



Report to: Development Services Committee

Report Date: March 24, 2015

SUBJECT: PRELIMINARY REPORT
Cornell Rouge Development Corporation
Proposed Zoning By-law Amendment and Redline Revision
to Draft Approved Plan of Subdivision 19TM-08002 (Phase
4D), North of Highway 7 East & west of Donald Cousens
Parkway

Files ZA 14 111705 & SU 14 111705

PREPARED BY: Stephen Corr, extension 2624
Planner II, East District

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

RECOMMENDATION:

- 1) That the report entitled "PRELIMINARY REPORT, Cornell Rouge Development Corporation, Proposed Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), North of Highway 7 East & west of Donald Cousens Parkway, Files ZA 111705 & SU 14 111705", be received;
- 2) That Staff be authorized to hold a Public Meeting to consider the proposed Zoning By-law amendment application; and
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the Zoning By-law amendment and redline revision to an approved Draft Plan of Subdivision 19TM-08002 (Phase 4D) application, and to seek authorization to hold a statutory Public Meeting.

This report contains general information regarding 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 Rezoning application has been deemed complete

The rezoning and redline revision to Draft Plan of Subdivision 19TM-08002 (Phase 4D) applications submitted by Cornell Rouge Development Corporation were deemed complete on January 28, 2015.

In accordance with Section 2. (b)(ii) of the Delegation By-law 2002-02, the approval authority for this redline revision to approved Draft Plan of Subdivision 19TM-08002 (Phase 4D) is delegated to the Director of Planning and Urban Design. A statutory Public Meeting is required prior to City Council's consideration of the proposed Zoning By-law Amendment.

BACKGROUND:

The subject lands, which are approximately 1.0 ha (2.47 ac) in area, are located north of Highway 7 East and west of Donald Cousens Parkway within the Cornell community (see Figures 1, 2 and 3). A portion of the subject lands is currently owned by Mattamy Homes. Another portion of the subject lands comprises a section of the current Cornell Centre Boulevard right-of-way and is currently under City ownership. Figure 4 shows the current ownership of the subject lands. Figure 5 shows the subject lands as they relate to adjacent lands to the east, owned by Cornell Rouge Developments, which comprise the current extent of Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D).

Surrounding land uses include existing low density residential dwellings as well as vacant lands, to be developed with low density residential dwellings, to the north, south and east. Vacant lands to the west make up the future Cornell community park.

OFFICIAL PLAN AND ZONINGIn Force Official Plan (revised 1987)

- Designated "Urban Residential", which allows for low density housing

Cornell Secondary Plan (2008)

- Designated "Residential Neighbourhood", which allows for low density housing

2014 Official Plan (not yet in-force)

- Designated "Residential Low Rise", which allows for low density housing

Zoning

- Zoned "Agricultural (A1)" under By-law 304-87, as amended, which permits agricultural uses.
- A Zoning By-law amendment is required to rezone the subject lands to an appropriate category within the Urban Expansion By-law 177-96, as amended to permit residential development and to implement the intended vision of both Official Plans and the Cornell Secondary Plan.

PROPOSAL

Cornell Rouge Development Corporation, with authorization from Mattamy Homes and the City of Markham (who both own lands that are the subject of this report), has submitted an application for a redline revision to an approved Draft Plan of Subdivision

and a Zoning By-law amendment application to facilitate residential development consistent with the existing Cornell Secondary Plan area.

The redline revision proposes to incorporate the subject lands into the existing Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), which includes a mix of lane based single, semi-detached and townhouse dwellings, as well as blocks for future parks, schools and a woodlot. The redline revision to add the subject lands to the Draft Plan will continue the approved lot pattern, including the configuration of streets and laneways. The addition of the subject lands to the Draft Plan will result in the formation of 51 single detached dwellings fronting onto a realigned section of Cornell Centre Boulevard, to be renamed as an extension of William Forster Road.

