



## STAFF REPORT ACTION REQUIRED

### Study the Mimico GO Train Station in the Vicinity of Park Lawn Road

<b>Date:</b>	April 23, 2013
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner & Executive Director, City Planning Division
<b>Ward:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	P:\2013\ClusterB\PLN\PGMC\PG13038

#### SUMMARY

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This report responds to the Planning and Growth Management Committee's direction to review the possible relocation of the Mimico GO Station at Royal York Road and Judson Street to the area of Park Lawn Road, approximately 1.5 km further east.

In November 2012 Mondelez, the owners of the Mr. Christie's Bakery site at 2150 Lake Shore Boulevard West and 23 Park Lawn Road announced the closure of the bakery by the end of 2013. This announcement prompted a number of reviews including, but not limited to: land use planning, transportation and transit service and economic development.

#### RECOMMENDATIONS

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1. The Planning and Growth Management Committee receive this report for information.

#### Financial Impact

The recommendation in this report has no financial impact.

## DECISION HISTORY

Planning and Growth Management Committee at its meeting of April 11, 2013 adopted a motion (PG23.8) entitled, "Addressing Mobility, Aligning Growth and Transit – Study the Relocation of the Mimico GO Train Station to the Vicinity of Park Lawn Road" and directed the Chief Planner and Executive Director to report to the May 16, 2013 meeting of Planning and Growth Management Committee on the approach and timelines to conduct the review.

PG23.8 <http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57515.pdf>

## ISSUE BACKGROUND

On November 1, 2012, Mondelez Canada announced plans to close the Christie's bakery plant located at 2150 Lake Shore Boulevard West and 23 Park Lawn Road by the end of 2013 (Attachment 1). This announcement has resulted in a number of initiatives being undertaken in the immediate area.

- As part of the 5 year Official Plan and Municipal Comprehensive Reviews, the City is undertaking a review of its employment lands designations and policies. Mondelez Canada has filed a conversion request to re-designate their lands from *Employment Areas* to *Regeneration Areas* to permit residential uses. A Preliminary Assessment for this conversion request is targeted for a report to the May 16<sup>th</sup> meeting of Planning and Growth Management Committee. The Final Report is targeted for the Fall 2013.

In addition, through a request by way of motion from City Council, staff are reviewing the lands surrounding the Mimico GO Station. The Mimico / Judson Industrial Triangle study area encompasses the lands generally bounded by Willowbrook Road to the west, Portland Street to the north and the CP rail corridor to the south. Staff held a consultation meeting on March 27, 2013 with area land and business owners and are continuing consultation with area residents.

- City Council at its meeting on November 29, 2012 adopted, as amended item CC28.5, "Making Room for Jobs – Protecting an Employment Area in Etobicoke Lakeshore" with a motion to Economic Development Committee requesting the Creation of a Working Group to Explore Options on the Christie's site.  
(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.CC28.5>).  
A status report (ED21.9) was received by the Economic Development Committee on April 22, 2013.  
(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.ED21.9>)

- City Council at its meeting of November 27, 2012 adopted item EY20.32, entitled "Request for a Comprehensive Transportation Study – Park Lawn Road to Lake Shore Blvd. West (Christie's site)" and directed staff report to the Public Works and Infrastructure Committee in early 2013 on the proposed scope, timing and cost of undertaking the study.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY20.32>

The General Manager of Transportations Services is targeting a report for the June 19, 2013 meeting of Public Works and Infrastructure Committee.

## COMMENTS

City Council recently directed staff to report on undertaking a comprehensive Transportation Study for the Park Lawn Road area. It is appropriate to consider the issue of GO Station accessibility in the context of such a study, with appropriate co-ordination of the current employment options review to ensure development of a clear vision that sets the framework for moving forward. Outcomes from this work could serve as input to the City's review of the Transportation component of the Official Plan.

### Previous Study of the Mimico GO Station

In 1990, a report entitled "South Etobicoke/Lakeshore Corridor Transportation Overview" was completed for The Municipality of Metropolitan Toronto, the City of Etobicoke and the Ministry of Transportation. This report recommended the relocation of the Mimico GO Station to the vicinity of Park Lawn Road to better serve future developments anticipated for the Motel Strip/Park Lawn area.

In 1991, the Metropolitan Toronto Planning Department initiated the Mimico/Park Lawn Gateway Study. The study was to be undertaken in two phases. Phase one was a technical review to determine the demand and feasibility of relocating the GO station. Phase two involved a review of both the economic feasibility and the urban design elements. It is believed that only Phase 1 work was undertaken and completed in 1994.

The Mimico/Park Lawn Gateway Study was recognised in the former Etobicoke and Metropolitan Toronto Official Plans. The potential Park Lawn GO Train station was described as a New or Relocated GO Train Station on Map 2 (Urban Structure) and Map 7 (Transportation) of the former Etobicoke Official Plan, and Appendix C (Existing and Future Rapid Transit Facilities) in the former Metropolitan Toronto Official Plan.

The current Official Plan does not contemplate a new or relocated GO Train Station in the vicinity of Park Lawn Road.

### Recent Development in the Park Lawn Road Area

The Park Lawn Road/Lake Shore Boulevard West area has experienced substantial residential growth over the past 10 years with a further 9000 plus residential units currently proposed, approved or under construction. In addition, Etobicoke York Community Council recently considered a report seeking approval of the Mimico-by-the-Lake Secondary Plan, which provides a policy framework for revitalization and change. Consideration of this report was deferred to the June 2013 meeting of Etobicoke York Community Council.

