

<b>Date:</b>	Tuesday, November 7, 2023		
<b>Application Type(s):</b>	Official Plan and Zoning By-law Amendment (the “Applications”)		
<b>Owner:</b>	Green City Cornell Development Group Inc. (the "Owner")		
<b>Agent:</b>	Evans Planning		
<b>Proposal:</b>	Applications to amend the Official Plan, Cornell Secondary Plan and Zoning By-law to permit mixed use 13-storey buildings, stacked townhouses, private open space and public parkettes (the “Proposed Development”)		
<b>Location:</b>	East side of Bur Oak Avenue, south side of Church Street and west side of Cornell Centre Boulevard (the “Subject Lands”)		
<b>File Number:</b>	PLAN 23 139197 000	<b>Ward:</b>	5
<b>Prepared By:</b>	Stephen Corr, MCIP, RPP, ext. 2532 Senior Planner, East Planning District		
<b>Reviewed By:</b>	Stacia Muradali, MCIP, RPP Manager, East	Stephen Lue, MCIP, RPP Senior Manager, Development	

**PURPOSE**

This preliminary information pertains to the Application(s) 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 received the Application (along with the required fees) on September 26, 2023, and also deemed the Application complete on September 26, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on January 24, 2023.

**NEXT STEPS**

- Community Information Meeting was held on October 25, 2023
- Statutory Public Meeting is scheduled for November 7, 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 Draft Plan of Subdivision Application to establish the proposed block pattern, public/private street
- Submission of a future Site Plan Application for the 13-storey buildings proposed on Bur Oak Avenue and condominium stacked townhouses and townhouses
- Submission of future Draft Plan of Condominium Applications, to establish any proposed condominium tenure

## BACKGROUND

### Subject Lands and Area Context

The 6.4 ha (15.8 ac) vacant subject lands are located on the east side of Bur Oak Avenue, south side of Church Street and west side of Cornell Centre Boulevard (See Figures 1 and 2). Figure 3 shows the surrounding land uses.

***The Applications facilitate the Proposed Development, as shown in Figures 4 and 5, and summarized below:***

Table 1: the Proposed Development	
Residential Gross Floor Area:	Buildings 1 and 2 Only: 89,434 m <sup>2</sup> (962,666 ft <sup>2</sup> ) <sup>Note 1</sup>
Retail Space:	2977 m <sup>2</sup> (32,044 ft <sup>2</sup> ) – On ground floor of Buildings 1 and 2.
Residential Units:	Total: 1066 <ul style="list-style-type: none"> <li>• 162 townhouses and stacked townhouses</li> <li>• 156 back-to-back stacked townhouses</li> <li>• 748 apartment/seniors residence units (Buildings 1 and 2)</li> </ul>
Parking Spaces:	<ul style="list-style-type: none"> <li>• 634 spaces allocated to apartment/seniors residence units and back-to-back stacked units (0.7 spaces per unit, including visitors)</li> <li>• 324 spaces allocated to townhouses and stacked townhouses (2.0 spaces per unit)</li> <li>• 22 additional visitor park spaces</li> </ul>
Public Parks:	<ul style="list-style-type: none"> <li>• 0.5 ha (1.24 ac) linear park along souths side of Church St (Parks 1, 2 and 3, fragmented by proposed public roads)</li> </ul>

Table 1: the Proposed Development	
	<ul style="list-style-type: none"> <li>• 0.07 ha (0.16 ac) at south side of site (Park 4)</li> <li>• 0.07 ha (0.16 ac) Private Open Space abutting back-to-back stacked condo units.</li> </ul>

**Note 1:** GFA of townhouse dwellings, stacked townhouses, not provided

***The Owner proposes to amend the Markham 1987 Official Plan (the “1987 Official Plan”) and 2008 Cornell Secondary Plan (the “2008 Secondary Plan”) to permit the Proposed Development***

