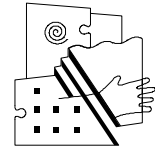


# M e m o

257 Adelaide Street West, Suite 500, Toronto, Canada M5H 1X9  
T 416.340.9004 F 416.340.8400 E tsmith@urbanstrategies.com



URBAN STRATEGIES INC.

Date: January 9, 2003 Project number: 02050

Project: Steeles Corridor Land Use Review

From: Tim Smith

To: Project Team Attention:

Subject: Current Land Use Regulations

Below is a summary of the current Regional and City planning regulations that apply to the Steeles Corridor lands between Keele and Jane. The City of Toronto's key land use policies for the York University property fronting Steeles are also summarized.

## York Region Official Plan

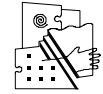
The Regional Official Plan locates the study lands in an Urban Area adjacent to a Regional Corridor (Steeles). Corridors are defined as mixed-use transit spines that link urban and regional centres. A mix of housing and employment uses is encouraged along Regional Corridors. Area municipalities are encouraged to examine corridors comprehensively and identify opportunities for mixed use and higher densities. Development on corridors shall address the following criteria:

- a) identify the function of each section of the corridor;
- b) establish a range of residential unit types, tenures and commercial uses, including retail, offices and services;
- c) establish density and performance standards to encourage mixed-use residential and commercial building forms, in addition to single-use buildings, with particular attention to creating public spaces at grade;
- d) establish consistent setback provisions to encourage a continuous building form adjacent to the street right-of-way;
- e) establish site-specific parking requirements that recognize the level of planned transit service...

The remaining criteria address the matters of street parking (discouraged) and streetscaping.

## City of Vaughan Official Plan – OPA 450

OPA 450 contains a comprehensive set of policies for Vaughan's employment areas, which include the study area. Two land use designations apply to the study area. The south half, along Steeles, is designated Prestige Area, and the north half is designated Employment Area General.



As stated in the plan, Prestige Areas are characterized by their high visual profile and accessibility. One of their purposes is to provide opportunities for employment intensive uses that will take advantage of and support the transit system. Prestige Areas shall generally be developed with larger lots, and minimum unit sizes may be required to support the prestige environment. A wide range of industrial, office, business and civic uses shall be permitted, but no outside storage of goods or materials shall be permitted. Vehicular access shall generally be from internal road networks.

The only significant difference between a Prestige Area and an Employment Area General is that uses which require outside storage or which would be undertaken outdoors are permitted in the latter.

### **OPA 529**

OPA 529 translates the City of Vaughan Higher Order Transit Corridor Protection Study—York University to the Vaughan Corporate Centre into Official Plan policies. The policies that amend OPA 450 are attached. One of their main purposes is to trigger our study and set out the terms of reference for the study. The other purpose is to identify the bus terminal and commuter parking access and make it a policy that these lands be acquired by a public authority (which has happened).

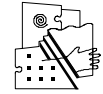
OPA 529 recognizes that development may proceed in advance of our study on the lands east of the Glen Steeles industrial properties (the westerly two industrial buildings of the four existing) over to Keele. In such a case, development applications shall be evaluated in terms of their impact on future road connections between the Hydro corridor and Steeles and on transit-related off-street facilities. None of the policies is intended to delay, prevent or constrain development on the “Remaining Parcels” (i.e., properties east and west of the bus station site) in accordance with existing policies and zoning.

### **City of Vaughan Zoning By-law 1-88**

The study lands are zoned EM1 – Prestige Employment Area, with the exception of the site at Jane and Steeles, which has a C1 (Restricted Commercial) designation.

The following uses are generally permitted in an EM1 zone:

- employment use (warehousing, manufacturing, processing, assembly, data processing, research and development, printing and publishing)
- accessory retail to an employment use
- accessory office to an employment use
- banquet hall
- bowling alley
- business and professional offices, excluding medical
- clubs, health centre
- convention centre, hotel, motel
- funeral home
- car brokerage



- office building
- recreational uses
- service and repair shop

In addition to the above, eating establishments (including take-out), banks and financial institutions, and medical offices are permitted on the Glen Group lands roughly in the middle of the study area.

Below are the zoning standards that apply in an EM1 zone.

Minimum lot frontage:	36 metres
Minimum lot area:	3,000 square metres
Minimum front yard:	6 metres (9 metres along an arterial)
Minimum rear yard:	12 metres
Minimum interior side yard:	6 metres (3 metres where a mutual driveway is provided)
Minimum exterior side yard:	6 metres (9 metres along an arterial)
Maximum lot coverage:	60%
Maximum height:	15 metres (may be exceeded if minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional height)

There are no density provisions in the by-law for employment uses.

In a C1 zone, a wide range of commercial and institutional uses is permitted and the following standards apply:

Minimum front yard:	9 metres
Minimum rear yard:	15 metres
Minimum exterior side yard:	9 metres
Maximum lot coverage:	50%
Minimum lot depth:	60 metres
Maximum height:	11 metres

### **City of Toronto Official Plan – York University Secondary Plan**

On the south side of Steeles, the York University Secondary Plan designates a band of land around the north end of the campus, to a depth of about 150 metres, as Institutional Area 'B' (see Map 10-1 below). These lands are intended for primarily institutional and commercial uses. The commercial uses permitted include offices, hotel and convention centre and accessory retail and service commercial uses. Light industrial uses associated with research and development are also permitted, as are recreational, institutional and cultural facilities. Student housing is not permitted.

Development applications for sites in Institutional Area 'B' must include a detailed Context Plan that indicates how the objectives of the Secondary Plan will be met.

Map 10-2 below indicates the general location of future collector roads to serve the campus and future development.

There are no specific built form policies in the plan, but policies regarding density transfers and stacking set a maximum site density of 2.5 times the lot area.