### Metrolinx Mimico GO Station Planning

Metrolinx is currently in the early stages of a \$44 million upgrade to the Mimico GO Station. Work planned includes lengthening the station platforms and constructing a pedestrian tunnel under the rail corridor to connect to the community to the south. This work will take several years to complete.

Staff contacted Metrolinx to determine the status of this work but at the time of writing this report had not received a response. Nevertheless, it is anticipated the Metrolinx issues that need to be considered in a broad sense would include among other things:

- The extent to which current and planned work on the Mimico station might preclude or limit changes to the existing station location, and the timing of that work; and
- The potential to add a new additional GO station at Park Lawn, bearing in mind any opportunities the potential electrification of future GO service might provide regarding close station spacing constraints on train operations.

The Provincial Big Move Initiative does not identify the Lake Shore Boulevard West/Park Lawn Road area as a future Mobility Hub in the Regional Transportation Plan.

Further consideration of these issues would ideally be addressed within the context of a comprehensive Transportation Study for the Christie's site. In addition, work currently being undertaken or planned for the area by City Planning, Economic Development and Culture and Transportation Services staff will need to be co-ordinated to ensure the development of a clear vision that sets the framework for moving forward.

## **CONCLUSIONS**

City Council's recent direction to staff to report on undertaking a comprehensive Transportation Study for the Christie's site provides an appropriate approach to consider options to better align growth and transit in the vicinity of Park Lawn Road.

## **CONTACT**

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## **SIGNATURE**

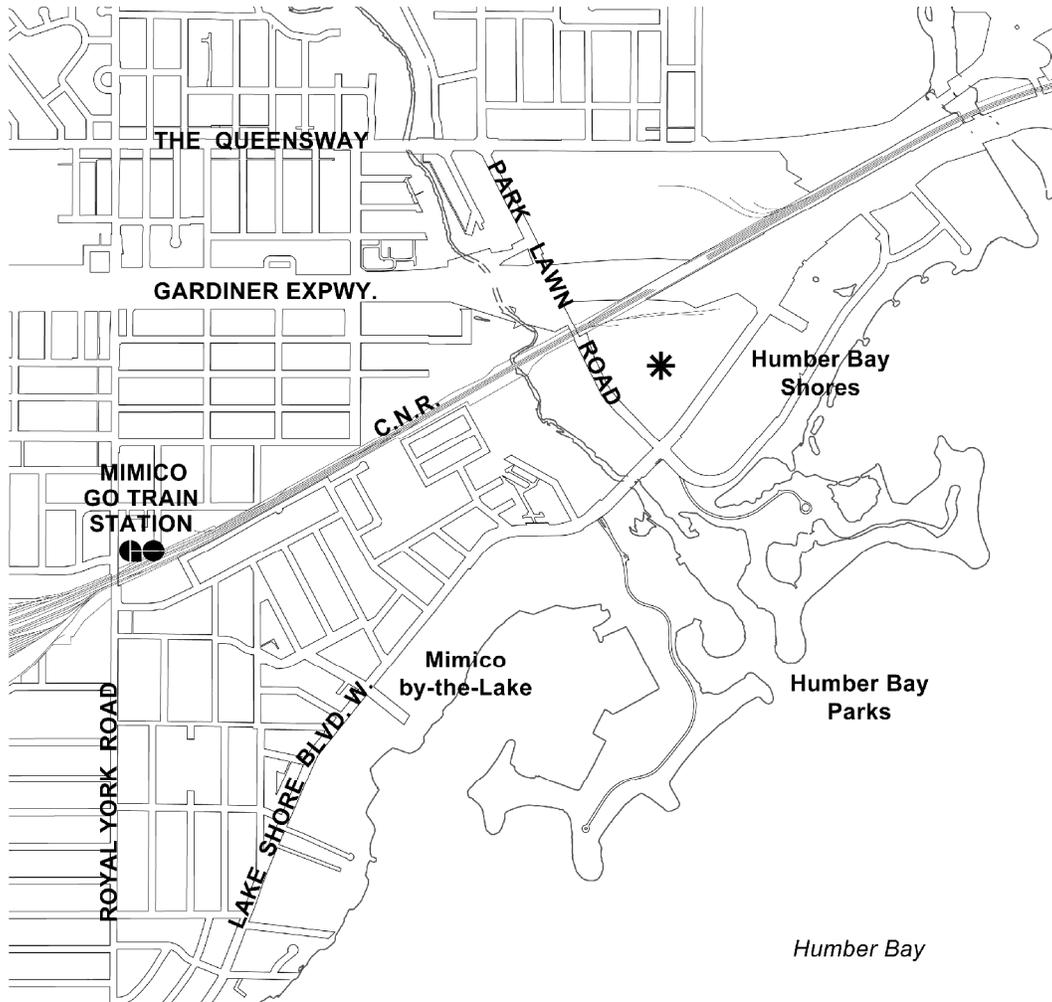
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Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENT**

Attachment 1: Mondelez Canada – Christie's Plant 2150 Lake Shore Boulevard West and  
23 Park Lawn Road

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**Potential Relocation of Mimico GO Train Station**

Not to Scale  
04/19/13 

\* Mondelez Canada - Christie's Bakery  
2150 Lake Shore Boulevard West & 25 Park Lawn Road

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