

SUBJECT: INFORMATION REPORT
Lindvest Properties (Cornell) Limited, Official Plan amendment application to re-designate lands in Cornell Centre from Employment to Residential, and to adjust Open Space, Environmental Protection Area and Residential Designations
File Numbers: OP 12 132870

PREPARED BY: Teema Kanji, MCIP, RPP, Senior Planner,
East District, ext. 4480

REVIEWED BY: David Miller, MCIP, RPP, Manager, East District, ext. 4960
Marg Wouters, MCIP, RPP, Senior Manager, Policy and Research, ext. 2909

RECOMMENDATION:

- 1) That the report entitled "INFORMATION REPORT, Lindvest Properties (Cornell) Limited, Official Plan amendment application to re-designate lands in Cornell Centre from Employment to Residential, and to adjust Open Space, Environmental Protection Area and Residential Designations, File OP 12 132870" be received as background to the Public Meeting scheduled for the evening of September 9, 2014.

EXECUTIVE SUMMARY

This report provides background information for the Public Meeting scheduled for September 9, 2014 where an Official Plan Amendment proposed by Lindvest Properties (Cornell) Limited will be considered. The Official Plan Amendment proposes to re-designate certain lands from employment to residential and mixed use, as well as make adjustments to other land use designations (Open Space, Environment Protection Area and Residential). These changes are intended to implement an updated Concept Plan for the lands south of Highway 7, west of the Donald Cousens Parkway.

The employment lands conversion aspect of this application was considered by Council in 2013 prior to the adoption of the new Official Plan. In a May 2013 report on a number of employment conversion and re-designation applications, staff recommended denial of all but one application, including the Lindvest application. Staff's position was that all of the employment lands identified in the Draft Official Plan 2012 were required to accommodate the employment forecasts to 2031 assigned to Markham by the Region. Council directed that site specific policies be included in the new Official Plan for a number of the conversion applications, including the Lindvest application, that allowed for consideration of a land use designation other than an 'Employment Lands' designation, if it conformed with Growth Plan policies and other policies of the Plan, as well as having regard for certain Council prescribed criteria. The applicant has submitted a Revised Updated Concept Plan and letter dated August 7, 2014 prepared by Bousfields Inc. (attached as Appendix 'A') to demonstrate how the proposed development addresses the Council criteria. Staff will provide further comments on the applicant's submissions

to satisfy Council's criteria, should the applications be referred back to staff for a final recommendation report.

In approving the Markham Official Plan 2014, Regional Council deferred the policies and land use designations related to a number of employment conversion requests pending the Region's consideration of the potential collective impact of all employment land use deferrals through substantial completion of the forecasting and land budget component of the next Regional municipal comprehensive review by April 2015.

Lindvest Properties (Cornell) Limited has appealed the 2014 Official Plan in its entirety.

A number of outstanding technical documents (e.g. Master Environmental Servicing Plan (MESP), survey of natural features, Functional Traffic Study) remain outstanding. In particular, the determination of both the location of wetland features at the south end of the property and stormwater management facilities remain to be finalized. It is premature to make any adjustments to the Open Space and Environmental Protection Area land use categories in the Cornell Secondary Plan until these items have been reviewed and approved by the City and the Toronto and Region Conservation Authority and until the Ministry of Natural Resources and Forestry has determined if the wetlands are provincially significant. It is anticipated that the MESP will be submitted for review in September 2014.

PURPOSE

This report provides an overview of the Official Plan Amendment proposed by Lindvest Properties (Cornell) Limited to re-designate employment lands to residential and mixed use, as well as to make adjustments to Open Space, Environmental Protection Area and Residential designations for lands on the south side of Highway 7, west of the Donald Cousens Parkway. The Region of York is the approval authority for the Official Plan Amendment application. This report contains general information regarding the 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 Official Plan Amendment application.

BACKGROUND

Site location and area context

The subject lands are located south of Highway 7, west of the Donald Cousens Parkway, extending south to Highway 407 and west to the future extension of Bur Oak Avenue. The site has a total area of approximately 50 ha (123.5 acres) (Figure 1). There are two heritage buildings located on the subject lands (Figure 6):

- 7625 Highway 7 – Abraham Reesor Farmhouse
- 7323 Highway 7 – Frank Albert Reesor House

These properties are listed in the Markham Inventory of Heritage Buildings.

There are two wetland features on the subject lands located:

- Within the regionally significant woodlot; and

- Within and north of the proposed stormwater management pond (Figure 3).

Land uses surrounding the subject lands include the following:

- a) To the south is Highway 407 and an existing stormwater management pond;
- b) To the north are vacant lands owned by the applicant which are proposed to be developed as a commercial retail centre (subject to separate planning applications) and further north, across Highway 7, are vacant lands designated for high density residential mixed use and office development;
- c) To the east across the Donald Cousens Parkway, are lands designated for employment use, the majority of which are owned by the applicant;
- d) To the west across the future Bur Oak Avenue extension is a park and an existing low density residential community.

Whether existing wetlands are provincially significant remains to be determined

The Ministry of Natural Resources and Forestry (MNRF) has not yet determined if the wetlands are of Provincial significance. MNRF has not received a survey of the staking of the woodlot and wetlands that took place in August, 2013. The provincial status of the wetlands may impact the concept plan (e.g. buffer requirements, location of stormwater management pond).

High Water Table present in the area may impact development

Reports and studies submitted to date indicate that there is a high water table present in the area. There is additional work to be done to determine where the high water table may impact land uses in this area. For example, the high water table may present some issues for the development of sites that rely on underground parking. The updated MESP (not yet submitted) will be used in part to inform staff's recommendation regarding potential land uses.

Official Plan

The in force Official Plan (Revised 1987), as amended

The in force Official Plan (Revised 1987), as amended designates the lands as Urban Residential, Environmental Protection Area, COMMERCIAL – Community Area and INDUSTRIAL – Business Park Area.

The Cornell Secondary Plan designates the lands east of the woodlot immediately south of Highway 7, between the mixed use commercial block and Donald Cousens Parkway, as Business Park Area - Avenue Seven Corridor (Figure 5). This designation is intended to accommodate high density office development incorporating compatible retail, service and office uses on the ground floor of multi-storey buildings. The remainder of the lands east of the woodlot are designated Business Park Area and are intended to accommodate a range of compatible high performance industrial and office employment activities, as well as complementary and supportive retail and service uses at appropriate locations.

A site specific policy provides for consideration of mixed residential development uses, on a small portion of the Business Park Area lands (between the woodlot and the north

south collector road adjacent to the woodlot as shown on schedules in the Secondary Plan) without further amendment to the Cornell Secondary Plan, if it can be demonstrated through an appropriate study satisfactory to Council, that the minimum employment target (2,800 jobs) can be achieved on the remainder of the lands, and that the resulting residential development will not result in an increase in the overall projected school population for Cornell Centre.

The lands west of the woodlot are designated Residential Neighbourhood – Cornell Centre intended to accommodate medium and high density development, supporting the retail and employment uses planned in the vicinity and the planned regional transit service along Highway 7. The woodlot and wetlands are designated Environmental Protection Area and Open Space (Figure 5). The Secondary Plan also identifies symbolically the location of a future school site and neighbourhood parks. The location of the school block has been confirmed through Phase 1 draft approval of draft plan of subdivision 19TM-06012. The neighbourhood parks will be finalized through a future draft plan of subdivision application.

Official Plan 2014 (not yet in force)

Map 3 – Land Use in the Official Plan 2014 which has been approved by the Region but is under appeal, designates the lands as Residential High Rise, Greenway, Business Park Office Priority Employment and Business Park Employment, generally consistent with the current Secondary Plan designations.

The land use designations in Map 3 of the Official Plan for Cornell Centre will be used to inform the update of the Cornell Secondary Plan (currently underway). Until an updated Secondary Plan is approved, the provisions of the current Secondary Plan continue to apply.

