



Report to: Development Services Committee

Report Date: September 5, 2018

SUBJECT: PRELIMINARY REPORT
Lindwide Developments (Cornell) Limited
Proposed Draft Plan of Subdivision and Zoning By-law
Amendment applications to permit 75 single detached
dwellings, 271 townhouse dwellings, 204 stacked townhouse
dwellings, high rise residential, seniors housing and
employment uses, south side of Highway 7 and west side of
Donald Cousens Parkway, Ward 5

Files SU/ZA 18 154617

PREPARED BY: Stephen Corr, MCIP, RPP, extension 2624
Senior Planner, East District

REVIEWED BY: Sally Campbell, MCIP, RPP, extension 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Lindwide Developments (Cornell) Limited, Proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 75 single detached dwellings, 271 townhouse dwellings, 204 stacked townhouse dwellings, high rise residential, seniors housing and employment uses, south side of Highway 7 and west side of Donald Cousens Parkway, Ward 5, Files SU/ZA 18 154617", be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications submitted by Lindwide Developments (Cornell) Limited for draft subdivision approval and amendments to zoning by-laws 304-87 and 177-96, both as amended. The proposal contemplates the development of 75 single detached dwellings, 271 townhouse dwellings, 204 stacked townhouse dwellings and development blocks for high rise residential, seniors housing and employment uses. 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 Applications have been deemed complete

The Draft Plan of Subdivision and Zoning by-law Amendment applications submitted by Lindwide Properties (Cornell) Limited were deemed complete on June 7, 2018.

BACKGROUND:

Site Area and Context

The 48.39 ha (100.5 ac) site (the 'Subject Lands') is located within Cornell Centre, located on the south side of Highway 7 East and west side of Donald Cousens Parkway (Figures 1, 2 and 3). The subject lands are developed with two existing dwellings (7265 and 7323 Reesor Road) which are both individually designated under Part IV of the

Ontario Heritage Act as properties of cultural heritage value or significance. The balance of the site comprise agricultural fields, a regionally significant woodlot and two wetlands at the south and east sections of the site, one of which is identified as being provincially significant. The surrounding area includes:

- A future commercial shopping centre abutting the northwest portion of the site, on lands also owned by the applicant (which has been site plan endorsed, in principle, by Development Services Committee);
- Anticipated high rise residential and mixed use development to the north along Highway 7;
- Existing and future low rise residential development, further north, across Highway 7;
- Highway 407, which abuts the site to the south;
- Anticipated employment uses to the east, across Donald Cousens Parkway, on lands also owned by the Applicant; and
- Existing low rise residential to the west.

PROPOSAL

Lindwide Properties (Cornell) Limited is proposing a draft plan of subdivision on the subject lands containing low rise and high rise residential uses, seniors housing, employment uses, public parks, a public school site and natural heritage blocks. The draft plan of subdivision is shown in Figure 4, and includes 75 single detached dwellings, 271 townhouse dwellings and 204 stacked townhouse dwellings. The draft plan of subdivision also includes the following blocks:

Proposed Development	Block/Lot Size	Location on Proposed Draft Plan of Subdivision (Figure4)
High Rise Development Block for approximately 450 units	2.07 ha (6.8 ac)	Block 136 - Fronting Highway 7
Seniors Residential Development Block	0.86 ha (2.1 ac)	Block 137 - East of existing Woodlot
Two Employment blocks	4.34 ha (10.7 ac) & 3.12 ha (7.7 ac)	Block 138 - Adjacent to Highway 7 & Donald Cousens Parkway Block 139 - Along east side of subject lands
Public Elementary School Block	2.4 ha (6.0 ac)	Block 140 - Northwest portion of site
Existing Regionally Significant Woodlot	6.59 ha (16.3 ac)	Block 148 - Central portion of site
Woodlot Buffer (Vegetative Protection Zone)	1.04 ha (2.57 ac)	Block 149 - Around perimeter of woodlot (approximately 10 m in width).
Provincially Significant Wetland	1.04 ha (2.57 ac)	South side of woodlot and south edge of subject property
Provincially Significant Wetland Buffers (Vegetative Protection Zone)	0.26 ha (0.64 ac) 0.66 ha (1.62 ac)	Block 146 - East side of PSW Block 145 - West side of PSW (Both approximately 30 m wide).
Park Blocks	0.98 ha (2.42 ac) 0.426 ha (1.05 ac)	Block 142 - Southwest edge of woodlot Block 141 - Southwest portion of site
Storm Water Management Block	3.1 ha (10.2 ac)	Block 153 - Southeast portion of site
Open Space Blocks	0.62 ha (1.53 ac) 0.06 ha (1.5 ac) 0.4 ha (1.0 ac)	Block 152 – Southeast portion of site (includes section of non-PSW) Block 150 – West side of west PSW buffer Block 151 – East side of woodlot buffer and

		park
Trail/Linear Park Block	0.24 ha (0.6 ac)	Block 154 – East side of William Forster Road extension
Region of York Highway 7 Road Widening	0.32 ha (0.79 ac)	South side of Highway 7 East, Approximately 7.0 m (23.0 ft) wide and to protect for a Regional Right of Way width of 43 m (141 feet) for Highway 7 East.

Street and Lane Configuration

The draft plan proposes an integrated network of public streets and lanes, whereby the single detached, townhouse and stacked townhouse dwellings are accessed via rear lanes. Lane based development is consistent with the Cornell Secondary Plan (OPA 168).

Access to the subdivision is provided from Highway 7 East at three locations, including:

- A southern extension of Bur Oak Avenue (Street 'A'), which is proposed to loop along the south section of the site to a second connection with Highway 7 East, which will align with Cornell Rouge Boulevard on the north side;
- A southern extension of William Forster Road (Street 'B') that is proposed to terminate at the Bur Oak Avenue extension at the southeast portion of the site.

Access to the subdivision is also provided from Donald Cousens Parkway via a proposed east/west road (streets 'C' and 'D' – Figure 4) connecting to the William Forster Road extension.

Proposed Street Extension through Wetlands on Subject Lands

The extension of Bur Oak Avenue described above proposes to traverse two wetlands along the south portion of the subject lands. The wetland at the southwest side of the site is a provincially significant wetland, whereas the one at the southeast side has not been identified as such by the Province. Both wetlands, including the portions proposed to be removed for the street extension, are shown in Figures 5 and 6. In support of this configuration, the applicant has submitted environmental studies to assess these features and evaluate any impact resulting from removing portions of each wetland. Submitted studies include a Master Environmental Servicing Report (MESP), Environmental Impact Statement (EIS) and Woodlot and Wetland Compensation Plan.

