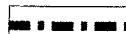
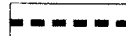





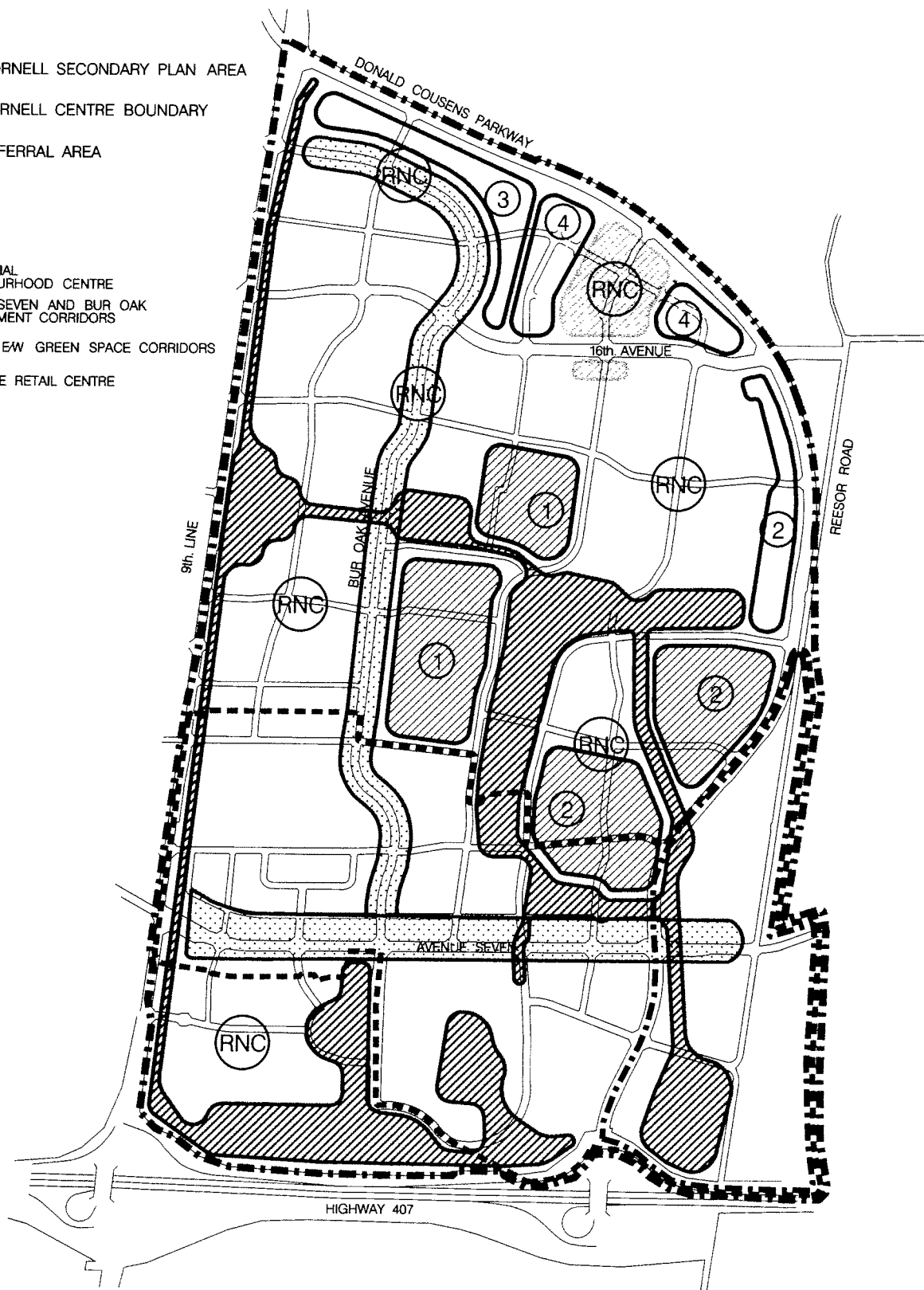




-  CORNELL SECONDARY PLAN AREA
-  CORNELL CENTRE BOUNDARY
-  DEFERRAL AREA

-  RESIDENTIAL NEIGHBOURHOOD CENTRE
-  AVENUE SEVEN AND BUR OAK DEVELOPMENT CORRIDORS
-  NS AND EW GREEN SPACE CORRIDORS
-  MIXED-USE RETAIL CENTRE