The Official Plan 2014 also allows, through a site specific policy (Section 9.7.8.5), consideration of a land use designation other than ‘Employment Lands’ for a portion of the Business Park Office Priority Employment and Business Park Employment lands provided it conforms with the Growth Plan and other policies of the Plan and there is regard for a number of Council prescribed criteria. The criteria and the proponent’s rationalization, regarding the criteria, is discussed later in the report. The employment lands subject to the site specific policy are shown as ‘deferred’ on Map 3-Land Use in the Official Plan, pending consideration by the Region of the collective impact of requests for conversion of employment lands in Markham by April 2015. Lindvest Properties (Cornell) Limited has appealed the 2014 Official Plan in its entirety.

Zoning

The subject lands are zoned Rural Residential One (RR1), Rural Residential Two (RR2) and Agricultural One (A1) under By-law 304-87, as amended and Open Space One (OS1), Community Amenity One (Hold) and Community Amenity One (Hold One) under By-law 177-96, as amended (Figure 2). The current zoning does not permit the proposed development. An application to amend the Zoning By-laws to permit the

proposed development in addition to an application for draft plan of subdivision will be required.

Draft Plan of Subdivision (19TM-06012) - Phase 1 draft approved

A portion of the lands subject to this Official Plan amendment application received draft approval in 2007. The draft approval for Phase 1 included the mixed use commercial block fronting Highway 7 (currently subject to a separate OPA application), a 1.56 ha (3.85 acre) school block immediately south of the mixed use commercial block to the west of the woodlot, and a regional transit terminal located on a portion of the employment lands to the east of the mixed use commercial block. The Phase 1 draft approval has been extended a number of times since 2007, but none of the blocks have been registered to date.

Proposal

The proposal initially submitted with the application (Appendix B) has been updated to address the additional criteria developed by Council to assess employment conversion applications. The Revised Updated Concept Plan and cover letter dated August 7th, 2014 are attached as (Appendix A). The following provides a summary of the Revised Updated Concept Plan (August, 2014):

PROPOSAL	Revised Updated Concept Plan (August 2014) Appendix A
Re-designation of employment land to residential and mixed use land use designations	10.9 ha (26.9 acres)
Remaining employment area	8.9 ha (21.9 acres)
Depth of employment area	95 m
Jobs anticipated	5,212 jobs
Woodlot regeneration area has been relocated from the south east side of the woodlot to the south west side of the woodlot to coincide with the location of a wetland	Ministry of Natural Resources and Forestry to determine if the wetland is Provincially Significant
Wetland south and east of the woodlot	Ministry of Natural Resources and Forestry to determine if the wetland is Provincially Significant
Road Pattern	Not consistent with the road network shown in the Secondary Plan
Lands west of the woodlot (Area 1)	63 to 111 ground oriented units
Lands east of the woodlot (Areas 2 and 3)	243 ground oriented units
Lands east of the woodlot (Area 4) (4 to 10 storeys)	1,256 to 3,140 units
Lands south of the woodlot (Areas 5 and 6) (4 to 10 storeys)	516 to 1,293 units
Mixed use block south of Highway 7 (8 to 12 storeys)	342 to 513 units
Estimated overall residential unit count	2,420 to 5,300 units
School Block Identified as Block 5 on draft approved plan 19TM-06012, Phase 1(south of the commercial block)	Consistent with draft approved plan
Seniors Housing	Identified a preferred location for seniors housing
Parkland	Increased to fulfill parkland obligations

Consideration of Employment Land Conversion – Additional Criteria Prescribed by Council

The employment lands conversion aspect of this application was considered by Council in 2013 prior to the adoption of the new Official Plan. Under the provincial Growth Plan, conversion of employment lands to non-employment uses may only be considered as part of a municipal comprehensive review. A number of employment conversion applications were considered by Development Services Committee and Council as part of the Official Plan Review which culminated in the 2014 Official Plan. In a May 2013 report regarding a number of employment conversion and re-designation applications, staff recommended denial of the Lindvest application, as well as all of the others applications (with one exception). Staff's position was that all of the employment lands, identified in the Draft Official Plan 2012, were required to accommodate the employment forecasts to 2031 assigned to Markham by the Region.

Notwithstanding staff's recommendations, Council directed that site specific policies be included in the new Official Plan for a number of the conversion applications, including the Lindvest application, that allowed for consideration of a land use designation other than an 'Employment Lands' designation, if it conformed with Growth Plan policies and other policies of the Plan and had regard for the following Council prescribed criteria (Section 9.7.8.5). The applicant's letter dated August 7, 2014 prepared by Bousfields Inc. (attached as Appendix A) addresses how, in the applicant's opinion; the proposed development satisfies the Council criteria. The following is a brief summary of the applicant's response (in italics) to Council's criteria noted below:

a) Compatibility with adjacent land use;

"It results in a better overall land use mix that optimizes the locational attributes of the subject lands. The focus of the Employment Area along Donald Cousens Parkway is on the provision of intensified employment uses such as offices, incubator/flex space and smaller manufacturing companies which attract more high technology and professional companies in the information, telecommunications, electronics and life sciences sectors. It is consistent with the general goal of new urbanist communities and the City's Strategic Plan... Given the nature of the planned employment uses, it is our opinion that the proposed interface will result in an entirely compatible relationship between the proposed residential and employment uses."

b) Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at a minimum, no net reduction in jobs on the site

"In terms of employment yield, urbanMetrics Inc. estimates that the revised Updated Concept Plan would yield a total of 5,212 jobs, which represents a significant increase over the 2,998 jobs that would be generated pursuant to the current Secondary Plan. In comparison, the previous Updated Concept Plan would have resulted in 4,565 jobs; the resultant increase is 647 jobs (a 14.2 % increase)."

c) Proximity to transit;

“..regardless of whether a VIVA Terminal is located on Lindvest lands, Highway 7 in particular is a Regional Rapid Transit Corridor which will benefit from the higher density employment uses planned in the revised Updated Concept Plan.”

- d) Provision of lands for a VIVA terminal;

“The revised Updated Concept Plan continues to show a potential VIVA Transit Terminal adjacent to Cornell Centre Boulevard in the central portion of the plan.”

- e) Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces;

“The Updated Concept Plan provides greater opportunity for pedestrian access and connections to the woodlot... Lindvest has agreed to dedicate land necessary for an east-west pedestrian trail along the south boundary of the commercial block/north part of the woodlot... The revised Updated Concept Plan shows the location of 1.34 hectares of parkland within the lands east of Bur Oak Drive.”

- f) Where the location is appropriate, provide for affordable or seniors housing.

The Plan identifies a preferred location for seniors housing “just south of the Lindvest commercial centre and adjacent to the relocated high density residential uses. The preferred location is close to public transit and the new Cornell Centre shopping centre.”

In considering the Lindvest conversion application during Development Services Committee Subcommittee meetings in September 2013, Subcommittee recommended that staff work with the applicant to increase the number of Major Office Employment jobs.

Staff will provide analysis and comments on the applicant's submissions to satisfy Council's criteria should the applications be referred back to staff for a final recommendation report.

Public Meeting scheduled for September 9, 2014

Development Services Committee authorized the September 9, 2014 statutory Public Meeting on June 17, 2014.

OPTIONS/DISCUSSION:

Concept Plan

The following is a brief summary of concerns/issues raised to date with the Revised Updated Concept Plan 2014 (Figure 4 and Appendix A).

- a) TRCA and City staff have concerns with the high water table in various locations within the site as this may present some issues with underground parking and achieving the built form the applicant is proposing through their concept plan.

