



CORNELL ADVISORY GROUP MINUTES OF MEETING – June 18, 2007

Attendees :

- ❑ John Webster – Ward 5 Councillor
- ❑ Jack Heath – Regional Councillor
- ❑ Renee Torrington – Pres. Cornell Ratepayers Assoc.
- ❑ Andrew Keyes -Cornell Ratepayers Assoc.
- ❑ Robert Baird – President, Sherwood-Amberglen Ratepayers Assoc.
- ❑ Al Bishop - Landowners Rep. Trustee Dev. Group
- ❑ Niomie Massey - Landowners Rep. Cornell Rouge
- ❑ Christine Joe – Markham Stouffville Hospital, Director of Planning & Partnerships
- ❑ Sean Hertel – York Region Planning
- ❑ Sonja Meehan – YRDSB
- ❑ Kevin Huang – Toronto Region Conservation Authority (TRCA)
- ❑ Carolyn Woodland – Toronto Region Conservation Authority (TRCA)
- ❑ Gord Weeden – Rouge Park Alliance
- ❑ Val Shuttleworth – Director of Planning & Urban Design
- ❑ Biju Karumanchery – Manager of Dev .East District
- ❑ Marg Wouters – Sr. Planner, East District,ext.2758
- ❑ Wendy Bond – Administrator, ext. 2466

Regrets:

- ❑ Gord Landon – Regional Councillor
- ❑ Dan Leeming - Consultant- The Planning Partnership
- ❑ David Clark – YRTC
- ❑ Daniel DelBianco - YCDSB

Guests:

- ❑ Robert Dragicevic – Walker, Nott, Dragicevic
- ❑ Ignazio Giardina – Owner of Garden Homes
- ❑ Sal Crimi – S.C. Land Management Corporation

Chair: Councillor John Webster

1. Adoption of Minutes – Councillor John Webster:

- Concern was expressed regarding the **Region's** landscape plans along 9th Line, north and south of Hwy. 7. It was requested that the Town's Manager of Parks Development provide input into the plans.
- The motion to accept the April 16, 2007 Cornell Advisory Group minutes was made by Jack Heath and seconded by Gord Weeden. The minutes were adopted.

Action Item:

- Staff will report back on further discussions with the Manager of Parks Development and with the Region at the next meeting.

2. Business Arising from Minutes:

Re-cap of May 2, 2007 Revised Cornell Secondary Plan Open House – Presented by Marg Wouters

- Approximately 40 display boards were set up in the Great Hall, providing information on the different components of the revised draft Cornell Secondary Plan. A presentation was made identifying the

recommended changes. The sign-in sheet contained 30 names, staff and residents. Approximately 50 people attended the presentation. Questions/comments from the public concerned the use of green technologies, the need for shopping facilities and other amenities to make the community less auto-dependent, non lane-based housing, VIVA service and the location of the proposed VIVA terminal, potential for rapid transit along Hwy 407 and the potential for bike lanes on Donald Cousens Parkway. Attendance was less than expected; hopefully this was an indication of support for the revised plan. Advisory Group members were thanked for their participation in the Open House.

Discussion:

- Comments made: the Open House went well. The low attendance by the public could be perceived as a disappointment, but staff provided the right information and the effort was made to inform the public.

3. Applicant Presentation: Macwood / Springhill Homes - 7170 Avenue 7 – Presented by Sal Crimi, S.C. Land Management Corporation and Robert Dragicevic, Walker Nott Dragicevic; introduction by Marg Wouters.

