



Report to: Development Services Committee

Report Date: March 24, 2015

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**SUBJECT:** PRELIMINARY REPORT  
Wykland Estates Inc. (Mattamy Cornell Centre)  
Applications for Official Plan Amendment, Draft Plan of  
Subdivision (19TM-14010) and Zoning By-law Amendment  
to create development blocks for a high school, elementary  
school, public park and mixed residential uses on lands north  
of Highway 7, east of Bur Oak Avenue.

File Numbers: OP / ZA / SU 14 135999

**PREPARED BY:** Sally Campbell, MCIP, RPP, Acting Development Manager,  
East District, ext. 2645

**REVIEWED BY:** Ron Blake, MCIP, RPP, Acting Senior Development  
Manager, ext. 2600

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**RECOMMENDATION:**

- 1) That the report entitled “PRELIMINARY REPORT, Wykland Estates Inc. (Mattamy Cornell Centre) Applications for Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment to create development blocks for a high school, elementary school, public park and mixed residential uses on lands north of Highway 7, east of Bur Oak Avenue (File Numbers: OP / ZA / SU 14 135999)” be received;
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the applications, for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the applications and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the application.

**BACKGROUND:**

**Applications deemed complete**

The Draft Plan of Subdivision (19TM-14010) application was submitted in advance of the other associated applications and was deemed complete on October 7, 2014. The

Draft Plan was subsequently revised by the applicant and resubmitted together with applications for Official Plan and Zoning By-law Amendment for a specific block (the “subject block”) within the Draft Plan of Subdivision (see Figure 4). The Official Plan and Zoning By-law Amendment applications were deemed complete on February 2, 2015.

### Site location and area context

The subject lands, which are currently vacant of development, are located north of Highway 7, east of Bur Oak Avenue and extend north to Church Street and Riverlands Avenue and west to the future Cornell Centre Boulevard (Figure 1) and have a total area of 24.395 ha (60.28 acres). The Draft Plan includes an existing woodlot with an area of 1.9 hectares (4.7 acres), which is located towards the north east quadrant of the subject lands.

Land uses surrounding the subject lands include:

- a) To the south, on the south side of Highway 7 are vacant lands proposed to be developed as a commercial retail centre;
- b) To the north is the existing residential community of Cornell, which is generally characterized by low rise single / semi-detached dwellings and townhomes. The future Cornell Community Park is north of the woodlot on the north side of Riverlands Avenue;
- c) To the west, on the west side of Bur Oak Avenue is the Cornell Community Centre and Fire Hall, with Markham Stouffville Hospital beyond, as well as other lands currently vacant of development and designated for future medium to high density development;
- d) To the east are lands currently vacant of development, which are designated for a future mix of low, medium and high density development.

### Proposed Draft Plan of Subdivision

Draft Plan of Subdivision (19TM-14010) proposes 31 blocks, including roads, institutional blocks, public open space and development blocks as follows (see Figure 5):

Block No.	Proposed Land Use	Area		No. Units
		Hectares	Acres	
1	Secondary School	5.99	14.80	
2	Community Park (incl. woodlot)	5.153	12.733	
3	Partial Elementary School	1.406	3.474	
4, 5* & 6	Mixed residential	6.103	15.08	+/- 1,450
7	Road Widening	0.150	0.37	
8*	Live / Work Townhouses	0.278	0.69	13
9-12*, 15*, 18-26*	Lane-based Townhouses	1.312	3.24	105
13*-14*, 16-17*	Stacked Townhouses	0.620	1.23	72
27 - 31	Walkways	0.028	0.07	

\* Indicates those blocks also subject to OPA and ZBA applications.

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The draft plan introduces several new public roads; including Rustle Woods Avenue and Street 1 that connect Bur Oak Avenue with the future extension of Cornell Centre Boulevard; the partial extension of Cornell Centre Boulevard to a point south of Church Street and north of Highway 7 (construction of the middle portion being under different ownership and subject to a future development application); and a finer grid of local roads and public lanes intended to provide access to the proposed residential blocks.

