

## **COMMITTEE OF THE WHOLE (WORKING SESSION) FEBRUARY 25, 2003**

### **STEELES AVENUE CORRIDOR LAND USE REVIEW**

#### **Recommendation**

The Commissioner of Planning recommends that the presentation by Urban Strategies Inc. on the Phase 1 results of the Steeles Avenue Corridor Land Use Review BE RECEIVED.

#### **Purpose**

The purpose of this report and the presentation by Urban Strategies Inc. is to provide an update on the progress of the Steeles Avenue Corridor Land Use Review

#### **Background**

##### Purpose

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. On October 18, 2002, Council selected the firm "Urban Strategies Inc." to conduct the study.

The study has a number of goals and objectives:

- 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 urban design guidelines.

##### Phase 1

Phase 1 of the study is nearing completion and includes an "Inventory and Assessment of the Current Situation". The main background research tasks in Phase 1 have 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

Phase 1 has also included a series of individual interviews with stakeholders and landowners in the study area. In January, interviews were held with landowners from the study area. In December and January, interviews were held with the following key external agencies:

- Region of York
- York University
- City of Toronto
- York Region Transit
- York Consortium 2002

- Toronto Transit Commission
- GO Transit
- Black Creek Regional Transportation Management Association

The interviews were an important opportunity to share information with the stakeholders and to answer their questions about the study. It also assisted City Staff and the Consulting team by providing a better understanding of the interests and perspectives of the key stakeholders.

#### Technical Advisory Committee

A Technical Advisory Committee has been established that includes the agencies listed above, as well as Staff from City departments (Planning, Engineering, Economic and Technology Development). The first of three meetings was held on Thursday, February 20<sup>th</sup>. The Technical Advisory Committee will build on the individual interviews and will provide a forum for further discussion and input.

#### Next Steps

Completion of Phase 1: The first of two Public Information Meetings is scheduled for Thursday, February 27<sup>th</sup> at the Dufferin Clark Library from 7:30-9:00PM. Study area landowners have been invited to review and provide input on the materials being presented prior to the start of the meeting.

Input from Committee of the Whole, the Technical Advisory Committee, landowners, and the public will be considered in preparing a Phase 1 Working Paper, which will identify opportunities and constraints in the study area.

Phase 2: The Phase 1 Working Paper will be used to inform Phase 2 of the study. The purpose of Phase 2 is to “Develop the Vision for a New Planning Framework.” This will involve the preparation of conceptual development and urban design options, for refinement through subsequent consultation with the Technical Advisory Committee, landowners, and public. A second presentation to the Committee of the Whole, with key recommendations, is planned for May, with a final presentation to Council in the summer.

#### Conclusion

Phase 1 of the Steeles Avenue Corridor Land Use Review is nearing completion. The material presented at this Working Session will form the basis for Phase 2 of the study, which will develop a vision and new planning framework for the area.

