

Cornell Secondary Plan Review

Revised Draft



Development Services Committee

Part A

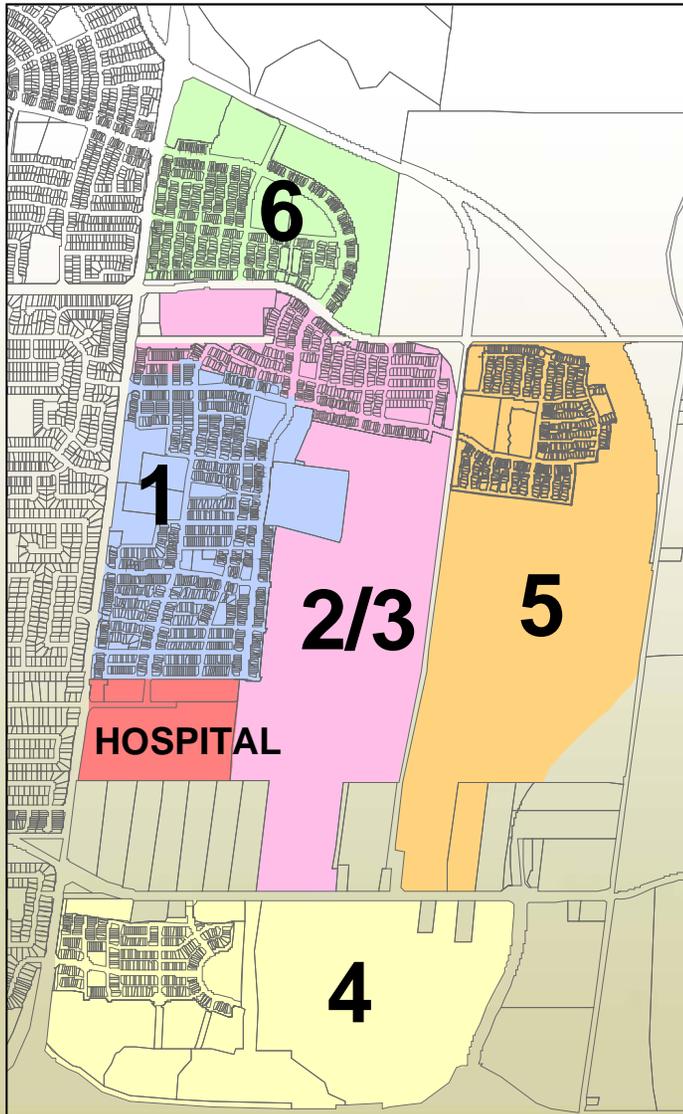
April 10, 2007

Development to Date



- 1993 Original Master Plan by Andres Duany
- Secondary Plan adopted by Council in 1994
- 1996 Law Developments option to purchase Cornell lands from ORC
- 1997-2000 development of Phase 1
- 2000 Law Developments and partners purchased remaining lands

Development to Date (cont'd)



2001 to Present

- Town approval of draft plan of subdivisions in areas 2/3, 4, 5 and 6
- Introduction of various issues affecting relevance of current Secondary Plan

Secondary Plan Update Required

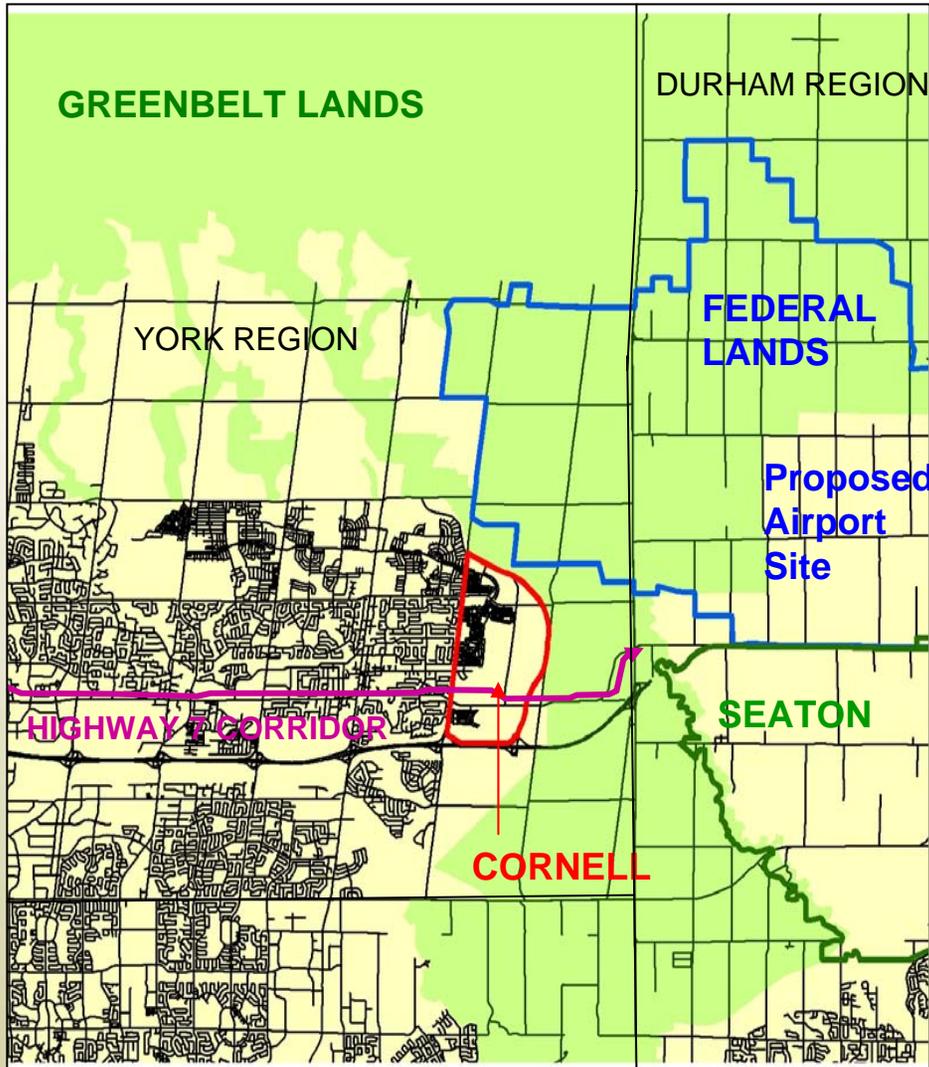
- To bring the Secondary Plan into conformity with current Provincial and Regional policy directions
- To finalize the location and total amount of parkland and open space
- To integrate other current initiatives:
 - Master Plan for the Markham Stouffville Hospital
 - East Markham Community Centre
 - York Transit Plan/VIVA
 - Recommendations of the Eastern Markham Strategic Review
- To respond to developer requests to allow grade-related housing not served by rear lanes

