



STAFF REPORT ACTION REQUIRED

Environmental Project Report Addendum for Eglinton Crosstown Light Rail Transit (Jane Street to Keelesdale Park) – Supplementary Report

Date:	September 19, 2013
To:	Executive Committee
From:	Chief Planner & Executive Director, City Planning Division
Wards:	11 and 12
Reference Number:	P:\2013\Cluster B\PLN\Executive Committee\EX13070

SUMMARY

This report provides additional information to Committee as a result of a further community working group meeting held on September 17, 2013 on Metrolinx's proposed Maintenance Storage Facility (MSF) at 3500 Eglinton Avenue West (former Kodak lands). At the September 17th Working Group meeting co-chaired by Councillors Nunziata and Di Giorgio, City Planning staff presented the proposed principles described in the report from the Chief Planner (dated September 10, 2013). Through a consensus-based approach, the Working Group members, Metrolinx representatives, the local Councillors, the local Member of Provincial Parliament and City Planning staff discussed revisions to the proposed principles which are reflected in this report. Principles 1, 3, 4, 5, 6 and 8 are unchanged from the report dated September 10, 2013. Principle 7 has been replaced with a new principle and Principles 2 and 9 have been revised.

This report recommends that Council request Metrolinx to support the revised principles described in this report as they relate to both the MSF and Scotiabank property and that these principles be included as part of the pending Request for Proposal for the design and development of the Eglinton Crosstown. This report also recommends that Metrolinx continue to be engaged with the Council initiated Working Group process through to the design and development phases of the MSF. The principles as revised are intended to help guide proponents preparing a response to Metrolinx's upcoming Request for Proposal (RFP) for the design and development of the MSF proposed for the former Kodak lands as part of the Eglinton Crosstown Light Rail Transit Project.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council request that Metrolinx support and include the revised principles contained in the report from the Chief Planner and Executive Director, City Planning Division (dated September 19, 2013) for the redevelopment of the Mount Dennis Maintenance and Storage Facility and that these principles be included in any Request for Proposals for the design and construction of the Mount Dennis Maintenance and Storage Facility.
2. City Council request that Metrolinx continue to engage with the Council initiated Community Working Group through the design and development phases of the Maintenance Storage Facility in order to ensure participation of the local community's interest in the revitalization of the Black Creek / Eglinton / Weston area.

Financial Impact

There are no direct financial impacts to the City arising from the amendments recommended in this report.

ISSUE BACKGROUND

The revised development principles described in this report are the result of continued dialogue with the community working group, Metrolinx, the Ward Councillors and City Planning staff. These principles as revised are recommended to be forwarded to Metrolinx and act as a basis of direction, such that these principles can be included in any Request for Proposals (RFP) for the design and development of Metrolinx's Maintenance and Storage Facility (MSF) proposed for the former Kodak lands as part of the Eglinton Crosstown Light Rail Transit project. The proposed principles described in the report from the Chief Planner (dated September 10, 2013) are replaced by the revised principles in this report. Principles 1, 3, 4, 5, 6 and 8 remain unchanged. Principle 2 has been revised to include the Photography Drive frontage. Principle 7 is deleted and replaced with a new principle which speaks to connectivity of the site to the surrounding community. Principle 9 has been revised to included reference to the Kodak building.

COMMENTS

Revised Principles

- 1. Proponents responding to the RFP for the design and development of the MSF are to consider a broad range of uses on the lands, beyond the required functional and technical MSF components**

Principle 1: The former Kodak lands provide an opportunity to introduce a broad range of uses that has the potential to make the site a destination for Torontonians and not just for transit users and Metrolinx employees. These uses could include, but not be limited to, office, institutional, retail, community and civic uses, public open space, and limited

residential uses along the Eglinton Avenue West frontage of the lands where appropriate. Any introduced uses should be made compatible – through mitigative measures – with a 24-hour operating MSF.

- 2. Proponents are to propose a development approach that minimizes the foot print of the MSF, while identifying and maximizing areas where potential development could occur, especially along the Eglinton Avenue West and Photography Drive frontages**

Principle 2: The former Kodak lands present a significant opportunity for re-development and intensification, given the level of public investment onto the lands and its size.