The Zoning By-law amendment proposes to rezone the subject lands from the Agricultural (A1) zone under By-law 304-87, as amended, to a Residential Two (R2) Exception zone category under By-law 177-96, as amended, which will be consistent with the zoning of the adjacent part lots to the east on the approved draft plan. Figure 2 shows the current zoning of the subject lands and the zoning of the adjacent lands to the east. The exception zone will provide for typical development standards applicable to low density lane based housing within the Cornell community.

A temporary road closure is required to facilitate the installation of sanitary and stormwater services for the lots proposed to be created through the redline revision to the draft plan, and to facilitate the realignment of Cornell Centre Boulevard to be renamed as an extension of William Forster Road. A realigned section of Cornell Centre Boulevard north of Riverlands Avenue has already been constructed west of the subject lands, in accordance with the transportation network envisioned in the Cornell Secondary Plan (See Figures 1, 2 and 3). This new section of Cornell Centre Boulevard currently terminates at Church Street to the south, but will eventually extend further southwards to connect to Highway 7 East. The Engineering Department is preparing a separate report to Development Services Committee detailing the procedures for the closure of the existing Cornell Centre Boulevard right of way required to facilitate the extension of William Forster Road. As per the Council Resolution dated December 10, 2013 (see Appendix 1), a portion of the subject lands owned by the City, and currently consisting of the Cornell Centre Boulevard right-of-way, has been deemed as surplus land.

OPTIONS/ DISCUSSION:

Servicing Allocation

Servicing allocation for the subject lands proposed to be added to Draft Plan of Subdivision 19TM-08002 (Phase 4D) through the proposed redline revision, has not been assigned. Prior to Registration of the revised Draft Plan of Subdivision, the applicant will be required to obtain servicing allocation from the City and clearance from the Trustee of the Cornell Developers Group.

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 be resolved prior to a staff recommendation report to Committee:

1. Servicing allocation is to be confirmed by the Trustee of the Cornell Developers Group;
2. The Engineering Department and the applicant are to coordinate timing of the new William Forster Road construction north of the subject lands and By-laws to dedicate both the new and realigned sections of William Forster Road and Cornell Centre Boulevard as public highways.

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 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. The Engineering Department has reviewed this report with respect to the temporary closure of Cornell Centre Boulevard. 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

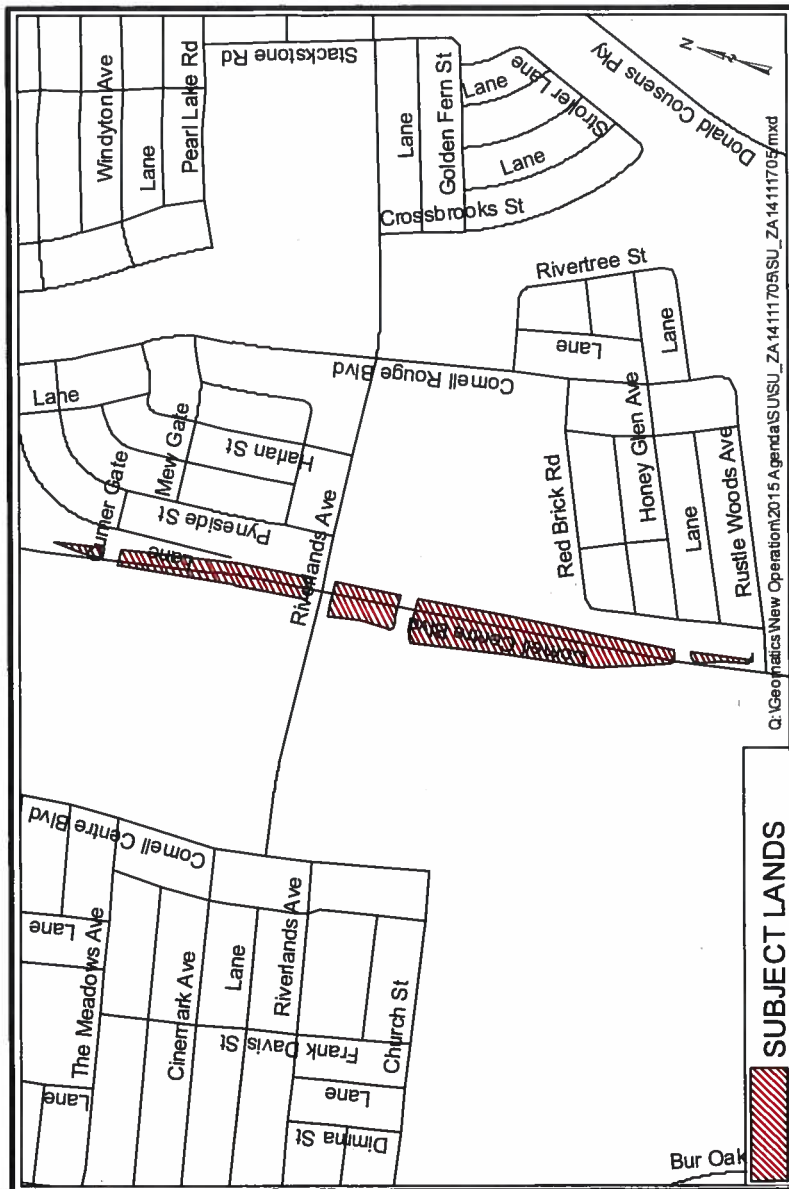
ATTACHMENTS:

ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Property Ownership of Subject Lands
- Figure 5 – Subject Lands and Draft Approved Plan of Subdivision.

OWNER/AGENT:

Cornell Rouge Developments Corporation
Attn: **Kevin McKeown**
369 Rimrock Road
Toronto, ON M3J 3G2
416-661-4000 x247
kevin@madisongroup.ca





AIR PHOTO

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION

FILE No. SU_ZA. 14111705 (SC)

 SUBJECT LANDS

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DATE: 19/02/2015



DEVELOPMENT SERVICES COMMISSION

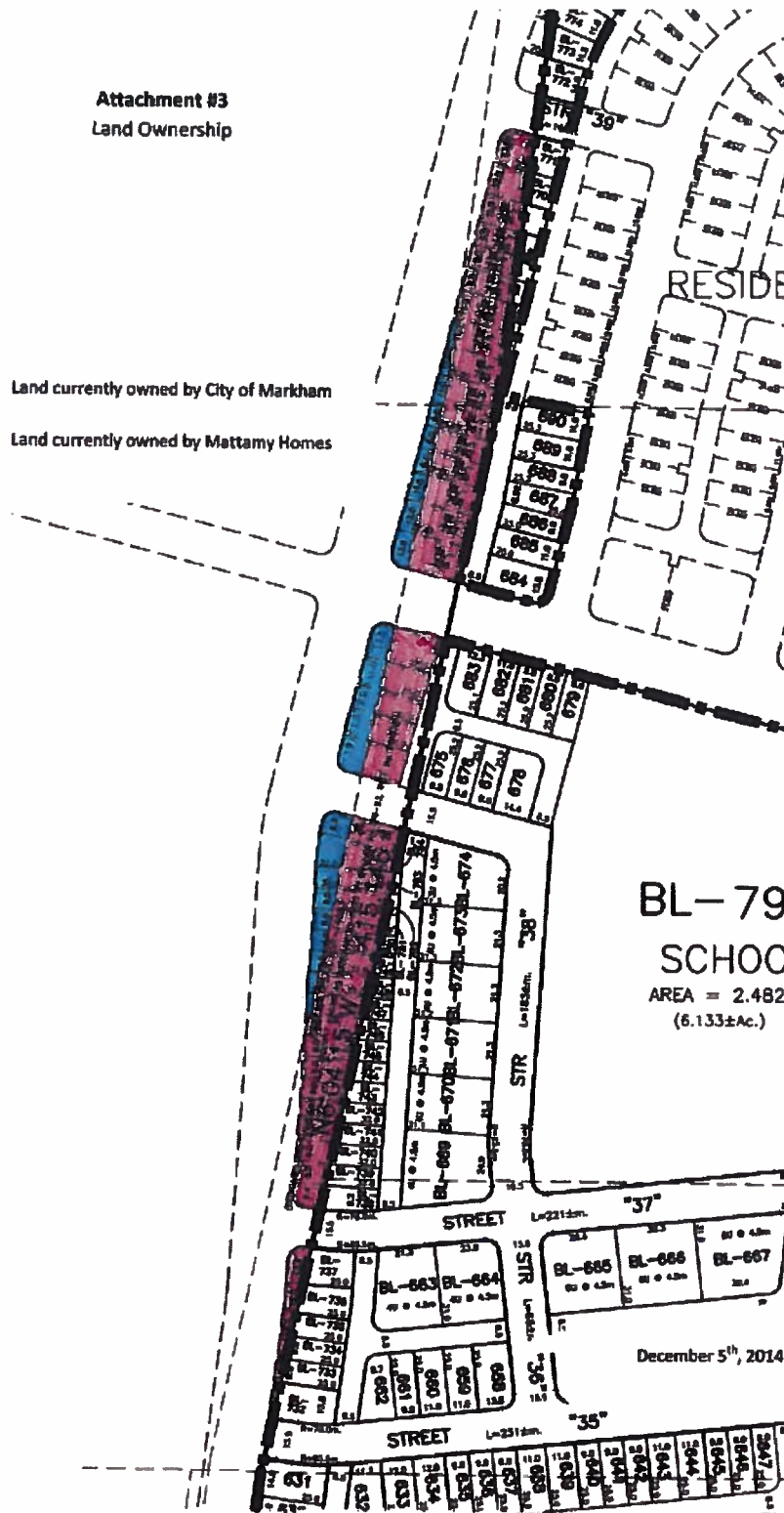
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FIGURE No. 3

Attachment #3
Land Ownership

- Land currently owned by City of Markham
- Land currently owned by Mattamy Homes