Provincial Growth Plan for the Greater Golden Horseshoe requires Compact Development and Intensification



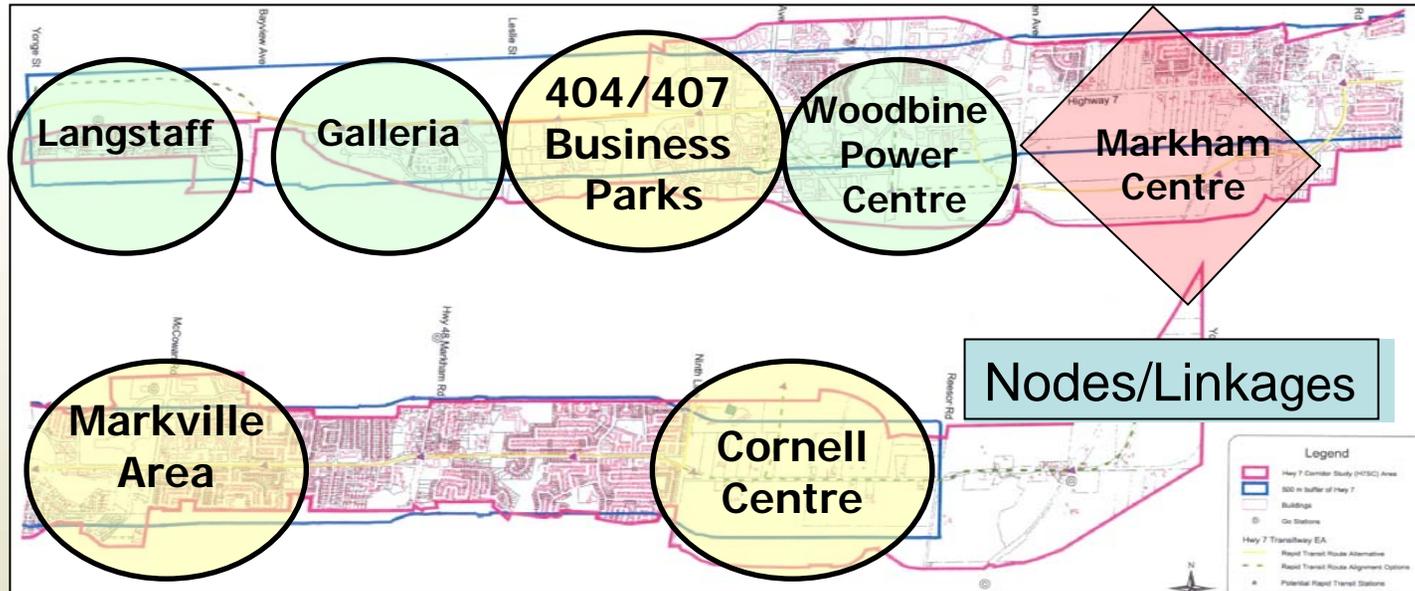
- Efficient use of land
- Balance of employment and residential uses
- Intensification within current urban boundaries
- Target of 40% of new residential growth directed to existing urban areas
- Intensification Corridors to be key focus of transit and infrastructure investment

Region of York Policy Directions



- Amendment No. 43 to Regional Official Plan begins to implement provincial policy direction
- “Centres” and “Corridors”
- Density target for Centres and Corridors – 2.5 X coverage
- 30% of new residents to be accommodated in built up areas
- Local municipalities to determine “Key Development Areas” where infill and intensification will occur along Regional Corridors
- Local (i.e. Markham) planning policies required to be consistent with Regional Official Plan

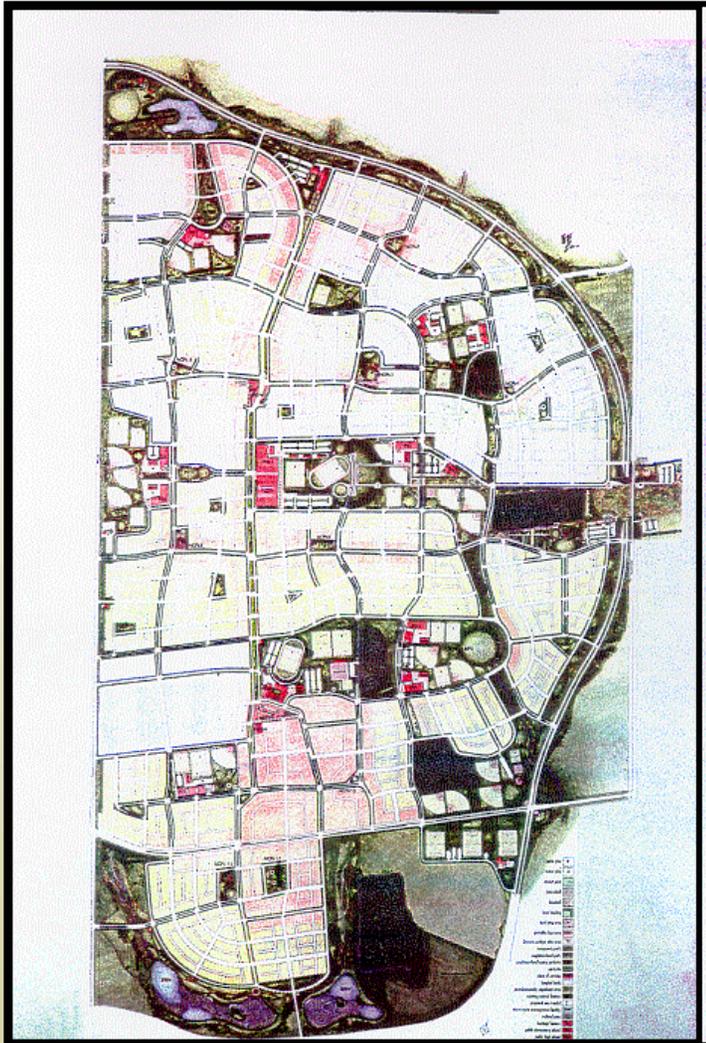
Town of Markham Highway 7 Corridor Study



