

On Wednesday, June 4, 2008 the City of Toronto, City Planning Division hosted an open house and Community Consultation meeting for the York University Secondary Plan update. This was the fourth and final community meeting for the York University Secondary Plan Update.

The meeting was held at the University City Recreation Centre. The open house was held in the afternoon and provided the public with opportunity to talk to staff about the Secondary Plan Update. A presentation and Q&A was held in the evening which provided an overview of the recommendations for the update. Approximately 25 individuals came to the open house and 19 people attended the presentation and Q&A in the evening.

Purpose of the Meeting

The purpose of the open house and community consultation meeting was to present and receive feedback from the public on:

- The recommended land uses, heights and densities;
- The recommended transportation network;
- Recommendations for protecting natural areas and improving the environment; and
- Other key recommendations for the Secondary Plan update.

Summary of Questions and Feedback

Following the presentation held in the evening, attendees of the meeting were provided the opportunity to ask questions and to provide feedback on the key recommendations for the update to the Secondary Plan. Councillor Perruzza also attended the meeting and provided comments and fielded questions.

1. The graphics show Murray Ross Parkway as being extended adjacent to Black Creek. How would this protect Black Creek?

City Staff Response:

Murray Ross Parkway will not be extended adjacent to Black Creek. The graphic shows Murray Ross Parkway as a disconnected road along the western edge of the area. In addition to the roads, the graphic is showing the western boundary of the Secondary Plan area which runs the full length of the western boundary adjacent to Black Creek. The City will clarify this on future graphics/maps.

2. What types of affordable housing would be provided (i.e., low-income housing, non-profit housing, co-op housing etc.)? When would the type of affordable housing for the Secondary Plan be determined/provided?

City Staff Response:

The draft Plan does not specify that specific types of housing need to be provided, rather the Plan leaves it open, providing the opportunity for a wide variety of types of housing. The more detailed planning that will occur at the Precinct stage would determine the type and specific quantity of affordable housing in individual Precincts.

3. In this area of the City, the City has not always made sure that the necessary community services and facilities are determined/made available prior to allowing development. There is the potential for 20,000 people to live in this area and community services and facilities need to be taken into account.

Councillor Perruzza:

The total population of this area is not adequately reflected in the census data, e.g., many of the homes within the Tribute development have been turned into student housing.

City Staff Response:

The City reviewed existing community services and facilities within and surrounding the Secondary Plan area. The City did this to determine what the current deficiencies are. The proposed services and facilities would ensure that the current services and facilities are not further constrained while also providing the necessary services for the potential build-out of the Secondary Plan area.

4. The Plan is showing that the subway and development would be located where the playing fields are currently located. How are/will the playing fields be dealt with?

City Staff Response:

The University is currently reviewing the playing fields and where they would be located.

5. How many people are actually living in the Village at York? How will the City enforce owners from converting homes?

Councillor Perruzza:

There are a number of issues with the Village at York such as laneways are not named but people are living in secondary suites off the lanes, garages are left open which creates dark, unsafe nooks

York University Development Corporation response:

The situation at the Village at York with the conversion of the homes is a disappointment to Tribute as well.

City Staff response:

The Village at York is currently not a complete community. It is isolated and is not yet connected to the University. As more development occurs around the subdivision, there will be more eyes on the street making the area safer. The draft Secondary Plan is about connecting the area and providing choices of housing that could allow for additional student housing.

6. Parking is also an issue. Students will park where it is cheap/free.

Councillor Peruzza response:

Parking needs to be enforced. By-law enforcement officers are going out regularly. The broader area is a high need area. A lot of time is taken up by the City in dealing with the problems at the Village at York. The focus on transit and reducing automobile dependency is new for this area. Over the long-term reducing automobile dependency is needed.

City Staff Response:

The direction for parking is about managing parking supply.

7. What is being done to put student housing on the campus? The University housing needs are not being met now.
8. There has been a loss of green space in the area and there is too much concrete.
9. Are subway densities needed? There is already sufficient population. Intensification will not help the community. The real needs are solving the crime and safety problems.

Councillor Perruzza response:

This area will be urbanized. There will be a need to do re-zonings. These issues will be reviewed when that occurs.

10. Once the subway is completed is it anticipated that the students will live away from the campus and not near the campus?

City Staff Response:

The draft Plan is about encouraging mixed-use communities. It is about creating an environment where people are able to live close to where they work or study. There are also a lot of students that are coming from the 905 region. One thing the subway will do is eliminate the buses that are travelling to the campus daily.

Next Steps

- The City is looking for feedback on the draft Secondary Plan. **Comments would be appreciated by July 4th, 2008.** All ideas, suggestions and feedback on how to improve the plan is welcomed. Comments from the consultation on the Plan will be addressed where possible and another version of the Secondary Plan will be drafted.
- Additional materials will be posted on the web shortly.
- A future Local Advisory Committee meeting is anticipated and could occur either in late summer or early fall.
- The City and YUDC will look into having an open house for students and faculty in the fall, when the school year resumes.
- The final recommended Plan is anticipated to go to Council in late fall.