

TABLE No. 1

Requested Changes to Draft Cornell Secondary Plan – April 2007

Source: TS (Town Staff), PUB (Public), CL (Cornell Landowners), YRDSB (York Region District Public School Board), YCDSB (York Catholic District School Board), TRCA (Toronto And Region Conservation Authority), MSH (Markham Stouffville Hospital), YRRTC (York Region Rapid Transit Corporation), YRT (York Region Transit),

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	Schedules 'A' and 'AA'	TS	Show Open Space designation on Schedule 'AA' – Detailed Land Use of the Secondary Plan rather than Schedule 'A' – Land Use of the Official Plan	Consistent with Town practice to include only major Open Space designation lands on Schedule 'A' – Land Use of the Official Plan
	Schedules 'A', 'H' of the Official Plan, 'AA', 'BB', and 'CC'	TS	Reconfigure Commercial and Community Amenity Area designations at north end to accommodate a mixed use retail centre oriented to minor collector road system.	Refocused Community Amenity Area – Cornell North Centre to minor collector road system and introduced mixed use requirement, minimum Floor Space Index requirements and Neighbourhood Park. Added Residential Neighbourhood Centre and revised north east residential neighbourhood boundaries accordingly
	Schedules 'A', 'AA', 'BB' and 'CC'	MSH	Retain Institutional designation on Markham Stouffville Hospital lands north of Church St and remove minimum Floor Space Index for hospital campus to the south of Church St	Agreed to reinstate Institutional designation north of Church St., deleted minimum Floor Space Index. but included text reference to maximum Floor Space Index of 0.75 reference for hospital campus lands south of Church St
	Schedule 'A', 'H', 'AA', 'BB' and 'CC'	CL	Retain Urban Residential designation on north side of Avenue Seven west of Donald Cousens Parkway	Agreed to certain lands remaining Urban Residential subject to minimum Floor Space Index requirements, the retention of a local road on the south side of the woodlot, appropriate greenland connections, and lands on the north west corner of Avenue Seven and Donald Cousens Parkway being designated for prestige business park purposes. Prestige Business Park area revised accordingly.
	Schedule 'AA'	YRDSB	Request for one additional public elementary school site in residential neighbourhood north of Avenue Seven and west of Donald Cousens Parkway	Agreed to identify public elementary school site symbol and relocate separate elementary school site to accommodate additional site. Open Space buffer added to east side of public elementary school site north of Avenue Seven in Cornell Centre
	Schedule 'AA'	TS	Additional place of worship site required in accordance with Town policy	Additional place of worship site symbol identified in residential neighbourhood north of Avenue Seven and west of Donald Cousens Parkway consistent with Town policy
	Schedules 'AA' 'CC'	TRCA	Clarify storm water management channel in Open Space designation north of Avenue Seven and west of Donald Cousens Parkway	Agreed to delineate stormwater management channel in Open Space designation north of Avenue Seven and west of Donald Cousens Parkway