**Proposed Official Plan Amendment**

An Official Plan Amendment (OPA) application is required for the subject block within the Draft Plan of Subdivision to permit the live/work and lane-based townhouses on certain blocks whereas only multiple unit residential development is currently permitted. The development density of those blocks is also proposed to permit a floor space index range of 0.85 to 0.9 whereas a minimum FSI of 1.5 is envisaged in the Secondary Plan. The OPA also seeks to reduce building heights to allow a range between three and four storeys whereas a minimum height of four storeys is currently required for certain development blocks.

**Proposed Zoning By-law Amendment**

A Zoning By-law Amendment (ZBA) application is required to implement the Official Plan Amendment for the subject block within the Draft Plan of Subdivision. It will place the lands into appropriate zone categories under the City's Urban Expansion By-law 177-96 and establish development standards.

**Official Plan and Zoning**In-force Official Plan (Revised 1987), as amended

The current in-force Official Plan designates the subject lands Urban Residential, Commercial – Community Amenity Area and Environmental Protection Area.

Cornell Secondary Plan (OPA No. 168, 2008)

Within the existing Cornell Secondary Plan area the majority of the subject lands are designated Residential Neighbourhood – Cornell Centre, which is intended to accommodate medium and high density residential development, supporting future retail and employment uses and the planned regional Transitway along Highway 7. The block immediately abutting the north side of Highway 7 is identified as Avenue Seven Corridor – Mixed Residential, which envisages high density residential and mixed-use development. Site specific policies require that lands situated at the Highway 7 / Bur Oak Avenue intersection provide for a mix of high density residential and office uses, representing the most intensive development opportunities within Cornell Centre. Buildings here are required to comprise primarily residential or office uses and be designed to accommodate commercial uses at grade.

The lands immediately fronting onto Bur Oak Avenue, excluding the secondary school frontage, are designated Community Amenity Area – Bur Oak Corridor and are intended to provide a mixed-use 'main street' focus for Cornell Centre and for the wider residential neighbourhoods of Cornell and east Markham.

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Block 2 on the proposed draft plan is designated in the Cornell Secondary Plan as Open Space and Environmental Protection Area. The Secondary Plan also identifies symbolically the location of a future Catholic Secondary School and Public Elementary School.

2014 Official Plan (not yet in-force)

The 2014 Official Plan, which has been approved by the Region of York, but is under appeal, designates the subject lands as Residential Mid Rise, Mixed Use Mid Rise and Greenway and is generally consistent with the current Cornell Secondary Plan.

Map 1 – Markham Structure, of the 2014 Official Plan identifies the subject lands as part of the Cornell Centre Intensification Area and Key Development Area along a Regional Corridor. The land use objective for Cornell Centre is to provide for a mixed-use Key Development Area that integrates a range of residential, retail, office and other commercial and public uses at densities that are transit supportive within the future Regional Rapid Transit Corridor on Highway 7. Key Development Areas are required to provide an overall long-term minimum density target of 2.0 FSI.

Cornell Centre Secondary Plan update

The new Official Plan 2014 (not yet in-force) identifies Cornell Centre as one of the Secondary Plan Areas for which an updated secondary plan is to be adopted. On February 17, 2015 Development Services Committee received a report outlining a Draft Land Use Concept for Cornell Centre as part of the Secondary Plan update (see Figure 6). Staff have been working with the main landowner group on the updated land use concept. The current draft land uses and accompanying policies will be presented to the public for comment at a public open house scheduled for mid-April 2015.

As expressed in the February 17, 2015 report, the original vision for Cornell Centre is still relevant. It will be a mixed-use district functioning as a regional sub-centre serving not only the Cornell community, but also east Markham. The vision for Bur Oak Avenue as a ‘main street’ continues despite landowner concerns that retail is currently not viable along Bur Oak Avenue. Staff recommend that the City protect for this long-term vision for Bur Oak as a vibrant urban retail / service corridor and encourage grade related retail development along the Bur Oak frontage. The requirement to accommodate retail / service uses at grade in a mixed-use form should continue. However, while residential buildings with retail / commercial uses at grade are the ultimate desired built form, non-residential buildings may be considered in the interim provided development blocks and street patterns allow for redevelopment to the ultimate mixed-use form over time.

