

TORONTO STAFF REPORT

August 28, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Preliminary Report
Rezoning Application 06 148317 WET 05 OZ
Applicant: Toronto Transit Commission (TTC)
3741-3751 Bloor Street West
Ward 5 - Etobicoke-Lakeshore

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Background:

The Westwood Theatre Lands were expropriated by the former Municipality of Metropolitan Toronto in 1978. In 2002, City Council adopted the new Etobicoke Centre Secondary Plan. The Secondary Plan was fully approved by the Ontario Municipal Board on February 2005 and provides direction for future development in the Etobicoke Centre, where a high density mixed-use framework will utilize the availability of public transit and envisions the Westwood lands as a key focal point for the Etobicoke Centre.

On December 7, 2005, Toronto Transit Commission (TTC) staff submitted a business case to the City's Property Management Committee outlining an opportunity to provide a temporary commuter parking lot at the existing Westwood Theatre parking lot to serve the Kipling Subway Station. The TTC feels that there is a relatively high demand for commuter parking at this location. The Westwood Theatre is a City asset that is currently underutilized, with the existing parking lot largely vacant.

Council has not yet decided on a redevelopment strategy and master plan for the Westwood Theatre Lands. This will follow the completion of the West District Study, component parts of which include:

- (1) the Six Points Interchange Reconfiguration Environmental Assessment Study;
- (2) the West District Design Initiative, which is studying several locations, including the Westwood Theatre Lands, for a new Etobicoke York service centre; and
- (3) the Kipling/Islington Bus Operations Study, which will recommend a concept for a new Mississauga Transit and Go Transit bus terminal in the vicinity of the Kipling Subway station, replacing Mississauga Transit's existing terminal facility at the Islington Subway Station.

Staff expect to report to Council in the first quarter of 2007 on these matters. However, since the redevelopment of the Westwood site is not likely to occur within the next two years, the TTC would like to make use of the Westwood Theatre Lands's parking lot in the interim.

On January 20, 2006 the Property Management Committee (PMC) supported the TTC's business case for the interim use of the Westwood Theatre Lands for use as a commuter parking lot under the following conditions:

- (i) Term – two years with a four month termination clause (further extensions can be requested by the Commission and would be considered by the City's Property Management Committee;
- (ii) Use – Commuter Parking lot - 300 spaces;

- (iii) Future Redevelopment – The TTC interim use will not interfere with the future redevelopment of the Westwood Theatre Lands and the TTC will not be entitled to any proceeds from the disposition of the site based on the site’s interim use. In acknowledging the lot as an interim facility, the TTC recognized that the lot could be eliminated to facilitate development of the property and that the spaces would not be replaced;
- (iv) Maintenance – TTC will maintain and repair the commuter parking lot including any an all pedestrian sidewalks, signage, lighting, etc. and will incur all costs associated; and
- (v) Design - TTC will design the interim commuter parking lot in a manner that would accommodate the parking requirements for the existing City tenants.

Comments:

Proposal

The applicant has applied for a Temporary Use Zoning By-law in order to construct an interim commuter parking lot on the Westwood Theatre Lands for a period of two years.

Site Description

The site is approximately 78 793 square metres and is bounded by Bloor Street West to the north, Kipling Avenue to the west and the TTC subway line and CNR/GO Transit corridor to the south. The site is currently occupied by a one storey building (the former Westwood movie theatre building) with retail and offices uses on a small portion of the site. The 22 Division of the Toronto Police Services also has a facility at the eastern end of the site. The balance of the site is vacant.

Provincial Policy Statement

The Provincial Policy Statement (PPS) promotes the idea of building healthy, livable and safe communities which are sustained by many factors such as the accommodation of an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses) recreational an open space uses to meet long-term needs.

Etobicoke City Centre Secondary Plan

The Etobicoke City Centre Secondary Plan policies still apply to this site, as the new Etobicoke City Centre Secondary Plan is still under appeal at the Ontario Municipal Board.

The Secondary Plan designates this site as a “Mixed Use Area”. This designation permits residential, commercial and/or institutional uses in combination on the same site. Commuter parking lots are not permitted.

