




## MEMORANDUM

To: Chair and Members of Development Services Committee

From: Jim Baird, Commissioner of Development Services 

Prepared by: Dave Miller MCIP, RPP, Manager of Development East District

Date: June 17, 2014

RE: **Linvest Properties (Cornell) Limited  
Application to Amend the Official Plan to Redesignate Lands  
from Employment to Residential, and to Adjust Open Space,  
Environmental Protection Area, and Residential Designations  
OP 12 1322870**

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## RECOMMENDATION

- 1) That the Memorandum dated June 17, 2014 entitled "Linvest Properties (Cornell) Limited Application to Amend the Official Plan to Redesignate Lands from Employment to Residential, and to Adjust Open Space, Environmental Protection Area, and Residential Designations OP 12 1322870" be received;
- 2) That staff be authorized to schedule a Public Meeting in September 2014 to consider the Official Plan application (OP 12 1322870);
- 3) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

## PURPOSE

This memorandum seeks authorization to hold a statutory Public Meeting to consider an Official Plan amendment to redesignate employment lands to residential, to allow a range and mix of residential uses. The application also includes adjustments to the Open Space, Environmental Protection Area, and Residential designations. This memo contains general information and should not be taken as staffs' opinion or recommendation on the application.

The Official Plan Amendment application applies to approximately a 50 ha. (123.6 ac.) parcel of land located on the south side of Highway 7, east of Burr Oak Avenue, west of Donald Cousens Parkway, north of Highway 407 in the Cornell Community. (See Figure 1.)

## **BACKGROUND**

The lands are located on the south side of Highway 7 between Burr Oak Avenue and Donald Cousens Parkway. To the west of the subject lands is an existing subdivision, to the north across Highway 7, are undeveloped lands that are designated as Urban Residential in the current (Official Plan (Revised 1987), as amended to the east, across Donald Cousens Parkway, are additional lands owned by Lindvest and a property owned by Infrastructure Ontario. (These two parcels are intended to be designated for employment purposes.) To the south, across Highway 407, is the Box Grove community.

In May of 2013 Development Services Commission staff recommended that a number of applications to redesignate employment lands to non-employment uses, including this one, be denied. Development Services Committee referred the application to a Subcommittee of the Development Services Committee. In September 2014 the Development Services Subcommittee recommended that staff continue to process the employment land conversion application by Lindvest and that the employment land designation be deferred in the new Official Plan, and that staff work with the applicant to increase the number of Major Office Employment jobs.

## **Proposal**

The application is comprised of a number of components, including:

- 1) Re-designation from employment lands to residential;
- 2) Re-designation from Open Space to residential; and
- 3) Re-designation from residential to Environmental Protection Area.

Updated studies and reports will be used to inform staff's recommendations regarding the proposal, including the proposed changes to the Open Space and Environmental Protection Area designations.

If Development Services Committee agrees then a statutory Public Meeting could be held early in the fall of 2014. A preliminary report with additional information about the proposal will be provided to Development Services Committee on the day of the Public Meeting.