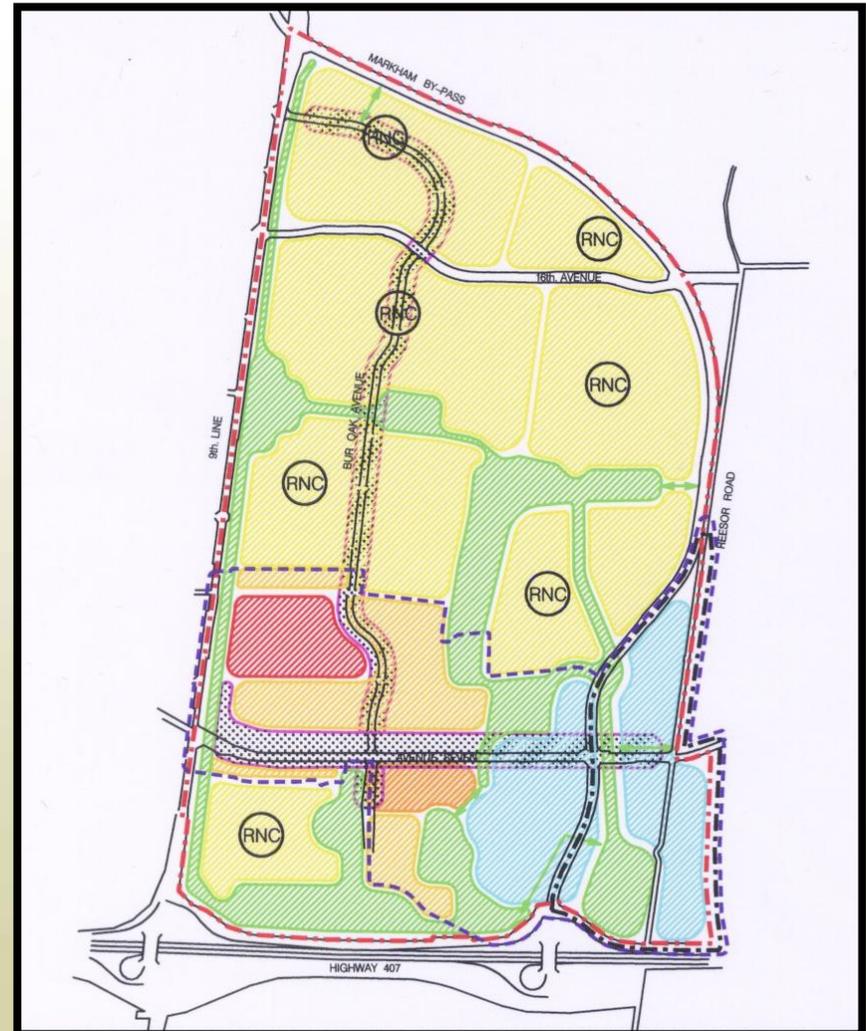
- To bring Town of Markham Official Plan policies into conformity with Provincial and Regional policy directions
- Highway 7 corridor through the Cornell Community identified as a “key development area”

Updated Parks and Open Space Master Plan

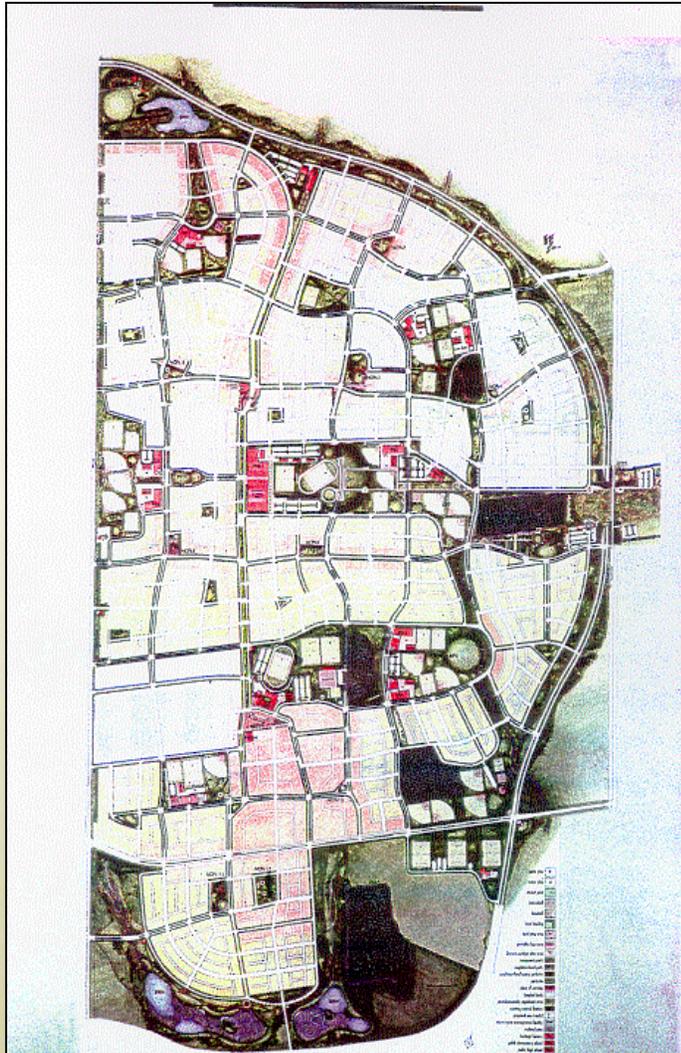
1995 Master Plan



Community Structure, 2006 (draft)



