



**STAFF REPORT  
ACTION REQUIRED**

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

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| <b>Date:</b>             | September 10, 2013   |
| <b>To:</b>               | Executive Committee  |
| <b>From:</b>             | Chief Planner & Executive Director, City Planning Division |
| <b>Wards:</b>            | 11 and 12  |
| <b>Reference Number:</b> | P:\2013\Cluster B\PLN\Executive Committee\EX13068          |

**SUMMARY**

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This report responds to City Council's May 7, 8, 9 and 10, 2013 direction for a further report upon the completion of additional public consultation on both the Maintenance Storage Facility (MSF) and the Scotiabank property located at Weston Road and Eglinton Avenue West.

The requested consultation for the MSF was intended to review the need to use the full site for the maintenance facility and related uses. The separate consultation on the Scotiabank property located at 1151 Weston Road was to discuss the planned redevelopment of the property as part of the Mount Dennis Station Facility.

This report recommends that Council request Metrolinx to support the 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 construction and maintenance of the Eglinton Crosstown.

A working group meeting is scheduled for September 17, 2013, where staff intends to present the proposed principles, described below to the community. As a result of this additional dialogue with the working group, staff will prepare and submit through a Supplementary Report to Executive Committee, any recommended changes to the proposed principles.

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council request that Metrolinx support and include the principles contained in the report from the Chief Planner and Executive Director, City Planning Division (dated September 10, 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.

### Financial Impact

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

## DECISION HISTORY

### Eglinton Crosstown LRT Addendum

At its meeting on May 7, 8, 9 and 10, 2013, City Council adopted Item EX31.4 Environmental Project Report Addendum for Eglinton Crosstown Light Rail Transit (Jane Street to Keelesdale Park). In its decision and among other matters, Council requested that Metrolinx

- agree to further public consultation on the Maintenance Storage Facility regarding whether there is a need to use the full site for the maintenance facility, and that the City Manager report back to the Executive Committee.
- establish, in consultation with the local councillors and as part of this consultation process, a community working group to continue discussions on the Maintenance Storage Facility with a view to identify additional space for other uses and/or possible phasing of the yard construction.
- consult with the community and the local Councillor on the planned redevelopment of the Scotiabank property, located at the northeast corner of Eglinton and Weston Road, for the Mount Dennis Station Facility.

Council's decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EX31.4>

## ISSUE BACKGROUND

Building upon the work Metrolinx has completed on the Mount Dennis Mobility Hub Study, the LRT Environmental Assessment Addendum, and the City's Eglinton Connects Study, the following principles reflect the City of Toronto's interest in the future development of the former Kodak lands at 3500 Eglinton Avenue West. The intersection of multiple modes of public transit presents opportunities in the near and long-term to create a destination that has the potential to act as a catalyst for the revitalization of the Black Creek / Eglinton / Weston area and better

integrates the site into the community by improving the site's prominence and presence in the area and by providing links and connections to the larger community.

The development principles described in this report 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.

## **COMMENTS**

### **Five Year Official Plan and Municipal Comprehensive Reviews**

In 2011, City staff commenced the Five Year Official Plan and Municipal Comprehensive Reviews. Under the Provincial Growth Plan, it is through the Municipal Comprehensive Review that the City can allow the conversion of lands within employment areas to non-employment uses. As part of the Reviews, staff are reviewing the policies and land use designations for the employment lands across the City.

The MSF site at 3500 Eglinton Avenue West is designated as *Employment Areas* and is intended for employment uses. As part of the Five Year Official Plan and Municipal Comprehensive Reviews, staff are conducting analysis on the employment lands, including the lands at 3500 Eglinton Avenue West. As part of the Reviews staff will also be reviewing the need and opportunities to better reflect the long range planning objectives of the City.

A staff report on the Employment policies and land use designations is scheduled to be considered by Planning Growth Management Committee at its meeting on September 12, 2013. The report will be posted at Employment Lands review webpage at this link: [www.toronto.ca/opreview/employment/](http://www.toronto.ca/opreview/employment/). These proposed policy amendments will be considered by the public at a public open house on September 19, 2013 and a final report to Planning and Growth Management Committee on the final recommended policies and land use designations will be considered at the November meeting of Planning and Growth Management Committee.

### **Maintenance and Storage Facility (former Kodak lands) and Scotiabank site**

#### **Working Group Processes**

Throughout the course of the summer, Councillors Nunziata and Di Giorgio along with Metrolinx representatives hosted five working group meetings, whose membership consisted of three residents from each Ward, representatives from Metrolinx and City staff. Two working groups were established to discuss the MSF and Scotiabank site.

The MSF working group discussions focused on areas of the lands that could potentially accommodate future development, beyond the transit requirements of the facility itself. The Scotiabank working group discussions focussed on the merits of retaining the building. The following ten "principles" have been developed in response to discussions with the working groups and are intended to feed into the Request for Proposals process that Metrolinx will be

issuing for construction of the MSF lands. Staff will be discussing these principles with the working group on September 17, 2013. As a result of this additional dialogue with the working group, staff will prepare and submit through a Supplementary Report to Executive Committee, any changes to the proposed principles.

## **Proposed 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 an approach to minimize the foot print of the MSF and identify areas where potential development could occur, especially along the Eglinton Avenue West frontage**

Principle 2: The former Kodak lands present a significant opportunity for re-development, 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 with and engaging in a dialogue 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 in order to provide active building elevations along the street frontage, an animated public realm and direct pedestrian access to the development from the public sidewalk. 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 propose an intensification strategy for the lands with a broad range of uses that reflect a multi-year and multi-phased build-out of the entire site**

Principle 7: The introduction of higher order transit to the Mount Dennis area provides an opportunity to efficiently plan for and accommodate an intensification of uses on the former Kodak lands, which has the potential to decrease auto dependency and increase ridership. RFP proponents should propose minimum development densities for different uses that would be economically viable for the site.

**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**

Principle 9: The Scotiabank building has been identified by community members and city staff as a local landmark with cultural heritage value. The building should be conserved within any future development or civic square and development adjacent to property should respect the building's heritage values.

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 this summer's meetings and 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.

## **CONTACT**

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## **SIGNATURE**

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