

# **TORONTO** STAFF REPORT

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October 3, 2005

To: North York Community Council

From: : Director, Community Planning, North York District

Subject: Status Report  
York University Secondary Plan Review  
Ward 8 - York West

Purpose:

The purpose of this report is to provide background information on the York University Secondary Plan update and to seek Community Council's direction on the community consultation process.

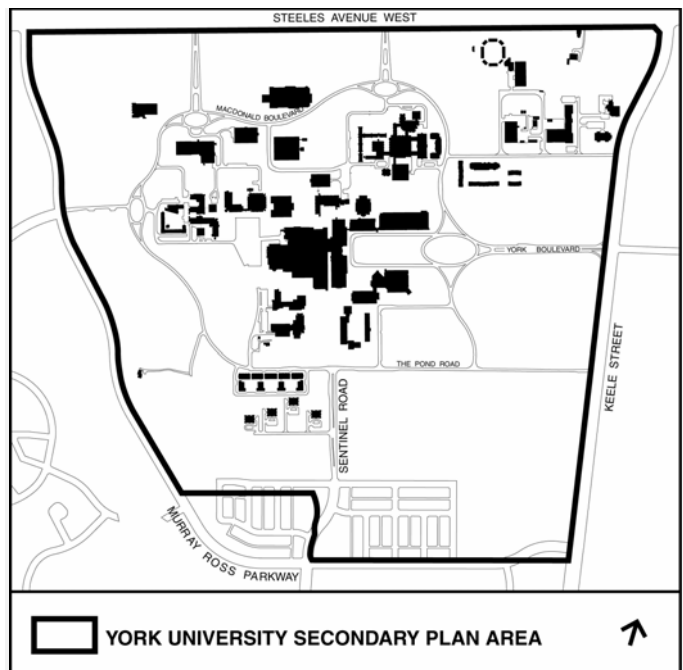
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to undertake a review of the York University Secondary Plan as provided for in the 2005 Budget;
- (2) a consultation process be established consisting of a series of larger public forums and smaller meetings focused on specific issues or topics and include the local councillor, representatives from the surrounding community, the York University campus, local businesses and employers and meetings of technical advisory



committees consisting of appropriate City divisions and external agencies; and

- (3) a recommendation report outlining proposed revisions to the York University Secondary Plan be targeted for the second quarter of 2006.

Background:

The former City of North York approved the York University Secondary Plan in 1991. The Plan was completed with significant input from the University's Master Plan process and with extensive consultation with the broader community. The Secondary Plan, similar to the University's Master Plan, establishes precincts generally organized around a core campus precinct and sets out a framework and process for future growth and development.

York University has undergone considerable and significant development in the last few years. The University Commons area is nearing its physical build-out, the University is entering into partnerships for related uses with links to the community and other groups on their lands and the University is selling lands that are surplus to their needs. The development activity on campus, proposed major new transportation infrastructure, the City of Vaughan's review of land uses along the north side of Steeles Avenue and the broad issues raised in York University's appeal of the City of Toronto Official Plan provide a strong rationale to revisit the Secondary Plan.

A Secondary Plan review is an effective means of comprehensively addressing proposed changes to the Plan, clarifying responsibilities and expectations surrounding the provision of public infrastructure and recognizing the bus only lane and subway Environmental Assessments. York University is currently updating their Master Plan.

The funds were approved for the review of the York University Secondary Plan as part of the 2005 Budget.

Comments:

A review and update of the Secondary Plan provides an opportunity to update and clarify the goals, objectives and priorities of the Plan and to express the physical requirements for advancing and implementing the Plan. The Secondary Plan review will include planning and transportation analysis, the development of urban design guidelines, an update of area servicing requirements, a community services and facilities strategy and a parks and open space plan. The review will ensure that all relevant stakeholders have the opportunity to participate in the development of an updated planning framework for the area.

A York University Secondary Plan review team is proposed to be established to develop a work program, determine the scope of work and to provide a forum to discuss technical issues and key findings as the review progresses. The current time frame to complete this review is estimated to be nine months and staff anticipate recommendations will be presented to Council in the summer of 2006.

The community consultation is proposed to include larger public forums and smaller meetings focused on specific issues or topics. Four larger community meetings are proposed to introduce the study, present key findings, options and recommendations including the relevant draft Secondary Plan and potential draft Zoning By-law amendments. The City's web site is another tool which will also be used for public input. The public consultation will also be structured to meet the requirements of the Environmental Assessment Act.

Planning staff will be organizing this public consultation and will coordinate the outreach process, establish the timing and agendas for meetings and chair the meetings. A community reference group will be established in consultation with the local Councillor. Economic Development staff will assist with outreach efforts to invite local employers and businesses to the public forums and to identify representatives to participate in smaller focused meetings. Members of the York University community will also be involved in the consultation, including students, faculty, staff, and the York University Development Corporation Advisory Committee.

Technical expertise and input will be provided through internal and external technical advisory committees. The external technical advisory committee will include representatives from the TTC, GO, York Region, City of Vaughan, TRCA and York University. An internal steering committee with representatives of all relevant City Divisions will provide overall direction on the study.

Staff are currently determining the range and scope of supporting work to be undertaken by consultants, including transportation and urban design modelling.

Conclusions:

This Secondary Plan review is an opportunity for a comprehensive analysis of land use conditions and characteristics within and surrounding York University and to update the policy framework for future development of university and non-university uses on the lands. Community Planning staff will lead the review and retain consultants with the necessary expertise to assist in completing the analysis and articulating a recommended development framework. The review will include consultation with all stakeholders within and surrounding the Secondary Plan area.

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