1995 Master Plan



ORC Development Agreement (1996)

- Implements 1995 Open Space Master Plan
- 6 acres/1000 persons of parkland
- 5 acres/1000 dedication
- 1 acres/1000 purchase by Town
- preservation of 5 woodlots (no conveyance)
- Extension of Woodlot south of Hwy. 7 (no conveyance)
- 9th Line Greenway
- By-Pass Greenway

School Site Agreement, 1997

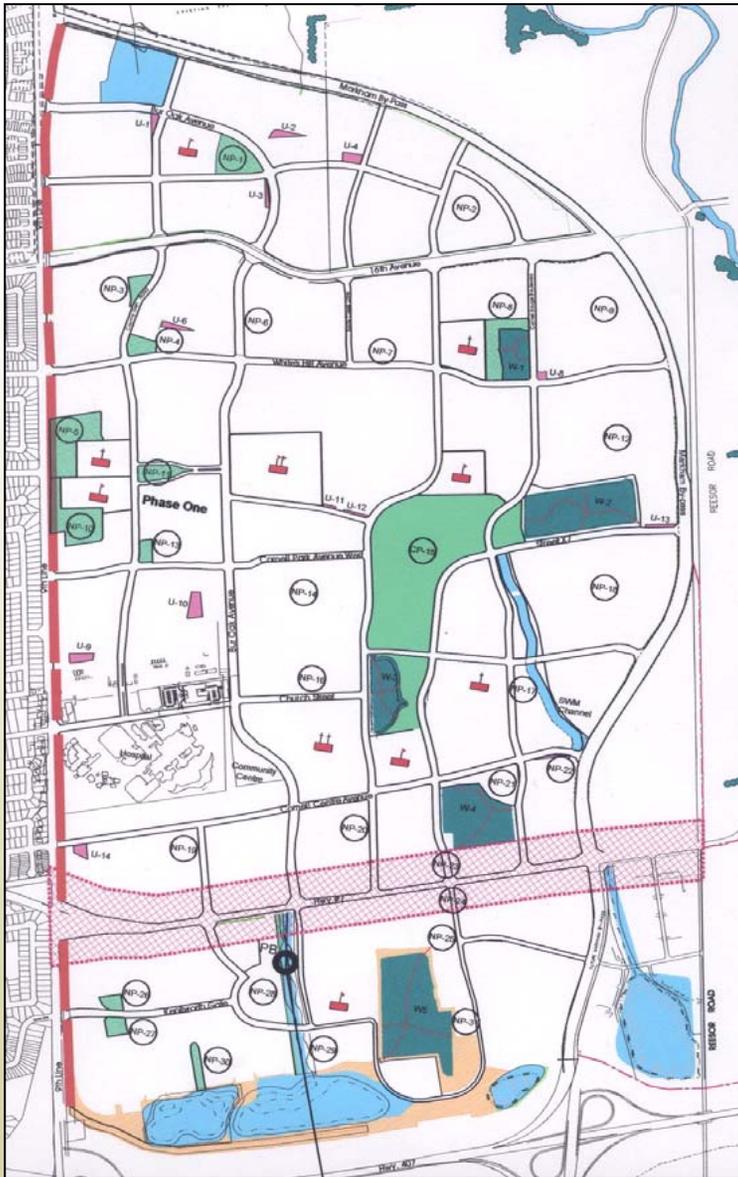
(Law Development Group)

- Dedication of 2 school sites (20 acres)
- Facilitated conveyance of other school sites to Town for parks
- Acknowledged need for revision of Open Space Master Plan
- Parkland Dedication at 5 acres/1000 persons
- 135 acre approximate total parkland dedication (less 20 acres school site lands)
- Dedications beyond Parkland Dedication:
 - 6 acres Urban Open Space
 - 9th Line Greenway
 - Woodlots and stormwater management facilities

Draft Open Space Master Plan 2002



Draft Open Space Master Plan, 2006 (to be finalized)



Draft Cornell Master Parks Agreement (Council endorsed May, 2006)

- 137.5 acres to be dedicated, consisting of:
 - 20.0 acres school site lands
 - 106.58 acres of open parkland
 - 9.23 acres trail lands in woodlots
 - 1.69 acres (\$650,000.00 value equivalent 2004) infrastructure in lieu
- Woodlot trail construction
- Trail entry features
- Pedestrian Bridge linking neighbourhood residential lands to Commercial Centre

Draft Cornell Master Parks Agreement (cont'd)

- Cash-in-lieu of parkland for high density lands along Hwy 7 in Cornell Centre in accordance with Town By-law
- Removal of existing Markham By-pass roadbed in Community Park
- 6 acres Urban Open Space
- 41.97 acres remaining woodlot and buffer lands
- Woodlot expansion area and stormwater management lands (29.66 ac)
- 9th Line Queen's Golden Jubilee Greenway (6.4 ac)
- Additional clause added re: facilities and structures

Residential Use Permissions



- Currently 100% lane-based
- Requests to consider non lane-based housing
- DSC Part A Presentation (Mattamy Homes) – November, 2006
- Staff Report – May, 2007

Public Consultation to Date

- **April, 2005** Part A presentation to DSC
- **June, 2005** Community Information Meeting hosted by Ward Councillor
- **Workshops:**
 - January, 2006 – Built Form/Land Use
 - February, 2006 – Transportation
- **March, 2006** Presentation of draft Secondary Plan to DSC
- **April, 2006** Landowners Meeting
- **April, 2006** Presentations to Part A, DSC
 - *Neighbourhoods, Cornell Centre, Parks & Open Space*
 - *Transportation, Implementation Strategies*
- **April, 2006** Public Open House
- **June, 2006** Statutory Public Meeting