- A site plan application was presented for high density development on the northwest corner of Hwy.7 and Cornell Centre Boulevard (old Markham By-Pass). The lands subject to the site plan application are part of a draft plan of subdivision which was originally submitted in 2004 and revised in 2006 to be more in keeping with the draft Cornell Secondary Plan. The lands are within the Cornell Centre district in the draft Cornell Secondary Plan and are subject to two designations: Avenue Seven-Mixed Residential and Residential Neighbourhood – Cornell Centre. A school site is identified at the north limit of the property. The Avenue Seven-Mixed Residential designation fronting Hwy 7 is intended to accommodate high density residential and mixed use development, which supports retail and employment uses, and planned rapid transit service along Hwy. 7. Permitted uses consist of multiple unit and apartment buildings with a minimum height of 8 storeys and a maximum height of 12 storeys, and a minimum floor space index (fsi) of 2.5. Commercial uses are mandatory on the ground floor. The Residential Neighbourhood-Cornell Centre designation is intended to accommodate medium and high density residential multiple unit and apartment buildings with a minimum height of 4 storeys, a maximum height of 6 storeys and a minimum fsi of 1.5.
- The applicant is ready to proceed with Phase 1 and 2 of the development, with Phase 1 consisting of a 10 storey mixed use apartment building fronting Hwy 7 and 4-storey stacked townhouses to the rear of the apartment building. The attributes of the plan include strong street edges, transition of built form heights to integrate into the community including terracing of the apartment building, pedestrian connectivity, green roof technology and proximity to the proposed Regional Transit Terminal. Parking is provided below grade for the apartment buildings and stacked townhouses. The density proposed exceeds 2.5 fsi at Hwy 7, but does not achieve 1.5 fsi at the rear of the property.
- Phase 2 of the development consists of 3 storey townhouses accessed by an internal laneway. Phase 3, is-consisting of 3 storey stacked townhouses, is intended to be a pedestrian friendly family oriented community. The heritage building will be relocated to a lot in this Phase.

Discussion:

- The presentation was well-received. Discussion centred on parking, the appropriate setback of the buildings to Hwy 7, the tenure of the buildings, a common theme for each of the phases, and the pricing of the units relative to other homes in Cornell. Once all outstanding issues regarding the draft plan of subdivision and site plan applications (including servicing allocation) have been resolved, a recommendation report will be brought forward for Council consideration.

4. Employment Lands Strategy 1998-2007 – Presented by Val Shuttleworth, Director of Planning and Urban Design

- This presentation was originally given to Development Service Committee. It references Cornell and the new legislation associated with the Growth Plan and Bill 51. The strategy is to identify, protect and maintain the appropriate employment land supply for the Town. This 10 year review provides a context for decisions considering Markham's future employment lands. Forecasting for employment is based on established

procedures, population growth, and land use designations in municipal official plans for available land, major office structures and employment lands (industrial). Employment in Markham's Business Parks is primarily Major Office and Employment Land employment accounting for 70% of Markham employment today, compared to 60% in the Region and 30% in Toronto.

- Land supply is limited and available employment lands are not keeping pace with growth, often threatened by market demands for retail and residential.
- Part of the strategy is to be aware of land opportunities within the urban boundary and outside. In 2000 a strategy study identified potential opportunities to increase the supply of business park land. From 2000 to 2002 steps were taken to change designation through official plan amendments. Since 2002, 200 ha have been designated employment lands. In the same period of time, employment lands were reduced by 100 ha due to decisions to use the land for other uses.
- Current available employment land to accommodate employment growth is 511 ha with an additional 78ha available in Cornell, if approved by Council.
- 2007 Economic Competitiveness Strategy Phase 1 Recommendations:
 - As Markham transitions from suburban to urban, strengthen the relationship between the industry mix (job opportunities) housing stock (resident) and the resident labour force (workers)
 - Focus on competing in 4 promising industry sectors: ICT and Life Sciences; Information, Entertainment and Cultural Industries; Professional, Scientific and Technical Services; Finance and Insurance
 - Attract new industry; support expansion/retention of existing industry
 - Establish business park opportunities in eastern Markham
 - Retain employment land; limited supply of large parcels (8+ ha) a significant constraint to competing in target sectors.
- Senior Government Policies: Planning for and Preserving Employment Lands
 - Provincial Policy Statement 2005 – plan, protect, preserve for long term; support diverse economic base; conversions of lands permitted only through comprehensive review
 - Growth Plan GGH 2006 – builds on PPS; establishes growth forecast and requirement to deliver land supply for municipal implementation; no conversion of supply unless long term needs addresses
 - Planning Act – Bill 51 – 2007 – municipality is to ensure O.P. consistent with PPS & GP; OP addresses employment land supply; no appeal on conversion if OP has land supply policies
 - Region of York – 2007 – establish employment forecasts for Markham; Town will identify lands to accommodate growth; contemplating OPA to address employment land protection policies of Growth Plan and Bill 51
- The strategy has been successful for short term needs, but to ensure long term growth, employment and economic objectives are met; Council needs to set a policy for the protection of employment lands in support of what the province has already established as a means to support municipalities.

