

10. YORK UNIVERSITY SECONDARY PLAN

The lands affected by the York University Secondary Plan are shown on Map 10-1.

1. INTRODUCTION

1.1 Purpose

In addition to University facilities, the Downsview Lands of York University are the location of non-University facilities, such as the Metro Toronto Track and Field Centre and the National Tennis Centre, as well as approximately 140 hectares of vacant land. These vacant lands represent a major land resource for the University and a strategic opportunity for development in this part of the City. Full development of these vacant lands could result in the creation of a major sub-centre.

It is the purpose of this Secondary Plan to manage and direct the development process to ensure that the opportunities presented by such development are realized while avoiding adverse effects upon nearby communities, physical infrastructure and services.

1.2 Assumptions

This Secondary Plan is premised upon the following assumptions:

- (a) that University uses are institutional uses primarily related to teaching, research and scholarship activities, together with facilities for administration as well as accessory commercial, accessory research and recreational uses;
- (b) that student housing is housing developed and operated on a non-profit basis by or on behalf of students, for the purpose of occupancy primarily by students of York University and affiliated educational institutions;
- (c) that a collector road is a road owned by the City and having at least a 27 metre wide right-of-way;
- (d) that a local road is a road owned by the City and having at least a 20 metre wide right-of-way;
- (e) that a roadway serving traffic moving in a northwest-southeast direction is necessary to serve this portion of the City;
- (f) that the tenure of land (ownership or lease) is not regulated by this Plan and that the University may lease or sell land to non-University users for the development of non-academic uses;
- (g) that the development of housing on the Lands will release housing, particularly affordable housing, located off the Lands;
- (h) that the development of residential uses in the *Apartment Neighbourhoods* and *Mixed Use Areas* will assist in the integration of *Institutional Area 'A'* with development on surrounding lands;

- (i) that the ultimate amount of development on the York University Downsview Lands will depend, in part, on the following:
 - (i) future increases in road capacity;
 - (ii) whether additional transit facilities are built to serve the Lands;
 - (iii) the amount and type of residential uses developed on the Lands;
 - (iv) the proportion of students, faculty and staff of the University resident on the Lands;
 - (v) the extent to which public transit is used;
 - (vi) the application and effectiveness of techniques, such as car and van pooling and restrictions on the availability of parking, to manage traffic demand on the Lands in order to increase transit modal splits and vehicle occupancy rates;
 - (vii) the level of background traffic generated by future land uses built on the Lands and in the surrounding region;
 - (viii) the extent that University uses developed on the Lands generate less peak hour traffic than would the development of an equal amount of conventional office, hotel, convention centre or commercial uses on the Lands;
 - (ix) the provision of publicly-owned collector and service roads to provide mid-block service; and
 - (x) the provision of public roads built to collector road standards at a location paralleling Steeles Avenue and Keele Street in the location generally indicated on Map 10-2 and set out in Section 8.1.1 of this Secondary Plan;
- (j) that the provision of open spaces accessible to the public on the Lands will assist in the integration of development on the Lands with adjacent residential communities;
- (k) that the provision of additional community facilities and programs to serve the University and the Black Creek, Jane Heights and University Heights Communities is desirable;
- (l) that the provision of facilities and services serving the needs of a number of academic, community and commercial groups, such as a community health centre, will assist in the integration of development on the Lands with the surrounding community;
- (m) that future development of the Lands will require the construction of new public roads;
- (n) that development in *Institutional Area 'A'* may be served by private streets owned and maintained by the University, while development in *Institutional Area 'B'*, *Apartment Neighbourhoods* and *Mixed Use Areas* will abut public roads;
- (o) that the development of the vacant lands on the Downsview Lands of York University will occur over a considerable length of time and that such development will most directly affect the existing residential community located immediately south of the Lands and will also affect the residential community on the west side of the Black Creek;

- (p) that areas presently used for open space, nature preserve and woodlot purposes on the Lands will continue to be used for that purpose and are not intended to be developed and, hence, are designated as *Parks and Open Space Areas*;
- (q) that the development permitted on the Lands is limited by the transportation demand that would be created if all the Lands were developed with solely University uses, as permitted prior to the adoption of this Secondary Plan, and is based on the following assumptions: development of 226 hectares for University uses at a density of 1.0 times the lot area; 25 per cent of University faculty, staff and students being resident on the Lands; and trip characteristics of 70 per cent of persons travelling to the University doing so by private automobile with an average of 1.22 persons per vehicle, yielding a morning peak hour volume of 11,146 vehicles;
- (r) that development of non-University uses would be approved, subject to rezoning, within the limits of ultimate development potential equivalent to the transportation demand as set out in paragraph (q) and that to assist in the determination of such limits on potential, the equivalent transportation demand for such non-University uses will be calculated to the satisfaction of the City, and further, that the sum of all transportation demands from all University and non-University uses so calculated will not exceed 11,146 vehicles. All of the foregoing in this paragraph is subject to the transportation studies referred to in Section 8.5 of this Secondary Plan;
- (s) that the trunk sanitary sewer and trunk watermain services required for the development of the Lands contemplated by this Secondary Plan will be provided, and that without such physical infrastructure development of the Lands will be constrained to a level lower than that indicated in this Secondary Plan;
- (t) that the University will provide public collector and local roads to City standards and specifications including sanitary sewers, storm sewers, watermains and sidewalks required to accommodate development on the Lands to the level contemplated by this Secondary Plan; and
- (u) that the use, density and scale of development contemplated for the lands fronting on the north side of Steeles Avenue West, from Keele Street to Jane Street in the City of Vaughan is based upon the development of these lands for prestige industrial, office commercial and retail commercial uses at an overall density of 1.0 times the lot area.

