

These minutes accurately represent the responses to questions and comments raised at the presentation. In some instances, additional information has been provided as italicized notes.

Opening Remarks by Councillor Peter LiPreti

- Welcome to community members and stakeholders
- Purpose of the meeting:
 - To introduce the York University Secondary Plan to the community
 - To explain why the City of Toronto is undertaking the update of the Secondary Plan
 - To provide an overview of the existing conditions and the key issues that have been identified to date
 - To provide an opportunity for feedback to the City on the key issues and direction for the Plan update
- Introduction of the panel

Presentation

A copy of the presentation is available on the web

Questions and Answers

Q. Where/when did notices get sent out?

- A postal drop was undertaken on February 20, 2006 to the area bounded by Jane Street, Steeles Avenue, the CN Rail line east of Keele Street and Finch Avenue
- There was also targeted mailing to key stakeholders and areas not covered by the postal drop
- An advertisement was placed in Excalibur – the York University paper

Note: the notice was also placed on the University's electronic bulletins – y-file and y-life

Q. Where are the open spaces and natural heritage features?

- The City and York University Development Corporation are completing an inventory of existing conditions to clarify what open spaces/natural heritage features currently exist
- There was a shift in the approach to designing the university between 1963 to 1988
- We are reviewing the 1963 and 1988 plans and looking at what open spaces need to be protected/improved
- We will also be determining how much open space will be needed, particularly with respect to new non-university related development on parcels of land at the edge of the Secondary Plan area

Q. New developments have been occurring, such as Tribute, leading to additional impacts. Where will new educational buildings be developed when there is new residential development?

- Selling of lands lies with York University's Board of Governors
- The actual use of land is guided by planning documents such as the Official and Secondary Plans/Zoning By-law

Note: York University has subsequently advised that there is currently considerable space available within the Academic Core to accommodate new university related development

Q. Community Reference Group – would it be possible to widen the circle to include tenants, i.e. TCHC Residents Council?

- The City wanted to get a better sense from the meeting of who would be interested in the Community Reference Group to determine who would be on the group
- The City would like to have a fully representative reference group, including tenants, different neighborhoods and agencies

Q. How will new social infrastructure be brought about through this process? How will the public interest be accounted for on York University lands?

- The first step is doing background work to determine where there are adequate/inadequate services and where improvements can be made. We can then determine where future development can take place and what needs to be secured
- As we are updating the Secondary Plan, certain key areas that were identified in the background stage can be addressed through certain planning tools in the *Planning Act*, i.e. density bonusing which would secure some community benefits when there are increases in density
- The open spaces within York's own community form part of the broader spectrum of open spaces in the area
- We are looking at the Sheppard Corridor as an example of how social infrastructure can be accommodated through developing the planning framework

Q. What importance does York University place on its relationship with the surrounding community?

- York University recognizes the interface with surrounding communities
- The York University Secondary Plan update is an opportunity to enhance this interface

Q. Is there the possibility of revisiting the Pond Road reconstruction and Stong Pond? Can the funding allocated to these projects be used instead to "green the headwaters of the campus" and for other environmental projects on campus?

- The City required Pond Road/Sentinel to be dedicated to the City as a result of policies in the existing Secondary Plan. The City and York University entered into an agreement to rebuild these roads and they need to be built to city standards
- We are looking at ways to rebuild the roads that are innovative and that will have the smallest impact on the environment, including storm water management and providing space for non-automobile modes of transportation
- The 1991 Secondary Plan requires that collector roads owned by the City be based on a 27 metre right-of-way. Through the Secondary Plan update, the City is looking at alternative road designs and capacity requirements
- Transit improvements in the area will have a positive environmental impact. Having improved transit will also require development to support the improvements
- We will find ways to enhance and improve the environment using policies in the updated Secondary Plan

Q. There have been more buses/cars in the area in the last few months. Why has there been such an increase?

- Overall planning framework would deal with future development to ensure that certain densities don't come until transit is built or in process of being built
- Vaughan corridor on the north side of Steeles is considering increased densities to support the planned subway.
- The number of car trips to York University have been reduced through enhanced bus service by the TTC, GO transit and York Region Transit

Note: There also has been recent road reconstruction in the area (Finch Avenue)

Q. Uncertainty regarding future development and differences between approach from 1963 Master Plan and current planning framework

- We are looking at elements from the 1963 and 1988 Master Plans to inform this process – what the positive and negative features were, including how the university related to the larger community
- The 1963 Master Plan was designed to accommodate a student population of 15,000 and was largely a commuter campus. The 1988 Master Plan was designed to accommodate a student population of well in excess of the 50,000 students that currently use the campus

Q. York University was established as a progressive alternative to the campus downtown. What will the nature of development be and will it relate to the broader community - i.e., housing for the low to moderate income community.

- York University recognizes this, as do policies in the current Official Plan. This will be reviewed as part of the Secondary Plan update

Q. What are the priorities/processes for the update? Is the intent to make the university distinct or to blend with the community?

- This is an update of the existing Secondary Plan, which defined an academic core with surrounding land uses
- We will likely be looking at continuing this concept and looking at how the academic core relates (accessory commercial, residential etc.) to the surrounding lands both physically and socially

Q. Where did the money go from the sale of the lands?

- The Board of Governors approved the sale of lands. Any money derived from the sale of lands goes back to the University's endowment fund to benefit students, i.e. hiring of professors etc.