#### Attachments

1. Location Map of Primary Study Area

#### Report prepared by:

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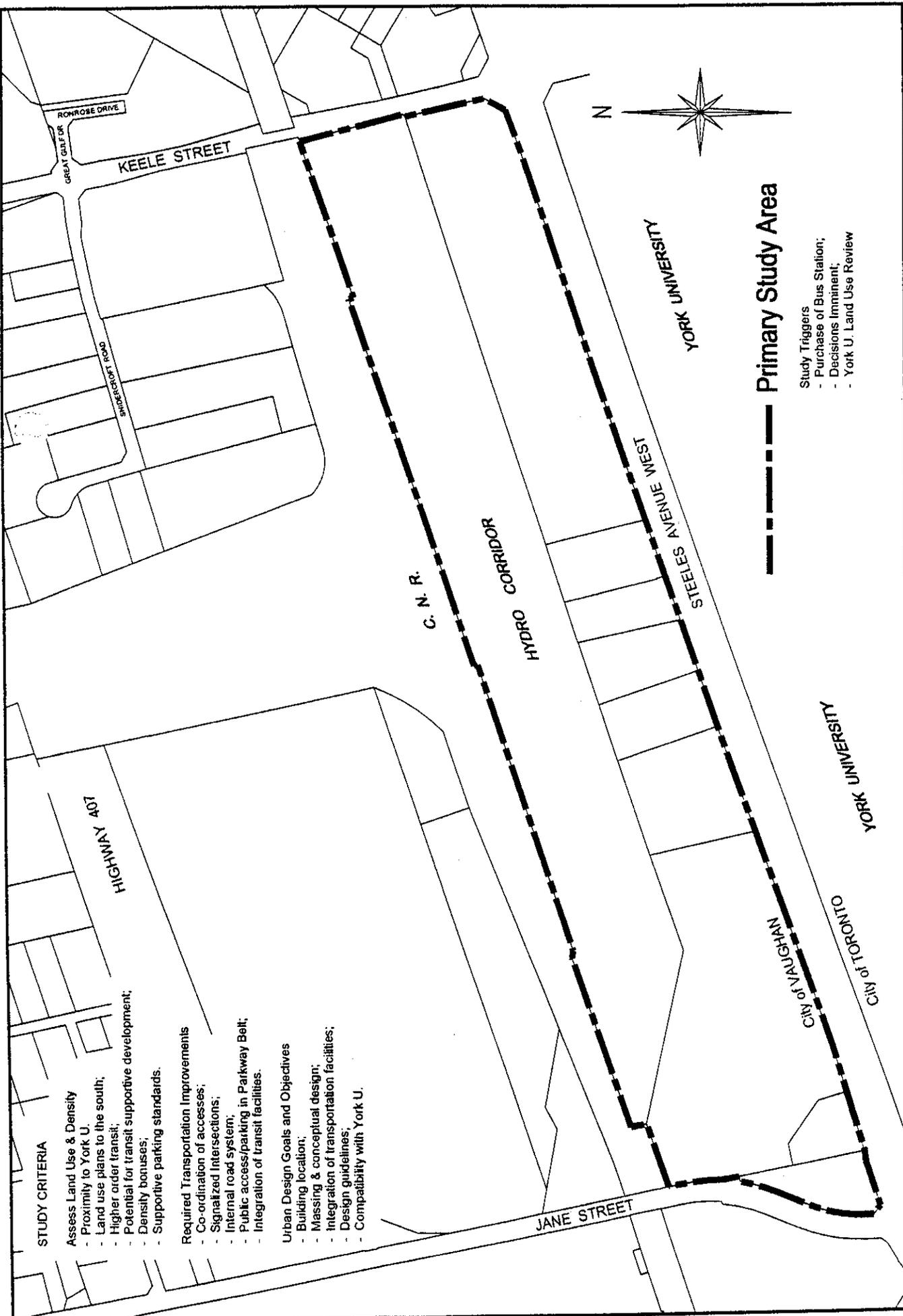
Respectfully submitted,

MICHAEL DeANGLEIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

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**STUDY CRITERIA**

- Assess Land Use & Density
  - Proximity to York U.
  - Land use plans to the south;
  - Higher order transit;
  - Potential for transit supportive development;
  - Density bonuses;
  - Supportive parking standards.
- Required Transportation Improvements**
- Co-ordination of accesses;
  - Signalized Intersections;
  - Internal road system;
  - Public access/parking in Parkway Belt;
  - Integration of transit facilities.
- Urban Design Goals and Objectives**
- Building location;
  - Massing & conceptual design;
  - Integration of transportation facilities;
  - Design guidelines;
  - Compatibility with York U.

**Primary Study Area**

- Study Triggers**
- Purchase of Bus Station;
  - Decisions Imminent;
  - York U. Land Use Review

<b>ATTACHMENT '1' LOCATION MAP</b>	CITY OF VAUGHAN	<b>STEELES AVENUE CORRIDOR LAND USE REVIEW PRIMARY STUDY AREA</b>	LOCATION: LOTS 1-3, CON. 4
	NOT TO SCALE		DATE: APRIL 10, 2002