



Report to: Development Services Committee

Report Date: September 5, 2018

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**SUBJECT:** PRELIMINARY REPORT  
Forest Hill Homes (Cornell Towns) Ltd.  
Proposed Zoning By-law Amendment and Site Plan Control Applications to permit 75 condominium townhouse dwellings, South side of Rustle Woods Avenue, west of Cornell Rouge Boulevard, Ward 5

Files ZA/SC 12 111705

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Senior Planner, East District

**REVIEWED BY:** Stacia Muradali, MCIP, RPP, extension 2008  
Senior Planner, East District

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Forest Hill Homes (Cornell Towns) Ltd., Proposed Zoning By-law Amendment and Site Plan Control Applications to permit 75 condominium townhouse dwellings, South side of Rustle Woods Avenue, west of Cornell Rouge Boulevard, Ward 5, Files ZA/SU 12 111705", be received.

**PURPOSE:**

The purpose of this report is to provide preliminary information on applications submitted by Forest Hill Homes (Cornell Towns) Ltd. ("Forest Hill Homes") to amend Zoning By-laws 304-87 and 177-96, both as amended, and for Site Plan approval to facilitate the development of 75 common element condominium townhouse dwellings. This report contains general information in regards to applicable Official Plan or other relevant policies and issues. The report should not be taken as Staff's opinion or recommendation on the applications.

**The Application Submission, Deeming Complete and Chronology**

- The Zoning By-law Amendment and Site Plan Control applications were submitted by Forest Hill Homes on June 4, 2012 proposing 202 stacked townhouses with underground parking.
- The zoning amendment application was deemed complete on July 8, 2012.
- A Statutory Public Meeting was held on December 11, 2012. There were no written comments received or deputations made.
- The applicant advised staff that the original proposal was not financially viable due to costs associated with underground parking to support the required 1.5 Floor Space Index (FSI) for stacked townhouse development.
- On December 23, 2014, the applicant submitted an Official Plan Amendment to amend the Cornell Secondary Plan to permit townhouses on the site, with a minimum FSI of 0.75 and minimum building heights of 3 storeys. (File (14 244799)).

- City Council approved this official plan amendment on November 1, 2016.
- The applicant made revised zoning amendment and site plan control application submissions proposing 75 condominium townhouses on May 11, 2018.
- The revised submission is the subject of this report.

**BACKGROUND:**

The 1.2 ha (3.0 ac) subject site is located within Cornell Centre, north of Highway 7 East and west of Donald Cousens Parkway. More specifically, the site is located on the south side of Rustle Woods Avenue and on the west side of Cornell Rouge Boulevard (Figures 1, 2 and 3). The surrounding area includes:

- Existing single detached and townhouse dwellings to the north (across Rustle Woods Avenue);
- Future 0.27 ha and .18 ha parkettes abutting the site to the east and west;
- A 4 ha woodlot abutting the site to the southwest;
- Future residential development, to the east, containing 150 townhouse dwellings and a 1.13 ha park (across Cornell Rouge Boulevard). This development is draft subdivision approved and anticipated to be registered in 2018 or early 2019.

**PROPOSAL**

The applications for a zoning by-law amendment and site plan approval propose a residential development comprising 75 condominium townhouse dwellings. Each unit is approximately 4.5 m (14.76 ft) wide and is four storeys in height. The development proposes a total FSI of 1.18. The proposed site plan is shown in Figure 4 and the proposed elevations are shown in Figure 5.

The site plan includes 12 townhouse blocks where each unit has vehicle access from an internal private street to private driveways and one-car garages. The private street accesses Rustle Woods Avenue at the northwest corner of the site and Cornell Rouge Boulevard at the southeast corner. The centre portion of the site contains a landscaped area with a tot-lot and walkways providing pedestrian connectivity through the site to surrounding public roads and along the edge of the woodlot. The tot-lot is approximately 100 m<sup>2</sup> (1076 ft<sup>2</sup>) in area. In addition to the parking provided on each unit's driveway and private garage, a total of 19 visitor parking stalls are provided within the development.

