

## **Attachment 2: March 3, 2022 Statutory Public Open House: Questions, Comments and Answer Summary**

Date: March 3, 2022, 6:00 PM to 8:00 PM

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### **General**

Q: Will this take into consideration the number of developments around St. Clair, north and south?

A: This question has been answered verbally.

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Q: Can we get a copy of this presentation?

Q: Hello, will the slides be available after the presentation?

A: Yes, it will be circulated to everyone with related materials (draft OPA, link to live recording, etc.)

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Q: When is the approximate time this will be occupied?

A: This is a long term plan. While some applications for residential development have been submitted, a number of steps need to happen before they are approved, occupied, etc. Ministerial approval of the employment land conversions, delivery of the station, and the construction of the street improvements from the Transportation Master Plan all need to be considered.

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Comment: Can Mr Foderick please identify himself appropriately. He is the lawyer for active developers and represents them at the OMB, he doesn't just "work with property owners." He is lobbying right now and this needs to be transparent.

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Comment: Like what I hear

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Comment: Can we de-prioritize questions from current/former councillors, lobbyists, etc. who might have other opportunities to ask staff questions, for the remainder of the meeting?

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Comment: The amount of time Cesar and Foderick were given to speak tonight was not appropriate. As Ana acknowledged, they have been given many many meetings to engage the city as land owners and reps of land owners. Please consider scheduling a second open house for RESIDENTS to comment.

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Comment: Lots to absorb. I have to go, but I suggest those who live in the area between Old Weston and Caledonia start a strong residents association to complement the Facebook site and deal with such changes at a grassroots level. (I've floated this idea informally in the past.) Take care all.

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## **Accessibility**

Q: With the aging population in this area is there consideration for proper accessibility for all members of the community?

A: Regarding accessibility for an aging community, there is legislation that requires all new development, to be accessible in a variety of ways. However, even before the legislation came into force, the city Official Plan and various city design guidelines also spoke to this requirement as part of creating a complete community.

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## **Affordable Housing**

Q: Would you be able to clarify how the affordable housing classification of this study area compares to the city. I am not familiar with this topic.

A: Information on affordable housing and Inclusionary Zoning market area classifications can be found on the City's website at [www.toronto.ca/inclusionaryzoning](http://www.toronto.ca/inclusionaryzoning)

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Q: In the same way land use can be designated for residential or mixed use, can spaces be designated specifically as "deeply affordable" and "affordable" residential?

A: Hi Ranu, we don't have a tool to designate areas as deeply affordable but the City does have a tool they can implement called Inclusionary Zoning which requires a certain amount of affordable housing units within sites that are in Protected Major Transit Stations Areas. You can learn more about inclusionary zoning here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/inclusionary-zoning-policy/>

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Q: As a young adult, housing availability is one of the biggest concerns for people in my age group. How is the City ensuring that residential allocation is maximized, especially so close to a new transit station? (To clarify, in regards to maximizing density)

A: This question has been answered verbally.

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Q: Need more affordable housing than 6%-8%. Most folks in Weston are paying more than 50% of their income for rent. What other incentives is the City willing to provide to get developers to contribute more?

A: While the City works with developers to try and maximize the amount of affordable housing, there are limited options for securing affordable housing amounts above the legislative requirements.

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## **Building Heights**

Q: Are the size of the high rises set in stone or we can give feedback?

A: Hi Barbara, there will be an opportunity to provide comments following tonight's meeting. Please share your comments with the study leads, Allison and Steven at [Allison.Reid@toronto.ca](mailto:Allison.Reid@toronto.ca) and [Steven.Dixon@toronto.ca](mailto:Steven.Dixon@toronto.ca).

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Q: In considering a height peak increase at the Station Centre, is there some consideration for the station south area? Perhaps to 40?

A: Staff are reviewing all of the heights in the area to determine if any changes to the policies should be made.

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Q: Does "station" block apply to areas such as "Station north, south, etc."?

Q: In terms of the 45 storey height

A: This question has been answered verbally.

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Q: OMG! Why so tall buildings? I thought we were talking mid rise

Q: All good but you are not saying why so tall?

A: The plan contemplates and encourages a range of building types, including low-rise, mid-rise and tall buildings. Tall buildings help contribute to the minimum densities required by the Growth Plan, and also provide opportunities for a greater range of community benefits, including affordable housing, parks, community services, etc.

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Q: When allowing the higher towers what will be the policy to reduce shading the parks and single family dwellings surrounding it?

A: This question has been answered verbally.

