

Date:	Tuesday, March 21, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications")		
Owner:	JD Elm Cornell Lands Ltd. (the "Owner")		
Agent:	Kate Cooper, Bousfields Inc.		
Proposal:	Applications to permit a development comprised of seven 10 to 28 storey mixed use buildings containing approximately 2,116 residential units, and 3,856 m ² of retail space, one partial park block and three new roads (the "Proposed Development")		
Location:	Northwest corner of Highway 7 East and Bur Oak Avenue (the "Subject Lands")		
File Number:	PLAN 22 118754	Ward:	5
Prepared By:	Carlson Tsang, ext. 2624 Senior Planner, East Planning District		
Reviewed By:	Stacia Muradali, MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications complete on July 26, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal the Official Plan Amendment and Draft Plan of Subdivision applications to the Ontario Land Tribunal (the "OLT") for a non-decision ended on November 23, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal the Zoning By-law Amendment application to the OLT for a non-decision ended on October 24, 2022. Accordingly, the Owner is in a position to appeal the Applications to the OLT.

NEXT STEPS

- Statutory Public Meeting is scheduled for March 21, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future Site Plan Control applications

BACKGROUND

Subject Lands and Area Context

The predominately vacant 4.49 ha (11.09 ac) Subject Lands are located at the northwest corner of Highway 7 East and Bur Oak Avenue, as shown on Figure 1, and consists of a woodland feature located in the southwest quadrant. A small portion of the Subject Lands along Highway 7 are located within a regulated area of the Toronto and Region Conservation Authority (“TRCA”) as it contains a remnant tributary of the Rouge River and an unevaluated wetland. Figure 2 shows the surrounding land uses.

The proposed subdivision facilitates the creation of nine development blocks, one partial park block and three new roads, as shown in Figures 4 and 5

Table 1: the Proposed Development – Development Blocks (see Figures 4 and 5)							
	Blocks 1, 2	Blocks 3, 4	Block 5	Block 6	Block 7	Blocks 8, 9	Total
Area	0.766 ha (1.89 ac)	0.87 ha (2.14 c)	0.296 ha (0.73 ac)	0.352 ha (0.86 ac)	0.304 ha (0.75 ac)	0.839 ha (2.07 ac)	3.427 ha (8.46 ac)
Height	18 Storeys	16 Storeys	16 Storeys	10 Storeys	22 Storeys	28 Storeys	--
Apartment Units	364	319	196	155	296	734	2,064
Townhouse Units	13	7	6	6	12	8	52
Total Units	377	326	202	161	308	742	2116
Residential GFA	26,693 m ² (287,321 ft ²)	23,074m ² (248,366 ft ²)	14,280 m2 (153,708 ft ²)	11,389 m2 (122,590 ft ²)	21,811m2 (234,771 ft ²)	52,477 m2 (564,857 ft ²)	149,724 m ² (1,611,615 ft ²)
Retail GFA	1,412 m ² (15,198 ft ²)	2,030 m ² (21,850 ft ²)	414 m ² (4,456 ft ²)	0	0	0	3,856 m ² (41,505 ft ²)
Total GFA	28,105 m ² (302,519 ft ²)	25,104 m ² (270,217 ft ²)	14,694 m ² (158,164 ft ²)	11,389 m ² (122,590 ft ²)	21,811 m ² (234,771 ft ²)	52,477 m2 (564,857 ft ²)	153,580 m ² (1,653,121 ft ²)

Table 2: the Proposed Development – Roads and Parkland (Figures 4 and 5)							
	Block 10	Block 11	Block 12	Street A	Street B	Street C	Total
Use	Partial parkland block to be integrated with the adjacent subdivision	Road widening (Bur Oak Avenue)	Road widening (Highway 7)	Partial street block to be integrated with the adjacent subdivision	Future Rustle Woods Avenue extension	Future Arthur Bonner Avenue extension	--
Area	0.199 ha (0.49 ac)	0.058 ha (0.14 ac)	0.069 ha (0.17 ac)	0.276 ha (0.68 ac)	0.27 ha (0.66 ac)	0.192 ha (0.47 ac)	1.064 ha (2.62 ac)

The Subject Lands are located within the ‘Deferral 2’ area in the 2008 Cornell Secondary Plan (OPA 168) and, consequently, the policies of the 2008 Cornell Secondary Plan (OPA 168) are deferred and the policies of the original 1995 Cornell Secondary Plan (OPA 20) continue to apply.