*Next Steps:*

- Although a Statutory Public Meeting was held in 2012, a second Public Meeting will be required to obtain public input on the revised zoning amendment proposal. Staff are of the opinion this is warranted to recognize the amount of time that has passed since the original submission and earlier public meeting. The targeted date for the Statutory Public Meeting is November 19, 2018.
- In accordance with Delegation By-law 2002-202, as amended, the approval authority for site plan control applications for new townhouse development is the Director of Planning and Urban Design. Notwithstanding, the site plan application cannot be endorsed or approved until the zoning amendment is approved by City Council.

- Following the public meeting, and if requested by Committee, a Recommendation Report respecting Zoning By-law Amendment may be provided to a future Development Services Committee meeting;

### **OFFICIAL PLAN AND ZONING**

#### 2014 Official Plan, as partially approved on November 24, 2017 and further updated on April 9, 2018

The site is designated 'Residential Mid Rise', which does provide for townhouses, as well as multiplex buildings containing 3 to 6 units; stacked townhouses, apartment buildings, and buildings associated with day care centres, places of worship and public schools.

The site however is also within the Cornell Centre Key Development Area, and applicable transition policies require that until an updated secondary plan is approved for Cornell Centre, the provisions of the Official Plan (Revised 1987), as amended and the current Cornell Secondary Plan shall continue to apply.

#### Official Plan (Revised 1987) & 2008 Cornell Secondary Plan (OPA 168)

The site is designated 'Urban Residential' and 'Residential Neighbourhood – Cornell Centre'. As noted, a secondary plan amendment was approved in November 2016 to permit townhouses on the subject lands, having building heights of 3 – 6 storeys and minimum FSI of 0.75. The proposed development conforms to the Cornell Secondary Plan.

#### Cornell Centre Secondary Plan

The Draft Land Use Concept for Cornell Centre presented to DSC on September 22, 2015 provided a policy framework for a future secondary plan for Cornell Centre, which is currently being finalized by the City's policy group. The draft land use concept affecting the subject lands proposes a 'Residential Mid Rise I' designation. This will provide for townhouses, multiplex buildings containing 3 to 6 units, stacked townhouses and apartment buildings. The draft land use concept affecting the subject lands contemplates building heights of 3 to 6 storeys with a minimum FSI of 0.75. The proposed development conforms to draft land use concept for Cornell Centre.

#### Current and Proposed Zoning

The subject lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended, which permits one single detached dwelling on rural lot.

To facilitate the proposed development the applicant has submitted a zoning by-law amendment which proposes to incorporate the subject lands into an appropriate residential zone within By-law 177-96, as amended. The zoning amendment will likely require site specific building standards to implement the proposed built form and reflect the private street condominium configuration of the development. While the zoning amendment is still being reviewed, staff do note that the amount of parking onsite complies with City of Markham Parking Standards By-law 28-97, as amended for both the amount of parking required for the units and visitor parking.

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**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Review of the proposed lotting and access, between townhouse blocks; private street configuration, site connectivity; and the adequacy parking and snow storage, in accordance with City standards;
2. Review of the townhouse built form and related development standards proposed as part of the zoning by-law amendment, including, but not limited to, unit widths, building height scale and mass, building setbacks, parking and private outdoor amenity space, etc;
3. Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, tree preservation and landscaping plans, geotechnical and hydrogeological reports, transportation demand management strategy report and noise impact study;
4. Review of the proposed building materials and architectural design through the site plan application.
5. Confirmation of servicing allocation by the City and the Cornell Landowners Group.
6. Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation and Public Art contributions.
7. Confirmation that any outstanding obligations, financial or otherwise, have been cleared to the satisfaction of the Cornell Landowners Group.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not Applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed applications will be reviewed in the context of the City's Strategic Priorities of Growth Management, Transportation and Municipal Services.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.



Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

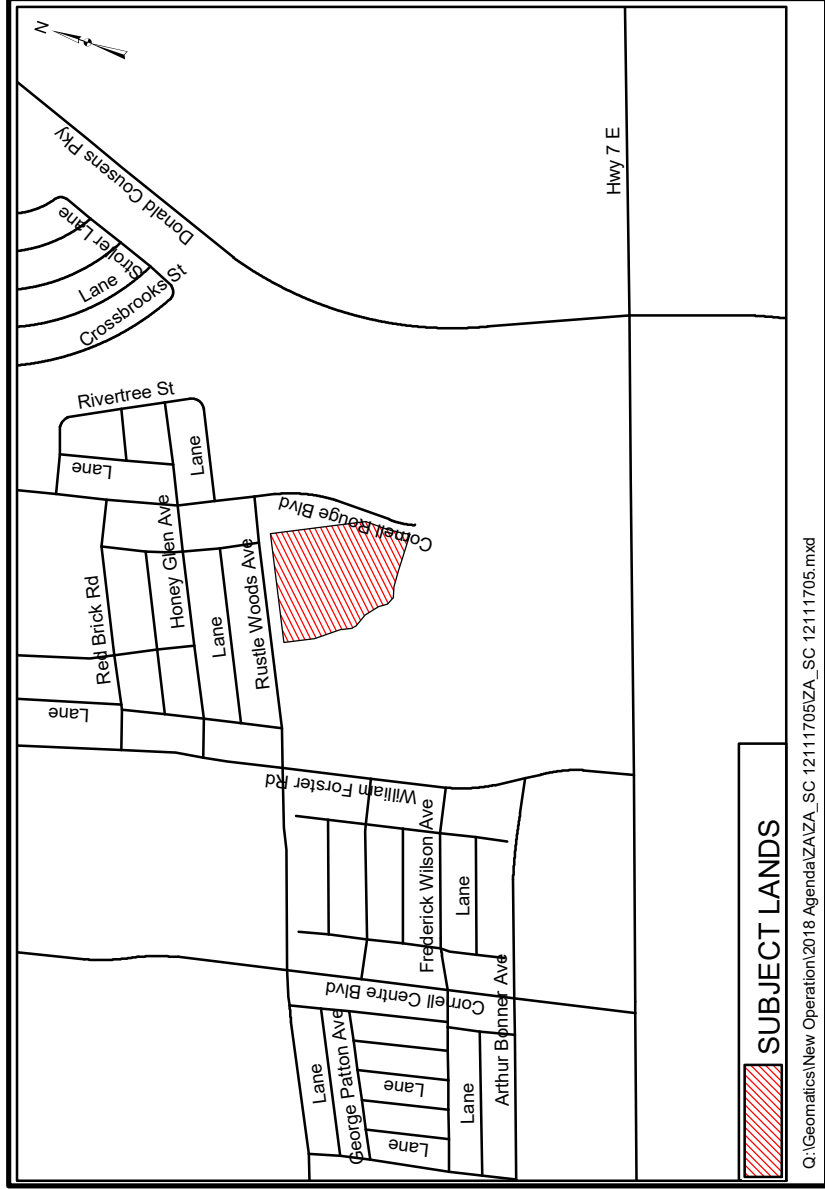
Figure 3 – Air Photo

Figure 4 – Proposed Site Plan

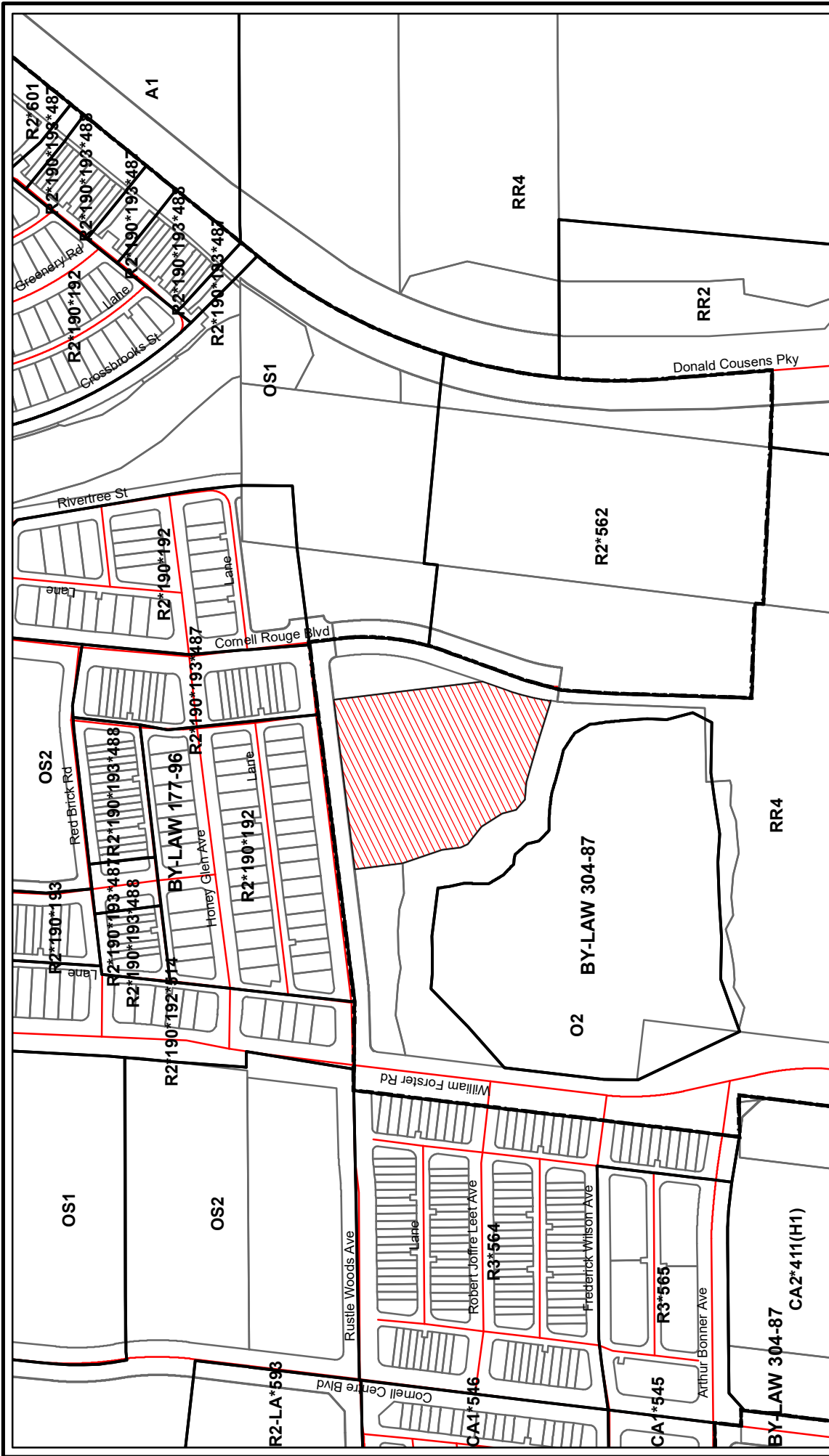
Figure 5 – Proposed Elevations

**AGENT:**

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 SUBJECT LANDS

# AREA CONTEXT / ZONING

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

FILE No. ZA\_SC 12111705 (SC)

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**FIGURE No. 2**






# AIR PHOTO

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

FILE No. ZA\_SC 12111705 (SC)