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	Schedule 'AA' Schedule 'CC'	TS and CL	Add and relocate Neighbourhood Park symbols and open space in accordance with Cornell Master Parks Agreement	Agreed to add and adjust Neighbourhood Park symbols and open space designations to be consistent with Cornell Master Parks Agreement
	Schedule 'CC'	TS	Relocation of Emergency Services – Fire Services symbol	Emergency Services – Fire Services symbol relocated to south west corner of Bur Oak Avenue and minor collector road
	Schedules 'AA' 'CC'	TS	Remove 9 th Line or Avenue Seven Corridor – Mixed Use designation	Designation deleted from schedules and site specific policies applying to 9 th Line or Avenue Seven Corridor mixed use referenced in legend
	Schedules 'AA' 'CC'	CL	Avenue Seven Corridor – Mixed Residential designation extended to 9 th Line on north side, increase in minimum Floor Space Index and site specific policy area for mixed use development	Agreed to Avenue Seven Corridor – Mixed Residential designation with a minimum Floor Space Index of 2.0 and adjusted the depth of the 9 th Line site specific policy area for mixed use
	Schedules 'AA' 'CC' 'DD'	YRRTC	Identify symbol for Regional Transit Terminal on relevant Secondary Plan Schedules	Agreed to identify 'RTT' – Regional Transit Terminal Symbol on Schedules 'AA' – Detailed Land Use, 'CC' Development Blocks and 'DD' - Transportation
	Schedule 'DD'	TS	Adjust and add bicycle facilities as per recommendations of Town's Pathway and Trails Master Plan	Bicycle facilities amended on Schedule 'DD' – Transportation to be consistent with Town's Pathway and Trails Master Plan
	Schedule 'BB', OP Appendix Map 1	TRCA PUB	Provide for linkages with Rouge Park especially at trail head locations identified in Little Rouge Corridor Management Plan	Agreed to amend relevant schedules to show greenspace corridor, road side green links, and activity linkages to Rouge Park consistent with trail heads identified in Little Rouge Corridor Management Plan
	Schedule 'CC'	TS	Correct minimum Floor Space Index and for Community Amenity Area – Cornell Centre designation	Minimum Floor Space Index adjusted to 0.45 for retail lands and 1.0 for mixed use lands in mixed-use retail centre.
	New Appendix 3	CL/TS	Further clarification of Development Block boundaries	Added Appendix 3 – Cornell Centre and Cornell North Centre Development Blocks to further delineate boundaries of Development Blocks
	All Schedules	TS	Further adjustments to correct oversights and omissions (eg. boundaries, text)	Minor adjustments made to all schedules.
14	Regional Policy	TS	Insert reference to Regional Transit Oriented Development Guidelines	Amended to include new regional policy
17	Basis	TS	Insert reference to Community Amenity Areas in form of Mixed-Use Retail Centres	Amended to include reference to updating Secondary Plan policies to provide for Mixed-Use Retail Centres
19	Deferral Area	TS	Clarification of area of additional prestige business park lands included in deferral area	Reworded to clarify breakdown of 110 net hectares of prestige business park lands in eastern Markham of which 45 net hectares are located on the expansion lands within the deferral area
33	2.0	TS	Include latest area measurement of prestige business park lands, dwelling unit and population estimates	Dwelling unit and population estimates revised to reflect: higher average residential densities developed in the Cornell to date;

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				- provision of a broader range of housing, some at higher densities, and additional employment potential within the Avenue Seven corridor, in response to Centres and Corridors Strategy of the Region of York; and - the opportunity to respond to the Provincial Growth Plan for the Greater Golden Horseshoe in a manner and location consistent with its policies
38	4.5	TS/PUB	Include reference to New Urbanist principles	Certain principles of New Urbanism developed by the Congress of New Urbanism are now quoted.
40	4.5 d)	TS	Include reference to lands designated Community Amenity Area - Cornell North Centre	Amended to include reference to community retail focus north of 16 th Avenue in form of a multi-storey, mixed use, retail centre with residential above a retail base
43	5.4	TRCA	Add reference to ecological corridor along stormwater management channel west of Donald Cousens Parkway and north of Avenue Seven	Amended to include reference to north south stormwater management channel functioning as an ecological corridor
44	6.1 d)	TS	Incorporate additional definitions in General Policies Section	Definition of Gross Site Area, Development Block, Comprehensive Block Plan, Floor Space Index added to General Policies
45-46	6.1 e) to l)	TS	Density and Height provisions for Cornell Centre and Cornell North Centre in General Policies Section	Common reference to Density, Density transfer among Development Blocks, Increases in Height, Helipoint restrictions and Section 37 bonus provisions are now included in General Policies Section
48	6.1.2	TS PUB	Revision to number of dwelling units, target housing mix and density provisions for Residential Neighbourhoods and Bur Oak Corridor; and Cornell Centre and Cornell North Centre	Total number of dwelling units revised to 16,000, Density category target revised to differentiate between Residential Neighbourhoods and Bur Oak Corridor; and Cornell Centre and Cornell North Centre, Gross Site Area requirements introduced for Residential Neighbourhoods and Floor Space Index requirements for Cornell Centre and Cornell North Centre
49	6.1.2 f)	TS	Clarification of Comprehensive Block Plan requirement	Comprehensive Block Plan requirement prior to Development Approval on lands in Cornell Centre and Cornell North Centre
50	6.2.1 b)	TS	Remove Avenue Seven Corridor and 9 th Line – Mixed Use designation category	Designation deleted from text and schedules and site specific policies introduced in Avenue Seven Corridor – Mixed Residential and Residential Neighbourhood – Cornell Centre for mixed use development
50	6.2.1 b)	TS	Deletion of Avenue Seven Corridor – Mixed Use designation category	To improve policy interpretation and implementation the mix use designation category has been deleted and site specific policies introduced in the Residential Neighbourhood – Cornell Centre and

