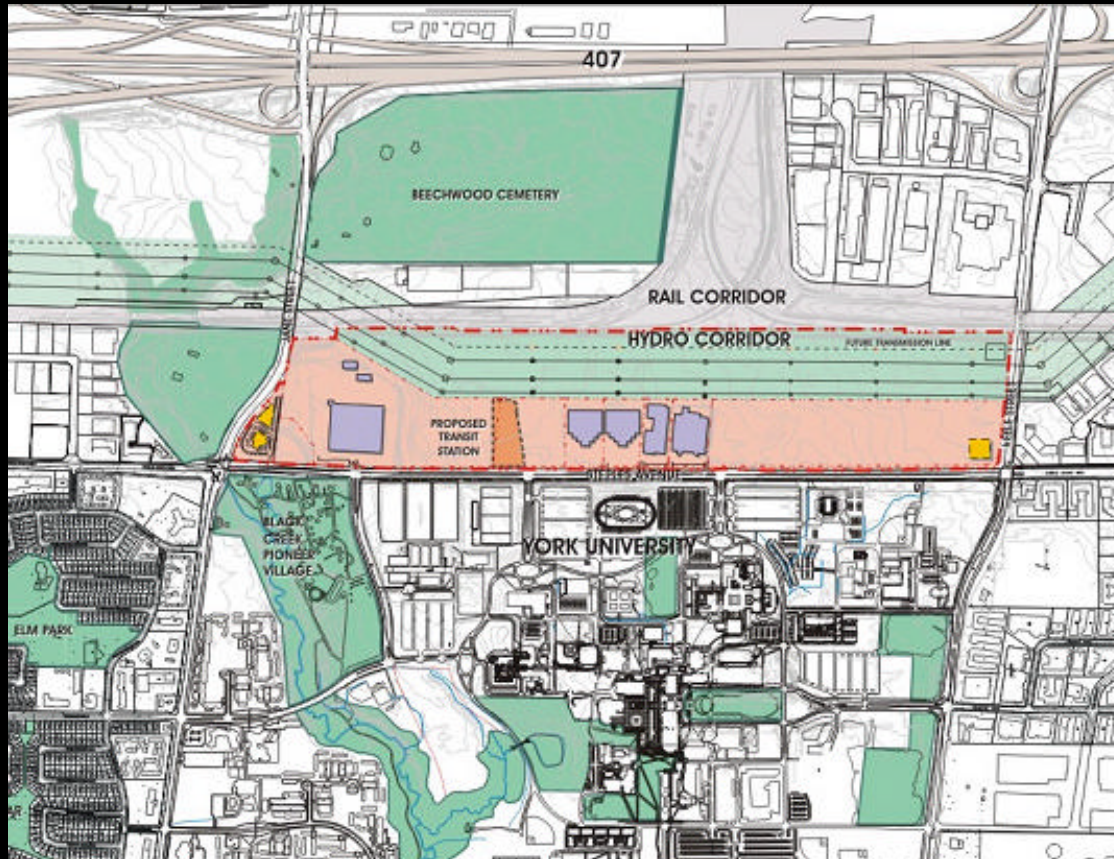


Steeles Avenue Corridor Land Use Review - Jane Street to Keele Street

Issues and Opportunities



Urban Strategies Inc.
Marshall Macklin Monaghan
PricewaterhouseCoopers



February 2003

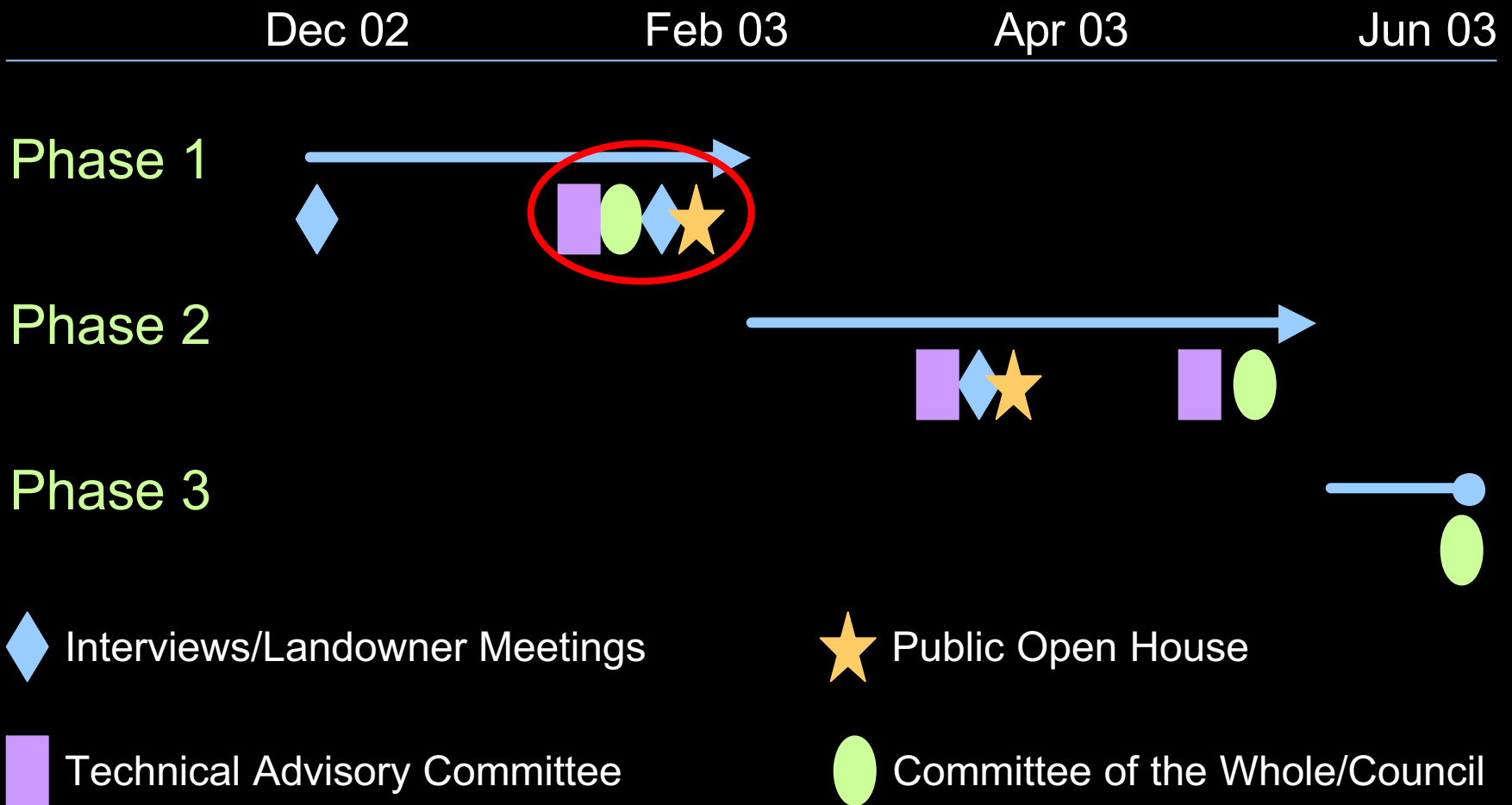
Work Plan

- Phase 1 Inventory and Assessment of Existing Conditions
- Phase 2 Developing the Vision for a New Planning Framework
- Phase 3 Implementing the Vision

Deliverables

- Issues and Opportunities Working Paper
- Urban Design Plan
- Urban Design Guidelines
- Planning Framework
- 3-Dimensional Computer Model
- Public and Stakeholder Participation Summary

Project Timing



Steeles Corridor Land Use Review

What is the project about?

Developing a plan that helps to justify and anticipates new rapid transit infrastructure and service in the area



Steeles Corridor Land Use Review

What are the issues and opportunities ?



