



## **CORNELL ADVISORY GROUP MINUTES OF MEETING – November 10, 2008**

### ***Attendees :***

- ☐ John Webster – Ward 5 Councillor
- ☐ Jack Heath – Deputy Mayor
- ☐ Gord Landon – Regional Councillor
- ☐ Stephen Hood – Cornell Ratepayers Assoc.
- ☐ Andrew Keyes – President, Cornell Ratepayers Assoc.
- ☐ Robert Baird – President, Sherwood-Amberglen Ratepayers Assoc.
- ☐ Phil Howes – Manager, Markham Village Business Association
- ☐ Niomie Massey - Landowners Rep. Cornell Rouge
- ☐ Mac Cosburn – Vice President, Redevelopment, Markham Stouffville Hospital
- ☐ Sean Hertel – York Region Planning
- ☐ Christine Hyde - YCDSB
- ☐ Jessica Peake – YRDSB
- ☐ Carolyn Woodland – Toronto Region Conservation Authority
- ☐ Allan Wells – Rouge Park Alliance (TRCA)
- ☐ Valerie Shuttleworth – Director of Planning & Urban Design
- ☐ Biju Karumanchery – Manager of Development, East District

### ***Attendees :***

- ☐ Marg Wouters – Sr. Project Coordinator, Policy and Growth Management, ext.2758
- ☐ Ronji Borooah – Town Architect
- ☐ Doris Cheng – Sr. Planner, East Team, ext.2331
- ☐ Wendy Bond – Administrator, ext. 2466
- ☐ Debbie Walker – Markham Library Board
- ☐ Pat Durst – Markham Library Board

### ***Regrets:***

- ☐ Al Bishop – Landowners Rep. Manager, Cornell Landowners Group
- ☐ Dan Leeming – Consultant - The Planning Partnership
- ☐ David Clark – YRRTC
- ☐ Kevin Huang – Toronto Region Conservation Authority (TRCA)

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### ***Guests :***

- ☐ Henry Tse – Community Services
- ☐ Steve Andrews – Community Services

### **Chair: Councillor John Webster**

#### **1. Introductions:**

- Guests attending the meeting were introduced,

#### **Adoption of Minutes – Councillor John Webster:**

- No issues were identified with the May 12th minutes. The motion to accept the May 12, 2008 meeting minutes was made by Gord Landon and seconded by Andrew Keyes. The minutes were adopted.

#### **2. Business Arising from Minutes:**

- **Cornell Secondary Plan Non Lane-based Product** – Marg Wouters reported that the statutory public meeting was held on June 17, 2008. A number of people spoke in opposition to non lane-based housing. There was a considerable amount of discussion by Committee and it was felt more public input was required. Council referred the proposed policies back to staff for a recommendation report. Staff has spoken to Mattamy about proceeding on a site specific basis, based on an application rather than providing for non lane-based development “as-of-right” in the Secondary Plan. Staff is waiting for a reply from Mattamy before proceeding with a DSC report.
- **Cornell Secondary Plan** – The revised Cornell Secondary Plan was approved by Region of York on June 19, 2008 and came into effect July 15, 2008. Copies of the new plan were distributed to members. The Region agreed to a 6 month deferral (ending in January 2009) relating to lands south of the hospital to allow the landowners, led by International Business Consortium, more time to discuss their plans with staff. Two appeals against the plan brought forward by Lindvest Properties and Wykland Estates were

dismissed by the Region, under authority of new provisions in the Planning Act. Staff was congratulated for their hard work.

