

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

Date:	May 15, 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 City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

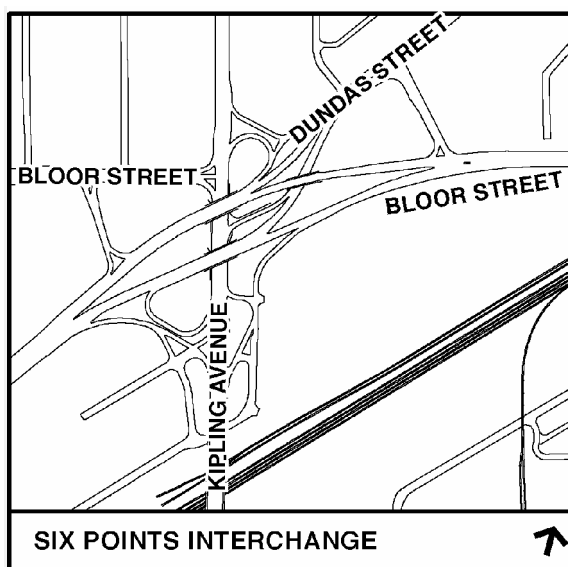
This report recommends amendments to the Official Plan to provide for the approved reconfiguration of the Six Points Interchange and a proposed new mid-block north/south public road linking Eva Road with Civic Centre Court.

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.

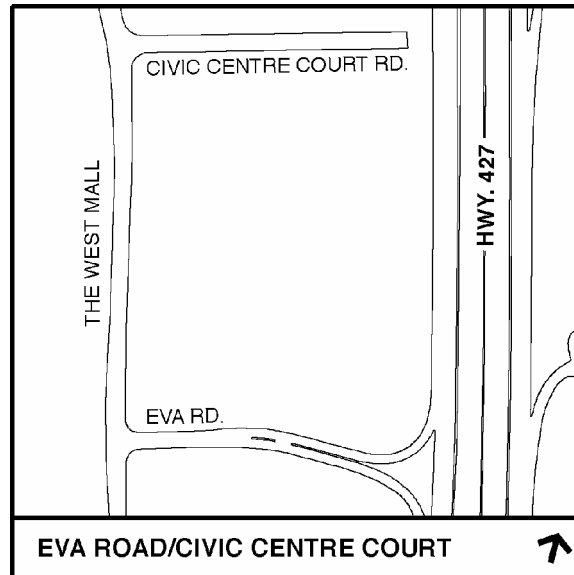
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan



- Amendment attached as Attachment No. 7, to provide for the reconfiguration of the Six Points Interchange.
2. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8, to provide for a new north/south public road linking Eva Road and Civic Centre Court.
 3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments as may be required.



Financial Impact

There is no financial impact resulting from the recommendations contained in this report.

DECISION HISTORY

Planning and Growth Management Committee, on April 14, 2009, directed the Chief Planner and Executive Director, City Planning, 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. This report responds to this direction. (Planning and Growth Management Committee, PG24.6, 2009).

<http://www.toronto.ca/legdocs/mmis/2009/pg/decisions/2009-04-14-pg24-ds.htm>

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/2009/pg/decisions/2009-04-14-pg24-ds.htm>

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, at a future

date, 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 preferred 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.

<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.

Council, at the same meeting, 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.

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. The new road would ultimately link 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. 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.

ISSUE BACKGROUND

Six Points Interchange Reconfiguration

The existing Six Points Interchange was originally constructed in 1961. It provides a grade-separated interchange between Dundas Street West, Bloor Street West and Kipling Avenue. The design of the interchange is comparable to that of a highway interchange. Traffic generally moves freely across several sweeping interconnected ramps. Vehicular access to adjacent lands is limited and the environment for pedestrians and cyclists is poor. Attachment 1 illustrates the interchange as it exists today.

The interchange reconfiguration in the approved Six Points Interchange Reconfiguration Class Environmental Assessment Study is shown in plan on Attachment 2.

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

The proposed public road was first identified conceptually in the urban design vision for the Etobicoke Civic Centre Complex Site - West District Design Initiative, shown on Attachment 3. Subsequent approval of a residential development at 2, 4, and 6 Eva Road established an alignment of the road, having a designated right-of-way width of 18.5 metres, along the property's western property line, shown on Attachment 4. The proposed road straddles the property line between the 2 to 6 Eva Road site and 361 The West Mall. Approximately 50% of the road's area falls on either side of the property line. The alignment of the road extension north of the 2 to 6 Eva Road site across the Toronto District School Board lands at 1 Civic Centre Court, and further north across the Etobicoke Civic Centre lands, has not yet been established. Such details will be determined in conjunction with any proposals to redevelopment those properties.

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.

Consistency and conformity with these policies are discussed below.

Official Plan

Six Points Interchange Reconfiguration

Several Official plan Amendments are required to provide for the reconfiguration of the Six Points Interchange and are detailed in Attachment 7.

Etobicoke Centre Secondary Plan policy 3.11.7 identifies the reconfiguration of the interchange as a municipal objective, identifies benefits to be accrued through the reconfiguration of the interchange, and provides for a staged approach to its implementation. The Secondary Plan does not, however, illustrate a recommended design concept.

This policy will be amended as detailed in Attachment 7 by referring to a new Map 12-4 which will show the approved interchange reconfiguration and associated road rights-of-way. Reference to the investigation of alternative interchange design concepts is now redundant and will be deleted. The last sentence will clarify the City's intention to permit the phased implementation of the proposed interchange reconfiguration in conjunction with the incremental development of the Westwood Theatre Lands.