1.3 Land Use

The Lands are designated as shown on Map 10-1. Each phase of development within the Institutional Area 'A', *Institutional Area 'B'*, *Apartment Neighbourhoods* and *Mixed Use Areas* will be subject to the provisions of the Context Plans pursuant to Section 6 of this Secondary Plan.

Lands designated as *Parks and Open Space Areas* are described in Sections 1.2 (p) and 9.2 of this Secondary Plan.

1.4 Severances and Plans Of Subdivision

The achievement of the appropriate street pattern and the desired lot and block arrangement are to be implemented through the processing of plans of subdivision and the granting of consents to land divisions. A plan of subdivision will be required where the total land holding in one ownership is of sufficient size to enable subdivision into more than six lots, or where the creation of a new street or the extension of an existing street is involved.

2. OBJECTIVES

2.1 Overall Objectives

The overall objective of this Secondary Plan is to provide a framework to guide the future development of the Downsview Lands of York University. This framework will ensure that, as development proceeds, the required infrastructure will be in place, that neighbouring residential and employment communities are not adversely affected by such development and that the strategic opportunities presented by development of the vacant lands are realized.

It is intended by this Secondary Plan that the Lands will develop with a mixture of University and non-University uses in a manner functionally and visually integrated with surrounding lands while permitting the University to continue to grow and achieve its mission.

2.2 Additional Objectives

2.2.1 Additional objectives of this Secondary Plan are as follows:

- (a) to protect future expansion of the University and to ensure that such expansion is compatible with present and planned education and research activities at the University;
- (b) to ensure that development on the boundaries of the Lands will be sympathetic to and compatible with the built form and character of neighbouring residential communities;
- (c) to ensure that the Housing policies of the Official Plan are respected;
- (d) that land uses should be sited at locations appropriate for the specific use intended;
- (e) that land uses should be close to services they require;
- (f) that land uses should be located so that they are separated from other land uses which they may affect adversely, or by which they may themselves be adversely affected;
- (g) the proposed development should enhance both the University community and the surrounding community;
- (h) the site plan and other physical aspects of the siting, massing and landscaping of the proposed use and buildings should be compatible with the physical character of the Lands;
- (i) subject to Section 6 of this Secondary Plan, there should be a range and variety in the height of buildings. Generally, new buildings will be low or low-rise to mid-rise in height, and not exceed 9 storeys in height. Exceptions may occur if additional height is needed to accommodate particular uses or is desirable to enhance building variety or create focal points or landmarks. Buildings with heights greater than nine storeys should generally be located along Steeles Avenue and Keele Street; and
- (j) proposed land uses should function effectively and not detract from other land uses and not contravene applicable environmental legislation or regulations.

3. LAND USE

3.1 Objective

Institutional Area 'A', the university core area is identified on Map 10-1, and is intended to be developed primarily for University uses. Lands outside this core area may be developed with other residential, commercial, institutional, open space and recreational uses consistent with the policies of this Secondary Plan.

3.2 Phasing

3.2.1 *Institutional Area 'A'*

The timing of development within *Institutional Area 'A'* is not limited by this Secondary Plan provided such development is for University uses or student housing as defined in Sections 1.2 (a) and (b) herein, respectively.

Development for non-University purposes will proceed on the basis of applications for rezoning and site plan approval, and plan of subdivision or severance.

3.2.2 *Apartment Neighbourhoods, Mixed Use Areas and Institutional Area 'B'*

The timing of development within *Apartment Neighbourhoods, Mixed Use Areas and Institutional Area 'B'* is not limited by this Secondary Plan provided such development is for University uses or student housing as defined in Sections 1.2 (a) and (b) herein, respectively.

The timing of development within these land use areas, for non-University purposes will be established through the processing of development applications for each incremental area to be developed.

Development applications for each phase will consist of a draft plan of subdivision or an application for severance, a rezoning application for additional uses and an application for site plan approval which includes a Context Plan indicating how the objectives of Sections 2 and 6 of this Secondary Plan will be implemented through the development of that phase.

The Context Plan will be specific to the buildings, structures, landscaping features and open spaces whose development are proposed initially; it will also identify the context of that project with a street and block pattern, the conceptual location, massing and relationship of future buildings, structures, landscaping features and open spaces within the phase in sufficient detail to indicate how the objectives and policies of this Secondary Plan will be implemented.

Prior to approval of a development application for a phase, and having consulted with the City of Vaughan, the adequacy of services such as water, sewers, roads and parks will be determined. The determination of adequacy of roads will be subject to the findings of the transportation studies referred to in Section 5.1 and will reflect the overall development and transportation limitations set out in this Secondary Plan, as may be amended from time to time in accordance with the policies set out in Section 8.5 of this Secondary Plan. In conjunction with the community consultation policies of Section 7.1, and having advised appropriate agencies and registered ratepayers' associations located in the lands bounded by Steeles Avenue, Grandravine Drive, Jane Street and Keele Street of an application, and received any comments forthcoming, the adequacy of other relevant services such as daycare centres, seniors' centres, libraries, schools, hospitals, other medical facilities, community centres and recreational facilities will also be determined.

3.3 Permitted Uses: *Institutional Area 'A'*

3.3.1 Purpose

Institutional Area 'A' is identified on Map 10-1 and will be developed primarily with University uses in order to protect future expansion of the University.

3.3.2 University Uses

University uses and student housing are permitted. Uses incidental and subordinate to these uses will also be permitted.

3.3.3 Additional Uses

Recreational facilities serving the neighbouring communities are permitted. Retail and service commercial uses are permitted, provided such uses are accessory and subordinate to University uses.

Rezoning may also be approved to permit other non-University uses, including housing, medical facilities and recreational uses, where the development proposal, together with any specific conditions, satisfactorily meets the Compatibility Criteria set out in Section 5.1.1 of this Secondary Plan.