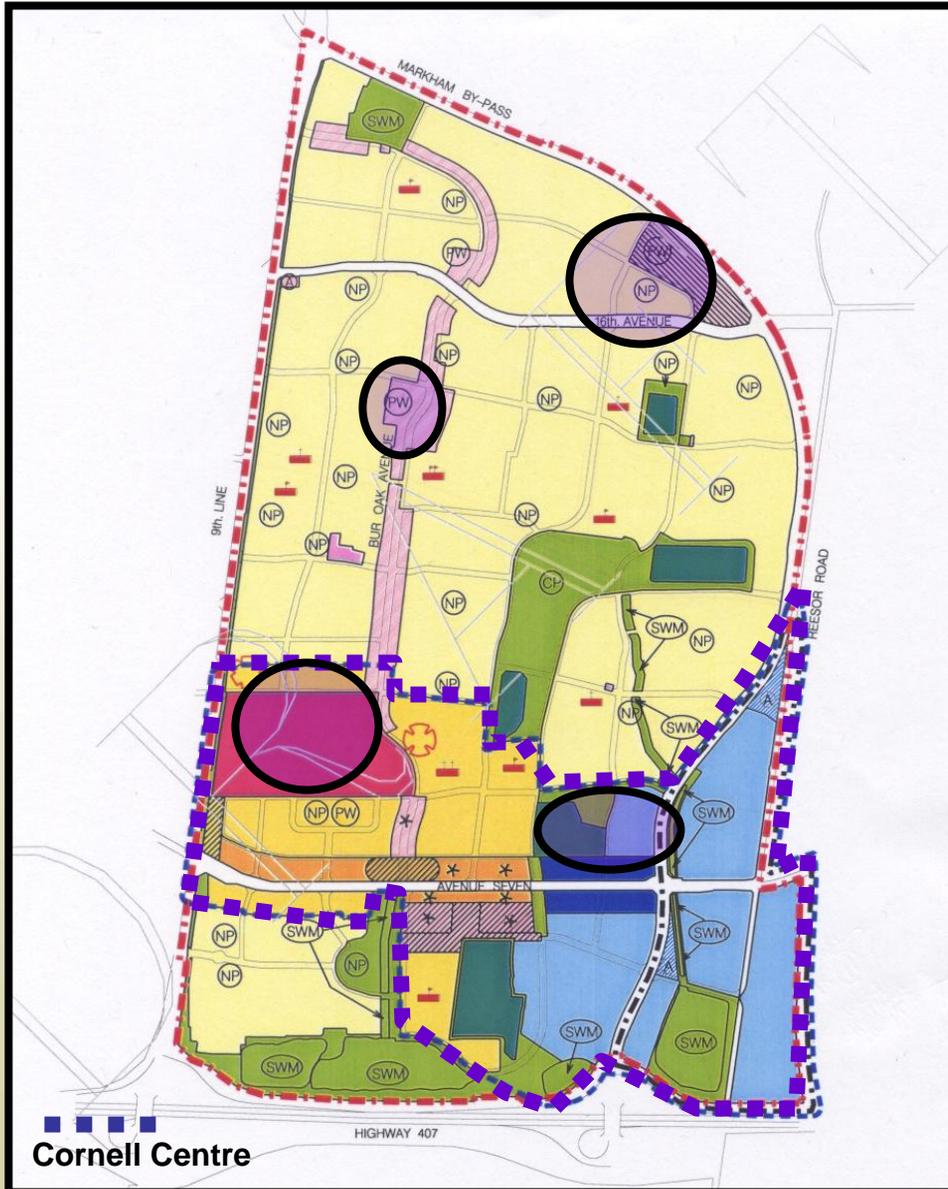
Cornell Advisory Group

| | |
|-------------------|--|
| May, 2006 | Overview of draft Secondary Plan; Development Activity |
| June, 2006 | Transportation Issues (9th Line, VIVA, etc) |
| July, 2006 | MSH Master Plan/CC & Library School Sites Community Concerns |
| Aug, 2006 | Cornell Tour |
| Sept, 2006 | Parks & Open Space Wellness Facility Tour |

Cornell Advisory Group (cont'd)

| | |
|------------------|---|
| Oct, 2006 | Development Activity Update |
| Nov, 2006 | Interface with Rouge Park |
| Dec, 2006 | Non Lane-Based Product |
| Feb, 2007 | Secondary Plan Revisions School Site Joint Use |
| Mar, 2007 | Provincial Growth Plan Lindvest Site Plan |

Proposed Changes to March, 2006 Draft



- North mixed use retail centre
- Lands between old and new By-Pass, north side of Ave 7
- Institutional designation
- Bur Oak place of worship site
- Additional school site (elementary)
- Additional place of worship site

Proposed Land Use Changes (cont'd)

- Reorganization of certain designations (e.g., “9th Line or Avenue 7 Corridor – Mixed Use” designation and Bur Oak Corridor designations)
- Cornell Centre mixed use retail centre - minimum requirements
- Minor changes to the Open Space system
- Addition of transit terminal symbol (RTT)
- Relocation of fire station



North mixed use
retail centre

**
PW
NP

9th. LINE

BUR OAK AVENUE

HEESOR ROAD

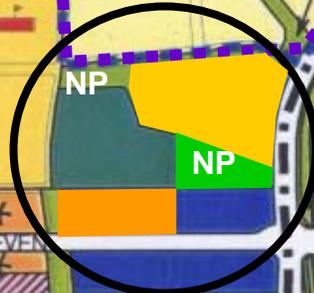
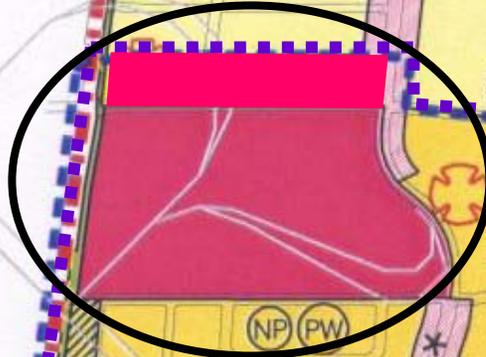
AVENUE SEVEN

