

**THE REGIONAL MUNICIPALITY OF YORK**

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**REPORT NO. 2  
OF THE REGIONAL  
COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES**

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**For Consideration by  
The Council of The Regional Municipality of York  
on February 8, 2001**

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**1  
ADDENDUM TO PLANNING REPORT NO. 1501 OP  
ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NO. 30  
DEDICATION OF TRANSIT RIGHTS-OF-WAY POLICY  
PLANNING REPORT NO. 1501-1-OP**

**1. RECOMMENDATIONS**

It is recommended that Regional Official Plan Amendment No. 30, attached to this report as Attachment 1, be adopted by Regional Council.

**2. BACKGROUND**

Amendment No. 30 is a text amendment to the Regional Official Plan with general application across the Region. The amendment is intended to clarify that the Region and its area municipalities have the appropriate authority to secure lands for public transit right-of-way purposes.

Report No. 1501OP of the Regional Planning Committee was presented to Regional Planning Committee on January 10, 2001. Mr. Mark Osbaldeston of Stikeman Elliott addressed the Committee with respect to the report, and written comments from Julia Ryan were also before the Committee. Planning Committee requested that staff meet with the interested parties to review the Policy and determine if revised wording would be appropriate to clarify the policy and report back to Regional Council on February 8, 2001.

The City of Vaughan completed a property protection study to determine the size and location of a bus terminal and commuter parking lot and access associated with a Steeles

Avenue subway station. In view of this, the City has proposed modifications to OPA 529 (Vaughan Higher Order Transit Right-of-Way) to be considered by the Ontario Municipal Board at a hearing to commence February 12, 2001. The proposed modifications to Vaughan OPA 529 include the designation of lands on the north side of Steeles Avenue as "Station Site and Commuter Parking Access" while maintaining its underlying "Prestige Area" designation. It is expected that the additional lands required for such facilities would be acquired by purchase, expropriation or alternative arrangements as agreed to by the Region and the property owner.

### 3. ANALYSIS

Staff have used suggestions from Mr. Osbaldeston and Ms. Ryan, in addition to staff from Vaughan, Richmond Hill and Markham to revise the wording of proposed Amendment No. 30. The changes improve and clarify the policy organization. The intent of the policy has not changed from the version presented at the January 10, 2001 Public Meeting. The net effects of the changes are:

- Additional wording has been included to recognize that there may be more detailed policies in local official plans relating to the timing of the dedication of transit rights-of-way, as requested by staff of Richmond Hill, Vaughan and Markham.
- The amendment has no effect on any existing agreements between local municipalities and landowners, such as the agreement between Mr. Osbaldeston's client "Beutel Goodman" and the City of Vaughan.
- Additional wording has been included to address Ms. Ryan's concern regarding the property of her client ("Glen Steeles") on the north side of Steeles Avenue that has been identified by the City of Vaughan for a bus terminal.

Regional Planning staff have consulted with staff from the Town of Richmond Hill, Town of Markham, City of Vaughan, and Mr. Osbaldeston and Ms. Ryan and all have indicated that they support the wording of Amendment No. 30, as amended.

### 4. CONCLUSION

The revised wording of Regional Official Plan Amendment No. 30 improves and clarifies the policy's organization. All interested parties are satisfied with the Amendment as revised.

It is recommended that Amendment No. 30 to the Regional Official Plan (Attachment 1) be adopted as amended.

*(A copy of the attachments referred to in the foregoing is included with this report and is also on file in the Office of the Regional Clerk.)*

**Respectfully submitted,**

**February 1, 2001  
Newmarket, Ontario**

**Bryan Tuckey  
Commissioner of Planning and  
Development Services**

*(Report No. 2 of the Commissioner of Planning and Development Services was adopted, without amendment, by Regional Council at its meeting on February 8, 2001.)*