



Report to: Development Services Committee

Report Date: September 6, 2016

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**SUBJECT:** PRELIMINARY REPORT  
2431988 Ontario Ltd. (C.P. Capital Investment Group Inc.)  
Proposed Draft Plan of Subdivision, Official Plan  
Amendment and Zoning By-law Amendment applications for  
proposed mixed use mid rise and high rise buildings and  
stacked townhouses on the north side of Highway 7, west of  
Bur Oak Avenue

**FILES:** SU 16 159916, OP 16 159916 and ZA 16 159916

**PREPARED BY:** Stephen Corr, MCIP, RPP, ext 2624  
Planner II, East District

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

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**RECOMMENDATION:**

- 1) That the report entitled "PRELIMINARY REPORT, 2431988 Ontario Ltd. (C.P. Capital Investment Group Inc.), Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for proposed mixed use mid rise and high rise buildings and stacked townhouses on the north side of Highway 7, west of Bur Oak Avenue, Files SU 15 1599916, OP 16 159916 and ZA 16 159916", be received as background information for the upcoming Public Meeting.

**PURPOSE:**

The purpose of this report is to provide preliminary information on applications for draft plan of subdivision and for official plan and zoning by-law amendments. This report contains general information in regards to applicable official plan or other policies as well as other issues. The report should not be taken as staff's opinion or recommendation on the application.

**The Applications have been deemed complete**

The Draft Plan of Subdivision 19TM-16003, official plan amendment and zoning by-law amendment applications were submitted by 2431988 Ontario Ltd. (C.P. Capital Investment Group Inc.) on March 24, 2016 and deemed complete on April 26, 2016.

**The CAO has authorized a Statutory Public Meeting to be scheduled**

In a memorandum dated July 11, 2016, planning staff requested the CAO authorize a statutory public meeting to be scheduled to obtain public input on the proposed draft plan of subdivision, official plan amendment and zoning by-law amendment applications submitted by 2431988 Ontario Ltd. (C.P. Capital Investment Group Inc.). This request was approved by the CAO and the public meeting has been scheduled for September 6, 2016.

**BACKGROUND:**

The 3.03 ha (7.5 ac) subject property is located within Cornell Centre, on the north side of Highway 7, west of Bur Oak Avenue (See Figure 1, 2 and 3).

Surrounding land uses include Markham Stouffville Hospital and the Cornell Community Centre and Library to the north; and vacant lands to the south (across Highway 7), east and west which are anticipated to be developed with mid and high rise mixed use developments in accordance with the Cornell Secondary Plan. The adjacent site to the west is anticipated to be developed with a York Region Rapid Transit Corporation bus terminal.

**PROPOSAL**

Draft plan of subdivision, official plan amendment and zoning by-law amendment applications have been submitted for a proposed development containing multi-storey mixed use mid rise and high rise buildings and stacked townhouses. The draft plan (See Figure 4) proposes three development blocks, as follows:

Block No.	Site Location	Proposed Development
1	North portion	12-storey mixed use building containing approximately 264 apartment units and commercial uses at grade
2	Central portion	multiple 4-storey stacked townhouses buildings, containing approximately 220 units;
3	South portion (adjacent to Hwy 7)	3 multi-storey buildings ranging between 12 to 18 storeys in height, and containing approximately 552 apartment units with commercial uses at grade of the building fronting Highway 7.

Site plan approval will be required to facilitate all the development contemplated on the conceptual plans submitted with the applications. Site plan applications have not yet been submitted to the City and the technical components of the conceptual development, such as parking, site access and circulation, landscaping, building siting and elevations amongst other items have not been reviewed at this time.

A concept plan of the proposed development blocks is shown in Figure 5. The development contemplates approximately 1094 units across the entire site. The draft plan includes blocks for future public streets, including a section of Rustle Woods Avenue across the north end of the site, an east/west road (between Blocks 2 and 3) that will connect through future adjacent developments and a north/south road connecting Rustle Woods Avenue to Highway 7 that will also provide access to the future transit terminal to the west.

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**OFFICIAL PLAN AND ZONING****In-force Official Plan (Revised 1987)**

The majority of the subject lands are designated 'Urban Residential' in the in-force Official Plan (Revised 1987), as amended whereas the south portion of the site abutting Highway 7 are designated 'Commercial - Community Amenity Area'.