Table 2: Official Plan Amendment Information	
Current Designation:	<p>2008 Secondary Plan remains applicable and designates the Subject Lands as:</p> <ul style="list-style-type: none"> <li>• ‘Residential Neighbourhood Cornell Centre’</li> <li>• ‘Community Amenity Area Bur Oak Corridor’ (Bur Oak Avenue frontage only)</li> </ul>
Permitted uses:	<ul style="list-style-type: none"> <li>• Apartment Buildings and Multiple Unit (stacked townhouses) Buildings</li> <li>• non-residential uses are required on the ground floor of buildings in the ‘Community Amenity Area Bur Oak Corridor’, occupying a minimum ground floor Gross Floor Area of 55%. Non-residential uses contemplated in this designation include: <ul style="list-style-type: none"> <li>• banks and financial intuitions, health and fitness recreation uses, institutional uses, private and commercial schools, restaurant, retail, service uses</li> </ul> </li> </ul>
Built Form:	Both designations contemplate four to six-storey buildings with a minimum density of 1.5 Floor Space Index
Proposal:	<p>The Owner proposes to amend the 2008 Secondary Plan to permit the following:</p> <p>a) In the “Residential Neighbourhood Cornell Centre’ Designation</p> <ul style="list-style-type: none"> <li>• Street, lane and block townhouses, including back-to-back and stacked townhouses as additional permitted uses</li> <li>• A minimum building height and density of three-storeys and 1.0 FSI</li> </ul> <p>b) In the “Community Amenity Bur Oak Corridor’ designation</p> <ul style="list-style-type: none"> <li>• Nursing homes, seniors or retirement residences, long term care homes, block townhouse dwellings, including back-to-back, stacked and back-to-back stacked townhouses as additional permitted uses</li> </ul>

Table 2: Official Plan Amendment Information	
	<ul style="list-style-type: none"> <li>A maximum building height of 13-storeys (excluding rooftop access stairs, mechanical penthouse or enclosures for operation of the building)</li> </ul>

***A Zoning By-law Amendment application is required to permit the Proposed Development***  
The Proposed Development is subject to By-law 177-96, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	Open Space 2 (OS2)
Permissions:	Art galleries, day nurseries, libraries, museums, community centres, public parks and public schools.
Proposal:	<p>The Owner proposes to amend the Zoning By-law by rezoning the Subject Lands to Community Amenity Two (CA2), Residential Two (R2) and Open Space One (OS1) zones to permit the land uses and built form of the Proposed Development.</p> <p>The CA2 zone is proposed predominantly for the Bur Oak frontage to permit apartment dwellings, townhouses, retirement homes, long term care facilities, nursing homes and range of commercial, retail and service uses. It also proposes building heights of up to 13 storeys, and to implement site specific development standards, including building setbacks, parking requirements and encroachments.</p> <p>The R2 zone is proposed to permit the townhouses and stacked townhouses, including site specific frontage requirements and development standards, including building setbacks, building heights and encroachments.</p> <p>The OS1 zone is proposed along the south side of the Church Street frontage to permit the proposed linear public park.</p>

***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 amendment to permit the Proposed Development including the proposed land uses and built form.

- ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging policies in the 'Draft' 2015 Cornell Centre Secondary Plan which was received by the DSC in October 2015.
- 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 contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
- i) The Applications will be reviewed in consideration of the appropriate configuration and amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
  - ii) Staff note that the Subject Lands are included in the Cornell Master Parks Agreement, which does not require additional parkland dedication on the Subject Lands.
- 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, purpose built rental, secondary suites, seniors housing, 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 Council allocates servicing capacity to the Subject Lands.
- f) Review of the Proposed Development will include, but not limited to, the following:**
- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
  - ii) Review of the proposed configuration and location of any proposed public parks and private open spaces.
  - iii) Evaluation of the compatible with existing and planned development within the surrounding area.
  - iv) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.

- v) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- vi) The submission of future Draft Plan of Subdivision and Site Plan Applications will further examine appropriate park locations and configurations, landscape, site layout, snow storage areas, building elevations, and amenity areas.