It should be noted that Natural Heritage policies within the Provincial Policy Statement, 2014 (PPS 2014) do not permit 'development' in provincially significant wetlands. 'Development' as defined in the PPS 2014 excludes infrastructure 'authorized under an environmental assessment process.' The proponents are of the opinion that the submitted environmental studies serve as the environmental assessment process required by the PPS 2014 to consider a street extension within the provincially significant wetland. However, City and Toronto Region Conservation Authority (TRCA) staff are determining what level of environmental assessment is appropriate to evaluate if this proposal conforms to the PPS 2014. This includes consideration of whether the Municipal Class Environmental Assessment (Class EA) process is more appropriate. To this point, the proponent submitted a letter stating that a Class EA is not required because:

- Private sector developers are exempt; and,

-
- The road construction cost estimate is under the required threshold of \$2.4 Million to require a Class EA for a municipal road projects.

City Staff and the TRCA are reviewing the materials submitted by the proponent. Staff will provide additional comment in a future Recommendation Report on matters relating to the proposed road configuration, impact to the wetlands, appropriateness of constructing a road through a provincially significant wetland, conformity with the PPS, 2014 and outcome of any additional environmental assessment process that may be required.

Next Steps

- Scheduling of the Statutory Public Meeting;
- Recommendation Report respecting the Draft Approved Plan of Subdivision 19TM-18002 and Zoning By-law Amendment;
- Submission of a Townhouse Siting Application for lane-based townhouses and stacked townhouses
- Submission of Part Lot Control Exemption applications to create individual townhouse lots;
- Submission of site plan control applications for development blocks consisting of high rise residential, seniors housing, employment uses and the public school.

PROVINCIAL POLICY CONFORMITY

Generally the proposed development conforms to the applicable provincial policy framework. However, there are matters being assessed as part of the review of the draft plan of subdivision and zoning by-law amendment applications where conformity with the Provincial Policy Statement, 2014 and Growth Plan for the Greater Golden Horseshoe 2017, still needs to be determined. These matters will be addressed in a future recommendation report, and are summarized as follows:

- Determining the appropriate environmental assessment process associated with the proposed street extension within the wetlands on the subject lands, as described in the previous subsection of this report.
- Determining whether impact to the existing natural features onsite is being sufficiently mitigated, or assessing alternative options that do not impact the provincially significant wetland;
- Assessing the proposal with respect to the range of housing, including but not limited to, unit types and sizes, affordability, rental housing, secondary suites, and accommodations for various age groups and accessibilities;
- Assessing measures to mitigate climate change and promoting environmental conservation, including the use of sustainable building technologies, low impact development, etc.

OFFICIAL PLAN AND ZONING**Regional of York Official Plan, 2010**

The majority of the subject lands are designated 'Urban Area' which provides for the proposed residential, mixed use and employment uses on those portions of site.

The central and southern portions of the site are designated 'Regional Greenland System'. This designation intends to identify, protect and enhance a linked Greenlands System as a permanent legacy for York Region. The lands within this designation include the regionally significant woodlot and the south area of the site which includes portions of the two wetlands and other areas intended to be preserved as an open space block and stormwater management pond. The proposed land uses comply with the Region of York Official Plan 2010.

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

The applicant remains an appellant to the 2014 Official Plan. Their appeals are to both city wide and site specific policies affecting the subject lands, and generally relate to natural heritage feature (woodland) policies and confirming the appropriateness of mid and high rise land use designations for the site. Currently, the subject lands are designated as follows in the 2014 Official Plan: (Mapping showing the land use designations and a summary of applicable policy are provided in Figure 7 and Appendix A, respectively)

- Greenway;
- Residential Mid Rise;
- Residential High Rise;
- Mixed Use High Rise;
- Business Park Office Priority Employment; and
- Business Park Employment

Generally, the proposed land uses conform to the 2014 Official Plan, except for:

- Single detached units proposed in the 'Residential Mid Rise' designation; and,
- Townhouse units proposed in the 'Greenway' designation on the southeast portion of the site.

Notwithstanding the land use designations described above, the 2014 Official Plan identifies the site as being within the Cornell Centre Key Development Area. 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 (OPA 168) shall continue to apply.

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

The subject lands are designated as follows in the Cornell Secondary Plan: (Mapping showing the land use designations and a summary of applicable policy are provided in Figure 8 and Appendix B, respectively)

- Environmental Protection;

-
- Open Space;
 - Residential Neighbourhood – Cornell Centre;
 - Avenue 7 Corridor – Mixed Residential;
 - Business Park Area – Avenue 7 Corridor; and
 - Business Park Area;

Generally, the proposed draft plan of subdivision conforms to the Cornell Secondary Plan except for:

Wetlands are not identified in the Cornell Secondary Plan

The provincially significant wetland (Figure 5) was identified on the subject lands by the Ministry of Natural Resources and Forestry (MNRF) in 2016, and is not specifically designated within the Cornell Secondary Plan. Similarly, the non-provincially significant wetland (Figure 6) is also not identified in the Secondary Plan. While the south portions of both wetland features are designated 'Open Space', the north sections are within the 'Residential Neighbourhood – Cornell Centre' designation, which permits residential development.

Aside from the proposed Bur Oak extension, the applicant proposes to preserve portions of the Provincially Significant Wetland and associated 30 m wide buffers within the draft plan, which will be conveyed to the City upon registration of the plan of subdivision. The applicant also proposes to preserve the south portion of the non-provincially significant wetland as an Open Space block, whereas the north portion is proposed to be developed with the road extension and townhouses, which are a permitted land use. These proposals would not require an amendment to the Secondary Plan. However, the appropriateness of developing portions of the wetlands is a matter being reviewed by both city staff and the TRCA, including the adequacy of proposed compensation. This will be commented on in a future recommendation report.

Townhouses Proposed within the Open Space Designation, Southeast edge of Woodlot

A portion of the subject lands designated 'Open Space', located at the southeast edge of the woodlot, are proposed to be developed with townhouse dwellings. The 'Open Space' designation provides for community parks, neighbourhood parks, parkettes and stormwater management facilities. While residential development is not contemplated within this designation, staff note that Section 6.5.1 c) of the Cornell Secondary Plan states that 'the locations, configurations, boundaries of these [Open Space] lands shall be confirmed through detailed studies and plans identified in this Secondary Plan and may be revised, in accordance with the findings and recommendations of these studies without further amendment to the Secondary Plan'.

Staff are reviewing the materials submitted in support of the applications as they relate to the natural features and open space elements on the subject lands. These studies include the MESP and EIS and Woodland and Wetland Compensation Plan. The applicant will also be required to satisfy parkland obligations in accordance with the Cornell Master Parks Agreement which includes areas to be provided as woodlot regeneration. Assuming the City is satisfied with the findings of the environmental studies, and are of the opinion

that all the required open space features are appropriately provided or compensated for, an adjustment to the Open Space boundary for this area could be considered without requiring an amendment to the Secondary Plan.

