

Appendix A

West District Lands Redevelopment (Etobicoke Civic Centre Complex, Westwood Theatre Lands, Bloor-Islington Lands)

Background

The West District Design Initiative (WDDI) created urban design visions for three City-owned properties in the Etobicoke York District: the Bloor-Islington Lands, the Westwood Theatre Lands and the Current Etobicoke Civic Complex (CECC). The WDDI also examined the feasibility of relocating the current Etobicoke York civic functions to either Bloor-Islington or Westwood.

Site Use Description

	Type of Use	Site Area	GFA Range	Number of Buildings
Etobicoke Civic Centre Complex	Mixed	6.69 ha (16.5 ac)	145,173 m ² FSI 2.17	6
Westwood Theatre Lands	Mixed	7.88 ha in (19.47 ac)	275,800 m ² FSI 3.5	5-6
Bloor-Islington Lands	Mixed	2.04 ha (5.5 ac)	102,000 m ² FSI 5	3

1. West District Design Initiative: Background & Rationale

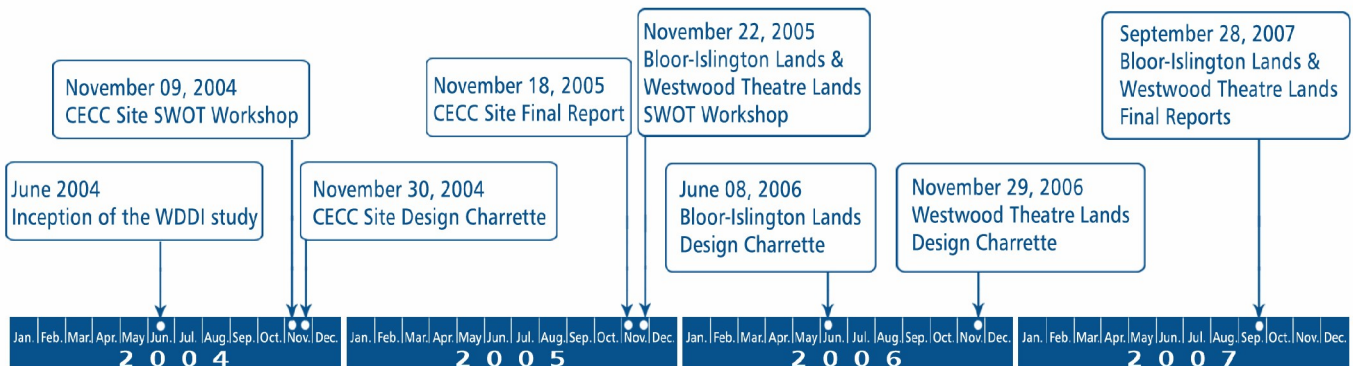
- In February 2003, Council approved “in principle, the concept of a new West District Service Centre that is optimally located with respect to the Bloor-Danforth Subway Line”, and directed “the Commissioner of Corporate Services, in consultation with the relevant City Departments, [to] commence the process to develop the new West District Service Centre and the disposal of certain West District lands...”.

This became known as the West District Study.

Council also requested, in 2004, that staff undertake an urban design visioning exercise for three City-owned properties in the Etobicoke York District: the Current Etobicoke Civic Complex (CECC), the Westwood Theatre Lands and the Bloor-Islington Lands. This exercise, known as the West District Design Initiative (WDDI) also also examined the feasibility of relocating the current Etobicoke York civic functions to either Bloor-Islington or Westwood.