**Cornell Secondary Plan (OPA 168, 2008), as amended**

The subject lands are within an area identified as 'Deferral 2' in the current Cornell Secondary Plan (2008). Consequently, the policies of the Cornell Secondary Plan are deferred and the policies of the previous 1995 Cornell Secondary Plan (OPA 20) continue to apply.

The 1995 Cornell Secondary provides for the following uses on the subject lands:

- 'Neighbourhood General', which contemplates low density housing, with a net site density range of 17.0 to 37.0 units per hectare (6.9 to 14.9 units per acre); and
- 'Community Amenity Area – Corridor', which contemplates medium density residential, office and institutional uses, within buildings ranging between 2 to 6 storeys with a maximum FSI of 1.5.

The deferred 2008 Cornell Secondary Plan policies provide for the 'Residential Neighbourhood – Cornell Centre' and 'Avenue 7 Corridor – Mixed Residential' designations (see Figure 6). The 'Residential Neighbourhood – Cornell Centre' designation contemplates stacked townhouses and apartment dwellings, within buildings that range in height between 4 – 6 storeys with a minimum Floor Space Index (FSI) of 1.5. The 'Avenue 7 Corridor – Mixed Residential' contemplates high density mixed use development, within buildings that range in height between 5 to 8 storeys with a minimum FSI of 2.0.

The secondary plan amendment application proposes an increase in height permissions to allow for the proposed 12 and 18 storey mixed use buildings. The application also proposes a site specific exception to allow retail, office and service uses on the ground floor of a mixed use building which are not directly related to the provision of health care and medical services within the 'Residential Neighbourhood – Cornell Centre' designation.

**2014 Official Plan (2014 OP) and Update to the Cornell Centre Secondary Plan**

The subject lands are within the Cornell Centre Secondary Plan area identified in the 2014 Official Plan (partially approved by the OMB October 2015 and May 2016). The 2014 OP provides that until an updated secondary plan is approved for the Cornell Centre Secondary Plan Area the provisions of the Official Plan (Revised 1987), as amended, including the secondary plan policies currently in effect, continues to apply.

An update to the Cornell Centre Secondary Plan is currently underway. A draft amendment released in September 2015 provides for the following designations on the subject lands:

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- Community Amenity Area – Mixed Use 9<sup>th</sup> Line, which applies to the north portion of the subject lands. This designation proposes apartment buildings, stacked townhouses (not fronting Rustle Woods Avenue or Highway 7), multi-storey non-residential or mixed use buildings and single-storey community facility buildings. This designation applies to the north portion of the subject lands and anticipates building heights between 4 to 12 storeys, with a minimum FSI of 2.0;
  - Residential High Rise, which applies to the central and southern portions of the subject lands. This designation proposes stacked townhouses (not fronting Highway 7) and apartment dwellings. The minimum FSI is 2.0 for the central portion of the site and 2.5 for the south portion adjacent to Highway 7. The contemplated building height range is 4 to 12 storeys for the central portion of the site and 8 to 12 storeys for apartment buildings adjacent to Highway 7, which are permitted up to 18 storeys for apartment buildings with a podium/tower built from.

The proposed development is consistent with proposed land use designations in the draft amendment and the policy regime emerging through the Cornell Centre Secondary Plan update.

#### Current and Proposed Zoning By-law Amendment

The subject lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended, which permits one single detached dwelling on a large rural lot (See Figure 2). The applicant proposes to rezone the subject lands to an appropriate zone category in By-law 177-96, as amended, to facilitate the proposed development, including any necessary site specific provisions.

#### **OPTIONS/ DISCUSSION:**

##### **Matters to be resolved**

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 development blocks; laneway lengths, configuration and connectivity; and the adequacy of on-street parking and snow storage, in accordance with City standards as they relate to the proposed draft plan of subdivision;
2. Any issues resulting from the review of technical studies including, but not limited to, transportation and parking studies, stormwater management and servicing reports, grading and drainage plans, tree preservation plan, and environmental site assessment report;
3. Review of the proposed development with respect to parkland dedication, including cash-in-lieu of parkland dedication in accordance with the Cornell Master Parks Agreement;
4. Clearance from the Trustee of the Cornell Landowners Group that any obligations, financial or otherwise, have been satisfied and that sufficient

servicing allocation, as distributed and tracked by the landowners Group, is available;

