



CORNELL ADVISORY GROUP MINUTES OF MEETING – September 17, 2007

Attendees :

- ☐ John Webster – Ward 5 Councillor
- ☐ Jack Heath – Regional Councillor
- ☐ Renee Torrington – Pres. Cornell Ratepayers Assoc.
- ☐ Andrew Keyes -Cornell Ratepayers Assoc.
- ☐ Phil Howes – Manager, Markham Village Business Association
- ☐ Al Bishop - Landowners Rep. Manager, Cornell Landowners Group
- ☐ Sal Crimi - Landowners Rep, S.C. Land Management
- ☐ Mac Cosburn – Vice President, Redevelopment, Markham Stouffville Hospital
- ☐ David Clark – YRRTC
- ☐ Sean Hertel – York Region Planning
- ☐ Daniel DelBianco - YCDSB
- ☐ Sonja Meehan – YRDSB
- ☐ Gilbert Luk - YRDSB
- ☐ Kevin Huang – Toronto Region Conservation Authority (TRCA)
- ☐ Carolyn Woodland – Toronto Region Conservation Authority (TRCA)
- ☐ Valerie Shuttleworth – Director of Planning & Urban Design
- ☐ Biju Karumanchery – Manager of Dev .East District
- ☐ Marg Wouters – Sr. Planner, East District, ext.2758
- ☐ Wendy Bond – Administrator, ext. 2466

Regrets:

- ☐ Gord Landon – Regional Councillor
- ☐ Robert Baird – President, Sherwood-Amberglen Ratepayers Assoc.
- ☐ Niomie Massey - Landowners Rep. Cornell Rouge
- ☐ Dan Leeming – Consultant - The Planning Partnership
- ☐ Gord Weeden – Rouge Park Alliance
- ☐ ***Guests:***
- ☐ Jim Jones – Town of Markham Deputy Mayor
- ☐ Pat Drust – Markham Library Board

Chair: Councillor John Webster

1. Welcome to new members of the Cornell Advisory Group:

- a. Phil Howes – Manager of Markham Village Business Association, replaces Keith Thirgood – The Old Markham Village Ratepayers Inc.
- b. Sal Crimi – Landowner Representative, S.C. Land Management, is an alternate for Niomie Massey
- c. Mac Cosburn – Markham Stouffville Hospital, replaces Christine Joe
- d. Gilbert Luk – YRDSB, replaces Sonja Meehan

2. Adoption of Minutes – Councillor John Webster:

- The motion to accept the June 18, 2007 Cornell Advisory Group minutes was made by Jack Heath and seconded by Andrew Keyes. The minutes were adopted.

3. Business Arising from Minutes:

- **Landscape Plans along 9th Line – Marg Wouters**

Linda Irvine, Manager of Parks Development and Marg Wouters are scheduled to meet with York Region staff to discuss landscape plans along 9th Line, north and south of Hwy 7. Results of the meeting will be reported at the next Advisory Group meeting.

Discussion:

It was suggested that Town staff raise the issues of enhanced landscaping along 9th Line, the replacement of plant materials provided by residents at certain corners which were removed during the widening, enhanced landscaping across from the Petro Canada station as per the site plan agreement for the site, treatment along MSH property (Participation House), and fencing replacement. In addition, the Region should be invited to present details regarding the landscape plans to the Advisory Group.

- **Cornell Advisory Group Terms of Reference – Marg Wouters**

At the June 18th, 2007 Advisory Group meeting a review of the Terms of Reference was discussed. The following change was discussed and approved under the section about membership responsibility:

“To attend Advisory Group meetings on a consistent basis. A designate may be sent in the members place. If a member misses three consecutive meetings within a term they may be requested to resign and they will be replaced with an alternative.”

The change has been incorporated into the Terms of Reference and a new document was distributed to the membership.

4. VIVA Transit Update – Presented by David Clark, York Region Rapid Transit Corporation (YRRTC)

- David Clark provided an update on the status of the proposed rapid transit terminal and the Church Street stop.
- The Cornell rapid transit terminal is one of a number of projects to be recommended for early funding under the Province’s MoveOntario 2020 funding announcement. Other recommended projects include extending VIVA service eastward from its current terminus at McCowan Rd, developing stations along Hwy 7, and bringing VIVA service into the hospital precinct.
- A preliminary work plan and schedule for the Hwy 7 stops and terminal have been prepared and preliminary planning to bring VIVA service to the hospital in 2008 is underway.
- Proposed layouts for the Church Street stop and the transit terminal were presented. The terminal will be located at the southeast corner of the Old Markham By-pass and Hwy 7 within Phase 1 of the Lindvest Properties plan of subdivision.

Discussion:

Discussion included timing of construction, potential stops at the community centre and future high school site, pedestrian linkages between Hwy 7 and the proposed community centre site, and parking. There are currently no stops anticipated at the future community centre or high school, as VIVA is not intended to be a local service (stations are planned to be 1-2 km apart). Opportunities/demand for additional stations will be monitored. Construction of the Church Street platform is planned to commence in November 2007, and construction of the transit terminal is anticipated to begin in November 2008, opening in late 2009/early 2010. Pedestrian accessibility around the community centre, hospital, etc. to Hwy 7, Bur Oak Ave. and Church Street will be looked at.

