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DATE: April 27, 2004

TO: Chairman and Members of the Planning and Development Committee

FROM: Edward R. Sajecki, Commissioner of Planning and Building

SUBJECT: **Proposed Rezoning and Master Plan
Union Station, City of Toronto
MEETING DATE: May 17, 2004**

ORIGIN: Planning and Building Department

BACKGROUND: This report is part of the ongoing program to update City Council on significant planning initiatives in adjacent municipalities.

The Planning and Building Department received notice of a Community Consultation Meeting held on April 7, 2004 by the Toronto South Community Council to consider a rezoning application by the City of Toronto and Master Plan for Union Station.

COMMENTS: **1. The Proposal**

It is proposed that City of Toronto Zoning By-law No. 168-93 be amended to permit an increase in non-residential gross floor area in Union Station from 65,627 square metres (706,426 square feet) to 85,000 square metres (914,962 square feet).

Amendments would be also made to the Zoning By-law to permit

an expanded range of commercial uses allowing the option of converting the existing office space within the building to a hotel and adding a variety of other commercial facilities serving travellers and other members of the public.

All of the new facilities would be located within the existing shell of the building or within the existing moat and teamways located between the building and Front Street West, Bay and York Streets. The change in gross floor area would be created by the proposed renovations to the existing building resulting in the conversion of existing areas currently used for rail support facilities and parking to concourse uses primarily serving the travelling public.

2. Zoning By-law

The Zoning By-law No. (168-93) for the Railway Lands East currently permits the non-residential gross floor area existing at the time of the passing of the By-law to be used for a variety of commercial and office uses as well as for the transit related functions.

Union Station currently has a total of 65,627 square metres (706,426 square feet) of non-residential gross floor area and accommodates a wide range of retail commercial and office uses in addition to its primary function as a transportation hub. The purchase of Union Station by the City of Toronto in 2000 anticipated that the existing structure would be restored and renovated to accommodate a doubling of the current GO Transit passenger load and substantial improvements to the current facilities serving other rail and Toronto Transit Commission passengers. The non-residential gross floor area must be expanded to allow for more passenger facilities and services within the existing shell of the building.

The proposed amendments to the Zoning By-law are required to facilitate work associated with expanded train and transit

ridership and to provide accessory facilities serving the public. The restoration and renovation of Union Station to accommodate an expanded rail and inter-modal transportation facility is fundamental to transit usage in Mississauga and the Greater Toronto Area.

3. Official Plan

The Railway Lands East Secondary Plan, which forms part of new Official Plan for the City of Toronto, designates the lands as "Rail Corridor and Union Station". The Secondary Plan contains a variety of policies which address the primary focus of the station for passenger rail and commuter rail facilities serving the Toronto region. In addition, there are policies which call for the adoption of a Master Plan for the station. The Plan also notes that the Zoning By-law should permit only transportation and related uses, including ancillary commercial uses.

The proposed amendment to the Zoning By-law is in compliance with the Official Plan and Secondary Plan for the Railway Lands East.

4. Impact on Mississauga

The combined facilities at Union Station handle more passengers annually than all terminals at Pearson International Airport, the nation's busiest airport. The station's current annual volumes are as follows:

- GO Transit - 41 million train and bus passengers;
- TTC - 20 million subway passengers;
- Via Rail - 2.34 million passengers.

GO Transit is a prime tenant of Union Station and plays a major role in carrying commuters between Mississauga and the City of Toronto. Union Station is the key destination and major transit

hub for GO Transit commuter rail operations serving approximately 145,000 commuter trips per day within the Greater Toronto Area.

GO Transit operates one all day (Lakeshore) and two peak period commuter rail corridors (Milton, Georgetown) that link Mississauga to Union Station and carry over 70,000 daily passenger trips across Mississauga's eastern municipal boundary, which includes more than 30,000 trips originating or destined to the City of Mississauga.

The restoration and renovation of Union Station to accommodate an expanded rail and inter-modal transportation facility contributes significantly to transit usage in Mississauga as well as the Greater Toronto Area. Given the existing high volume of commuter and inter-city rail passengers using the station on a daily basis and the projected growth in passenger traffic in the next 20 years, the improvement of the existing facilities is essential to the vitality of the Greater Toronto Area .

CONCLUSION:

The proposed rezoning to permit the restoration and renovation of Union Station in order to accommodate an expanded rail and inter-modal transportation facility contributes significantly to transit usage in the Greater Toronto Area.

Given the existing high volume of commuter and inter-city rail passengers using the station on a daily basis and the projected growth in passenger traffic in the next 20 years, the improvement of the existing facilities is essential to the vitality of the Greater Toronto Area.

The proposed amendment to the Zoning By-law is consistent with the policies of the City of Toronto Official Plan and the Secondary Plan for the Railway Lands East, and will ensure that both the function and character of the station will be maintained in the future. The proposed rezoning of Union Station as well as

any other appropriate measures to accommodate and encourage transit usage will benefit Mississauga transit users.

RECOMMENDATION:

That the report titled "Proposed Rezoning and Master Plan - Union Station, City of Toronto" dated April 27, 2004 from the Commissioner of Planning and Building be received for information.

Original Signed By: _____

Edward R. Sajecki

Commissioner of Planning and Building