5. That the applicant provide Section 37 Benefits, including provisions for public art, as it relates to the proposed zoning by-law amendment to permit approximately 1094 units within stacked townhouse and mixed use apartment buildings
6. Servicing allocation has not yet been assigned for the proposed stacked townhouse dwellings and mixed use buildings.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:** (external link)

Not Applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

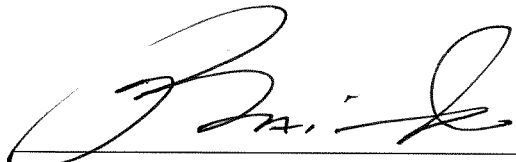
The proposed applications will be reviewed in the context of the City's Strategic Priorities of managing growth; managing the transportation and road network; protecting and respecting the built and natural environment to ensure a safe and sustainable community.

**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.  
Acting Senior Development Manager



James Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

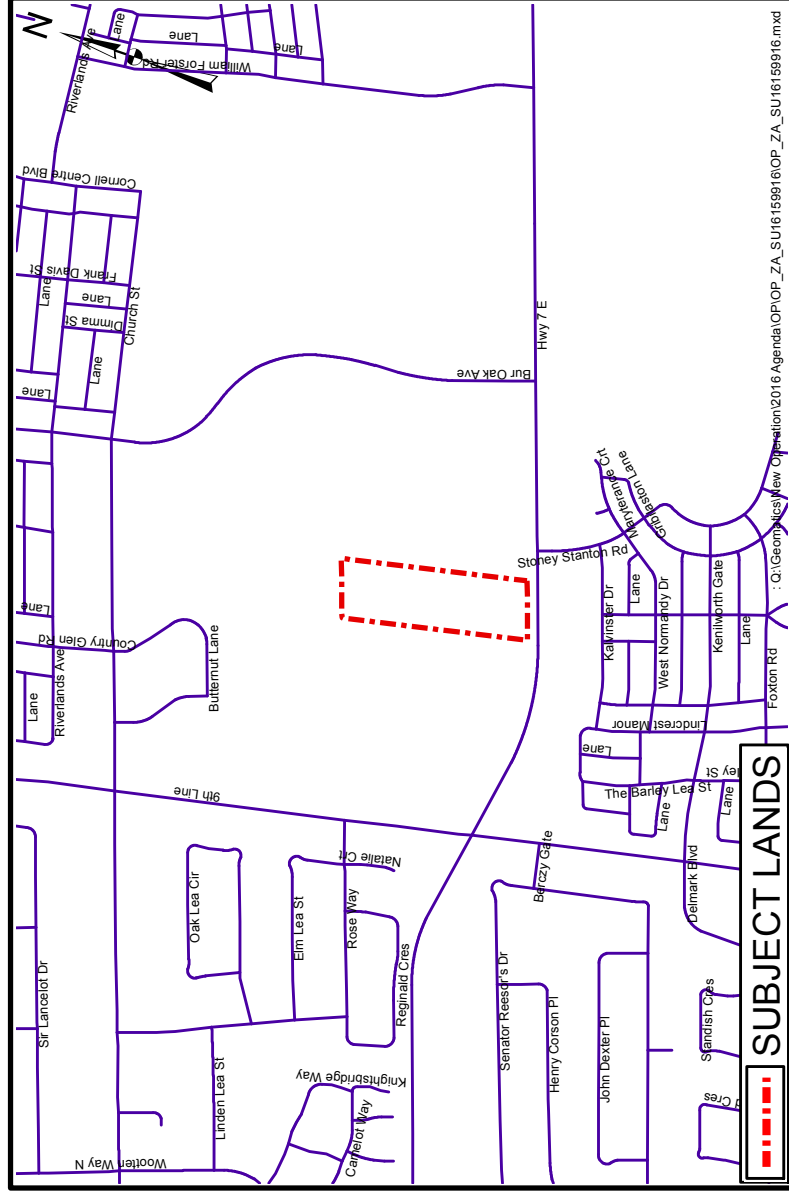
- Figure 1 – Site Location
- Figure 2 – Area and Zoning Context
- Figure 3 – Aerial Photograph
- Figure 4 – Proposed Draft Plan of Subdivision
- Figure 5 – Proposed Concept Plan
- Figure 6 – Current Secondary Plan designations