**g) Sustainable Development**

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

**h) External Agency Review**

- i) The Applications must be reviewed by the York Region and any applicable requirements must be incorporated into the Proposed Development. York Region is the approval authority for the proposed Official Plan Amendment. If the Region delegates approval to the City, staff will advise on this at the Statutory Public Meeting.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual 3D Massing

**Figure 1 – Location Map**





Figure 2 – Aerial Photo





**Figure 3 – Area and Zoning Context**

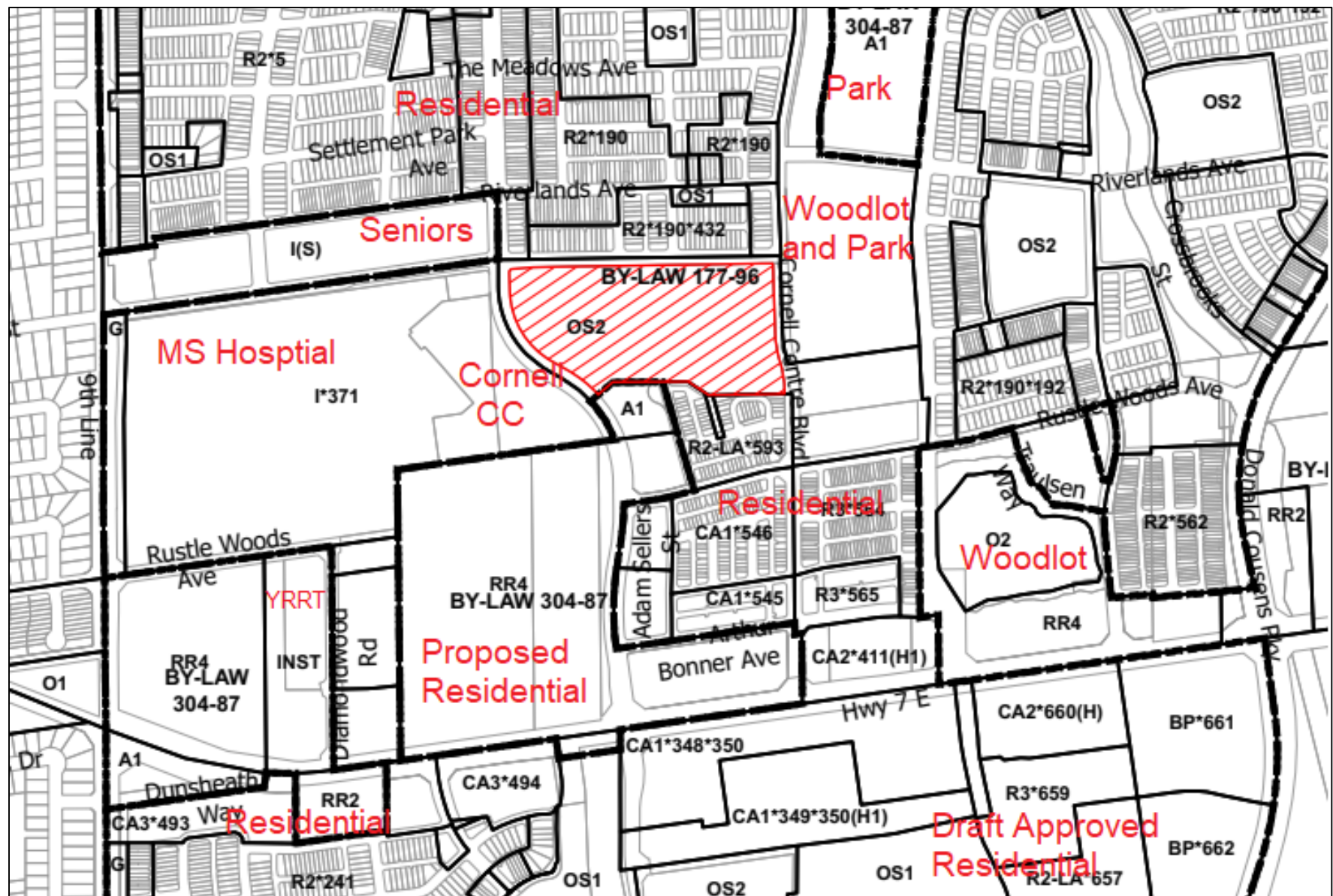


Figure 4 – Conceptual Site Plan





**Figure 5 – Conceptual 3D Massing**

