

THE REGIONAL MUNICIPALITY OF YORK

**REPORT NO. 1
OF THE REGIONAL
SPADINA SUBWAY TRANSIT ORIENTED DEVELOPMENT
ADVISORY TASK FORCE
MEETING HELD ON MAY 27, 2008**

**For Consideration by the
Rapid Transit Public/Private Partnership Steering Committee of
The Regional Municipality of York
on June 12, 2008**

Chair: Mayor L. Jackson

Members: Regional Councillor M. Ferri
Regional Councillor J. Frustaglio, Vice Chair
Councillor S. Yeung Racco
Regional Chair B. Fisch, ex officio

Absent: Regional Councillor G. Rosati

Regional Staff: P. Casey, N. Garbe, H. Konefat, K. Llewellyn-Thomas, P. May

Rapidco Staff: D. Albers, D. Clark, J. Hulse, S. Tuckey, M.F. Turner, K. Webber

Others: R. Staples, YC2002; W. McEachern, R. McQuillin, B. Robinson,
City of Vaughan

The Spadina Subway Transit Oriented Development (TOD) Advisory Task Force began its inaugural meeting at 2:01 p.m. on May 27, 2008.

1

UPDATE - COMMITTEE PROCEEDINGS

The Spadina Subway TOD Advisory Task Force advises the Rapid Transit Public/Private Partnership Steering Committee of the following matters having

been considered by the Spadina Subway TOD Advisory Task Force with the following action:

ELECTION OF CHAIR AND VICE CHAIR

1. The Committee elected Mayor Jackson as Chair and Regional Councillor Frustaglio as Vice-Chair of the Spadina Subway TOD Advisory Task Force.

PRESENTATION AND DISCUSSION ITEMS

1. Spadina Subway Transit Oriented Development (TOD) Advisory Task Force

The Senior staff were introduced as follows:

Mary-Frances Turner, Vice-President, York Region Rapid Transit Corporation, (Rapidco)

David Clark, Chief Architect, Rapidco

Susan Tuckey, Chief Financial Officer, Rapidco

Jon Hulse, Chief Engineer, Rapidco

Dale Albers, Chief Communications Officer, Rapidco

Katherine Webber, Project Assistant, Rapidco

Rick Staples, Deputy Project Director, York Consortium 2002

Neil Garbe, Director of Strategic Planning, Office of the CAO

Katherine Llewellyn-Thomas, Commissioner of Transportation Services

Paul May, Director, Infrastructure Planning, Planning and Development Services

Roy McQuillin, Manager of Corporate Policy, Vaughan

Wayne McEachern, Manager, Policy Planning, Vaughan

Bill Robinson, Commissioner, Engineering and Public Works, Vaughan

Roles and responsibilities of the task force

Ms. Turner noted the role of the Task Force is to engage with area stakeholders within the station environments and along the subway corridor to promote transit oriented development (TOD) opportunities, transit integration and encourage appropriate urban form. The Task Force members will meet on a regular basis to review activities, identify issues and opportunities and, as appropriate, consider and make recommendations to Committee and Council.

2. Project Status and Review

Rick Staples provided an overview of the intermodal terminals and the Spadina Subway extension alignment north of Steeles Avenue. The station locations will be at the Steeles West Station, the Highway 407 Transitway Station, and the Vaughan Corporate Centre. The different methods of construction were reviewed (cut and cover and tunnelling) along with the various surface impacts at stations.

Ms. Turner stated the Regional responsibilities as “Surface Project Manager” include the co-ordination and delivery of surface transit and transit related facilities; property acquisition; and the planning, co-ordination and delivery of TOD. The role of the TTC will be to construct the tunnel.

David Clark commented on the following property matters:

- **Steeles West Station District**

Discussions have been held with the TTC, Toronto and York University Development Corporation. A TTC Subway integration study is underway to look at bus terminal options and promote TOD principles. The Task Force was also provided with a status update relating to the UPS property and associated Vaughan and Toronto and Region Conservation Authority lands. The historically-significant portion of the Black Creek Pioneer Village lands was also noted.

- **Ontario Hydro Corridor**

A meeting is to be held with Ontario Hydro and Ontario Realty Corporation (ORC) to discuss subway requirements and impacts. A risk assessment will be issued with options relating to the road placement around the tower and other infrastructure required in the hydro corridor.

Staff was asked to provide the Task Force members with a list of contacts at ORC.