Steeles Corridor Land Use Review

Who we have talked to

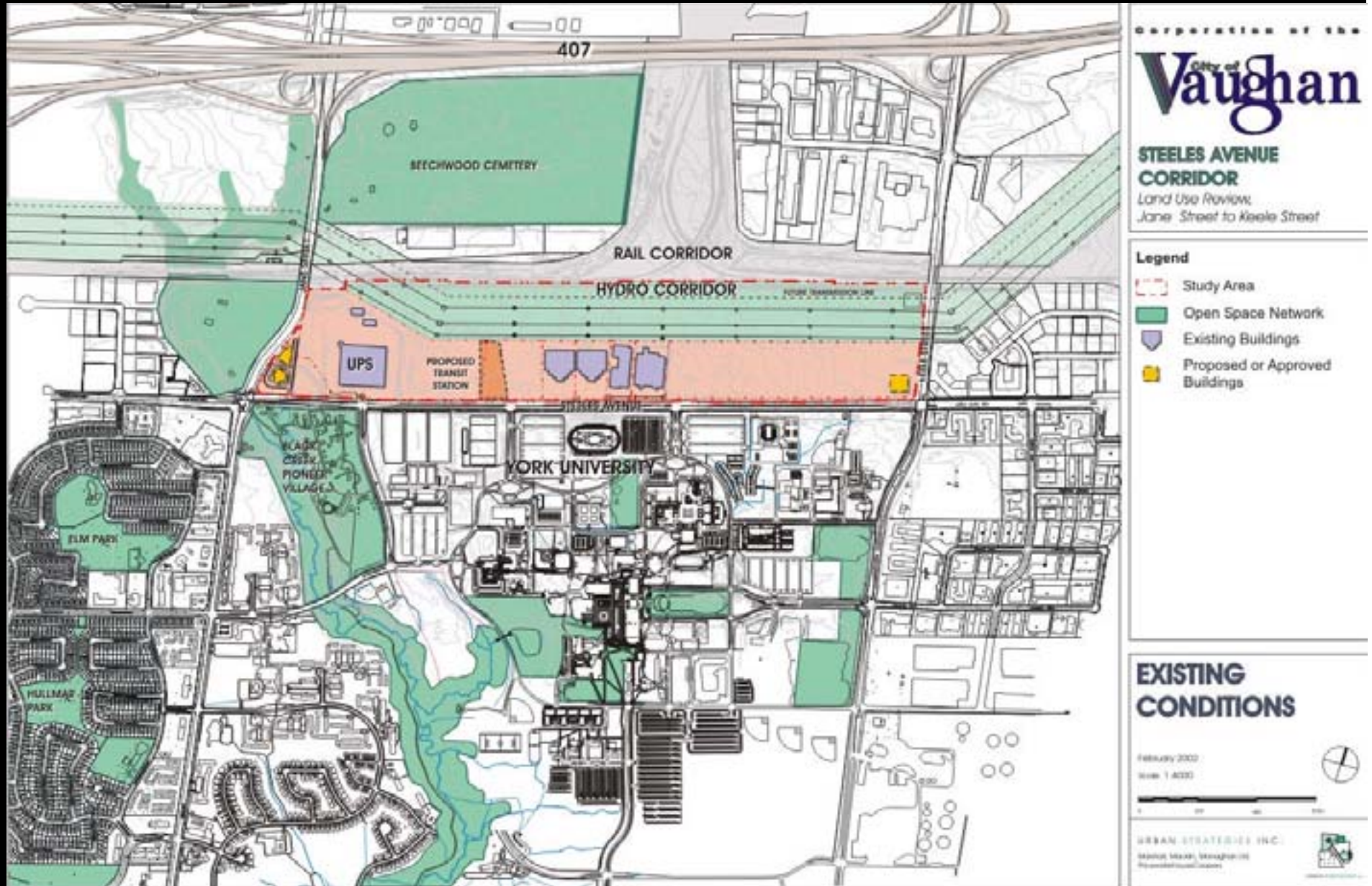
- York University
- Transit Providers: TTC, GO, York Region Transit, YRRT Consortium, Black Creek TMA
- York Region and City of Toronto Staff
- Landowners: Glen Group, Milestone, UPS

The context today

The study area is no longer on the edge of anywhere but in the middle of a growing metropolis, next to a large, growing University redefining itself as an institution and landowner.

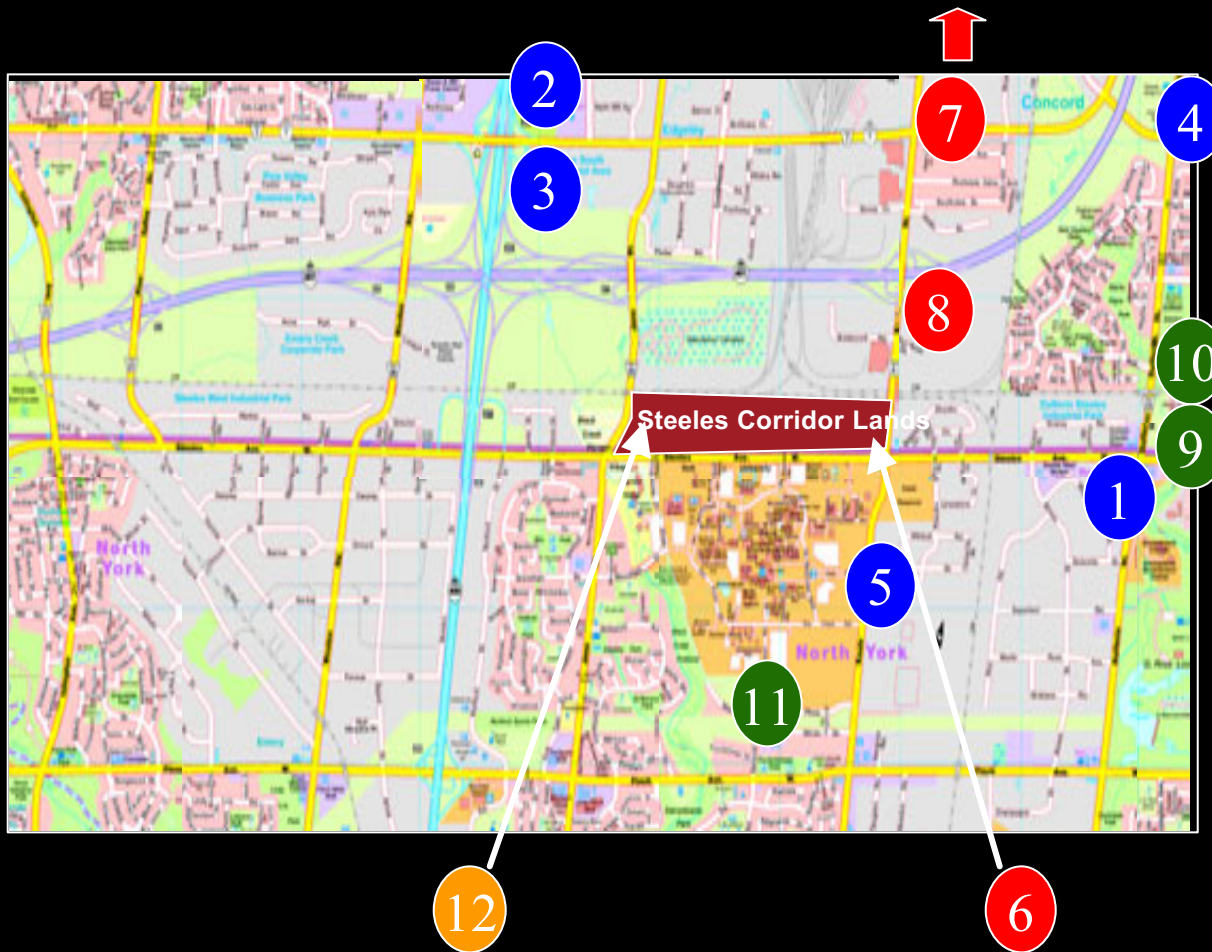


The context today



Market perspective

Proposed and recent developments



Retail

1. Big Box Retail (550,000 SF)
2. Big Box Retail Adjacent to Wal-Mart
3. IKEA Furniture Store (300,000 SF)
4. Convenience Retail (23,000 SF)
5. Milestone Group Retail (60,000 SF)

Commercial/Industrial

6. 4 Storey Office/Royal Bank
7. Superior Machining Plant (Complete)
8. First Gulf - Industrial Uses (900,000 SF)
Metrus- Big Box Retail (80,000 SF)

Residential

9. 1500 Steeles (122 Townhomes, 12 Singles, 2 15 Storey Apartments)
10. 7111 Dufferin (227 Apartment Units)
11. Tribute Homes (270 Singles/Semis, 375 Townhomes)