Amendments are required to Maps 12-2 and 12-3 of the Etobicoke Centre Secondary Plan. These maps, as currently drawn in the existing Etobicoke Centre Secondary Plan, are shown on Attachments 5 and 6 respectively. The existing detail concerning potential future road connections through the Westwood Theatre lands will be deleted from each of these maps (Attachment 7, Schedules A and B). The reader will be referred to a new Map 12-4 which will show the proposed interchange reconfiguration and associated right-of-way widths (Attachment 7, Schedule C). The existing Map 12-4 will be renumbered as Map 12-5 and text referring to the existing Map 12-4 will be amended accordingly.

Finally, Schedule 1 of the Official Plan, Existing Minor Streets with Right-of-Way Widths Greater Than 20 Metres, currently shows Dunbloor Road having a designated right-of-way width of 23 metres. The designated right-of-way will be increased to 26 metres, in accordance with the approved Six Points Interchange Class Environmental Assessment Study.

North/South Road Linking Eva Road with Civic Centre Court

The proposed mid-block north/south public road linking Eva Road with Civic Centre Court is not identified in the Official Plan. An amendment is required to Schedule 2 of the Official Plan, The Designation of Planned But Unbuilt Roads, to describe the proposed new road link. The draft amendment is detailed in Attachment 8.

Community Consultation

Planning and Growth Management Committee directed staff to schedule a public information centre concerning the proposed Official Plan Amendments prior to the statutory public meeting.

A public open house was held on May 4, 2009, at the Etobicoke Civic Centre. Approximately 50 people attended the meeting.

Six Points Interchange Reconfiguration

Several questions were asked concerning the timing of the reconstruction of the interchange. The timing of the construction of the interchange is not currently known, however, elements of the interchange affecting the Westwood Theatre Lands will likely be constructed in conjunction with proposed development of a Provincial Courthouse on the lands (Application No. 09 130 996 WET 05 OZ)

Several questions were asked concerning the potential traffic impacts of the proposed Six Points Interchange. Traffic impacts were addressed in the context of the Six Points Interchange Reconfiguration Class Environmental Assessment Study and the recommended design provides for acceptable future traffic operations in an urban context. Staff have committed to developing a monitoring program to assess traffic infiltration into residential neighbourhoods resulting from the proposed reconfiguration and to work with area residents to develop any required mitigating measures.

Residents of the Essex Condominiums at 5229 and 5233 Bloor Street West reiterated their previous concern that their existing access from southbound Kipling Avenue to Viking Lane and from Viking Lane to southbound Kipling Avenue be maintained, and that access to and from Viking Lane via St. Albans Road be maintained. Staff reaffirmed previous commitments to maintain these movements.

North/South Road Linking Eva Road with Civic Centre Court

No concerns were expressed concerning the proposed new road at the open house.

COMMENTS

Six Points Interchange Property Impacts

Most of the property required to implement the recommended Six Points Interchange Reconfiguration is currently within municipal ownership. The only required property acquisitions identified in the Six Points Interchange Reconfiguration Class Environmental Assessment Study were for strips of land on both sides of Dunbloor Road to achieve the proposed 26 metre right-of-way and a small sliver at the southwest corner of 2 Dunbloor Road. The affected landowners are aware of these requirements and have generally been supportive of the protection of this property for future right-of-way purposes.

Following the May 4, 2009 public information open house, staff became aware of an undocumented property impact associated with the recommended interchange reconfiguration affecting St. Andrews Presbyterian Church at 3819 Bloor Street West. A strip of land along the Bloor Street West frontage of the church parking lot may be required for sidewalk and boulevard purposes. The strip is approximately 2.8 metres at its widest point at the easterly limit of the Church parking lot and tapers to 0.0 metres approximately 32 metres to the west.

The Church has been advised of this potential impact. Staff will work in consultation with the Church toward mitigating or eliminating this potential impact through the interchange detailed design process.

Provincial Policy Statement and Provincial Plans

Six Points Interchange Reconfiguration

The proposed interchange reconfiguration is consistent with the PPS. It supports transit supportive intensification thereby supporting policy objectives related to managing and directing land use to achieve efficient development and land use patterns and the efficient use of existing and planned infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed road plan promotes compact and efficient urban form within Etobicoke Centre, a designated Urban Growth Centre.

North/South Road Linking Eva Road with Civic Centre Court

The proposed new road is consistent with the PPS. It supports a residential infill project and anticipates potential future intensification on other adjacent properties, thereby supporting policy objectives of focusing growth in existing settlement areas.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed road promotes compact and efficient urban form which contributes to the optimizing the utilization of existing services and infrastructure.