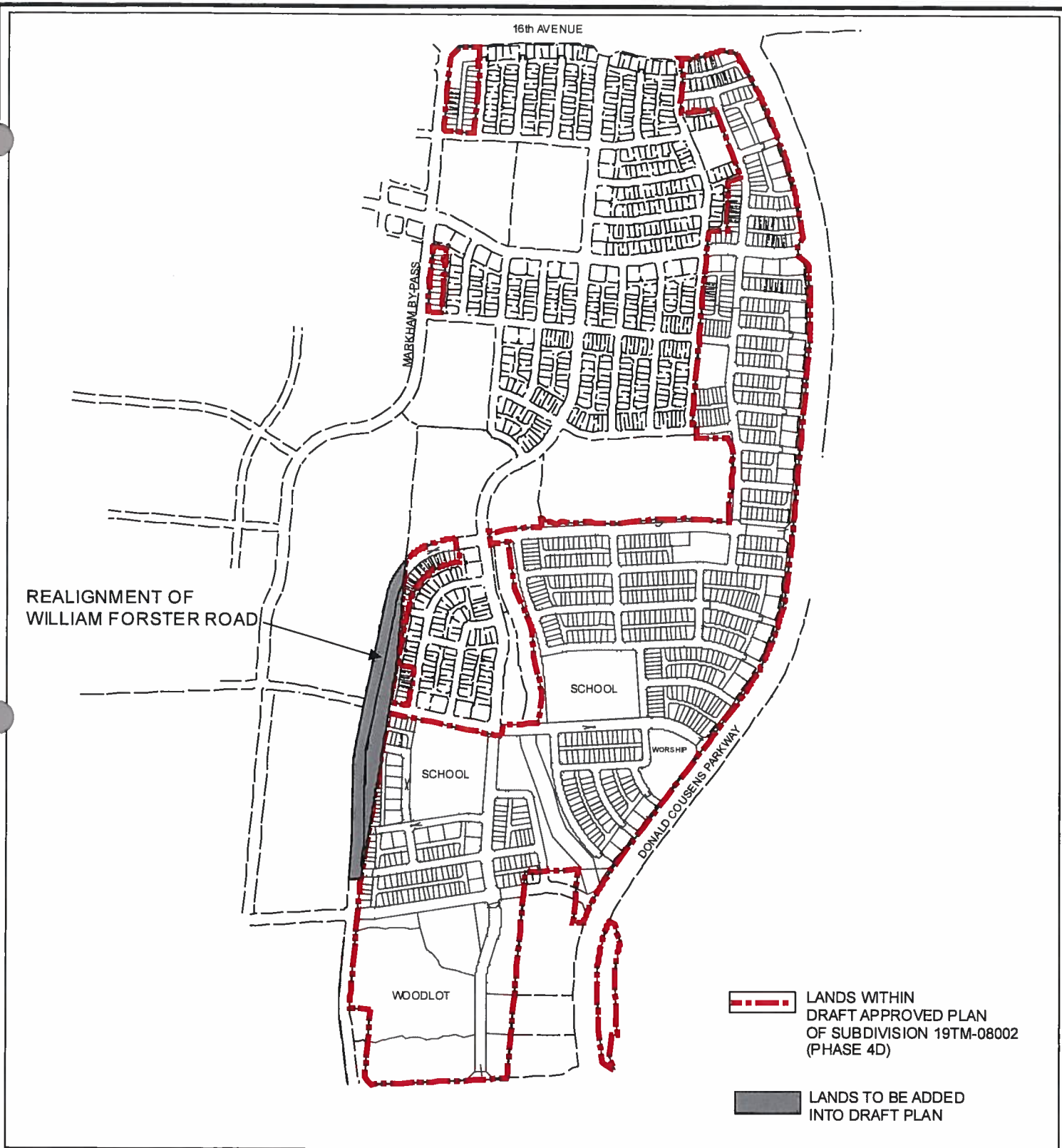


PROPERTY OWNERSHIP

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION

FILE No. SU_ZA. 14111705 (SC)

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SUBJECT LANDS & DRAFT PLAN OF SUBDIVISION 19TM-08002 (PHASE 4D) APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION

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FIGURE No. 5



RESOLUTION OF COUNCIL MEETING NO. 28 DATED DECEMBER 10, 2013

IN CAMERA ITEMS

**(2) PROPOSED LAND EXCHANGE FOR
THE REALIGNMENT OF CORNELL CENTRE BOULEVARD (8.7)**

- 1) That the confidential report entitled "Proposed Land Exchange for the Realignment of Cornell Centre Boulevard" be received; and,
- 2) That pursuant to By-law 178-96, the City declare Parts 2 and 4, shown in blue on Attachment No. 3, legally described as Part of Road Allowance between Lots 15 and 16, Concession 9, City of Markham, Regional Municipality of York, surplus to municipal purposes; and further,
- 3) That subject to the results of Recommendation No. 2, above, the City enact a by-law to stop up and close Parts 2 and 4 on Attachment 3, legally described as Part of Road Allowance between Lots 15 and 16, Concession 9, City of Markham, Regional Municipality of York; and further,
- 4) That staff be authorized to proceed as directed by Council on December 10, 2013.

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham', with a stylized flourish at the end.

Kimberley Kitteringham
City Clerk

Copy to: Andy Taylor, CAO
 Jim Baird, Commissioner of Development Services
 Catherine Conrad, City Solicitor
 David Pearce, Manager of Real Property
 Biju Karumanchery, Senior Development Manager