



Development Services Commission
**PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, June 17, 2025		
Application Type:	Official Plan Amendment (the “Application”)		
Owner:	City of Markham		
Agent:	City of Markham		
Proposal:	City-initiated Official Plan Amendment to incorporate a new secondary plan for Cornell Centre into the 2014 Official Plan		
Location:	See Figure 1		
File Number:	PLAN OP 15 155158	Ward:	5
Prepared By:	Philip English, Planner II, Policy Planning		
Reviewed By:	Duran Wedderburn, MCIP, RPP Manager, Policy	John Yeh, MCIP, RPP Senior Manager, Policy	
	Stephen Lue, MCIP, RPP Senior Manager, Development		

PURPOSE

To consider the draft Official Plan Amendment for the Cornell Centre Secondary Plan. The draft Cornell Centre Secondary Plan (“draft Secondary Plan”) introduces a comprehensive policy framework to achieve the vision of a vibrant mixed use, transit oriented, complete community with several new public parks and 2 new schools. The secondary plan area is planned to accommodate approximately 40,000 residents and 6,000 jobs at full build out, and a minimum density of approximately 200 people and jobs per hectare within the boundaries of the MTSA.

PROCESS TO DATE

The Cornell Centre Secondary Plan Study was originally initiated in 2014 as a first step to preparing a new draft policy framework for Cornell Centre. The Study was undertaken to develop a vision and land use planning policy framework for a new high density mixed-use key development area (KDA) that would integrate a range of housing types in mostly higher density formats, employment opportunities, retail/commercial, and recreational uses at transit-supportive densities and a new regional transit terminal for the broader Cornell community. The key milestones in the project to date include:

- Markham's Official Plan (2014) identified Cornell Centre as one of the Secondary Plan Areas that requires the adoption of an updated Secondary Plan.

- Initial work on the Cornell Centre Secondary Plan was undertaken in 2015, and included a [draft policy framework](#) and a land use plan for the Cornell Centre study area. However, the project was not completed due to resourcing and competing priorities.
- The project was reinitiated in late 2023, including a review of the previous work completed and an analysis of the scope of work required to complete the project within a truncated project timeline.
- Staff presented a [workplan to Council](#) on June 4, 2024, outlining the work required to update the Cornell Centre Secondary Plan based on the previous work undertaken in 2015 and the current City of Markham, York Region, and Provincial Planning policy framework.
- On November 12, 2024, staff brought forward a report to Markham's Development Services Committee that included a [draft Official Plan Amendment](#) containing the updated draft Cornell Centre Secondary Plan.
- A Community Information Meeting was held on February 5, 2025, at the Cornell Community Centre to share information on Phase 1 and 2 of the project and gather feedback and input from the public and other stakeholders on the draft Secondary Plan.

More information about the Study process and results, as well as opportunities to provide input on the draft Secondary Plan, are available on the [Your Voice Markham](#) project webpage. A copy of the draft Cornell Centre Secondary Plan is provided as Appendix 1 of this report.

NEXT STEPS

- Consider input received through consultation and at the statutory public meeting to inform revisions to the draft Cornell Centre Secondary Plan, where appropriate; and
- Target a Recommendation Report for adoption of the Cornell Centre Secondary Plan by Council in late 2025.

BACKGROUND

Markham's 2014 Official Plan provides direction for a new Cornell Centre Secondary Plan. Cornell Centre was originally part of Official Plan Amendment (OPA) 168 – Secondary Plan for the Cornell Planning District (2008), however, except for Cornell Centre, the Cornell Planning District is now part of the 2014 OP policy framework which directs that a new secondary plan be prepared for Cornell Centre.

Section 9.3.7.2 of the City of Markham's 2014 Official Plan provides direction to prepare a new secondary plan for Cornell Centre with the intent to build on the policies of the Official Plan and to provide detailed direction on the land use, urban design, infrastructure, community amenities, and natural heritage features to guide growth within the Cornell Centre Secondary Plan Area, and to support the development of a complete community at transit supportive densities near the Cornell Regional Transit Terminal.

