



## **CORNELL ADVISORY GROUP MINUTES OF MEETING – December 17, 2007**

**Amended: January 17, 2008**

***Attendees :***

- ☐ John Webster – Ward 5 Councillor
- ☐ Jack Heath – Regional Councillor
- ☐ Andrew Keyes – Cornell Ratepayers Assoc.
- ☐ Norm Pemberton – Sherwood-Amberglan Ratepayers Association (alternate)
- ☐ Phil Howes – Manager, Markham Village Business Association
- ☐ Al Bishop – Landowners Rep. Manager, Cornell Landowners Group
- ☐ Sal Crimi – Landowners Rep, S.C. Land Management (alternate)
- ☐ Dan Leeming – Consultant - The Planning Partnership
- ☐ Mac Cosburn – Vice President, Redevelopment, Markham Stouffville Hospital
- ☐ Suman Bahl – Director of Redevelopment, Markham Stouffville Hospital
- ☐ Sean Hertel – York Region Planning
- ☐ Giovanna DeGirolamo - YCDSB
- ☐ Gilbert Luk – YRDSB
- ☐ Kevin Huang – Toronto Region Conservation Authority (TRCA)
- ☐ Valerie Shuttleworth – Director of Planning & Urban Design
- ☐ Biju Karumanchery – Manager of Development, East District
- ☐ Marg Wouters – Sr. Project Coordinator, Policy and Growth Management, ext.2758
- ☐ Wendy Bond – Administrator, ext. 2466

***Regrets:***

- ☐ Gord Landon – Regional Councillor
- ☐ Renee Torrington – Pres. Cornell Ratepayers Assoc.
- ☐ Robert Baird – President, Sherwood-Amberglan Ratepayers Assoc.
- ☐ Niomie Massey - Landowners Rep. Cornell Rouge
- ☐ David Clark – YRRTC
- ☐ Gord Weeden – Rouge Park Alliance
- ☐ Carolyn Woodland – Toronto Region Conservation Authority (TRCA)

***Guests:***

- ☐ Michelle Tidball – Markham Library Board (past chair)
- ☐ Don Cousens – on behalf of International Business Consortium
- ☐ Wayne Duong – International Business Consortium
- ☐ Claudiu Murgan – International Business Consortium
- ☐ Jamie Bennett – Marshall Macklin Monaghan (MMM Group) on behalf of International Business Consortium

**Chair: Councillor John Webster**

**1. Adoption of Minutes – Councillor John Webster:**

- The following amendments to the October 15, 2007 minutes were requested by Norm Pemberton:
  - replacing “The Town accepts the industry standard...” with “The Town uses the industry standard...” in the last sentence of the 7<sup>th</sup> bullet point in Item 4 (p. 2)
  - adding “and the need for improvements to the 9th Line/Donald Cousens Parkway intersection to direct traffic onto the Parkway and away from 9<sup>th</sup> Line”, at the end of the first sentence of the ‘Discussion’ section of Item 4 (p 3)
- Norm Pemberton requested that meeting minutes be available in a timelier manner, preferably within a week of the meeting. Staff will try to accommodate this request, but indicated a two-week turnaround is more realistic given current workload levels.

- The motion to accept the October 15, 2007 and November 19, 2007 meeting minutes was made by Norm Pemberton and seconded by Andrew Keyes. The minutes were adopted.
- The Cornell Advisory Group meeting schedule for 2008 was provided.

## **2. Business Arising from Minutes:**

### **• Tour of Vaughan Joint High School/ Community Centre, November 19, 2007 - Marg Wouters and Councillor Webster**

A synopsis of the November tour of the joint use facility of St. Jean de Brebeuf Catholic High School and Vellore Village Community Centre in Vaughan was given. Members of the Advisory Group toured the common areas of the facility (e.g., pool, drama room, youth room, etc). John Webster provided explanations of photos taken during the tour.

