

**925 Kipling Avenue – Rezoning Application (Removal of the Holding Symbol “H”) – Final Report**

<b>Date:</b>	April 18, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	08 143239 WET 05 OZ

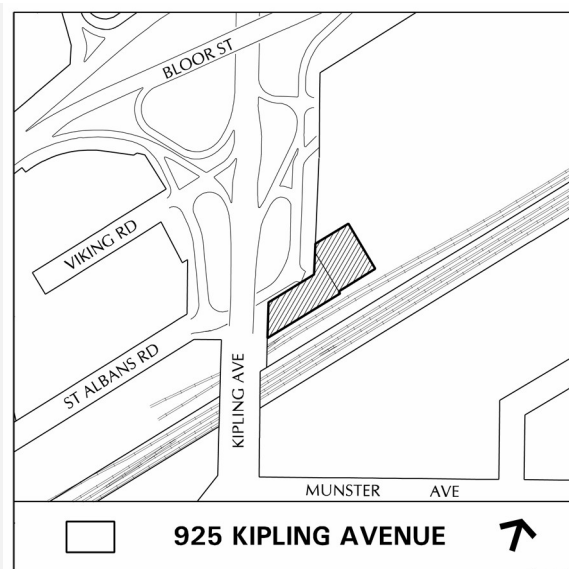
**SUMMARY**

This application was made on April 3, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to remove the Holding Symbol (H) from the zoning on the proposed parking lot for the passenger pick-up and drop-off (PPUDO) facility serving the new east entrance to the Kipling Subway Station. This parking lot will be on the southeast corner of St. Albans Road and Kipling Avenue (925 Kipling Avenue).

The new PPUDO will substitute for the existing PPUDO to the west of Kipling Station when it is closed due to the construction of the new Regional Bus Terminal.

The new Kipling Station east entrance will also enhance the development of the City-owned Westwood theatre lands. The Etobicoke Centre Secondary Plan, the West District Design Initiative and the Zoning Bylaw envisage significant mixed use development in this area. Such development is to be transit oriented. The provision of the East Entrance and its PPUDO will facilitate the achievement of



this goal. For this reason the new east entrance and PPUDO will be a permanent facility.

This report reviews and recommends approval of the application to amend the Zoning Bylaw.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning Bylaw No. 1088-2002 substantially in accordance with the draft Zoning Bylaw Amendment described in this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning Bylaw Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The Toronto Transit Commission (TTC), Mississauga Transit and GO Transit are embarking on a reorganization of regional transit routes presently being served by the Islington and Kipling subway stations. Part of this project involves moving the existing Mississauga Transit bus terminal from Islington to Kipling Station. To accommodate these buses and to provide direct access for GO Transit buses to the Bloor-Danforth subway, a new Regional Bus Terminal (RBT) will be built at Kipling Station.

Construction of the RBT will involve the reconfiguration of the existing commuter parking lots and temporary closure of the Passenger Pick-up and Drop-off (PPUDO) facility at Kipling Station. To ensure continuity of service for TTC patrons utilizing the Kipling Station PPUDO, TTC proposes to add a new pedestrian entrance to the east end of the Kipling Station. This new entrance will include a PPUDO (Attachment 1).

This new entrance will also provide more convenient access to the subway for patrons from the Essex/Parc Nuvo development immediately north of the Kipling Station and it will serve the City-owned Westwood Theatre lands, when they are developed. As such, TTC proposes to maintain the PPUDO at the east entrance on a permanent basis.

A typical PPUDO has a “parking” lot associated with it for the convenience of those waiting to pick up passengers. At the east entrance there will be a 33 space parking facility (four stalls reserved for taxis). During the period when the PPUDO on the west

side of the station is closed for construction of the RBT, an additional 40 parking spaces will be provided (Attachment 4). As the City will retain ownership of the temporary parking lot it can control the removal of these spaces when the west PPUDO reopens.

The parking lot is accessed through two driveways from St. Albans Road, one inbound and one outbound. Traffic will move through the PPUDO in a one-way (eastward) direction only (Attachment 3).

This report and its recommendations apply only to the parking lot associated with the PPUDO, as this is the only part of the facility that is covered by the Holding Symbol (H) (Attachment 3). The Bill will be distributed at Community Council.