HIGHWAY 407

Institutional Designation

Business Park Lands – north of Avenue 7

Cornell Centre



9th. LINE

BUR OAK AVENUE

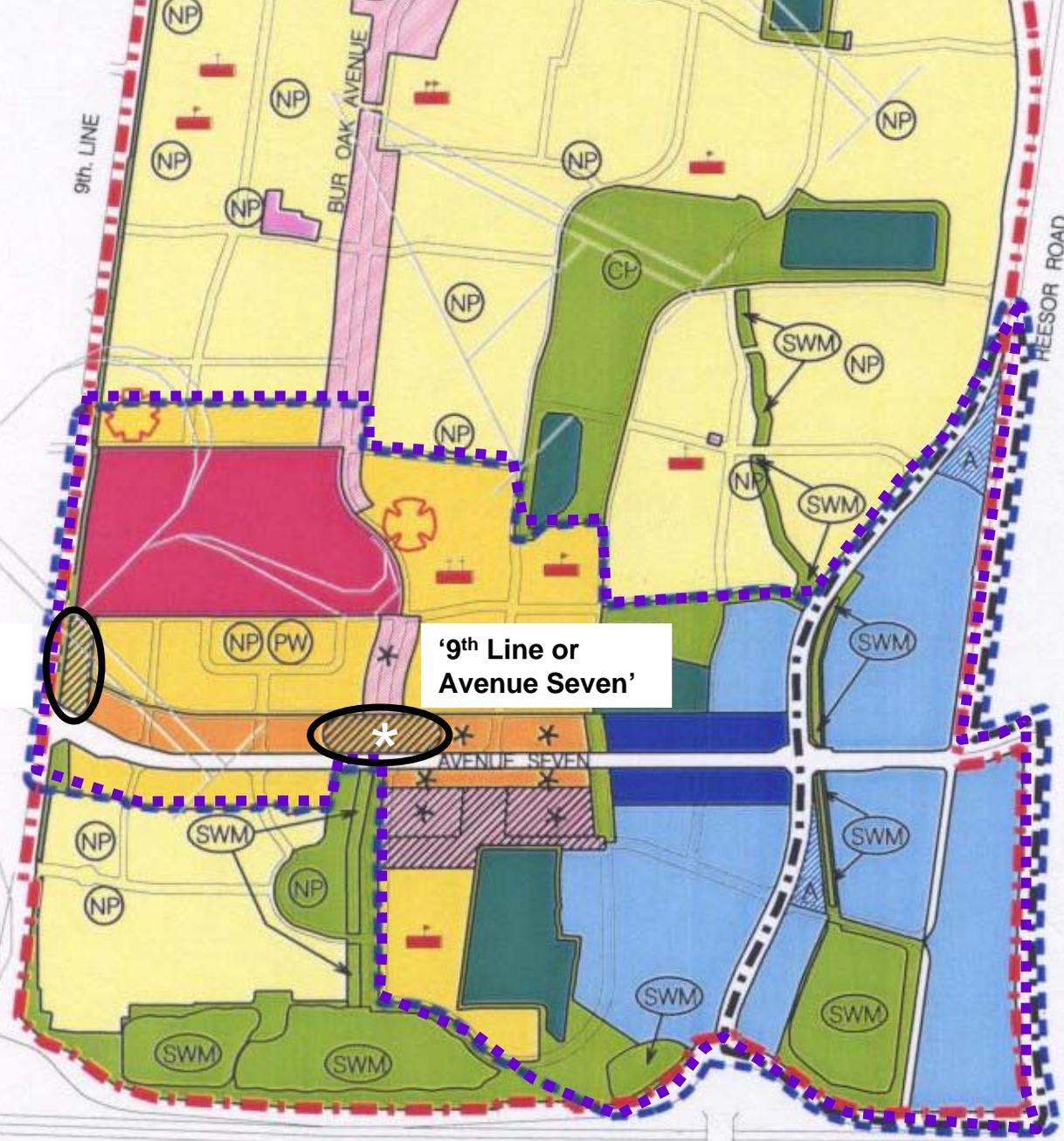
HEESOR ROAD

HIGHWAY 407

 Cornell Centre

'9th Line or Avenue Seven'

'9th Line or Avenue Seven'