Other

12. Crematorium

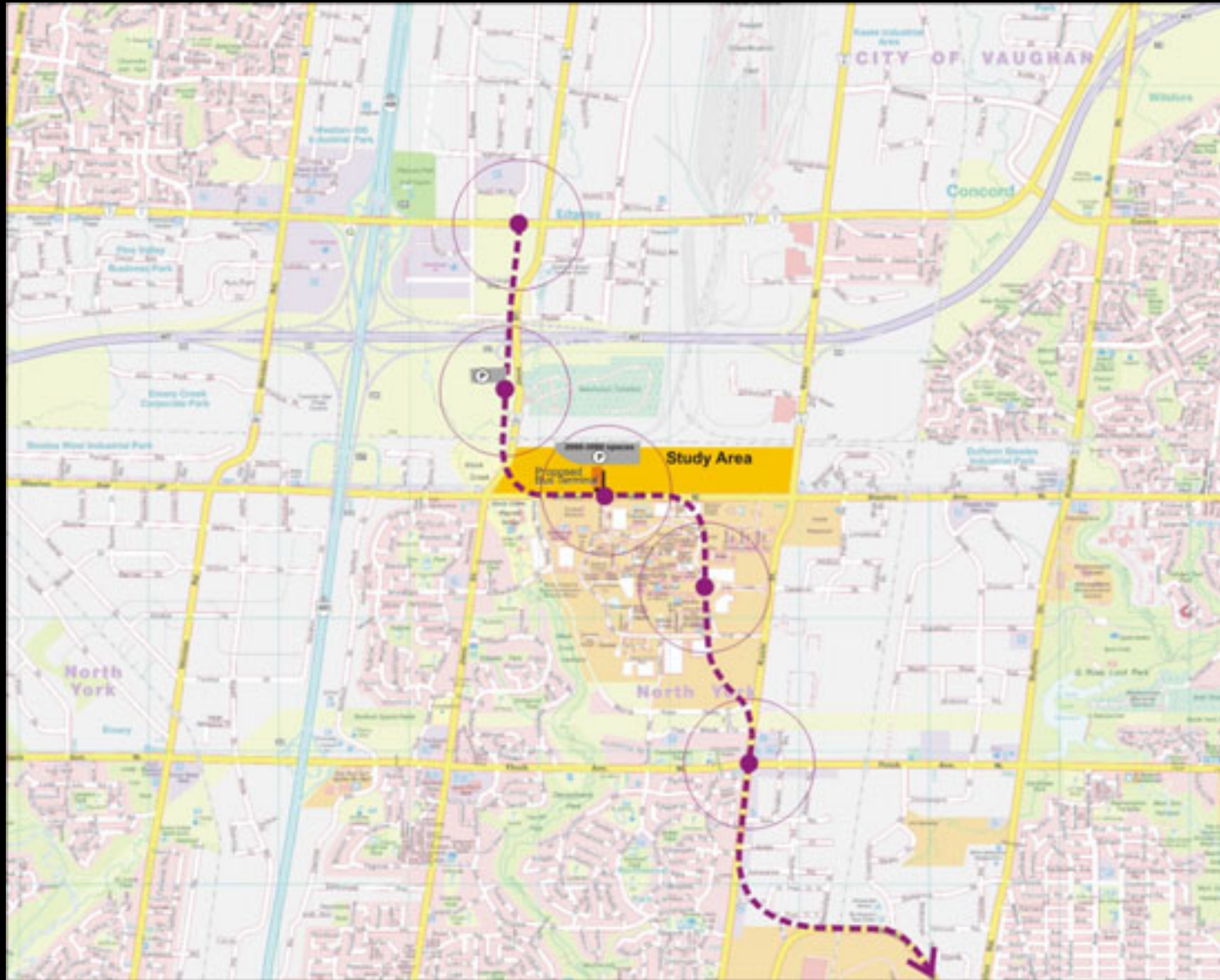
Market conclusions

- Traditional industrial development consistent with surrounding lands would be most immediately marketable, but would not take advantage of proposed transit and York University's plans.
- High density residential has a potential market in the North Toronto/Vaughan area, but the site must overcome the significant influence of the surrounding industrial lands.
- Longer term potential may exist for higher density office/employment uses with good transit connections.
- To facilitate residential and higher order office/employment use development at this site, there must be a significant urban design effort to create a distinct separation from the surrounding industrial lands and a seamless integration with the University.