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				Avenue Seven Corridor – Mixed Residential designation categories in its place
51	6.2.2	TS PUB	Introduce description of the intent of residential neighbourhoods	Introduction provided
52-53	6.2.2.2 and 6.2.3	TS	Clarification of composition of Residential Neighbourhood Centre and Neighbourhood Commercial Centre	Where a Neighbourhood Commercial Centre is identified on Schedule AA it shall form part of a Residential Neighbourhood Centre
54	6.2.4	TS PUB	Introduce description of intent of Residential Neighbourhoods in Cornell Centre	Introduction provided
54	6.2.4.1 d)	TS PUB	Height restrictions in response to existing or planned low rise development	Maximum building height of 3 storeys within 40 metres of 9 th Line right of way and abutting low density residential neighbourhoods at the perimeter of Cornell Centre
55	6.2.4.2 a)	TS CL	Introduce site specific policies for Avenue Seven and 9 th Line	In addition to the provisions of the Residential Neighbourhood – Cornell Centre, for the lands shown in hatching site specific policies may apply to the use, height, building type, etc.
56	6.2.4.2 b)	TS	Alternate land provisions in the event that all or part of a school site is not required in Cornell Centre	Provision for base designation and density to apply if school board does not require identified school site in Cornell Centre
56	6.2.5	TS PUB	Introduce description of the intent of the Avenue Seven Corridor – Mixed Residential designation in Cornell Centre	Introduction provided
58-59	6.2.5.2	TS CL	Introduce site specific policies for Avenue Seven and 9 th Line and Avenue Seven and Bur Oak	In addition to the provisions of the Avenue Seven Corridor – Mixed Residential, for the lands shown in hatching site specific policies may apply to the use, height, building type, etc. except for lands designated Avenue Seven Corridor – Mixed Residential within 40 metres of the Avenue Seven right-of way where the maximum building height is 5 storeys.
59	Figure 6.2.5	TS	Minimum Height on Avenue Seven Corridor	In order to achieve the minimum Floor Space Index on Avenue Seven Corridor of 2.5 in appropriate built form, the minimum height of buildings fronting on Avenue Seven was increased to 8 storeys
60	6.3.1 b)	TS	Deletion of Community Amenity Area – Retail Centre designation	This designation category was deleted and replaced with an alternate designation category of Community Amenity Area – Cornell North Centre
64	6.3.1 b), 6.3.2 & 6.3.4	TS PUB	Introduce description of the intent of the Bur Oak Avenue development corridor and provide separate designations for Bur Oak Avenue within and outside of Cornell Centre	Introduction provided and new designation category Community Amenity Area – Bur Oak Corridor Cornell Centre added.
61	6.3.2.1 d)	TS	Provision for site specific restaurants in Community Amenity Area – Bur Oak Corridor	Restaurants may only be permitted by a site specific zoning by-law amendment for lands designated Community Amenity Area – Bur