The greatest concentration of height and density continues to be focused at the Highway 7 / Bur Oak Avenue intersection although some adjustments to the height and density regime have been considered to allow greater flexibility in the interior blocks, which provide a transition in built form to the existing low rise community north of Church Street.

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The update of the Secondary Plan will continue to secure the existing vision for Cornell Centre and the importance of creating a compact and complete community delivering transit-supportive densities and a high quality built form with an exemplary public realm, a range of travel choices, as well as protection and integration of the natural heritage system.

### Zoning

The subject lands are currently zoned Agricultural One (A1), Rural Residential Four (RR4) and Open Space Two (OS2) under By-law 304-87, as amended (Figure 2). The current zoning does not permit the proposed development; consequently the lands will be required to be re-zoned and incorporated into appropriate zone categories within By-law 177-96.

### **OPTIONS/ DISCUSSION:**

The following is a brief summary of issues identified to date. These matters, and others identified through the circulation and detailed review of the proposal and supporting information will be addressed in a final report to Committee:

1. The applicant will be required to ensure that there is sufficient parking to serve the development and that areas for snow storage are identified.
2. The Region of York has requested additional information to support the Traffic Impact Study, including a section on Transportation Demand Management to explore measures to promote active transportation and public transit in order to reduce the number of auto trips and ultimately support the modal split being proposed.
3. The Region of York has requested standard conditions relating to the timing of approval of servicing allocation to ensure that water and wastewater servicing are available prior to occupation.
4. York Catholic District School Board is generally satisfied with the proposed location of the Secondary School site; however, the School Board has concerns about the size of Block 1 for a school site due to the configuration of the block in relation to the curvature of Bur Oak Avenue at this location.

### **FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

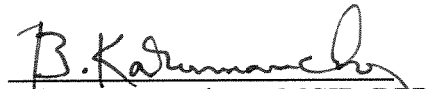
### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications will be reviewed in the context of the City's strategic priorities of Growth Management, Transportation and Environment.

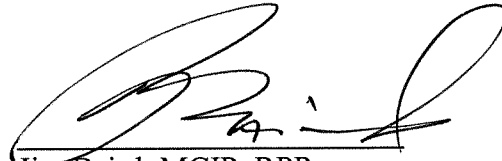
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The development applications have been circulated to various City Departments and external agencies and are currently under review. Conditions and requirements received will be reviewed and incorporated into the associated approvals, as appropriate, should the planning applications be approved.

**RECOMMENDED BY:**



Biju Karumanchery, MCIP, RPP  
Acting Director of Planning & Urban Design



Jim Baird, MCIP, RPP  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context / Zoning