The concept was described as working well overall, with students and the community having access to more facilities than if they were located in separate locations. Success was dependent on a good working relationship between the school board, principal and community centre staff. Coordinated planning and construction schedules were also key to the successful joint venture.

The Group expressed appreciation to Giovanna deGirolamo, Bryce Eldridge and Romolo Villani of the YCDSB and to Karen Cronin of the City of Vaughan for organizing and conducting the tour.

### **3. Proposed Development Concept for former United Church lands by International Business Consortium (IBC) – Presentation by Don Cousens, Claudiu Murgan (IBC), Wayne Duong (IBC), and Jamie Bennett (MMM)**

- Don Cousens introduced the presenters and the 'Cornell Living Centre' concept being proposed for the 20 acre former United Church lands on the north side of Highway 7, west of Bur Oak Avenue. Wayne Duong explained IBC founder Firoz Shroff's vision of creating an eco-friendly health and wellness community with a holistic approach to physical, mental and spiritual health. The community would consist of mixed-use development based on New Urbanism principles, featuring shops in preventative care, healthy eating, and medical services such as dental, naturopathy and reflexology. Residential condominiums, a time-share condo-hotel and entertainment uses and international high tech medical businesses, and other services related to the nearby hospital were also presented as possible uses. The plans are to complement and supplement Markham Stouffville Hospital services and provide an environmentally sustainable community, including LEED certification and integration with the proposed Viva rapid transit system. Andres Duany has been approached to be involved in the project.

#### **Discussion:**

- Questions to IBC centred on whether the concept competed with or duplicated the Hospital's and Town's plans for a wellness facility and community centre, the expected timelines for development, and the possible assembly of neighbouring lands. IBC indicated that the concept complemented the planned activities at the Hospital campus, that they were looking at a global rather than local market, and that IBC has discussed the concept with the Hospital. Mac Cosburn concurred that there would be a market for medical office space and other complementary uses even after the Hospital expansion as Provincial funding is restricted to 'sickness' related activities. With respect to development timelines, it was indicated that the project was still in the conceptual stage and that the details would be developed through a design exercise and further discussion with the Town. IBC is still negotiating with owners of neighbouring lands south of the Hospital between 9<sup>th</sup> Line and Bur Oak Avenue to develop a comprehensive plan for the entire area, either through joint venture or purchase of additional lands.
- The Chair commended IBC for presenting the project to the Advisory Group in its early stages and encouraged the group to return to the Group with further details as the project progresses.

**5. Update from the Town of Markham Library Board – Michelle Tidball (past chair), added to the agenda**

- Markham Village Library re-opened for service on Saturday, December 15, 2007 after a major renovation.
- The future library in Cornell is proposed to be 20,000 sf with a 3,000 sf medical library component for a total of 23,000 sf. This will provide a service level of .77 square feet per capita, higher than the Town's target of 0.6 square feet per capita.
- 2006 Census data indicate that other areas of Markham, particularly the southern portion of the Town, continue to be underserved with library services.

**Discussion:**

- Concerns were expressed that the location of the library within the community centre and hospital campus will limit opportunities for future expansion, and that Hospital users may make the library busier than it otherwise would be. Ms Tidball responded that at 0.77 sq ft per capita the planned library is already oversized for the expected future population. Council will make the ultimate decisions on the allocation of library services/floor space within the Town.
- Jack Heath expressed support for a larger library in Cornell.

