

3. TTC AND CITY INITIATIVES

One of the main reasons for undertaking the Studies was to assess the possibilities for redeveloping the commuter parking lots and improving station facilities at the TTC 's Warden and Victoria Park Stations, while simultaneously extracting value from underutilized City-owned lands. The two stations, the related commuter parking lots and areas where commuter parking could potentially be relocated are shown on **Figure 6**. Key station improvements currently being proposed by the TTC for each station are indicated on **Figure 7** TTC Initiatives: Warden Station and **Figure 8** TTC Initiatives: Victoria Park.

The TTC has actively participated in the Studies, and has altered and refined its initial proposals to respond to community concerns and emerging Study objectives. For example, early in the Studies, TTC staff recommended, and the Commission approved, the abandonment of the idea of relocating commuter parking to the west side of Victoria Park Avenue. It has also responded to concerns expressed by residents in the vicinity of the Warden Subway Station regarding the location and access to relocated parking. In general, TTC staff have made efforts to ensure that their interest in redeveloping appropriate portions of the commuter parking lots and station lands and improving the accessibility and safety of the stations themselves take into account concerns expressed by community participants in the Studies.

The TTC's proposals for the two stations and related facilities and lands are being developed and presented publicly in parallel with the completion of these Studies. Ultimately these proposals will be assessed in the context of the results of Phase 3. Recently the TTC conducted a preliminary traffic impact study of their proposals for the two stations to demonstrate the feasibility of the revised station concept.

Issues related to the TTC's proposals identified during the course of the Studies include:

- amount of commuter parking required to be replaced at Warden Station; (All of the commuter parking at the Victoria Park Station is slated to be replaced.)
- nature of development to be pursued on each site (density, height, form, etc.);
- degree to which TTC commuter parking can be provided within developments proposed for the two station sites;
- traffic impacts, including, in the case of Warden Station lands, the need to prevent commuter parkers from infiltrating the adjacent Santamonica neighbourhood;
- the need to buffer adjacent residential development from relocated commuter parking;
- the landscaping of green space around the station lands, including any space intended as a buffer zone;
- the potential of any development on the Warden Station lands to accommodate a satellite community centre providing services to young people in the area; and
- the need to address the City's housing policies, including those applicable to City-owned land, including that used by the TTC at Warden and Victoria Park.

These issues will be finally resolved in the context of the results of Phase 3 of these Studies, in the assessment of specific proposals put forward for each site by the TTC and in the evaluation of the results of development proposal calls that may be issued by the TTC. In terms of our vision for the area, we have recommended a Land Use Framework for the two Study Areas and Public Framework (described in Sections 6.5 and 6.6). We have also put forward what we consider to be appropriate Potential Development Scenarios (described in Sections 6.5 and 6.6) for the Victoria Park and Warden Station lands.

The Potential Development Scenarios were formulated in the context of key station improvements currently being proposed by the TTC. As noted above, key station improvements currently under consideration by the TTC are shown graphically in *Figure 8* TTC Initiatives: Victoria Park, and *Figure 7* TTC Initiatives: Warden Station.



Proposed TTC Improvements

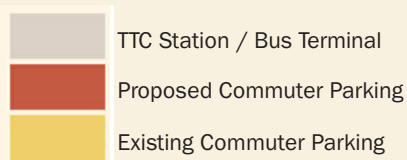
Figure 6

- V.P. Study Area
- Warden Study Area
- Potential Land Use Change
- TTC Building
- Option for Proposed TTC Parking
- Existing TTC Parking



TTC Initiatives: Warden Station

Figure 7





TTC Initiatives: Victoria Park Station

Figure 8

