



CORNELL ADVISORY GROUP MINUTES OF MEETING – April 14, 2008

Attendees :

- ❑ Jack Heath – Deputy Mayor
- ❑ John Webster – Ward 5 Councillor
- ❑ Gord Landon – Regional Councillor
- ❑ Andrew Keyes – Cornell Ratepayers Assoc.
- ❑ Robert Baird – President, Sherwood-Amberglen Ratepayers Assoc.
- ❑ Phil Howes – Manager, Markham Village Business Association
- ❑ Al Bishop – Landowners Rep. Manager, Cornell Landowners Group
- ❑ Niomie Massey - Landowners Rep. Cornell Rouge
- ❑ Dan Leeming – Consultant - The Planning Partnership
- ❑ Mac Cosburn – Vice President, Redevelopment, Markham Stouffville Hospital
- ❑ Suman Bahl – Director of Redevelopment, Markham Stouffville Hospital
- ❑ Gilbert Luk – YRDSB
- ❑ Kevin Huang – Toronto Region Conservation Authority (TRCA)
- ❑ Carolyn Woodland – Toronto Region Conservation Authority (TRCA)
- ❑ Allan Wells – Rouge Park Alliance

Attendees :

- ❑ Biju Karumanchery – Manager of Development, East District
- ❑ Marg Wouters – Sr. Project Coordinator, Policy and Growth Management, ext.2758
- ❑ Doris Cheng – Sr. Planner, East Team, ext.2331
- ❑ Wendy Bond – Administrator, ext. 2466

Regrets:

- ❑ Renee Torrington – Pres. Cornell Ratepayers Assoc.
- ❑ David Clark – YRRTC
- ❑ Sean Hertel – York Region Planning
- ❑ Giovanna DeGirolamo - YCDSB
- ❑ Valerie Shuttleworth – Director of Planning & Urban Design

Guests

- ❑ Pat Durst – Markham Library Board (chair)

Chair: Councillor John Webster

1. Introductions:

- Alan Wells will be representing the Rouge Park Alliance
- Doris Cheng has joined the East District as a Senior Planner and has been assigned to Cornell projects.

Adoption of Minutes – Councillor John Webster:

- No issues were identified with the February 11th minutes.
- The motion to accept the February 11, 2007 meeting minutes was made by John Webster and second by Jack Heath. The minutes were adopted.

2. Business Arising from Minutes:

No issues

3. Markham Stouffville Hospital Master Plan Update – Presented by Suman Bahl, Director of Redevelopment, Markham Stouffville Hospital

- The hospital is in need of expansion. It has outgrown its current facilities. The hospital opened in 1990 with space and facilities to accommodate 170,000 people but today it serves 300,000 people. The population has grown 390%. There has been no incremental growth since it opened. Currently 216 beds are available representing 0.6 beds per 1,000 populations, compared with 1.1 beds per 1,000 population at York Central and 2.8 beds per 1,000 at the Southlake Regional facility. When the MSH site opened in

1990 it consisted of 320,000 sq.ft. An additional 5,000 sq.ft. has been added through the infill of courtyards.

- A set of conditions were considered when developing the revised master plan: good design, the creation of a healthy environment, the importance of future development which allows for ongoing sustainability and the advancement in technology, the continued excellence in the delivery of healthcare through the construction process, provision for efficient traffic flow and parking, and the Ministry of Health requirement to show incremental growth and future regeneration of the facilities.
- Four options were presented to a Community Forum in November 2007; each included the East Markham Community Centre and Library. The vertical campus master plan option is being pursued. This plan provides for the Community Centre and Library with a direct link to the hospital, a new emergency department and two new eight storey towers. The main visitor parking will remain to the north of the hospital and two new roads are planned providing for efficient flow of private and emergency vehicles. An east west private road (Hospital Laneway) south of the hospital from Bur Oak Ave to 9th Line is proposed for emergency vehicle traffic. Traffic lights are not being considered at 9th Line. A new public east/west road south of the Hospital Laneway will border on MSH and private property. Funding for the public road is part of the existing cost sharing agreement. The Community Centre would be situated in the northeast portion of the site.
- A long term regeneration plan consisting of 4 phases was shown: phase 1 opening in 2013/2014, phase 2 in 2023/2024 and phases 3 and 4 thereafter. Phases 3 and 4 allows for the replacement of older buildings on the site.
- The facility is linked to East Markham Community Centre and Library emphasizing health and wellness. An extensive library system would include the MSH medical reference collection. The community centre would provide fitness and swimming facilities for rehabilitation and recreation. Boardrooms for learning and teaching conferences are also planned.
- The project is part of the Infrastructure Ontario Program (IO). MSH is partnered with IO and the Ministry of Health. MSH provides the technical requirements for the project and specifications to its Planning, Design and Compliance Team (PDC) who will prepare the RFP. IO arranges for financing, construction and the maintenance of the project. The project will be financed over 30 years and is tied to completion and performance. The Ministry of Health funds 90% of the infrastructure costs, with the remaining 10% being the responsibility of the hospital. The hospital is responsible for 100% of the costs associated with equipment, parking lots/structures and retail space.
- The RFQ/ RFP driven by IO will be initiated beginning in September 2008 with the contract being awarded in late 2009. Construction is anticipated to begin in the summer of 2010 and first phase construction completed by 2013.