Figure 3: Aerial Photo

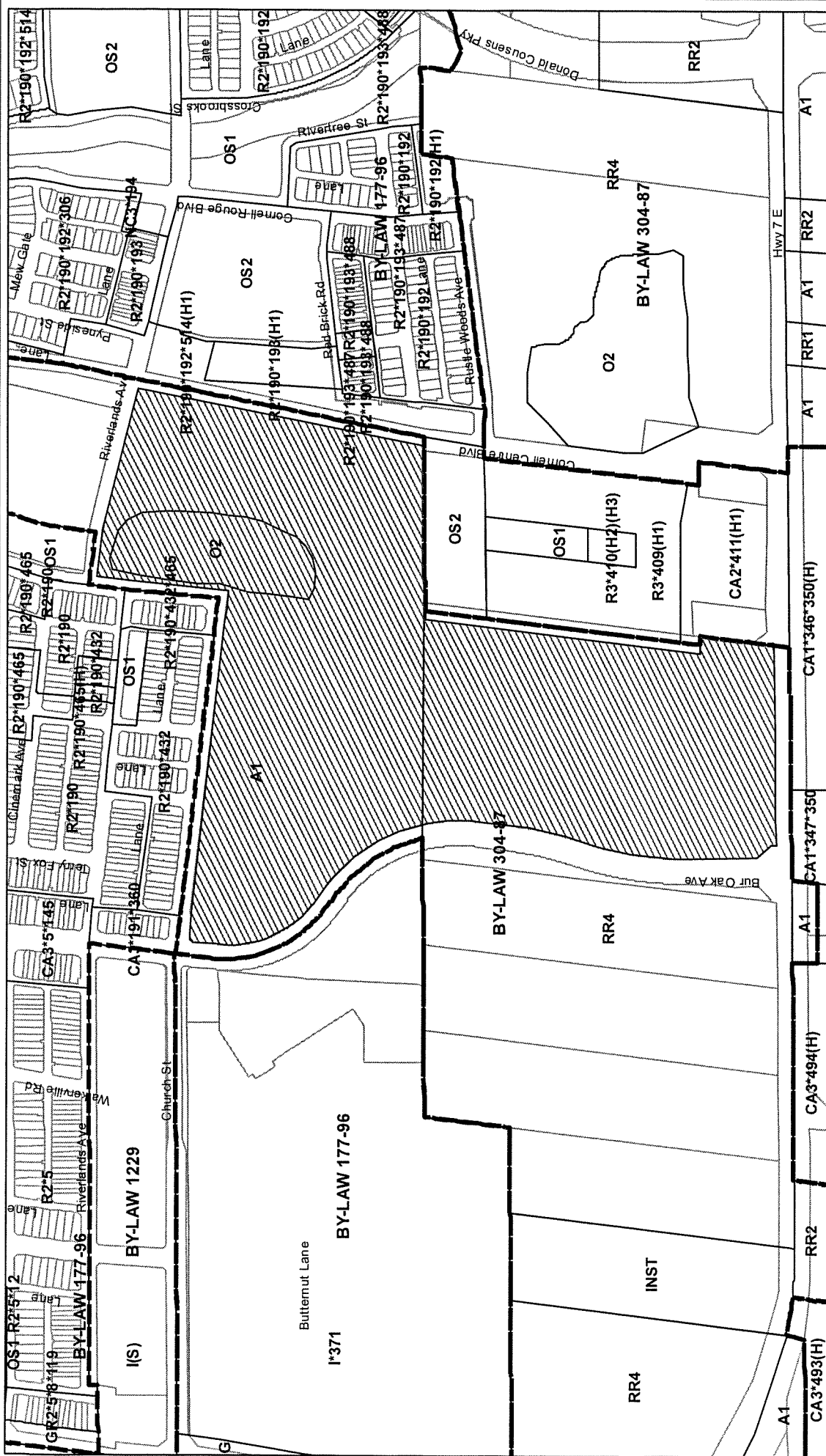
Figure 4: "Subject Block" within Draft Plan


Figure 5: Draft Plan of Subdivision

Figure 6: Cornell Centre - Draft Land Use / Height Regime

File path: Amanda\File 14 135999\Documents\Preliminary Report





 SUBJECT LANDS

# AREA CONTEXT/ZONNING

APPLICANT: MATTAMY CORNELL CENTRE  
 CORNELL CENTRE BLVD.

FILE No: SU. 14135999 (SC)

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FIGURE No. 2





# AIR PHOTO

APPLICANT: MATTAMY CORNELL CENTRE  
 CORNELL CENTRE BLVD.

 SUBJECT LANDS

FILE No: SU. 14135999 (SC)