The Cornell Centre Secondary Plan Area includes the Regional Corridor/Key Development Area identified on Map 1 – Markham Structure in the 2014 Official Plan. Regional Corridors/Key Development Areas are identified along the Yonge Street and Highway 7 Rapid Transit Corridors.

Key development areas include intensification areas where rapid transit services intersect with major nodes of retail and commercial development and where opportunities exist for redevelopment of large land parcels that support new public streets and mixed-use development.

Lands within the Cornell Centre Secondary Plan Area centered around the Cornell Regional Transit Terminal are also delineated as an 'Intensification Area' and a 'Regional Corridor' on Map 2 – Centres and Corridors and Transit Network in the 2014 Official Plan and are planned to accommodate development at higher densities. Highway 7, as it passes through the Secondary Plan area, is designated a 'Regional Rapid Transit Corridor'.

A portion of the lands within the Cornell Centre Secondary Plan Area are also within the Cornell BRT Major Transit Station Area ("MTSA") delineated in the 2022 York Region Official Plan ("2022 YROP") and included here as Figure 2. MTSA's are generally defined as the area within an approximate 500 to 800 m radius of a transit station, representing about a 10-minute walk. Lands within the Cornell BRT MTSA are required to achieve a minimum density of 200 people and jobs per hectare.

The draft Cornell Centre Secondary Plan establishes a comprehensive policy framework with flexibility to support the long-term development of a vibrant mixed use, transit oriented complete community. A key component of the draft Secondary Plan policy framework is a refined Community Structure featuring an enhanced Greenway System; Residential Neighbourhood Areas; Mixed Use Neighbourhood Areas; Employment Priority Lands; a Parks and Open Space System with approximately 5.2 hectares of parkland; and an improved and integrated Transportation System. Refer to Figure 4 for a map of the refined Community Structure, and Figure 3 for the Detailed Land Use.

The draft Secondary Plan permits increased heights and densities in specific locations to support the regional transit terminal, the establishment of a commercial core for the Cornell community, and to meet population and job targets for the Cornell Centre MTSA. It also takes a flexible approach to density, and provides for Floor Space Index ("FSI") as a general policy direction. Additional densities above the identified FSIs may be considered, subject to technical criteria, without an official plan amendment.

Full build out of the Secondary Plan Area will be achieved over the long-term. Development and redevelopment will be coordinated and phased with the provision of infrastructure and community facilities. Developers' Group Agreements are in place to ensure all property owners contribute equally to the provision of community amenities and infrastructure required to support growth.

Comments received to date on the draft Official Plan Amendment from prescribed bodies and stakeholders include comments ranging from general support to broader matters such as affordable

housing, transit service, viability of commercial and employment uses, and site-specific matters such as height, density, and land use.

PRESCRIBED BODIES

A request for comments on the draft Official Plan Amendment was circulated to prescribed bodies in January 2025, and the draft Secondary Plan was also circulated to the Ontario Ministry of Municipal Affairs and Housing on January 19, 2025. Many prescribed bodies have responded with comments on the draft Official Plan Amendment, including support of the draft Official Plan Amendment from York Region, Toronto and Region Conservation Authority, and the York Region District School Board.

LANDOWNERS AND DEVELOPERS

Written submissions were received from most of the landowners and/or developers with lands in the Secondary Plan Area. The key comments include revisions to the proposed land use designations, increasing the maximum heights and densities on specific sites; and using stronger language to require all landowners in the Secondary Plan Area to enter into the existing Developers' Group Agreement.

All comments received to date and at the Public Meeting will be considered comprehensively and inform revisions, where appropriate, of the draft Secondary Plan in the final phase of the project.