The 2014 Official Plan identifies Cornell Centre as one of the areas for which new or updated secondary plans are to be adopted. In September 2015, a draft update to the Secondary Plan was released and presented to the Development Services Committee for review.

Table 3 summarizes the development policies from each Secondary Plan (including the draft update) and provides general information about the proposed Official Plan Amendment.

Table 3: Official Plan Amendment Information			
	In-force Cornell Secondary Plan (1995)	Cornell Secondary Plan (2008)	Draft Update Secondary Plan (2015)
Current Designations:	<ul style="list-style-type: none"> • “Community Amenity Area – Central Core North” • “Core Residential” 	<ul style="list-style-type: none"> • “Institutional (Community Facilities and Health Care Campus)” • “Residential Neighborhood – Cornell Centre” and • “Community Amenity Area – Bur Oak Corridor Cornell Centre (along Bur Oak Avenue)” • “Avenue Seven Corridor – Mixed Residential”, “ • “Community Amenity Area Cornell Centre” 	<ul style="list-style-type: none"> • “Community Amenity Area – Mixed use Bur Oak Corridor”
Permitted uses include:	<ul style="list-style-type: none"> • High density residential and office with ground floor retail and institutional uses; up to a maximum FSI of 1.75 - 2.0 and a maximum height of 2-6 storeys. • High density residential with ground floor retail, office and institutional uses; up to a maximum FSI of 1.25 - 1.75 and maximum height of 3-6 storeys. 	<ul style="list-style-type: none"> • Hospitals, health and wellness facilities, medical offices, clinics, residential health care facilities and retirement home facilities • Multiple unit and apartment buildings with ground floor office, retail and personal services uses; subject to a minimum FSI of 1.5 and a maximum height of 4-6 storeys. • Townhouse, multiple unit and apartment buildings with ground floor retail, offices, banks and financial institutions, private and commercial schools, and restaurants; subject to a minimum density of 1.0 FSI and a maximum height of 3 to 4 storeys. • Multiple unit and apartment buildings with ground floor retail, 	<ul style="list-style-type: none"> • Apartment buildings, stacked townhouse, multi-storey non-residential, community facilities, retail, restaurant, office, commercial school, fitness centre and service uses; subject to a minimum density of 1.5 to 2.5 FSI and a maximum height of 4-24 storeys. •

		offices, banks and financial institutions, fitness recreational uses, day care centres, private and commercial schools, places of worship and restaurants; subject to a minimum density of 2.5 FSI and a maximum height of 8 to 12 storeys. • Townhouse, multiple unit and apartment buildings, free standing non-residential buildings, and ground floor retail, personal service, office, banks and financial institutions; subject to a minimum density of 1.0 FSI and a maximum height of 4 – 6 storeys	
Proposal:	The applicant proposes to remove the Subject Lands from ‘Deferral Area # 2’ in the 2008 Secondary Plan and re-designate it entirely to “Community Amenity Area – Bur Oak Corridor Cornell Centre” with a site-specific policy that allows a maximum height of 32 storeys to accommodate the Proposed Development.		

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“RR4 – Rural Residential Four”
Permissions include:	One single detached dwelling, home occupation and private home day care
Proposal:	Rezone the Subject Lands to “CA2 – Community Amenity Two” under By-law 177-96, as amended, with a site-specific zoning by-law to permit the Proposed Development.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law Amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework.

b) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contribution will be identified as part of any future amending Zoning By-law

c) Parkland Dedication

- i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, and other financial contribution.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
- ii) Incorporating appropriate affordable housing components such as, purpose-built rental, secondary suites, seniors housing, affordable housing units and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

f) Elementary School Site

- i) York Region District School Board has identified the requirement of one new elementary school site to support the population growth in Cornell Centre. Further discussion with the School Board and the associated landowners is required to determine the appropriate location and size of the new elementary school site. The school site may or may not be located on the Subject Lands.

g) Woodland and Wetland Feature

- i) Assessing the environmental significance of the woodland and wetland feature proposed to be removed to ensure the proposal will not negatively affect the City’s natural heritage system.

h) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the proposed height, density, built form, and mix of land uses are appropriate.
- ii) Review of the proposed subdivision with respect to block size and configuration, transportation network, and cross-section design of the proposed public roads.
- iii) Coordination with the adjacent subdivision at 6950 Highway 7 East to the west (File # PLAN 22 116592) to ensure appropriate road alignment, phasing of infrastructures, servicing arrangement and parkland integration.