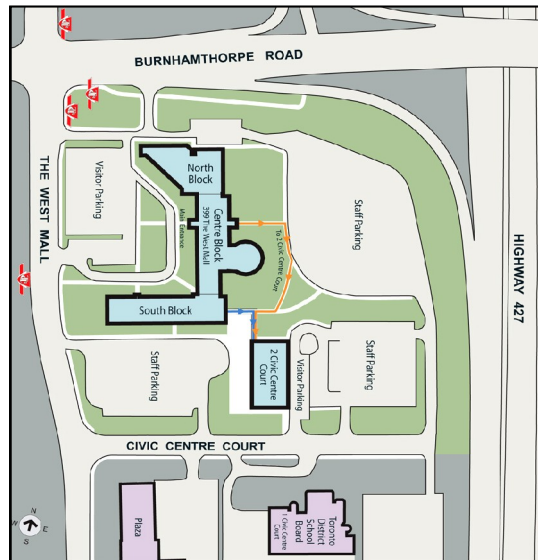
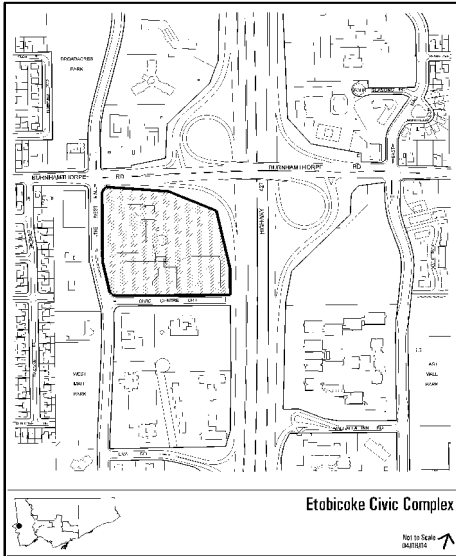
- The preferred built form options generated by the WDDI would be used to:
 - guide the comprehensive development of each site;
 - maximize their asset value;
 - support the Toronto Official Plan, Secondary Plan provisions, and other relevant City policies and regulations; and
 - form the basis for redevelopment.
- The WDDI is one of several concurrent studies in Etobicoke Centre, including:
 - the Six Points Interchange Reconfiguration Class Environmental Assessment Study;
 - the Kipling/Islington Bus Operations Study;
 - the Etobicoke Centre Community Improvement Plan; and
 - the Etobicoke Centre Community Services and Facilities Implementation Strategy.
- The WDDI, carried out from June 2004 to September 2007, involved three phases: background research and analysis, design exploration and synthesis

West District Design Initiative Project Timeline



2. Current Etobicoke Civic Centre (CECC) Site

Existing Characteristics



Existing Site Plan of Current Etobicoke Civic Complex

- Approx 6.69 ha (16.5 ac) in size; comprised of the former Etobicoke City Hall at 399 The West Mall and 2 Civic Centre Court
- Designated as “Mixed-use Area” in the Toronto Official Plan
- Preferred option includes building heights of 10, 25, and 75 metres and a 2.17 FSI for the entire site
- Parts of the Etobicoke Civic complex have been recommended for inclusion in the Inventory of Heritage Properties

Recommended Urban Design Vision



Site plan for preferred urban design option for CECC



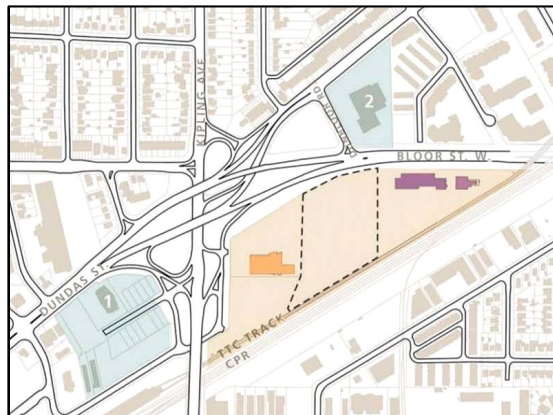
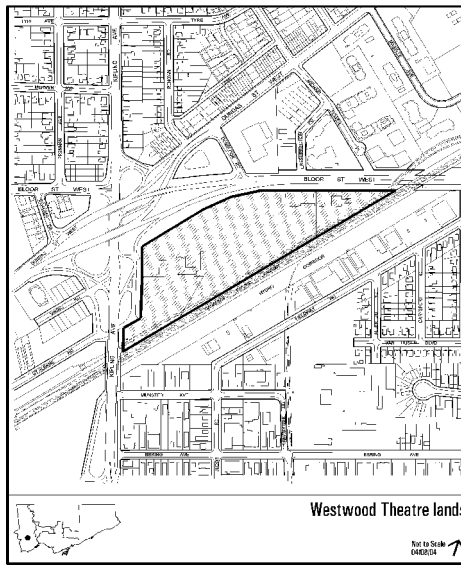
Bird's eye view from south-east of preferred urban design option

- Preferred option creates a new street running north-south through the site, connecting Burnhamthorpe Road with Civic Centre Court
- If feasible, the Council Chamber and north-south wing of the existing building would be preserved for community facilities

- Proposed massing is “use neutral”, allowing for both residential and non-residential (office and/or institutional) blocks with some street-related retail uses along Burnhamthorpe and The West Mall.
- Desired built form of the site includes low-rise buildings facing Civic Centre Court and a new park, mid-rise buildings along Burnhamthorpe, The West Mall and the new north-south street, and high-rise towers alongside Highway 427.