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

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Checked By: SC

DATE: 03/03/2015

FIGURE No. 3

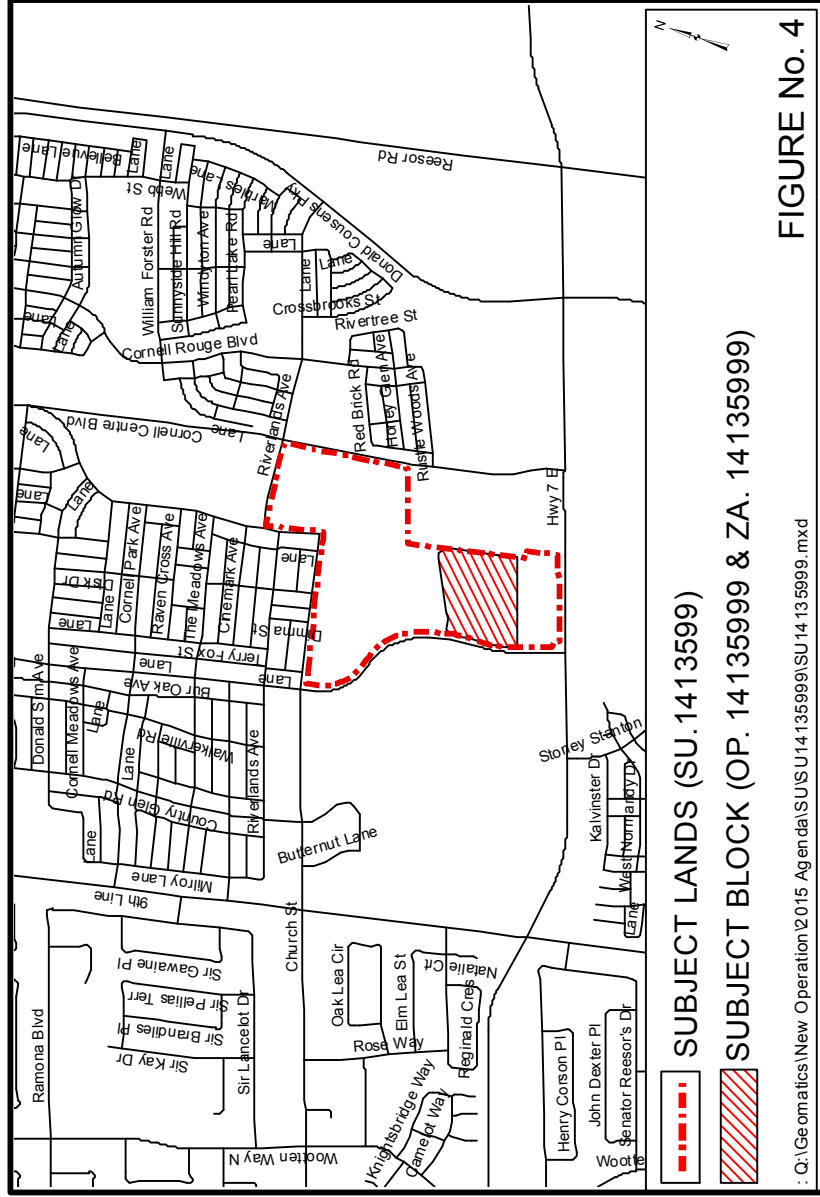
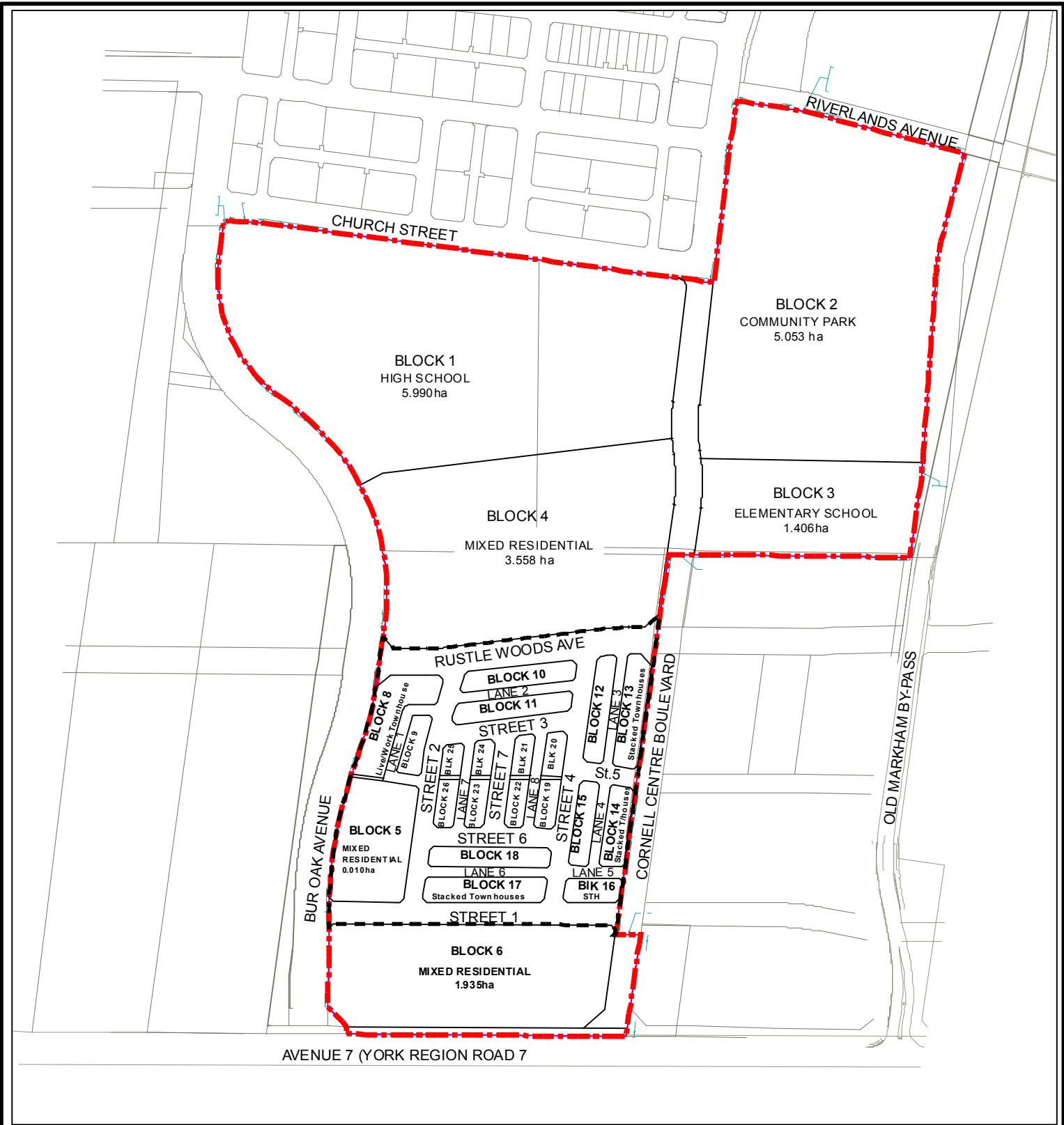