Special Site Policy 13.2.11.6 also states that the Westwood Theatre site has been held by Metropolitan Toronto for development as a subway storage yard. In view of the importance of this centrally located site to the development of a full City Centre, its use for transit related facilities is not appropriate and therefore is not permitted.

Toronto Official Plan

The City of Toronto Official Plan also designates the site as a “Mixed Use Area”. This designation permits a range of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities and parks and open spaces. These areas are anticipated to accommodate most of the increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

The site is also located within the New Etobicoke Centre Secondary Plan area. Once the Secondary Plan is approved by the Ontario Municipal Board it will also designate the site as a “Mixed Use Area”. The policies for these areas state that a multi-functional, pedestrian-oriented centre will be supported and encouraged incorporating a mix of residential, commercial, institutional, recreational, transportation, utility and industrial uses within the Etobicoke Centre area. The “Mixed Use Area” designation of the Official Plan does not permit commuter parking lots.

Policy 2.7.5 – Westwood Theatre Site, sets out specific objectives for the site. The policy recognizes the importance of the central location of the site to the development of a full Etobicoke Centre, specifically prohibits the long term use of the site as a transit related facility and encourages the redevelopment of the site for mixed commercial and residential and/or institutional uses.

However, Policy 5.1.5 permits uses otherwise prohibited by the Zoning By-law and/or Official Plan, given that: the temporary use will maintain the long term viability of the lands for the uses permitted in the Official Plan and Zoning By-law; the use is or can be made compatible with adjacent lands uses; the use does not have adverse impacts on traffic, transportation or parking facilities in the area and is suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering.

The proposal will be considered with a view to complying with the Policy 5.1.5 objectives.

Zoning

By-law No. 1088-2002, the Etobicoke Centre By-law regulates the lands in the vicinity of Bloor Street West, Dundas Street West, Kipling Avenue and Islington Avenue, know as the “Etobicoke Centre Secondary Plan Area”, in which the subject lands are located. The by-law designates the subject lands as (H)EC2 with a maximum Floor Space Index (FSI) of 3.5. Under this designation, commuter parking lots are not permitted. The height limit is 60 and 70 metres.

Site Plan Control

A site plan control application was submitted concurrently with this application. Staff have not yet provided comments regarding the application details. Details regarding access, landscaping, lighting, etc. will be dealt with through this approval process.

Tree Preservation

According to the information submitted with the application, no trees will be impacted by the proposal.

Reasons for the application

Although the Official Plan permits certain temporary use by-laws to be passed given that the proposal meets certain required criteria, the applicant seeks approval for a use that is not permitted by the Etobicoke Zoning Code or the Etobicoke Centre By-law No. 1088-2002.

Issues to be Resolved

Prior to presenting a Final Report to Community Council on the appropriateness of the proposed temporary commuter parking lot use, the following issues, as well as any other issues raised through the circulation and community consultation process must be addressed:

- (a) appropriateness of the proposed development concept including the proposed layout;
- (b) compatibility with adjacent uses;
- (c) compatibility of the proposed use and site work with future plans for the site and surrounding neighbourhood, including the redesign of the six points intersection and the Official Plan policies for the area;
- (d) access to and from the site and possible conflicts with Bloor Street West and Kipling Avenue;
- (e) ensuring that all issues pertaining to site servicing, traffic and garbage control are reasonably mitigated;
- (f) securing a pedestrian-friendly connection from the site to the Kipling subway station including sidewalks and lighting; and
- (g) resolving maintenance arrangements between the City and TTC regarding snow removal, salting, sidewalk and lighting maintenance.

Conclusions:

Staff will schedule a meeting in the community tentatively for the last quarter of 2006 to gather comments from the public on the proposal. Staff anticipate preparing a Final Report on this application in the first quarter of 2007.

