



Cornell Centre Secondary Plan Status Update

Development Services Committee

June 4, 2024



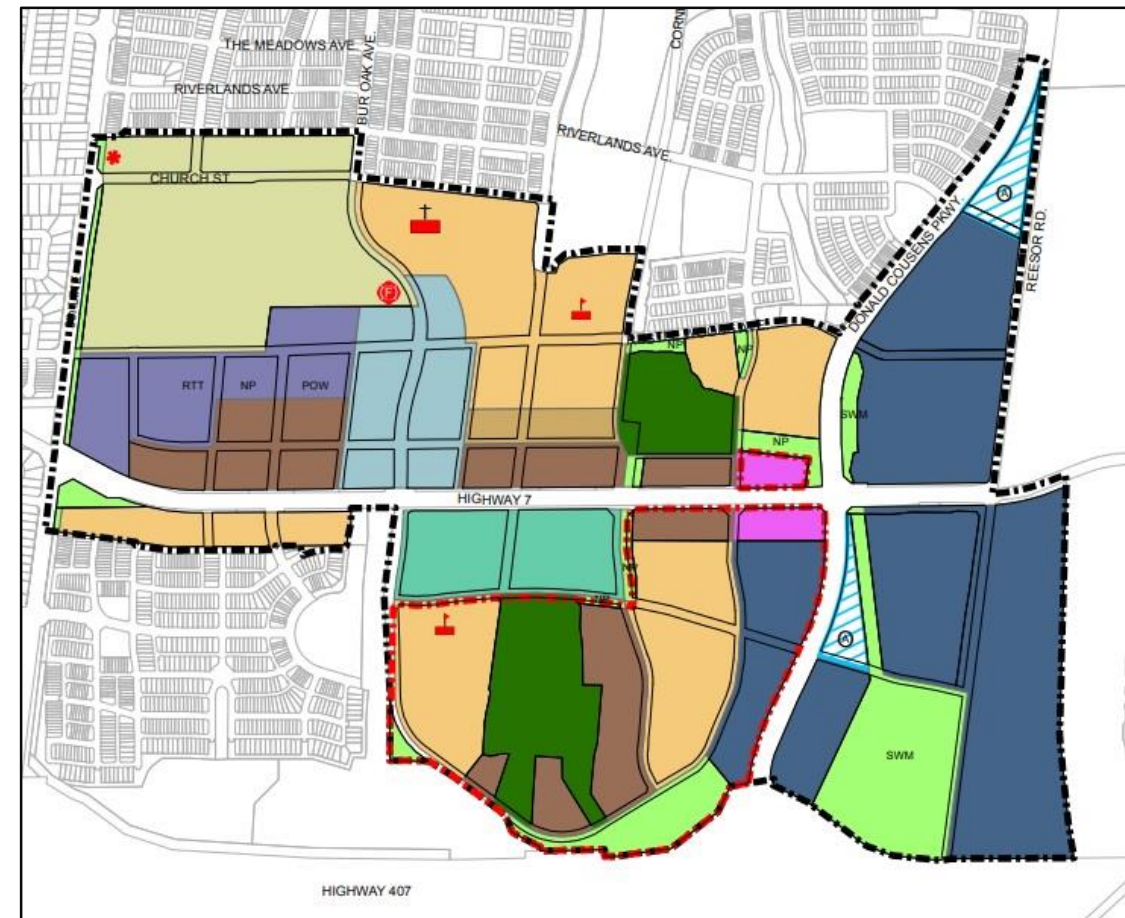
Purpose

The purpose of this presentation is to:

- Provide an update on the Cornell Centre Secondary Plan process
- Present a work plan to complete the project

Background

- Secondary Plan Area is generally north and south of Hwy 7 bounded by 9th Line to the west, and Reesor Rd. to the east
- Applies to approximately 240 hectares of land