FIGURE No. 4

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# DRAFT PLAN OF SUBDIVISION (19TM-14010)



APPLICANT: MATTAMY CORNELL CENTRE  
CORNELL CENTRE BLVD.

FILE No: SU.14135999 (SC) OP.1413599 & ZA. 14135999

- SUBJECT LANDS
- SUBJECT BLOCK

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DATE: 03/03/2015



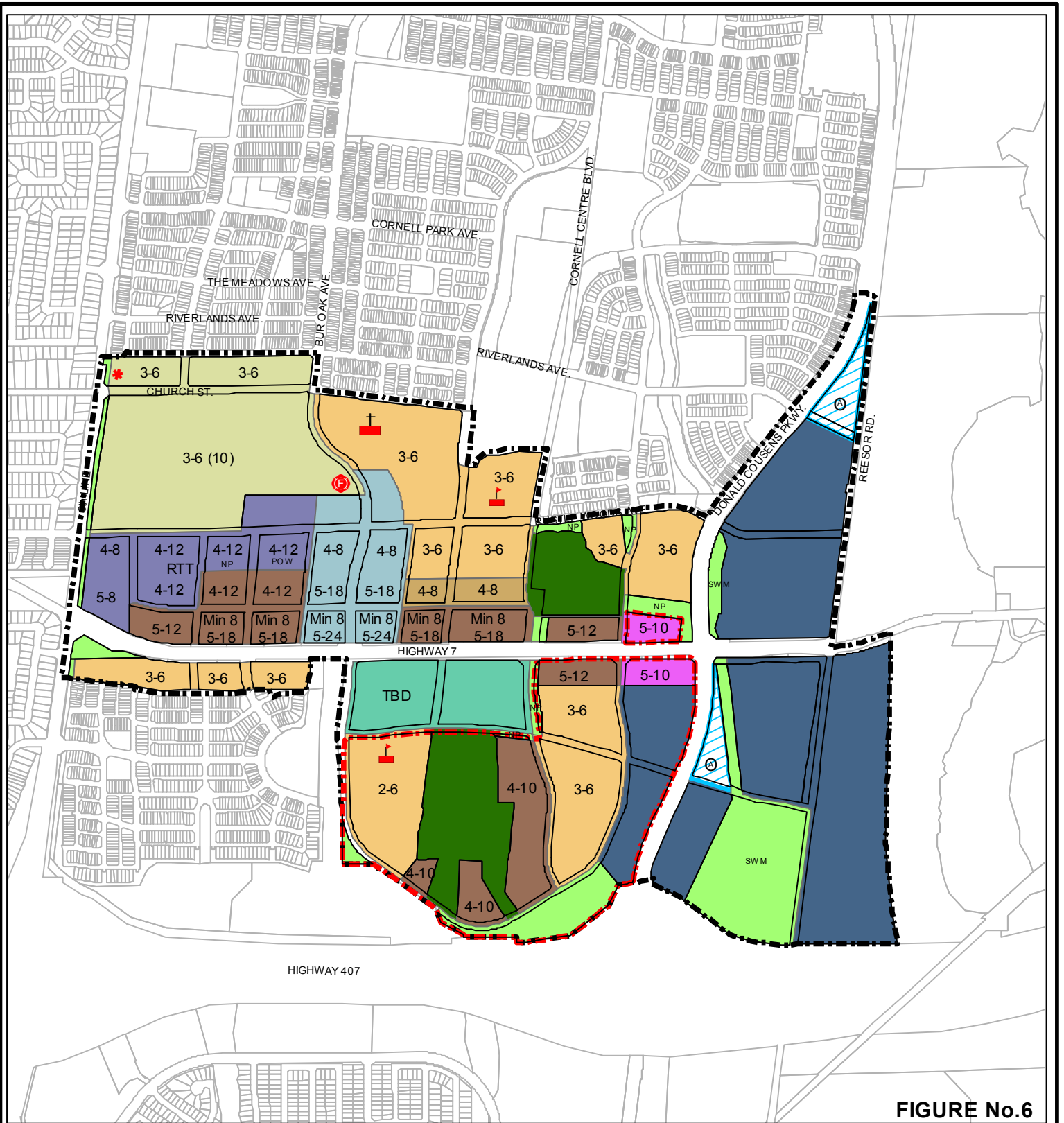


FIGURE No.6

# Map 2 Height (Storeys)



CORNELL CENTRE LIMITS



DEFERRAL AREA  
- Subject to Regional approval of OPA's.

## MIXED USE

- MIXED USE BUR OAK CORRIDOR
- MIXED USE HEALTH CARE CAMPUS
- MIXED USE 9TH LINE
- MIXED USE HIGHWAY 7 CENTRE

## EMPLOYMENT

- SERVICE EMPLOYMENT - AUTOMOTIVE SERVICE STATION
- BUSINESS PARK EMPLOYMENT
- BUSINESS PARK OFFICE EMPLOYMENT

- RTT - REGIONAL TRANSIT TERMINAL
- NP - NEIGHBOURHOOD PARK
- SWM - STORM WATER MANAGEMENT
- POW - PLACE OF WORSHIP

## RESIDENTIAL

- RESIDENTIAL HIGH RISE
- RESIDENTIAL MID RISE I
- RESIDENTIAL MID RISE II

## GREENWAY

- WOODLANDS
- PARKS AND OPEN SPACE

- EMS
- Fire
- Public Elementary School
- Catholic Secondary School



FILE No: MI559