

City of Toronto Executive Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

<< DELIVERED VIA EMAIL >>

May 18, 2016

To the members of the Executive Committee of City Council,

**RE: TORONTO WARD BOUNDARY REVIEW, WARD 8 YORK WEST**

The York University Development Corporation (YUDC) is a wholly-owned subsidiary of York University involved in the planning and development of lands owned by the University. In this role, we were closely involved in the development of the York University Secondary Plan (YUSP) and Keele Campus Master Plan update. We have reviewed the "Recommended Wards" from the May 2016 Final Report of the Toronto Ward Boundary Review and offer the following comments on the changes to Ward 8 York West, based upon our knowledge of and experience with future development scenarios for the York-owned lands at 4700 Keele Street.

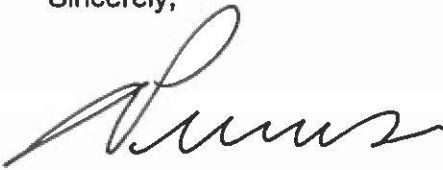
The "Recommended Wards - Projected Population and Variance 2018 - 2030" chart on pg. 49 of the report projects a population of 54,748 for RW 8 by 2026. Although the 2009 YUSP has established the planning framework for substantial population growth in the edge precincts surrounding the academic core of the Keele Campus, there are several key factors to keep in mind when considering the timeline for achieving this population projection. York University is carefully and deliberately considering its development options and approach with regard to its edge precinct lands. There are internal governance processes to be finalized at the University before any of the edge precincts are 'released' for development. Once that occurs, an open procurement process must be held to secure a partner(s) that would proceed with development. At present, there are no University governance approvals for development in the edge precincts.

Given this context, even if development work started immediately, we would not expect a construction start for at least another five years, leaving only five years to achieve the 2026 target population. Furthermore, the absorption rate of new residential units by the marketplace may not support achieving the target population by the 2026 horizon. Based on our expectations of the pace of development on the York-owned lands and the proposed configuration of RW 8, the proposed ward will have a population significantly below the 2022 and 2026 projections in the final report.

YUDC sees York University, the areas immediately to the east of Keele Street and in the proximity of the future Finch West Subway / LRT station as a part of the larger University Heights neighbourhood and planning area. York University leases office space on the east side of Keele Street, a GO transit station heavily used by our community is east of Keele and the retail plazas in this area are popular with our community. Additionally, the development future of our campus, especially the lands adjacent to the new subway stations, is closely connected with future redevelopment around the Finch West station. From our point of view, we suggest all of these areas be contained within a cohesive planning and Ward regime.

We thank you for taking the time to consider our comments and are available to speak further about any of the points we have raised.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bud Purves', written in a cursive style.

N.W. (Bud) Purves, President

cc Anthony Perruzza, Councillor, Ward 8, City of Toronto  
Tom Rakocevic, Executive Assistant