3. Westwood Theatre Lands

Existing Characteristics



Existing site plan of Westwood Theatre Lands

- Approx. 7.88 ha in (19.47 ac) in size. Currently contains a 2.83 ha (7 ac) Transportation Services snow storage facility, Toronto Police Services 22 Division and the vacant Westwood Theatre
- part of the Etobicoke Centre Secondary Plan. Zoned “mixed use”, with a density of 3.5 FSI and height limits of 60m and 72 m
- development capacity: 275,800 m² (2,968,784 ft²)
- located adjacent to the Six Points Interchange

Recommended Urban Design Visions



Site plan of Civic Centre option for the Westwood Theatre Lands



Site plan of mixed-use centre option for the Westwood Theatre Lands

Civic Centre Option

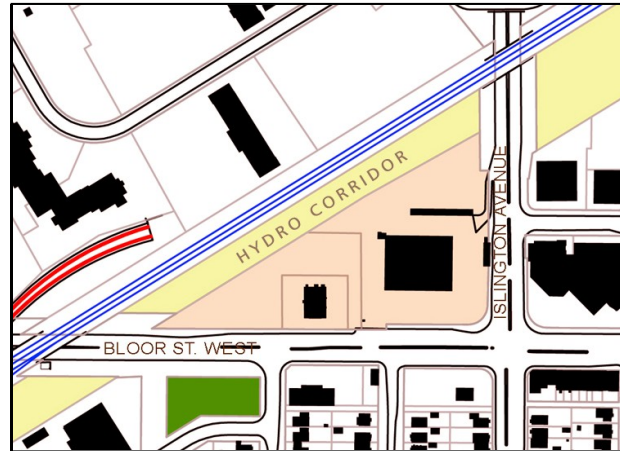
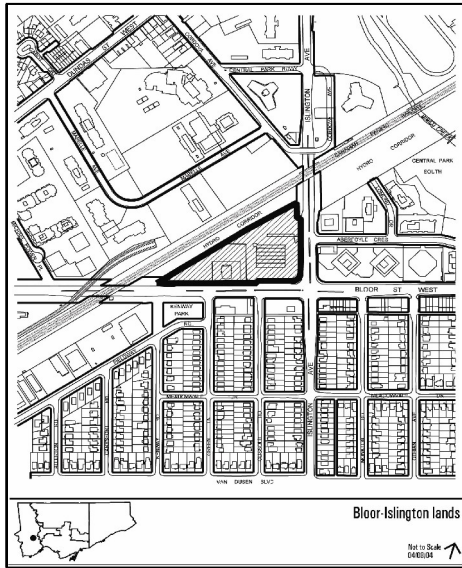
- New civic centre sited at s/e corner of Bloor & Kipling
- Mixed-use office and commercial near Bloor/ Kipling/ Dundas intersections
- Mixed commercial residential on southern edge of site

Mixed-Use Centre Option

- Similar to the Civic Centre Option, but with an office building at s/e corner of Bloor & Kipling (instead of civic centre)
- road pattern n/e of Bloor & Kipling is realigned to create a more normalized development parcel
- The eastern park is smaller than in the Civic Centre Option

4. Bloor-Islington Lands

Existing Characteristics



Existing site plan of Bloor-Islington Lands

- Approx. 2.04 ha (5.5 ac)
- Designated as “Mixed Use” in the Etobicoke Centre Secondary Plan. Zoned for mixed use, with density of 5.0 FSI and a 90 m height limit
- Overall development potential: 102,315 m²

Recommended Urban Design Vision



Figure 1 Site plan of preferred urban design option for Bloor-Islington Lands



Bird's eye view from south-west of preferred urban design option for Bloor-Islington Lands

Vision organized around a new urban space fronting Bloor, extending east to Islington, and a new public street to align with the signalized intersection of Bloor and Green Lane.

- The three proposed buildings are configured to support and reinforce the urban space, with the tallest building at the corner of Bloor and Islington. The next two buildings are lower in height, providing a transition towards the western edge of the site.
- New Islington bus terminal located at the northern end of the site, accessible from Islington /Aberfoyle Crescent intersection.