 SUBJECT LANDS

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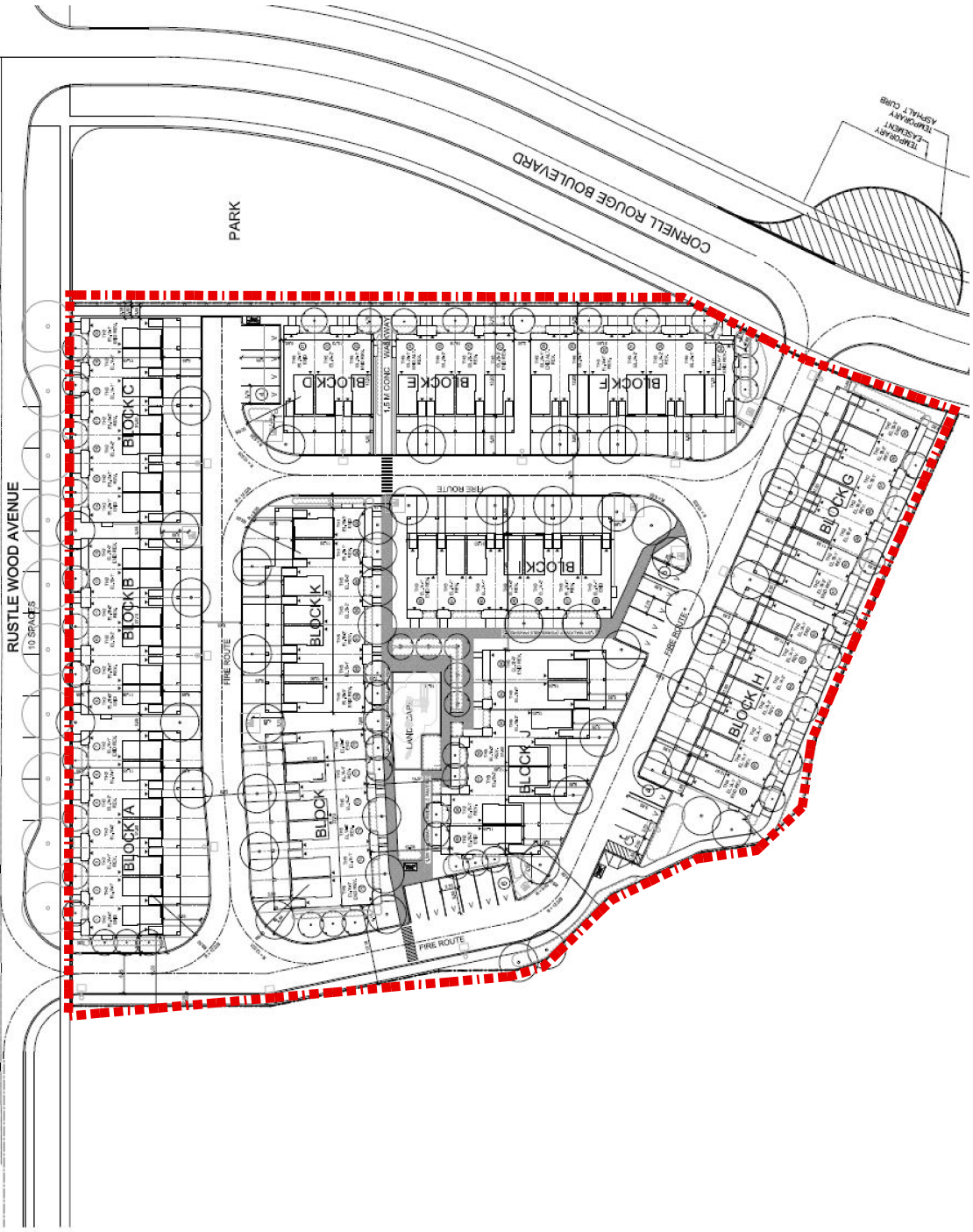
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FIGURE No. 3







SUBJECT LANDS

Date: 17/07/2018

FIGURE No. 4

# SITE PLAN

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

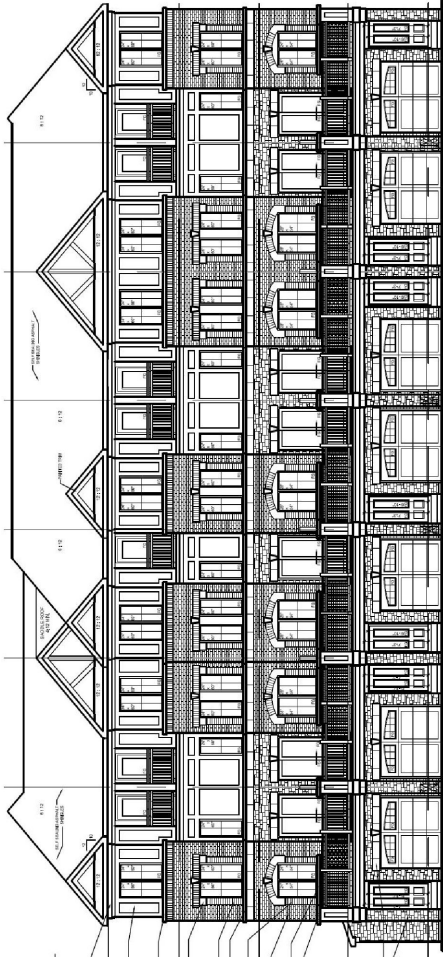
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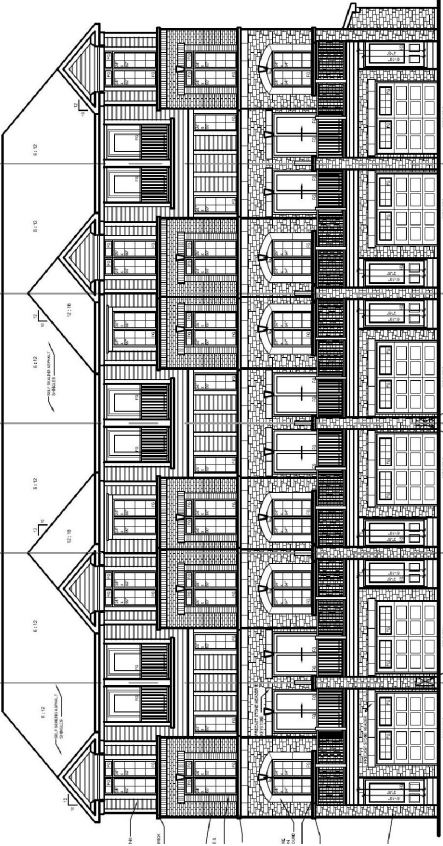


