



## **CORNELL ADVISORY GROUP MINUTES OF MEETING – March 19, 2007**

<b>Attendees:</b>	<b>Company/Agency:</b>
John Webster	Ward 5 Councillor
Gord Landon	Regional Councillor
Andrew Keyes	Cornell Ratepayers Association
Steve Hood	Cornell Ratepayers Association
Robert Baird	President, Sherwood-Amberglen Ratepayers Association
Al Bishop	Landowner Rep – Trustee, Developers Group
Niomie Massey	Landowner Rep – Cornell Rouge
Dan Leeming	Planning Consultant – The Planning Partnership
Neil Walker on behalf of Christine Joe	Markham Stouffville Hospital
David Clark	York Region Transit Partnership (VIVA)
Kevin Huang	Toronto Region Cornell Ratepayers Association
Carolyn Woodland	Toronto Region Cornell Ratepayers Association
	<b>Town of Markham Staff:</b>
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 of Neil Walker, Chief Operating Officer of Markham Stouffville Hospital, at the meeting, on behalf of Christine Joe

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

- A copy of the February 19, 2007 presentation re: proposed changes to the draft Secondary Plan was provided.
- The motion to accept the February 19, 2007 Cornell Advisory Group minutes was made by Regional Councillor Gord Landon and seconded by Robert Baird. The minutes were adopted.

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

- Update on 9<sup>th</sup> Line widening - the widening has been tendered from Rose Way north to Bur Oak Avenue. Construction will begin in May 2007. Some preparatory work may occur before that time.
- Additional information was requested regarding the streetscape plan and drainage for the 9<sup>th</sup> Line. Staff will contact the Region of York for this information.

#### **3. H & R Developments - Lindvest Properties, Mixed Use Retail Centre – Presentation by Marg Wouters, Senior Planner and Dan Leeming, Planning Partnership**

- The purpose of the presentation was to present a revised site plan for the Lindvest Properties, mixed use retail centre on the south side of Avenue Seven within Cornell Centre. The original site plan had been presented to the Advisory Group in October, 2006. Marg Wouters provided background information regarding the status of the application, and the

accompanying Official Plan, zoning and subdivision applications, as well as the draft Secondary Plan context.

- Dan Leeming presented a revised site plan and a long term concept plan for the mixed use retail centre on behalf of H&R Developments. The main revisions to the site plan include the reduction in size of the two main retail buildings and additional buildings along the east-west 'main street'. The long term concept plan shows intensified mixed use development along the interior north-south driveway, and additional high density residential development along Avenue Seven, with underground parking replacing much of the surface parking within the centre. The first phase of development is anticipated to consist of a grocery store, and a large format retail store, smaller commercial buildings along the 'main street' and along the north-south driveway, approximately 50 live/work units along the 'main street', and a 150-unit apartment building at the southeast corner of Avenue Seven and Bur Oak Avenue. Build out of the first phase is anticipated in 4-5 years. The long term concept plan would be developed over upwards of 25 years.
- Staff anticipates the recommendation report for the revised site plan to be available for Council consideration later this spring.
- A copy of the presentation was provided to the Group.

**Discussion:**

- Discussion centred on the provisions of safe pedestrian access to the centre across Avenue Seven, which will be expanded to a 45m right-of-way to accommodate the planned rapid transit system. The possibility of pedestrian bridges over Avenue Seven to the centre was discussed. The applicant was also encouraged to look at the potential for green technologies for the apartment buildings and the surface parking areas within the mixed use centre.

**4. Growth Plan for the Greater Golden Horseshoe: Presented by Valerie Shuttleworth, Director of Planning and Urban Design**

- Council requested further information on Growth Plan targets from the Province of Ontario in September 2006. The intensification target requires that by 2015 and annually thereafter, a minimum of 40% of new residential development be located within the defined built-up area. The communities of Wismer and Berzy are meeting these targets. Minimum density targets in the designated Greenfield Area would be 50 residents and jobs combined per hectare and in Urban Growth Centres, density would be 200 residents and jobs per hectare. Markham Centre would fit into the Urban Growth Centre category. The Province has supported the way Markham had planned for Growth in the past.
- The Province assigns targets for population, intensification and density to the Region and in turn the Region assigns to the municipality. The policies are linked to defined geographic areas; all of the Cornell lands are not included in the defined geographic built-up area and therefore may not be taken into the 40% consideration; a major component of Markham's build out is in Cornell. The Town is in discussion with the Province. Markham Centre is included.
- Preliminary Regional Framework for locating intensification is through:
  - Regional Centres - Markham Centre, Cornell
  - Regional Corridors - Yonge Street, Hwy.7, Cornell Centre
  - Regional Transit Corridors - Warden Ave.
  - Local Centres - Milliken, Thornhill
  - GO/VIVA stations - Langstaff, Unionville, Centennial, Markham, Mount Joy
  - Local infill
  - Secondary Suites such as granny flats, basement apts. and coach houses.
- The Town is most interested in the intensification numbers. The built boundary is important to intensification and the "White Belt" area, generally north of Major Mackenzie Drive

within the Town will be used to accommodate future growth. Markham has the most “White Belt” area in the rural and agricultural sections of York Region

- Some questions to which answers are being sought are:
  - What lands are included in built-up area; the Town needs to have Cornell Centre included in this area
  - The Town is assuming the boundary edge will not move and therefore the area outside the built-up area will not contribute toward the 40%.
  - Will Markham’s contribution to the Regional target be 40%, or will it be more/less?
  - How does the housing mix relate to the housing market opportunity vs. demand?
- Density estimates are based on population and employment in the area. Markham business park employment densities are 80+/ha, the highest in the Region. Markham’s compact development pattern, housing and employment mix lead density within the Region. The Town is comfortable with the targets and they are obtainable. Some questions regarding Urban Growth Centre Density targets are:
  - Why do gross density calculation provisions relating to natural features not apply?
  - What impact will the Provincial Minister’s involvement in delineating Markham Centre have in regard to the Centre boundary?
- The Region is preparing revised population and employment forecasts to conform to the Growth Plan. These will address the intensification and density targets and will be released in 2007. Forecasts will be used to underpin Region’s servicing and transportation masterplans, and are expected to incorporate increased growth in Markham beyond that identified in the current Regional Official Plan.
- The Town will need to complete fiscal impact studies, transportation and servicing studies of their own to determine the cost to conform to the intensification numbers. There is a need to know financial implications, and whether financial funding will be forthcoming from the Province.
- The Town is preparing to respond to the Province regarding interpretation and to the Region regarding allocation of forecasts and targets. Markham Council will be asked to approve a program to develop a Directed Growth Strategy for Markham.
- A copy of the presentation was provided to the Group.

#### **Discussion:**

- Discussion centred on the status of provincial funding for transit to support the intensification initiatives. The Province has promised new financial tools, direct funding, and Planning Act changes. Changes in development charges and additional tax money are also required.
- David Clark (YRTTC) indicated that \$255 million in transit funding was committed to York Region recently, representing a three way funding formula between the federal, provincial and regional governments. This is the first time senior levels of government have been engaged in the process, which is positive. York Region is committed to the subway, transit corridors, and LRTs. YRTTC hopes to have the Cornell transit terminal in place by 2008, and are now in the process of acquiring the land for the terminal. The Region anticipates having a completely segregated transit system in place by 2021.
- It was suggested that the Town’s proposed Directed Growth Strategy program be consistent with the watershed planning currently underway.

#### **5. Other Business:**

- None

#### **6. Next Meeting:**

- April 16, 2007 – 6 pm in the Canada Room
- Adjourned 7:20 pm.

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