3.3.4 Parks and Open Space

Parks and open space serving the University or neighbouring communities are permitted.

3.4 Permitted Uses: *Institutional Area 'B'*

3.4.1 Purpose

Institutional Area 'B' is identified on Map 10-1 and will be developed primarily with institutional and commercial uses, in order to take advantage of the visibility, accessibility and traffic dispersion characteristics of these locations and to avoid overview of nearby industrial uses by residential uses.

3.4.2 Commercial Uses

Offices, hotel and convention centre uses and accessory retail and service commercial uses are permitted.

3.4.3 Industrial Uses

Light industrial uses primarily associated with research and development, such as a research park, which involve no outside storage or operations and which are environmentally compatible with neighbouring uses are permitted.

3.4.4 Recreational, Institutional and Cultural Facilities

The following are permitted:

- (a) recreational facilities, such as softball diamonds, athletic fields, arenas, ice and roller rinks, regional track and field and tennis centres;
- (b) institutional uses, such as medical clinics and places of worship;

- (c) educational facilities;
- (d) university uses, except student housing; and
- (e) cultural facilities, including theatres, and the workshops and retail stores of artisans.

3.4.5 Parks and Open Space

Parks and open space serving the University or neighbouring communities are permitted.

3.5 Permitted Uses: *Apartment Neighbourhoods*

3.5.1 Purpose

Apartment Neighbourhoods identified on Map 10-1 will be developed primarily for residential purposes in order to take advantage of its proximity to recreational opportunities and the linkage to existing residential neighbourhoods which would be created by new neighbourhoods in this land use area.

3.5.2 Housing

Residential development suitable for a wide range of household types, tenures and incomes in accordance with need, including housing for University staff, faculty, students and employees are permitted.

3.5.3 Parks and Open Space

Parks and open space serving the University or neighbouring communities are permitted.

3.5.4 Recreational, Institutional and Cultural Facilities

The following are permitted:

- (a) recreational facilities, such as softball diamonds, athletic fields, arenas, and ice and roller rinks;
- (b) institutional uses serving a local need, such as educational facilities, medical clinics and places of worship;
- (c) cultural facilities, such as art galleries and theatres; and
- (d) university uses are permitted.

3.5.5 Retail and Service Commercial Uses

Small scale retail and service commercial uses intended to serve the convenience needs of the population resident in *Apartment Neighbourhoods* are permitted. Such uses may also be located on the west side of Sentinel Road, between The Pond Road and Murray Ross Parkway.

3.6 Permitted Uses: *Mixed Use Areas*

3.6.1 Purpose

Mixed Use Areas identified on Map 10-1 may be developed with a mixture of commercial, office and residential uses in order to form a land use and built form transition between *Institutional Area 'A'* and the residential neighbourhoods located to the south.

3.6.2 Housing

Residential development suitable for a wide range of household types, tenures and incomes in accordance with need, including housing for University staff, faculty, students and employees is permitted.

3.6.3 Parks and Open Space

Parks and open space serving the University or neighbouring communities are permitted.

3.6.4 Recreational, Institutional and Cultural Facilities

The following are permitted:

- (a) recreational facilities, such as softball diamonds, athletic fields, arenas, and ice and roller rinks;
- (b) institutional uses serving a local need, such as educational facilities, medical clinics and places of worship;
- (c) cultural facilities, such as art galleries and theatres; and
- (d) university uses.

3.6.5 Commercial Uses

Offices, small scale retail and service commercial uses intended to serve the convenience needs of the population resident or employed in *Mixed Use Areas* are permitted.

4. DENSITY

4.1 Density Transfers and Stacking

4.1.1 Land Deeded for Public Purposes

Permitted density in the zoning by-law which would otherwise be attributed to lands deeded to the City for roads, parks, civic or community uses may be transferred to other lands within the same land use area as shown on Map 10-1 subject to a maximum site density of 2.5 times the lot area. Such transfers and stacking of density may be implemented by means of zoning by-laws and applications for site plan approval as part of the approval of an application for a phase of development.

In the event that lands are deeded to the City in advance of the approval of the development proposal that will use the density to be transferred from the said Lands, the said density may be used in subsequent developments provided the

maximum site density of 2.5 times the lot area and the maximum gross floor area permitted within each land use area by the zoning by-law are not exceeded.

- 4.1.2 The density permitted by the zoning by-law may be transferred to other lands within the same land use area as shown on Map 10-1 subject to a maximum site density of 2.5 times the lot area. Such transfers and stacking of density may be implemented by means of zoning by-laws and applications for site plan approval as part of the approval of an application for a phase of development.
- 4.1.3 An amendment to this Secondary Plan may be considered to permit the transfer of density between land use areas where special circumstances warrant.

5. ZONING BY-LAW

5.1 Rezoning applications to permit development in *Institutional Area 'B'*, *Apartment Neighbourhoods* and *Mixed Use Areas*, or for rezonings to permit additional uses as provided for in Section 10.0 of this Secondary Plan, will be accompanied by:

- (a) a transportation impact study with respect to the proposed rezoning, prepared in consultation with the City, the City of Vaughan, and the community, that calculates to the satisfaction of the City the total number of vehicles generated in the morning peak, and that demonstrates that the total traffic generated by all University and non-University uses does not exceed 11,146. Such study will demonstrate that traffic from the proposed rezoning can access the public road network and integrate with traffic on that network in a functionally acceptable manner. Such study will also assume the level of development on lands fronting on the north side of Steeles Avenue West in the City of Vaughan as set out in Section 1.2.0 (u). All of the foregoing in this paragraph is subject to the transportation studies referred to in Section 8.5.0 of this Secondary Plan;
- (b) a study, prepared in consultation with the City, that demonstrates that sufficient capacity is available in the sanitary and storm sewer system to serve the proposed development; and
- (c) a Context Plan pursuant to the policies set out in Section 6 of this Secondary Plan, submitted in conjunction with an application for site plan approval is submitted for the building or use proposed.