Transportation perspective

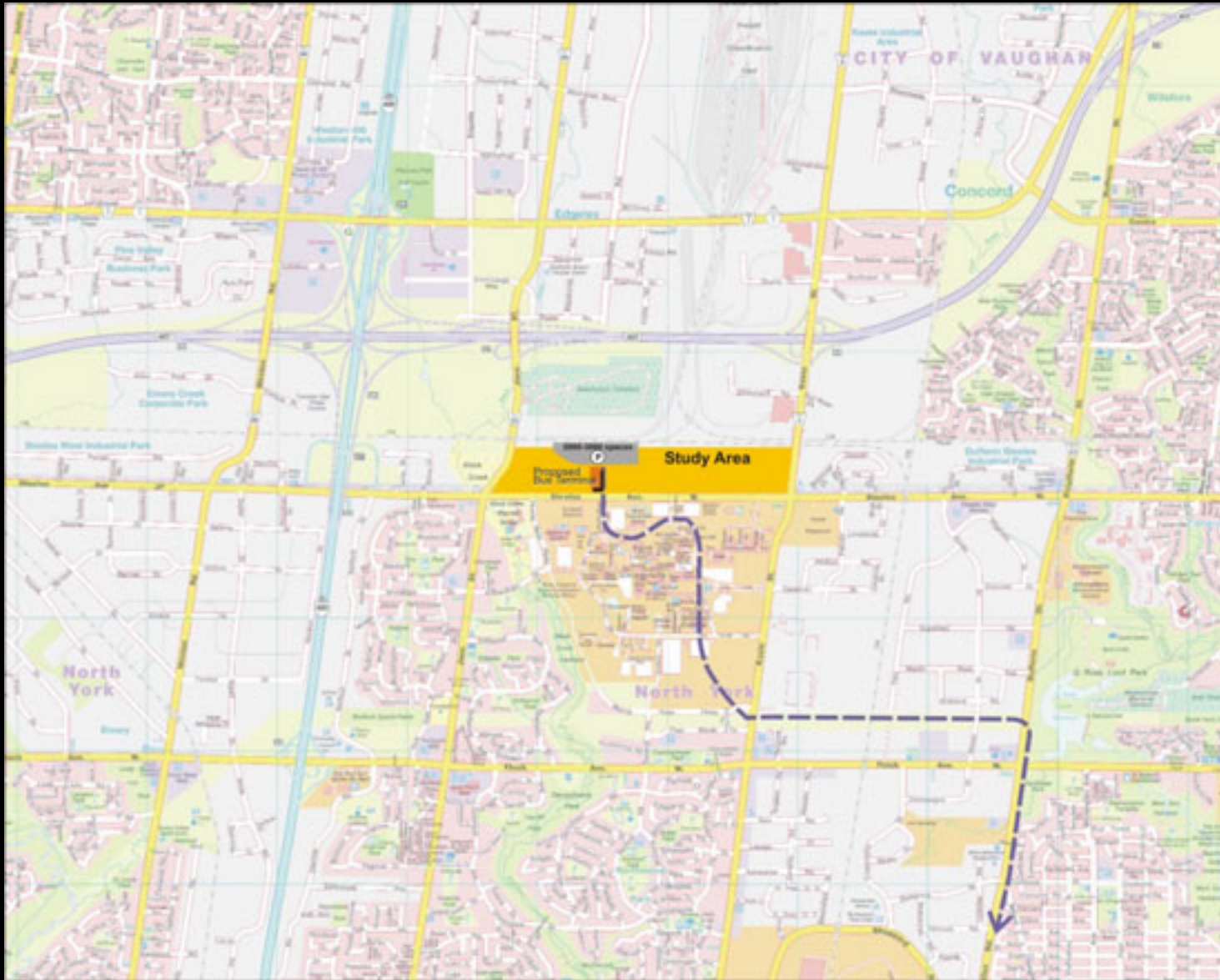


Transit opportunities



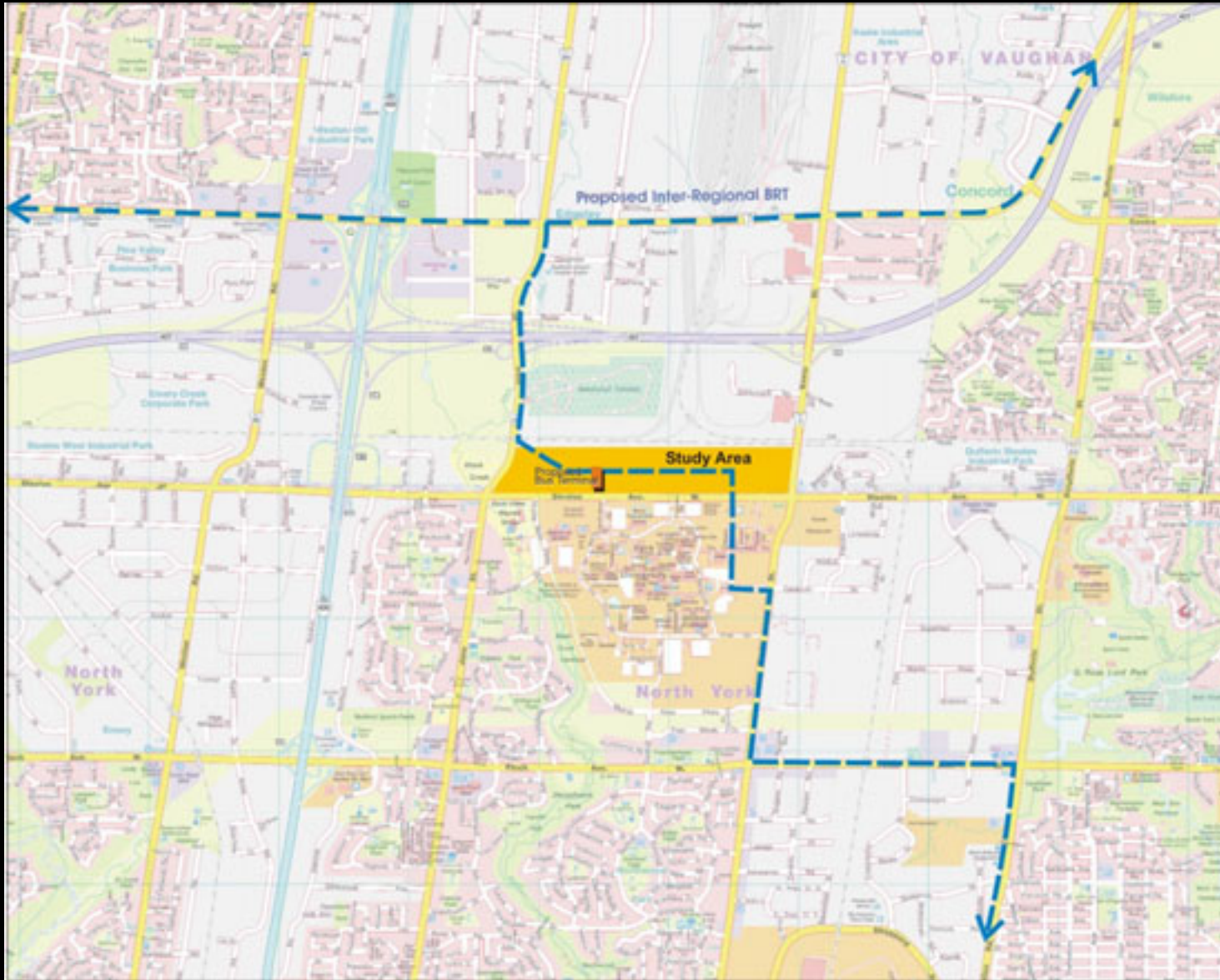
Extension of the TTC Spadina Subway, with two new stations in the vicinity of the Study Area

Transit opportunities



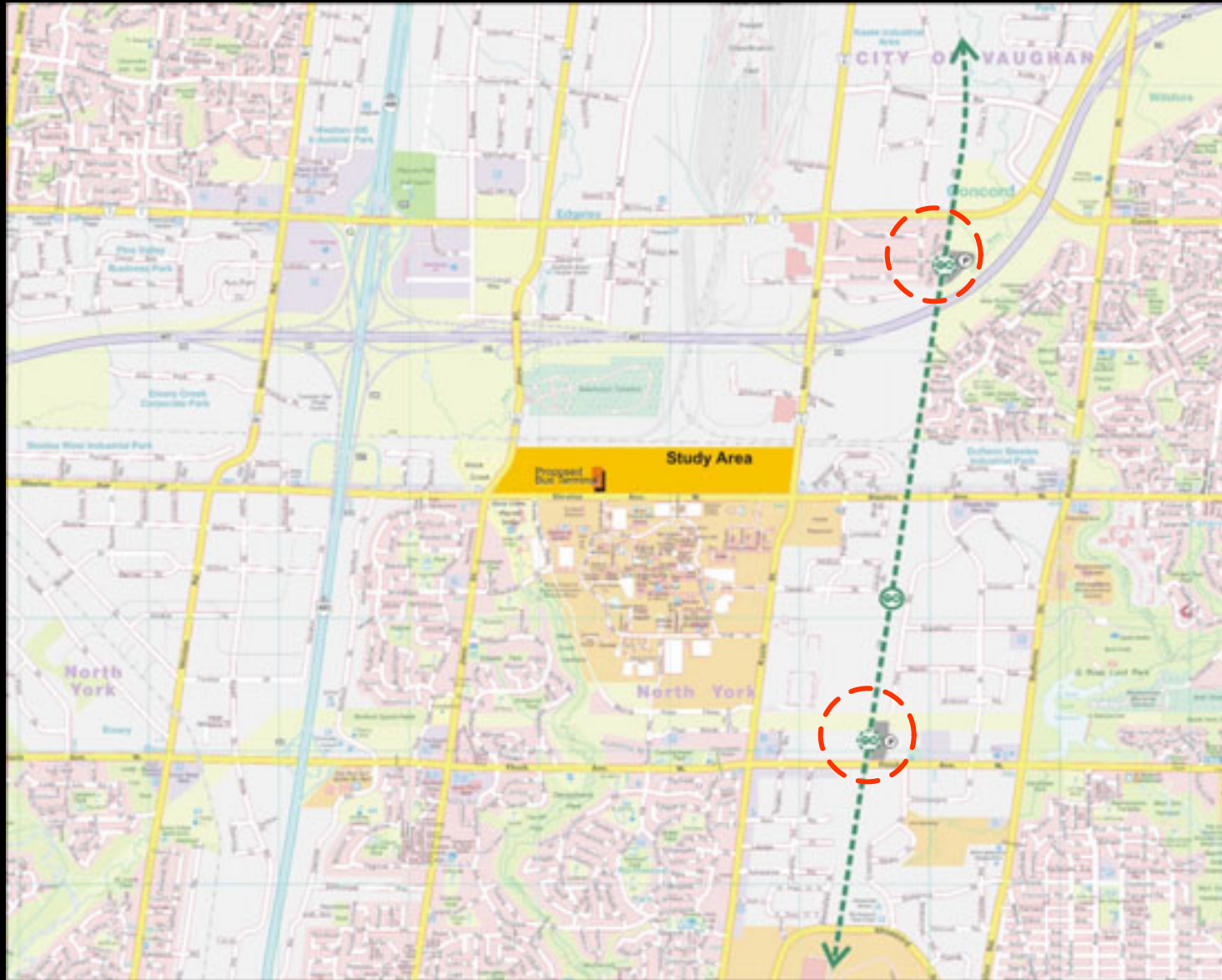
Proposed TTC bus rapid transit link between Downsview Station and Steeles Avenue as a precursor to the subway extension