- b) Submission of supporting technical documents (e.g. Master Environmental Servicing Plan) is required in part, to address TRCA and City staff concerns with the protection of natural heritage features, high groundwater levels and stormwater management.
- c) Modifications to the woodlot regeneration area needs to be finalized with the City and the TRCA and determination that an equivalent land area proposed for the regeneration area is being maintained.
- d) The Ministry of Natural Resources and Forestry (MNRF) has not yet determined if the wetlands are of Provincial significance. MNRF has not received a survey of the staking of the woodlot and wetlands that took place in August, 2013. The provincial status of the wetlands may impact the concept plan (e.g. buffer requirements, location of stormwater management pond).
- e) The appropriateness of the applicant's response to the site-specific criteria established by Council in the new Official Plan needs to be reviewed by staff.
- f) Draft plan of subdivision of Phase 1 (19TM-06012) may need to be revised to reflect proposed changes to the land use designations.
- g) Zoning By-law amendments and Draft Plan of Subdivision applications will be required to permit the proposed residential development, if the Official Plan Amendment application is approved.
- h) Confirmation that the parks identified in the Cornell Open Space Master Parks Plan are adequate for the proposed population and employment generated by this proposal.
- i) Cornell Master Parks Agreement entered into with the City and the Cornell Developers Group may need to be revised to reflect any changes to parkland and woodlot regeneration areas.
- j) Determine whether the proposed road network will impact the heritage buildings. The concept plan should be updated to identify the location of the heritage buildings.
- k) Proposed road network is not consistent with the road network shown in the Secondary Plan. The concept plan proposes adjustments to the minor collector roads, which may have an impact on the Environmental Protection Areas and Open Space land use designations and heritage buildings. The road network requirements must be assessed in more detail, including the submission of an overall Functional Traffic Design Study based on full build-out conditions.
- l) Comments from the Ministry of Transportation are still outstanding. They will need to confirm if concept plan, including the revised road configuration, is acceptable.

- m) Demonstrate what type of industrial use and built form could be accommodated on the remaining employment lands. The Concept Plan may need to be revised to reflect a more appropriate block depth for the remaining employment lands.
- n) Further information is required to determine if any revisions to Secondary Plan policies are required to ensure the substantial increase in office jobs proposed on the remaining employment lands.
- o) Ensure high density development blocks are appropriately sited and sized to provide appropriate transition to existing and proposed development to minimize any negative impacts.

Additional concerns/issues may be identified at the time of circulation of the Revised Updated Concept Plan 2014 to City Departments and external agencies.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

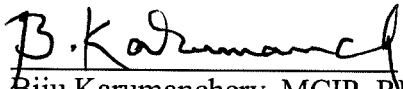
ALIGNMENT WITH STRATEGIC PRIORITIES:

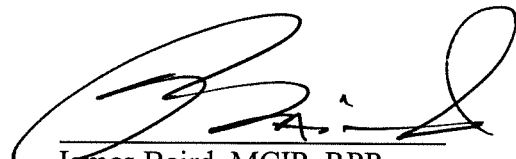
The proposed development applications will be reviewed in the context of the City's strategic priorities of Growth Management, Transportation and Environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City Departments and external agencies and is currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the official plan should the planning application be approved.

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Senior Development Manager


James Baird, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Revised Updated Concept Plan (August, 2014)
- Figure 5: Cornell Secondary Plan

Figure 6: Cultural Heritage Resources

Appendix A: Letter dated August 7, 2014 from Bousfield Inc. on behalf of Lindvest Properties (Cornell) Limited including Revised Updated Concept Plan

Appendix B: Updated Concept Plan (January 2013) and Table - Proposed Unit Mix and Unit Count

Owner:

Lindvest Properties (Cornell) Limited
3625 Dufferin Street, Suite 405
Toronto, ON M5J 2T9