5.1.1 Rezonings may be approved to permit additional uses or density pursuant to the policies set out in Sections 3.3, 3.4, 3.5, 3.6, 4.1. and 10 of this Secondary Plan, where the development proposal, together with any specific conditions, satisfactorily meets the following compatibility criteria:

- (a) the proposed development should be adequately served by transportation facilities and be compatible with any transportation improvement plan;
- (b) traffic on local, collector or minor arterial roads within residential communities should not be increased by the proposed development to a level that would adversely affect pedestrian safety;
- (c) the proposed development should provide for satisfactory movement of employees and visiting pedestrians, and provide for adequate site circulation so that visiting automobiles and commercial vehicles are unlikely to disrupt bordering streets or properties;
- (d) the proposed development should provide for sufficient parking so that off-site roadways and unaffiliated parking areas are unlikely to be disrupted;
- (e) the proposed development should not result in objectionable noise, fumes, dust, wind, vibration or effluent;

- (f) dwellings within residential communities should not experience significant reductions of sunlight and privacy resulting from the proposed development;
- (g) the design, site layout, landscaping, and building placement of the proposed development should be generally consistent with the existing or proposed development;
- (h) the proposed development should not be of such a nature or scale as to destabilize nearby *Neighbourhoods* and *Apartment Neighbourhoods*;
- (i) proposed developments affecting a parcel of land adjacent to or occupied by the Abraham Hoover, Jacob Stong or Jacob Snider Houses will be considered in accordance with the Heritage policies of the Official Plan; and
- (j) that all other relevant provisions of the Official Plan are fulfilled.

6. SITE PLAN APPROVAL

6.1 Context Plans

6.1.1 Purpose

Each application for rezoning, plan of subdivision, severance or site plan approval for development on the lands designated *Institutional Area 'A'* , *Institutional Area 'B'*, *Apartment Neighbourhoods* and *Mixed Use Areas* will be accompanied by a Context Plan for that land use area or part thereof. The Context Plans are to identify the development context of a proposed development within a land use area or part thereof.

6.1.2 Procedure

Applications for rezoning, plan of subdivision or severance in *Institutional Area 'A'*, *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods* will be accompanied by a Context Plan filed concurrently with such applications. An application for site plan approval will be made and processed concurrently with such applications. In the event that the development proposed on the lands subject of the application for rezoning, plan of subdivision or severance is shown on a previously submitted Context Plan, that previous Context Plan may be utilized in the consideration of such applications.

Applications solely for site plan approval will be accompanied by a Context Plan. In the event that the development proposed on the lands subject of that application is shown on a previously submitted Context Plan, that previous Context Plan may be utilized in the consideration of such application.

6.1.3 Content

Applications for site plan approval will be specific to the buildings, structures, landscaping features and open spaces whose development are proposed. The accompanying Context Plans will identify the development context of such proposed developments and will include, but not be limited to, the conceptual location, massing and relationship of future buildings, structures, landscaping features and open spaces within a land use area, or part thereof in order to identify the context of a development.

The Context Plan will contain sufficient detail to permit assessment of how the objectives and policies of this Secondary Plan will be implemented and to ensure the comprehensive and logical organization of functions and relationships

between existing and future buildings, structures, landscaping elements and open spaces within a land use area, or part thereof.

The Context Plan may be required to contain design guidelines for future buildings or performance standards such as build-to lines, maximum permitted heights of structures, minimum setbacks, required vista terminations and types of landscape treatment.

6.2 Development Objectives

Applications for rezoning, plan of subdivision, severance and site plan approval concerning the development of all the Lands may be approved where the development proposal, together with any specific conditions, achieves or contributes to the achievement of the following objectives:

- 6.2.1 Development of the Lands should be characterized by a high standard of urban design, site planning and other physical aspects of uses and buildings in order to enhance aesthetic aspects of the campus and public areas and be compatible with the functions of the University.
- 6.2.2 New development, renovations or additions to buildings on the Lands should be appropriately integrated with existing structures and open spaces, should protect existing wood lots and have regard for hedgerows and other landscape features.
- 6.2.3 The creation of a streetscape where building windows and entrances directly face adjacent streets and pedestrian routes will be encouraged.
- 6.2.4 In order that the major street frontages of a development should be dominated by buildings or landscaping, surface parking should not comprise a major streetscape element nor compromise direct relationships between buildings and streets.
- 6.2.5 Measures to ensure the personal safety of individuals will be indicated on Context Plans and incorporated in the design and development of all buildings, structures, landscape elements and open spaces.
- 6.2.6 The creation of public spaces which are visually inaccessible from adjacent streets and walkways will be discouraged, in order to promote the security of pedestrians by ensuring their visibility to the passing public and persons within buildings.
- 6.2.7 The distinct character of buildings and structures within *Institutional Area 'A'* should be maintained, yet that enclave should be integrated with the larger community.
- 6.2.8 Measures to moderate the effects of sun, shade, wind and snow build-up in order to improve pedestrian comfort and safety will be indicated on Context Plans and incorporated in the design and development of all buildings, structures, landscape elements and open spaces.
- 6.2.9 The design of physical connections between buildings and structures should ensure their accessibility to the mobility- and visually-impaired.
- 6.2.10 Where surface parking is provided, it should be visible to and from public or private streets and pedestrian routes and be well lighted.
- 6.2.11 The provision of extensive surface parking areas will be discouraged in favour of locating parking within buildings or structures built for that purpose.