Proponents are strongly encouraged to design and propose a smaller footprint for the MSF that accommodates the functional requirements for the multiple-modes of public transit.

- 3. Metrolinx should develop and establish an agreed upon engagement protocol between proponents responding to the RFP for the design and development of the MSF and community members prior to the selection of the successful consortium**

Principle 3: Proponents would benefit from consulting and engaging with the community as a whole, including identified community representatives, City staff and the local councillors prior to submitting their final response to Metrolinx's RFP. In consultation with the local councillors, Metrolinx will establish a protocol outlining a communication schedule between proponents and community members.

- 4. Proponents are to propose a phased approach to the intensification of the lands allowing for a broad range of uses on lands identified in a later phase(s) that demonstrates under what conditions and general timeframe that additional development can occur**

Principle 4: Should Metrolinx determine that lands identified in a later phase(s) are no longer needed for functional and technical MSF components, these lands could accommodate a broad range of additional uses. RFP responses should identify potential redevelopment lands and should demonstrate leadership in the revitalization of the area. Proposed densities for the future development of the lands should take into consideration the multiple modes of public transit that will be accessible to the lands.

- 5. Proponents are to acknowledge and accept that the stable Employment Lands along Industry Street to the north and west of the Kodak lands are to be protected and sensitive (residential and non-residential) uses will not negatively impact the *Employment Areas***

Principle 5: In acknowledgement of the fact that the MSF will employ between 300-350 employees, proponents should note the importance of the lands and immediate area as an employment generator. The former Kodak lands and surrounding lands to the north and west are currently designated *Employment Areas* and play an important role in the City's economy by providing quality jobs to residents. Any development beyond the functional and technical MSF components is not to adversely impact the economic viability of the nearby

employment lands or negatively affect the operation of the existing industry, including any in-force Environmental Compliance Approvals. Any uses proposed close to the employment lands are to be compatible with existing and permitted industrial uses.

6. Proponents are to apply innovative approaches to the design and engineering of the Eglinton Avenue West frontage with respect to grade differences and site access

Principle 6: The former Kodak lands are situated at a substantially higher elevation than the existing Eglinton Avenue sidewalk. Any redevelopment of the lands along Eglinton should incorporate this consideration into the overall development concept. Proponents should demonstrate that the MSF and LRT line are designed in a manner that would provide for and not preclude the future redevelopment of the Eglinton Avenue frontage.

7. Proponents are to ensure the MSF lands will be connected to, and supportive of, the nearby green space, employment lands, established residential communities and the commercial main streets surrounding the site

Principle 7: As a master planned 58-acre site, the MSF lands have the potential to provide connections that did not previously exist through the site. By connecting and enhancing the existing transportation, cycling, and pedestrian network, the development of the former Kodak lands has the potential to become the catalyst to an area-wide revitalization of the Black Creek / Eglinton / Weston area.

8. Proponents are to adopt design excellence as part of their responses for all aspects of the proposed development

Principle 8: To achieve design excellence, development proposals must be completed by qualified and renowned urban designers and architects. Toronto's Design Review Panel will be consulted at appropriate times throughout the approvals process, in consultation with City staff. Excellence in design includes the application of sustainable elements.

9. Proponents are to be apprised of the heritage attributes of the Scotiabank building at Weston Road and Eglinton Avenue West and the Kodak Building 9

Principle 9: The Scotiabank and Kodak Building 9 building have been identified by community members and city staff as local landmarks with cultural heritage value. The buildings should be conserved within any future development or civic squares and any development adjacent to property should respect the heritage values of the buildings.

As City staff conducts additional analysis of the building and the lands, proponents should be consulted on any Council decisions pertaining to the lands and building.

CONCLUSIONS

The proposed principles described in this report reflect the outcomes of meetings between the community working group, the Ward Councillors, Metrolinx and City Planning staff. It is recommended that these principles be supported by Council and that Metrolinx be requested to include these principles in any Request for Proposals to design and maintain the MSF. It is also recommended that the community working group continue and that Metrolinx engage with the working group thru the process.

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SIGNATURE

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