Cornell Centre Secondary Plan Update

The 2014 Official Plan requires an updated Secondary Plan for Cornell Centre, which is being finalized by the Policy Group. A Draft Land Use Concept for Cornell Centre was presented to DSC on September 22, 2015, providing a policy framework for a future secondary plan for Cornell Centre. The draft land use concept affecting the subject lands proposes the following designations: (Mapping showing the land use designations and a summary of proposed policy are provided in Figure 9 and Appendix C, respectively)

- Environmental Protection Area – Greenway;
- Open Space;
- Residential Mid Rise I;
- Residential High Rise;
- Business Park Area – Business Park Office Employment; and
- Business Park Area;

Generally, the proposed land uses conform to the proposed update, except for:

- Townhouse units proposed in the Greenway designation at the southeast portion of the site; and,
- Areas of the site designated as Residential High Rise where the provincially significant wetland and associated buffers are located.

These non-conformities are similar to those noted above in the discussion of the Cornell Secondary Plan. As noted, the Cornell Secondary Plan is the current policy document in effect and applicable to the subject lands.

Current and Proposed Zoning

The subject lands are zoned:

- Agriculture One (A1) under By-law 304-87, amended;
- Rural Residential One (RR1) under By-law 304-87, amended;
- Rural Residential Two (RR2) under By-law 304-87, amended; and
- Open Space One (OS1) under By-law 177-96, as amended.

The zone categories, as they apply to the subject lands are shown in Figure 2. The applicant proposes to incorporate all of the subject lands within By-law 177-96, as amended, with appropriate zone categories to implement the proposed draft plan of subdivision. The proposed zoning by-law amendment requests zoning designations to reflect the land use permissions and built form contemplated in the current Cornell Secondary Plan and are required to implement the proposed draft plan of subdivision.

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 lot and block pattern, including the appropriate location, frontages and size of lots and development blocks, open space and natural heritage blocks;
2. Reviewing the proposed site density in accordance with the requirements of the Cornell Secondary Plan;
3. Reviewing the proposed mix of housing, including housing affordability, unit types and sizes, unit configurations to accommodate various ages and accessibility and provisions for secondary suites;
4. Review of the proposed transportation network, including the street and lane configuration, lane length, overall connectivity and access, adequacy of provided parking and function for snow storage and removal in accordance with City standards;
5. Assessing the appropriateness of the proposed street within a provincially significant wetland, including determining the appropriate level of environmental assessment to conform with the PPS 2014 or if there are alternative options to lessen impact to the natural features onsite;
6. Assessing the proposed measures to mitigate or compensate impacts to the onsite natural features, including but not limited to, the woodlot, wetlands, forest regeneration areas, etc.;
7. Review of the built form and related development standards proposed as part of the zoning by-law amendment, including, but not limited to, building height scale and mass, building setbacks, parking and private outdoor amenity space, etc;
8. Review of the size, location and configuration of proposed parkland, in accordance with the Cornell Centre Master Parks Agreement and to meet the additional population anticipated for high rise development along Highway 7.
9. Any issues resulting from the review of technical studies including, but not limited to, the Master Environmental Servicing Report, Woodlot and Wetland Compensation Plan, Requirement for an Environmental Assessment, Stormwater Management and Servicing reports, Grading and Drainage plans, Tree Preservation and Landscape plans, Geotechnical and Hydrogeological reports, Transportation Demand Management report and Noise Impact study;
10. Review of any comments from applicable external agencies, including but not limited to, the Region of York, Toronto Region Conservation Authority, Ministry of Natural Resources and Forestry, Ministry of Transportation, Public and Separate School Boards etc.
11. Confirmation of servicing allocation by the City and the Cornell Landowners Group.
12. Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree or natural feature replacement/compensation, Section 37 and Public Art contributions.
13. 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 Draft Plan of Subdivision
- Figure 5 – Location of Provincially Significant Wetland
- Figure 6 – Location of Non-provincially Significant Wetland
- Figure 7 – 2014 Official Plan Land Use Designations
- Figure 8 – Cornell Secondary Plan Land Use Designations
- Figure 9 – Draft Cornell Centre Secondary Plan Land Use Designations
- Appendix A – 2014 Official Plan Land Use Summary
- Appendix B – Cornell Secondary Plan Land Use Summary
- Appendix C – Draft Cornell Centre Secondary Plan Land Use Summary

AGENT: Lindsay Dale-Harris
Bousefields Inc.
3 Church Street, Unit 200
Toronto, ON M5E 1M2
ldaleharris@bousefields.ca

OWNER: Frank Palombi
Lindwide Developments (Cornell) Limited
3625 Dufferin Street, Unit 200
Toronto, ON M3K 1Z2

Appendix 'A'