**OWNER/AGENT:**

Dominic Poretta  
2431988 Ontario Ltd.  
129 Rowntree Dairy Road, Unit 16  
Vaughan ON L4L 6E1  
(905) 851-7893  
[domenic@bellporthomes.ca](mailto:domenic@bellporthomes.ca)

Michael Larkin  
Larkin + Land Use Planners  
849 Gorham Street  
Newmarket ON L3Y 1L7  
(905) 595-0554  
[mtlarkin@larkinassociates.com](mailto:mtlarkin@larkinassociates.com)

File path: Amanda\File 16 159916\Documents\Recommendation Report







# AIR PHOTO 2015

APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

FILE No:OP,ZA,SU16159916(SC)

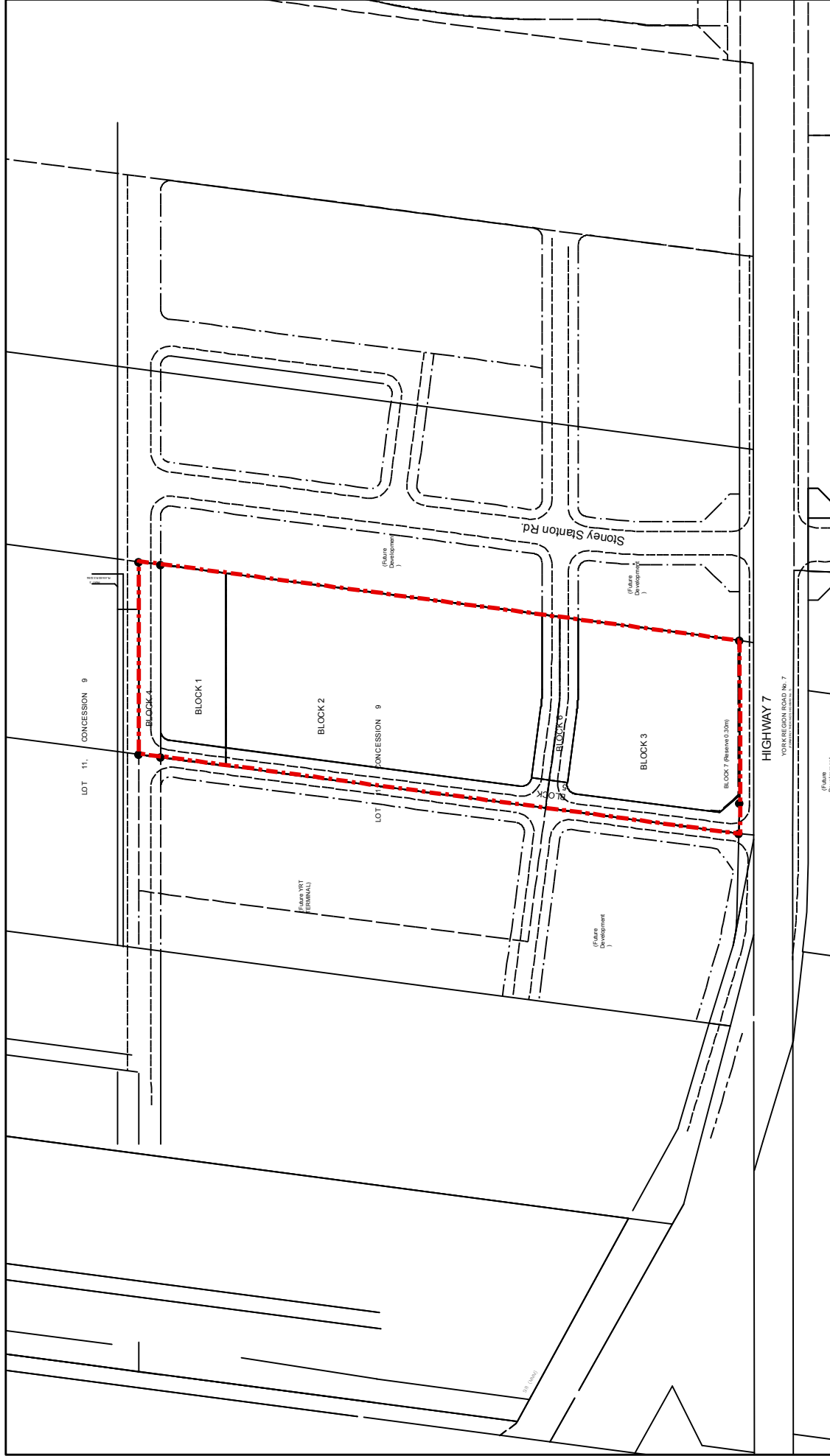


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DATE:04/22/16  
FIGURE No. 3