**6. Intensification/Density Study – Presentation by Valerie Shuttleworth**

- This presentation was originally given to Development Services Committee on September 11, 2007. The Intensification/Density study illustrates the relationship between height and density and provides Council with guidance for applying height and density in potential intensification areas within the Town as required by the Provincial Growth Plan.
- Highlights of the study:
  - Height and density are related but distinct
  - Increasing lot coverage can reduce height and still achieve an increase in density
  - High density can be achieved through different building massing, e.g., point tower vs slab
  - Architectural features can mitigate the impact of height, e.g., at-grade podiums, terracing, etc.
- In November, 2007 staff conducted a tour for members of Council of various high density developments throughout the GTA including North York, Mississauga, Scarborough, King Street, and Etobicoke, to help visualize the height/density relationship.
- Staff will be conducting an analysis of potential intensification opportunities and constraints with the built-up areas of the Town including the Avenue Seven Corridor (e.g., Markham Centre, Cornell Centre) and the Yonge Street Corridor. Draft intensification policies will be prepared as part of the Directed Growth Strategy and Official Plan Review. These draft policies will be included in the public consultation process for this exercise. Built form guidelines for intensification will also be prepared.
- Copies of the presentation were provided. The "Density Study for Markham and GTA" dated June, 2007 is available to members upon request.

**Discussion:**

- Group members commented on the usefulness of the Intensification/Density Study as an educational tool for Council and the public.

**7. Cornell Secondary Plan Final Draft – Presentation by Marg Wouters**

- The final draft of the Cornell Secondary Plan is scheduled for January 15, 2008 Development Services Committee for Council adoption. This is the culmination of an extensive review involving landowners, residents and the Advisory Group
- The few changes proposed are mostly fine tuning of policies as follows:
  - OPA 166 (Linvest Properties) reflected in the Secondary Plan, particularly a phased approach to development of mixed-use retail centre, and more flexibility with respect to percentage of ground floor commercial uses in apartment buildings along Avenue Seven

- TRCA-addition of reference to hydrogeological analysis as a requirement in the Environmental Management Study
- IBC lands north of Hwy 7, west of Bur Oak Ave - additional policies to consider health and wellness related uses as part of a comprehensively planned community south of the Hospital lands
- Litvack property northeast Hwy 7/9<sup>th</sup> Line – refinement of height limitations; added permissions for ground floor commercial uses south of Hospital lands
- Additional permitted uses for heritage buildings in business park areas
- Addition of ‘retirement home facilities’ as permitted use and refinement of types of permitted accessory commercial uses on Hospital lands
- Reduction of height minimum on south side of 16<sup>th</sup> Ave to 3 storeys
- Changes to parks and open space to reflect the Cornell Master Parks Agreement
- Changes to transportation policies to reflect completed improvements and revised alignments (e.g., Donald Cousens Parkway and Bur Oak Ave)
- Markham Stouffville Hospital request for additional height and increase in maximum FSI still under consideration
- Cornell Rouge concerns with viability of automotive service centre designation – no changes made
- Macwood/Springhill Homes – request for street townhouses within Cornell Centre not supported
- Next Steps – initiation/completion of the following implementing studies: Traffic Impact Assessment, Environmental Management Plan, Master Servicing Study, Community Design Plan, Development Phasing Plan, Sustainable Development Strategy, Parking Strategy, and a Financial Strategy

#### **Discussion:**

- Questions related to the nature of the parking strategy, and confirmation of the date of Viva service to Cornell. The parking strategy will provide a strategy for moving from a suburban to urban model of parking that is, reducing parking in Cornell over time to encourage the use of public transit. Viva service is expected to be available as of January 27, 2008, with service to the Markham Stouffville Hospital.

#### **8. Other Business:**

- A future presentation regarding the 9<sup>th</sup> Line Environmental Assessment process was requested. Areas of concern include traffic volumes southbound from the Town of Stouffville and the intersection of 9<sup>th</sup> Line and Donald Cousens Parkway. Staff will discuss this request with the Director of Engineering and report back.

#### **9. Next Meeting (January 14, 2008):**

- Landscape Plan along 9<sup>th</sup> Line – Presentation from Region of York (tentative)
- Adjourned 8:20 pm.

Q:\Development\Planning\Teams\NEW EAST TEAM\CORNELL\ADVISORY GROUP\Agendas & Minutes\2007-Minutes\Cornell minutes December 17, 2007.doc