

Bill Fisch, B.Com., LLB
Chairman & C.E.O.



The Regional Municipality of York
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February 25, 2008

The Honourable David Caplan
Minister of Public Infrastructure Renewal
6th Floor Mowat Block
900 Bay Street
Toronto, ON M7A 1L2

COPY

Dear Minister Caplan:

Re: Inclusion of Cornell Centre in the Proposed Final Built Boundary

York Region staff have been working closely with Ministry staff to resolve outstanding issues for the completion of the built boundary. This has been a productive process that has resolved most of our issues. I commend ministry staff for their thoroughness and professionalism.

We received, however, a letter from Brad Graham, the Assistant Deputy Minister regarding the Ministry's decision to exclude Cornell Centre in the built-up area. We are disappointed with this decision.

Although the Assistant Deputy Minister explained the Provinces' rationale for not including Cornell Centre, both the Regional Municipality of York and the Town of Markham continue to believe the planning principles and objectives of Cornell Centre merit its inclusion.

We would like to re-emphasize the following:

- The Centre has been planned as a complete mixed-use growth centre to meet the principles, objectives and intensification policies found in the Growth Plan
- As a Regional gateway, the Centre will anchor the Highway 7 Regional Corridor
- The Centre functions as a Key Development Area on a high-order transit corridor with the VIVA transit terminus, consistent with the Regional Corridor policies found in the Regional Official Plan. It remains the only Key Development Area within the Region, not yet incorporated into the built boundary.
- The Centre is surrounded by a series of major existing and emerging uses. The Box Grove Community, Cornell Community, Markham-Stouffville Hospital and existing VIVA transit terminus surround this site.

Therefore, notwithstanding your Ministry's decision to exclude the Cornell Centre as a built up area, it is the Region's intention to include Cornell Centre in all future monitoring of intensification.

February 25, 2008
The Honourable David Caplan

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Should you or your staff have any questions in regard to our rationale for the inclusion of Cornell Centre in the built-up area for monitoring purposes please call Bryan Tuckey, Commissioner of Planning and Development Services at 905-895-4444 ext. 1500.

Yours truly,

A handwritten signature in cursive script, appearing to read "Bill Fisch".

Bill Fisch
Chairman and Chief Executive Officer

BF/lb
Att.



Planning and Development Services Department
Long Range and Strategic Planning Branch

July 19, 2007

Brad Graham
Assistant Deputy Minister
Ministry of Public Infrastructure Renewal
4th Floor, Suite 425
777 Bay Street
Toronto, Ontario, M5G 2E5

Dear Mr. Graham:

Re: Built Boundary suggested revisions: rational for the inclusion of Cornell Centre

As you know, we have been working closely with Ministry staff to identify the built boundary. This has taken a considerable amount of effort and dialogue. All issues have now been resolved with the exception of one major concern, Cornell Centre.

This letter is to provide rationale for the inclusion of Cornell Centre (please see attached map for suggested revision #M_047) in addition to the rationale that was incorporated in the revision table sent to the Ministry on June 8, 2007 (please see attached suggested revisions table).

Cornell Centre is a key component of York Region's planned urban structure, based on a system of Regional Centres linked by Regional Corridors, served by Rapid Transit. This structure has been enshrined in the Regional Official Plan since its approval in 1994, and was reaffirmed and strengthened through Regional Official Plan Amendment (ROPA) 43 in 2005 (please see attached). The inclusion of Cornell Centre in the Built Boundary will help to achieve the implementation of compact, mixed-use and transit-supportive development in this area and contribute significantly to the achievement of the Growth Plan intensification target.

The Regional Municipality of York and the Town of Markham believe Cornell Centre should be considered as an area within an *Intensification Corridor* as defined by the Growth Plan and should be included in the built boundary for the following reasons:

- The Centre has been planned as a complete mixed-use community to meet the principles, objectives and intensification policies found in the Growth Plan
- As a Regional gateway, the Centre will anchor the Highway 7 Regional Corridor (please see attached conceptualization of the Highway 7 Regional Corridor system in Markham)
- The Centre functions as a Key Development Area on a high-order transit corridor with the VIVA transit terminus, consistent with the Regional Corridor policies found in the Regional Official Plan. It remains the only Key Development Area within the Region, not yet incorporated into the built boundary.

- The Centre is surrounded by a series of major existing and emerging uses. The Box Grove Community, Cornell Community, Markham-Stouffville Hospital and existing VIVA transit terminus are in the immediate vicinity.

According to the definitions found in the Growth Plan, *Intensification Areas* include lands identified by municipalities within a settlement area "that are to be the focus for accommodating intensification...". *Intensification Areas* include *Intensification Corridors*. Further, *Intensification Corridors* are "*Intensification Areas* along major roads, arterials or *higher order transit* corridors have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels".

Both the Regional Municipality of York and the Town of Markham believe Cornell Centre should be considered an area within an *Intensification Corridor*. Highway 7, which is identified as a Regional Corridor in ROPA 43 intersects Cornell Centre. The Regional Official Plan further specifies that Key Development Areas adjacent to Regional Corridors will serve as the primary locations where the highest concentrations of infill and intensification will occur. Recognition of Cornell Centre as contributing to the intensification target of the Growth Plan supports the policies of ROPA 43 and the efforts of the Town of Markham to align with and support Provincial and Regional growth management objectives.