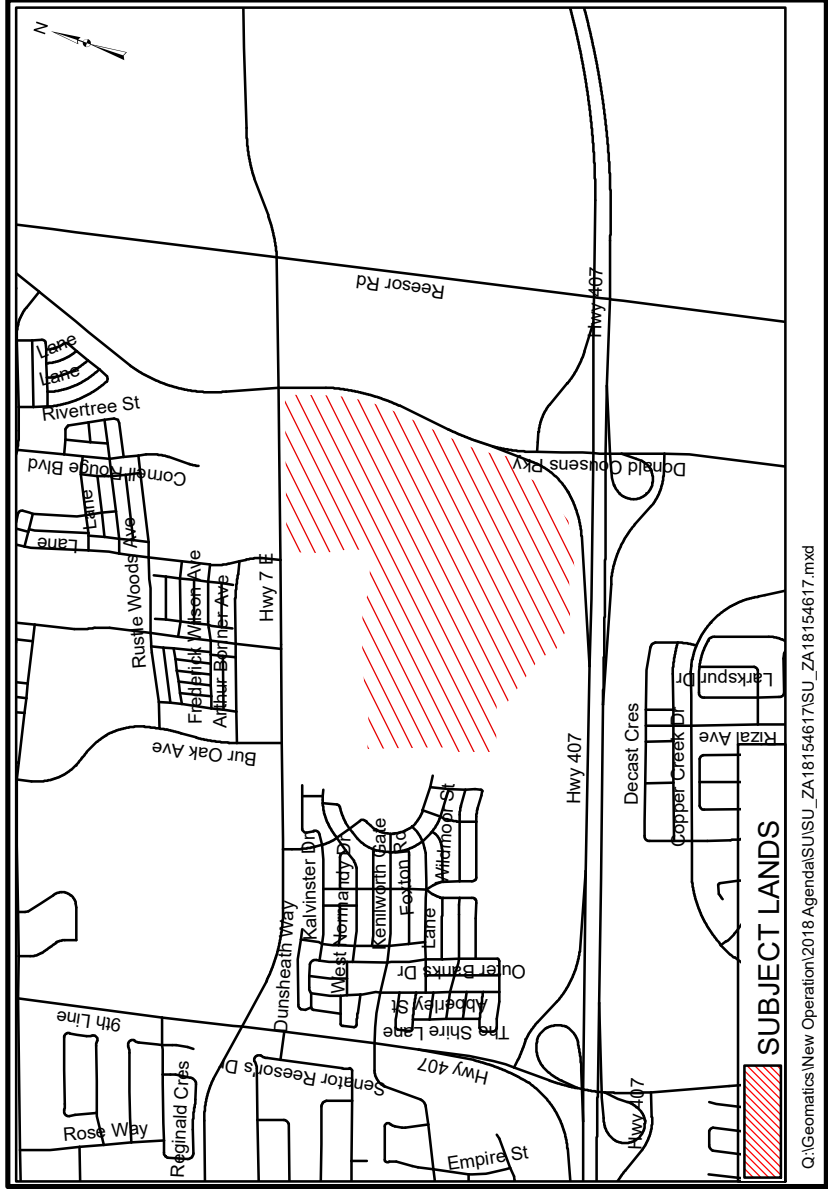
2014 Official Plan			
Land Use		Location within Subject Lands	Proposed Land Uses & Development within Designation
Designation	Provisions		
Greenway	<ul style="list-style-type: none"> - Countryside uses (outside of natural heritage and hydrologic features and their vegetation protection zones); - existing dwelling units; - ecological restoration activities, forest, wildlife habitat and fisheries management and conservation; - watershed management, conservation and flood erosion and control by a Public Authority; - trails and nature-based public recreational activities; and - transportation, servicing, utility or telecommunication infrastructure (subject to provincial or federal policies and legislation). 	Central Portion of the Site, from Highway 7 to southeast section of the site along Hwy 407	<ul style="list-style-type: none"> - North/south trail along section of William Forster Rd - Woodlot and Buffers - Sections of Wetland Buffers - Park, Storm Water Management and Open Space blocks - Townhouse dwellings within the southeast section
Residential Mid Rise	<ul style="list-style-type: none"> - Townhouses, back-back townhouses, small multi-plex buildings, stacked townhouses, apartment buildings and buildings associated with day care centres, places of worship and public schools; - Building Heights of 3 to 15 storeys; and - Maximum Floor Space Index of 2.5 	West and Central portions of Site	<ul style="list-style-type: none"> - Single detached dwellings west of the Woodlot - Townhouses - Stacked townhouses - School Block - Wetland and buffers
Residential High Rise	<ul style="list-style-type: none"> - Townhouses, stacked townhouses, apartment buildings and buildings associated with day care centres, places of worship and public schools; - Building Heights of 3 to 6 storeys; and - Maximum Floor Space Index of 2.0 	Central portion of site Abutting east side of woodlot	<ul style="list-style-type: none"> - Seniors residential block - Townhouses
Mixed Use High Rise	<ul style="list-style-type: none"> - Apartment building, multi-storey non-residential or mixed use building; stacked townhouse and townhouses; - Building heights of 3 to 15 storeys; - Maximum Floor Space Index of 3.0 	Northwest portion of site abutting Highway 7.	<ul style="list-style-type: none"> - High density Block, containing mixed uses (i.e. at grade commercial and service uses)*
Business Park Office Priority Employment	<ul style="list-style-type: none"> - Offices, commercial parking garages, ancillary other ancillary or discretionary uses 	Block abutting southwest corner of Highway 7 and Donald Cousens Parkway	<ul style="list-style-type: none"> - Employment Block
Business Park Employment	<ul style="list-style-type: none"> - Offices, manufacturing/warehousing, hotels, trade and convention centre, commercial parking garages; accessory retail and other ancillary and discretionary uses; - Single or multi-unit buildings; - Heights to be determined in implementing zoning by-law. 	Blocks abutting west side of Donald Cousens Parkway	<ul style="list-style-type: none"> - Employment Blocks

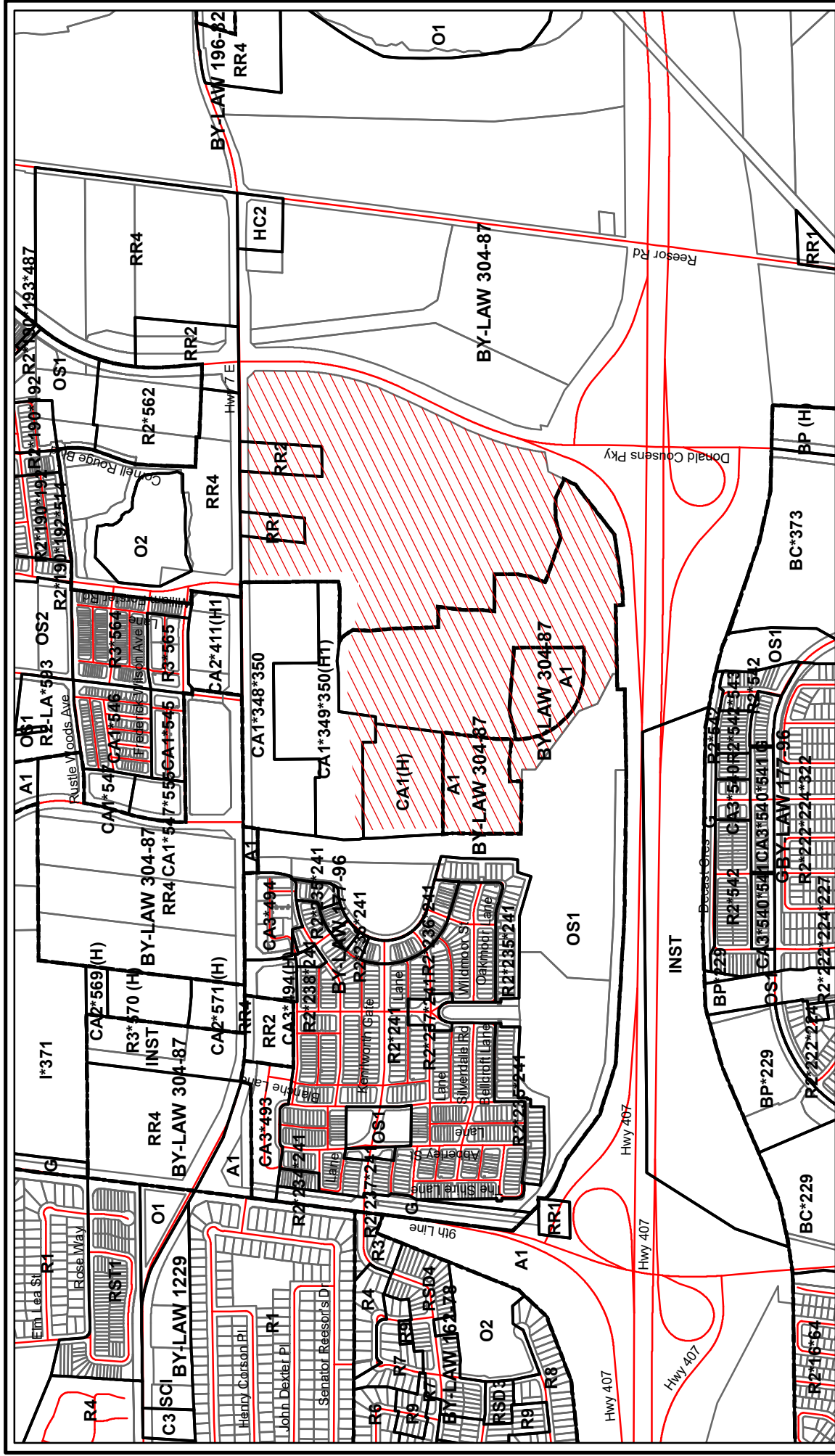
Appendix 'B'