CONTACT

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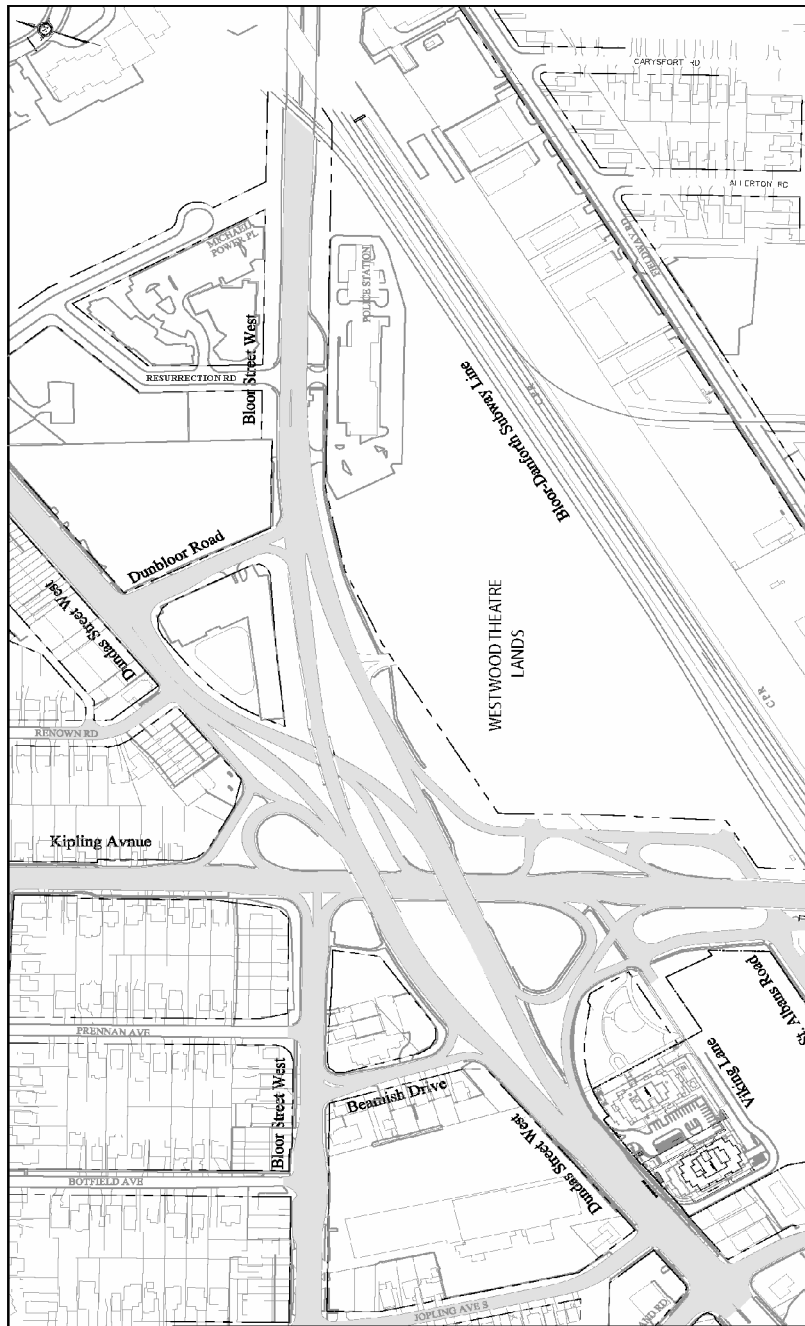
SIGNATURE

Gary Wright
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

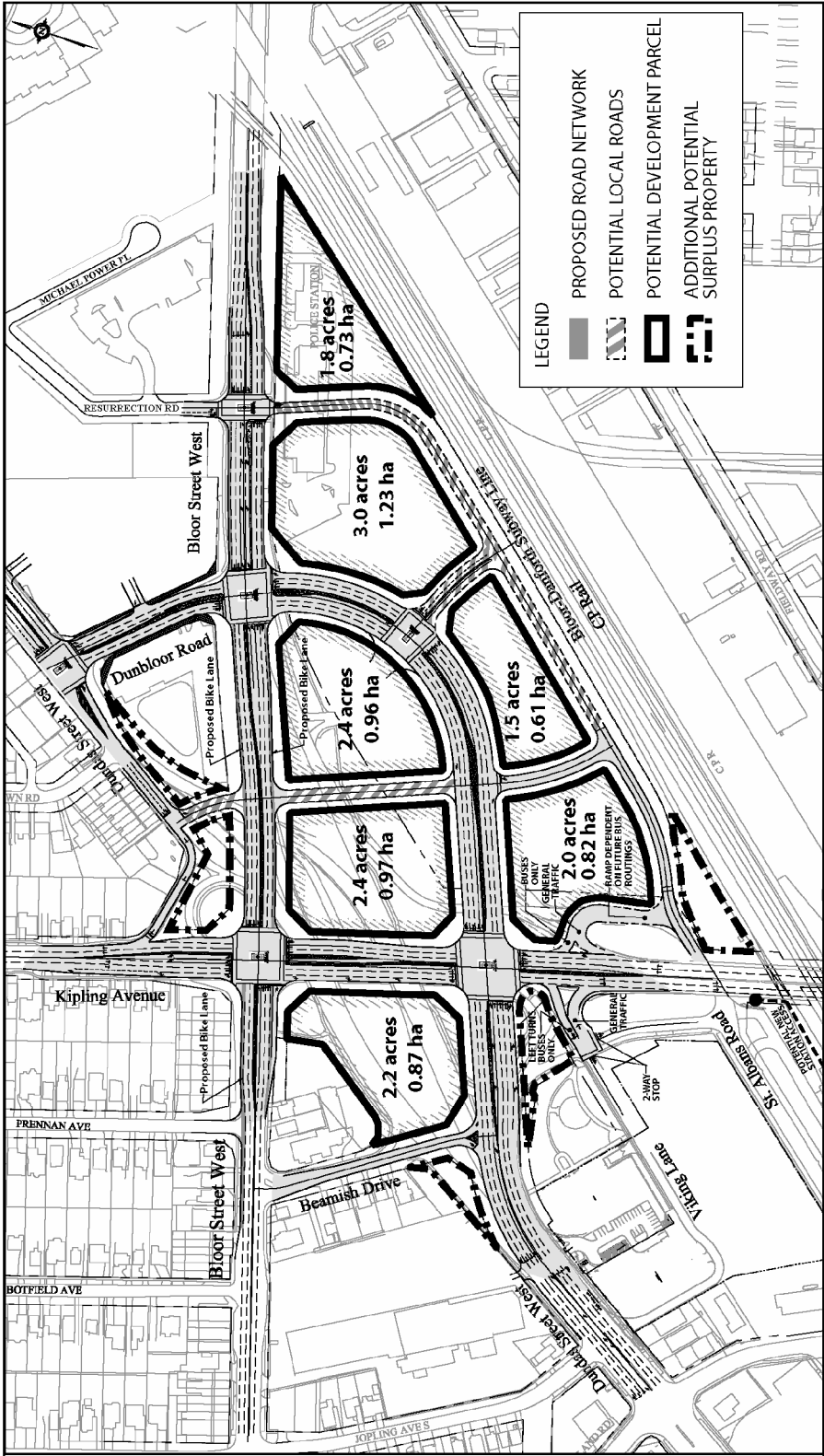
Attachment 1: Existing Six Points Interchange
Attachment 2: Six Points Interchange Recommended Design
Attachment 3: West District Design Initiative, Etobicoke Civic Centre and Vicinity
Attachment 4: Proposed North-South Road Linking Eva Road and Civic Centre Court
Attachment 5: Etobicoke Centre Secondary Plan Map 12-2
Attachment 6: Etobicoke Centre Secondary Plan Map 12-3
Attachment 7: Draft Official Plan Amendment No. 77
Attachment 8: Draft Official Plan Amendment No. 85

