



CORNELL ADVISORY GROUP MINUTES OF MEETING – April 16, 2007

Attendees:	Company/Agency:
John Webster	Ward 5 Councillor
Jack Heath	Regional Councillor
Al Bishop	Landowner Rep – Trustee, Developers Group
Niomie Massey	Landowner Rep – Cornell Rouge Corporation
Dan Leeming	Planning Consultant – The Planning Partnership
Christine Joe	Markham Stouffville Hospital
Daniel DelBianco	York Catholic District School Board
Jessica Peake	York Region District School Board
Kevin Huang	Toronto and Region Conservation Authority
	Town of Markham Staff:
Valerie Shuttleworth	Director of Planning & Urban Design
Biju Karumanchery	Manager of Development, East District
Marg Wouters	Senior Planner, East District
Wendy Bond	Administrative Assistant

Chair: Councillor John Webster

Introduction and welcome for Mr. Gord Weeden, Chair of the Rouge Park Alliance

1. Adoption of Minutes – Councillor John Webster:

- The motion to accept the March 19, 2007 Cornell Advisory Group minutes was made by Al Bishop and seconded by Kevin Huang. The minutes were adopted.

2. Business Arising from Minutes:

- Additional information was requested regarding the streetscape plan for 9th Line. York Region staff has indicated that the intent is to mirror, on the west side of 9th Line, the intent of the Golden Jubilee Greenway on the east side of 9th Line. The Town's Urban Design staff will coordinate with the Region regarding the streetscape design.

3. Revised Draft Secondary Plan – Council Concerns: Presentation by Valerie Shuttleworth, Director of Planning and Urban Design

- Council requested further information about a number of issues regarding the revised draft Secondary Plan following the staff presentation to Development Services Committee on April 10, 2007. Staff will respond to the questions/concerns at the April 17th Development Services Committee meeting, when the accompanying staff report will be considered.
- The questions raised and staff response are as follows:
Mattamy Green Initiative, Hawthorne Village, Milton – Mattamy Homes has built two, \$1 million demonstration homes in Milton containing energy efficient features. The purpose of the demonstration homes is to determine consumer acceptance for 'green' building practices.

Development Charges revenue comparison: Committee inquired about the expected level of increase in Development Charges that would result from the increased development in Cornell. Staff estimates that an additional \$15-22 million (using Jan/07 rates) in Development Charges will be generated from the increased level of development proposed in the draft Secondary Plan.

Parkland Dedication comparison with previous agreements: Based on development in Cornell to date, the current estimated population under the existing Cornell Secondary Plan is approximately 32,000 (rather than the 27,000 estimated in the Plan in 1994). At this population, parkland in Cornell is being provided at 6.9 acres/1000 population. At the estimated population of 40,000 with the draft Secondary Plan, parkland would be provided at a rate of 5 acres/1000 population, well above the 4 acres/1000 population rate provided in other OPA 5 communities and the 3 acres/1000 rate provided for in the Town's by-law.

With additional population within the Hwy. 7 corridor will come additional parks and open space benefits in the form approximately 24 acres of parkland, or approximately 11.5 million cash in lieu, or facilities/structures in lieu, or a combination of the above. In addition, all parks and open spaces are secured into public ownership. In addition, the Rouge Valley to the east of Cornell is available to residents and not included in these calculations.

Revisiting Mixed Use & New Urbanism, details regarding the Cornell Transportation Study, a Town-wide Employment Lands Strategy, and Provincial/Regional Growth Work: these topics will be the subject of future presentations to Development Services Committee.

- The April 17th staff report requests authorization to release the revised draft Secondary Plan to the public, to circulate the revised Secondary Plan to agencies for comment, and to hold an open house to present the Plan to the public. It is now anticipated a final draft will be before Council for approval sometime in late 2007.
- Copies of the revised draft Secondary Plan and the accompanying staff report were provided to the Advisory Group.

Discussion:

- Discussion centred on Mattamy Homes green initiatives in Cornell, the timing of development of the Hospital owned lands north of Church Street, stormwater issues on the northwest side of 9th Line and Hwy 7, and coordination of pathway connections on both sides of the Rouge Park.

4. Community Open House – Discussion lead by Marg Wouters, Senior Planner

An Open House is being planned for the evening of May 2nd. The Open House will follow the same format as in 2006 consisting of display panel stations in the Great Hall on various topics such as planning context, urban design & open spaces, transportation (Town & Region), economic development, Rouge Park, etc. A formal presentation will be given in the Canada Room, with discussion to follow. All Advisory Group members are encouraged to attend.

Discussion:

Discussion centred on the content of the display panels and the format of the presentation.

5. Other Business:

- Gord Weeden, Chair of the Rouge Park Alliance informed the Group that the Province has given the Rouge Park Alliance \$2 million for paths and trails. The Region is committed to planting more trees, as is the Town. Mr. Weeden also informed the Group that the Rouge Park Alliance has passed a resolution requesting the Province to dedicate their lands at 8359 Reesor Road (east side of Reesor Road, south of Highway 7) to the Rouge Park. These lands are currently identified as employment lands in the revised draft Secondary Plan, within the 'deferral area' which includes lands requiring a Regional Official Plan amendment to bring them into the Town's urban boundary and into the Cornell Secondary Plan area.
- The affordable housing proposal on part of the United Church lands north of Hwy 7, and south of Markham Stouffville Hospital, has been withdrawn.

6. Next Meeting:

- May 14, 2007 – 6 pm in the Canada Room
- Adjourned 7:25 pm.

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