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LANDS WITH POTENTIAL FOR NON LANE-BASED DEVELOPMENT

-  REMAINING RESIDENTIAL NEIGHBOURHOOD LANDS
-  LANDS WITH POTENTIAL FOR NON LANE-BASED DEVELOPMENT

① MATTAMY

② CORNELL ROUGE DEVELOPMENTS

③ METRUS DEVELOPMENTS

④ R. PEARSE

FILE No: OP06114028(MW)

DATE: 09/27/07



DEVELOPMENT SERVICES COMMISSION

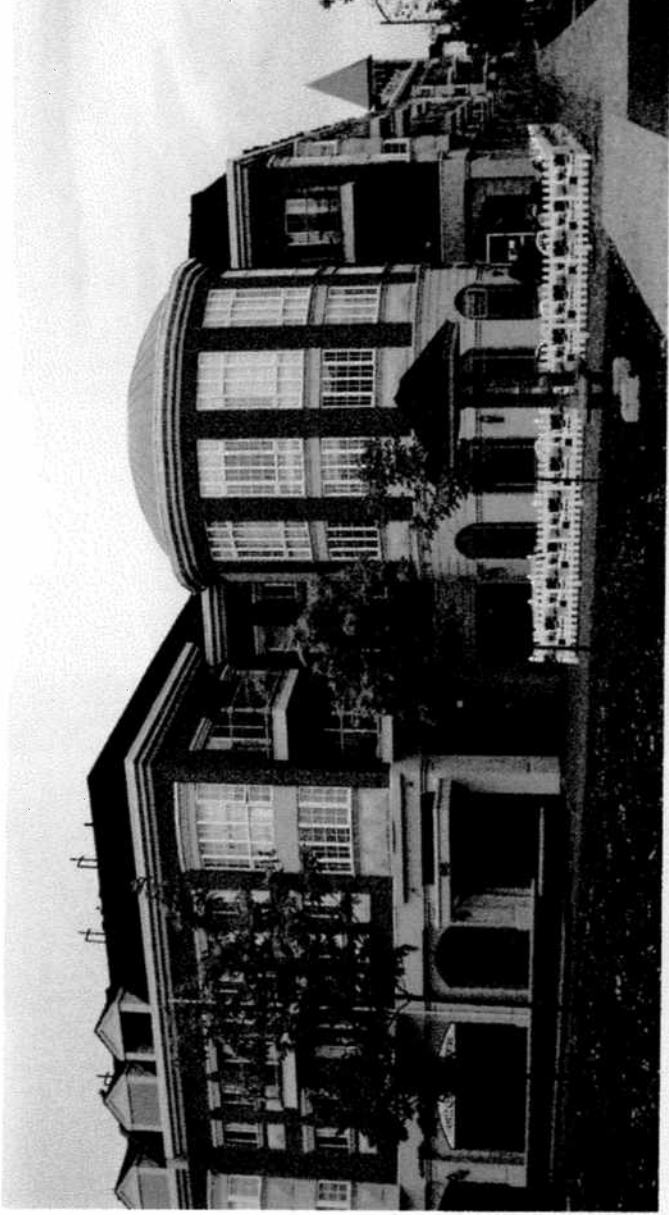
DWN BY: DD

CHK BY: MW

SCALE 1:

