

## Campus retail/office complex receives go ahead

The York community will have a greater variety of on-campus retail outlets and services within footsteps when the University's new retail/office complex is completed in late 1990. And, fear not, it will blend architecturally with surrounding academic buildings and will bear little resemblance to a suburban mall.

The Board of Governors has approved the York University Development Corporation's (YUDC) plan to build an on-campus retail shopping/office complex designed to blend with the academic environment of the University. Construction of the retail/office complex is expected to begin this Spring and would be completed by late 1990. When finished, it will form part of the University Common, an open-space area designed at the centre of University activity. In addition to landscaped open space, the University Common will feature an amphitheatre designed for convocations and other activities.

The complex, to be called York Lanes, will consolidate existing on-campus retail services and include the York University Bookstore. There will also be space for additional retail services and offices. "Existing retail operations, as well as new business are expected to improve com-



mercial and service-oriented choices at York," says Ron Hunt, YUDC Director of Development.

Mr. Hunt says potential office tenants include university-related research companies and private sector firms which can benefit from being located at the Univer-

sity. "We also anticipate that many faculty members requiring office space for research purposes will take advantage of this opportunity."

The new facilities will provide 44,000 square feet of main-floor retail space, plus the projected 26,000 square-foot book-

store on two levels.

The Board's decision was based on recommendations from YUDC. Initial market studies showed that the campus could accommodate 80,000 to 180,000 square feet of additional service/commercial/retail space. "The decision was made to provide a conservative initial expansion and allow the marketplace to identify future requirements over time," according to Mr. Hunt.

"Lease revenues on the space are anticipated to fully fund the complex on a conventional lending basis," says YUDC Vice-President Greg Spearn, "and minimize any financial impact to the University."

Before construction begins, York will require adequate financing and a certain minimum level of committed leases. The project will sit upon a 2-acre site with a 50-year ground lease from York to YUDC based on a market rate of return on the land over the life of the lease.

"YUDC believes that this project will form an integral part of campus activity in the future, particularly with its close proximity to the new Student Centre," says Mr. Hunt. "It will begin to provide an expanded range of services to maintain York University's position as one of the top universities in the country."

## Secondary Plan to assess University growth

In a cooperative effort York University, the City of North York, surrounding community groups, and North York and Metro Council representatives are assessing the ability of North York to provide services for York's future development. Known as the Secondary Plan, a large portion of this work will be undertaken in order to determine the impact of development on the surrounding municipal infrastructure.

The Plan's terms of reference (approved by North York Council, Sept. 6, 1988) comprise three stages.

### Stage One

Now complete, Stage One identified existing service capacities (sanitary and storm sewage, traffic, parks and recreation etc.). It also assessed the Bramalea proposal with a view to considering zoning and official plan amendment processing of the Bramalea project prior to finalizing the Secondary Plan. The decision to proceed separately with Bramalea was approved by City Council on Oct. 3, 1988.

### Stage Two

a. To define the ultimate planned level of

development.

b. To address and define specific limits to service capacity, to assess the impact of development on servicing infrastructure and to identify planning "checkpoints" where servicing reviews will be required.

c. To identify what increased traffic volumes can be accommodated through specific road improvements and to look at implications of regional growth.

d. To assess requirements for built form, land use distribution and phasing.

e. To identify ultimate park requirements and their optimum location.

### Stage Three

A draft of the Secondary Plan will be drawn up using data from stages one and two. It should outline maximum amounts of development, staging and phasing requirements, conditions of development on subsequent phases, servicing requirements, land use patterns etc., taking into account the impact on the surrounding community. This plan will then be reviewed through the normal public hearing process prior to ultimate approval by the Minister of Municipal Affairs.

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