local heritage resources;
- (xii) assesses opportunities for the placement of public art;
- (xiii) considers the availability of servicing infrastructure to support intensified development within the precinct; and
- (xiv) Provides for the phasing of development showing how orderly development will be achieved on the block over the long term and how coordination with the provision of parks, roads, community services, and other infrastructure improvements will be achieved.

Prior to the enactment of a zoning by-law amendment to permit residential units on a lot, industrial, office and service uses permitted in a CE zone district in the former City of York Zoning By-law No. 1-83 are also permitted on the lot.



(f) Adding to Map 25 of Chapter 7, Site and Area Specific Policies, as the area of Policy 356, area mapped in the new Site and Area Specific Policy 356 above.

(g) Adding a new Site and Area Specific Policy 357 as follows:

**"357 Lands at 2211, 2237, 2255, 2283 and 2336 St. Clair Avenue West.**

(a) ~~Subject to paragraph (b) below, the development of any residential unit(s) is conditional upon any residential unit being a distance of at least 100 metres from the property line of a lot containing an industrial facility that either slaughters animals or renders animals or processes dead animal stock for animal feed. Prior to the development of residential units on the portion of the lands on the south side of St. Clair Avenue West, lands known municipally as 2211, 2237, 2255 and 2283 may be used for manufacturing, warehousing and service uses permitted in an 'IC' zone in former City of Toronto By-law No. 438-86, and further, the lands known municipally as 2237 and 2255 St. Clair Avenue West may also be used as a *meat products plant* in this interim period.~~

(b) ~~Residential units within 100 metres of the property line of a lot containing an industrial facility that either slaughters animals, or renders animals or processes dead animal stock for animal feed may be permitted on the land known municipally as 2237, 2255 and 2283 St. Clair Avenue West where it has been demonstrated, through studies to the satisfaction of both the Chief Planner and a peer reviewer(s) selected by the City and paid for by the applicant that future residents on these lands would not experience material adverse noise, vibrations, traffic, odour or other emission effects generated from such a nearby industrial facility. City Council may enact zoning by-law pursuant to Sections 34 and 36 of the Planning Act with an~~

~~'h' Holding Symbol in respect of residential uses on the lands municipally known as 2237, 2255 and 2283 St. Clair Avenue West.~~

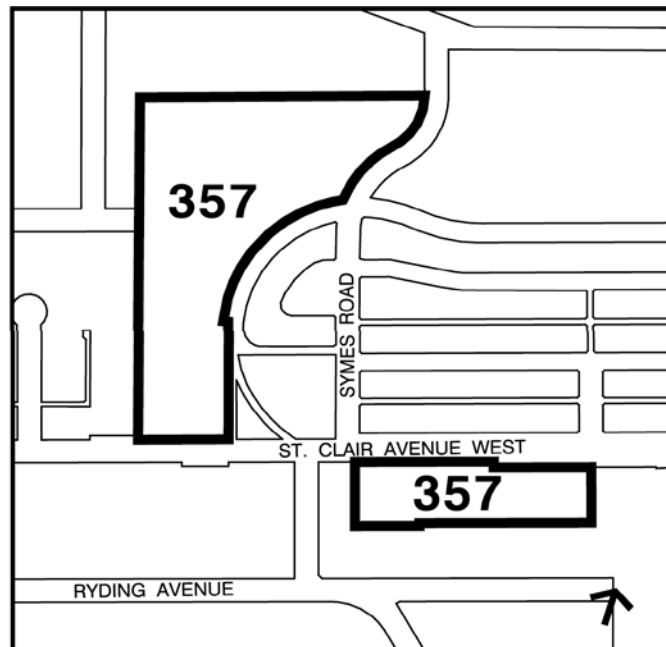
- (c) ~~The 'H' Holding Symbol applicable to the CR zoning under former City of Toronto By-law No. 438-86 for the lands known municipally as 2237, 2255 and 2283 St. Clair Avenue West may be removed by City Council and these lands may be used for residential and/or residential/commercial purposes upon receipt by City Council of a report from the Chief Planner that confirms:~~
- ~~i. That a development proposal has been submitted that is to the satisfaction of the Chief Planner, and~~
  - ~~ii. That the studies referred to in paragraph b) above have shown that future residents on those lands would not experience material adverse noise, vibration, traffic, odour or other emission effects generated from the nearby industrial facility that involves either the slaughter of animals, or rendering of animals, or processing of dead animal stock for animal feed.~~