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Comment: Since I was not allowed to speak or ask a question, I would like to thank Staff for their efforts, but would once again express my concern about the height limits in the station area south, which should be increased to 40-storeys and the application of an angular plane, which, in my opinion does not make particular sense for buildings

massed north of anything that they might impact. My client is happy to comply with the employment policies and affordable housing, providing the density is there.

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## **Cawthra Avenue**

Q: What is happening to KN Rubber at Junction Rd and Old Weston? It appears it is becoming partially a park? Please confirm, thanks.

A: Hi Nadia, thanks for the question. As the policy framework is reviewed, staff will assess whether it may be appropriate to include a public park as part of the overall land use framework for this large site.

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Q: I would like to see the pocket north of junction road retain its status as employment lands. There are a lot of interesting businesses there: Andy's, International Cheese, Peoples Pint, Terroni, and a bunch of studios. It is sort of our ward's Geary Avenue.

A: Thank you for the comment Robert. That's exactly why we're proposing to maintain both sides of Cawthra as Employment

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Q: It is hard to tell is the location of the National Rubber Plant is proposed to be removed.

A: Staff are exploring the possibility of partially re-designating the KN Rubber site (35 Cawthra Ave) to permit employment and park uses along Cawthra, and mixed uses (including residential) along the rail corridor.

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Comment: The Rubber Plant is also a health concern for the area that is becoming more dense. I.e., not just an employment vs. mixed use issue.

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Comment: Love Cawthra! :)

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## **Community Services and Facilities**

Q: With the density proposed are schools envisioned as part of the community spaces to be provided within the developments.

A: Hi Marko, Both the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) have indicated that there is generally capacity in local schools currently. Both the TDSB and TCDSB regularly monitor residential development and review needs for student accommodation and identify studies and capital programs to address these needs.

A: Solutions may include boundary, grade and program changes, as well as the identification of capital priority projects that would require Provincial approval.

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## **Employment**

Q: For Employment section 6.1, is it the greater of 1.0 times or 25% will be required - it seems to be worded as either or?

A: This question has been answered verbally.

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Q: You mentioned potential modifications being made to the minimum non-residential GFA requirements - what is driving this change? What do you see as the outcome of this change?

Q: I think my question may have been missed earlier: You mentioned potential modifications being made to the minimum non-residential GFA requirements - what is driving this change? What do you see as the outcome of this change?

A: This question has been answered verbally.

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Q: like this meeting clearly displays, people are working from home more and more. This trend will not change. Has there been any redefinition of Employment lands to take this into account. Specifically regarding McCormack St., mixed use will add not only businesses on the first few floors, but many people working directly in the residence. Has staff taken people working in new housing into consideration? If so, have any definitions changed?

A: Staff continue to monitor the effects of the pandemic on Employment Areas. While the pandemic has disrupted the office real estate market, it may also increase interest in flexible shared work spaces outside of the downtown. This evolving context may provide new opportunities for commercial development in neighbourhoods that have traditionally seen little commercial investment. Dedicated employment parcels provide opportunities for light industrial uses that may benefit from greater separation from other uses. Since not everyone can work from home, the provision of employment spaces on both mixed use and dedicated employment sites will ensure the Keele-St. Clair Local Area is well-positioned to provide a range of productive economic opportunities.

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Q: What impact will these changes have on the existing presence of the Stock Yards Mall.

A: This question has been answered verbally.

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Q: All the low density box store won't stay that way for long. Are you factoring in that all of those spaces will become towers in the next 15-20 years?

Q: I'm noticing a lot of taller buildings that look like residential buildings in the last drawing on the west side of Keele street and south of St. Clair, where the McDonald's , Home depot, Swiss Chalet is. Are there plans for new condos there too? If not, what are those buildings in the drawing?

A: The secondary plan contemplates this area as a mixed use area with residential, employment, park and community uses, among others.

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## **Energy**

Q: Are Renewable energy sources being considered?

A: Sean thanks for your question. The current Official Plan policies encourage renewable energy resources. We also have the Toronto Green Standard that also requires some minimum and encourages development to go further in terms of a variety of sustainable measures. This area will be subject to those and other city initiatives regarding renewable, sustainable development.

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## **Environment**

Q: Are you doing soil tests. Historically the area is on contaminated soil.

A: Hi Anna. There is a requirement for environmental assessments to be conducted and submitted which will identify the level of contamination within the soil. When the use on a property is becoming more sensitive (from industrial to residential) there are requirements to remediate and clean the land in order to permit those sensitive uses.-

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Q: Will you unearth Lavender? Unbury? If that is a word

Q: It would be amazing to have Lavender Creek trail connected to rail path... isn't Lavender Creek buried east of St. Clair? Will it be day lighted?

Q: why is the entire lavender creek not highlighted?