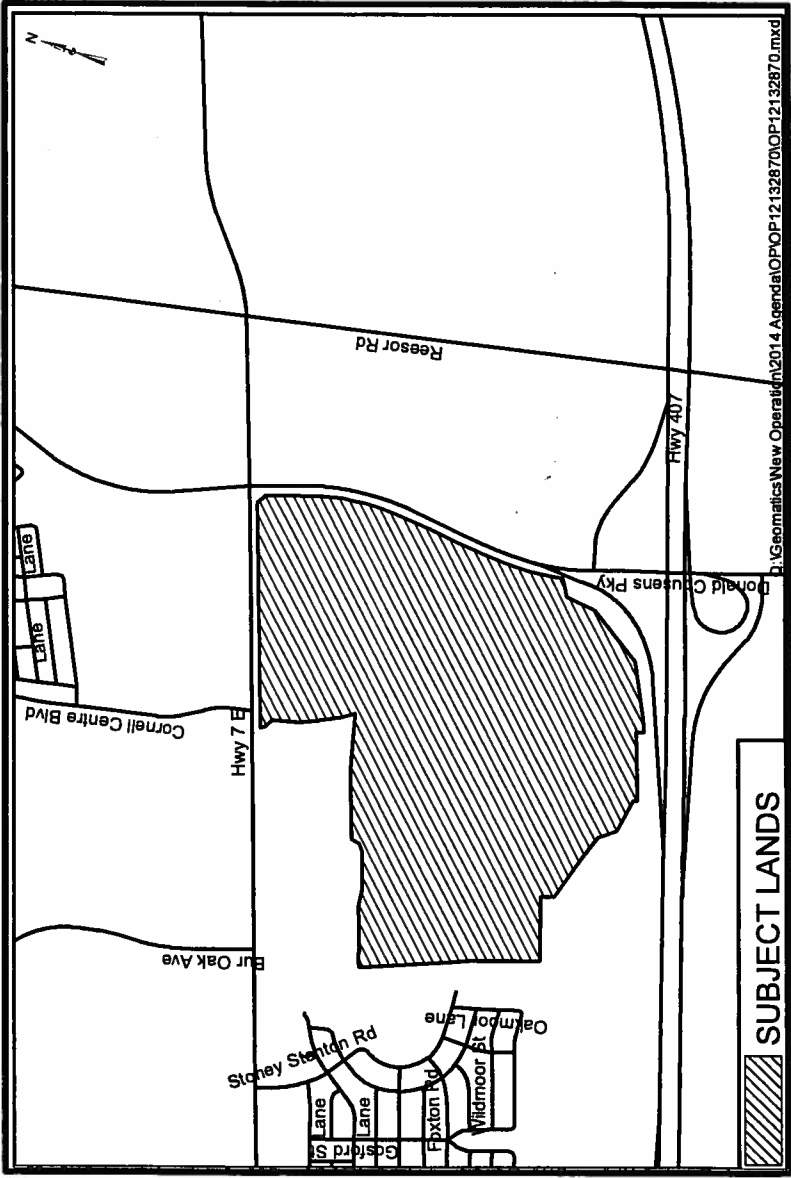
Tel: 416-635-7520
Fax: 416-630-3095

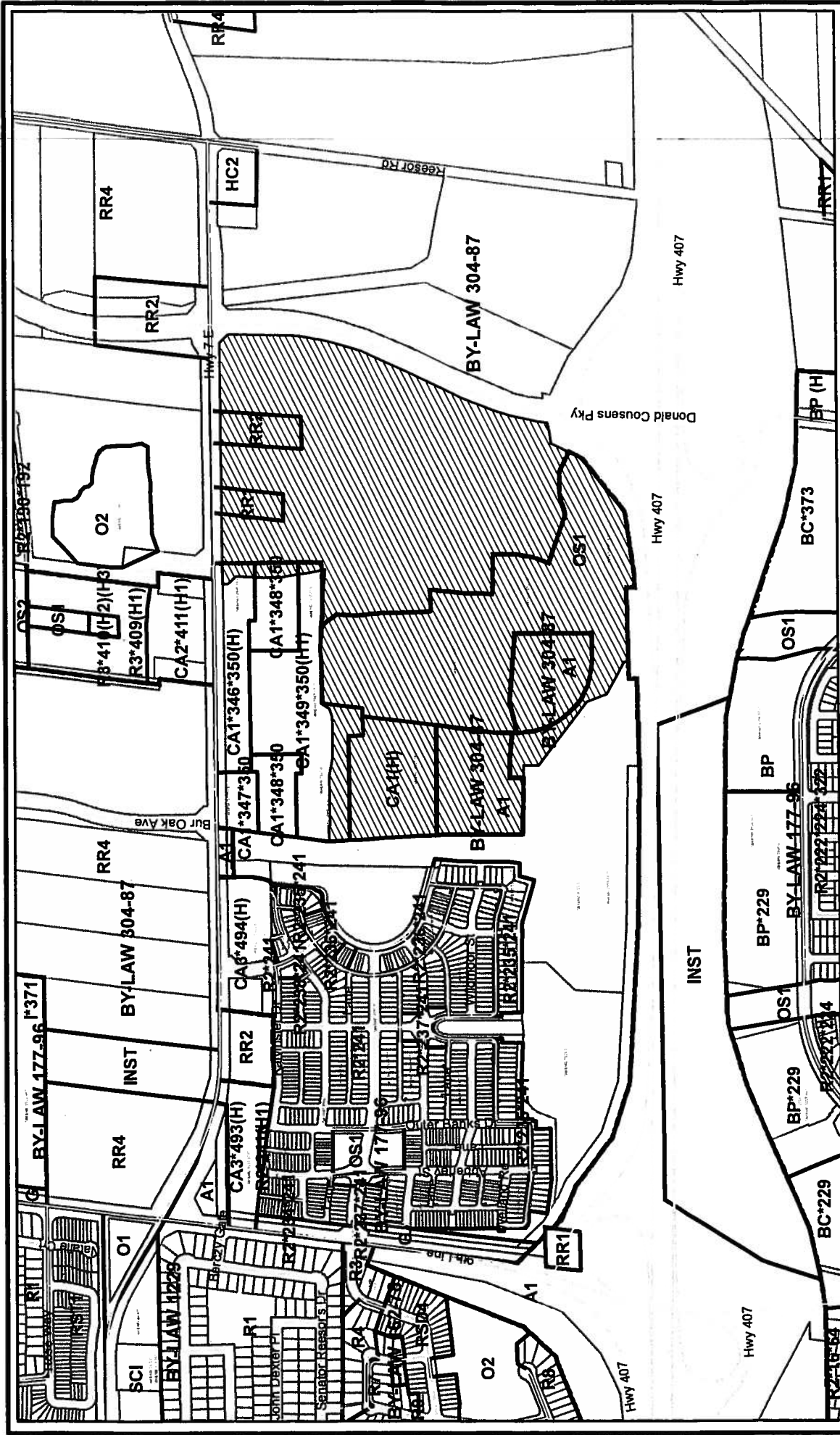
Agent:

Aird & Berlis LLP
c/o Patricia Foran
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Toronto, ON M5J 2T9

Tel: 416-865-3425
Fax: 416-863-1515

File path: Amanda\File 12 132870\Documents\Recommendation Report





AREA CONTEXT / ZONING

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
 SOUTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY

 SUBJECT LANDS

FILE No. OP. 12132870 (TK)

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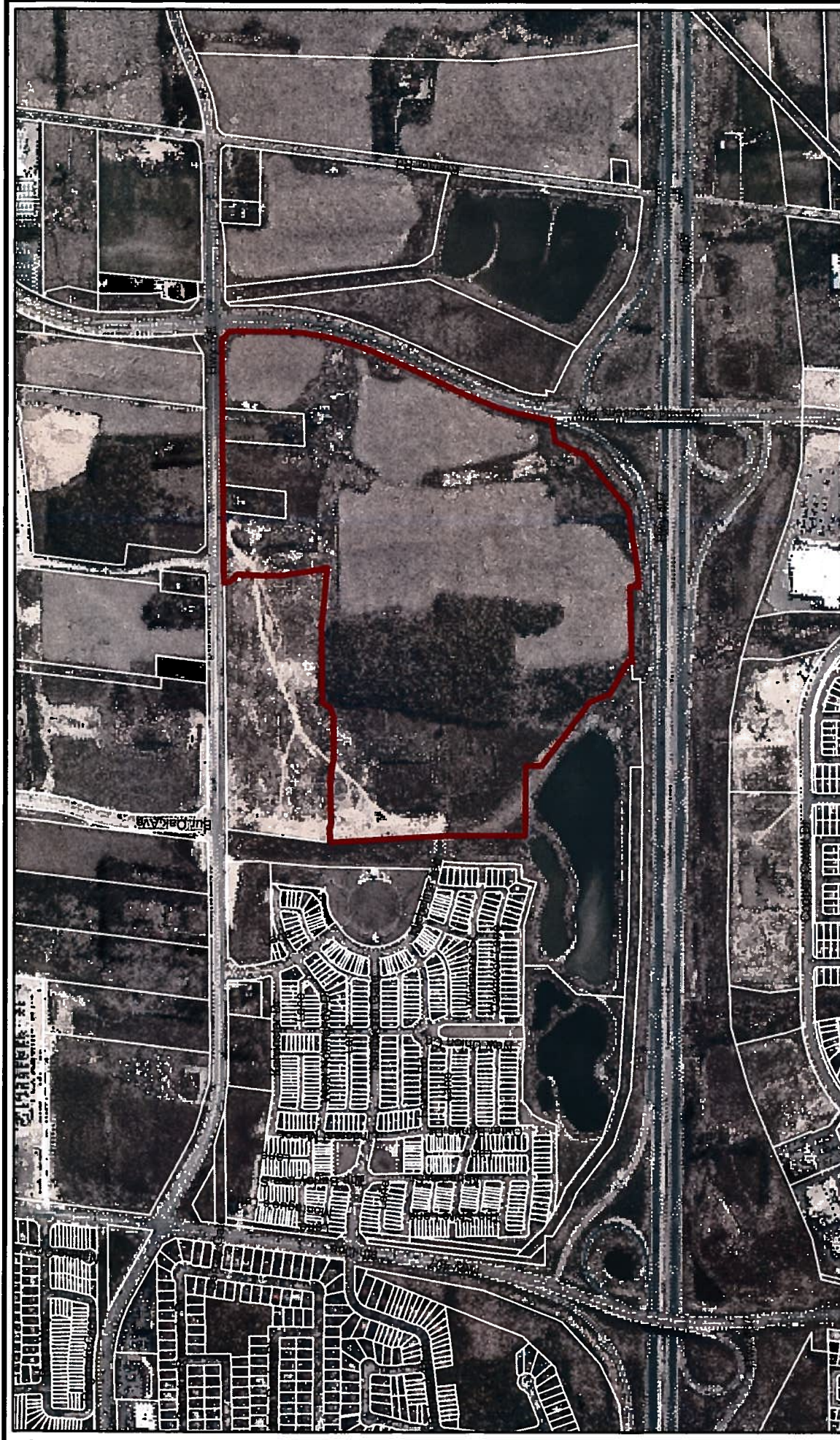
 DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: TK

DATE: 15/07/2014

FIGURE No. 2



AIR PHOTO

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY

 SUBJECT LANDS

FILE No. OP. 12132870 (TK)