~~City Council may also lift the 'H' holding symbol where the industrial activity that was the basis of implementing the 'H' holding symbol has ceased and is not replaced by another operation of the same or similar use for a period of one year measured from the date of closure of the original operation.~~

- (a) Sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to Employment Areas or within the influence of major facilities, should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from Employment Areas and/or major facilities as necessary to:
- i. Prevent or mitigate adverse effects from noise, vibration, and emissions, including dust and odour;
  - ii. minimize risk to public health and safety;
  - iii. prevent or mitigate negative impacts and minimize the risk of complaints;
  - iv. ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines at the time of the approval being sought for the sensitive land uses, including residential uses; and,
  - v. permit Employment Areas to be developed for their intended purpose.

- (b) A complete application to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in Policy (a) shall include a Compatibility/Mitigation Study, which will be addressed in the applicant's Planning Rationale.
- (c) The Compatibility/Mitigation Study will:
- i. be peer reviewed by the City at the applicant's expense;
  - ii. identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses and nearby Employment Areas and/or major facilities to address the matters in Policy (a); and
  - iii. identify facilities, including propane storage and distribution facilities, where a separation distance is required by law and/or regulation may include any portion of the applicant's property and describe the extent to which the application may affect facilities' compliance with such required separation distances
- (d) The costs of studies and mitigation measures shall be borne by the applicant of the sensitive land uses, including residential uses, in a location identified in Policy (a). Also, the cost of collecting and producing relevant information for the studies shall be borne by those requesting the information, in the event that such relevant information is not readily available.
- (e) Upon receipt of the City's Notice of Complete Application for a sensitive land use, including a residential use, in a location identified in Policy (a), the applicant shall provide expanded notice of the proposal as follows:
- i. notify all major facilities identified by the City on the basis that their influence areas may include any portion of the applicant's property; and
  - ii. notify all facilities that store, distribute or handle propane whose separation distances required by law and/or regulation may include any portion of the applicant's property.
- (f) When considering applications to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in Policy (a), Council may consider:
- i. the extent to which the applicant the major facilities or other employment use have exchanged relevant information subject to appropriate measures to protect confidentiality;
  - ii. any regulatory obligations of the major facility or other employment use; and
  - iii. the reasonableness of implementing any recommended mitigation

measures.



- (h) Adding to Map 25 of Chapter 7, Site and Area Specific Policies, as the area of Policy 357, the area mapped in the new Site and Area Specific Policy 357 above.
- (i) Adding a new Site and Area Specific Policy 358 as follows:

**"358. Lands on the South Side of St. Clair Avenue West to the west of Keele Street.**

The enactment of any amendment to the zoning by-law to permit residential units is conditional upon:

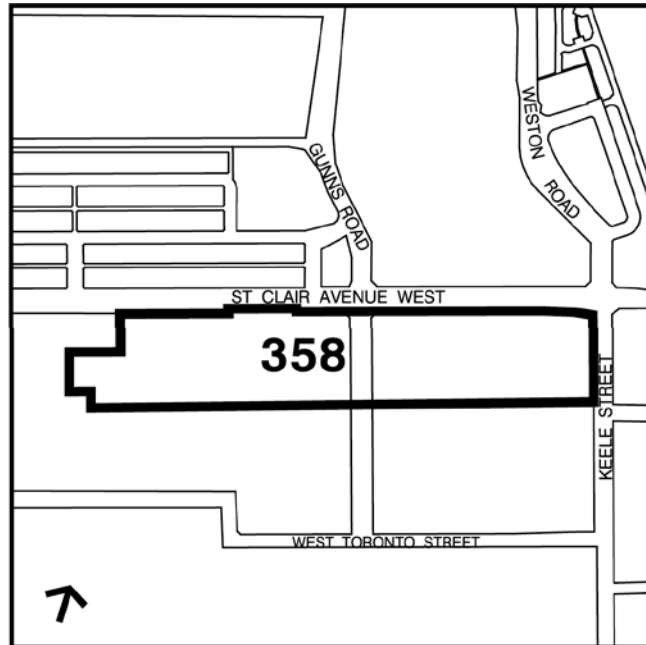
- (a) Any residential use being distanced at least 100 metres from a facility that involves the slaughtering of animals, the rendering of animals, or the processing of dead animal stock for the purposes of animal feed;
- (b) Any residential uses being at a height that would not be impacted by the emissions plume from industry at 35 Cawthra Avenue;
- (c) The provision of no net loss of non-residential gross floor area on the lands; and
- (d) The prior or concurrent adoption by Council of a Precinct Plan that:
  - i. creates a finer grid of streets and blocks with public roads;
  - ii. extends Ryding Avenue eastwards to connect with Keele Street;
  - iii. shifts large scale format retailers away from the St. Clair Avenue frontage towards the south end of the properties;
  - iv. provides locations for public parks and open spaces to be created;