FIGURE No.1

Cornell Secondary Plan Non Lane-based Product

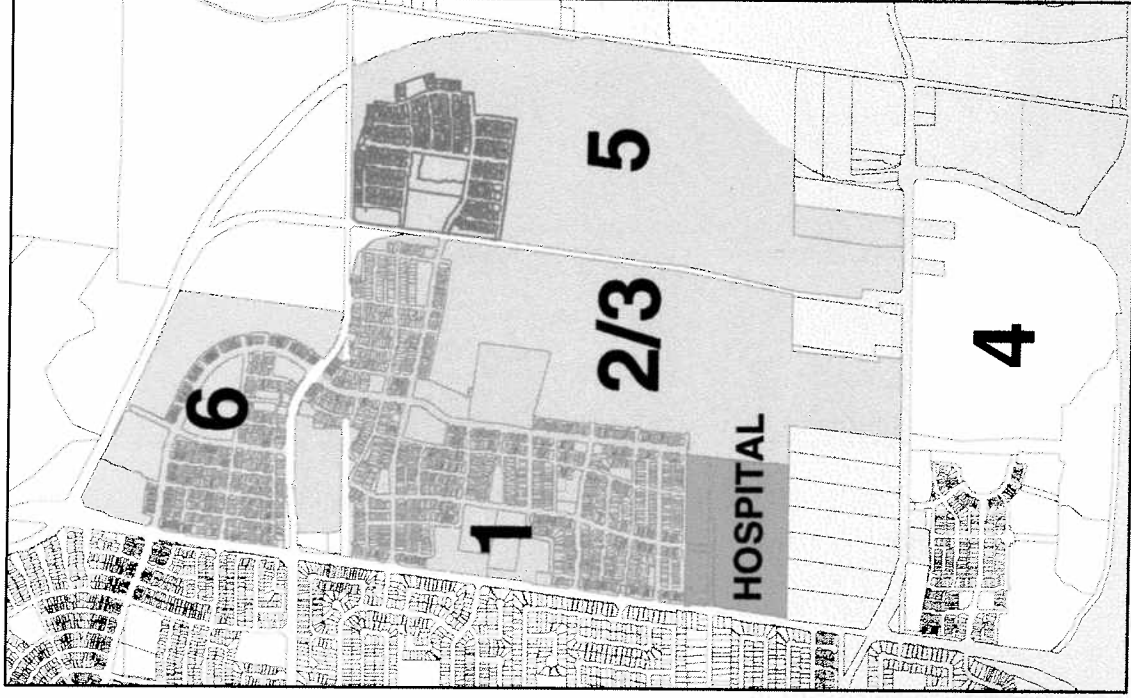


Development Services Committee

Part A – November 21, 2006

Cornell Development to Date

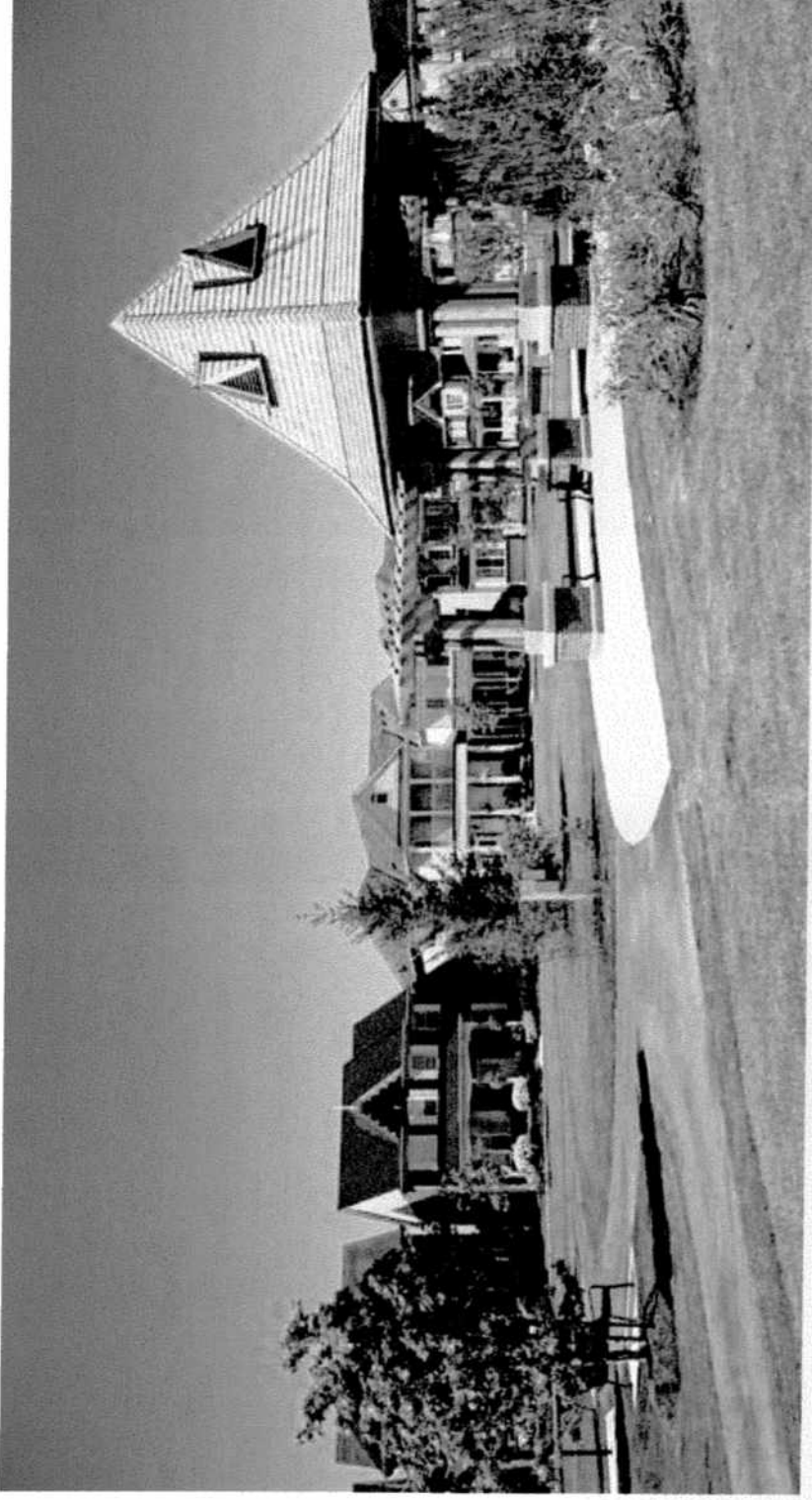
- Town approval of draft plan of subdivisions in areas 2/3, 4, 5 & 6
- To date, entirely lane-based neighbourhoods