A: The process of unearthing buried portions of waterways is called "daylighting". At present there are no plans to daylight new sections of Lavender Creek, but the draft plan does contemplate opening public access to the existing portions by removing physical barriers (e.g., fencing) and adding parks or open spaces on the east side of the creek to expand the green space as part of the Keele Street extension.

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Q: How will you protect the fresh water of Lavender Creek?

Q: I also thought the creek was very polluted so dangerous. High levels of E.coli was found downstream a while back and cleaned up. Sewage from ale yards wrongly routed

A: Staff are working with the Toronto Region Conservation Authority to assess and mitigate possible impacts to the Lavender Creek as well identify opportunities to improve the natural heritage system. Natural Heritage Impact Assessments are required for adjacent developments. These assess existing conditions and potential impacts on adjacent natural areas. The City's natural heritage areas are made up of areas where the protection, restoration, and enhancement of natural features and functions is prioritized.

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Q: On the south side of Junction Rd there is a proposed development for 5 tower condos with 1800+ units. Is there a plan to ensure % of units is affordable for low income families?

A: This question has been answered verbally.

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Comment: Very little percentage of Affordable housing

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## **Heritage**

Q: I don't know if this is the right discussion forum but I had a question about the old building on the northwest corner of St. Clair and Old Weston. It's (at this time) not too great, but it's such a lovely old building- is there a plan for this building do we know? It could be a real standout heritage landmark for that corner. Just wondering really, that was all. Thank you.

Q: will old heydon house hotel be preserved in any way?

A: The City agrees that this is a special building and it would be great to see it restored. It is protected through a Part IV heritage designation.

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## **McCormack Street**

Q: I am troubled by [Councillor Nunziata's comment] that the current businesses on McCormack are the cause of a lot of crime'. Can you clarify this statement?

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Q: what is going to happen to McCormack? Simple answer, conversion on not!

A: This question has been answered verbally.

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Comment: I live very close to McCormack and the area is quite mixed now: a Crepe shop, a tent store, an Ethiopian Islamic centre, a larger church/community congregation, a restaurant at the corner, a furniture moving company. Just want to say it so you're not making wholesale claims about the street

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Comment: the only way to lavender creek is through access ways between residential units on McCormack Street

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## **Mobility**

Q: To councillors: Any concerns about potential spillover of traffic into residential areas when Gunns extended to Turnberry?

A: Hi Nick, thanks for your question! I work with City Planning and my transportation colleagues have noted that the design of the roads has not been finalized. As part of the further detailed design, factors including but not limited to, traffic and its impact on neighbouring streets are being considered.

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Q: Are we going to create a safe way to cross from SADRA Park to the West on Old Weston? It's very hard to cross there

A: Hi Barbara, thanks for your question! The public realm plan contemplates new roads within the block on the west side of Old Weston, north of Townsley. Through any future redevelopment within that block, we'll be looking at ways to secure safe connections across Old Weston Rd to SADRA.

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Q: How will Junction Rd. connect east of Old Weston across the tracks to Linder? Will it be connected above or below grade?

A: There are no current plans to extend Junction Road east to Linder Street. A connection from Linder Street to Old Weston Road is currently being contemplated as an at-grade multi-use path for cyclists, pedestrians, etc.

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Q: Will there be better connections built across the rails to provide connection the south junction area. I.e. around the Junction road.

A: The KSC LAS does not contemplate any additional rail crossings outside of those identified in the St. Clair Avenue West Transportation Master Plan.

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Q: Also, when we are design more sidewalks, can we design them to make crossing safer? I mean, sharper corners that make the cars have to slow down?

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Q: I missed the first 20 minutes. Are we going to talk about accessibility? There is a lack of bridges between Old Weston and Keele

A: This question has been answered verbally.

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Q: Is St Helens land being expropriated on Union Street? In past I heard it was?

A: Metrolinx is exploring options for the station delivery. No final decision on the approach has been made yet.

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Q: Why is it that the Province or the City can expropriate a home, anywhere, but never an employment land?

A: The Province does have the ability to expropriate lands designated for employment uses.

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Q: Can you give a timeline on the Go Station Development. How long will this take to be built and completed?

Q: When will residents actually be able to use the station?

A: Hi Alia, the current schedule for the St. Clair -Old Weston SmartTrack station is for construction to begin in 2023 and for it to be functionally complete by 2026 and operational in either late 2026 or early 2027.

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Q: Will approvals of new developments in or near the study area be made contingent/timed to follow the road expansions? Put differently, how much development will take place before the road system is improved?

A: This question has been answered verbally.