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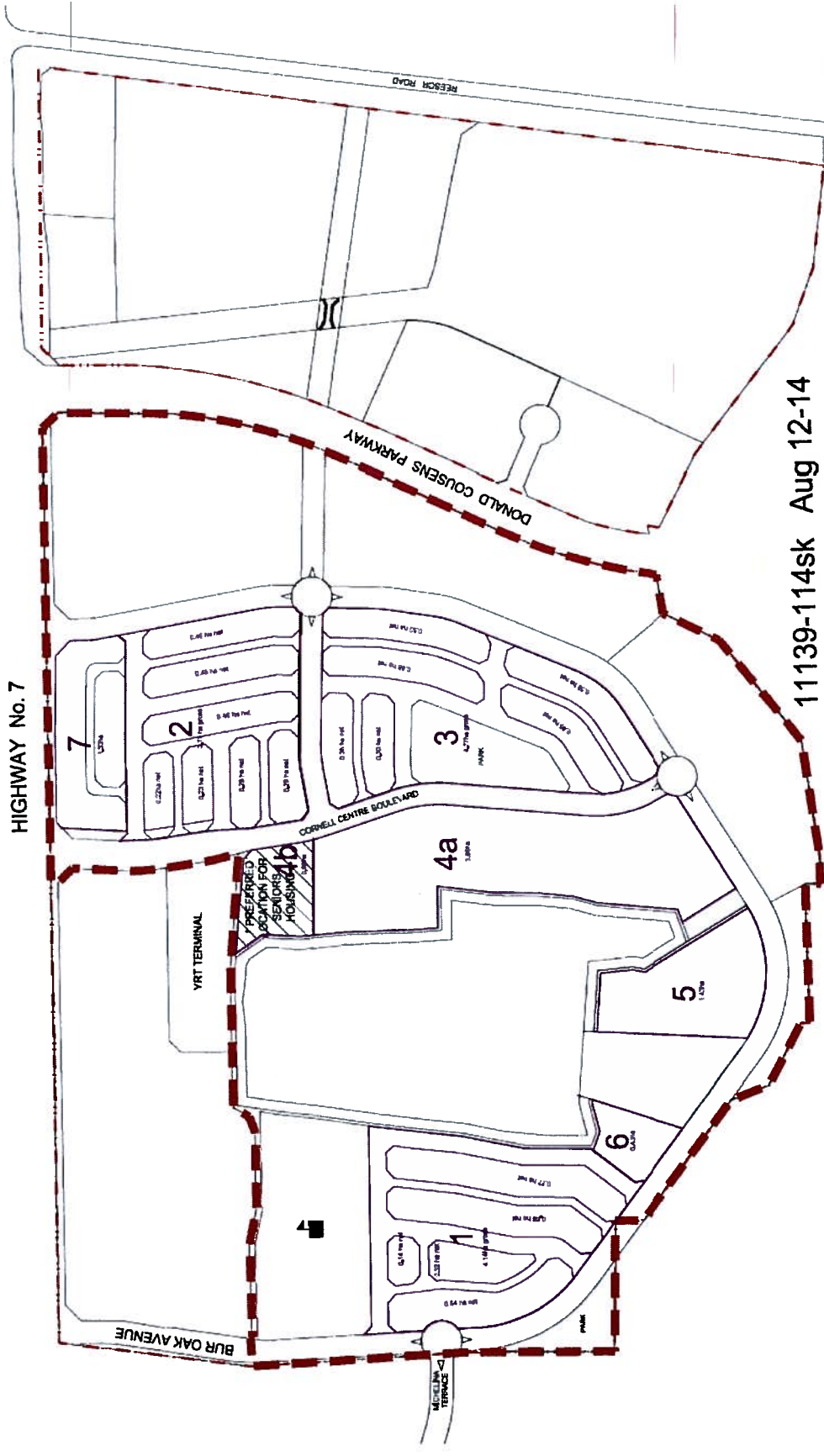
 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: TK

DATE: 15/07/2014

FIGURE No. 3



11139-114sk Aug 12-14

REVISED UPDATED CONCEPT PLAN (AUGUST, 2014)

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY

FILE No. OP. 12132870 (TK)

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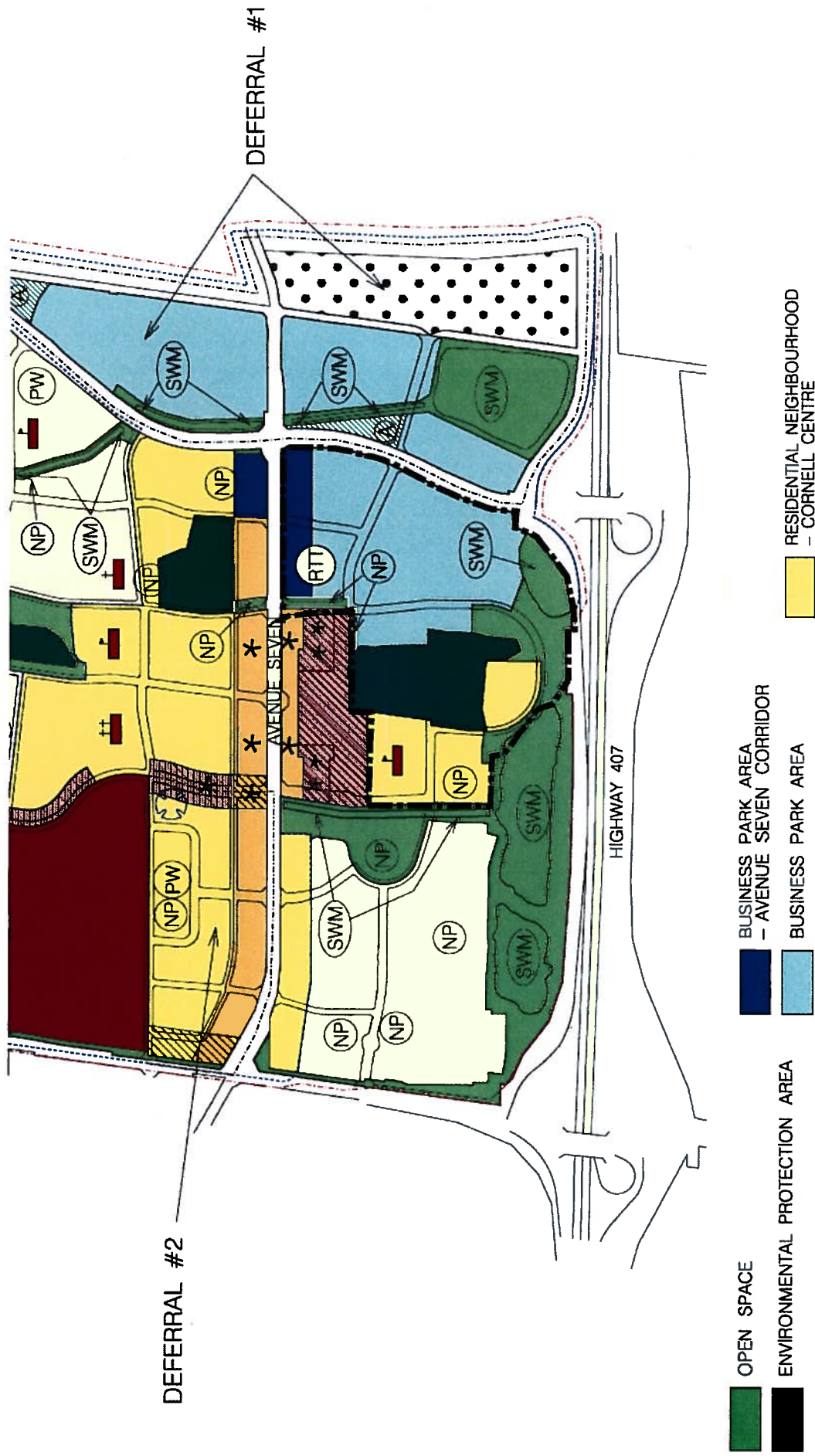
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: TK

DATE: 15/07/2014

FIGURE No. 4



CORNELL SECONDARY PLAN

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.

SOUTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY

FILE No. OP. 12132870 (TK)

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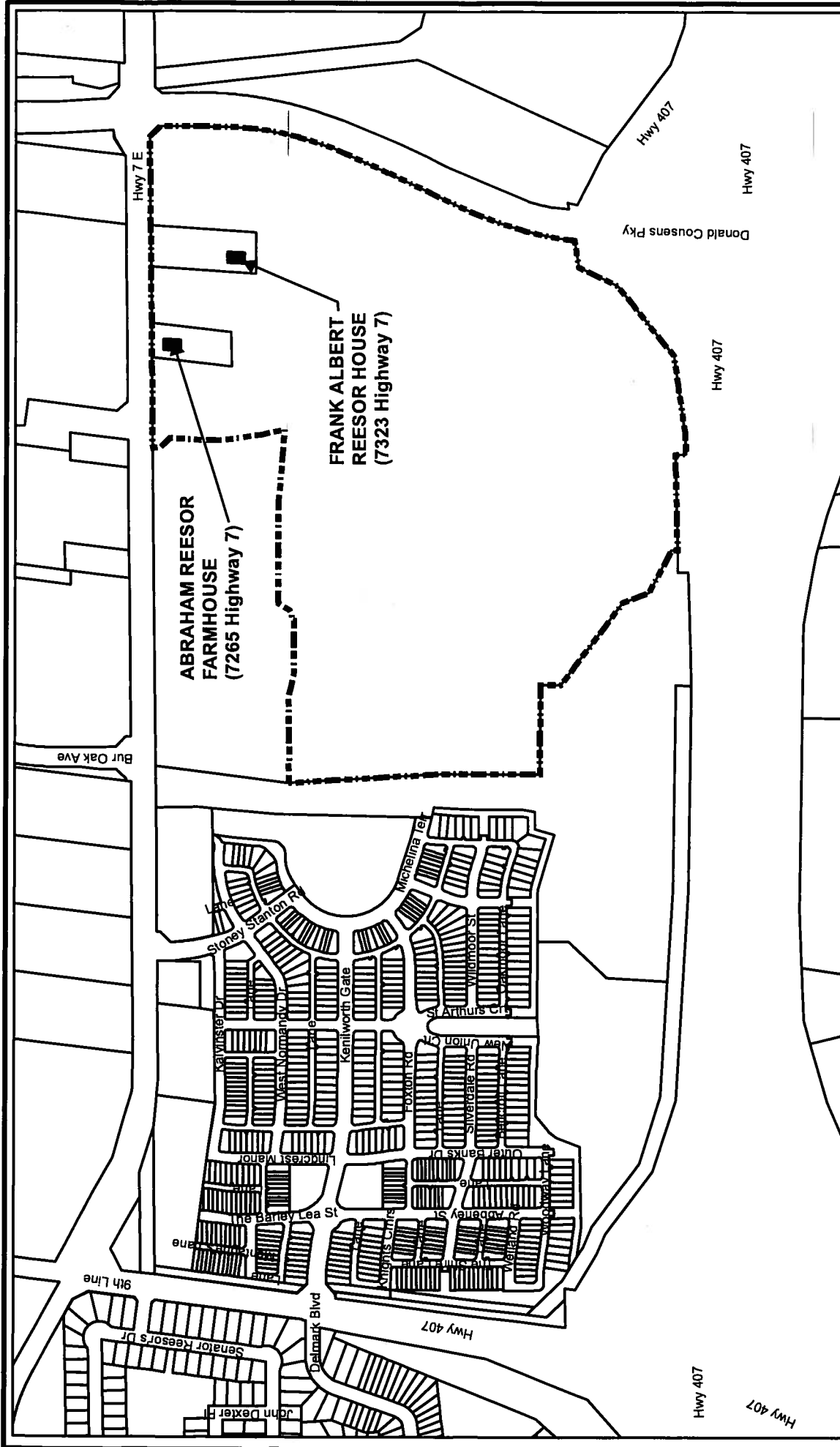
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: TK

DATE: 15/07/2014

FIGURE No. 5



CULTURAL HERITAGE RESOURCES

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY

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Drawn By: CPW

Checked By: TK

DATE: 15/07/2014

FIGURE No. 6



Project No. 11139

August 7, 2014

Ms. Teema Kanji
City of Markham, Planning Department
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

Dear Ms. Kanji,

**Re: Lindvest Properties (Cornell) Limited - Grand Cornell Community
Official Plan Amendment Application - Your File No. OP 12 132870**

As you know, we are planning consultants to Lindvest Properties (Cornell) Limited ("Lindvest"). Lindvest filed a complete application to amend the Official Plan on December 31, 2012. The purpose of their Official Plan Amendment application ("the application") is to redesignate certain of their lands in Cornell in order to implement an Updated Concept Plan. As described at length in the supporting materials that accompanied the application, the Updated Concept Plan provides a greater mix of residential and employment uses within Cornell Centre. The Updated Concept Plan increases the density of employment uses focused on Donald Cousens Parkway, Avenue Seven (Highway 7) and Highway 407 and in proximity to future transit opportunities. We also wish to re-emphasize a point that has been made in previous correspondence that the Official Plan Amendment application applies to more than the lands that are presently designated for employment purposes. The application instead represents a holistic update to the Cornell Centre Concept.

The purpose of this letter is to outline revisions to Lindvest's Updated Concept Plan and to provide a response to additional criteria developed to assess conversion applications throughout the City (the "conversion criteria"). We provide this additional information in preparation for a public meeting scheduled for September 9, 2014.

Among other updates, to address the aforementioned conversion criteria, the revised Updated Concept Plan attached as Figure A to this letter proposes the following:

1. The size of the Employment Area along Donald Cousens Parkway has been increased in order to provide greater property depths that would provide more flexibility for employment users (almost doubling from a minimum of 50 metres to a minimum of 95 metres);
2. The resulting Employment Area is 8.9 hectares in size and is estimated to generate 5,212 jobs, which represents a significant increase over the 2,998 jobs that would be generated pursuant to the current Secondary Plan;

3. A preferred location has been shown for a seniors housing development;
4. The amount of parkland has been increased to provide for the full complement of parkland to fulfill our client's parkland obligations pursuant to the Cornell Master Parks Agreement; and
5. The school site has been relocated back to the designated location in the Secondary Plan based on further discussions with the school board.

Conversion Criteria

At its meeting on October 22, 2013, Markham Council adopted a motion from Development Services Committee dated October 17, 2013 to have Development Services Committee and Council "consider the following criteria in reviewing applications for employment conversion identified for deferral in the new Official Plan and continued review through the OPA process, and include the criteria in any special deferral policy applicable to the said sites in the new Official Plan:

- Compatibility to adjacent land uses;
- Increase in number of future jobs to be provided on site, or at a minimum, no net reduction in future jobs;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 bonussing and publicly accessible private amenity spaces; and
- Where the location is appropriate, designate a site for an affordable or seniors housing project."

These criteria are addressed in the following paragraphs in light of the revised Updated Concept Plan as described above.

1. Compatibility to Adjacent Land Uses

The revised Updated Concept Plan facilitated by Lindvest's Official Plan Amendment application represents a refinement to the existing Secondary Plan. It results in a better overall land use mix that optimizes the locational attributes of the subject lands.

The focus of the Employment Area along Donald Cousens Parkway is on the provision of intensified employment uses such as offices, incubator/flex space and smaller manufacturing companies which attract more high-technology and professional companies in the information, telecommunications, electronics and life sciences sectors. It is consistent with the general goal of new urbanist communities and the City's Strategic Plan. These employment uses are also more compatible with the range of

residential uses proposed and are more supportive of the Lindvest commercial centre recently approved by Development Services Committee.

In this regard, the proposed interface between the employment uses along Donald Cousens Parkway and the residential uses to the west will be formed by the Bur Oak Avenue Extension. Given the nature of the planned employment uses, it is our opinion that the proposed interface will result in an entirely compatible relationship between the proposed residential and employment uses.

The Updated Concept Plan will create a more balanced and vibrant community. It will continue to incorporate employment land uses that will be concentrated on the eastern portion of the Subject Lands, immediately adjacent to Donald Cousens Parkway and proximate to the lands designated "Future Employment Area", which are located further to the east. In focusing employment uses along Donald Cousens Parkway, a higher employment density can be realized, permitting the balance of the lands further west in this block to be used for mixed-use and residential purposes. Our client's vision is in keeping with the Provincial policies and the City's vision for Cornell, which encourage intensification in a compact form and a mix of uses and densities that aim to use land, infrastructure and public service facilities in a more efficient manner.

