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SPADINA SUBWAY TRANSIT ORIENTED DEVELOPMENT (TOD) ADVISORY TASK FORCE TERMS OF REFERENCE UPDATE

The Rapid Transit Public/Private Partnership Steering Committee recommends the adoption of the recommendations contained in the following report, October 3, 2007, from the Vice-President, York Region Rapid Transit Corporation:

1. RECOMMENDATIONS

It is recommended that:

1. Committee and Council endorse the Terms of Reference for the Spadina Subway Transit Oriented Development (TOD) Advisory Task Force as outlined in this report subject to City of Vaughan consideration.
2. Council nominate the Region's TOD Advisory Task Force members.

2. PURPOSE

The purpose of this report is to seek Council approval for the Terms of Reference for establishing of a Spadina Subway TOD Advisory Task Force (Task Force).

3. BACKGROUND

On June 21, 2007, Council endorsed the draft Terms of Reference (TOR) and membership composition for the Task Force and circulated the same to the City of Vaughan for review and comment. The staff report provided a detailed description of the purpose of the Task Force and its composition.

4. ANALYSIS AND OPTIONS

Terms of Reference for the TOD Advisory Task Force have been finalized

The draft Terms of Reference approved by Council on June 21, 2007 were circulated to the City of Vaughan for comment. Staff met with the CAO's office and the Commissioner of Planning for the City of Vaughan to review the initial draft terms. The terms of reference were redrafted by Vaughan and staff has had an opportunity to review the proposed changes.

The Vaughan redraft pulls some of the specific TOD principles outlined in the Regional document into general sections on the goals and objectives of the Task Force. We believe this improves the TOR and provides more latitude to the Task Force to exercise its mandate. The Vaughan draft also clarifies the relationship between the role and responsibilities of the Task Force and the regulatory planning role of staff and Councils. Concern over this relationship was expressed by the Vaughan Rapid Transit Committee members in the June meeting.

The Vaughan redraft identifies the station environments as the primary focus of the work of the Task Force. The draft does acknowledge that the scope of the Task Force's activities can also encompass lands within a 5 to 10 minute walk of the stations, which would effectively cover the Tax Increment Financing (TIF) district along the subway corridor. Vaughan staff felt that the Task Force could play a particularly effective role with respect to the 407 transitway station in advocating transit supportive development on lands controlled by provincial stakeholders.

Following review of the changes, minor adjustments were made to the TOR and staff is recommending the attached TOR (*see Attachment 1*) to Committee and Council for endorsement. The City of Vaughan will be considering approval of the Task Force TOR at their Committee of the Whole, October 15th, prior to the final TOR coming before Regional Council on October 18th. Once endorsed, Vaughan Council will identify their list of members.

Appointees to the Task Force will engage with area stakeholders within the station environments and along the subway corridor to promote transit oriented development opportunities, transit integration, and encourage appropriate urban form. Task Force members will meet on a regular basis to review activities, identify issues and opportunities and, as appropriate, consider and make recommendations to Regional and City Councils.

The City of Vaughan is considering approval of the Task Force TOR prior to Regional Council on October 18th, and subject to their endorsement, will identify their list of members.

Council should nominate its members to the Task Force (*see Council Attachment 2*)

The first meeting of the TOD Advisory Task Force to be scheduled in November
The inaugural meeting of the Task Force will be scheduled in late November.

5. FINANCIAL IMPLICATIONS

Achieving the development potentials along the corridor is a critical component of the financing strategy for the Region's portion of the capital funding for the Spadina subway extension. The increased densities will deliver additional revenues in support of the

subway through Tax Increment Financing instruments, as well as through tax levies. The Task Force will be vital to the achievement of the density objectives along the corridor that will generate revenue support. Financing issues associated with the development densities will be the subject of a future report to Council.

Incidental costs associated with running the Task Force through its first year will be accommodated through the administration and overhead budgets of the York Region Rapid Transit Corporation (YRRTC).

6. LOCAL MUNICIPAL IMPACT

The Task Force will advise, advocate and make recommendations to York Region on TOD matters. The Task Force will work with all stakeholders to assure TOD principles, goals and objectives are being adhered to and that all measures have been taken to reduce the reliance on the automobile and maximize the use of transit in the Spadina subway corridor. The Task Force's role is intended to support the existing and future policy framework in the Spadina subway corridor. Municipal and Regional approvals processes will continue in their normal course.

7. CONCLUSIONS

Prior to Regional Council, The City of Vaughan will have received the final Terms of Reference for the TOD Advisory Task Force, and subject to their approval, will identify their representatives.

The Task Force's role is to act as an effective and objective body to provide oversight and guidance to the Region and the City of Vaughan with respect to achieving transit supportive development along the Spadina Subway corridor. The Task Force's role is vital to achieving the appropriate urban form at the station environments and along the Spadina subway corridor as well as the achievement of the densities required to generate the financial support for the funding of the Spadina subway extension through TIF instruments and tax levies.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)