Cornell Centre has been planned as a Key Development Area in accordance with the provisions found in ROPA 43. The lands within Cornell Centre are planned to be mixed-use with a density exceeding 130 people and jobs/ha, and a planned VIVA transit terminal. The medium and high density units planned for this area have been incorporated in all preliminary regional and local growth management work as intensification units.

The inclusion of Cornell Centre was identified as a key issue during York Region's evaluation of the built boundary methodology. The attached package includes copies of letters from York Region and the Town of Markham to MPIR as well as a York Region staff report specifying this as a key issue.

We look forward to further discussing the inclusion of Cornell Centre as an intensification area within the built boundary with you and your staff. Should you or your staff have any questions in regard to our rationale for the inclusion of Cornell Centre in the built-up area please call John Waller, Director of Long Range and Strategic Planning at 905-895-4444 ext. 1525.

Sincerely,

Bryan Tuckey
Commissioner of Planning and Development Services

JBW/shc

Attachment: Maps - Built Boundary Suggested Revision #M_047: Cornell Centre
Town of Markham Built Boundary Suggested Revisions table: Revision M_047
Map - Town of Markham Structural Context for Intensification
January 19/07 letter from York to Minister Caplan commenting on Built Boundary methodology
January 18, 2007 letter from the Town of Markham to Tija Dirks commenting on the Built Boundary methodology (submitted to Minister Caplan with York Region comments)

July 19, 2007

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January 25, 2007 York Region staff report on the Technical Paper on a Proposed Methodology for
Developing a Built boundary for the Greater Golden Horseshoe
Regional Municipality of York Regional Official Plan Amendment #43

Copy to: Valerie Shuttleworth, Director of Planning and Urban Design, Town of Markham
Tija Dirks, Director Growth Policy, Planning and Analysis, Ministry of Public Infrastructure
Renewal

Development\D22-Growth Management\Built Boundary\Correspondence\PIR\July 2007 YR to Minister Caplan - Inclusion of Cornell Centre -
I.DOC

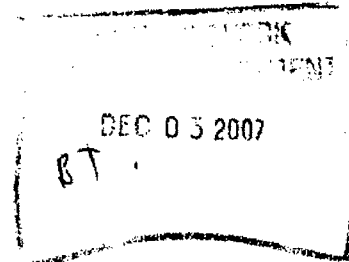
**Ministry of Public
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Ontario Growth Secretariat
777 Bay St 4th Flr
Toronto ON M5G 2E5
Telephone Toll Free: 1-866-479-9781
Fax Number: (416) 325-7403

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November 28, 2007

Bryan Tuckey
Commissioner of Planning and Development Services
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1



Dear Mr. Tuckey:

Thank you for your letter dated July 19, 2007 requesting the inclusion inside the Built Boundary of Cornell Centre in the Town of Markham.

The *Growth Plan for the Greater Golden Horseshoe, 2006* aims to create complete communities that offer more options for living, working, shopping and playing in close proximity; provide greater choice in housing types to meet the needs of people at all stages of life; curb sprawl and protect farmland and green spaces; and reduce traffic gridlock by improving access to a greater range of transportation choices. It is a pleasure to work closely with York Region and your member municipalities on the implementation of the Growth Plan in planning communities that embody these objectives and create liveable, vibrant neighbourhoods for residents.

Ontario Growth Secretariat staff have worked closely with regional and lower-tier municipal staff in the definition of the built boundary in York Region. As you are aware, the purpose of the built boundary is to identify which urban lands were built upon as of June 2006 in order to monitor infill and redevelopment within existing built-up areas and track the achievement of the growth plan's intensification target. I am pleased to inform you that the Ministry of Public Infrastructure released the Proposed Final Built Boundary technical paper last week and I have sent you copies under separate cover.

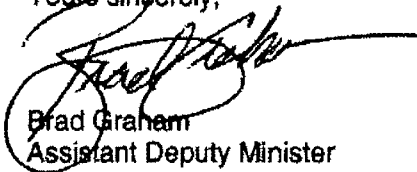
As you will see in the technical paper, the lands within Cornell Centre, which you referred to in your letter of July 2007, do not meet the criteria for inclusion within the built boundary as these were unbuilt, and there was no fully or partially built development on them as of June 2006.

I would like to emphasize, however, that the planning documents which the Town of Markham have shared to date with the Ontario Growth Secretariat for Cornell Centre do fulfill the intent and policy objectives of the Growth Plan in many ways including the achievement of a compact, mixed-use and transit-supportive greenfield development of high quality and character. Cornell Centre is a good example of a transit-oriented new community that offers a mix of housing choice, is walkable and creates an urban form that supports and fulfills the key components of the Growth Plan. In addition, this plan appears to significantly contribute toward the Greenfield Density Target which is an important indicator for achievement of the growth plan.

I commend the efforts of York Region and Markham in developing a show case example to implement the growth plan. I look forward to continuing to work with you in the future.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Brad Graham", is written over a circular stamp or seal.

Brad Graham
Assistant Deputy Minister
Ontario Growth Secretariat
Ministry of Public Infrastructure Renewal

cc. John Livey, CAO, Markham
Jim Baird, Commissioner of Development Services, Markham