5. Development Status Update – Presented by Marg Wouters

Current Applications:

- Mattamy, Phase 3 – Draft approval of subdivision for 132 units (13 single, 34 semi-detached, 75 townhouses & 10 live/work townhouses. A heritage house from a previous phase will be relocated to a lot within Phase 3.
- Cornell Rouge, Phase 3 – Draft approval of subdivision for 126 units (79 singles, 14 semi-detached, 31 townhouses, 2 apartments above a neighbourhood commercial building). Staff will report on the results of a pilot project which permitted houses with attached garages on shallow lots (25m deep) with narrow frontages (less than 11m).
- Metrus, Phase 2 – Draft approval is imminent for 47 units (20 singles, 16 semi-detached and 11 townhouses). Most of the plan is infill between 16th Ave. and Northvale Dr.
- Rhenish Church of Canada – 2667 Bur Oak Ave – Council endorsed the site plan May 2007. The church will be built in two phases: Phase 1 will consist of a 5,200 sq.ft. sanctuary and 2 classrooms; Phase 2 will consist of an expanded sanctuary (9,300 sq.ft.), 3 classrooms, multipurpose room with kitchen and daycare centre.
- Lindvest Properties – south of Hwy. 7 – Council approved Phase 1 of the proposed mixed use residential and employment subdivision in June. Phase 1 consists of 3 residential blocks, a mixed use commercial block, a school block and 2 employment blocks. A site plan for the mixed use commercial block was also endorsed by Council. The Phase 1 draft plan and zoning have been appealed by a neighbouring landowner, and it is anticipated that the Official Plan amendment will be appealed once it receives approval by the Region. Issues to be resolved prior to draft approval of remaining plan of subdivision lands (Phase 2) include wetland issues associated with the woodlot, conformity with minimum density and maximum building heights requirements of secondary plan, additional open space linkages as per Open Space Master Plan and servicing allocation.
- Macwood/Springhill Homes – 7128, 7170, 7186 Hwy.7, a medium and high density residential plan on 7 ha, consisting of 556 apartments and multiple use dwellings along Hwy. 7, 33 live/work units along north-south collector roads, 74 townhouse units, a heritage house, and a partial school site. Issues to be resolved include conformity with minimum density, height and mixed use requirements to the Secondary Plan, connectivity of the street pattern, timing and acquisition of proposed new collector road at west to provide frontage for live/work units, integration of heritage building, confirmation of the school site configuration by YRDSB, and servicing allocation.
- Tri-Block Group Ltd. – 142-152 White's Hill Ave - 6 semi-detached units approved and soon to be under construction.

Potential Applications:

- International Business Consortium has an option to purchase 6910 & 6950 Hwy 7 currently owned by the United Church. The United Church has withdrawn their application for a temporary place of worship. There have been discussions with Town staff and members of Council regarding the development of a health related centre on these lands and potentially surrounding lands. No formal application has been submitted.
- Capogna – east of 9th Line, south of 16th Avenue. A potential purchaser of the lands has expressed an interest in constructing a bank on vacant residential lands south of the gas station. Staff do not support the development of these lands for commercial purposes.

6. Cornell Community Centre Update - Biju Karumanchery

- The Community Centre is proposed at the northwest corner of Bur Oak Avenue and the proposed new street south of the expanded hospital lands.
- The Town is seeking approximately 10 acres for a 120,000 sq. ft. facility. The availability of land will impact the design of the building, that is, a smaller site will necessitate a taller building.
- The firm of Shore Tilbe Irwin & Partners has been hired as primary consultants for architectural and engineering works.
- A charrette led by Shore Tilbe on June 25, 2007, produced a number of ideas and a wish list for the programming of the facility.

- The Town is currently in the final stages of rationalizing the costs associated with the base program and the wish list produced at the charrette. A staff report is expected to be brought forward to Council in mid October. Staff will seek permission from Council to conduct a subsequent charrette in November or December.
- To date the built form of the proposed community centre has not been addressed, however LEED certification was included in the RFP (Request for Proposal) and this was approved by Council. Council and staff are committed to LEED and are currently targeting a LEED Silver building.

7. Cornell Fire Station Update - Biju Karumanchery

- The proposed Fire Station is to be located directly south of the proposed Community Centre site, at the southwest corner of Bur Oak Avenue and the proposed new street south of the expanded hospital lands.
- Details regarding building design and orientation are still to be determined. The built form of adjacent future development will be considered in the design of the building. The Town is in the process of hiring an Architect.
- Staff support LEED certification for the building. Costs related to the various levels of LEED certification have not yet been determined.

Discussion:

Timing of the construction of the Fire Hall was discussed. The Town is in the process of acquiring the lands. It was suggested that although LEED certification is desirable, the Town may be more advanced in terms of achieving sustainable development than LEED, and therefore other non-LEED measures should be considered at the site plan level (e.g., permeable surfaces, etc). Staff agree and indicated that a report to Council is being prepared regarding a comparison of LEED and Markham Centre performance measures. Staff will be seeking approval to hire a consultant to undertake a Sustainable Development Strategy, and this study will be brought before the Advisory Group.

8. Markham Stouffville Hospital Update - Mac Cosburn, Vice President, Redevelopment

- The Ministry of Health has given formal approval to proceed with the expansion. A preliminary design and compliance team was formed in June 2007. The target date for construction is mid 2010. A Master Plan exercise is underway, in consultation with Town staff, and is anticipated to be concluded by the end of the year. Formal site plan submission will follow.
- MSH will be holding a charrette in November/December.

Discussion:

The possibility of holding a joint community centre/hospital charrette was discussed and rejected.

9. Other Business:

- Dan DelBianco of the YCDSB will arrange a tour of the joint high school/community centre (St. Jean de Brebeuf), located at 2 Davos Rd., Woodbridge, Ontario. The anticipated tour date is October 2007.

10. Next Meeting:

- October 15, 2007 – 6 pm in the Canada Room
- Adjourned 8:15 pm.