### **Site and Surrounding Area**

The site is part of the City-owned Westwood Theatre lands and is vacant. It is irregularly shaped.

North of the site are access roads serving the existing Six Points interchange.

The City-owned Westwood Theatre site is east of the site and is vacant except for the former Westwood Theatre building. A temporary TTC commuter parking lot is also located on this property. This area is subject to an approved Environmental Assessment that lays out a new road pattern for the area and creates development blocks.

Abutting the site on the south side are the TTC Bloor-Danforth subway tracks, which are at ground level. South of the TTC right-of-way is the Canadian Pacific Railway mainline.

West of the site is the Kipling Avenue overpass. The new eastern entrance to the Kipling Subway Station is to be located under this bridge. It will be connected to the subway station by a passageway.

### **Official Plan**

The site is designated Mixed Use Area in the Etobicoke Centre Secondary Plan.

### **Zoning**

The site is zoned (H)EC2 (Etobicoke Centre 2) (Attachment 3).

### **Site Plan Control**

The proposed PPUDO parking lot, as well as the east entrance structures, is subject to Site Plan Control. An application for Site Plan approval has been submitted.

### **Reasons for Application**

The proposed PPUDO parking lot is a permitted use in the EC2 zone and Mixed Use Area designation. However, the site is covered by a Holding Symbol (H). No uses are

permitted on land subject to a Holding Symbol until the Symbol is removed by an amendment to the Bylaw.

## **Community Consultation**

On November 7, 2007, TTC held an Open House and public consultation meeting in the community. At this event TTC and City staff explained all of the work proposed for the Kipling and Islington subway stations. There was an opportunity for the public to comment and ask questions. No concerns were raised about the proposed East Entrance to the Kipling station and its associated PPUDO.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application for removal of the Holding Symbol (H).

## **COMMENTS**

The Etobicoke Centre Zoning Bylaw 1088-2002 states that the Holding Symbol (H) will be removed upon delivery of plans and, if required, executed development agreements securing the provision of required municipal works. In this case, plans have been provided and it has been determined that all necessary municipal services, as discussed below, are available and can be secured through a Site Plan Agreement.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the PPS and it conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The east entrance and its PPUDO promote and facilitate more effective use of existing high capacity transit facilities. It also contributes to the creation of transit-oriented Urban Growth Centres by concentrating transit facilities in the Etobicoke Centre in close proximity to future development at the Westwood Theatre site.

## **Traffic Impact, Access**

The PPUDO parking lot is accessed from St. Albans Road. The configuration and operation (one-way) of the lot are being finalized through the Site Plan approval process. Development Engineering has indicated that the facility will not have any negative impact on local traffic.

The parking lot may require minor adjustment in the northeast corner when the Six Points interchange is reconfigured. This work, if necessary, can be accomplished when St. Albans Road is extended.

## **Servicing**

The only other municipal service required by the PPUDO parking lot is the management of storm water. Development Engineering advises that adequate capacity exists to handle storm water from this site. Details will be finalized through the Site Plan approval process.

## **CONTACT**

Brian Gallagher, Senior Planner  
Tel. No. (416) 394-8230  
Fax No. (416) 394-6063  
E-mail: bgallau@toronto.ca