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			designation category outside of Cornell Centre	Oak Corridor
61	6.3.2.1 e)	TS	Minimum Floor Space Index requirements for lands in Community Amenity Area – Bur Oak Corridor designation	For medium and high density development in this designation category, the minimum Floor Space Index shall be 1.0 except where noted in site specific policies
61	6.3.2.2 a)	TS	Allowance for a smaller place of worship site at Bur Oak Avenue and Whites Hill Avenue and either community amenity or residential uses	Provision for a place of worship on large site or alternatively a smaller place of worship with either a mixed-use building oriented to Bur Oak Avenue or a free standing retail building
62	Figure 6.3.3.1 e)	TS	Minimum height requirement for Bur Oak Corridor in Cornell Centre	Minimum four storey height requirement introduced for lands designated Community Amenity Area – Bur Oak Corridor Cornell Centre
63 & 66	6.3.4 and 6.3.5	TS PUB	Introduce description of intent of Community Amenity Area – Cornell Centre and Community Amenity Area – Cornell North Centre designations	Introduction provided
64 & 66	6.3.4.1 & 6.3.4.2 6.3.5.1 & 6.3.5.2	TS	Identify permitted uses and use restrictions for mixed use retail centres in Cornell Centre and Cornell North Centre	Clarification of retail only on lands in the designation shown with a double asterisk as well as gross ground floor area restrictions for certain retail uses in both Cornell Centre and Cornell North Centre
66	6.3.4 and Figure 6.3.4	TS	Correct minimum Floor Space Index and minimum and maximum height for lands designated Community Amenity Area – Cornell Centre and clarification of intent to have residential development introduced into mixed use development over time	The minimum Floor Space Index for mixed use and retail buildings on the lands designated Community Amenity Area – Cornell Centre shall be 1.0 and it is anticipated that a minimum of 200 residential units will be provided at ultimate build-out. The minimum height is the equivalent of 2 storeys for non residential buildings and 4 storeys for mixed use buildings in the mixed-use retail centre
68	6.3.5.2 b)	TS	No requirement for minimum Floor Space Index for place of worship in Cornell North Centre	Notwithstanding Figure 6.3.5 there shall be no requirement for a minimum Floor Space Index for a place of worship, located on the S/E corner of the minor collector road and Donald Cousens Parkway in Cornell North Centre
68	6.3.5.2 b)	TS	Allowance for a smaller place of worship site at the south east corner of Donald Cousens Parkway and the minor collector road and either community amenity or residential uses	Provision for a place of worship on large site or alternatively a smaller place of worship and a mixed-use building primarily residential in use, with ground floor retail or service uses, compatible with the primary residential use
66	Figure 6.3.4 and Figure 6.3.5	TS CL	Changes to minimum Floor Space Index and minimum height requirements for the Community Amenity Area – Cornell Centre and Community Amenity Area – Cornell North Centre designations	Introduced minimum Floor Space index of 1.0 for residential uses in mixed use development blocks in both designations and a minimum FSI of 0.45 for the retail and service uses only development blocks within the Community Amenity Area – Cornell Centre designation and a minimum FSI of 0.3 for the retail and service uses only development blocks within the Community Amenity Area – Cornell North Centre. Minimum height changed

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69	6.3.6	TS	Minimum Floor Space Index requirement deleted for Community Amenity Area – Automotive Service Centre designation	to four storeys for mixed use development in both designations. Minimum Floor Space requirement of 0.2 deleted from Schedule CC – Development Blocks
71-72	6.4.2.1 g) and 6.4.3.1 c)	TS	Add symbolic reference to regional transit terminal on Secondary Plan schedules	Provision in text to reference RTT symbol for regional transit terminal on Schedules 'AA', 'CC' and 'DD'
72	6.4.3.2 a)	TS CL	Assignment of alternate land use designation for certain Business Park Area lands	Provision for the assignment of an alternate designation will only be considered within the context, of an application for zoning to permit residential development and the approval of a Comprehensive Block Plan
72	6.4.3.1 f)	TS TRCA	Provide for interface conditions between prestige business park lands the Rouge Park North	Provision that the development of Business Park area lands adjacent to the Rouge Park North shall have regard for the Urban Interface and Infrastructure Guidelines contained in the Rouge Park North Management Plan (2001)
75	6.5.6	TS CL	Public open space acquisition in accordance with Cornell Master Parks Agreement	Provision that public open space shall be provided in accordance with the Cornell Master Parks Agreement between the Town and the Cornell Landowners Group, the provisions of the Planning Act and the policies and standards of the Official Plan and the Secondary Plan
75	6.5.6 b)	TS CL	Clarification of the components of the Cornell Master Parks Agreement	Provision for the Cornell Master Parks Agreement to contain a minimum parkland dedication requirement, a provision for certain infrastructure in lieu of certain land, and a requirement for cash-in-lieu of parkland requirements if increased residential development potential with the Avenue Seven Corridor is realized as per the agreement
75	6.5.6 c)	TS CL	Provision for cash-in-lieu credits related to the provision of prioritized additional parks and open space infrastructure	Where cash-in-lieu of parkland is provided for in the Cornell Master Parks Agreement, the Cornell Landowners Group will provide for additional parks and open space infrastructure as prioritized in the Community Design Plan, which will be claimed as credits against the cash-in-lieu of parkland requirements if increased residential development potential within the Avenue Seven Corridor is realized as per the agreement
77	6.7.2 b) i)	MSH TS	Minimum Floor Space Index requirement intended to be maximum Floor Space requirement for lands designated Institutional south of Church Street	The maximum Floor Space Index of all development on the Community Facilities and Health Care Campus south of Church Street shall be 0.75
78	6.7.2 b) ii)	MSH TS	Opportunity to transfer density from required road widenings and greenway dedication	Provision for the transfer of density from lands required for the future widening of Church Street and the 9 th Line, and the dedication of the 9 th Line Greenway, shall only be permitted as part of a Comprehensive Block Plan approval for the campus land south