- 6.2.12 The provision of distinctive paving, lighting, signage and outdoor furnishings will be encouraged in order to create identifiable districts, streetscapes and vistas within the context of Context Plans for land use areas or parts thereof.
- 6.2.13 There should be a variation in building heights, with the highest building heights being located adjacent to Keele Street and Steeles Avenue.
- 6.2.14 Buildings at the intersections of Steeles Avenue and Keele Street with public collector roads serving the Lands may have a height and scale relationship with those streets which permits those buildings to serve as landmarks and to create gateways into the Lands within the context of land use area or phase Context Plans.
- 6.2.15 The provision of vistas of the valley of the Black Creek will be required in the Context Plans for development within that portion of the *Apartment Neighbourhoods* located west of Sentinel Road by such means as view planes and/or view corridors.
- 6.2.16 The creation of street-end views and vistas will be required in the Context Plans for development within *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods*.
- 6.2.17 The height of buildings on the east side of Murray Ross Parkway, north of Shoreham Drive, should be controlled so that views of these buildings from the valley of the Black Creek or Black Creek Pioneer Village do not detract from the natural features of the Valley or the historic character of the Village. Height should be limited to a maximum of four storeys plus the distance that building, or portion of a building, is located east of the east limit of Murray Ross Parkway.
- 6.2.18 All development in *Apartment Neighbourhoods* will be set back a minimum of 20 metres from the top of the bank of the valley of the Black Creek in order to preserve the slope and vegetation of the valley.
- 6.2.19 Vehicular access to buildings and lands in *Institutional Area 'B'* will be from public collector roads as set out in Section 8.1.1 of this Secondary Plan, rather than from Steeles Avenue or Keele Street.
- 6.2.20 Buildings in *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods* will gain their principal vehicular access from public streets.
- 6.2.21 A network of sheltered pedestrian ways and spaces should be established within *Institutional Area 'A'* to provide safe, comfortable and convenient links to all major academic and support functions and the open space system. The walkway system should generally be at grade adjacent to, through and provide linkages between buildings and be accessible to and usable by the mobility- and visually-impaired.
- 6.2.22 The pedestrian walkway system within *Institutional Area 'A'* should be connected to a network of sheltered pedestrian ways and spaces located in *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods* which provides safe, comfortable and convenient links to all major facilities and the open space system in those land use areas. The pedestrian walkway system should extend through those land use areas to the edges of the Lands in order to provide pedestrian linkages between the surrounding communities and *Institutional Area 'A'*.
- 6.2.23 Crossings of public and private streets by pedestrian walkways will be well lighted and clearly identified.
- 6.2.24 All buildings will provide facilities for the storage and handling of solid waste and to accommodate recyclable materials.
- 6.2.25 The siting of each building and the layout of associated driveways and parking areas will accommodate the movement of vehicles necessary to remove solid waste and material to be recycled.

- 6.2.26 Buildings should be located so as to provide definition of public open spaces while at the same time having a direct and positive relationship to adjacent streets.
- 6.2.27 The creation of pedestrian routes will be encouraged along roadways and streets. Such routes will be well lighted, parallel to and visible from adjacent streets and will be provided in association with landscaping elements, the appropriate treatment of boulevards and the provision of street furniture and planting.
- 6.2.28 Development within *Institutional Area 'A'* should be achieved through infilling and intensification prior to expansion of the developed portion of the university core in order to reinforce the coherence of this core and the aesthetic and functional attributes of existing buildings.
- 6.2.29 Where possible, the design of the site specific drainage, stormwater retention, and grading systems will have regard for existing ponds, and be sensitive to existing landscape features.

7. COMMUNITY CONSULTATION

7.1 Public Notice of Development Applications

Each rezoning application will be accompanied by applications for site plan approval and plan of subdivision or severance, where required, which will be considered concurrently.

For the purposes of meeting the *Planning Act* requirements for notification, the entire Secondary Plan Area will be considered the site for the development proposed.

8. TRANSPORTATION

8.1 Roads

Roads will be located having regard for existing landscape features.

8.1.1 Public Roads

A network of public collector roads will provide transportation capacity serving through traffic, development of the Lands and the needs of the surrounding community. The general location of collector roads is shown on Map 10-2.

Public streets will provide the primary means for the identification of and pedestrian and vehicular access to buildings developed in *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods*.

Non-University uses located outside *Institutional Area 'A'* will be located on lands abutting public roads.

Through traffic will be discouraged from infiltrating new residential neighbourhoods in *Apartment Neighbourhoods*, the *Mixed Use Areas* and *Institutional Area 'A'* and from infiltrating adjoining residential neighbourhoods by such traffic management measures as turn restrictions during peak hours. The application and appropriateness of such measures will be monitored and assessed from time to time as required by the City.

The exact location of new public roads will be determined by plan of subdivision. Public streets will be provided to the City generally by means of plans of subdivision.

8.1.2 The Pond Road

The Pond Road between Keele Street and Shoreham Drive, and Shoreham Drive between The Pond Road and Murray Ross Parkway (collectively "The Road" in this Section) will be conveyed to the City for use as a two-lane, two-way, public road with a 20 metre wide right-of-way. The road will be upgraded to City standards and specifications prior to the conveyance. These lands may be subject to encumbrances related to necessary services and utilities and suitably located and marked pedestrian crossings. At that time, consideration will be given regarding the closure and conveyance to the University of the unbuilt portion of the existing Murray Ross Parkway allowance located south of the future Fred Young Park.

Development on the University Lands adjacent to The Road will protect a 27 metre wide right-of-way for The Road by such means as building setbacks in order to accommodate a possible future widening of The Road to a four lane cross-section between the collector road parallel to Keele Street and Murray Ross Parkway.