## **SIGNATURE**

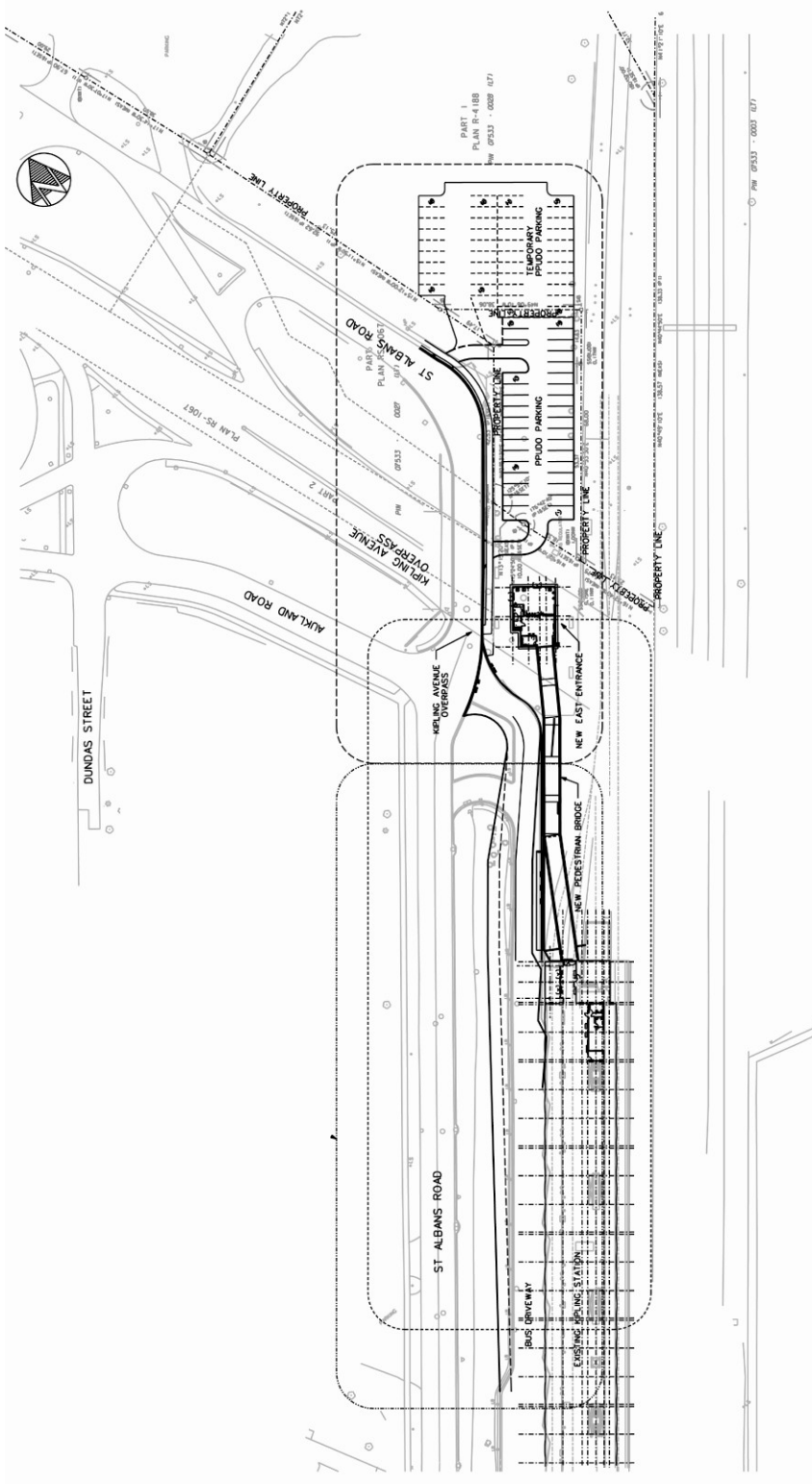
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Key Plan  
Attachment 2: Site Plan  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Key Plan