Attachment 1



Existing Six Points Interchange

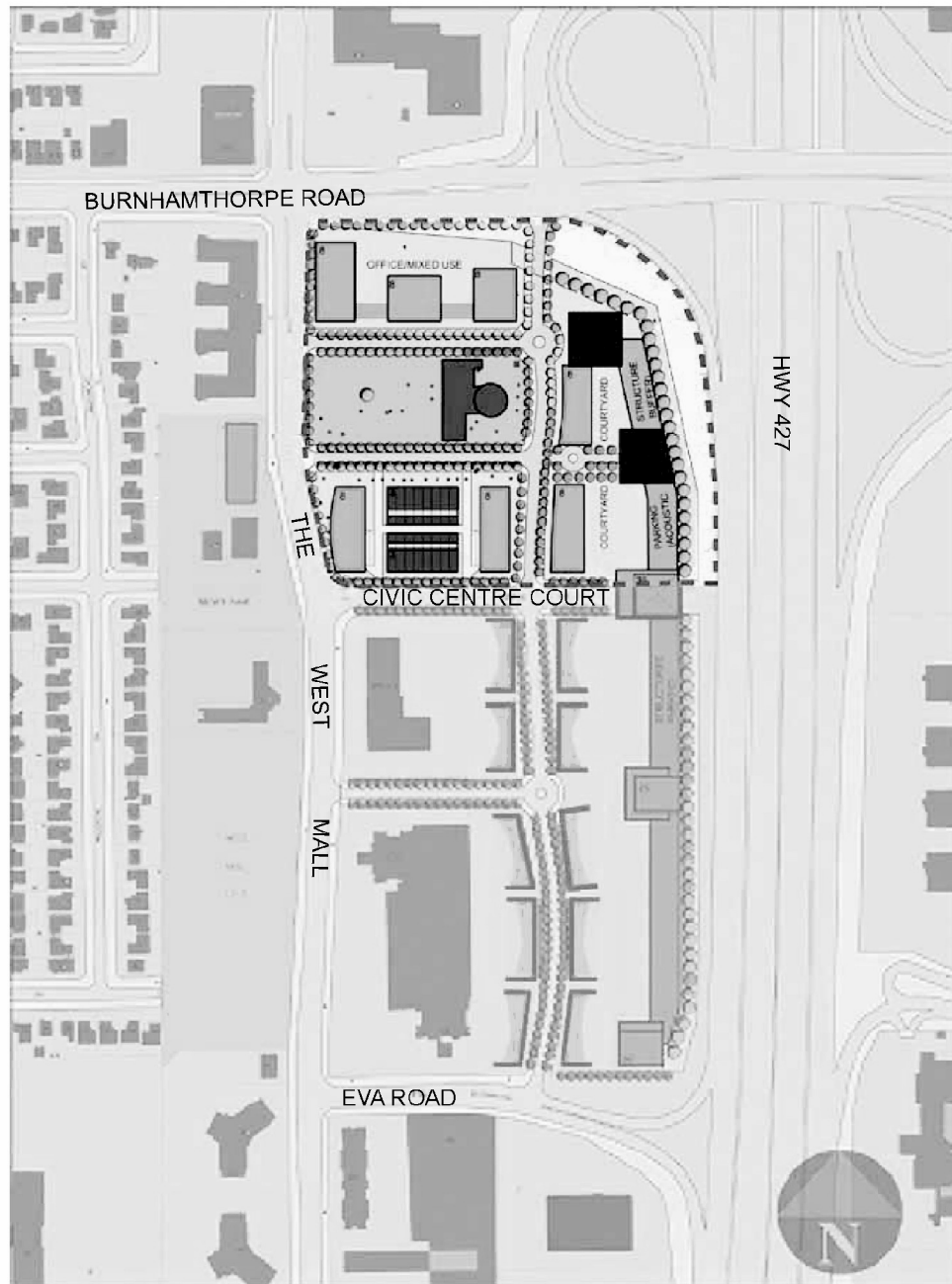
Attachment 2



Six Point Interchange Reconfiguration Recommended Design



Attachment 3

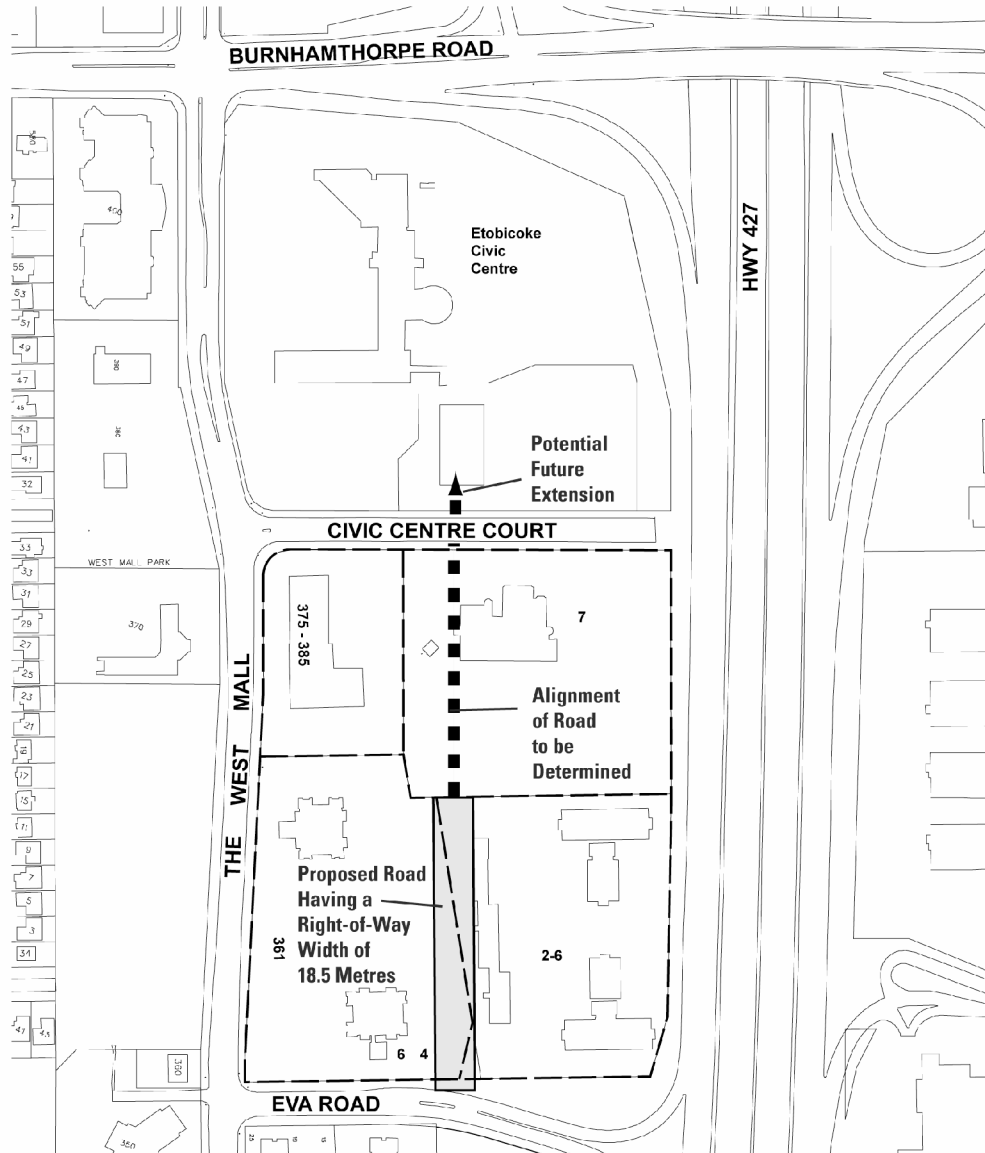


West District Design Initiative (WDDI) Etobicoke Civic Centre and Vicinity

Not to Scale
01/19/09



Attachment 4

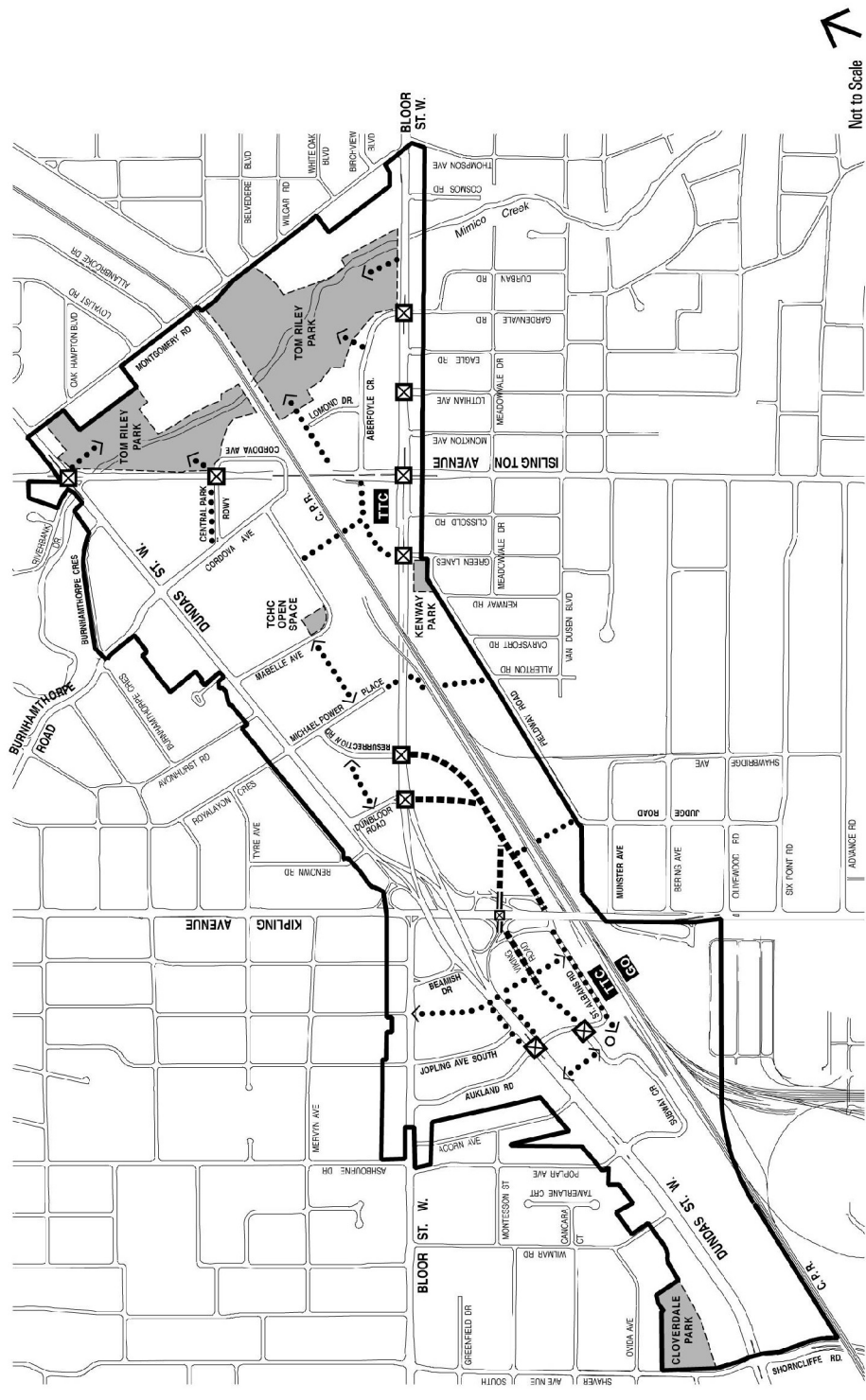


Proposed North-South Road Linking Eva Road and Civic Centre Court

— Property Line

Not to Scale
05/15/09





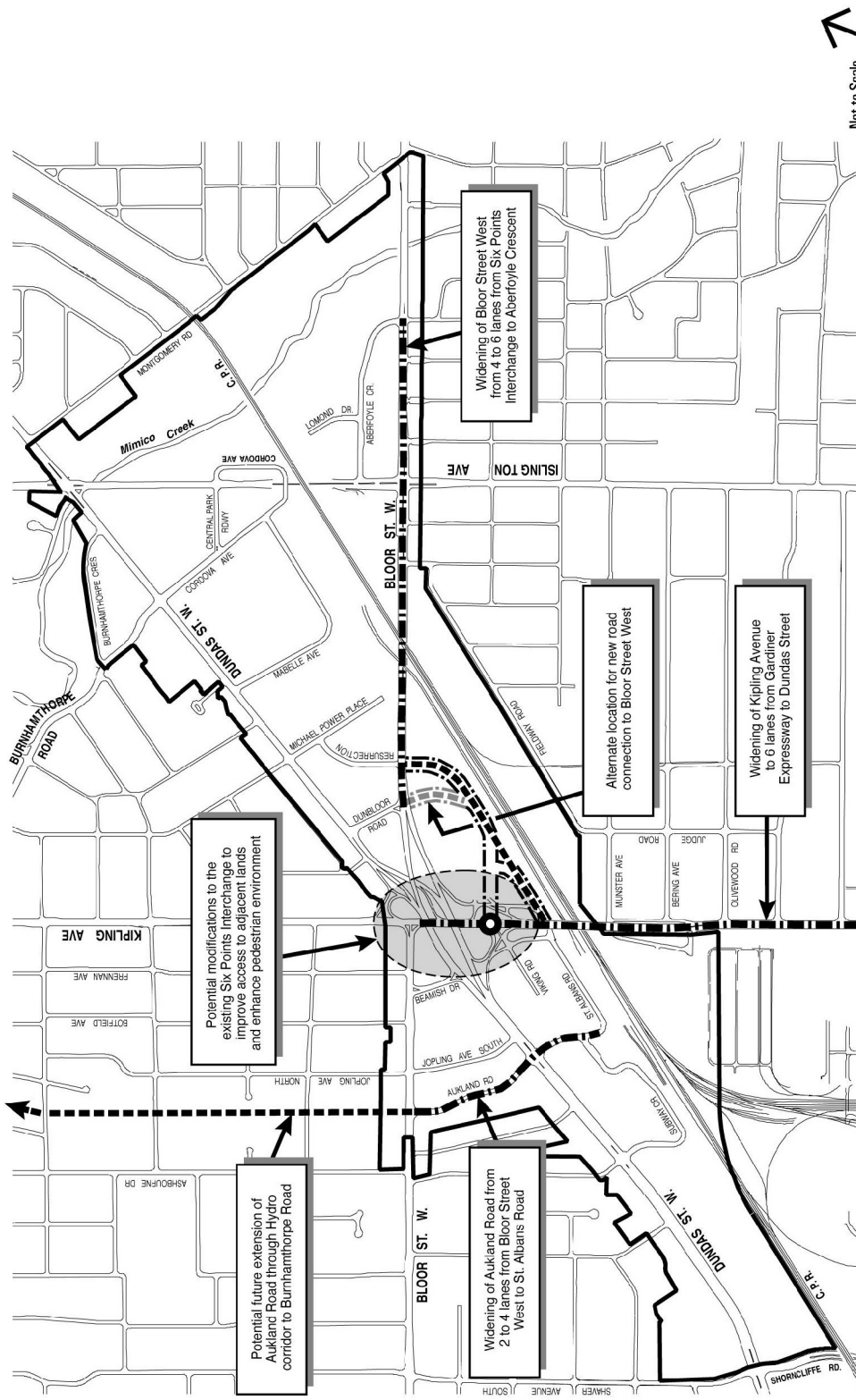
Not to Scale

Toronto
City Planning Division

Etobicoke Centre Secondary Plan
MAP 12-2 Linkages and Connections Opportunities

- Secondary Plan Boundary
- Potential Road Connections
- Potential Pedestrian Routes
- Pedestrian Crossing Improvements

Attachment 6



Etobicoke Centre Secondary Plan

MAP 12-3 Potential Road Infrastructure Improvements

Secondary Plan Boundary

Potential New Road

Potential New Road (alternative)

Potential Road Widening

Potential Road Widening

May 2008

Attachment 7: Draft Official Plan Amendment No. 77

Authority: Planning and Growth Management Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt Amendment No. 77 to the Official Plan for the City of Toronto
with respect to the lands in the vicinity of the Six Points Interchange
(Intersection of Bloor Street West, Dundas Street West and Kipling Avenue)**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map attached hereto as Schedule "A" are hereby adopted as Amendment No. 77 to the Official Plan of the City of Toronto.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