In the event that a transportation review as required by Section 8.5 of this Secondary Plan indicates that additional lanes are required on The Road between the collector road parallel to Keele Street and Murray Ross Parkway, the lands required to widen this part of The Road to a 27 metre wide right-of-way will be conveyed to the City at nominal cost by the University as a condition of any development which causes the total amount of development on the University Lands to exceed 2.365 million square metres of University uses, or its calculated equivalent to the satisfaction of the City

This requirement, and the location and nature of necessary services and utilities and pedestrian crossings affecting The Road, may be part of a master site plan agreement affecting the entire University Lands, or such other binding documentation.

8.1.3 Private Streets

Institutional Area 'A' may continue to develop using a private street system to provide the primary means of access to and identification of buildings. Such private streets will supplement the public street network on the Lands. These private streets will provide for the efficient and safe movement of pedestrians and bicyclists with a minimum of interference of and disruption by vehicular traffic and will accommodate and foster the provision of public transit services to the Lands.

8.2 Public Transit

As development of the Lands proceeds, roads and buildings will be designed and sited to accommodate transit vehicles and to facilitate transit use.

Transit shelters, stops and facilities will be provided in appropriate locations and numbers, with direct connections to the pedestrian network, in order to encourage the use of public transit.

Public transit use will be encouraged through limitations on the amount, minimum cost and availability of parking implemented concurrently with improvements in the capacity of public transit services.

The siting of buildings and facilities should not preclude the provision of a rapid transit service serving the Lands or their vicinity.

Public and private roads will have rights-of-way and geometry which can accommodate public transit vehicles.

8.3 Bicycle Routes and Facilities

The provision of bicycle paths appropriate to the volume of traffic will be encouraged along private and public roads on the Lands.

Bicycle routes should be clearly identified, well lighted and distinguished from but parallel to vehicular routes. Crossings of pedestrian and vehicular routes will be well lighted and clearly identified.

The provision of facilities for the storage of bicycles will be encouraged at locations near the entrances of all buildings on the Lands and where they will be visible to the passing public or are supervised.

8.4 Transportation Management Association

The University will be encouraged to form, operate and direct an association of landowners and tenants the purpose of which is to implement measures intended to reduce the traffic effects of development upon the collector and arterial road systems. Measures which such an association may employ to manage transportation demand include, but are not limited to, the provision of ride-matching services, subsidized public transit passes, car or van pooling, flexible work hours, shuttle bus services to rapid transit stations, jitney bus services, and limitations on the availability and minimum cost of parking. Ways to improve transit services to the Lands from all directions, particularly the north and west, should be encouraged.

8.5 Capacity And Monitoring

Development and transportation impacts will be monitored and assessed as required by the City in order to determine the adequacy of existing arterial road levels of service and the need for and characteristics of improvements to the transportation network which are required by development proposed.

In addition to the foregoing, a transportation study will be undertaken, in consultation with the University and the community, at such time as development built on the University Lands totals 1.774 million square metres of University uses, or its equivalent as determined by the City. This study will review the said trip equivalency, as well as the transportation assumptions set out in subsections 1.2.0 (i), (q) and (r) of this Secondary Plan, with a view to either re-affirming or revising their underlying parameters.

A further transportation study will be undertaken, in consultation with the University and the community, at such time as development on the University Lands totals 2.365 million square metres of University uses, or its equivalent as determined by the City. This study will review the said trip equivalency, as well as the transportation assumptions set out in subsections 1.2.0 (i), (q) and (r) of this Secondary Plan, with a view to either re-affirming or revising their underlying parameters, and will also examine the need for the provision of additional lanes on The Road as set out in Section 8.1.2 of this Secondary Plan.

9. PARKS AND OPEN SPACE

9.1 Recreational Space and Facilities

Sufficient open space and recreational facilities will be provided in *Institutional Area 'A'* to meet the recreational needs of persons resident or employed in that land use area. Where feasible, neighbouring residential communities should have access to and use of such open space and recreational facilities.

Public parks, open spaces, fields and recreational facilities, including softball diamonds and athletic fields will be provided in *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods* to provide opportunities for a variety of active and passive recreational activities conducted by persons resident or employed in those land use areas. Neighbouring residential communities should have access to and use of open space and recreational facilities in these land use areas.

9.2 Open Spaces and Natural Features

Open space elements in *Institutional Area 'A'* should form part of a pedestrian network linking buildings throughout that land use area.

The University Common, the Boyer woodlot, the North Keele Street woodlot, the South Keele Street woodlot, the Arboretum/nature preserve, and the Osgoode/Atkinson woodlot and green are designated as *Parks and Open Space Areas*. These lands will be retained, preserved and enhanced for nature preserve, recreational and landscaping purposes through the application of appropriate conservation measures and the sensitive planning, design and development of buildings and facilities on adjacent lands.

It is recognized that the University will be entitled to undertake alterations and improvements to the Osgoode House.

Additional open space lands will be developed and maintained in *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods* to provide space for recreational, athletic and landscaping purposes in order to accommodate active and passive recreation as well as to define building areas and land use district boundaries. These lands may be rezoned to an appropriate open space zone and the density otherwise attributed thereto may be utilized elsewhere within the land use area in which they are located, subject to the provisions of Section 4.1.0. of this Secondary Plan. Lands owned by the University, used for open space purposes and designated as *Parks and Open Space Areas* may be retained by the University and are not necessarily to be acquired by the City.

9.3 Parkland Dedication

Development for University uses, wherever located on the Lands, will be exempt from the parkland dedication requirements of the *Planning Act*.