 SUBJECT LANDS



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# DRAFT PLAN OF SUBDIVISION

APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

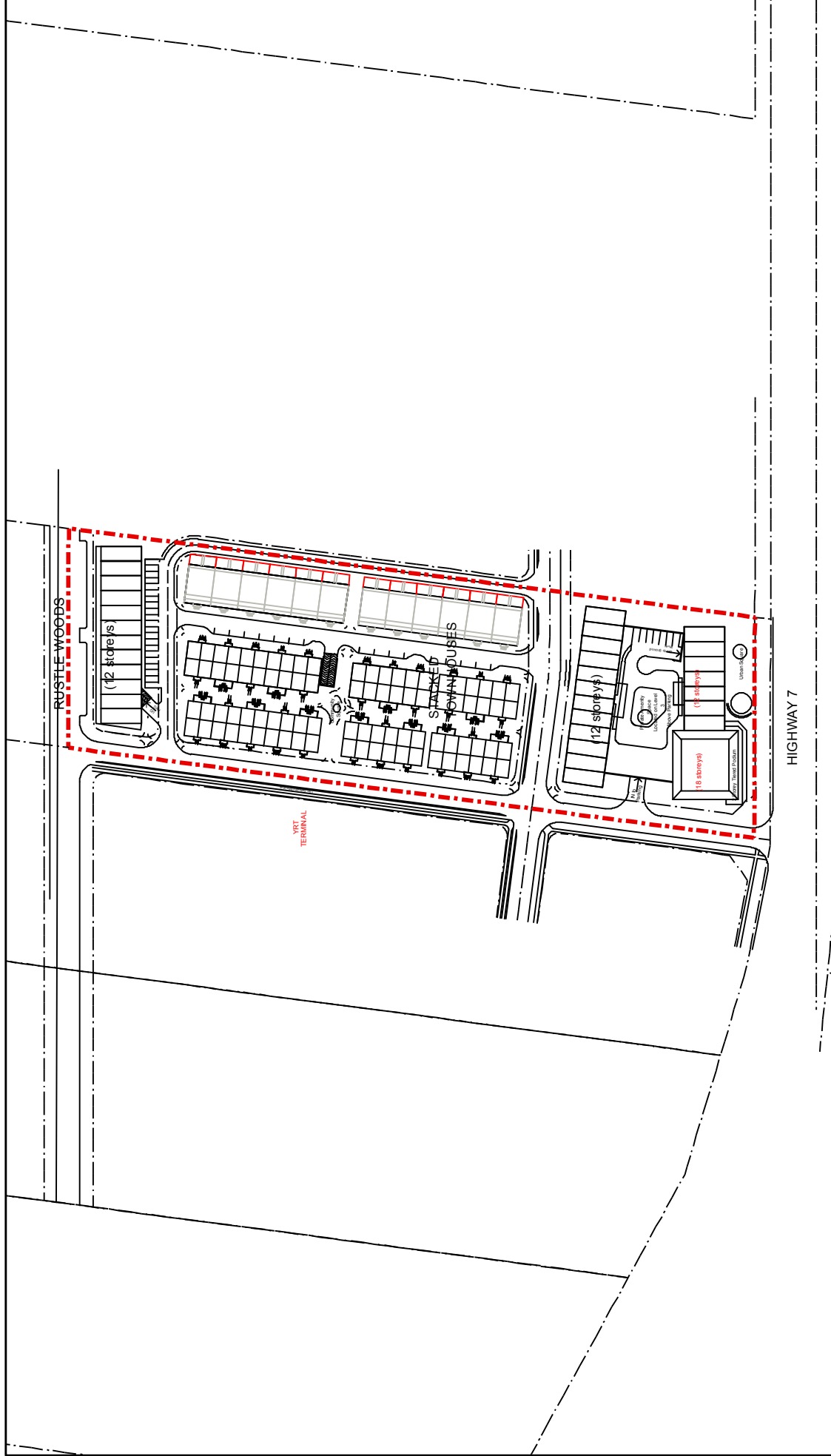
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 SUBJECT LANDS