Secondary Plan Update Well Underway

- 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

Residential Use Permissions to Date



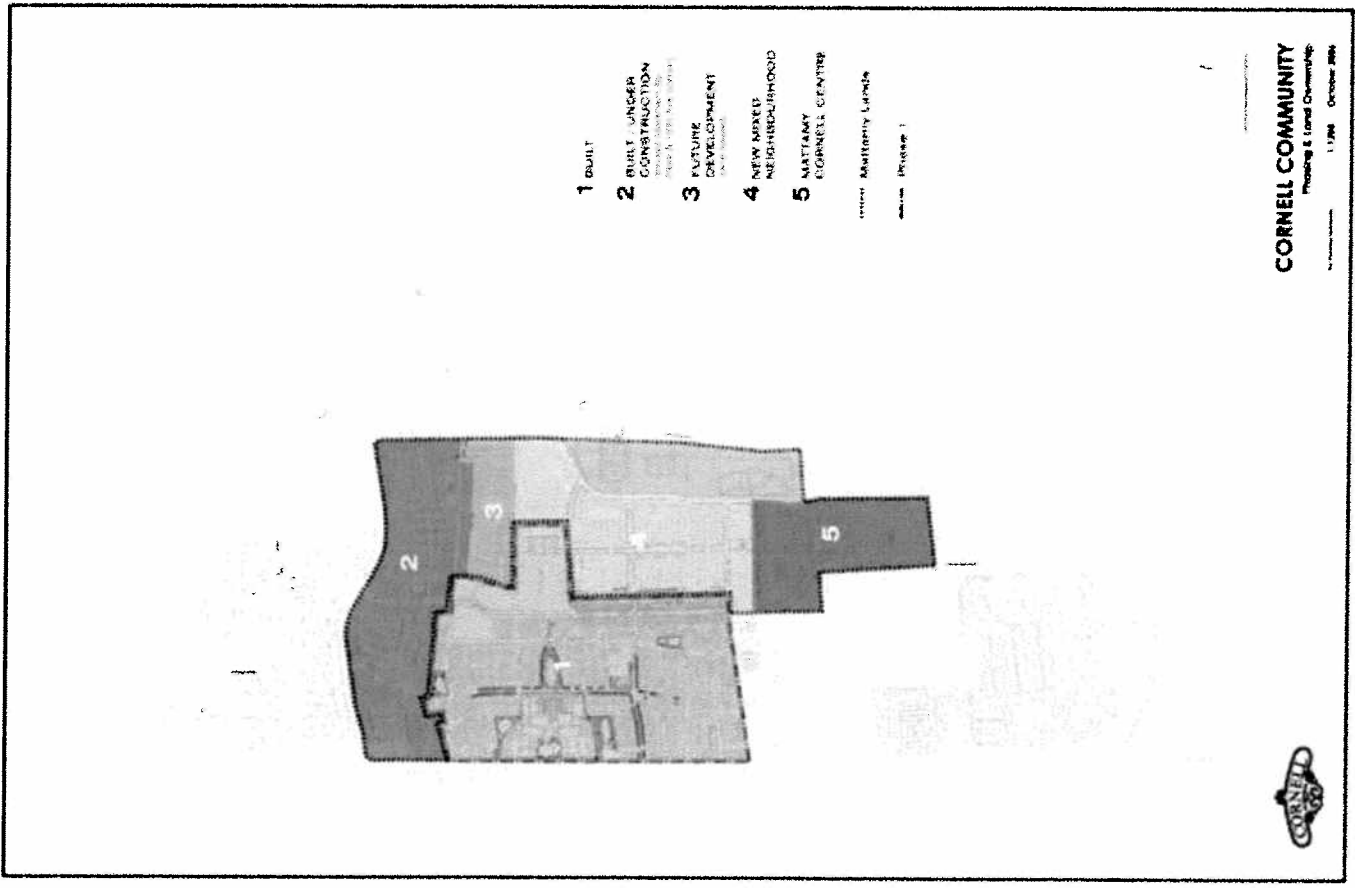
- Currently 100% Lane-based
- Requests to consider “non lane-based” housing

