

Appendix A Other Relevant Site and Area Specific Policies



MEMORANDUM



TO: Project File

FROM: Andrew Ritchie, M.Pl., MCIP, RPP,
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PROJECT No. 202179500

RE: Rockcliffe Riverine Flood Mitigation MCEA
Other Relevant Site and Area Specific
Policies

DATE: February 9, 2021

Site and Area Specific Policies (SASP) detail policies that vary from one or more of the provisions of the City of Toronto Official Plan. These policies generally reflect unique historic conditions for approval that must be recognized for specific development sites or provide a further layer of local policy direction for an area. In most cases, the site and area specific policies provide direction on land use. The Official Plan policies apply to these lands except where the SASP vary from the Plan (City of Toronto, 2019a). These policies are detailed in Chapter 7 of the Official Plan. Those applicable to the broader study area are discussed below.

The lands located along Bushey Avenue, combined with the lands adjacent to Lambton Avenue east of Bayliss Avenue, and the lands along Weston Road north of Humber Boulevard North is subject to the Mount Dennis SASP 53 shown on **Figure 1**. Within this area, development concept plans are required for the redevelopment of whole or partial blocks (City of Toronto, 2019a). As the Rockcliffe Riverine Flood Mitigation Project will not involve the redevelopment of blocks within this area, this policy framework will not impact the Project.

A small portion of the 115 Black Creek Drive SASP 371 shown on **Figure 1** is located within the broader and scoped study areas, which permits a portion of the community centre on the property to be located within an area surveyed by TRCA in 2017 (City of Toronto, 2019a). The “East of Jane Street, South of Woolner” SASP 35 on **Figure 1** is located wholly within the bounds of the scoped study area, which permits retail, office, service commercial and community service uses on the property with a combined gross floor area not exceeding 1,200 square metres (m²). Neither of these policies are anticipated to impact the Project, though the mitigation of flooding within the area may improve development conditions within these sites. At this time, it is not clear whether the creation of these SASP is associated with local flooding conditions.

A number of additional SASPs are adjacent to the scoped study area as shown in Figure 3.4 above (City of Toronto, 2019a). While the Project will not directly impact these properties, surrounding uses and developments may have the potential to affect conditions within both the broader and scoped study areas and may have an effect on the scoped study area conditions. Conditions that may be impacted include water and wastewater service, traffic, and transit access, among others. As such, the following SASPs are detailed below for consideration:

- 39 - Lands Between Ray Avenue and Denarda Street, Denarda Street and Oxford Drive, and Oxford Drive and Locust Street
 - Low to medium-rise residential buildings are permitted subject to suitable land assembly.

- 40 - Weston Road Between Barr Avenue and Lambton Avenue
 - Buildings up to approximately 5 storeys will be permitted provided larger redevelopment parcels are created through land assembly. Zoning By-laws may permit a density of up to 1.5 times the lot area to enable existing non-residential buildings to be converted to residential use and intensified through the construction of additions or extra storeys.
 - 41 - East of Brownville Avenue Between Eglinton Avenue and Barr Avenue
 - The lands may be redeveloped independent of the larger neighbouring block to the west, but a comprehensive assembly and development scheme for part, or all of these blocks is the objective.
 - The adjoining section of Brownville Avenue may be closed and included within the comprehensive redevelopment scheme, provided that a substantial portion of both blocks is involved. If substantial lands to the west are assembled comprehensively and Brownville Avenue is closed, the maximum density will be 3.5 times the lot area.
 - 43 - East Side of Weston Road Between Locust Street and Eglinton Avenue
 - Connecting Locust Street and Hollis Avenue by a public street will be considered in the redevelopment scheme for the lands. If the property assembly is sufficient to provide the street connection, density calculations for the affected blocks may include the area dedicated as public right-of-way (ROW). Alternatively, the closing of the Hollis Street ROW and its incorporation into a comprehensive redevelopment on the abutting lands may be considered.
 - 154 – Lands Located South of Eileen Avenue, East of Gailmott Place and Lands Located East of Keele Street, Between Lavander Road and Hillary Avenue
 - A mix of employment and residential uses are permitted provided that: a) if the property is designated Employment Areas, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area; or b) if the property is designated as any designation other than Employment Areas, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.
 - 257 - 75 Lemonwood Drive
 - Only senior citizen's retirement home facilities or nursing home/long term care facilities are permitted.
 - 307 - Certain Lands south of St. Clair Avenue West between Runnymede and Scarlett Road
 - Retail and service uses are permitted.
 - 320 - 1120 – 1132 Weston Road
 - a) Retail, office and design centre uses are permitted. b) A surface parking lot containing 8 parking spaces is permitted in conjunction with the appliance store located at 1111 Weston Road.
 - 355 - Certain Lands on the North Side of St. Clair Avenue West between Florence Crescent and Jane Street
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- 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.
- 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; 275
 - 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.

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- 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.
 - 357 - South Side of St. Clair Ave West, west of Keele St. (2211, 2237, 2255, 2283 and 2336 St. Clair Avenue West.)
 - 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.
 - 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 276 a nearby industrial facility. City Council may enact a 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.
 - 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.
 - 358 - Lands on the South Side of St. Clair Avenue West to the west of Keele Street
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- 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; 277
 - 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.
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- 360 - 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.