### **3. East Markham Community Centre/Library – Presented by Duff Balmer, Shore Tilbe Irwin & Partners;**

- In planning the East Markham Community Centre/Library the principles of New Urbanism were considered:
  - Compact urban form, intensified land use
  - Structure of neighbourhoods, corridors and districts
  - Pedestrian focused community with defined streets, parks and open spaces
  - Enhanced regional health care campus integrated with community services
  - Sustainable principles of site and building design
  - Transit supportive.
- Planning Context consisted of a physical connection between the Community Centre (2<sup>nd</sup> floor) to Markham Stouffville Hospital (1<sup>st</sup> floor), two principal entrances, internal wellness courtyard between hospital and community centre, open space in southeast corner of Bur Oak and Church St., future fire station in south east corner of property, future office building on north side. Land to the south of the MSH property has been acquired for future build out.
- The future secondary school across Bur Oak Avenue will be able to share community centre facilities, such as swimming pools, Gymnasiums, rehearsal halls, etc. with the public and hospital while the community centre may also have access to the school playing fields.
- Facilities at the EMCC include Aquatics, gym, fitness centre, lounges, indoor playground, youth centre, multipurpose rooms, drama/music rehearsal hall containing space for practice and storage of musical instruments and lecture theatre with retractable seating.
- EMCC contains a 25,000 sq.ft. 2 storey public library. Integrated within this main library is a 3000 sq. ft. medical library housing MSH resources, which will be accessible by the public for in-library use (but which will not be available for borrowing). Public amenities ie: washrooms are available within the community centre.
- The site will have LEED initiatives incorporated; the goal is LEED silver, but LEED gold is possible.
- A joint Town of Markham and Markham Stouffville Hospital Open House is scheduled for November 17<sup>th</sup>, 2008.

#### **Discussion:**

- A plaza is planned for the southwest corner of Bur Oak and Church St. and it was thought more land should be acquired for a larger site.
- Councillor Heath would like to ask Council for a resolution that would plan for a direct connection between the Community Centre and the future Secondary School located on the east side of Bur Oak. He has requested that the Public and Separate boards discuss swapping lands as enrollment projections show the Public Board would need a new school within the next 5-6 years, where as the Separate Board is much later, if at all.
- The 300 car parking structure is designed for the community centre and will not be available to the hospital. There is the potential to increase the number of spaces to 500.
- A focal point within the Community Centre is important to have; the Living Wall could be that. The Living Wall acts a bio-filtration system which cleanses the air by drawing it through a vertical wall of vegetation.
- TRCA is pleased that LEED is incorporated into the site and building plan for both the Community Centre and MSH and that ground water issues are being taken into consideration.

### **4. Markham Stouffville Hospital Update: Presented by Mac Cosburn, Markham Stouffville Hospital**

- An agreement between MSH and the Ministry of Health would double the square footage of the hospital to see an increase in the number of inpatient beds from 200 to 309, the number of emergency room visits increase from 32,000 to 67,715 and the number of clinic visits increase from 50,000 to 101,000. Hours of operation will be extended to handle the increases. MSH will be a Learning Centre and will be affiliated with York University.

- The Master Plan will re-use most of the existing Inpatient units with minor renovations, existing ORs for Outpatient Surgery, a new Mental Health Wing, maintain a single storey pod for administration functions, an opportunities exist for joint uses with EMCC and the Library.
- MSH will specialize in Birthing/ Pediatrics, Nose, Ears and Throat specialties, Orthopedics, Category 1 Mental Health and Teaching Units
- Butternut Lane will be extended to accommodate extended parking facilities. Consistent with doubling the size of the Hospital, doubling the amount of parking, this is. All parking for this phase will be surface while in the future; additional development of the site will necessitate structure parking. The Ministry of Health does not fund office, retail or parking space. This is a “Local Share” expenditure responsibility.
- The new building will consist of 4 storeys, 3 at the front, 4 in the back due to the grade, and on top of the building, a 5<sup>th</sup> storey that will be used for mechanical equipment. A sheltered space on the north side will be used for patient pickup/drop off and bus stops. The helicopter pad is expected to be relocated to the new MSH building. Structure facade and colour tones are in the design stage. Council has moved that the building be connected to Markham District Energy; approval is being waited on from the Ministry of Health.
- Participation House has been leased for another 30-40 years
- MSH is entering into a detailed design phase, through November and December architectural designs will be developed, final Ministry approval and the release to the public is expected by December 2009. Construction would start June 2010, targeted completion 2013/2014.

#### **Discussion:**

- The new MSH building was seen as being block-like in comparison to the old building. This design allowed for a higher percentage of single nursing units. The old building presented an architectural challenge for future expansion; straight edges are easier to expand on.