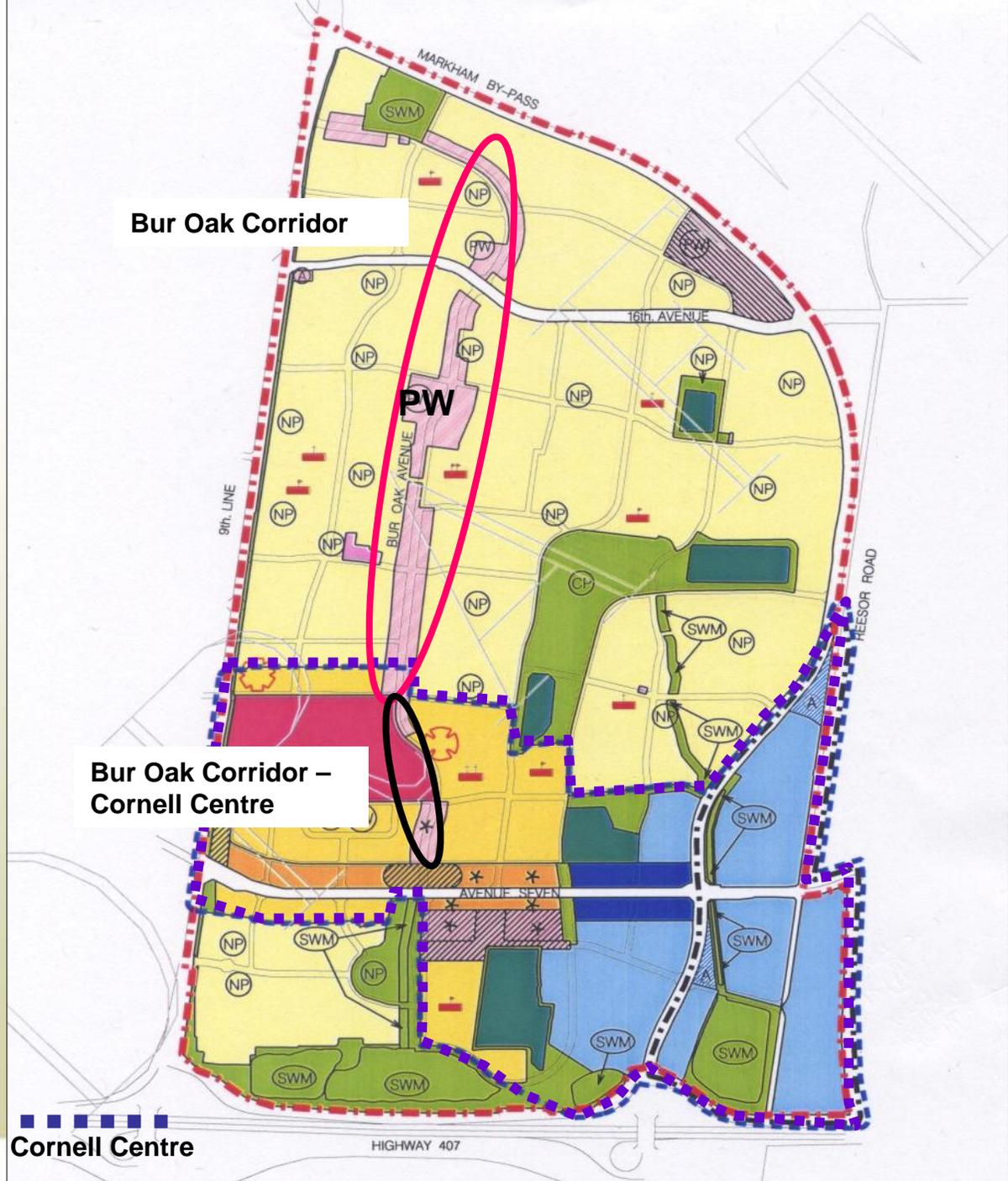


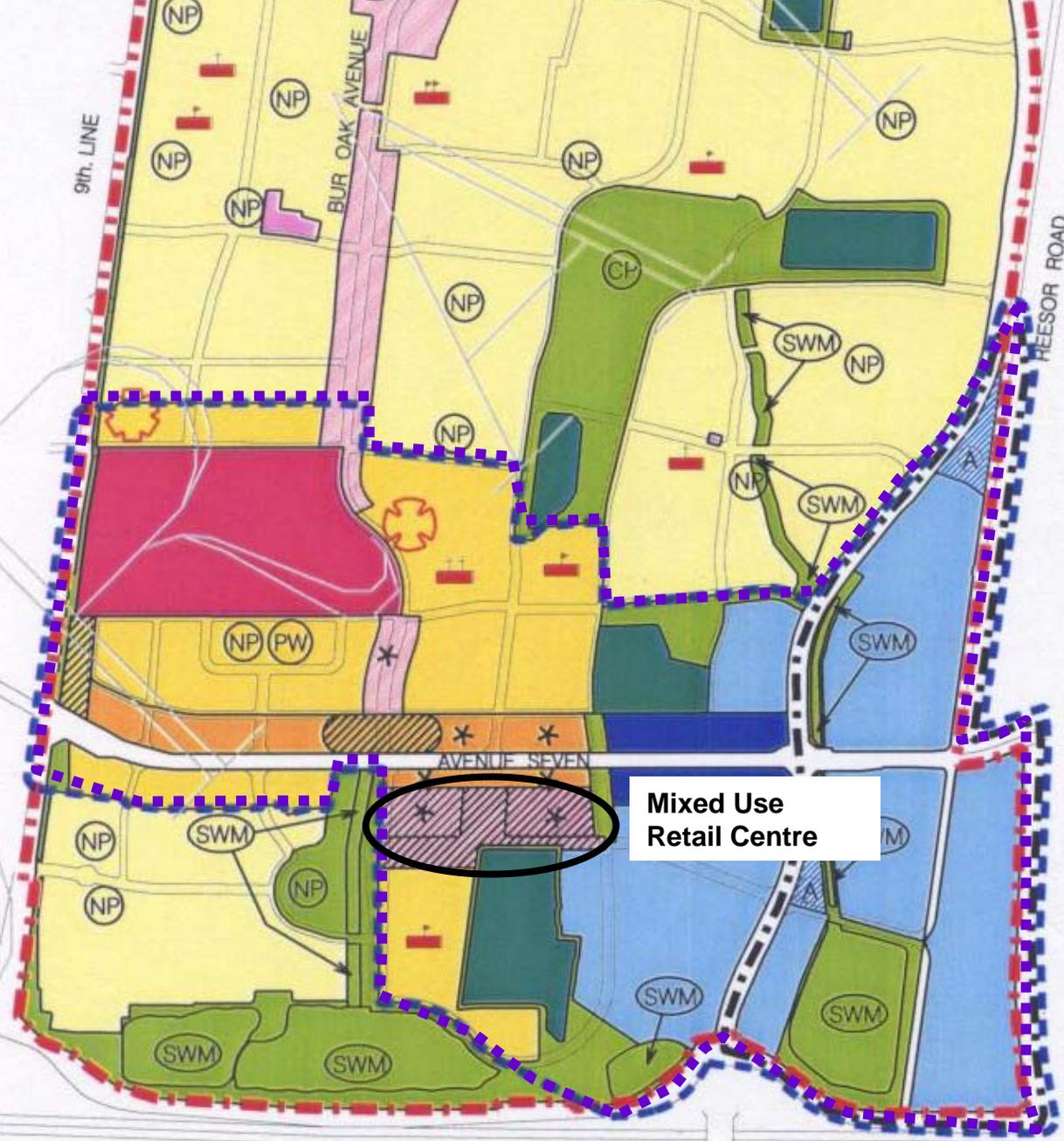
Bur Oak Corridor

PW

**Bur Oak Corridor –
Cornell Centre**

Cornell Centre





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Cornell Centre

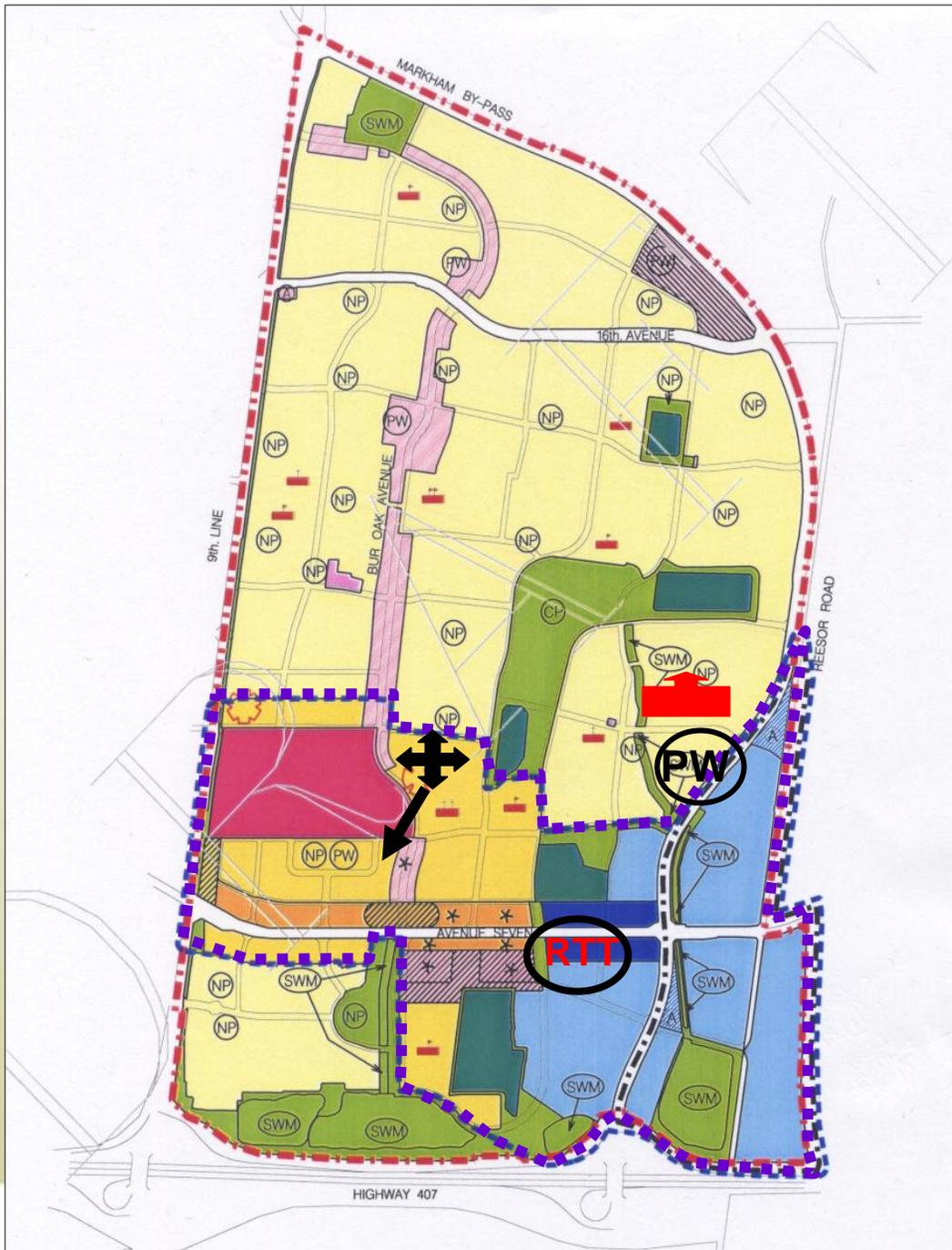
HIGHWAY 407

Mixed Use
Retail Centre

Changes to Open Space System

- Configuration of open space at SE 9th Line/Ave 7
- Delineation of stormwater channel north of Ave 7
- Confirmation of number/location of parks and open spaces as per updated Parks Agreement
- Linkages with Rouge Park





Other Land Use Changes

- Relocation of fire station
- Identification of rapid transit terminal site (RTT)
- Additional elementary school site
- Additional place of worship site

Policy Changes

- Certain designations reorganized/consolidated
- Inclusion of coach house policies from 1994 Secondary Plan
- Updated housing and employment targets

Population & Employment Estimates

| | Units | Population | Jobs |
|---------------------------|---------------|-------------------|------------------|
| OPA 20 | 10,000 | 27,300 | 8-10,000 |
| March 2006 Draft | 14,500 | 38,000 | 11-13,000 |
| April 2007 Revised | 16,000 | 40,000 | 11-13,000 |

Policy Changes (cont'd)

- **Open Space**

- Reference to Cornell Master Parks Agreement, and provision for cash-in-lieu credits

- **Transportation**

- Recognize Reesor Road as a collector road, with consideration for 'parkway' road design