- iv) Evaluation of the compatibility with existing and planned development within the surrounding area.
- v) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- vi) Traffic impact and ensuring adequate supply of parking for the proposed development
- vii) The submission of future Site Plan Applications will examine appropriate landscaping, site layout, snow storage areas, building elevations and amenity areas for each building.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

i) External Agency Review

- i) The Applications must be reviewed by relevant external agencies including York Region and the TRCA. Any applicable requirements must be incorporated into the Proposed Development.

Accompanying Figures

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Conceptual Site Plan and Rendering

Figure 1

Location Map

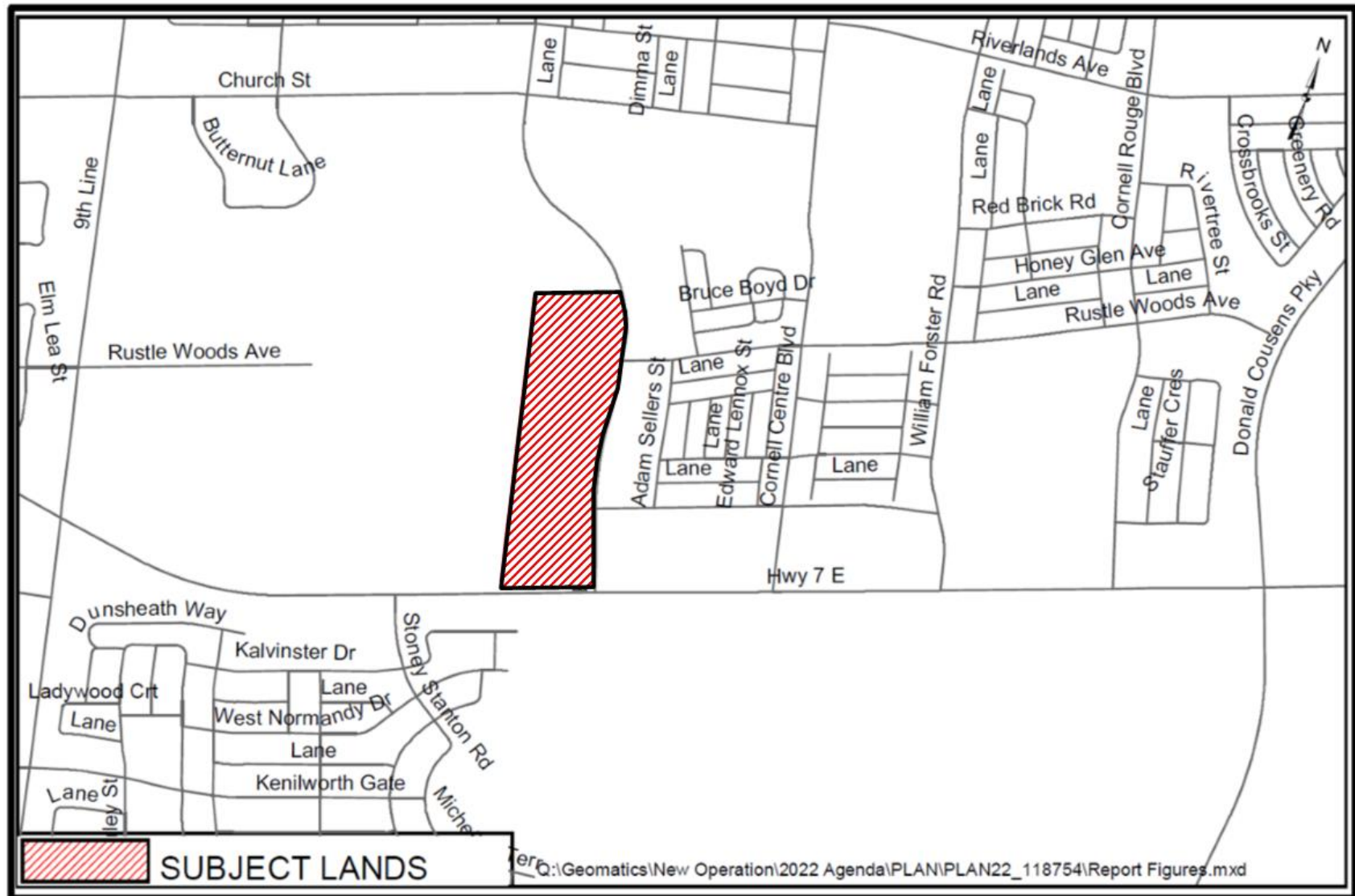


Figure 2

Aerial Photo

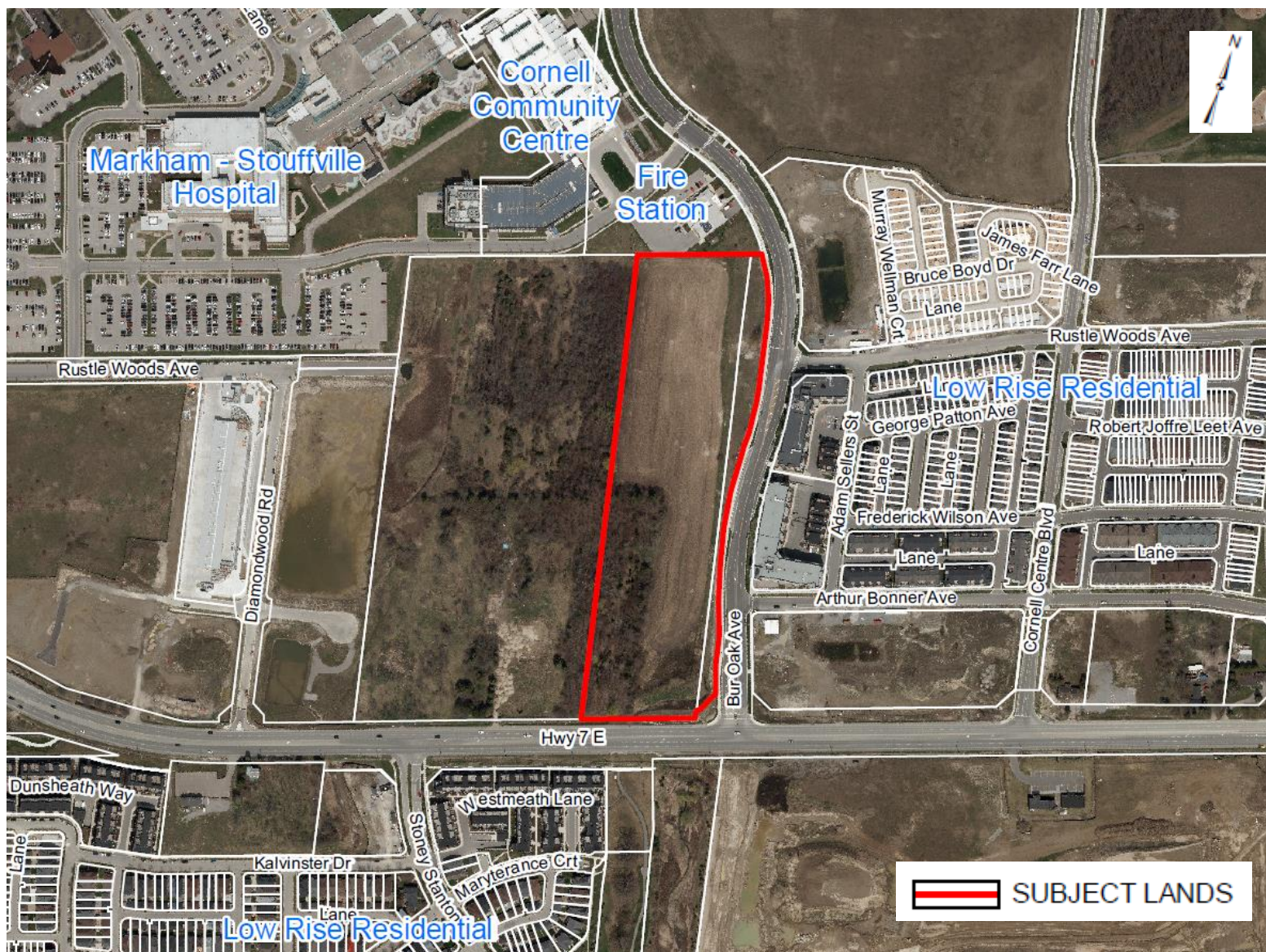


Figure 4

Draft Plan of Subdivision

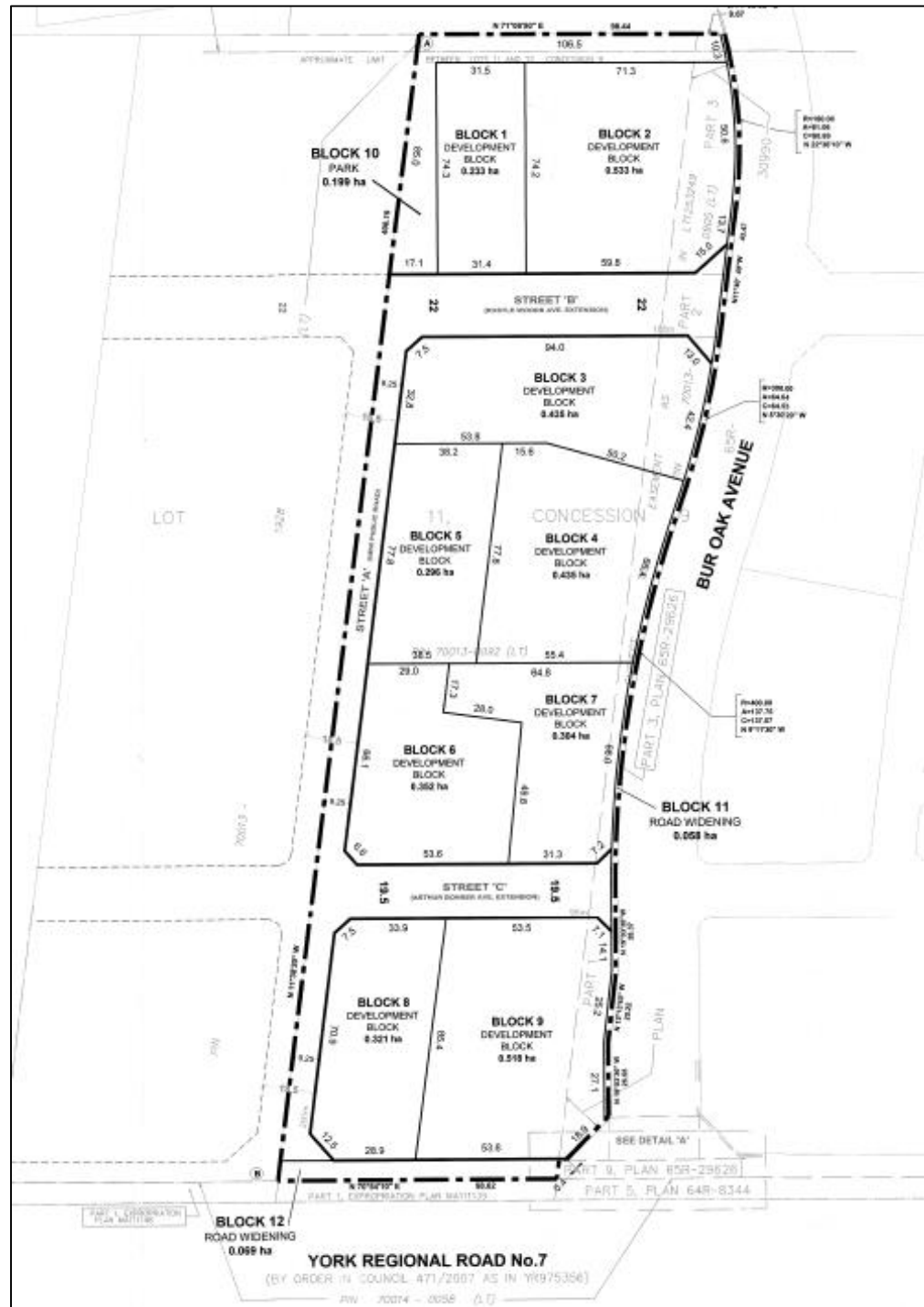


Figure 5

Conceptual Site Plan and Rendering