Development for student housing purposes, wherever located on the Lands, will be required, as a condition of approval, to convey land for park purposes at a rate of 5 per cent of the lands to be developed.

All development within *Institutional Area 'A'* for purposes other than University uses or student housing will be required, as a condition of approval, to convey land for park purposes at a rate of 5 per cent of lands to be developed for residential purposes, and 2 per cent of lands to be developed for commercial purposes.

All development within *Institutional Area 'B'*, *Mixed Use Areas* and *Apartment Neighbourhoods* for purposes other than University uses or student housing will be required, as a condition of approval, to convey land for park purposes as required by the Official Plan.

Cash may be accepted in lieu of the whole or part of the parkland dedication required by this subsection where the required dedication would yield areas of unsuitable size, shape or location for park purposes, or where the remainder of the development site after such dedication would be unsuitable for development.

Notwithstanding the provisions of this subsection, the option of satisfying any parks levy requirement pursuant to this Section will be permitted by way of a conveyance of part of the lands leased to the City under an existing lease

agreement between the University and the City concerning Fred Young Park or any other locations where similar arrangements may have been made.

10. COMMUNITY FACILITIES

10.1 Objectives

The provision of land, buildings or space within buildings to accommodate community facilities or programs is encouraged. The specific community facilities encouraged include, but are not limited to, community health clinics, day care centres and public recreational facilities.

10.2 Provision of Land and/or Buildings

In order to provide an incentive for the provision of land, buildings or space within buildings to accommodate community facilities, up to 150 per cent of the gross floor area attributable to such facilities may be exempt from calculations of density permitted in the zoning by-law of this Secondary Plan within the land use area where such facility is to be located when, special incentives are warranted in order to achieve objectives of this Secondary Plan.

10.2.1 Community Health Centre

The provision of one community health centre may be required through the provision of land, buildings or space within buildings as a condition of approval of the development of any lands abutting Keele Street pursuant to the policies set out in Section 10.2 of this Secondary Plan. Such land, buildings or space within buildings will be provided to the City or an appropriate body.

10.2.2 Additional Community Facilities

The provision of land, buildings or space within buildings in order to accommodate community facilities such as, but not limited to, day care centres or public recreational facilities may be provided to serve the development of non-University uses in *Apartment Neighbourhoods* and *Mixed Use Areas* pursuant to the policies in Section 10.2 of this Secondary Plan. Such land, buildings or space within buildings will be provided to the City or an appropriate body.

10.3 Operation and Management of Community Facilities

Programs for the joint construction, operation or management of facilities and services by institutional, non-profit, public or governmental agencies such as, but not limited to, the City and York University may be explored with a view to establishing co-operative programs and joint use of facilities. Such ventures may include the public use of community health centres, athletic fields and facilities, libraries, auditoria, theatres, day care centres and retail service commercial facilities developed in *Institutional Area 'A'* as well as University involvement in community uses located in other land use areas.

