

John Filion

Toronto City Councillor – Ward 23, Willowdale

Date: November 14, 2017

To: North York Community Council –City Clerk's Office-Secretariat

From: Councillor John Filion

Subject: City of Vaughan Yonge-Steeles Corridor Secondary Plan

SUMMARY:

The City of Vaughan recently approved the Yonge-Steeles Corridor Secondary Plan which has been appealed by a number of parties to the Ontario Municipal Board. The Secondary Plan provides a vision for both the west side of Yonge Street and the north side of Steeles Avenue West within the City of Vaughan, including a policy framework with regards to land use, building heights and densities. Recently there have been a number of development inquires for potential development in the area.

The recommended population caps and densities in the Vaughan Secondary Plan were put forward based on a transportation plan that supported these numbers from an infrastructure perspective. The City of Toronto participated in that study and supplied our population and density predictions based on the City of Toronto Official Plan and the on-going work for the North Yonge Secondary Plan study.

One of the primary issues identified in the appeals of the Yonge-Steeles Corridor Secondary Plan is the maximum permitted densities and population caps prior to and after the future TTC subway expansion of Line 1 into the Town of Richmond Hill. Permitted densities in the Vaughan Secondary Plan, in the proximity of the Yonge Street and Steeles Avenue intersection, range between an FSI of 2.5 and 6.0. An increase in densities above those contemplated in the Vaughan Secondary Plan would create a context which is different than the existing and planned context for this portion of Yonge Street and Steeles Avenue within the City of Toronto. In order to ensure that any mediation regarding specific appeals along Steeles Avenue and at the Yonge Street and Steeles Avenue intersection are consistent with the City of Toronto's Official Plan, the City Solicitor and appropriate staff should attend to support the City of Vaughan's vision and the densities contained in the Vaughan Secondary Plan. More information on the City of Vaughan's study and the Secondary Plan can be found at https://www.vaughan.ca/projects/policy_planning_projects/Pages/Yonge-Street-Area-Study.aspx.

This Motion directs the City Solicitor and appropriate City staff to attend the Ontario Municipal Board and seek party status for the purpose of participating in any mediation in support of the densities in the Vaughan Secondary Plan.

City Planning and Legal Services have participated in the preparation of this motion.

This is a time sensitive matter due to the timing of the Pre-hearing Conference scheduled for November 23, 2017.



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RECOMMENDATIONS:

1. That City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board (Case No. PL111184) and seek party status for the purpose of participating in any mediation held as part of the hearing in order to support the City's interests and in support of the densities in the Yonge-Steeles Corridor Secondary Plan
2. That Should the Secondary Plan be amended as a result of mediation or further discussions between the parties, City Council direct the City Solicitor report back to Council on the modifications and for further instructions
3. That City Council pass a resolution indicating that the City of Toronto supports the densities contained in the City of Vaughan's Yonge-Steeles Corridor Secondary Plan, in its current form.



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