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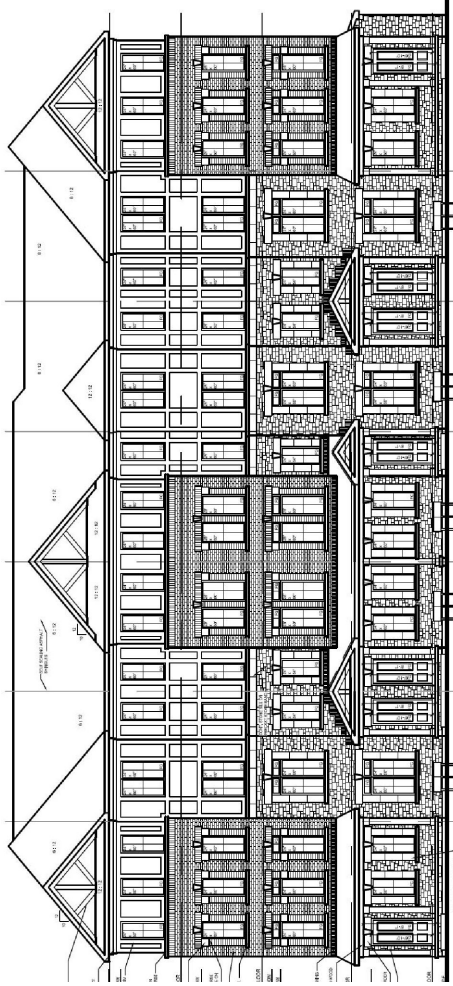
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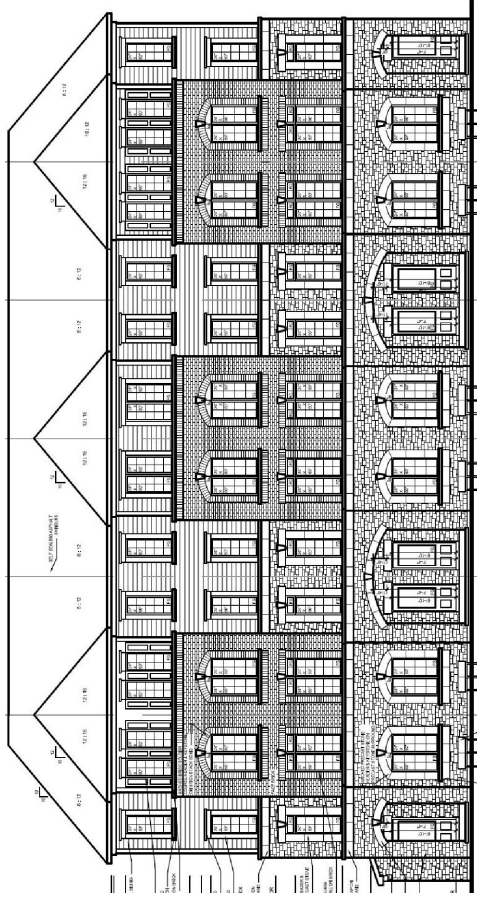
FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION

# CONCEPTUAL ELEVATIONS

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.

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FIGURE No. 5