Background

- Discussions on-going for a number of years
- Could broaden range of housing options
- 2003 – Andres Duany assistance
- Staff have continued to work with Mattamy

Cornell

Mattamy Homes Phasing & Land Ownership



Cornell

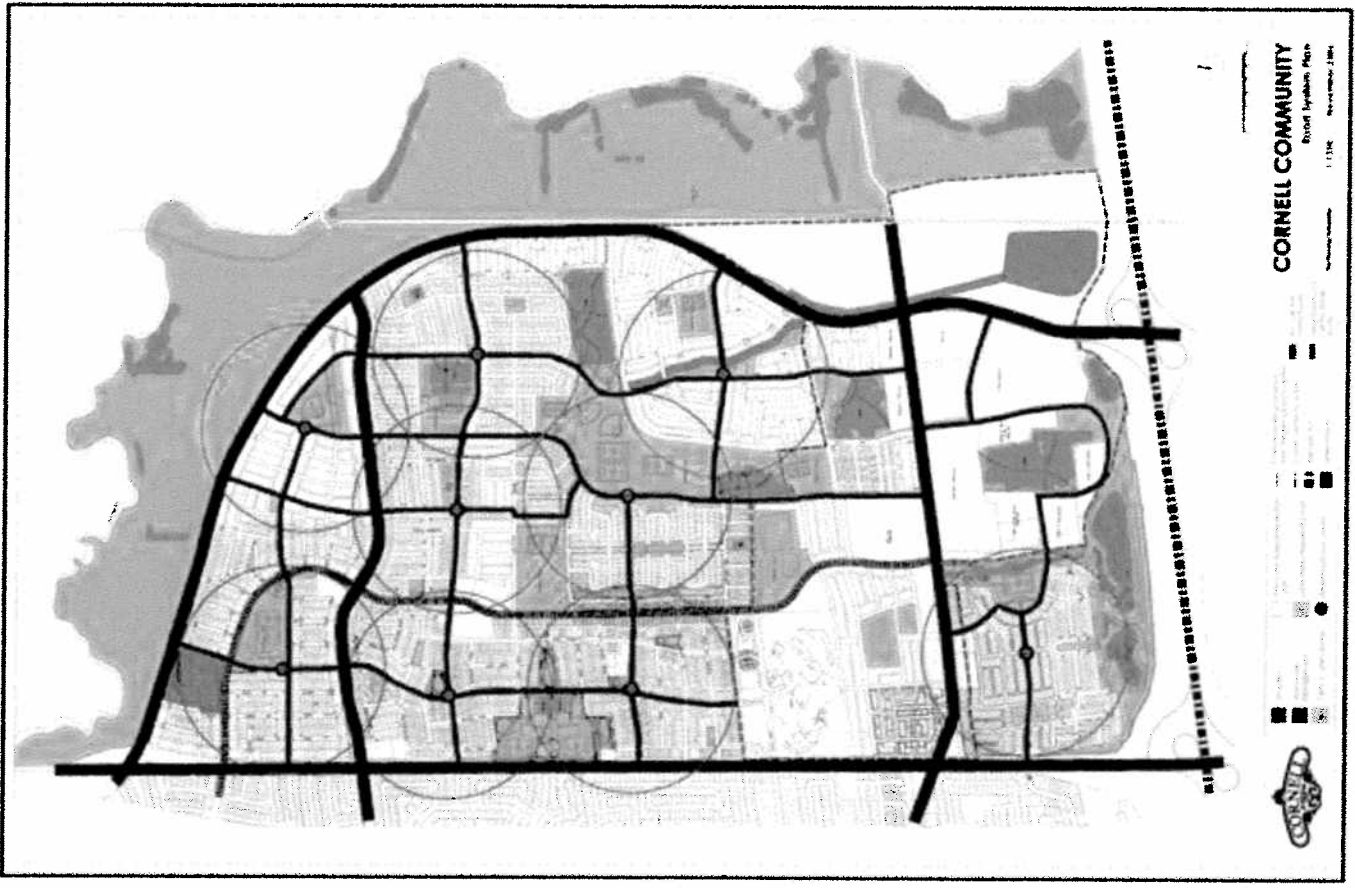
Community Structure Plan

- Open Space System
- Road System
- Neighbourhoods
- Pedestrian Areas



Cornell

