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**City Council****Notice of Motion**

MM11.23	ACTION			Ward:All
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**Six Principles to Improve the Finch West LRT Maintenance and Storage Facility - by Councillor Anthony Perruzza, seconded by Councillor Vincent Crisanti**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Anthony Perruzza, seconded by Councillor Vincent Crisanti, recommends that:

1. City Council endorse the following six principles for the Maintenance and Storage Facility for the Finch LRT:
  - a. proponents responding to the Request for Proposals for the design and development of the Maintenance and Storage Facility are to consider a broad range of uses on the lands beyond the required functional and technical Maintenance and Storage Facility components;
  - b. proponents are to propose an approach to minimize the footprint of the Maintenance and Storage Facility and identify areas where potential development could occur, especially along the Finch Avenue frontage;
  - c. Metrolinx should establish an engagement protocol between bidders responding to the Request for Proposals and community members, prior to the selection of the successful consortium;
  - d. proponents are to apply innovative approaches in the design and engineering of the site to optimize social, economic and environmental returns from this development in ways that achieve community benefits for the Jane-Finch community;
  - e. proponents are to propose both a phased approach and a co-development approach to intensifying the lands, allowing for a broader range of uses and demonstrating under what conditions and general timeframe that additional development can occur; and
  - f. proponents are to adopt Design Excellence as part of their responses for all aspects of the proposed development.

2. City Council request Metrolinx to include these principles in the Request for Proposals for the Finch West LRT.

3. City Council direct the Chief Planner and Executive Director, City Planning to work with Metrolinx and the bidders during the design and tendering process of the Finch West LRT to promote the implementation of these principles by the winning bidder.

### **Summary**

Metrolinx is currently planning the Finch West LRT. The Maintenance and Storage Facility for this line is located at the corner of Finch Avenue West and York Gate Boulevard. The site is surrounded by residential, institutional and employment uses.

The current plans show the Maintenance and Storage Facility facility taking up almost all of the site, leaving little potential for commercial, residential or community use development. This could contribute to an undesirable streetscape along this busy part of Finch Avenue West.

A similar situation existed at the Maintenance and Storage Facility for the Eglinton Crosstown LRT, which is located on the former Kodak lands. In that case, a community consultation process was organized by the Ward Councillors to address these issues. The community developed nine principles that would, if implemented, improve the developability of the facility and allow it to potentially contribute more to the community. The principles were endorsed by City Council and Metrolinx agreed to include them in its tender documents for that site.

By applying these principles, the winning bidder designed a significantly improved plan for the Eglinton Maintenance and Storage Facility. The residents' group and Councillors involved in the process were very satisfied with the outcome.

The Community Action Planning Group of York West, a residents' association in the Jane-Finch neighbourhood, has proposed six similar principles for the Finch West Maintenance and Storage Facility. It is expected that endorsement of these principles by City Council and their inclusion in the tender documents will produce as favourable a result. The tender documents will be issued to qualified bidders in January 2016.

The City Planning Division recognizes these principles as potentially contributing to the improvement of this site and important Avenue.

### **Background Information (City Council)**

Member Motion MM11.23