



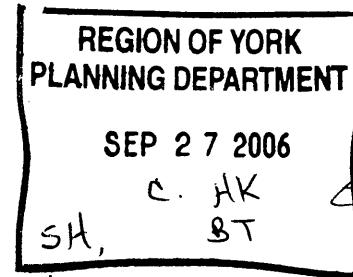
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September 25, 2006

Mr. Bryan Tuckey
Commissioner
Planning and Development Services Department
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1



Attention: Heather Konefat, Director, Community Planning

Dear Mr. Tuckey:

The City Planning Division of the City of Toronto has reviewed the latest version of the City of Vaughan's proposed OPA 620 and are encouraged that many of our comments on previous drafts have been incorporated into the document currently before the Region of York. The City of Toronto continues to recognize and support Vaughan's vision for a vibrant new mixed use neighbourhood that would support the investment in the planned Spadina Subway extension. And, as you are aware, the realization of the subway extension is getting closer as our two Councils consider a cost-sharing proposal to fund the construction of this key interregional link this month.

The City of Toronto, however, requests that the Region of York make amendments to OPA 620 to ensure that our joint interest in ensuring that appropriate regional infrastructure and services are in place to accommodate the transit oriented development densities proposed in the document. It is our view that OPA 620 as currently drafted could be further improved by strengthening the implementation policies to ensure that transportation and other hard and soft service capacities are augmented in conjunction with population and employment growth in the plan area.

As York Region and the City of Vaughan are aware, the City of Toronto and York University are currently reviewing the Secondary Plan governing the university lands directly south of the OPA 620 study area. A key component of this work involves formulating policies that ensure appropriate land uses and densities will be in place to support the significant government funding of the subway extension. Our work on future road and block layouts, traffic capacity requirements, development phasing, parks and open space systems, land use and built form alternatives and community service capacity is not yet finished.

Obviously, development on both sides of Steeles Avenue will share existing and future municipal infrastructure. Without this planning work on the south side of Steeles Avenue being completed, it is important that OPA 620 include appropriate triggers linking the provision of land use permissions to the provision of roads and services so that development proceeds as infrastructure capacity becomes available.

In particular, we are concerned that the transportation analysis supporting OPA 620 does not determine the impact on the operation of the area's shared road network should development proceed prior to the extension of the subway and the addition of new roads within both the OPA 620 and York University lands. Furthermore, the transportation analysis does not recognize the likelihood of an increase in planned development densities on the university lands that will be justified by the extension of the subway (in the same manner as it applies to the OPA 620 lands.)

For these reasons, we request that a holding designation or some other phasing mechanism be considered to ensure that the ultimate achievable densities in OPA 620 will not be met until:

- 1) Funding for the subway extension has been committed;
- 2) The environmental assessment for the new east-west road north of Steeles Avenue and any other roads are initiated;
- 3) The City of Vaughan's Master Environmental Servicing Plan is completed; and,
- 4) The City of Vaughan's master plan for Recreation, Culture, Parks Buildings and Facilities evaluates needs in the OPA 620 area.

In addition, the City of Toronto has three specific comments on the text of OPA 620 regarding the implementation policies for community services:

- 1) Section 37 policies need to be clarified to provide for the securing of community services and facilities over and above parks, neighbourhood squares, schools and libraries (instead of over and above the "required" community services and facilities);
- 2) The future needs assessments for community services will be carried out in accordance with policy 3.3.1(e). It would be helpful to explicitly link the use of Section 37 as set out in policy 3.1(g) to community services needs as may be determined through policy 3.3.1(e), by including an appropriate reference in 3.1(g); and,
- 3) Policy 8.2(b) sets out criteria that the City of Vaughan will use in evaluating development proposals. The availability and adequacy of community services should be one such criterion. We recommend that a new criterion (ix) be added to 8.2(b) as follows: "(ix) availability and adequacy of community services to serve the proposed development."

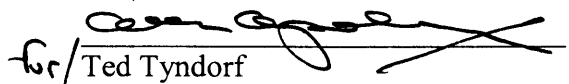
As we move forward with the York University Secondary Plan Update, the Toronto City Planning Division will be recommending these types of mechanisms to ensure appropriate

infrastructure capacity exists when development proceeds. We plan to present the new plan to City Council in mid 2007.

Thank you for this opportunity to provide input into this consideration of OPA 620. We look forward to continuing to work together to develop a planning framework for both sides of Steeles Avenue that will lead to an integrated and sustainable transit-supportive community in the centre of the GTA.

If you have any questions or require addition information, please do not hesitate to contact Tom Keefe, Director of Community Planning, North York District at (416) 395-7170.

Regards,


Ted Tyndorf
Chief Planner and Executive Director

C.c. Diana Birchall, Director, Policy Planning
Urban Design Department, City of Vaughan