Transit opportunities



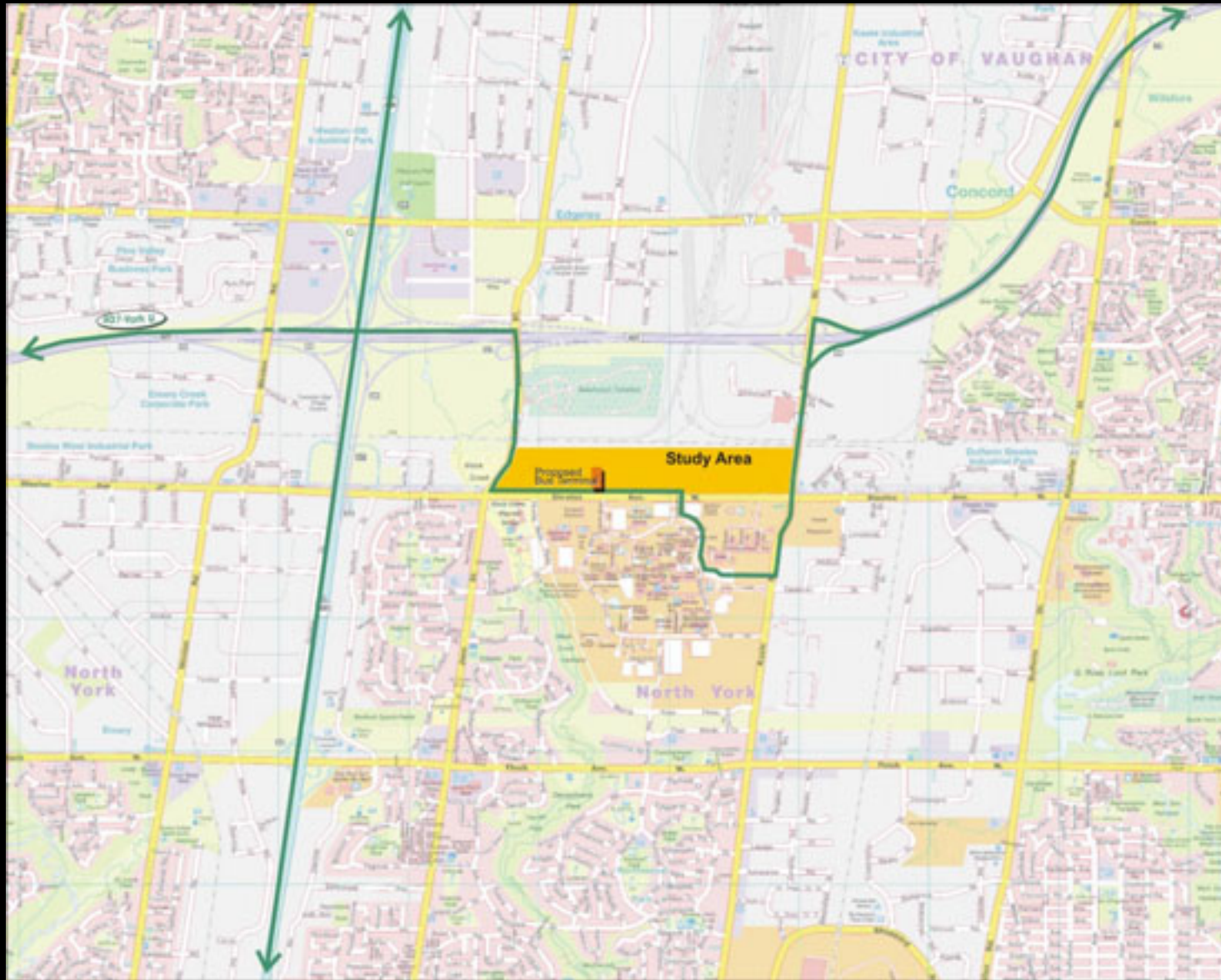
Potential YRT rapid transit services along Jane Street from Steeles Avenue to Highway 7 linking the Vaughan Corporate Centre to York University and Spadina Subway

