

Etobicoke Centre Public Space/Streetscape Plan – Project Inception

Date:	May 6, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	10 155734 WET 05 TM

SUMMARY

This report informs Community Council on the progress being made toward the development of a Public Space/Streetscape Plan for the Etobicoke Centre.

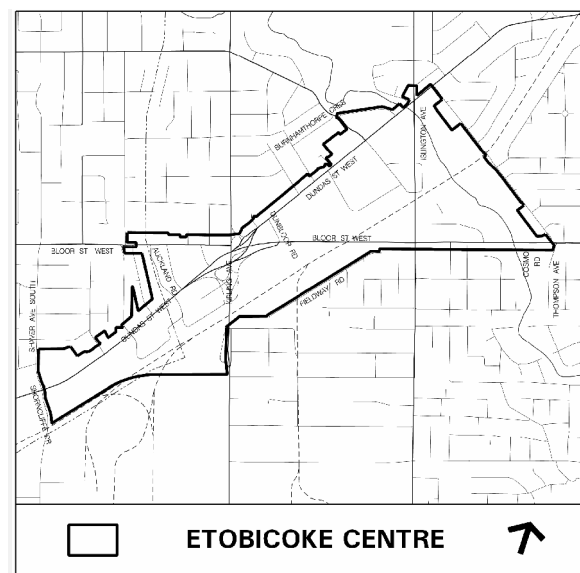
Financial Impact

Provision has been made in the approved 2010 City Planning Division capital budget for this project.

DECISION HISTORY

At its meeting of October 13, 2009, Etobicoke York Community Council considered a Final Report on a rezoning application to permit the proposed Toronto West Provincial Courthouse on a portion of the City-owned Westwood Theatre Lands. As part of its approval of the application, Community Council directed that a report be prepared on a Streetscape Plan for the Etobicoke Centre

(www.toronto.ca/legdocs/mmis/2009/ey/bgrrd/backgroundfile-23698.pdf).



ISSUE BACKGROUND

Council approved the Etobicoke Centre Secondary Plan in November 2002. One of the objectives of the Plan is to promote “architecture, public art and common physical elements [that] will visually unify Etobicoke Centre and develop a district character for the area”. A consistent treatment of public realm elements will help to foster “a greater sense of community identity...that will allow the area to be known as a well-defined and prominent place within the western part of Toronto.” The Secondary Plan suggests that this kind of place-making could assist in promoting reinvestment in the area.

Urban Design Guidelines were also approved for the Etobicoke Centre. These Guidelines call for distinctive sidewalk treatments, streetlights, etc. but do not provide actual designs and details which can be implemented when redevelopment occurs.

COMMENTS

Staff of the Civic Improvement section of the City Planning Division are taking the lead in preparing a Request for Proposals (RFP) for the preparation of a Public Space/Streetscape Plan, including implementation strategies, for the Etobicoke Centre.

Staff have also identified a need for a similar plan for the Scarborough Centre. Although the background and context of these two Centres are somewhat different, the process of selecting consultants and completing the formulation of the plan will be co-ordinated as appropriate.

The Plan is intended to be a detailed guide for any proponent or developer as to what is expected with regards to the public space/streetscape when any property (including City property) is redeveloped or improvement opportunities are identified.

Some public space/streetscape work has been accomplished for smaller areas in the Centre. For example, a BIA exists for Islington Village and streetscape guidelines have been developed for that area. In addition, detailed Urban Design Guidelines were prepared for the Westwood Theatre Lands as part of the rezoning application for the proposed Provincial Courthouse. One of the challenges inherent in creating an Etobicoke Centre Public Space/Streetscape Plan will be to develop a way to unify the diverse areas that make up the Centre.

An RFP will be issued by the end of May 2010. The work is expected to be completed by the end of 2010. Consultation with the public and interested stakeholders will be part of the process. The Plan will also be co-ordinated with other City Divisions and presented to the Design Review Panel and Etobicoke York Community Council.

CONTACT

Brian Gallagher

Tel. No. 416-394-8230

Fax No. 416-394-6063

E-mail: bgallau@toronto.ca

SIGNATURE

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