Discussion:

- There should be a high level of design for buildings fronting Bur Oak Avenue (hospital and community centre), to reflect the importance of Bur Oak as the main street through Cornell. MSH is committed to a LEED silver building. MSH is in discussion with Town staff for approval in principle of a conceptual site plan. A final detailed site plan will be submitted for approval next year.
- MSH has completed the exchange of land with certain landowners to the south of the hospital and is in discussions with other owners to acquire the remainder.
- The internal road configuration and proposed parking were discussed. The private laneway across the south portion of the property is proposed for access to the south portion of the site in place of the new public road at the south end of the expanded hospital property shown in the Cornell Secondary Plan. The hospital is not prepared to front-end the cost of the new public road. Main visitor parking will remain north of the hospital. The proposed shared parking structure with the community centre has been removed at this time due to the lack of funding. The provision of parking is not part of the Ministry of Health funding structure and costs associated with parking are to be 100% covered by MSH. A parking structure may be considered at a future date. Community Centre surface parking will be southwest of the hospital.
- Further discussion is needed regarding the connection between the hospital and community centre.
- It was clarified that although the concepts being developed so far reflect a vertical, more compact type of development, a lower, ranch-style type of development was previously looked at. It is a Ministry of

Health requirement that the concept plans show the expansion on currently owned lands. The plans may change as MSH acquires additional lands. Any additional lands acquired by the hospital but not used for the expansion would be restricted to health-related uses.

- The concept plans have been shared with Participation House, located to the west of the hospital on hospital lands. Participation House has 35 years remaining on their lease.

4. Regional 9th Line Landscape Plans– Presented by Marg Wouters

- The Regional Streetscape Plan **consists** of tree planting on both sides of 9th Line within the 9th Line right of way between Hwy 407 and Donald Cousens Parkway. The proposed planting exceeds the regional standard, is 100% funded by the Region and is in addition to the plantings in the Greenway.
- Enhancement opportunities were identified at the northwest corner of 9th Line and 16th Ave. Enhancements would have to be funded by the Town but partial funding may be available from the Regional Municipal Streetscape Partnership program.
- Planting will be phased:
 - 2008 – East side, north of Rose Way, as soon as widening has been completed
 - 2008 – Rose Way to Hwy 407, pending completion of widening (possible for 2008)
 - 2009 – West side, north of Rose Way, planting pending completion of noise study and barrier construction if required. The RFP for the noise study consultant was recently issued and barrier design and construction should be completed by 2009, with tree planting to follow.
- Staff is generally satisfied with the plan. They will be suggesting that the more dense Pyramidal Oak be used to replace listed species on the west side of 9th Line south of 16th Avenue to provide more screening for properties opposite the gas station, and that tree spacing on the east side of 9th Line be coordinated with the Greenway planting.

Discussion:

- The plan was well received. It was clarified that although the Region had previously agreed to plant a double row of trees on the west side, there is not room for two rows along the entire length of 9th Line. Where there is only room for one tree, the Town has asked for a denser tree such as the Pyramidal Oak which keeps its leaves in winter.
- It was suggested that the Town look into acquiring or having planting on the triangular parcels of land at the northwest and southeast corners of Hwy 7 and 9th Line, and also lands on the west of 9th Line south of Delmark Blvd. These lands are believed to be owned by the Region and MTO. The request will be forwarded to the appropriate Town staff.
- It has been suggested that this would be a good opportunity to consider new methods for tree planting to ensure the sustainability of the trees. One suggestion was trench planting to improve longevity. Staff have also proposed new topsoil standards to the Developers Round Table.
- The suggestion was made that one standard of barrier fencing should be used along the roadway for easy future maintenance. In order for the Town to have control, barriers should be placed on Town property. All innovative means of sound barriers, not just fences, should be explored.
- It was noted that some segments of the sidewalk on the east side of 9th Line were temporary until the adjacent Greenway lands can be acquired by the Town, at which time the sidewalk will be relocated to the Greenway. It was also noted that there are certain areas where the Greenway may not be continuous (e.g., in front of the EMS station north of Church Street) because of acquisition constraints. Town staff will suggest that the street tree spacing be coordinated with the existing trees in the Greenway.
- Ratepayers had discussions with the Region regarding drainage along the south side of Hwy.7 due to the elevation of the road. It was suggested that the Landscape Plan show a cross section at this location to determine if this has been corrected.
- The 9th Line Landscaping Plan was prepared by the Region at the Town's request and it is appreciated. A note of thanks will be sent to them.

5. Other Business:

- A press release was provided indicating the Town of Markham has received a \$4.5 million Ontario Infrastructure Investment grant to build a portion of the cycling and pathway system. One of the planned routes is along the Donald Cousens Parkway.

- It was noted that a second public meeting regarding the 9th Line Environmental Assessment for a potential widening of 9th Line north of Major Mackenzie Drive to Stouffville will be held later in April. The first meeting was held in November 2007. The anticipated amount of traffic on 9th Line south of Major Mackenzie Dr resulting from increased population projections in Stouffville is of concern to residents. Staff will follow up with Engineering.

6. **Next Meeting** - May 12, 2008

- Adjourned 7:40pm.

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