



STAFF REPORT ACTION REQUIRED

Official Plan Amendments for Proposed New Roads and Road Widening Associated with the West District Design Initiative – Request for Direction

Date:	March 26, 2009
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 3 - Etobicoke Centre and Ward 5 - Etobicoke-Lakeshore
Reference Number:	09 110161 WET 03 OZ

SUMMARY

This report seeks Council's authorization for the preparation of City-initiated Official Plan Amendments to provide for the approved reconfiguration of the Six Points Interchange and a proposed new mid-block north/south public road linking Eva Road with Civic Centre Court.

The Official Plan amendments will enable the City to protect for, and/or acquire property for, the road works noted above through the development review process, and to allow construction of the projects to commence in a timely manner upon the procurement of funding.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Chief Planner and Executive Director, City Planning, be directed to prepare Official Plan Amendments that would provide for the approved reconfiguration of the Six Points Interchange and provide for the proposed new north/south road linking Eva Road with Civic Centre Court, to be considered at a statutory public meeting to be held as part of the June 4, 2009 meeting of Planning and Growth Management Committee.

2. Notice for the statutory public meeting under the Planning Act be given according to the regulations under the Planning Act.
3. Staff be directed to schedule a Public Information Centre, together with the affected Ward Councillors, to present the draft Official Plan Amendments prior to the statutory public meetings under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

West District Design Initiative

City Council on December 11, 12 and 13, 2007 approved the results of the West District Design Initiative (Planning and Growth Management Committee, PG11.3, 2007).

<http://www.toronto.ca/legdocs/mmis/2007/pg/reports/2007-11-29-pg11-cr.pdf>

The purpose of this initiative was to create urban design and development visions for three City owned properties in Etobicoke York District: the Bloor-Islington Lands, the Westwood Theatre Lands and the existing Etobicoke Civic Centre Complex. The underlying assumption was that existing civic functions would be relocated to either the Bloor-Islington or Westwood Theatre lands, freeing the existing Etobicoke Civic Centre lands for redevelopment.

The approved urban design and development vision for the Westwood Theatre Lands is framed on the road plan recommended in the Six Points Interchange Reconfiguration Class Environmental Assessment Study.

The proposed mid-block north/south road linking Eva Road with Civic Centre Court is identified in the urban design vision for the potential future redevelopment of the existing Etobicoke Civic Centre Complex and vicinity.

Six Points Interchange Reconfiguration Environmental Assessment Study

City Council on December 11, 12 and 13, 2007 (Planning and Growth Management Committee, PG11.2, 2007), authorized The General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning, to file a Notice of Completion for the Six Points Interchange Reconfiguration Class Environmental Assessment Study and to file the Environmental Assessment Study in the public record

for 30 days in accordance with the requirements of the Municipal Class Environmental Assessment process.

Council also authorized the Chief Planner and Executive Director, City Planning, to bring forward a report on any necessary amendments to the City of Toronto Official Plan to provide for the recommended design for reconfiguring the Six Points Interchange upon approval of the Environmental Assessment Study Report under the Environmental Assessment Act.

<http://www.toronto.ca/legdocs/mmis/2007/pg/reports/2007-11-29-pg11-cr.pdf>

The report was filed in the public record on January 23, 2008 and was subsequently deemed approved under the Environmental Assessment Act on February 27, 2008.

North/South Public Road Linking Eva Road with Civic Centre Court

City Council on February 23, 24 and 25, 2009 (Etobicoke York Community Council - Meeting 24, EY24.1, 2009), approved a zoning by-law amendment application for a proposed 904 unit residential development at 2, 4 and 6 Eva Road. The amendment provides for the phased development of the site. An “H” Holding Symbol was applied to the northerly half of the site (Phase 2 of the development).

<http://www.toronto.ca/legdocs/mmis/2009/ey/reports/2009-02-09-ey24-cr.htm>

One of the conditions for removing the Holding Symbol is that the land owner must dedicate approximately 50% of the property required for a portion of a future new mid-block north/south public road, contiguous with the property’s westerly boundary, linking Eva Road with Civic Centre Court. The proposed public road is identified in the urban design vision for the Etobicoke Civic Centre Complex Site - West District Design Initiative. The applicant agreed to this condition notwithstanding that the road is not identified in the Official Plan. Council directed the Chief Planner and Executive Director, City Planning, to report to the April 14, 2009 meeting of the Planning and Growth Management Committee to add the proposed public road to Schedule 2 of the Official Plan. This Report responds to this direction.

ISSUE BACKGROUND

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. Etobicoke Centre is an urban growth centre under the Growth Plan.

Official Plan

The proposed mid-block north/south public road linking Eva Road with Civic Centre Court is not identified in the Official Plan.

Etobicoke Centre Secondary Plan policy 3.12.7 identifies the reconfiguration of the Six Points Interchange as a municipal objective and provides for a staged approach to its implementation. The Secondary Plan does not, however, illustrate a recommended design concept. Subsequent to the adoption of the Secondary Plan by Council in November, 2002, a Class Environmental Assessment study was initiated in October, 2003, to develop a preferred concept for the reconfiguration of the interchange. The recommended reconfiguration of the interchange was ultimately deemed approved under the Environmental Assessment Act on February 27, 2008.

The Implementation section of the Official Plan includes policy 5.3.1.1 which states that all public works will conform to the Official Plan. This is in line with the Planning Act (R.S.O. 1990) Section 24 which states that where an official plan is in effect, no public works shall be undertaken that does not conform to the Plan. Consequently, Official Plan amendments are required to provide for the future construction of the road works discussed in this report.

COMMENTS

Official Plan

To provide for the proposed reconfiguration of the Six Points interchange, amendments will be required to the Etobicoke Centre Secondary Plan. Amendments may also be required to several Official Plan maps and schedules including: Map 3 (Right-of-Way Widths Associated With Existing Major Streets), Schedule 1 (Existing Minor Streets with Right-of-Way Widths Greater than 20 Metres); and, Schedule 2 (Designation of Planned But Unbuilt Roads).

To provide for the proposed mid-block north/south public road linking Eva Road with Civic Centre Court, an amendment will be required to add the new road to Schedule 2 (Designation of Planned But Unbuilt Roads) of the Official Plan.

The proposed official plan amendments will enable the City to protect for, and/or acquire property for, the road works identified in this report through the development review process, and allow construction of the projects to commence in a timely manner upon the procurement of funding.

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SIGNATURE

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