Contact:

Pedro Lopes, Planner

Tel: (416) 394-2608; Fax: (416) 394-6063; Email: plopes2@toronto.ca

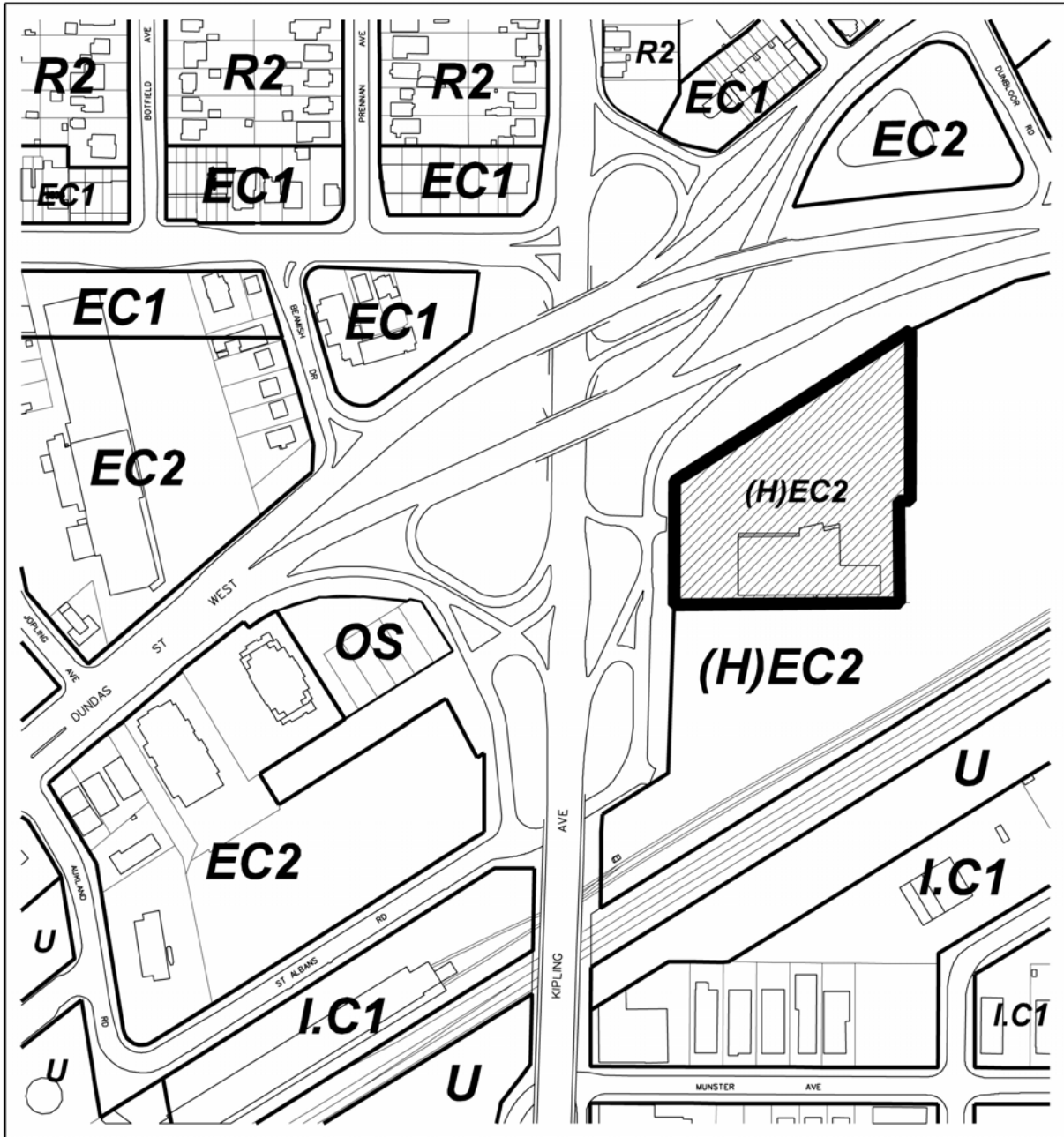
Gregg Lintern, MCIP, RPP
Director, Community Planning, Etobicoke York District

List of Attachments:

Attachment 1: Zoning (Map)

Attachment 2: Site Plan

Attachment 1: Zoning (Map)



 **TORONTO** City Planning
Zoning

3741-3751 Bloor Street West (Westwood Theatre Lands)