- v. assesses and provides for necessary schools and community facilities;
- vi. provides for a broad range of housing types, unit sizes and tenure;
- vii. locates and masses residential uses to minimize impacts from nearby existing industrial and large-scale retail uses;
- viii. addresses transitions of scale to the low-rise residential *Neighbourhood* on the north side of St. Clair Avenue;
- ix. assesses the traffic and parking impact of new development;
- x. provides a public realm that promotes pedestrian comfort and circulation;
- xi. provides for strong local pedestrian and cycling connections, including consideration of a pedestrian/cyclist bridge over the rail corridor to the south;
- xii. incorporates any local heritage resources;
- xiii. assesses opportunities for the placement of public art;
- xiv. considers the availability of servicing infrastructure to support intensified development within the precinct; and
- xv. provides for the phasing of development showing how orderly development will be achieved on the block over the long term and how coordination with the provision of parks, roads, community services, transit and other infrastructure improvements will be achieved.

Prior to the enactment of a zoning by-law amendment to permit residential units on a lot, all uses permitted on the lands as of September 30, 2011 under former City of Toronto Zoning By-law No. 438-86 as amended are permitted.

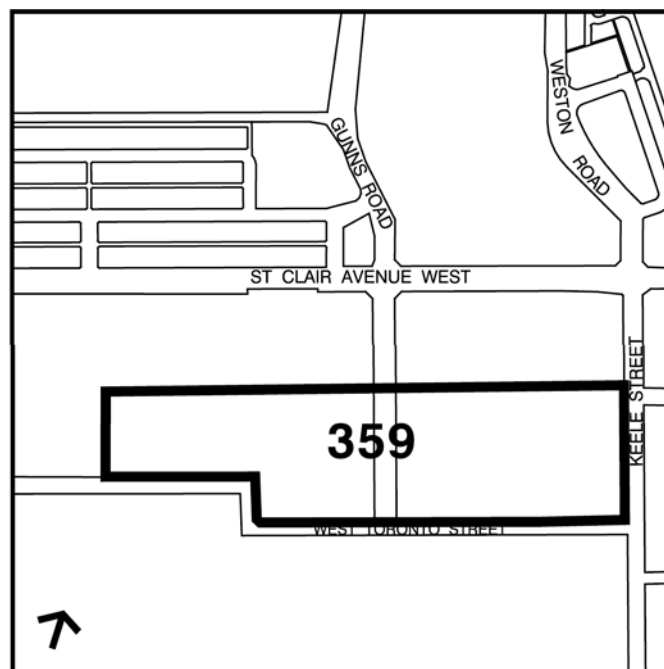
Retail uses may be integrated in a commercial complex that includes lands subject to Site and Area Specific Policy 359. Notwithstanding the preparation of a Precinct Plan that includes these lands, a full range of solely retail uses is permitted on a lot until such time that the owner of a lot applies for, and has approved, a zoning by-law amendment to redevelop the lot for mixed commercial-residential purposes and that redevelopment is undertaken.



- (e) Adding to Map 28 of Chapter 7, Site and Area Specific Policies, as the area for Policy 358, the area mapped for the new Site and Area Specific Policy 358 above.
- (f) Adding a new Site and Area Specific Policy 359 as follows:

**"359. Lands on the South Side of St. Clair Avenue West to the west of Keele Street.**

Retail uses are permitted at any scale, may be integrated in a commercial complex that includes lands subject to Site and Area Specific Policy 358, and may gain access from Keele Street, St. Clair Avenue West, Stockyards Road, West Toronto Street or Ethel Avenue.



