



MEMORANDUM

To: Chair and Members of Development Services Committee

From: Jim Baird, Commissioner of Development Services 

Prepared by: Teema Kanji, MCIP, RPP, Senior Planner
East District

Date: May 20, 2014

RE: **Lindvest Properties (Cornell) Limited
Official Plan and Zoning By-law Amendment applications to
permit a broader range of retail and office uses
North Portion of Block 4, 19TM-06012
Southeast corner of Bur Oak Avenue and Highway 7
ZA/OP 13 126638**

RECOMMENDATION

- 1) That the Memorandum dated May 20, 2014 entitled "Lindvest Properties (Cornell) Limited, Official Plan and Zoning By-law Amendment applications to permit a broader range of retail and office uses, north portion of Block 4 (19TM-06012), southeast corner of Bur Oak Avenue and Highway 7, File Numbers OP/ZA 13 126638" be received;
- 2) That staff be authorized to schedule a Public Meeting for June 17, 2014 to consider the Official Plan and Zoning By-law Amendment applications (OP/ZA 13 126638);
- 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 Official Plan and Zoning by-law amendments to facilitate the development of a retail commercial centre at the southeast corner of Highway 7 and Bur Oak Avenue to serve the Cornell community.

BACKGROUND

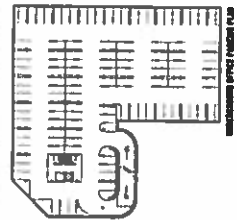
The Official Plan and Zoning By-law Amendment applications apply to the northerly 3.77 ha (9.3 ac) portion of Block 4, 19TM-06012 located south of Highway 7, between Bur Oak Avenue and Cornell Centre Boulevard. The total area of Block 4 is approximately 8.23 ha (20.33 ac) (Figure 1).

In 2007, the City approved amendments to the Official Plan and Zoning By-law and a site plan was endorsed in principle by Development Services Committee for Block 4, subject to conditions. These approvals allow for the development of a mixed use residential retail centre but only permit retail in a residential mixed use format, on the north portion of the site. Stand-alone retail is only permitted on the southern portion of the property.

A new site plan application, for the entire site, is currently being reviewed by City staff and external agencies. This application proposes to develop the entire site with a commercial retail centre anchored by a supermarket, without a residential component, at this time. Amendments to the Official Plan and Zoning By-law are required to allow retail and office uses as the primary use within the northern portion of the site, without the high density residential. It is the proponent's intention to maintain the residential permissions, but they will no longer be mandatory, if the current applications are approved, on the north portion of the site.

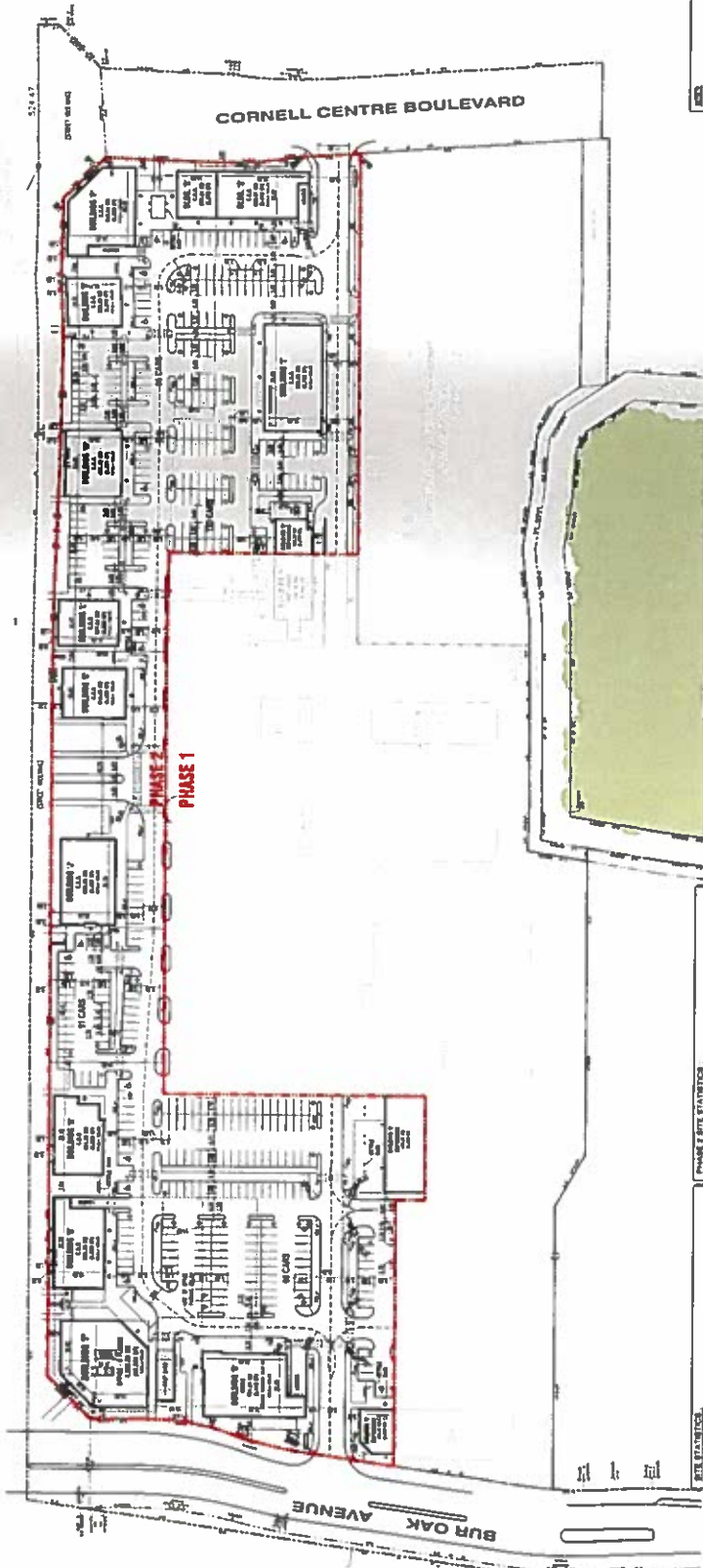
If Committee agrees then a statutory Public Meeting could be held on June 17th, 2014. A preliminary report with additional information about the proposed Official Plan and Zoning By-law amendments will be provided to Development Services Committee on the day of the Public Meeting.

Figure 1



HIGHWAY 7

NOTES:
1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER.
3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
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PHASE 1 SITE PLAN

DATE: 10/10/2010
SCALE: 1" = 50'

Client: Grand Central Community - Commercial Development
Address: HIGHWAY 7 & BUR OAK AVENUE
City: MARKHAM, ONTARIO
For: United Properties (Canada) Limited

LEGEND

1. BUILDING FOOTPRINT
2. PARKING LOT
3. DRIVEWAY
4. LANDSCAPING
5. UTILITY

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PHASE 2 SITE PLAN

DATE: 10/10/2010
SCALE: 1" = 50'

Client: Grand Central Community - Commercial Development
Address: HIGHWAY 7 & BUR OAK AVENUE
City: MARKHAM, ONTARIO
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