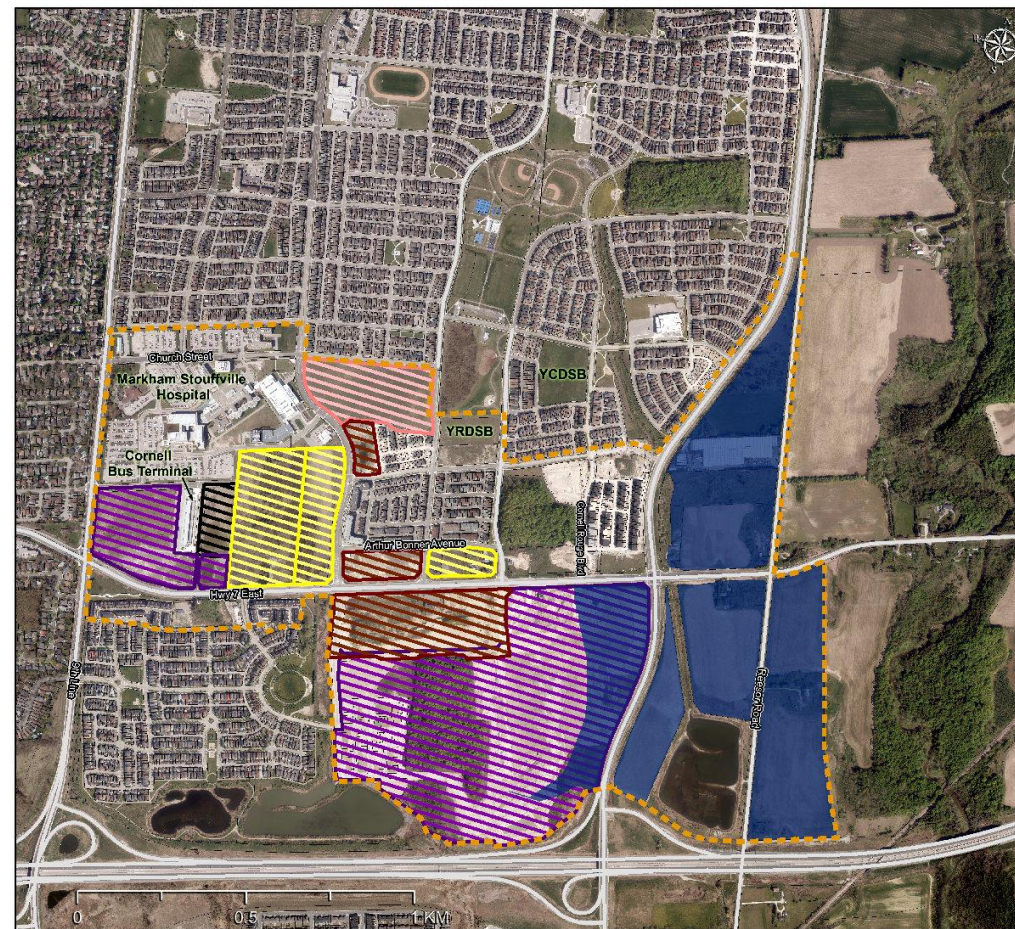
Background (cont'd)

- Vision and policy direction for Cornell Centre originally set out in 2008 Cornell Secondary Plan (OPA 168)
- Markham Official Plan, 2014 contains policy direction to prepare a Secondary Plan for Cornell Centre
- A draft Secondary Plan was prepared in 2015 but the project was not completed

Development Activity

- Draft 2015 Secondary Plan policies have informed staff review of development applications
 - Approx. 6500 residential units and 3,800 m2 of commercial/non-residential uses approved
 - 9 in process applications proposing 7529 residential units and 46,466 m2 of commercial/non-residential uses
- Cornell Centre Secondary Plan needs to be completed to guide development in this area

Cornell Centre Secondary Plan Study Area



Development Block Status

- Draft Plan of Subdivision Approved
- Application(s) Under Review
- Site Plan Application Endorsed
- Zoning by-law Amendment Approved
- Pre-Consultation
- Cornell Centre Secondary Plan Study Area
- Employment Lands
- Street Network

Proposed Work Plan

- Update to address conformity with Provincial and regional policy frameworks including the PPS, and the 2022 YROP
- Key matters to be updated include policy direction on affordable housing, active transportation, public realm, public transit and major transit station area, confirming land uses, and infrastructure requirements
- Scoped technical analysis and policy update for Natural Heritage, Transportation, and Servicing components

Proposed Work Plan – Cont'd

Phase 1: Review of 2015 draft policy framework and technical studies (completed)

Phase 2: Preparation of draft Secondary Plan

- Present draft Secondary Plan to DSC (Q3 2024)

Phase 3: Public consultation and engagement

- Community Information Meeting (targeting Q4 2024)
- Statutory Public Meeting (targeting Q1 2025)

Phase 4: Approval of Cornell Centre SP

- Present final Secondary Plan to Council for adoption targeted for late Q1/early Q2 2025

Recommendations

- 1) That the report entitled "Cornell Centre Secondary Plan – Status Update" dated June 4, 2024, be received;
- 2) That Council endorse the proposed work plan to complete the Cornell Centre Secondary Plan; and
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Next Steps

- Subject to Council direction, Staff to prepare updated draft Secondary Plan and report back to DSC by Q3 2024
- Public consultation and engagement targeted for Q4 of 2024



Thank you!