File # 06_148311

Former Etobicoke By-law 11,737

R2 Residential Second Density
I.C1 Industrial Class 1
OS Public Open Space

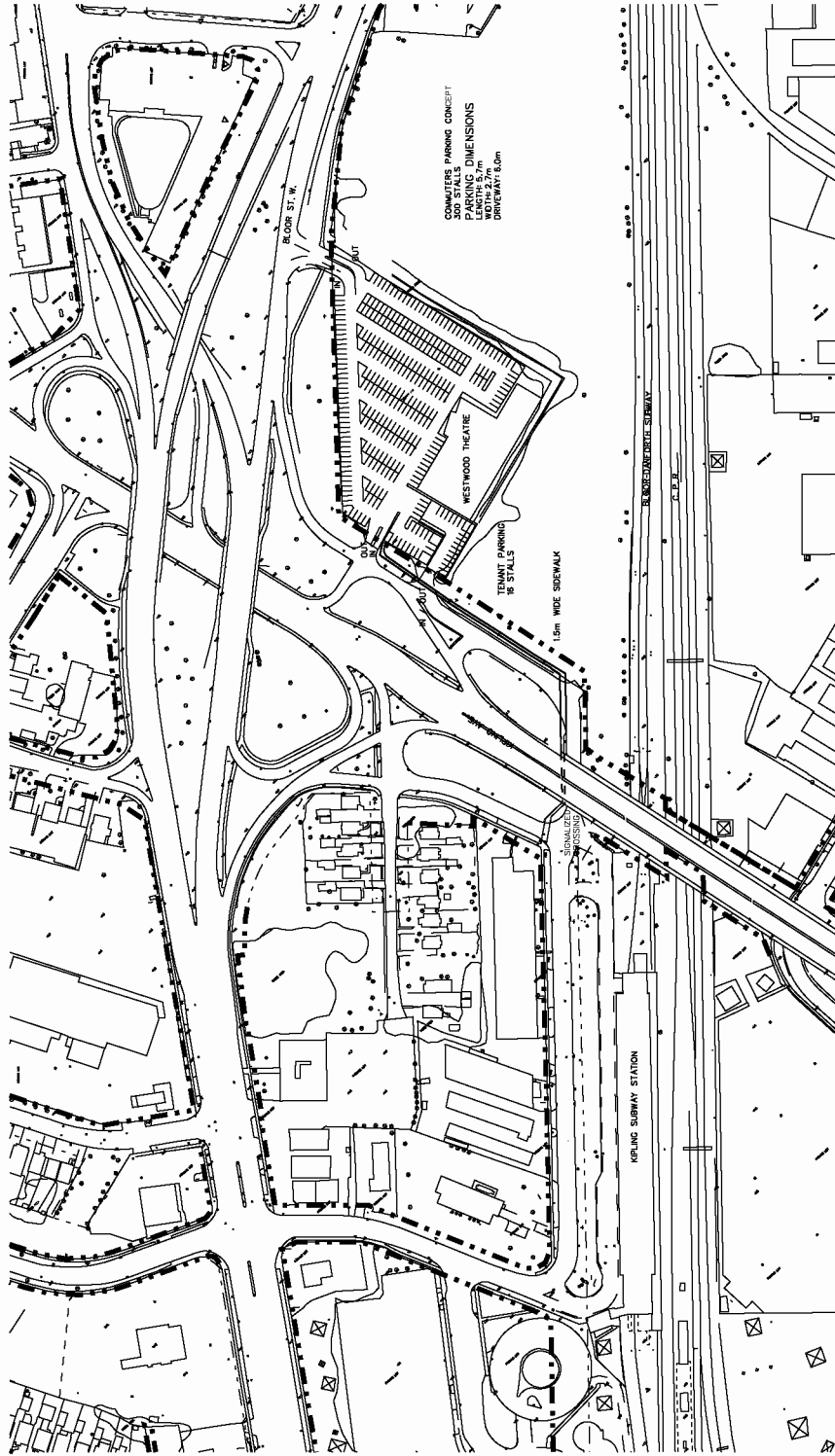
EC1 Etobicoke Centre One
EC2 Etobicoke Centre Two
U Utilities

(H) Holding District



Not to Scale
Zoning By-law 11,737 as amended
Extracted 08/11/06 - MH

Attachment 2: Site Plan



3741-3751 Bloor Street West (Westwood Theatre Lands)

Site Plan

Applicant's Submitted Drawing

Not to Scale
08/10/06



File # 06_148411