- Acknowledge that Region of York may require dedication of lands for regional transit terminal in accordance with recent changes to Section 51, *Planning Act*
- Density bonusing provisions added

Matters Still Under Review

- Non lane-based product
- Townhouse permissions within Cornell Centre designations
- Requested changes to school site and park locations - Cornell Rouge lands

Major Studies Underway

- **Transportation Study** (completed 2007)
 - Undertaken to identify the transportation needs to support the development proposed in the draft Secondary Plan
 - Assumed 25% transit usage
 - Overall road network can accommodate forecast traffic
 - Avenue Seven planned rapid transit system critical in achieving 25% transit usage

Major Studies Underway (cont'd)

- Master Servicing Study
- Community Design Plan

Next Steps

- April 17, 2007 Staff report to DSC to authorize release of revised draft SP
- April, 2007 Circulation of revised draft SP
- May, 2007 Public Open House
- May, 2007 Resolution of outstanding matters
- May, 2007 Staff report (non lane-based product) to DSC and PM
- June, 2007 Council adoption

Next Steps

(following adoption of OPA)

Implementation

- Master Servicing Study
- Community Design Plan
- Comprehensive Block Plans
- Parking & Phasing Strategies and Plans
- Financial Strategy and Plan
- Sustainable Development Strategy
- Pre-Zoning

- *Note: Transfer of Highway 7 to York Region complete*

Discussion