Cornell Secondary Plan - OPA 168, Including Site Specific Secondary Plan Amendment – OPA 224			
Land Use		Location within Subject Lands	Proposed Land Uses & Development within Designation
Designation	Provisions		
Environmental Protection Area	- Woodlot areas within Cornell Secondary Plan	Central portion of site	- Woodlot and buffers
Open Space	- Community Parks, - Neighbourhood Parks and Parkettes; and - Stormwater management facilities	South portion of site and section southeast of Woodlot	- North/south trail along section of William Forster Rd - Park, Storm Water Management and Open Space blocks - Townhouse dwellings within the southeast section
Residential Neighbourhood – Cornell Centre	<u>West side of Woodlot</u> - Detached, semi-detached, townhouse stacked townhouse & apartments - Minimum Floor Space Index of 0.65 - Heights of 2 to 3 storeys - School Site - Neighbourhood Park (shown symbolically) <u>East side of Woodlot</u> - Semi-detached, townhouse, stacked townhouse and apartment dwellings - Minimum Floor Space Index of 2.5 abutting Woodlot (lower density permitted based on findings of technical servicing studies required by City and other agencies. - Minimum Floor Space Index of 0.65 abutting employment blocks; - Heights of 2 to 4 storeys - Neighbourhood Park (shown symbolically) - Regional Transit Terminal (shown symbolically)	West and Central portions of Site and section southwest of Woodlot	- Single detached dwellings west of the Woodlot - Townhouses - Stacked townhouses - Seniors Housing - School Block - Wetland, associated buffers and park block
Avenue 7 Corridor – Mixed Residential	- Multiple Unit (stacked townhouses) and apartment buildings; - Commercial, service and restaurant uses on the 1 st and 2 nd floors of buildings; - Minimum Floor Space Index of 2.5 - Heights of 4 to 12 storeys (Minimum of 8 on Hwy 7)	Northwest portion of site abutting Highway 7.	- High density Block, containing mixed uses (i.e. at grade commercial and service uses)
Business Park Area – Avenue 7 Corridor	- Offices, banks and financial institutions, research and training facilities, data processing, commercial schools, institutional and government uses, day care centres, retail uses, personal service uses and restaurants - Minimum Floor Space Index of 2.5 - Building Heights of 5 to 10 storeys	Block abutting southwest corner of Highway 7 and Donald Cousens Parkway	- Employment Block
Business Park Area	- Industrial uses, data processing, commercial self storage warehouses, ancillary offices, accessory retail, service uses, research and training facilities, institutional uses (except place of worship), restaurants, sports/fitness uses, etc. - Minimum Floor Space Index of 1 - Maximum Building height – 10 storeys	Blocks abutting west side of Donald Cousens Parkway	- Employment Block

Appendix 'C'

September 2015 Draft Cornell Centre Secondary Plan Land Use Concept			
Land Use		Location within Subject Lands	Proposed Land Uses & Development within Designation
Designation	Provisions		
Environmental Protection Area - Greenway	- Woodlands and natural heritage features	Central portion of site	- Woodlot and buffers - Provincially Significant Wetland and buffers - Part of Park Block
Open Space	- Neighbourhood Parks and parkettes - Stormwater management facilities	- South portion of site - Linear section along northwest edge of site	- Provincially significant wetland and buffers - Park block - Stormwater management pond - Open Space Block
Residential Mid Rise I	- Detached and semi-detached dwellings, townhouses, small multi-plex buildings, stacked townhouses, apartment buildings and buildings associated with day care centres and public schools; - School block is identified on east portion of site. - Building Heights of 2 to 6 storeys (west side of site) and 3 to 6 storeys (east side of woodlot site); and - Minimum Floor Space Index of 0.65	- West portion of the site and section east of woodlot and west of the employment lands along Donald Cousens Parkway	- Single detached dwellings west of the Woodlot - Townhouses - Stacked townhouses - School Block
Residential High Rise	- Stacked townhouses, except along the highway 7 frontage, apartment buildings and buildings associated with day care centres and public schools. - Heights of 5 to 12 storeys on Highway 7 block. - Heights of 4 to 10 storeys elsewhere within designation - Minimum Floor Space Index of 2.5 - Lower density permitted based on findings of technical servicing studies required by City and other agencies.	- Northwest portion of site abutting Highway 7 - Portions of site south of the woodlot - Portion of the site east of the woodlot	- Single detached dwellings west of the Woodlot - Townhouses - Wetland and buffers
Business Park Area – Business Park Office Employment	- Offices, banks and financial institutions, research and training facilities, data processing, commercial schools, day care centres, personal services, retail uses and restaurants. - Building heights of 5 – 12 storeys - Minimum Floor Space Index of 2.5	Block abutting southwest corner of Highway 7 and Donald Cousens Parkway	- Employment Block
Business Park Area	- Industrial uses, data processing, commercial self storage warehouses, ancillary offices, accessory retail, service uses, research and training facilities, institutional uses (except place of worship), restaurants, sports/fitness uses, etc. - Minimum Floor Space Index of 1 (north portion) and 0.5 (south portion) - Building heights of 3 to 10 storeys (north portion) - Maximum height of 10 storeys (south portion)	Blocks abutting west side of Donald Cousens Parkway	- Employment Block





AREA CONTEXT / ZONING

APPLICANT: LINDWIDE DEVELOPMENTS (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd


 SUBJECT LANDS



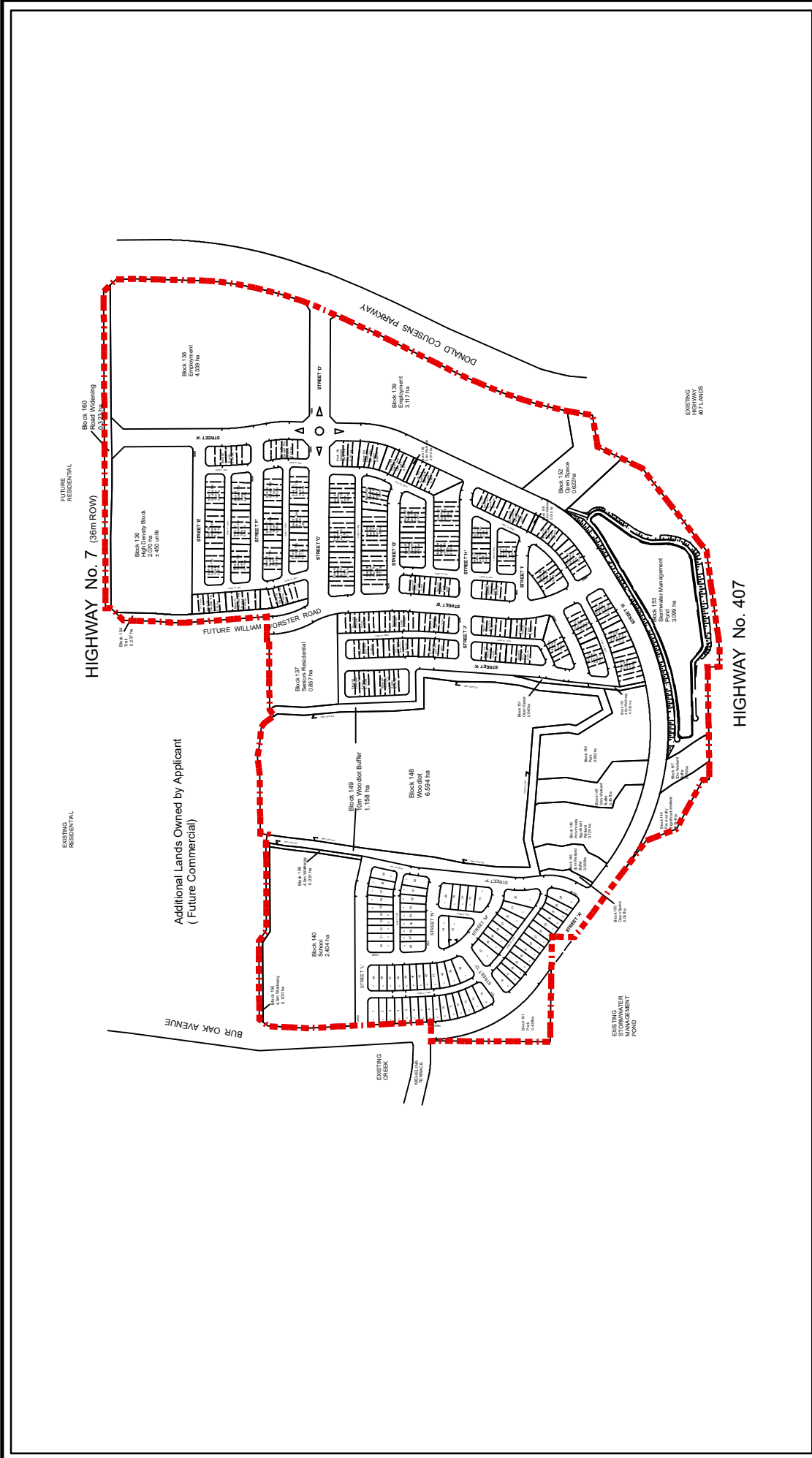
AIR PHOTO

APPLICANT: LINDWIDE DEVELOPMENTS (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd




Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

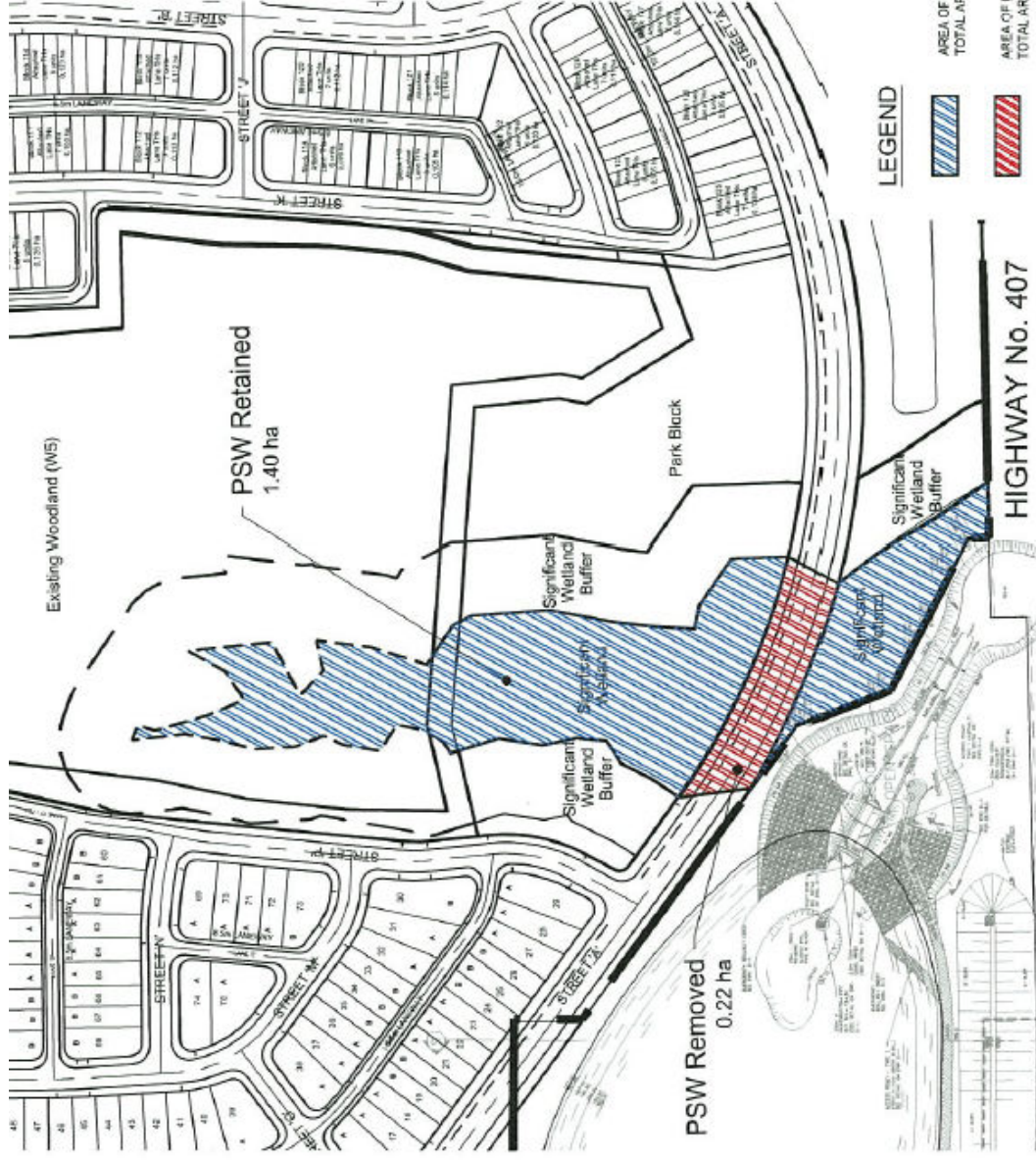
DRAFT PLAN OF SUBDIVISION

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

DATE: 08/13/18



Q:\Geomatics\New Operation\2018 Agenda\SUISU_ZA18154617\SU_ZA18154617.mxd

PROVINCIAL SIGNIFICANT WETLAND LOCATION

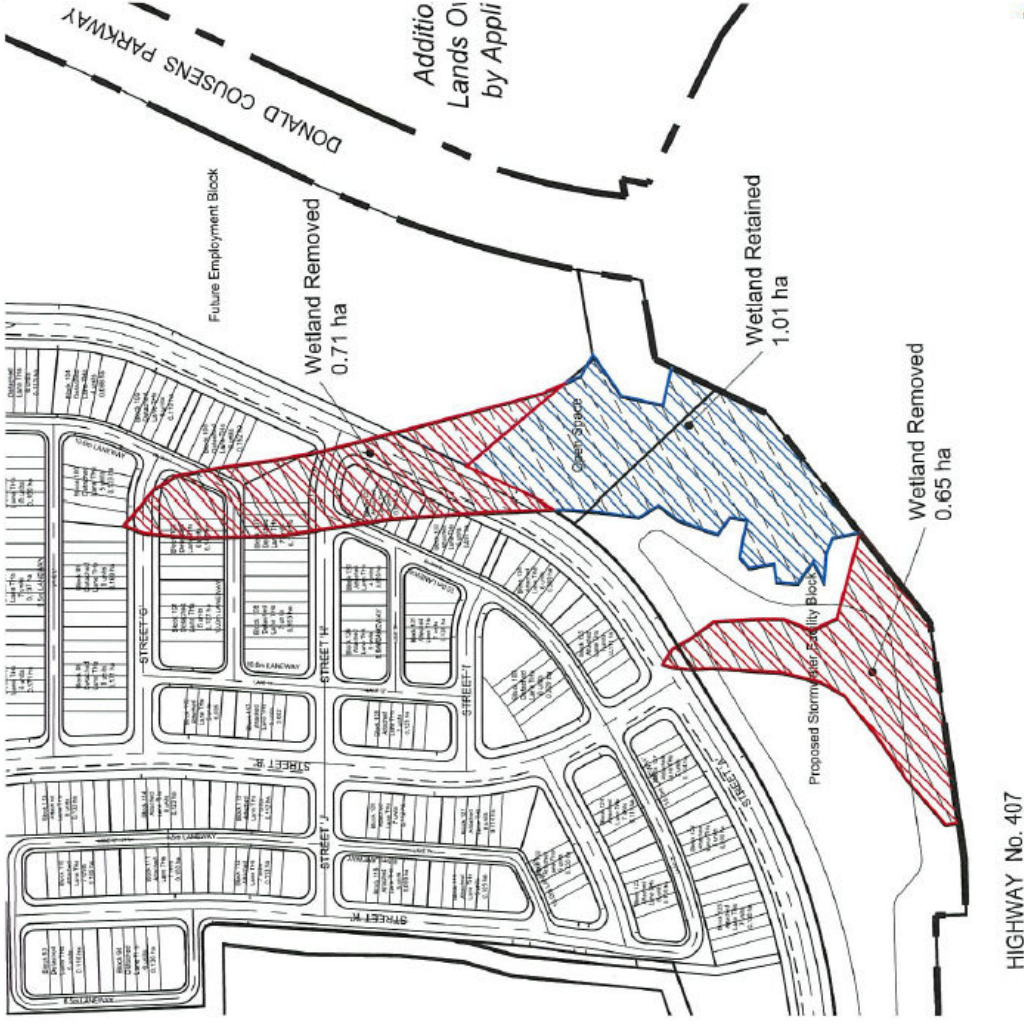
APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

SUBJECT LANDS



DATE: 08/13/18



Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

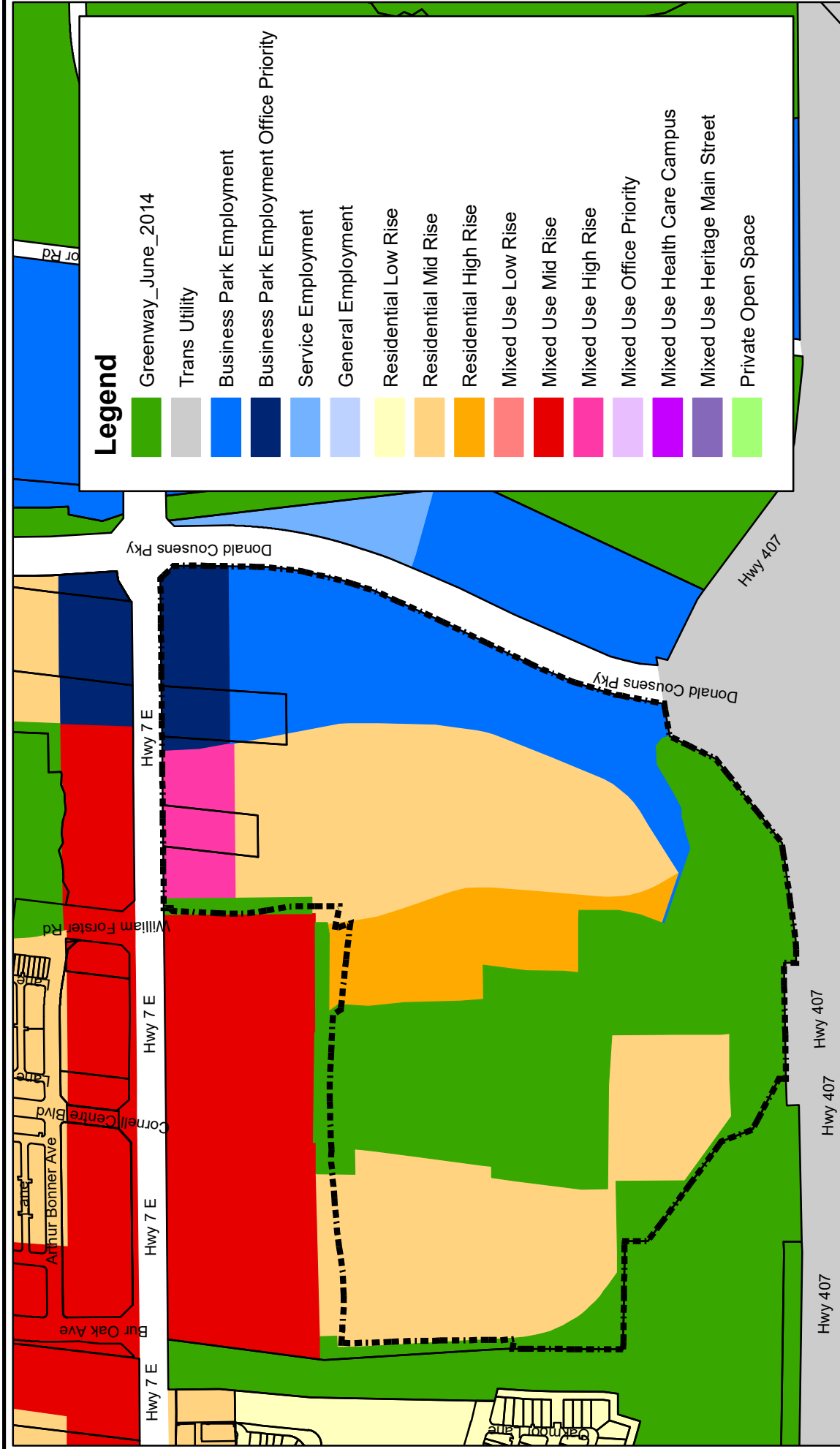
NON-PROVINCIALY SIGNIFICANT WETLAND LOCATION