Transit opportunities



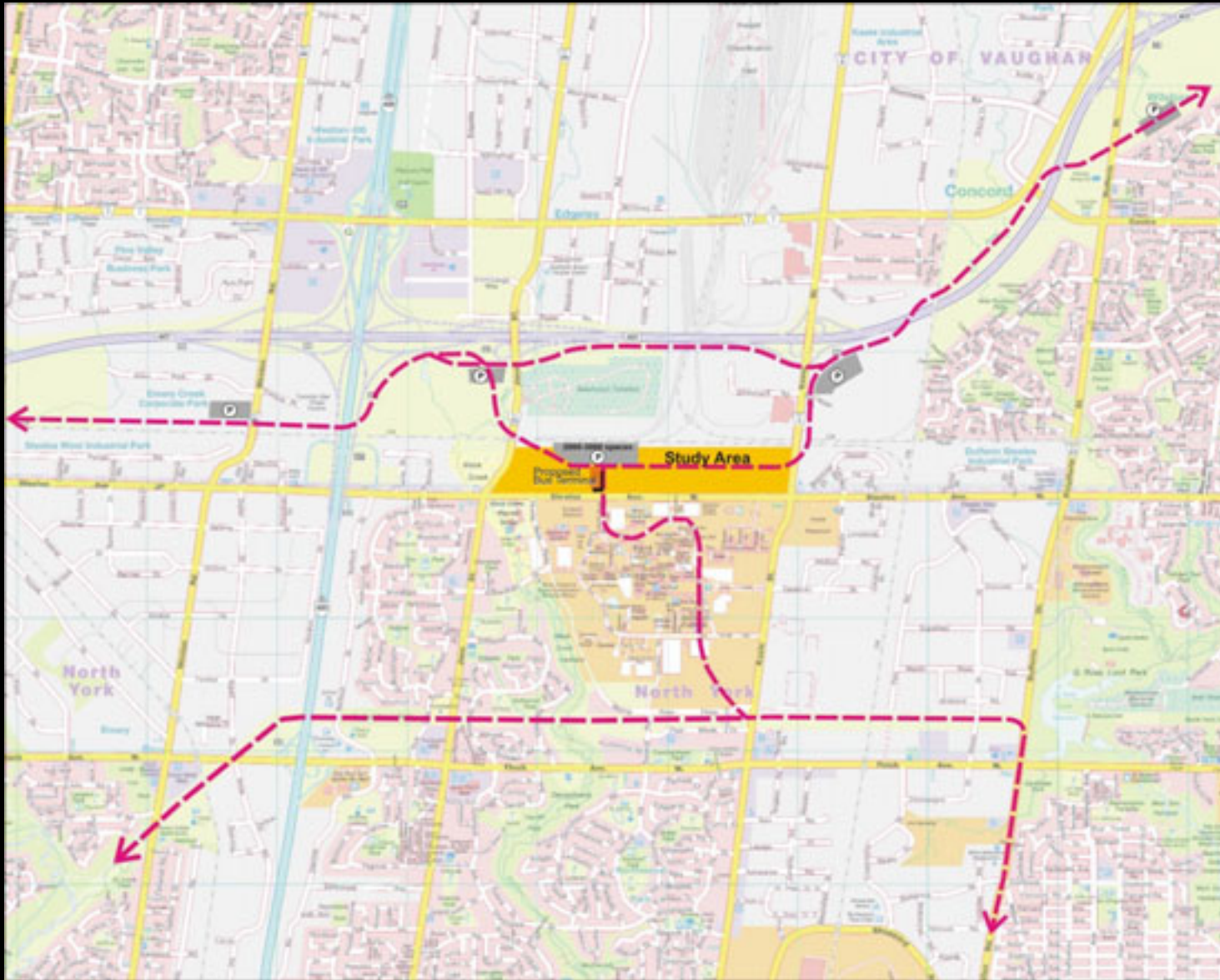
GO Train

Transit opportunities



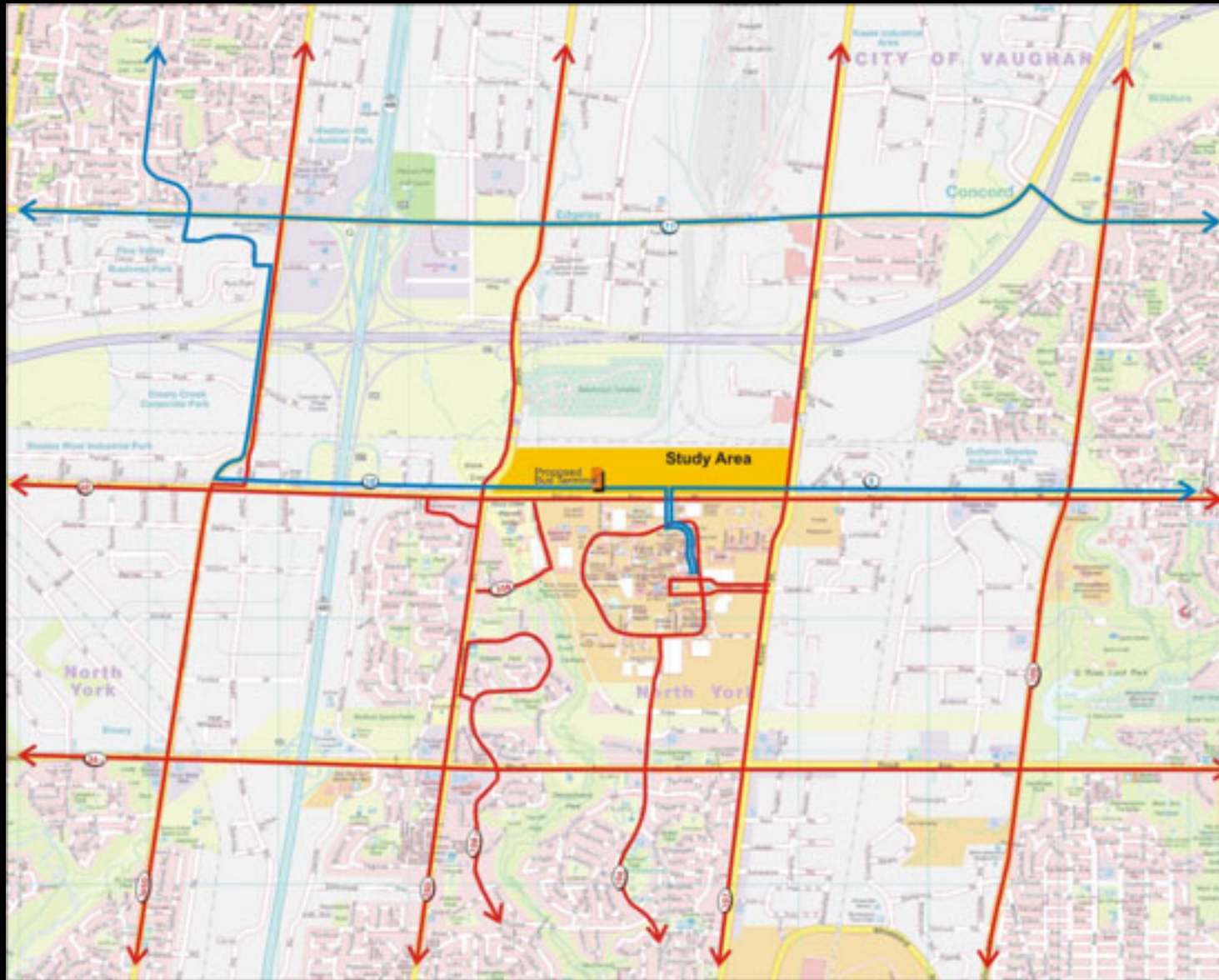
Existing GO
inter-regional
Bus System

Transit opportunities



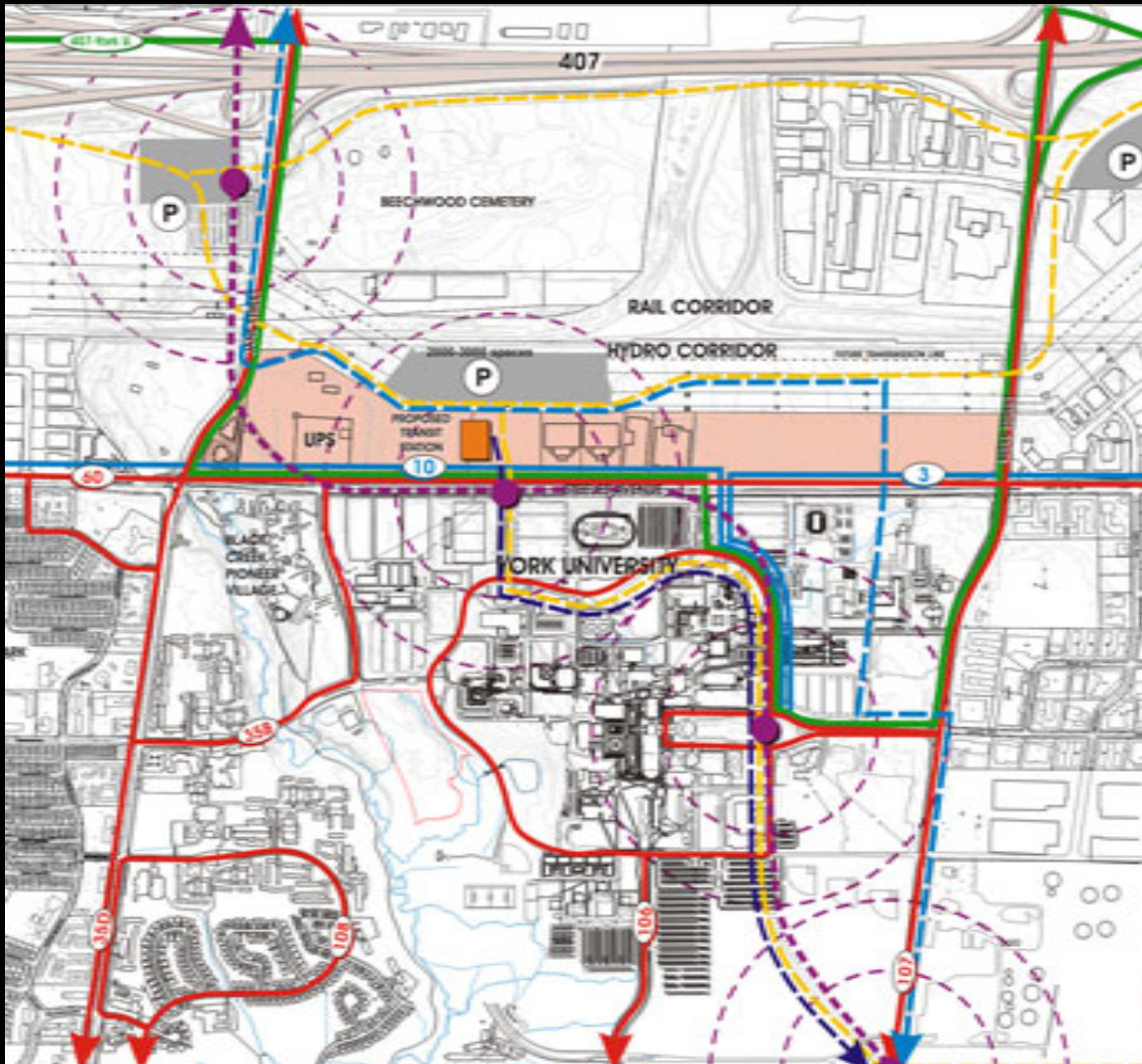
Extensive GO inter-regional bus rapid transit network along a circumferential corridor in the "905" belt around Toronto

Transit opportunities



Extensive
Existing YRT
and TTC Bus
Network

Transit challenges

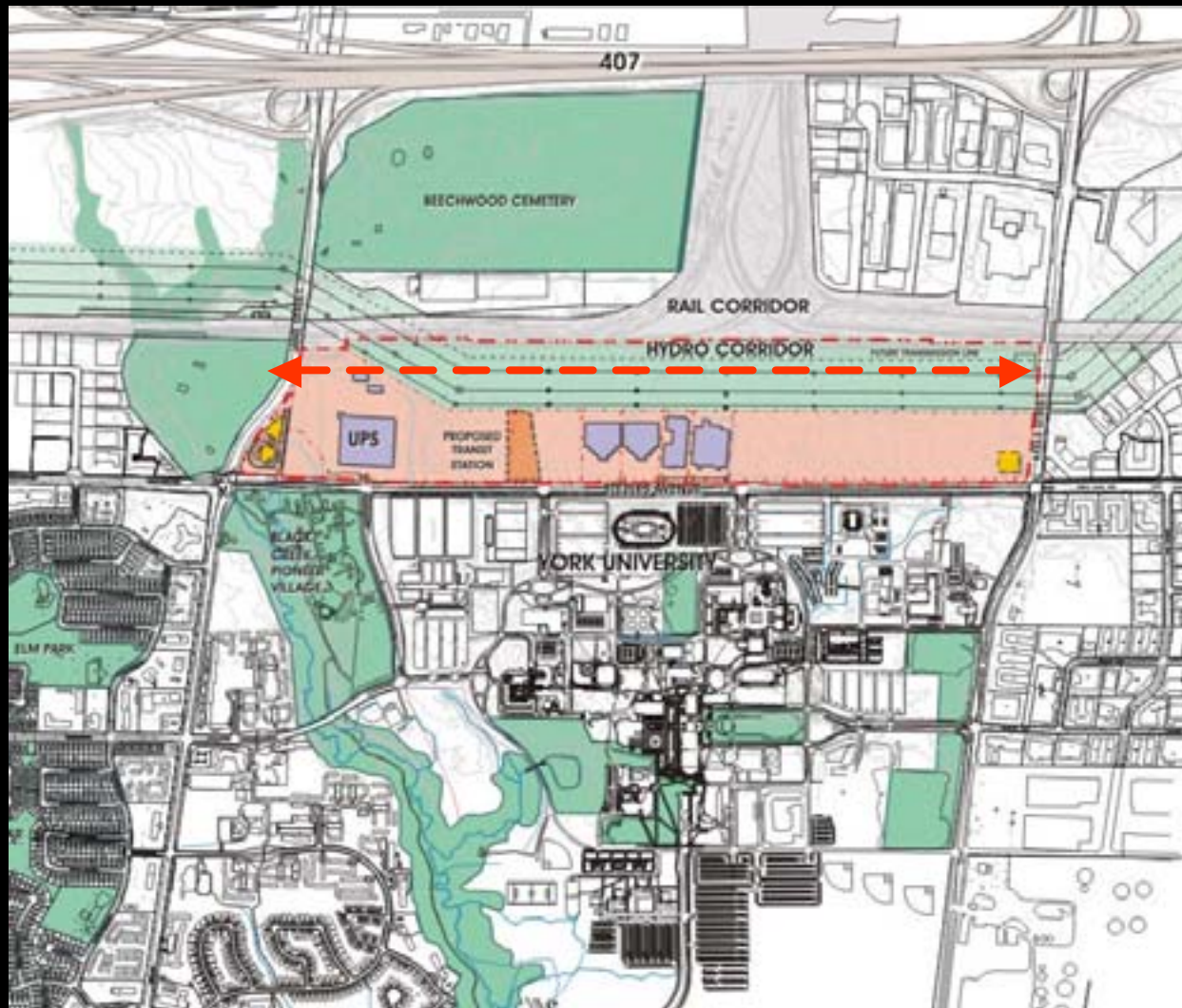


- Co-ordination among the transit authorities to ensure that the transit services are complementary and that together they best maximize the service area and potential ridership, without duplication
- Various rapid transit initiatives competing for funding
- Location, width, design and operations of the new east-west road vis-à-vis accommodating transit