Roads Plan



Mattamy

Centre Park Neighbourhood,
Phase 4

Master Plan

- Centres & Edges
 - Lane Units
 - Non-Lane Units
- Parkland
- Views & Vistas
- Linkages
- Diversity
- Compatibility

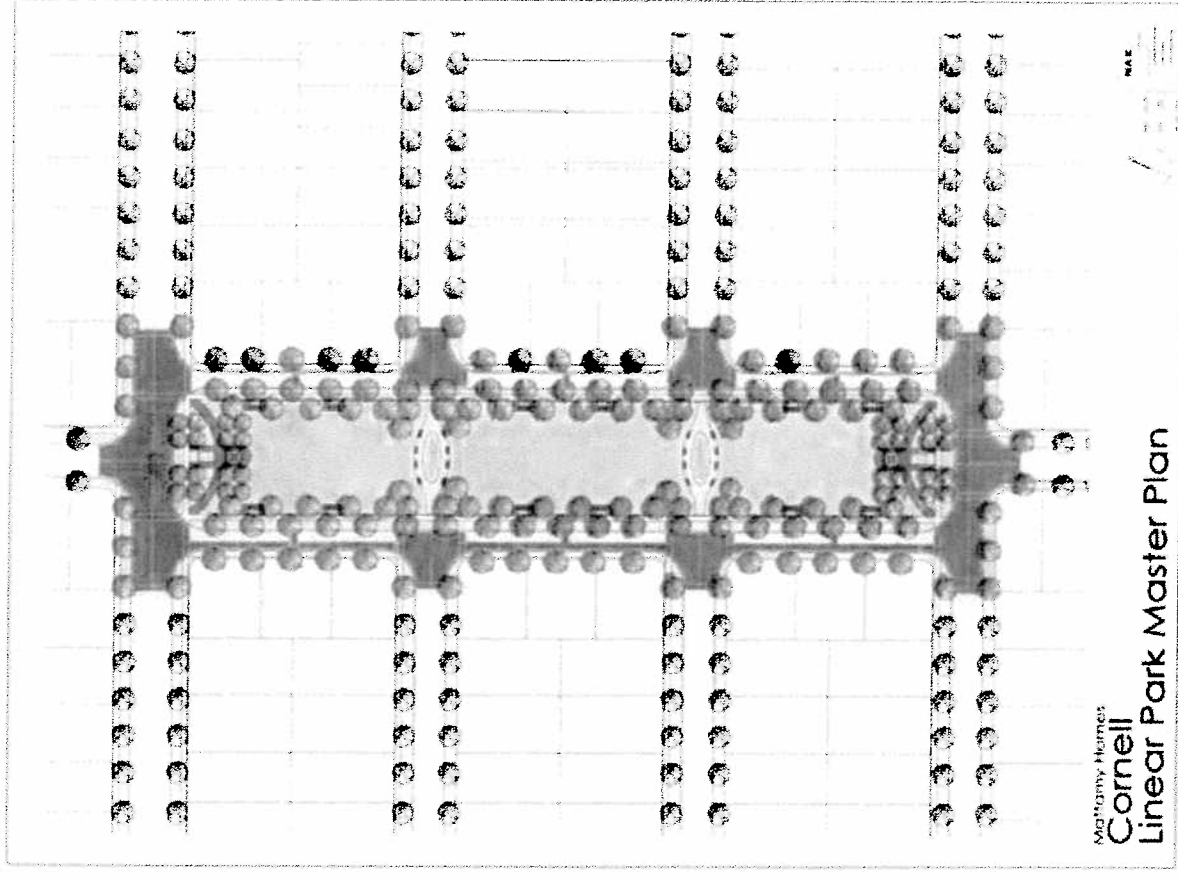


Mattamy

Centre Park Neighbourhood,
Phase 4

Central Park Master Plan

- Central Focus
- Visible / Accessible
- Completes Linkages
- 3 Rooms
- Street Furniture