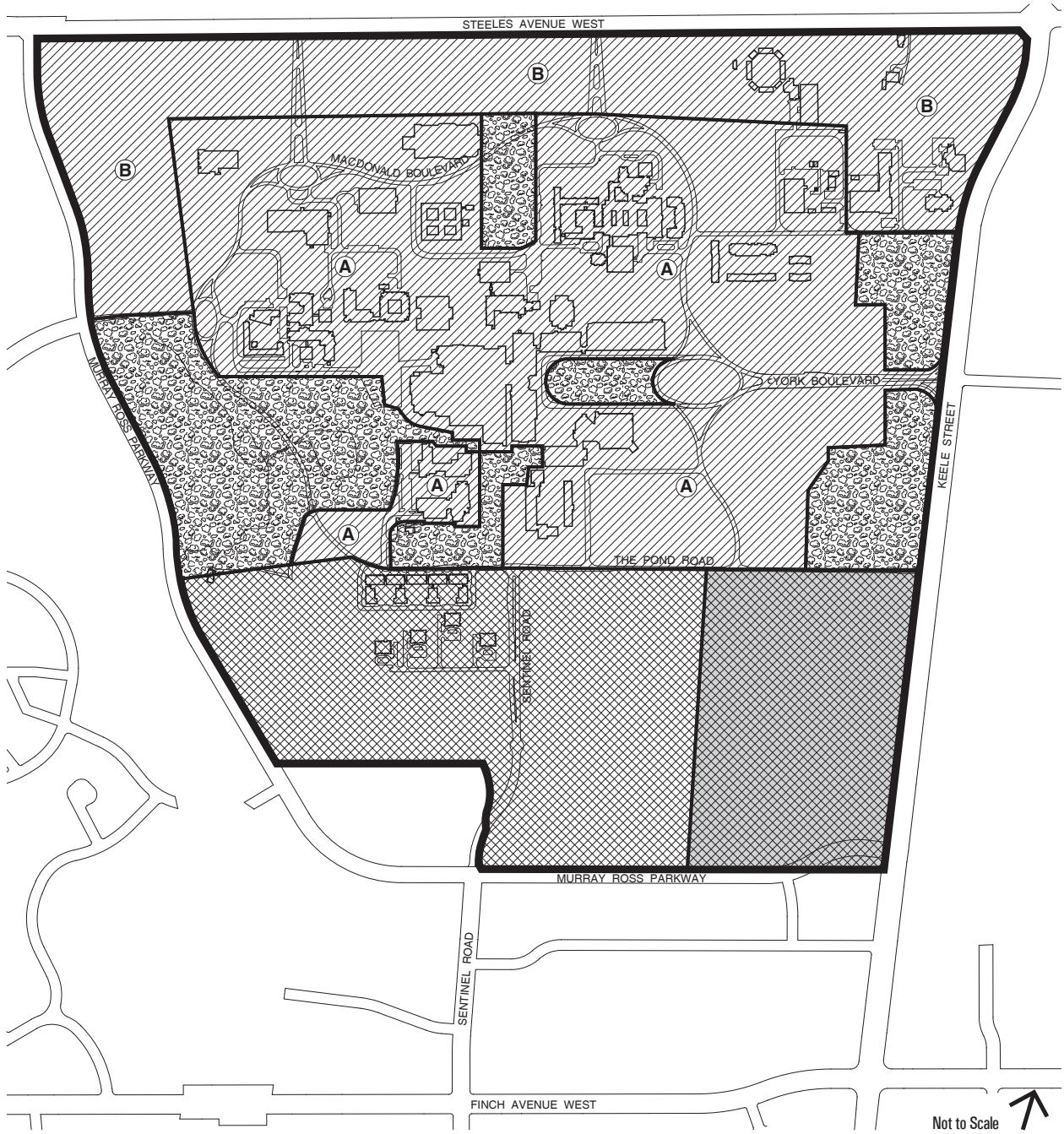
11. REVIEW






This Secondary Plan will be reviewed from time to time, as circumstances warrant. In the event that significant transportation facilities, such as a rapid transit line, are provided to serve the Lands, the impact of such facilities will be evaluated and a review of this Secondary Plan may be undertaken, if necessary. Such reviews will include a transportation assessment of the levels of service on arterial, minor arterial and collector roads serving the Lands.

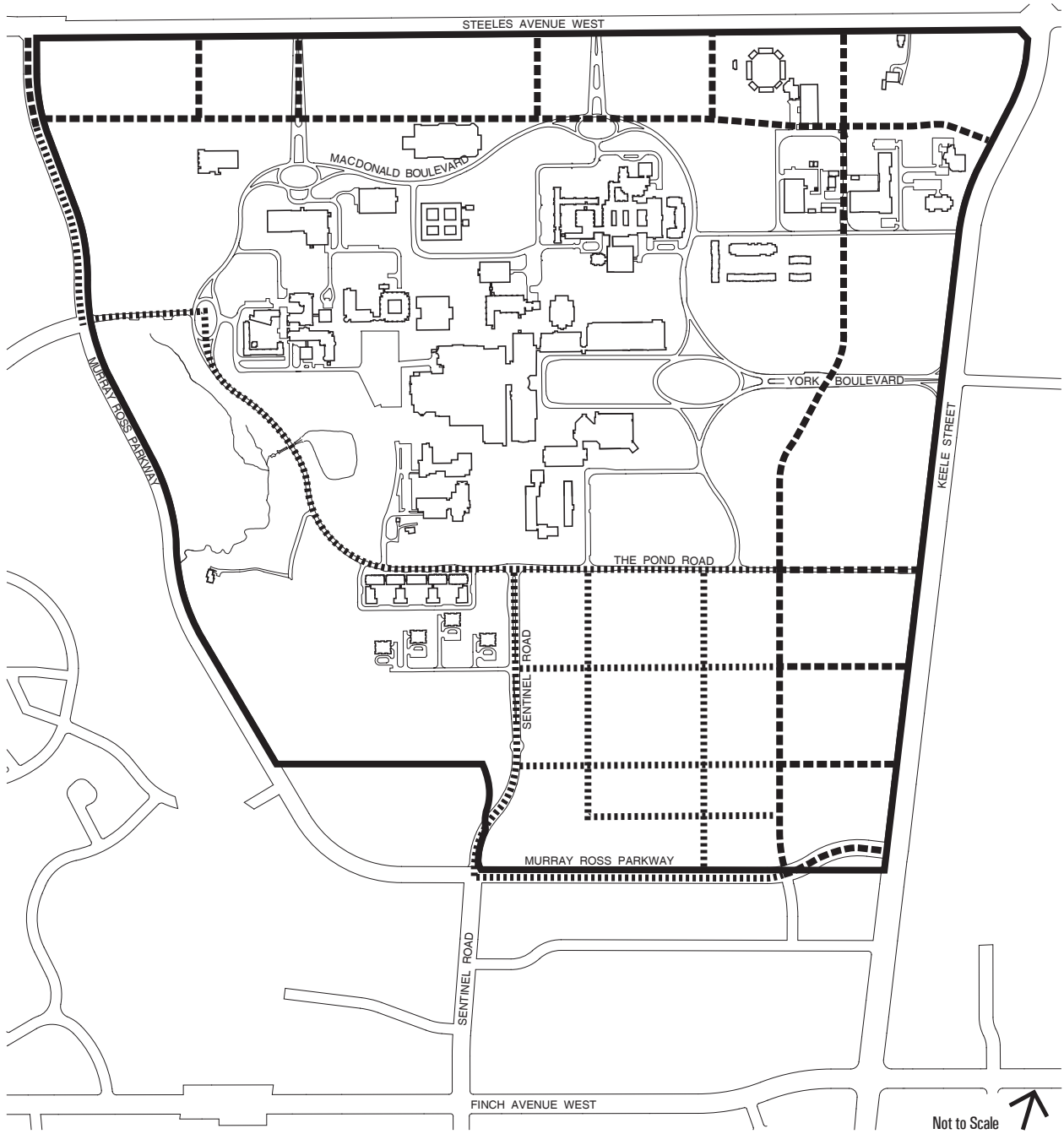
List of Maps

For the electronic version, please note some of these files may take some time to download.

Map 10-1	Land Use Areas
Map 10-2	Roads Plan



-  Secondary Plan Boundary
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks and Open Space Areas
-  Institutional Areas



- Secondary Plan Boundary
- - - -** Proposed and Existing Collector Roads
-** Proposed and Existing Local Roads

Road locations are conceptual only