Transit challenges

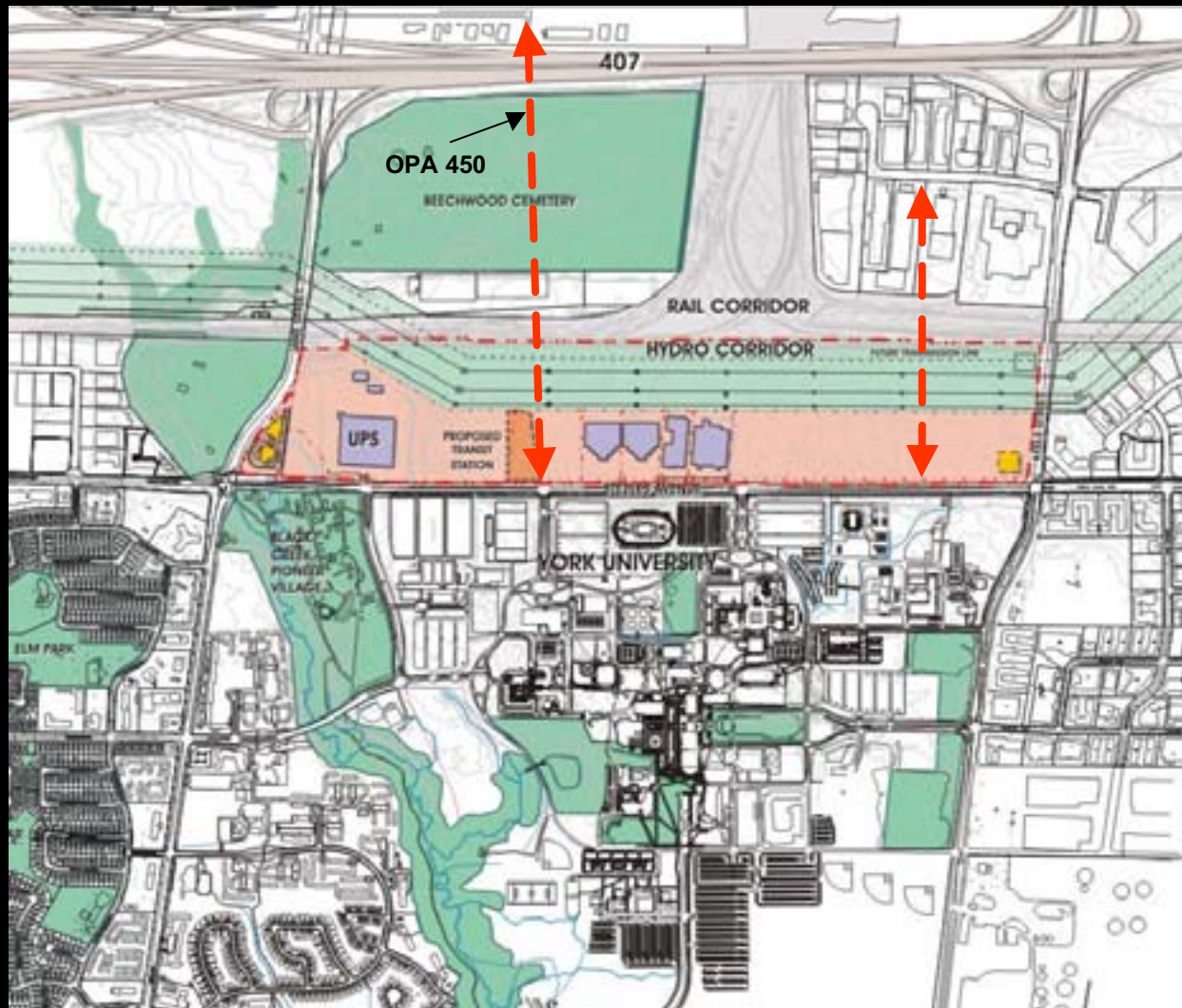


Road opportunities



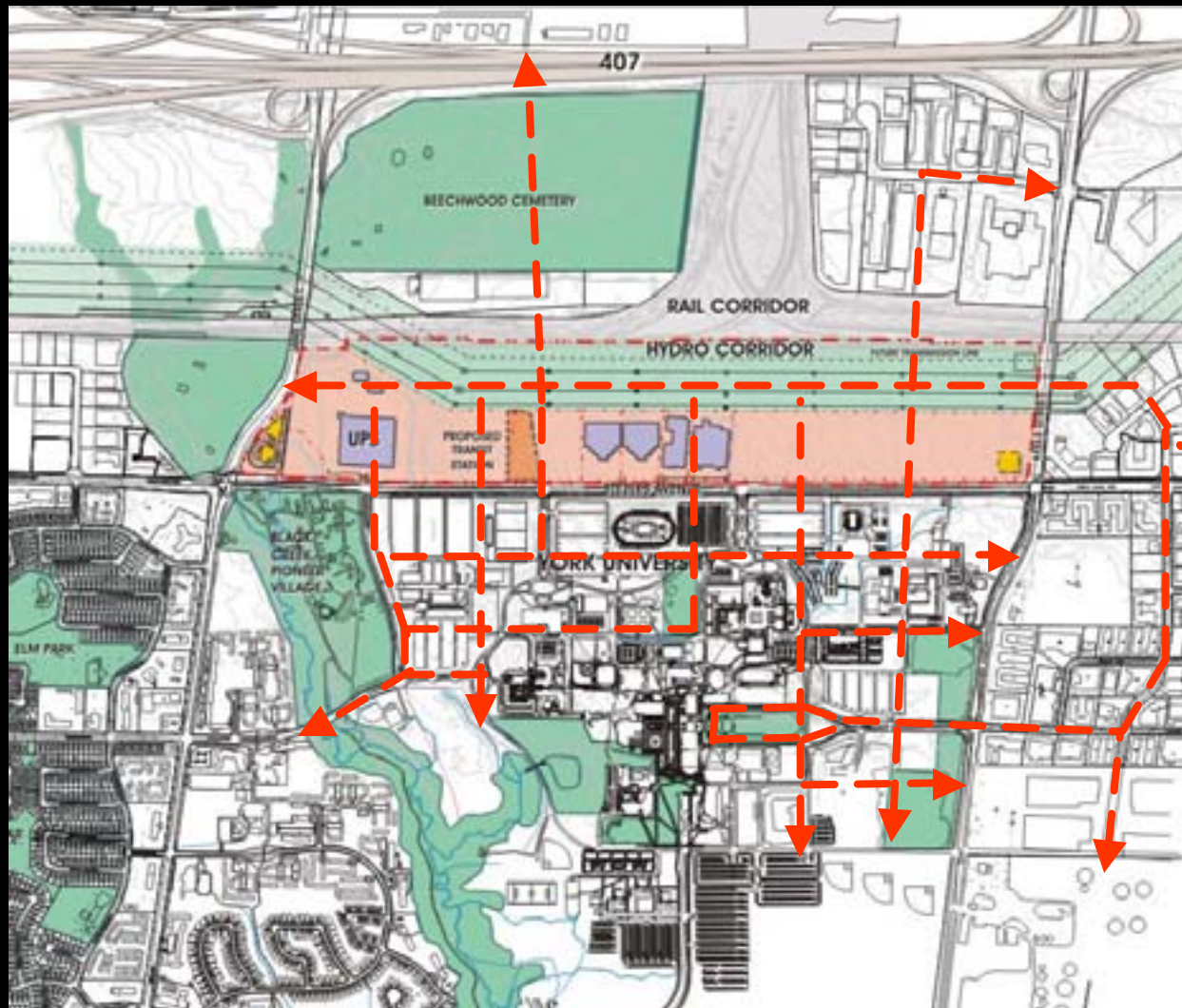
A proposed new east-west road along the edge of the Hydro corridor

