

## **COMMITTEE OF THE WHOLE (WORKING SESSION) JUNE 15, 2004**

### **STEELES AVENUE CORRIDOR LAND USE REVIEW FILE NO. OPA 620**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT the presentation by Urban Strategies Inc. on the final results of the Steeles Avenue Corridor Land Use Review BE RECEIVED;
2. THAT subsequent to input from the Technical Advisory Committee and any necessary changes to the draft report, a statutory Public Hearing be scheduled in the fall; and,
3. THAT Staff consult with the landowners in the amendment area to discuss the final results of the study, and provide a summary of this consultation in the Public Hearing report.

#### **Purpose**

The purpose of this report and presentation by Urban Strategies Inc. is to provide Council with an update on the Steeles Avenue Corridor Land Use Review and confirm the next steps towards adoption of the Official Plan Amendment.

#### **Background**

##### **Purpose of the Review**

On June 24, 2002 Council approved the initiation of the Steeles Avenue Corridor Land Use Review. The study area is identified on Attachment 1 and is bounded by Steeles Avenue, Jane Street, Keele Street and the CN rail line.

The study goals and objectives include:

- to assess the potential for additional land uses
- to identify the required improvements to the road network and public transit system
- to establish urban design policies and guidelines
- to ensure development is pedestrian and transit supportive and will foster the introduction of higher order transit to Steeles Avenue and ultimately to the Vaughan Corporate Centre
- to identify the appropriate means of implementing a vision for the area through official plan policy, amendments to the zoning by-law, and/or urban design guidelines.

##### **Technical Advisory Committee**

To assist with the study, a Technical Advisory Committee (TAC) was established, including staff representation from:

- Region of York
- York University
- City of Toronto
- York Region Transit
- York Consortium (YRTP)
- Toronto Transit Commission
- GO Transit
- Ministry of Transportation
- Smart Commute Association of Black Creek

- Vaughan Public Libraries
- York Region Catholic and District School Boards
- Toronto and Region Conservation Authority
- City of Vaughan Planning, Urban Design, Engineering, Economic and Technology Development, and Real Estate departments.

### Phase I of the Study

Phase I of the study produced an "Inventory and Assessment of the Current Situation". The main background research tasks in Phase 1 included:

- Analysis of previous planning studies and existing regulatory framework
- Land use analysis
- Urban design analysis
- Base mapping/modeling
- Transportation and servicing analysis
- Market opportunities
- A review of opportunities and constraints

As part of this process, individual interviews with study area landowners and TAC members were conducted on January 15, 2003.

The first full TAC meeting was held on February 20, 2003 followed by a presentation of the Phase I results to the Committee of the Whole Working Session on February 25, 2003. This was followed by a Public Information Meeting and meetings with area landowners on February 27, 2003.

### Phase II of the Study

The Phase I Working Paper was used to inform Phase II of the study. The purpose of Phase II was to "Develop the Vision for a New Planning Framework." This involved the preparation of conceptual development and urban design options, for refinement through subsequent consultation with the Technical Advisory Committee, landowners, and public.

The Phase II results were presented to a TAC meeting on December 17, 2003 and on January 15, 2004 to a Public Information Meeting and area landowners. Since that time, Staff have continued to liaise with landowners and agencies to discuss outstanding issues in preparing the final draft reports and Official Plan Amendment.

### Final Phase-Next Steps

A final draft report will be presented to the TAC members for input at a meeting scheduled for June 25, 2004. Their comments will be considered in the drafting of the final Official Plan Amendment and supporting studies. Staff also recommends that discussions be held with area landowners to solicit their comments prior to bringing forward the Official Plan Amendment to a Public Hearing in the fall.

### **Relationship To Vaughan Vision**

This report is consistent with the priorities previously set by Council insofar as Vaughan Vision 2007 supports the TTC extension project, implements solutions to traffic gridlock, and encourages managed growth. The necessary resources were allocated and approved by Council upon adoption of the original Terms of Reference.

## **Conclusion**

The Steeles Avenue Corridor Land Use Review is nearing completion at an opportune time. York University is in the later stages of a major expansion of their academic precinct and there are indications that the University will be initiating a campus land use review that will include its Steeles Avenue frontage. The Environmental Assessment for the Spadina subway extension is now underway. The Terms of Reference for the EA Study will be considered by the Toronto Transit Commission on June 16<sup>th</sup>. Subject to Commission approval, they will be submitted to the Ministry of the Environment for approval. Construction work of YRTP's "Quick Start" transit program, which will serve this area, is now underway. Also, EA work continues on plans for interim Bus Rapid Transit services, which would be implemented by both the TTC and YRTP in advance of the subway extension.

All of these factors heighten the importance of the Steeles Avenue Corridor, between Keele and Jane Streets. It is the intent that the results of this planning exercise will both support, and take full advantage of the opportunities given by the areas' proximity to York University and the on-going transit initiatives. The treatment of the area, from the perspectives of land use, urban design, and transportation, will need to reflect the fact that this portion of the Steeles corridor has the potential to be part of a development node and transportation gateway of GTA-wide significance.