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78	6.7.2 b iii) iv)	TS PUB	Height restrictions in response to existing or planned low rise development	of Church Street provided the maximum Floor Space Index for the complete Development Block can be achieved
78	6.7.2 b vi)	MSH	Delete reference to the provision of a north-south pedestrian route as a continuation of Country Glen Road south through the campus	Maximum building height of 3 storeys within 40 metres of streetline of 9 th Line and abutting low density residential neighbourhoods at the perimeter of Cornell Centre
79	6.7.3 a)	TS	Relocate the Fire Hall Site	Provision made for a pedestrian route through the campus linking the pedestrian routes in the north Cornell community with the pedestrian routes in the south Cornell community
79	6.7.4 a)	YRDSB	Request for one additional public elementary school in the residential neighbourhood west of Donald Cousens Parkway and north of Avenue Seven	The Emergency Services – Fire Services symbol has been relocated to the south west corner of Bur Oak Avenue and the minor collector road as shown on Schedules ‘AA’ and ‘CC’
79	6.7.4 e)	CL TS	Explore promotion of smaller school sites in the Cornell Centre	Agreed to identify public elementary school site symbol and relocate separate elementary school site to accommodate additional site. Open Space buffer added to east side of public elementary school site north of Avenue Seven in Cornell Centre
80	6.7.5 a) & b)	TS	Additional place of worship site required in accordance with Town policy	Agreed to provide wording re: promotion of smaller school sites in Cornell Centre, potential joint use of parkland and to maximize the area available for on site recreational and athletic use and minimize surface parking areas through to the construction of multi storey school buildings that reduce building footprints within the District
82	6.7.5 j)	TS	Allowance for a smaller place of worship site at Bur Oak Avenue and Whites Hill Avenue and either community amenity or residential uses	Additional place of worship site symbol identified in residential neighbourhood north of Avenue Seven and west of Donald Cousens Parkway consistent with Town policy. The Town will investigate alternatives to facilitating an additional place of worship in to a mixed use/shared site development within Cornell Centre
82	6.7.5 k)	TS	Allowance for a smaller place of worship site at the south east corner of Donald Cousens Parkway and the minor collector road and either community amenity or residential uses	Provision for a place of worship on large site or alternatively a smaller place of worship with either a mixed use building with primarily residential or office uses above ground floor retail and service uses or a freestanding retail building residential uses
82	7.0 and 7.1 and 7.4	TS/PUB	Renumber the Urban Design and Sustainable Development policies to follow the Land Use Designation policies, include reference to New Urbanist principles, and incorporate open space guidelines into Open Space System policies	Provision for a place of worship on large site or alternatively a smaller place of worship with mixed use building, primarily residential, with ground floor retail and service uses, compatible to the primary residential use
85	7.2 d)	TS	Outline intent of Community Design Plan	Section 7.0 is now Urban Design and Sustainable Development policies. Certain principles of New Urbanism developed by the Congress of New Urbanism are now quoted. Open Space Guideline requirements have been relocated from Open Space Land Use Designation to Section 7.4 Open Space System
			For Cornell Centre and Mixed Use Retail Centres, the Community	