ACCOMPANYING FIGURES AND APPENDIX

Figure 1: Location Map

Figure 2: Cornell Major Transit Station Area (excerpt from 2022 York Region Official Plan)

Figure 3: Map SP1 – Detailed Land Use

Figure 4: Map SP2 – Community Structure

Figure 1

Location Map

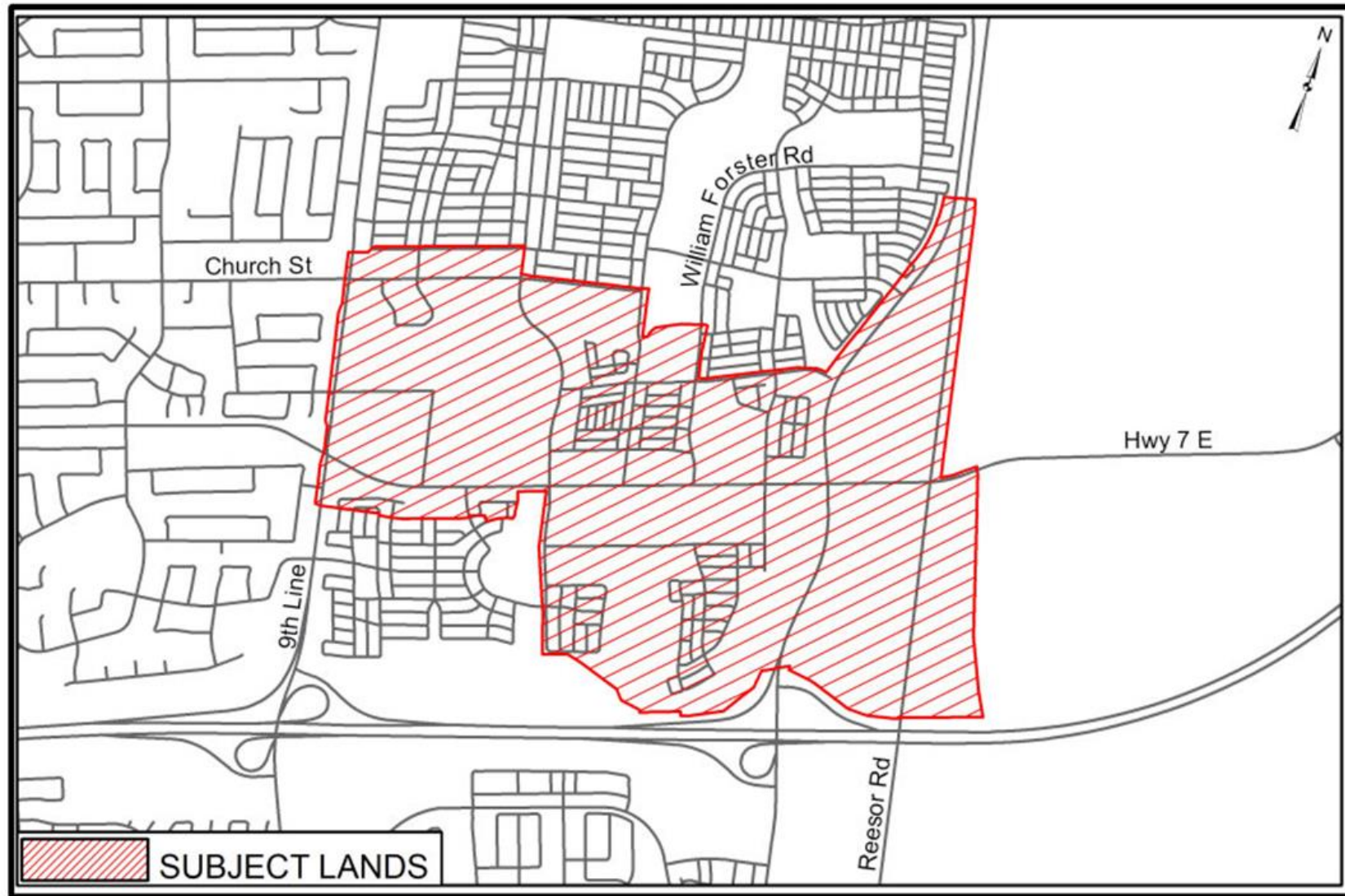


Figure 2

Cornell BRT Major Transit Station Area