The Updated Concept Plan allows for roads and infrastructure to be built sooner as they are more likely to be implemented in support of residential and office development. In turn, this will allow for the extension of these roads and services to areas where the intensified employment uses are proposed. Accelerated development allows the City to realize one-time benefits such as development charges in a more timely way.

Cornell Centre is a local centre and a Key Development Area (as highlighted in policies contained in Section 2.5.2.1 of the new Markham Official Plan). As such, the policies contemplate a higher mix of uses and densities for all forms of development, including employment. Highway 7 is a Regional Corridor intended to function as an urban Main Street with compact, mixed use, well designed, pedestrian-friendly and transit-oriented built form.

The Official Plan Amendment application also reinforces planned community elements such as the commercial centre and the central environmental feature (woodlot), as well as the planned school. It does so by focusing the residential community around the woodlot through a relocation of the high density residential to the east side of the woodlot, framed by residential on either side of Cornell Centre Boulevard. The school and woodlot become central elements to the community as opposed to being on the periphery. A range of housing forms are provided which utilize community infrastructure such as the school, parks, the VIVA facility and available community infrastructure such as the Library and Community Centre in Cornell.

The mixed use proposed along Highway 7 reflects the Regional and Markham Official Plan directions for this corridor as a mixed use, high-density corridor. The land use change supports pedestrian connections to the commercial centre on Highway 7.

2. Increase in Number of Future Jobs to be Provided on Site, or at a Minimum, No Net Reduction in Future Jobs

As noted above, Lindvest has carefully reviewed the Updated Concept Plan that was filed in support of the OPA application and has identified a further adjustment designed to enhance the employment base of the Updated Concept Plan.

In this regard, the depth of the Employment Area along Donald Cousens Parkway has been adjusted so that it more closely resembles the depth of planned employment uses on the east side of Donald Cousens Parkway. Specifically, the depth of the employment blocks has now been increased from its previous minimum depth of 50 metres to a minimum depth of 95 metres. The increased depth will provide additional flexibility in the design and layout of planned employment uses and responds in part to concerns that have been expressed about the perceived constraints in this regard. The manner in which this adjustment has been made is shown on Figure A attached hereto.

We will be presenting the above-noted revision in greater detail at the scheduled public meeting.

The application is supported by an analysis undertaken by urbanMetrics. That analysis was augmented through correspondence to Development Services Committee and participation by urbanMetrics in the DSC Sub-Committee process last year. You will recall that detailed correspondence on this very question dated September 9, 2013 was filed by urbanMetrics.

In summary, an increase in overall jobs is expected under the Updated Concept Plan when compared to the existing Cornell Secondary Plan. The presentations made by Staff to DSC last summer also indicated a large surplus of jobs under the Lindvest proposal when compared to the existing secondary plan vision. This is due to the focus on provision of an employment community reflective of the design and goals of Cornell itself – higher density employment, focused on major office uses versus low density and low job-producing industrial uses.

The overall result of the adjustment to the Updated Concept Plan is an increase in the size of the Employment Area by approximately 1.2 hectares (to approximately 8.9 hectares), representing a 15.6% increase. This adjustment would result in a

corresponding decrease in the area that is subject of the conversion from approximately 12 hectares to approximately 11 hectares.

In terms of employment yield, urbanMetrics estimates that the revised Updated Concept Plan would yield a total of 5,212 jobs, which represents a significant increase over the 2,998 jobs that would be generated pursuant to the current Secondary Plan. In comparison, the previous Updated Concept Plan would have resulted in 4,565 jobs; the resultant increase is 647 jobs (a 14.2% increase)¹.

As you will recall, the application does not apply to lands east of Donald Cousens Parkway, including lands that are contemplated to be brought into the urban area through the York Region Official Plan and the Markham Official Plan. The updated concept plan therefore continues to maintain approximately 13.6 hectares of Employment Lands (i.e. Business Park Area) east of Donald Cousens Parkway. These lands are not part of Lindvest's Official Plan amendment application and will continue to be available to accommodate the more traditional Employment Land Employment (ELE) uses (should there be a demand for such uses), as well as Major Office Employment (MOE) uses and Population Related Employment ("PRE").

3. Provision of Lands for a VIVA Terminal

The Updated Concept Plan has consistently provided a location for a planned VIVA Transit Terminal. Lindvest supports the long-term goal espoused by York Region and the City of Markham of improving system-wide improvements that will improve transit availability and accessibility to its residents. The revised Updated Concept Plan continues to show a potential VIVA Transit Terminal adjacent to Cornell Centre Boulevard in the central portion of the plan. As you will recall, the commercial site plan recently endorsed by Development Services Committee provides for a VIVA Transit Terminal within the centre, should VIVA choose to acquire it.

4. Proximity to Transit

The lands proposed for conversion satisfy the criterion related to proximity to transit. In this regard, it should be noted that, regardless of whether a VIVA Terminal is located on Lindvest lands, Highway 7 in particular is a Regional Rapid Transit Corridor which will benefit from the higher density employment uses planned in the revised Updated

¹ We note that the September 9, 2013 urbanMetrics submission and the initial supporting study overestimated the original land area associated with employment related uses. The land area associated with the initial application should have been 7.7 hectares, which would have resulted in 4,565 jobs, rather than the 4,958 jobs that had been included in the submission.

Concept Plan. In addition, GO Transit's Strategic Plan (GO 2020) has identified a priority for peak period train service for locations such as East Markham and has identified Locust Hill as the location for such service.

The application is also supported by a Transportation Impact Assessment and Transportation Demand Management Plan prepared by Poulos & Chung Limited. This report concludes that the Updated Concept Plan is not only feasible but also in keeping with the planned phasing of transportation infrastructure for the area. The intensity and integration of the land uses will allow active transportation to evolve and balance the distribution of person travel demands to effectively use existing and planned transportation infrastructure.

The community design reflected in the revised Updated Concept Plan promotes the efficient use of public transit. The land use pattern, density and mix of uses facilitate a live-work relationship between the proposed residential and employment uses and are transit-supportive policy adjustments achieved through the concept.

The Growth Plan (including Sections 2.2.2, 2.2.3(6), 2.2.3(7), 2.2.5(1) and 3.2.3(2)(a)) emphasizes that land use designations in the area of regional infrastructure such as public transit which are readily available should be examined to provide a more focused concentration and greater range and mix of land uses. Policies 7.2.24 and 7.2.25 and Map 11 of the York Region Official Plan identify Highway 7 as a Regional Rapid Transit Corridor. The uses proposed along Highway 7, including the commercial centre and mixed use block, as well as the high density residential uses adjacent to the woodlot, will be well served by higher order transit along Highway 7. Additionally, the availability of transit is also a factor in supporting higher density office uses along Donald Cousens Parkway as proposed in the Updated Concept Plan.

5. Achieving Better Public Amenities, Including But Not Limited to Public Art, Section 37 Bonusing and Publicly Accessible Amenity Spaces

The Updated Concept Plan provides greater opportunity for pedestrian access and connections to the woodlot, a central component of Cornell Centre, which have been further enhanced through the revisions to the Updated Concept Plan. The Lindvest woodlot is the largest environmental feature in Cornell. Lindvest has also agreed to dedicate land necessary for an east-west pedestrian trail along the south boundary of the commercial block/north part of the woodlot.

The revised Updated Concept Plan shows the location of a school site that corresponds with the designated school site location included in the Secondary Plan. We understand that our client has also received verbal confirmation from the School Board that the preferred location for the school site is as noted in the Secondary Plan.