Road opportunities



Potential north-south road connections

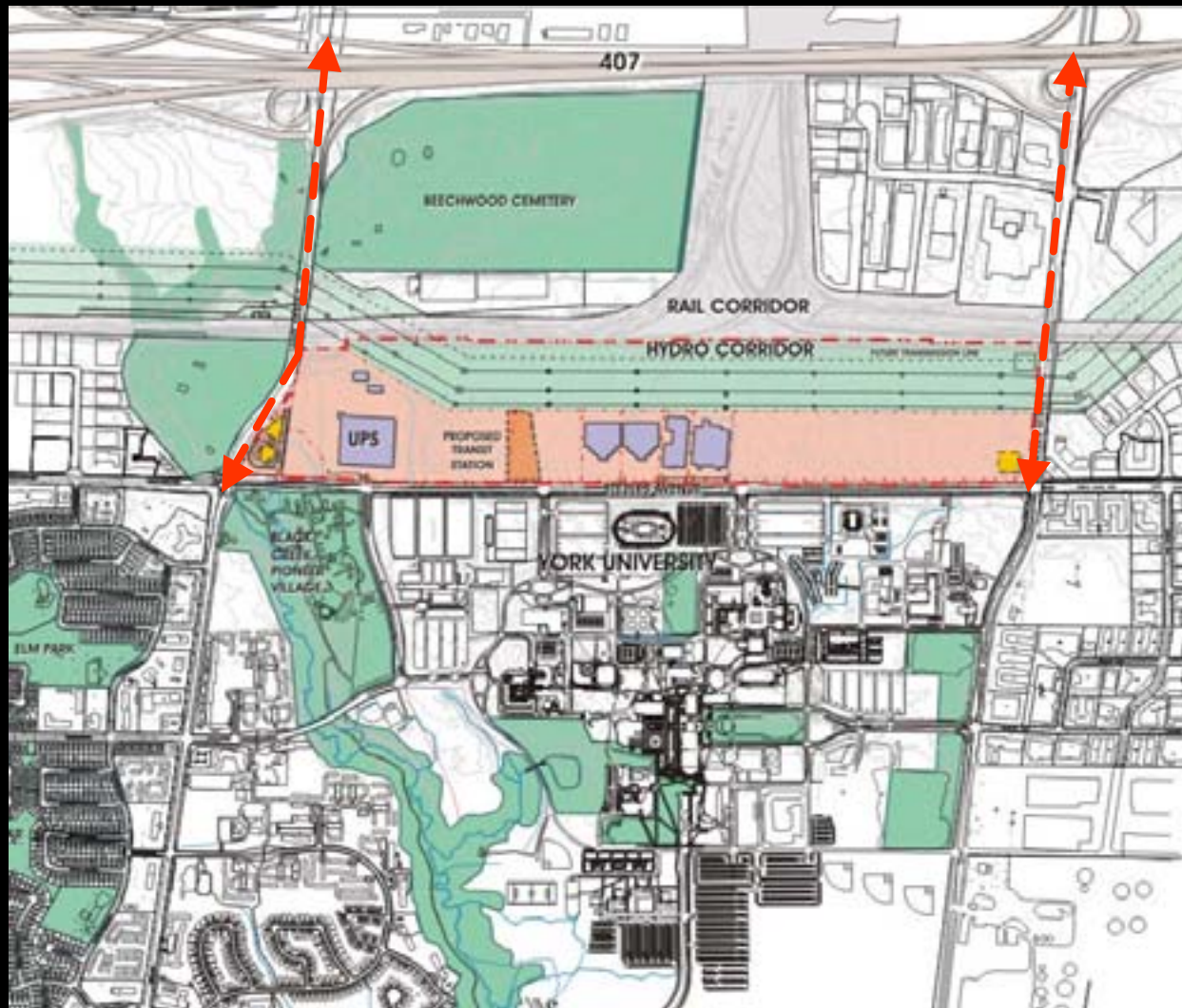
Road opportunities



Opportunity to create an Urban Grid

Steeles Corridor Land Use Review

Road opportunities



The potential widenings of both Keele Street and Jane Street, between Steeles Avenue and Highway 7

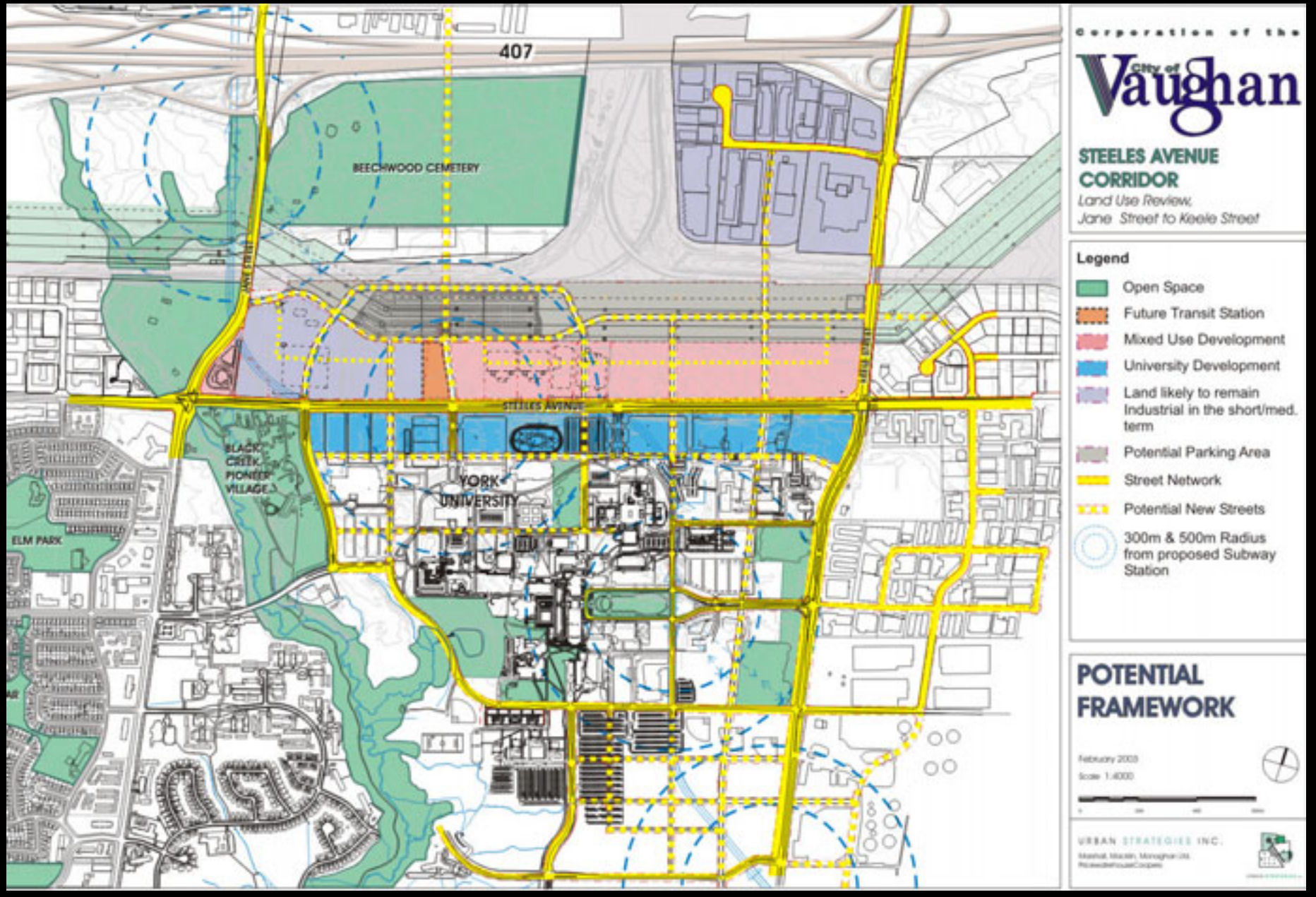
Road opportunities



Working closely with the Black Creek Regional Transportation Management Association (BCRTMA) to further reduce auto travel

Potential Framework

Potential Framework



Work Plan

- Phase 1 Inventory and Assessment of Existing Conditions
- Phase 2 Developing the Vision for a New Planning Framework
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