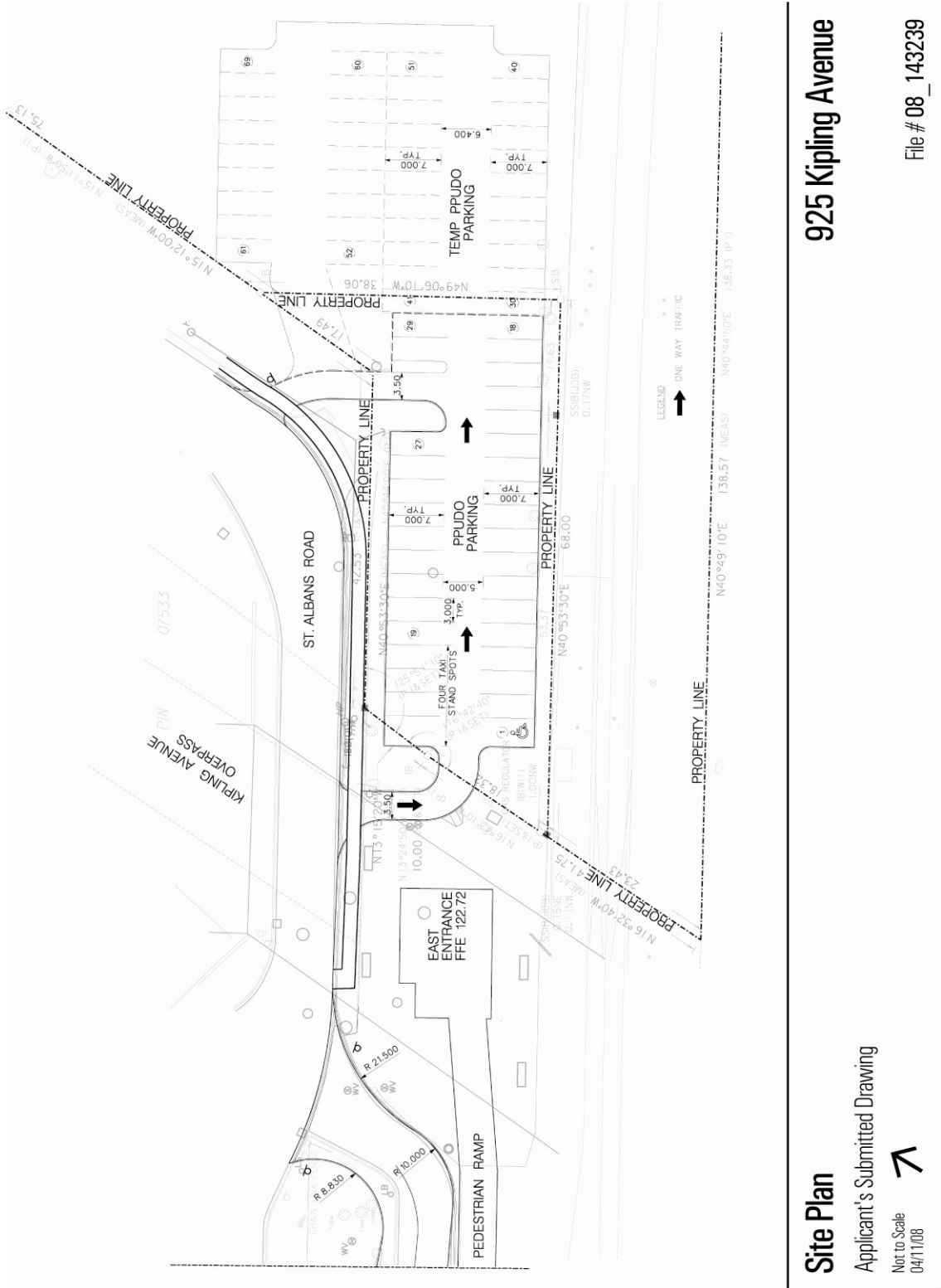
925 Kipling Avenue

**Key Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/1/08

File # 08\_143239



## Attachment 2: Site Plan



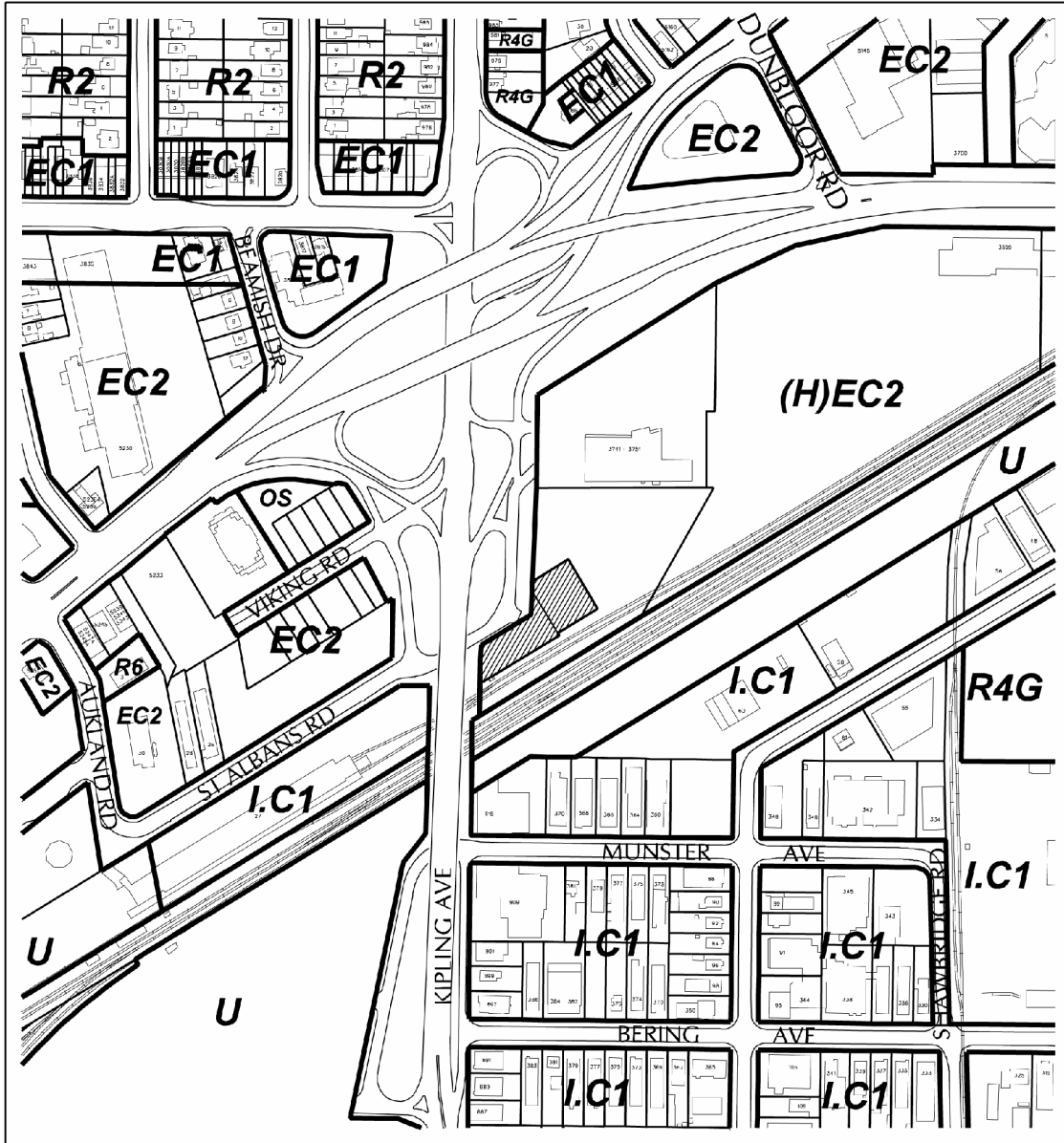
925 Kipling Avenue

Site Plan  
Applicant's Submitted Drawing

File # 08\_143239

Not to Scale  
04/11/08

### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

925 Kipling Avenue

File # 08\_143239

- |                                      |                          |
|--------------------------------------|--------------------------|
| R2 Residential Second Density        | U Utilities              |
| R6 Residential Sixth Density         | EC1 Etobicoke Centre One |
| R4G Residential Fourth Density Group | EC2 Etobicoke Centre Two |
| I.C1 Industrial Class 1              | (H) Holding District     |



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 04/11/08 - KP



## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 143239 WET 05 OZ
Details	Rezoning, Lifting the Hold	Application Date:	April 3, 2008

Municipal Address: 0 ST ALBANS RD S/S / 925 KIPLING AVENUE  
 Location Description: CON 5 PT LT6 PL 2561 LTS 50 51 \*\*GRID W0504  
 Project Description: Lifting the "H" on the proposed TTC Kipling Station east entrance passenger pick-up and drop off parking area.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TTC ZULFI HAIDER			CITY OF TORONTO

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	(H) EC2	Historical Status:	N/A
Height Limit (m):	72 m	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	0	Height:	Storeys:	0	
Frontage (m):	0		Metres:	0	
Depth (m):	0				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	73	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	0				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0				

#### DWELLING UNITS

Tenure Type:  
 Rooms: 0  
 Bachelor: 0  
 1 Bedroom: 0  
 2 Bedroom: 0  
 3 + Bedroom: 0  
 Total Units: 0

#### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Brian Gallagher, Senior Planner
	<b>TELEPHONE:</b>	(416) 394-8230