Mattamy

Centre Park Neighbourhood,
Phase 4

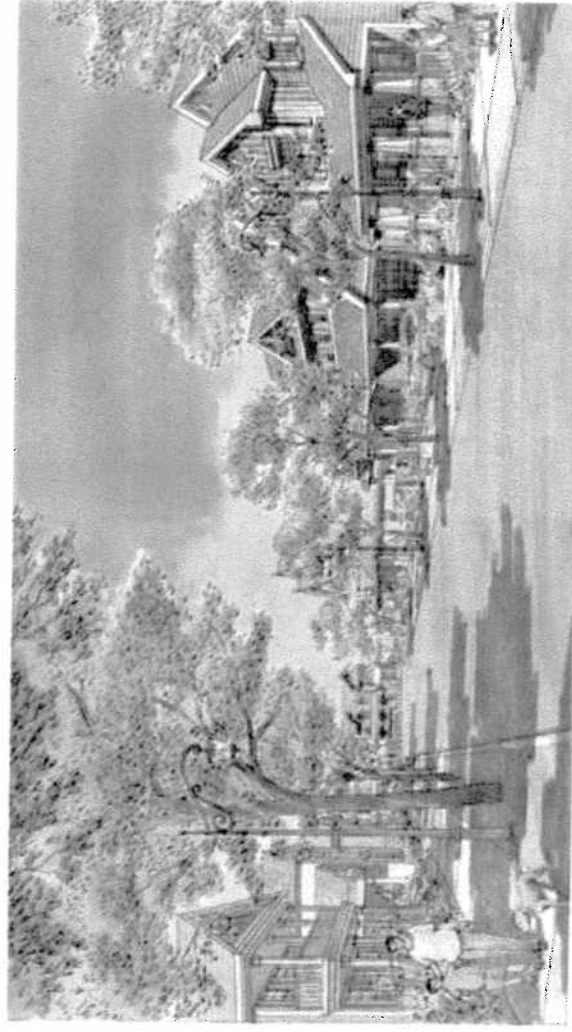
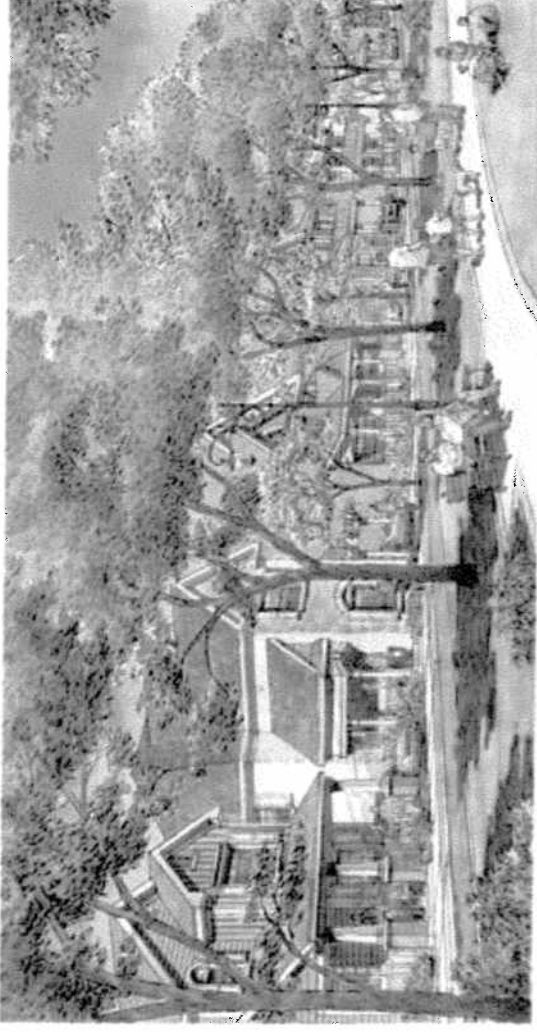
Central Park Streetscape



Mattamy

Centre Park
Neighbourhood,
Phase 4

Streetscapes



Draft Principles – Non Lane-based Development

1. broaden housing product mix
2. comprehensively planned neighbourhood basis
3. along one side of a school block
4. reinforce road pattern, pedestrian connectivity, urban design character & New Urbanism principles