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

DATE: 08/13/18



Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

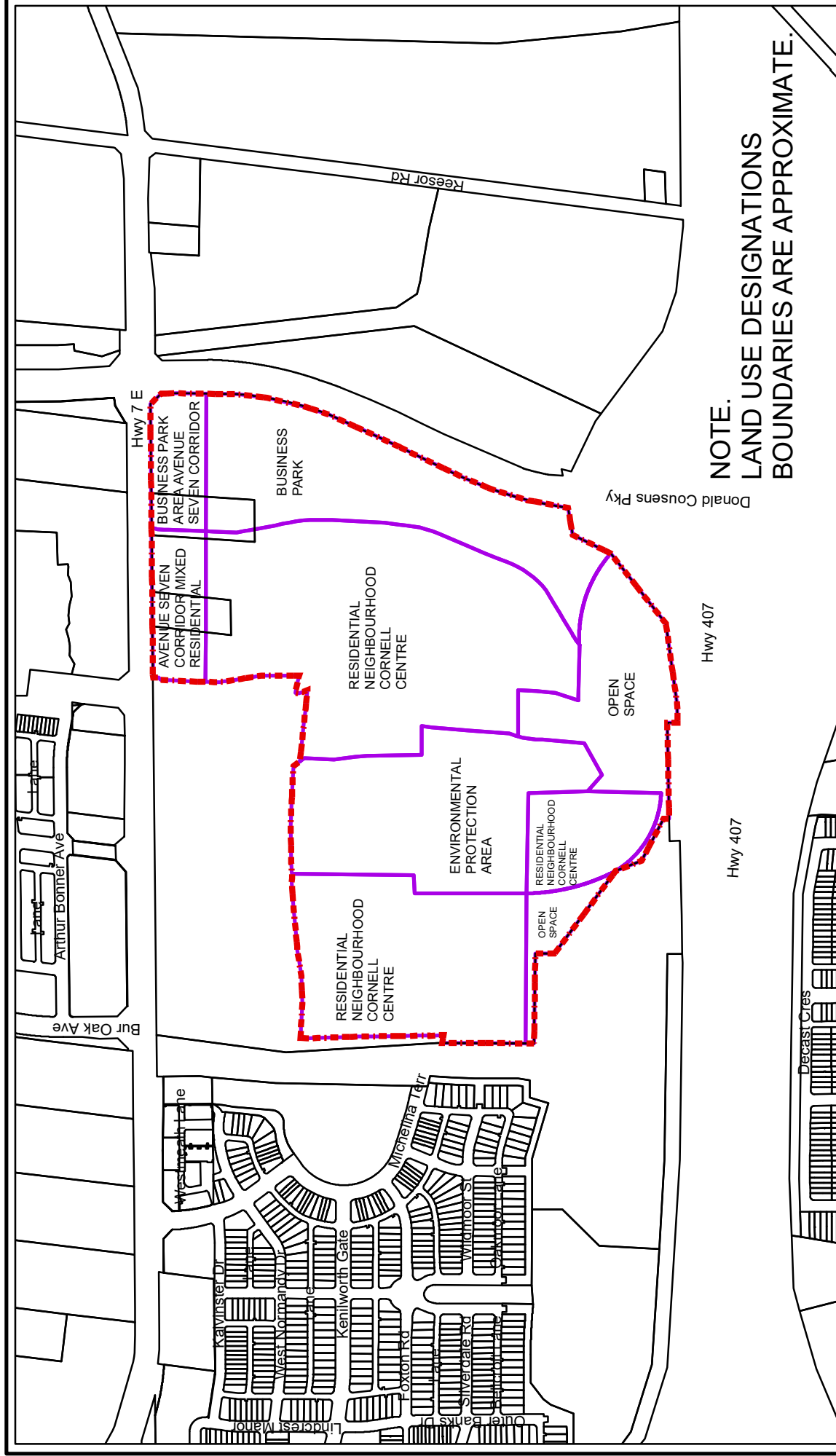
2014 OFFICIAL PLAN LAND USE DESIGNATIONS

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

SUBJECT LANDS

DATE: 08/13/18



Q:\Geomatics\New Operation\2018 Agenda\SUISU_ZA18154617\SU_ZA18154617.mxd

CORNELL SECONDARY PLAN LAND USE DESIGNATIONS

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

DATE: 08/13/18

FIGURE No. 8

FIGURE 1



COMMUNITY AMENITY AREA - MIXED USE

- COMMUNITY AMENITY AREA - MIXED USE BUR OAK CORRIDOR
- COMMUNITY AMENITY AREA - MIXED USE HEALTH CARE CAMPUS
- COMMUNITY AMENITY AREA - MIXED USE 9TH LINE
- COMMUNITY AMENITY AREA - MIXED USE HIGHWAY 7 CENTRE

EMPLOYMENT

- BUSINESS CORRIDOR AREA - SERVICE EMPLOYMENT - AUTOMOTIVE SERVICE STATION
- BUSINESS PARK AREA - BUSINESS PARK EMPLOYMENT
- BUSINESS PARK AREA - BUSINESS PARK OFFICE EMPLOYMENT

- RTT - REGIONAL TRANSIT TERMINAL
- NP - NEIGHBORHOOD PARK
- SWM - STORM WATER MANAGEMENT
- POW - PLACE OF WORSHIP

** See Section 6.4.3.3.e

RESIDENTIAL

- RESIDENTIAL HIGH RISE
- RESIDENTIAL MID RISE I
- RESIDENTIAL MID RISE II
- ENVIRONMENTAL PROTECTION AREA - GREENWAY
- OPEN SPACE

- ROUGE NATIONAL URBAN PARK GATEWAY STUDY AREA (SEE SECTION 6.1.1c)


- EMS
- Fire
- Public Elementary School
- Catholic Secondary School

Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

DRAFT CORNELL SECONDARY PLAN LAND USE DESIGNATIONS

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

DATE: 08/13/18