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			particularly as it relates to Cornell Centre and Mixed-Use Retail Centres	Design Plan will further characterize land use, urban design and community identity and articulate the development guidelines for built form and landscape (eg. siting, massing and scale of development), and parking and servicing outlined in the Secondary Plan
85	7.2 e)	TS	Clarify how Comprehensive Block Plan may be accepted in the absence of a Community Design Plan for Development Blocks in Cornell Centre and Cornell North Centre	A Comprehensive Block Plan may replace a Community Design Plan as it relates to Development Blocks in Cornell Centre and Cornell North Centre provided it addresses the requirements of the Community Design Plan, and eventually becomes part of the Community Design Plan
91-92	7.5.2 e) f) g) and h)	TS	Clarification of Built Form requirements to be further articulated by the Community Design Plan and for Cornell Centre and Cornell North Centre by a Comprehensive Block Plan as well	Specific outline of built form requirements for Neighbourhood Commercial Centres, Public and Community Buildings, Cornell Centre and Cornell North Centre incorporating and building new urbanist development principles
96	8.2.1 a)	YRT	Elaborate on transit facilities to be included in transportation network	Examples provided of transit facilities (ie. terminal, bus bays, passenger standing areas, shelter pads, queue jump lanes and VIVA stations)
96	8.2.1 c)	YRT	Add reference to where transit services will operate	Transit services will operate along arterial and collector roads
101	8.2.5 d)	TRCA	Clarification of role of Reesor Road particularly as it relates to the Little Rouge Creek Corridor Management Plan and the countryside character of the Rouge Park	The long-term intent for Reesor Road is to protect the function as a collector road, while protecting and upgrading the road design to enhance the country heritage and rural character of the agricultural and park setting in eastern Markham. Where road improvements are considered, consideration shall be given to enhanced landscape treatment, integrated on or off road bicycle lanes and parkway road design. Where employment uses about Reesor Road, site planning considerations shall address view corridors into the Rouge Park and landscape and building design shall support the countryside character.
102	8.2.8.1 d)	YRT	Add new provision respecting transit stops at intersections	Provision that transit stops will be placed at most intersections, passenger generators and transfer points. The bus stop spacing shall not be less than 250 metres. VIVA rapid transit stops shall be an average of at least 1 kilometre apart and shall be located at the far side of the intersection
103	8.2.8.3 c)	YRT YRRTC	Request for regional transit terminal symbol on Secondary Plan schedules	Agreed to locate regional transit terminal symbol 'RTT' on Schedules 'AA', 'BB' and 'CC'
104	8.2.8.3 e)	YRRTC	Request for reference to dedication of lands for regional transit terminal	Agreed to add provision that the Region of York may require the dedication of lands for the regional transit terminal as a condition

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104	8.2.8.3 f)	YRRTC	Request for Section 37 provisions as they relate to the provision of transit services and facilities	of Section 51 of the Planning Act plan of subdivision approval. Agreed to add provision that in accordance with Section 37 provisions of the Secondary Plan, the Town or Region may require the provision of transit facilities and services in support of increasing the level of transit service and transit modal split
111	9.6.3	TRCA	Special provision for development of business park lands adjacent to the Rouge Park North	The development of the Business Park Area lands adjacent to the Rouge Park North on Schedule 'AA' – Detailed Land Use, shall have regard for the Urban Interface and Infrastructure Guidelines contained within the Rouge North Management Plan (2001).
114	11.4	TS CL	Correct reference to Parkland Dedication as per Cornell Master Parks Agreement	Public parkland shall be provided in accordance with the Cornell Master Parks Agreement , dated ____, between the Town and the Cornell Landowners, the provisions of the Planning Act, RSO 1990, and the policies and standards of Official Plan (Revised 1987) and this Secondary Plan.
114	11.5.2	TS YRRTC	Provision to apply Section 37 of the Planning Act	Policy for bonus provision in the Zoning By-law to Allow increases in height an density of development in Cornell Centre and Cornell North Centre beyond those permitted in the zoning by-law in return for the provision of community benefits in the form of facilities, services or matters of public benefit that are set out in the zoning by-law.