Draft Principles (continued)

5. pedestrian and vehicular routes should provide connectivity
6. building locations, architectural styles and streetscapes should be consistent with Cornell community to date
7. central shared public open space amenity
8. central focal open space should be framed by large residential units

Draft Principles (continued)

9. transition into the adjacent neighbourhoods
10. number of large lots at 15 metres (fifty feet) frontage or greater should have a dominant presence
11. larger lots should be distributed and selectively located within the neighbourhood

Draft Principles (continued)

12. unit design should minimize the visual impact of the garage face to the street and driveway parking
13. limit opportunity for parking on the driveway and garage apron adjacent to the street line

Next Steps

- Continue to work with Mattamy on neighbourhood plan
- Cornell Advisory Group – December meeting
- Engineering standards remain to be resolved
- Staff will report back with draft policies for incorporation into new S.P., if engineering standards can be resolved

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 2 to the Cornell Secondary Plan (PD 29-1)
for Cornell Planning District (Planning District No. 29).

(NON LANE-BASED RESIDENTIAL DEVELOPMENT)

(October, 2007)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987) as amended and to incorporate Amendment No. 2 to the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2007 - ___ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ___ th day of _____, 2007.

Mayor

Town Clerk

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NO. _____

Being a by-law to adopt Amendment No. XXX to the Town of Markham Official Plan (Revised 1987) as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the Town of Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ___ th DAY OF ____, 2007.

TOWN CLERK

MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. XXX)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, constitute(s) Official Plan Amendment No. XXX to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 2 to the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, constitute(s) Amendment No. 2 to the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-2. Part III is an operative part of this Official Plan Amendment.
- 1.4** PART IV – APPENDICES, does not constitute an operative part of the Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Cornell Secondary Plan (PD 29-1) applies to lands within the URBAN RESIDENTIAL designation within the Cornell Secondary Plan Area.

3.0 PURPOSE

The purpose of this Amendment is to provide for residential development with access from public streets rather than from rear lanes in certain areas.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment provides for residential development with vehicle access from public streets in certain locations within the Residential Neighbourhood designation. Low density residential housing in Cornell to date has been developed only with rear lane access. The provision of non lane-based development in limited areas within residential neighbourhoods outside of Cornell Centre is intended to broaden the housing mix in these neighbourhoods by providing larger lots and houses for move-up buyers, and to provide an improved interface between school sites and residential development.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 c) of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number XXX to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan PD 29-1, for the Cornell Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.13 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, if applicable in conformity with the provisions of this Amendment.

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-2)
(This is an operative part of Official Plan Amendment No. XXX)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-2)

1.0 THE SECONDARY PLAN AMENDMENT (Amendment No. 2 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

1.1 Section 6.2.2 Residential Neighbourhood is hereby amended by adding the following after Section 6.2.2.1 e):

- “f) The predominant form of residential development within the Residential Neighbourhood designation shall be lane-based. Non lane-based development may be permitted as a component of a larger neighbourhood where the proposed development will achieve one or more of the following objectives:
- i) Broaden the housing mix within a neighbourhood in terms of lot sizes (i.e., providing a ‘move-up’ housing type)
 - ii) Provide an efficiency for school sites bounded on four sides by roads, by eliminating the need for street-side security and safety fencing along one property line.
 - iii) Achieve the minimum target density of 17 units per hectare (6.9 units per acre) for the Residential Neighbourhood designation as specified in Section 6.2.1 d) ii).

The structure of a non lane-based neighbourhood component shall include the following attributes:

- i) Continuation and reinforcement of Cornell’s interconnecting grid network of streets and pedestrian connections;
- ii) Provision of a central shared public open space as a focus/centre; the size of the central open space amenity should be a minimum of 0.5 ha in size, and be consistent with the Open Space Master Plan; and
- iii) A variety of lot frontages, ranging from 11m (36 ft) minimum to at least 18m (60ft).

A non lane-based neighbourhood component should, as much as possible, achieve the streetscape characteristics of the larger neighbourhood by:

- i) Reducing the visual impact of driveway, garages and vehicles in front yards;
- ii) Maintaining as closely as possible the building to building setbacks of lane-based development; and
- iii) Not including reverse frontage lots or other lotting configurations which would require noise attenuation features such as fences and berms, or window streets.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, if applicable in conformity with the provisions of this Amendment.

Sept 25, 2007

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