The revised Updated Concept Plan shows the location of 1.34 hectares of parkland within the lands east of Bur Oak Drive. The overall quantum of parkland indicated satisfies the requirements outlined in the Open Space Master Plan. The proposed parkland has been deployed in a strategic way. The proposed parkland located in the easterly part of the revised Updated Concept Plan provides for a local gathering place and fulfills a different role than the significant passive open space area provided by the large centrally located woodlot.

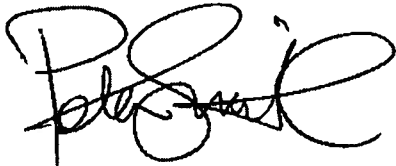
6. Where the Location is Appropriate, Designate a Site for an Affordable or Seniors Housing Project

Lindvest has reviewed opportunities within the revised Updated Concept Plan to provide for seniors' housing, resulting in a preferred location for that use just south of the Lindvest commercial centre and adjacent to the relocated high density residential uses. The preferred location is close to public transit and the new Cornell Centre shopping centre. It is illustrated on the revised Updated Concept Plan attached hereto.

We look forward to continuing to discuss the subject application with you and presenting further details at the scheduled public meeting.

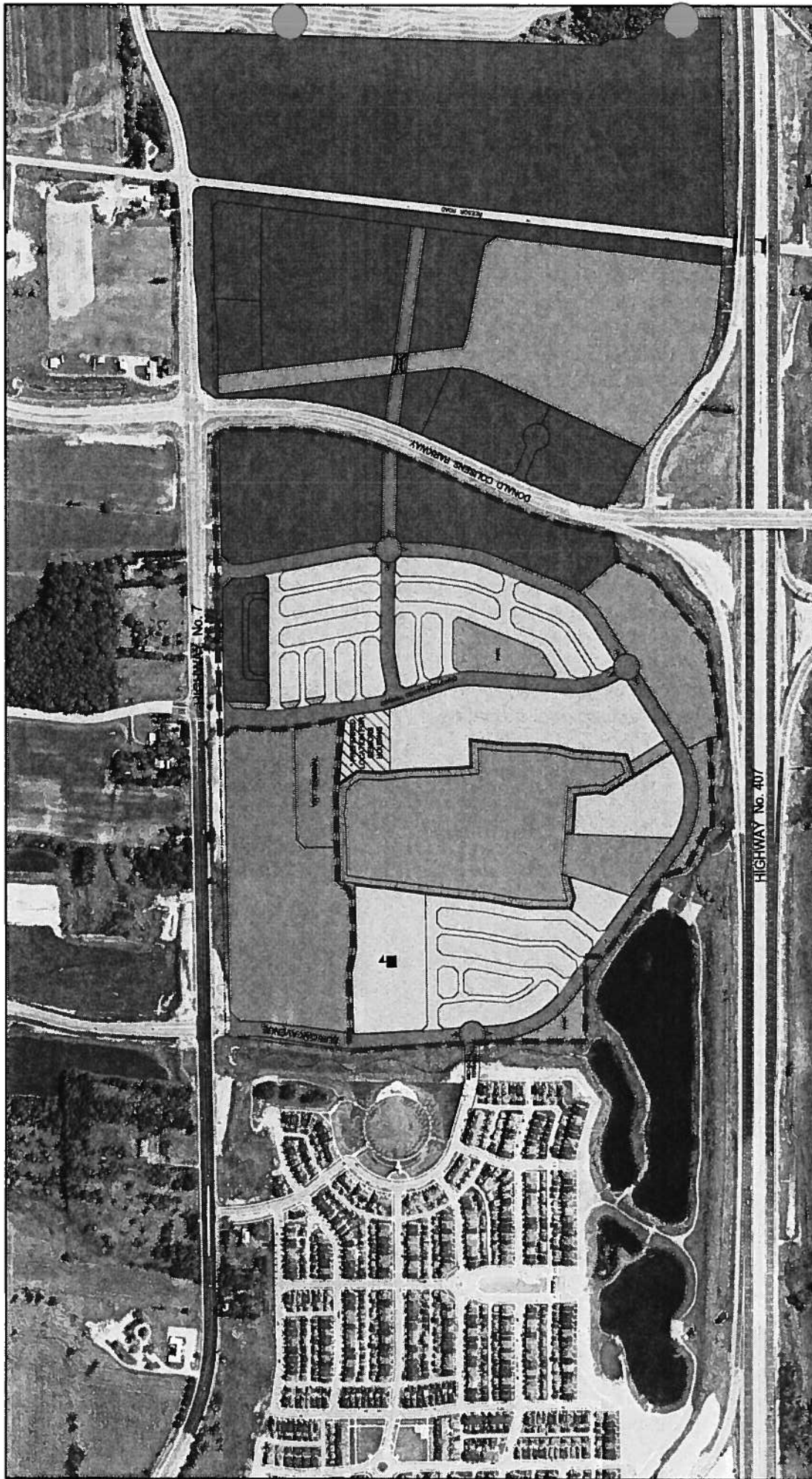
Yours very truly,

Bousfields Inc.



Peter F. Smith B.E.S., MCIP, RPP

cc: *Jim Baird/David Miller/Margaret Wouters, City of Markham*
Patricia Foran, Aird & Berlis
Richard Hahn/Frank Palombi, Lindvest Properties Limited
Doug Annand/Craig Ferguson, urbanMetrics



GRAND CORNELL COMMUNITY **LINVEST PROPERTIES (CORNELL) LIMITED**

BOUSFELDS INC.
 11139 - 13ack August 6, 2014

LEGEND

- Residential
- Mixed Use
- School Site
- Employment

- Parks, Open Space, SWMP, Woodlot
- Commercial / Retail / YRT Terminal
- Proposed Development

REVISED UPDATED **CONCEPT PLAN** **Figure A**

TABLE 2 - LINDVEST - CORNELL - PROPOSED UNIT MIX & UNIT COUNT (POST OPA)

(see Bousfields Inc. Drawing 11139 - 114sk)

Block Number/Designation	Land Area (ha)	Minimum FSI	Minimum Building Height	Maximum Building Height	Minimum GFA (m ²)	Minimum Unit Count	Maximum Unit Count
Residential - Neighbourhood - Cornell Centre	1	2.56				63 ^{*1}	111 ^{*2}
	2	2.38				117	117
	3	2.66				126	126
	4	4.52	2.5	4 storeys	10 storeys	1,256	3,140 ^{*3}
	5	1.43	2.5	4 storeys	10 storeys	397	995
	6	0.43	2.5	4 storeys	10 storeys	119	298
Avenue Seven Corridor - Mixed Residential	1.33	2.5	8 storeys	12 storeys	34,925 ^{*5}	342	513 ^{*4}
TOTAL	15.310					2,420	5,300
<p>*1 Assumes single detached dwelling units</p> <p>*2 Assumes townhouse dwelling units</p> <p>*3 Theoretical maximum number of units = minimum number of units (GFA divided by 90m²) multiplied by 250% (4 storeys to 10 storeys)</p> <p>*4 Theoretical maximum number of units = minimum number of units (GFA divided by 90m²) multiplied by 150% (8 storeys to 12 storeys)</p> <p>*5 Includes 4,180m² (45,000 s.f.) of ground floor retail</p>							

TABLE 2 - LINDVEST - CORNELL - PROPOSED UNIT MIX & UNIT COUNT (POST OPA)

Block Number/Description	Lead Area (sq)	Minimum FSR	Minimum Building Height	Maximum Building Height	Maximum GFA (sq')	Minimum Unit Count	
						Based on Current Zoning Ordinance	Based on Proposed Ordinance for District 6.5.1.6
1	2,437					184	184
2	3,180					265	265
3	2,328					183	183
4	4,446	2.6	4 stories	10 stories	111,175	1,250	1,250
5	1,434	2.6	4 stories	10 stories	35,890	388	388
6	0,539	2.5	4 stories	10 stories	13,728	141	362
7	1,387	2.5	8 stories	12 stories	34,626	341	513
Average South Center - Mixed Residential	17,808					2,483	5,370
TOTAL							