- (g) Adding to Map 28 of Chapter 7, Site and Area Specific Policies, as the area for Policy 359 the area mapped for the new Site and Area Specific Policy 359 above.
- (h) Adding a new Site and Area Specific Policy 360 as follows:

**"360. Lands on the north side of St. Clair Avenue West to the west of Weston Road.**

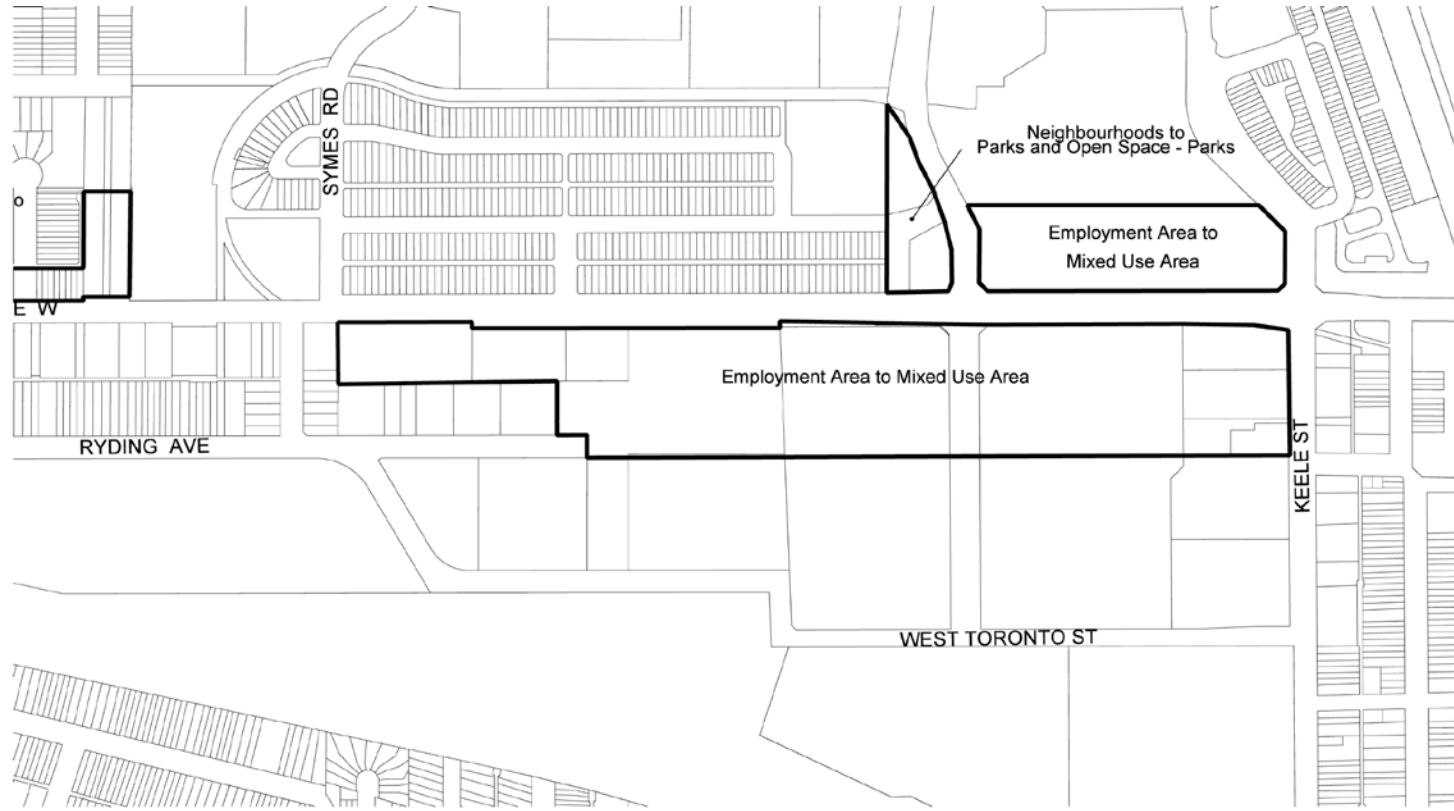
The enactment of any amendment to the zoning by-law to permit residential units is conditional upon:

- (a) Any residential use being distanced at least 100 metres from a facility that involves the slaughtering of animals, the rendering of animals, or the processing of dead animal stock for the purposes of animal feed;
- (b) Any residential use being at a height that would not be impacted by the emissions plume from industry at 35 Cawthra Avenue; and
- (c) The provision of no net loss of non-residential gross floor area on the lands.



- (i) Adding to Map 28 of Chapter 7, Site and Area Specific Policies, as the area for Policy 360, the area mapped for the new Site and Area Specific Policy 360 above.





Schedule 1

St. Clair Avenue West from  
Keele Street/Weston Road to Scarlett Road

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Note to Scale  
11/02/14