A number of steps will need to be taken to bring the study to completion. Comments and necessary changes to the draft final report and draft Official Plan Amendment documents will be obtained through the Technical Advisory Committee. Staff recommends that consultation with area landowners be conducted over the summer hiatus period prior to presenting the amendment to a statutory public hearing in the fall. If Council concurs, the recommendation contained in this report should be adopted.

## **Attachments**

1. Location Map

## **Report prepared by:**

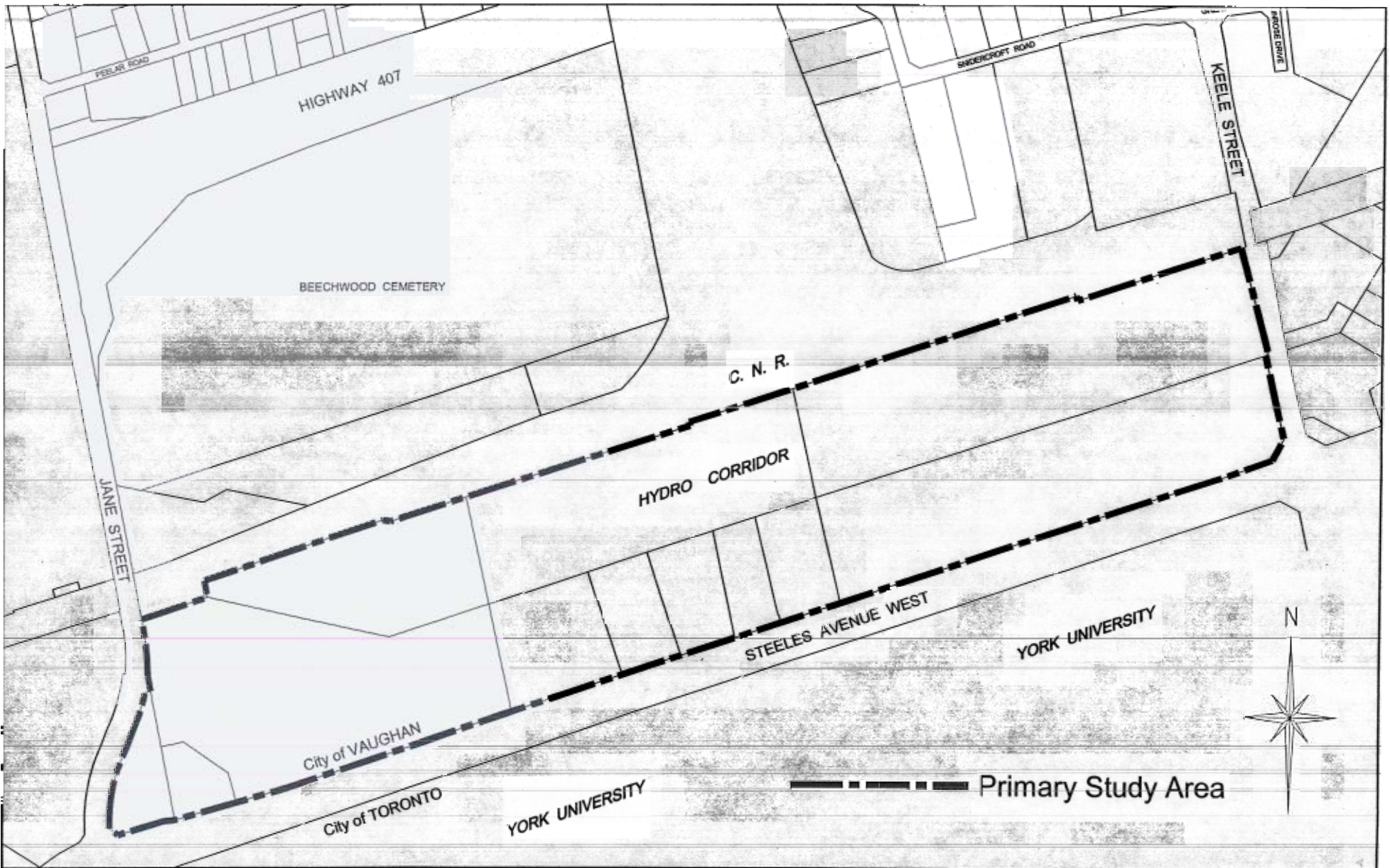
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

WAYNE MCEACHERN  
Manager of Policy

/LG



# Location Map

STEELES AVENUE CORRIDOR  
 LAND USE REVIEW  
 PRIMARY STUDY AREA



Community Planning Department

# Attachment

Part Lot 1,  
 Concession 4  
 Not to Scale  
 June 15, 2004

# 1

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