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Q: Any updates on the timing for the construction of the Keele, Gunns and Davenport extensions, as well as the widening of The St. Clair underpass, all so important to the mobility plan and the public realm.

A: Timing for the Transportation Master Plan can be found at <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/stclairwesttmp/>. The City is working with Metrolinx to try and accelerate the current timing estimates

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Q: What about bike lanes? Will those be planned throughout and connect to other paths in city?

Q: Good question, DK. can the Lavender path be connected to the Railpath?

A: This question has been answered verbally.

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## Public Realm, Parks & Open Spaces

Q: Is there a measurement of the amount of greenspace/natural environment per person that the city is striving for. How does the study area measure up to this?

A: This question has been answered verbally.

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Q: Is there any plan to connect Sadra Park to the Lavender Creek?

A: Hi Barbara. Yes! This is one of the fundamental public realm moves that the Secondary Plan contemplates: extend SADRA Park to the west to connect to Lavender Creek and beyond

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Q: Are parks being considered in places that aren't part of new developments, e.g. existing city-owned spaces?

Q: Any plans to use existing city owned spaces like Green P lots to enhance parks, green spaces, and public realm?

A: The City is looking at options in the area to utilize and/or repurpose City-owned lands, including using the rear portion of the current Toronto Paramedic Services site on Turnberry Road (the draft plan shows this area as Parks)

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Q: How is that maximized in the diagrams, it looks like tiny parkettes only. Why not build smaller for more greenspace?

A: This question has been answered verbally.

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Q: Why are there so few parks planned for the South East area of the study area? It would be nice to have more green space there as well

A: This question has been answered verbally.

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Q: This looks really exciting as a longer term plan. Since our area is so low in shade and green spaces, are there any possibilities for shorter term solutions like offering residential street trees to folks in the area with flyers and door knockers? It gets so hot on our streets in the summer!

A: Property owners can submit a tree planting request for the City-owned road allowance in front of their home or business here: <https://www.toronto.ca/services-payments/water-environment/trees/tree-planting/>

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Q: There are a number of developments already proposed adjacent to areas where you're proposing parkland that do not actually include this park dedication. How will you ensure that developments in process with adhere to this new plan?

A: Hi Kasia, we'll be reviewing development applications against the Keele-St. Clair policies and working with applicants to advance the plan's many objectives, including on-site parks. Where parks are shown on the public realm plan, staff will identify the need for parkland.

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Q: Please expand on what "Placemaking" and "Placekeeping" actually means in real terms.

A: Thank you for your question to clarify. Placemaking is about creating a space that is easy to identify and tells a story or history, or has other features like public art to create an interesting destination. Placekeeping a re-imagining of urban planning's "placemaking" term into a form of engagement that prioritizes ecological, historical and cultural relationships to place, while bringing the presence of Indigenous histories and futures into focus. There is also sometimes an opportunity for stewardship.-

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Q: what is a dola?

A: A D.O.L.A. is a Dog Off Leash Area

Comment: Just wanted to make a comment that public realm being the focal point is a lovely approach to development that needs to continue to have strong support.

Comment: Allison, that sounds ideal. A large park vs parkettes would serve the community better.

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## **Slaughterhouses**

Q: Is there a plan to relocate the slaughterhouses and chemical facilities to make it more attractive to new businesses and residential? Not much sense building parks if the air stinks and people can't open their windows or go outside.

Q: Any recommendations for the meat packers to leave? How are the Shops of the stockyards mall going to be filled? Many empty

Q: Also the tannery and universal drum

A: This question has been answered verbally.

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Q: Build build build. Never mind the area stinks of chemicals. Methane gas is being vented a block away by Cayuga park Cows killed nearby - blood on the streets. And the water is toxic. Can't make this stuff up. Are there plans to address the odour?

Q: To be clear, the smell at the park across from the stockyards is so intense on some days, that it is impossible to spend time at the park without feeling nauseous regardless of whether there are associated health hazards.

Q: Keele and St. Clair intersection has a persistent smell. Will the source of this be investigated and dealt with as part of the study. Not only is it unpleasant but may potentially be a health hazard.

A: Thanks for your question - we are aware that sometimes there is an odour in the area of Keele and St. Clair coming from some of the industries in the area. This may change as industries change over time, however we require certain studies for any new development including air quality studies where warranted.

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Q: I'm wondering how you have considered the potential tension between the intensification of the slaughterhouse/meat processing factories and the increase in residential uses? Are there longer terms plan to relocate the slaughterhouse/meat processing facilities?

A: This question has been answered verbally.

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Comment: The horrible smells in the area needs to be cleaned up. No matter how pretty we make it, it's useless if we can't have good quality of life or healthy air to breathe

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