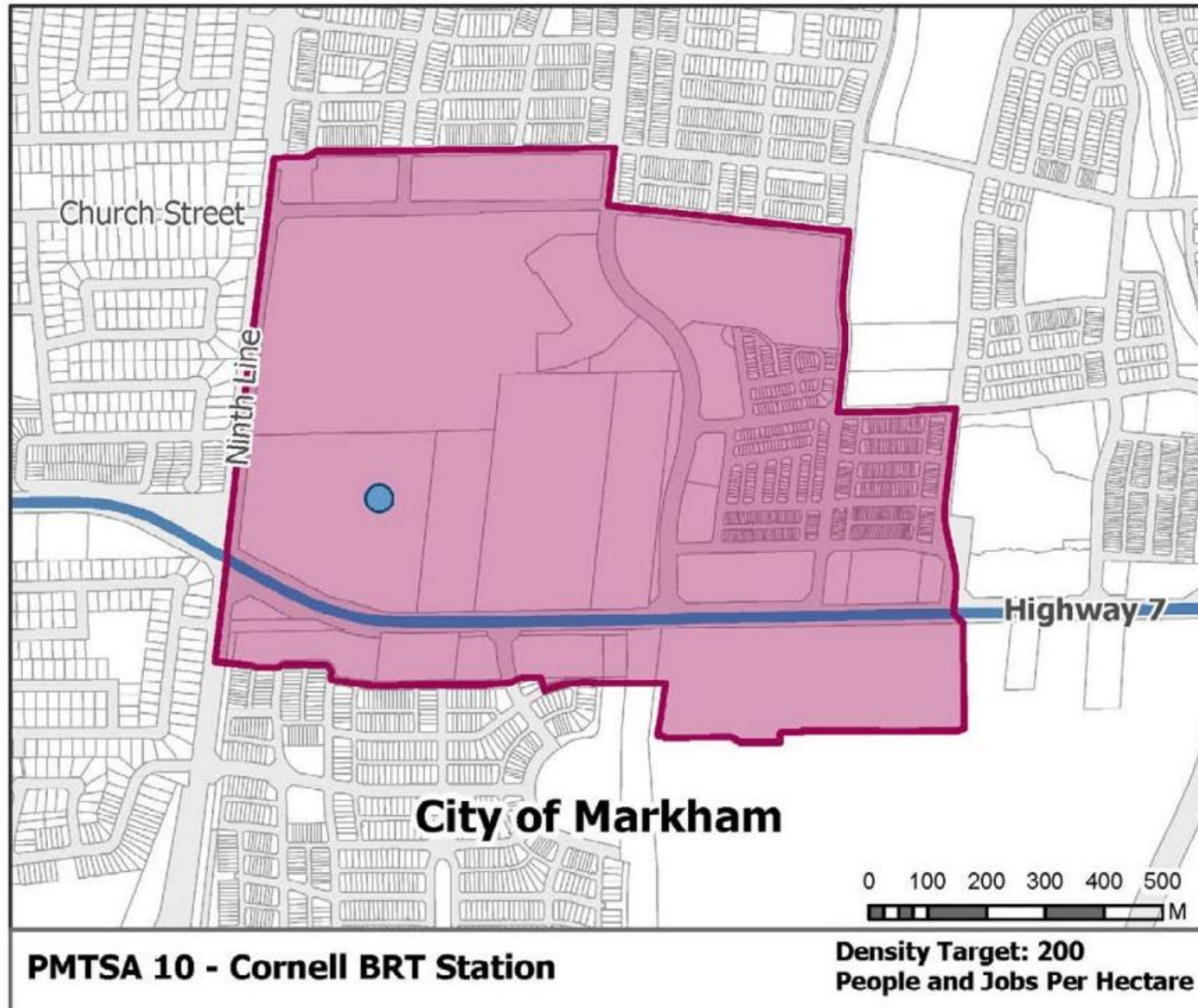


Figure 3

Map SP1 – Detailed Land Use

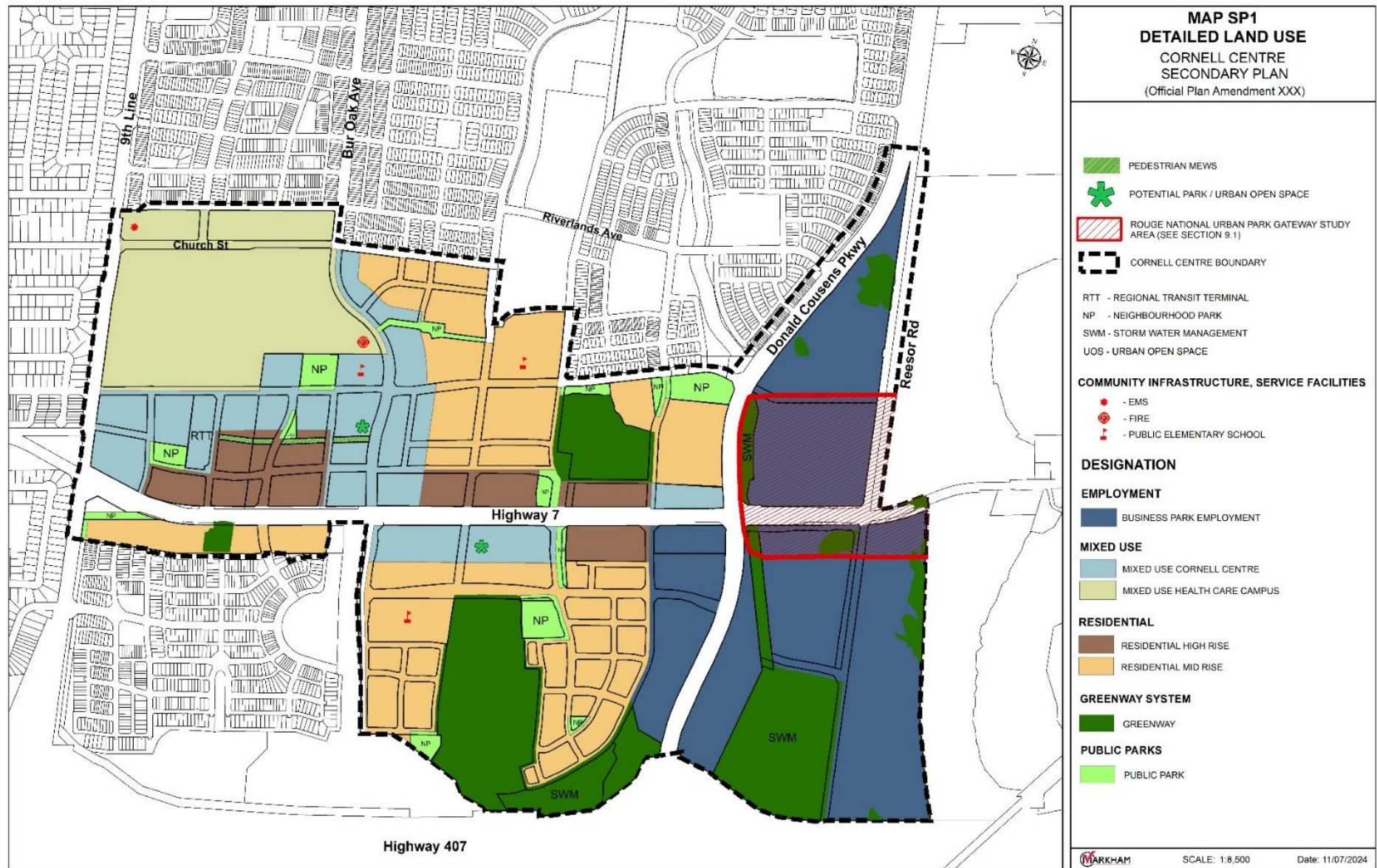


Figure 4

Map SP2 – Community Structure