AMENDMENT No. 77 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The following text and maps constitute Amendment No. 77 to the Official Plan for the City of Toronto.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by deleting Map 12-2, Linkages and Connection Opportunities and replacing it with the Map 12-2 shown in Appendix A.
2. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by deleting Map 12-3, Potential Road Infrastructure Improvements and replacing it with the Map 12-3 shown in Appendix B.
3. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by renumbering Map 12-4, Land Use Plan to Map 12-5, Land Use Plan.
4. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by adding a new Map 12-4 entitled “Reconfiguration of the Six Points Interchange” as shown in Appendix C.
5. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by deleting Policy 3.11.7 and replacing it with the following text:

“3.11.7 The reconfiguration of the Six Points Interchange is a municipal objective. Map 12-4, Reconfiguration of the Six Points Interchange illustrates the approved interchange reconfiguration road plan. Benefits to be accrued by the reconfigured interchange include:

- a) improved connectivity and amenity of pedestrian and bicycle infrastructure through and around the interchange and to adjacent neighbourhoods and employment areas;
- b) improved vehicular access to adjacent development sites, particularly the Westwood Theatre Lands;
- c) the creation of new development opportunities on surplus interchange lands; and
- d) improving the cohesiveness and unity of the streetscape.

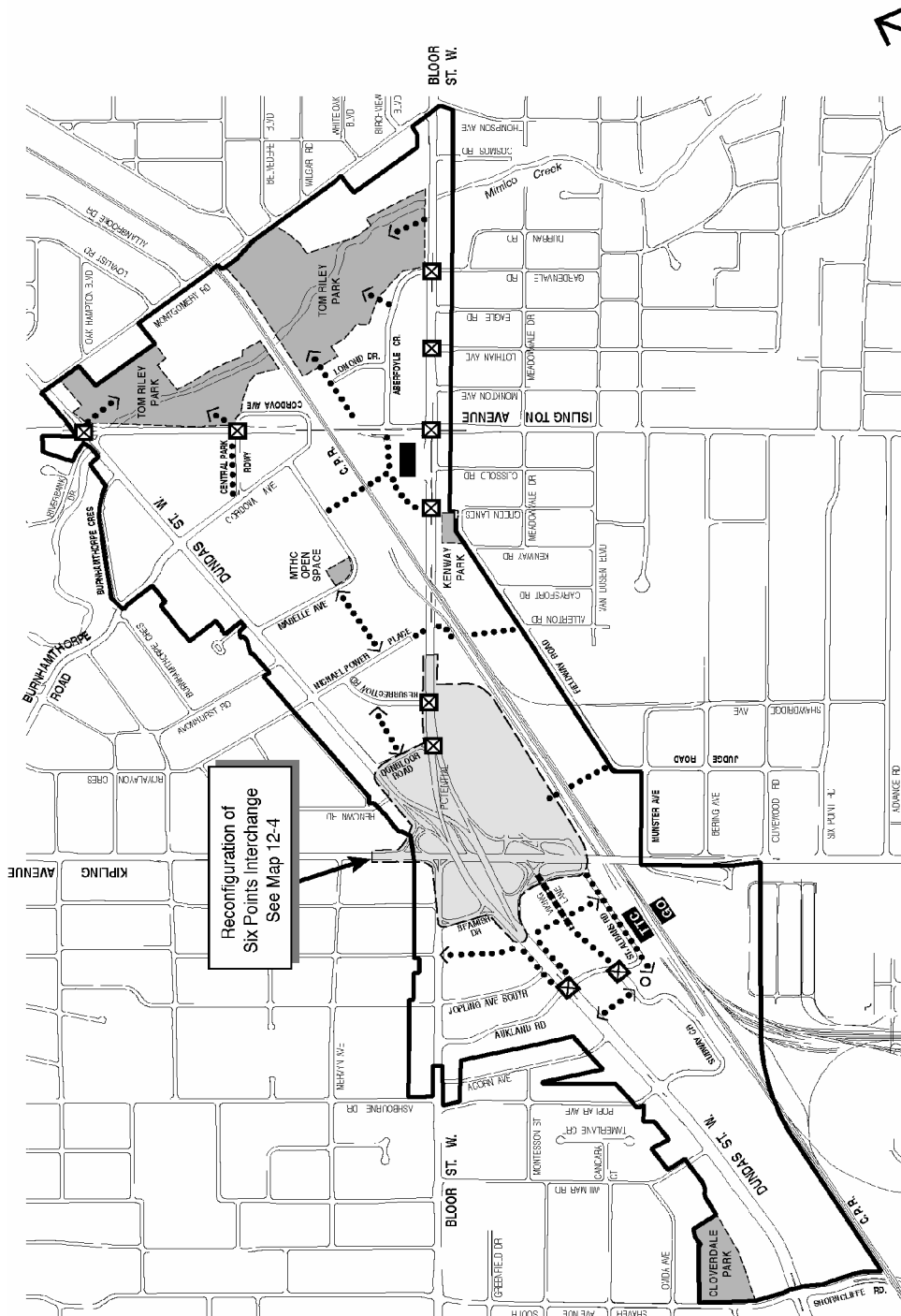
Incremental redevelopment of the Westwood Theatre Lands may proceed in conjunction with the phased implementation of the interchange reconfiguration.”

6. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, Policies 3.13.1 and 4.4, Site and Area Specific Policies – 15-19 Cordova Avenue and 1286-1294 Islington Avenue and the Section entitled List of Maps are amended by deleting the words “Map 12-4” and replacing it with “Map 12-5”.
7. Schedule 1, Existing Minor Streets With Right-of-Way Widths Greater than 20 Metres is amended by deleting the entry for Dunbloor Rd and replacing it with:

STREET NAME	FROM	TO	PLANNED RIGHT-OF-WAY WIDTH
Dunbloor Rd	Dundas St W	Bloor St W	26

AMENDMENT No. 77 TO THE OFFICIAL PLAN – SCHEDULE ‘A’

Etobicoke Centre Secondary Plan - Map 12-2 Linkages and Connection Opportunities



Etobicoke Centre Secondary Plan MAP 12-2 Linkages and Connection Opportunities



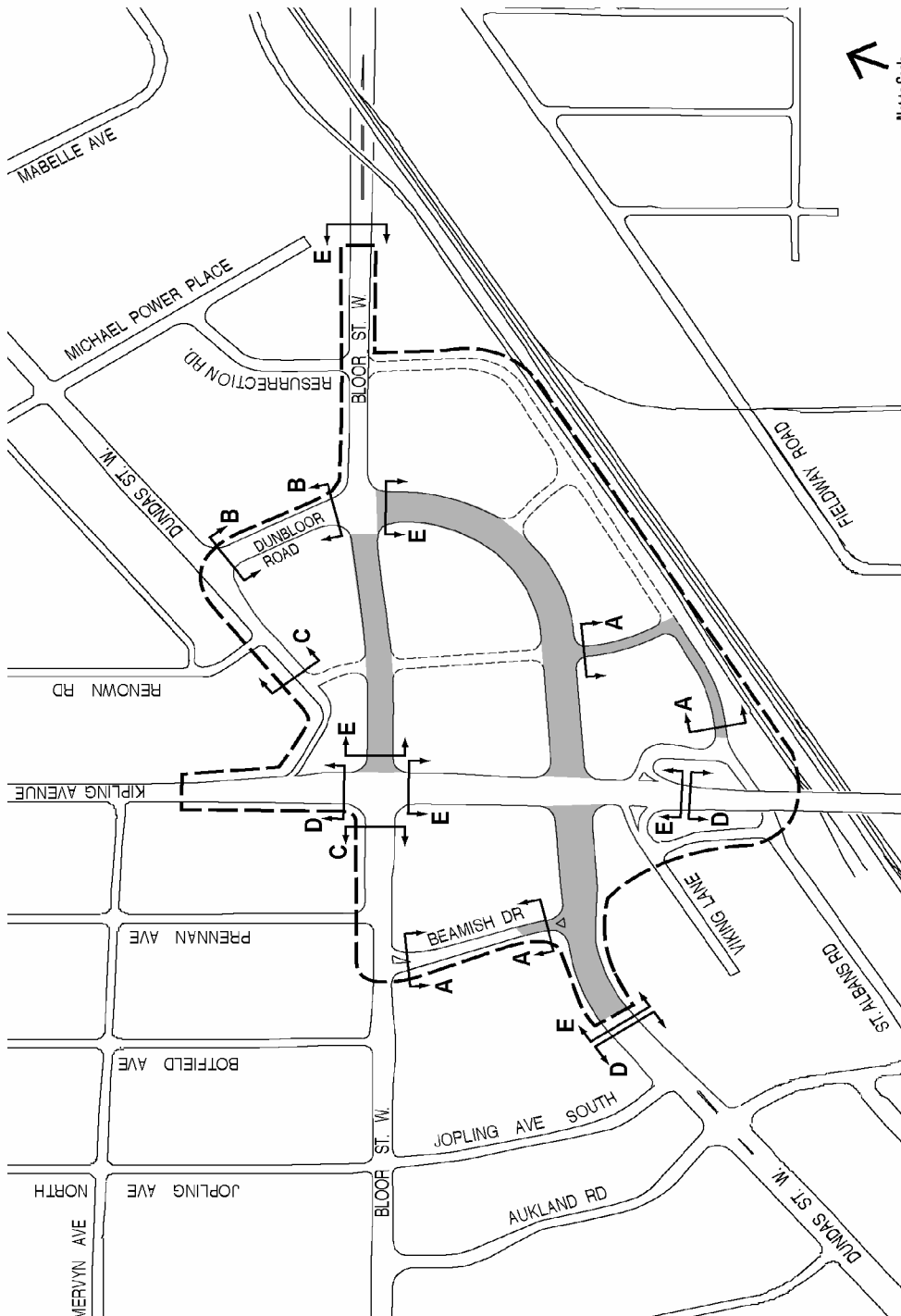
- Secondary Plan Boundary
- Potential Road Connections
- ... Potential Pedestrian Routes
- ☒ Pedestrian Crossing Improvements

Etobicoke Centre Secondary Plan - Map 12-3 Potential Road Infrastructure Improvements



AMENDMENT No. 77 TO THE OFFICIAL PLAN – SCHEDULE ‘C’

Etobicoke Centre Secondary Plan – Map 12-4 Reconfiguration of the Six Points Interchange



Etobicoke Centre Secondary Plan MAP 12-4 Reconfiguration of the Six Points Interchange

	Right-of-Way Widths
■	A = 23 m
---	B = 26 m
---	C = 27 m
---	D = 36 m
---	E = 42 m

- New or Extended Public Road
- Potential Future Public Road
- Six Points Interchange Area

Attachment 8: Draft Official Plan Amendment No. 85

Authority: Planning and Growth Management Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt Amendment No. 85 to the Official Plan for the City of Toronto with respect to lands between Eva Road and Civic Centre Court and between The West Mall and Highway 427

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

AND WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text attached hereto as Schedule "A" is hereby adopted as Amendment No. 85 to the Official Plan of the City of Toronto.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"

AMENDMENT No. 85 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt road:

STREET NAME	FROM	TO
New Link	Eva Road (centred on a point approximately 126 metres east of eastern limit of The West Mall right-of-way)	Civic Centre Court