DATE:04/22/16

FIGURE No. 4



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SUBJECT LANDS



# CONCEPT PLAN

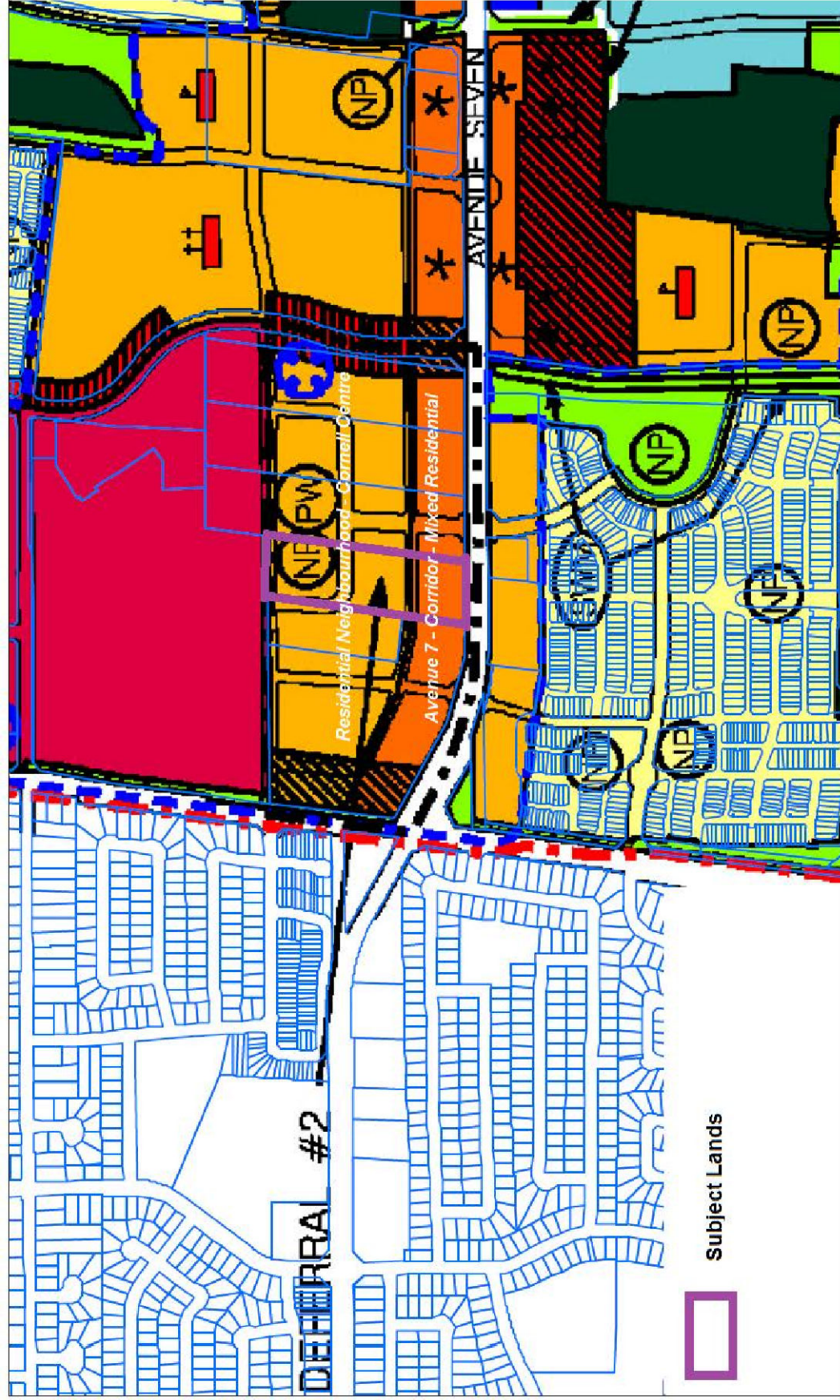
APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

FILE No:OP,ZA,SU16159916(SC)

DATE:04/22/16

FIGURE No. 5



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# 2008 CORNELL SECONDARY PLAN DESIGNATIONS

APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

FILE No:OP,ZA,SU16159916(SC)