Discussion:

- It was recognized that one of the goals of adding additional employment land in the east end is to reduce traffic congestion by having people driving shorter distances to work, not commuting across the Town from their residents to their place of employment. Employment is required in the areas in which they live. The building of Live/Work units also helps to address this.
- A 2004 Housing Economy Survey identified the concerns of York Region employers; there was a mismatch of employment to the type of available people to fill them. Surveys have also identified the ratio of people and the distances they travel to their place of business.
- There are three key indicators to attract industrial development; local labour force, range of housing, industrial and serviced lands.

5. Advisory Group Membership: Presented by Val Shuttleworth

- Members of the Advisory Group were appointed by Council for a term of one year. Membership will be reviewed and confirmed in writing on a yearly basis at the end of June. Written confirmation of each member's intention to continue as a member of the Cornell Advisory Group should be sent to the Group's Administrative Assistant. The Rouge Alliance will be added to the Advisory Group membership. Membership will be ratified by Council.
- Staff will work with the Chair to find a replacement for Mr. Thorgood (Old Markham Village Ratepayers), who resigned earlier this year.
- The Cornell Advisory Group Terms of Reference stipulates that members are required to consistently attend meetings. Protocol for missed meetings will be: if three consecutive meetings are missed the person will be replaced. A designate can be sent on an occasional basis, but if a designate is sent often, the person will be replaced. It was agreed that the meeting minutes would reflect regrets as well as attendance.
- Currently the Cornell Advisory Group is scheduled to meet in the summer. Other Town Advisory Groups recess during July and August. It was concluded that as there were no pressing agenda items, the Group would recess to September.

6. Growth in Cornell: Presented by Al Bishop, Cornell Developers Group

- Al Bishop proposed a resolution for the Advisory Group to forward to Council requesting that Council consider Cornell as a priority development area (with the same priority as Markham Centre) when determining the distribution of servicing allocation. The justification for the resolution includes the facts that Cornell is the largest new community within the Town, is based on principles of sustainable development, and achieves a number of local, regional and provincial growth objectives. In addition, continued development will assure that required infrastructure will continue be put in place and that critical amenities will be provided.
- **Discussion:**
Valerie Shuttleworth indicated that there may be no additional servicing allocation available from the Region until 2011. The next staff update to Council on servicing allocation will be in the fall. Staff will be considering pulling back allocation from developers who have not yet used their allocations, in line with the 'use it or lose it' policy.
Carolyn Woodland expressed concern that providing additional servicing allocation to Cornell for the development levels proposed in the draft Secondary Plan is premature before the Master Servicing Study is complete and the draft Secondary Plan is approved.
- Sean Hertel indicated that a sustainable development strategy report was being considered by Regional Council this week, which proposes servicing allocation bonuses for developments which meet certain sustainable development criteria (e.g., water conservation, transit-supportiveness, meeting Centres and Corridors objectives, achieving LEED certification etc). It is intended that a protocol be brought forward to Regional Council in the fall.
- **Action:**
 - It was agreed by vote that the Advisory Group forward the resolution to Council.
 - The June 2007 Regional report will be attached to the minutes of this meeting.

7. Other Business:

- Regional Councillor Heath informed the Group that a charrette regarding the new Community Centre was being held on Monday June 25, at 7pm in the Council Chambers.
- Concern was again expressed regarding the need for safe pedestrian movement across Hwy 7 and across 9th Line to the mixed use retail centre on the south side of Hwy 7. The issue will be addressed in the Community Design Plan exercise.

8. Next Meeting:

- September 17, 2007 – 6 pm in the Canada Room
- Adjourned 8:15 pm.

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