- **407 Provincial Lands**

The 407 lands have been identified as the preferred location for an intermodal station by the Ministry of Transportation. The Task Force inquired about the future opportunities for TOD and potential and enhanced intermodal opportunities such as access to the 400 series highways and a park and ride facility. Staff will be meeting with the 407

ETR and MTO staff in order to obtain the necessary approvals over the next year for the subway infrastructure. MTO has agreed to host the major staging area for the tunnel boring equipment in this area. The balance of the site is being held by MTO for a future operations and maintenance garage associated with the 407 rapid transit corridor. Opportunities for TOD are limited due to the protection for the corridor.

• **Vaughan Corporate Centre – Toromont, Bental and Smart Centres**

Mr. Clark and Ms. Turner noted that discussions have been held with Toromont, Bental and Smart Centres. The following next steps were identified:

- confirm Toromont acceptance of the re-alignment and timing for re-location;
- confirm Bental acceptance of re-alignment and development program;
- identify tunnel extraction requirements;
- negotiate terms, enter into agreements;
- prepare and submit Environmental Assessment Amendment, if required;
- examine subway intermodal connections and timing.

The Task Force was advised that the TTC has retained Project Management Consultants, Project Controls Consultants, and the Steeles sewer re-alignment contract has been let. A copy of the Downsview to Vaughan Centre Preliminary Schedule was provided.

The Task Force inquired as to the involvement of the TTC, Toronto and York University Development Group. Rapidco staff were asked to ensure the Task Force's comments were provided to these groups and that their comments would be brought back to the Task Force.

Staff requested the Task Force members be involved in shaping Vaughan OPA 620 to get infrastructure in place between now and October. Discussions with ORC, Toromont and Bental should continue in order to assist with opportunities for development applications.

Moved by Councillor Yeung Racco, that the presentation be received.

CARRIED

3. Municipal Technical/Policy Co-ordination

Status of Vaughan Corporate Centre Official Plan Policy Update and Streetscape Master Plan

Wayne McEachern, on behalf of John Zipay, Commissioner of Planning, Vaughan, provided a status update on the following:

- Vaughan Corporate Centre Official Plan Policy and the Streetscape and Open Space Master Plan.

Mr. McEachern referred to the Provincial Growth Plan, "Places to Grow"; the York Region Official Plan, City of Vaughan OPA 500 and Highway 7 OPA 663. He noted that the VCC draft Streetscape and Open Space Master Plan is currently being circulated for comments to external agencies.

- Status of OPA 620

The Steeles Avenue West Plan (Jane Street to Keele Street, OPA 620), has been approved by York Region and the Ontario Municipal Board. Mr. McEachern noted that the property issues respecting the UPS lands are resolved. He stated that one of the next planning steps is to amend the General Zoning By-law.

- Status of OPA 620 Servicing

Bill Robinson, Commissioner of Engineering and Public Works, Vaughan, provided an update on the servicing for OPA 620. Public meetings are scheduled for the fall of 2008. The servicing strategy is to be completed in the next 6-8 months.

- Status of Toronto and Region Conservation Authority Discussions

Mr. Robinson stated that the TRCA has reviewed the draft document and met with the consultant. Additional information is being provided regarding archaeological investigation, flood plain analysis, erosion and integration of the Black Creek Master Plan. A final report will be prepared.

Moved by Regional Councillor Ferri, that the presentations be received.

CARRIED

4. Communications – Co-ordination and Communication Plan

Dale Albers informed the Task Force that a communication plan is being prepared including the protocol relating to federal and provincial funding announcements.

The Task Force members were requested to refer requests from the media to Mr. Albers, as the spokesperson for issues relating to the Spadina Subway to ensure a consistent and co-ordinated response and to ensure the communication plan is followed.

Staff is to forward the communication plan and protocol information to the Task Force members prior to the next meeting.

5. Next Steps

The next meetings of the Spadina Subway TOD Advisory Task Force will be held on:

- October 21, 2008, at 2:00 p.m.
- December 2, 2008, at 2:00 p.m. (*under review*)

in Committee Room A, York Region Administrative Centre, Newmarket.

The Spadina Subway TOD Advisory Task Force adjourned at 4:19 p.m.

Respectfully submitted,

**May 27, 2008
Newmarket, Ontario**

**L. Jackson
Chair**

Karin Price, Committee Co-ordinator
Tel. (905) 830-4444 x 1322