#### **5. Metrolinx Draft Region Transportation Plan: Presented by Marg Wouters**

- Metrolinx, a provincial authority has released a drafted transportation plan and investment strategy that spans the next 25 years. Their vision is to create an integrated multi modal transportation system for the GTHA that enhances prosperity, environmental sustainability and quality of life. There are 13 goals to guide the vision, 33 objectives related to the goals, and nearly 100 recommended actions are identified to be implemented over the course of the 25 year plan. The strategic direction is broken into 5 categories and has 8 key actions that are referred to as Big Moves:
  - A fast, frequent and expanded rapid transit network
  - A complete walking a& cycling network with bike-sharing programs
  - An information system for travelers, where and when they need it
  - A region wide integrated transit fare system
  - A system of connected mobility hubs
  - High order transit connectivity to the Pearson Airport district from all directions
  - A comprehensive strategy for goods movement
  - An investment strategy to provide stable and predictable funding
- The 25 year plan is divided into two phases:
  - Within 15 years:
    - Yonge Subway: Finch – Langstaff
    - Richmond Hill GO Line: Full day, 2 way, Richmond Hill GO to Union Station
    - Stouffville GO Line: Full Day, 2 way, Mount Joy to Union Station
    - Havelock GO Line: Peak Service, Locust Hill to Union Station
    - VIVA Highway 7: Peel Boundary to Locust Hill
    - Don Mills Rapid Transit: Bloor Subway to Hwy 7
  - 16-25 Years:
    - 407 Transitway: Vaughan to Markham Centre
    - Steeles Rapid Transit: York University to Milliken GO and Milliken GO to Taunton
    - McCowan Rapid Transit: Markham Centre to Scarborough Town Centre
    - Richmond Hill Express Rail: Richmond Hill GO to Union Station
- The cost of plan is estimated at \$50 Billion. \$17.5 Billion has been earmarked to date through MoveOntario 2020, consisting of \$11.5 billion from the Province and \$6 billion from the federal government (not yet

committed). Of the \$11.5 billion in Provincial commitments, \$750 million in Quick Win projects have been confirmed in the 2008 provincial budget, including early phase VIVA work on Hwy 7 and Yonge Street and the Cornell Terminal.

- The role of the municipalities is to develop Transportation Master Plans (TMPs) as part of the Official Plan process. The TMPs will identify policies and course of action for capital plans to provide for the infrastructure necessary to implement the Regional Transit Plan (RTP). Municipal Official Plans are expected to be brought into conformity with the RTP.
- The Metrolinx draft plan identifies four Mobility Hubs in Markham, the two largest referred to as Anchor Hubs (Markham Centre, Langstaff) and two referred to as Gateway Hubs (Yonge/Steeles, Hwy.400/Hwy.407)
- Markham's planning is consistent with the Regional Transportation Plan; staff supports the plan and is in a position to implement the plan. Staff will monitor the need for additional rapid transit initiatives in the north and east.
- **Discussion:**
  - Concern was expressed that transit should extend to the Rouge Park entrance and the employment lands in east Cornell. Staff confirmed that the Metrolinx concept for Hwy 7 rapid transit does show the line extending to Locust Hill, ending at the proposed Havelock GO station. The plan does not provide detail such as actual alignment and station locations, which is the responsibility of VIVA/YRRTC. Transit access to Rouge Park could be provided through regular YRT bus routes if the future rapid transit line is not extended as far east as Locust Hill. YRT service will be extended as needed. Cycling and walking to Rouge Park are addressed through the Markham Trails and Pathways plan.
  - It was questioned whether Cornell should be identified as a mobility hub. Mobility hubs are identified at the intersection of more than one major transit service – Cornell is served by only one major transit service (VIVA Hwy 7) and therefore does not meet the Metrolinx definition.

#### **Other Business:**

- Markham Stouffville Hospital is hosting a public open house on November 17<sup>th</sup>, 2008 featuring the East Markham Community Centre and the MSH expansion.
- TRCA has provided comments on the updated Master Servicing Study for Cornell. Concern was expressed that certain developers are not providing required information.

#### **Next Meeting – January 19, 2009**

- Currently no items are being considered for discussion on the next agenda
- Adjourned 7:55pm.