

Cornell Secondary Plan Review

Revised Draft



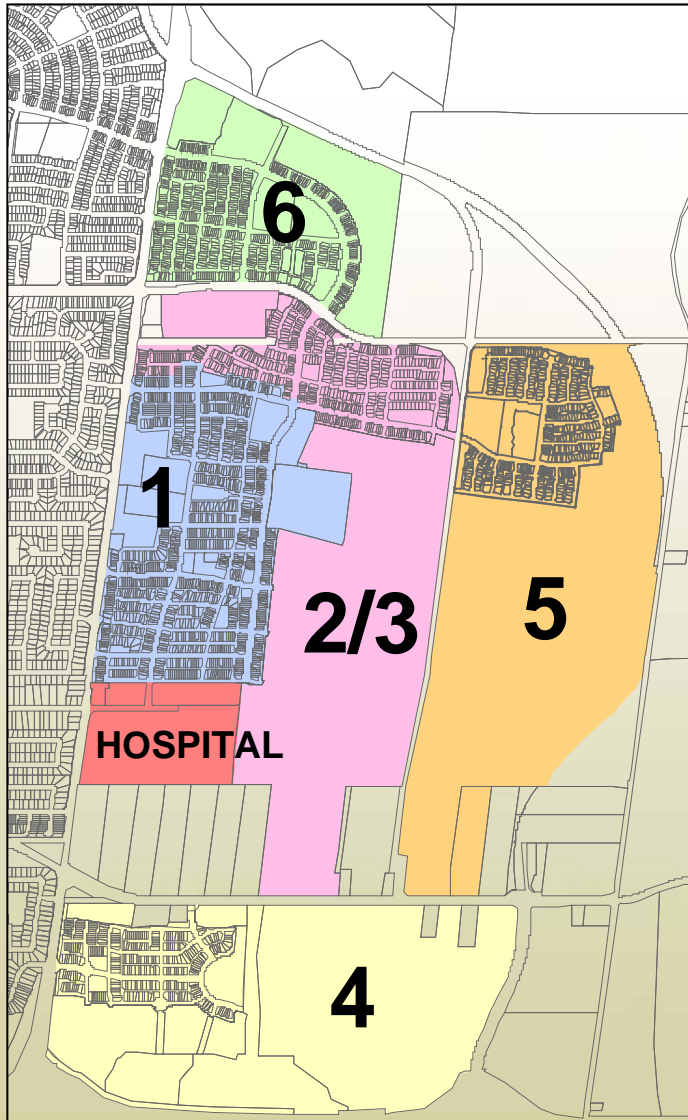
Development Services Committee
Part A
April 10, 2007

Development to Date



- 1993 Original Master Plan by Andres Duany
- Secondary Plan adopted by Council in 1994
- 1996 Law Developments option to purchase Cornell lands from ORC
- 1997-2000 development of Phase 1
- 2000 Law Developments and partners purchased remaining lands

Development to Date (cont'd)



2001 to Present

- Town approval of draft plan of subdivisions in areas 2/3, 4, 5 and 6
- Introduction of various issues affecting relevance of current Secondary Plan

Secondary Plan Update Required

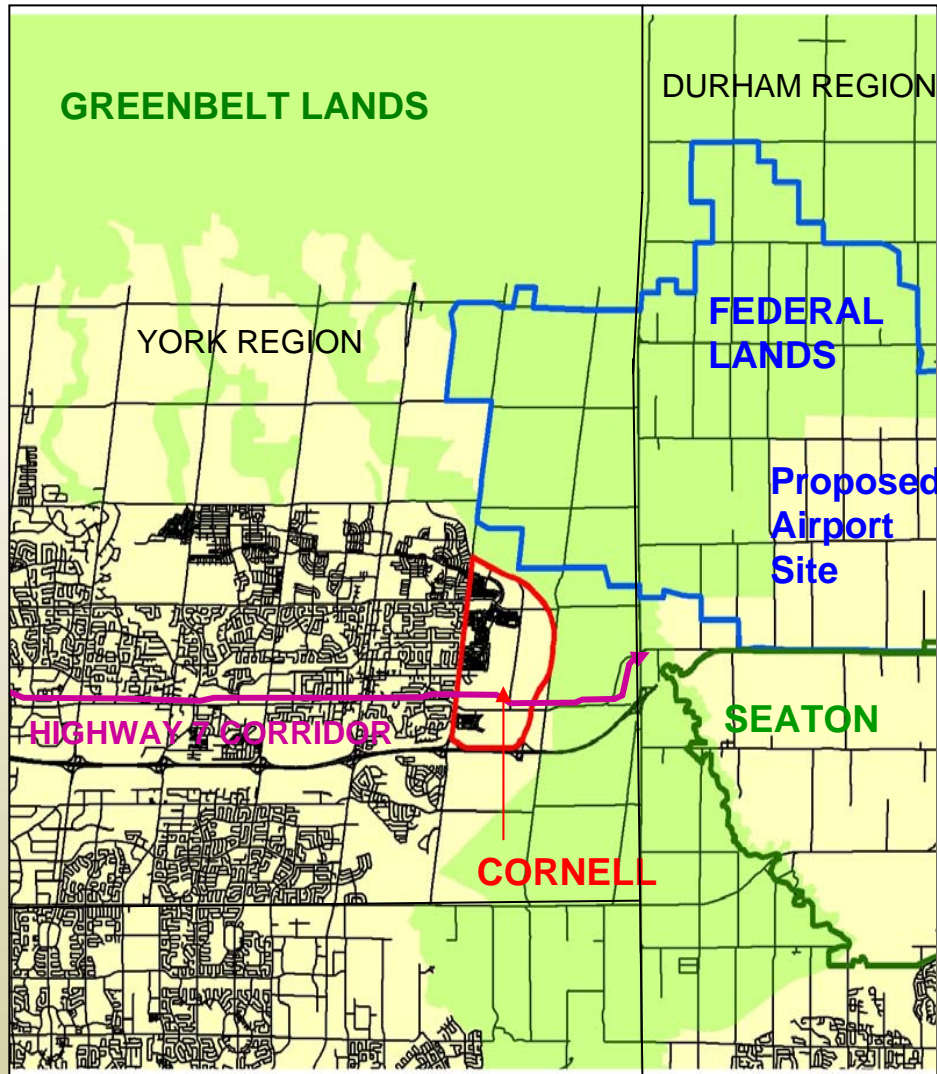
- To bring the Secondary Plan into conformity with current Provincial and Regional policy directions
- To finalize the location and total amount of parkland and open space
- To integrate other current initiatives:
 - Master Plan for the Markham Stouffville Hospital
 - East Markham Community Centre
 - York Transit Plan/VIVA
 - Recommendations of the Eastern Markham Strategic Review
- To respond to developer requests to allow grade-related housing not served by rear lanes

Provincial Growth Plan for the Greater Golden Horseshoe requires Compact Development and Intensification



- Efficient use of land
- Balance of employment and residential uses
- Intensification within current urban boundaries
- Target of 40% of new residential growth directed to existing urban areas
- Intensification Corridors to be key focus of transit and infrastructure investment

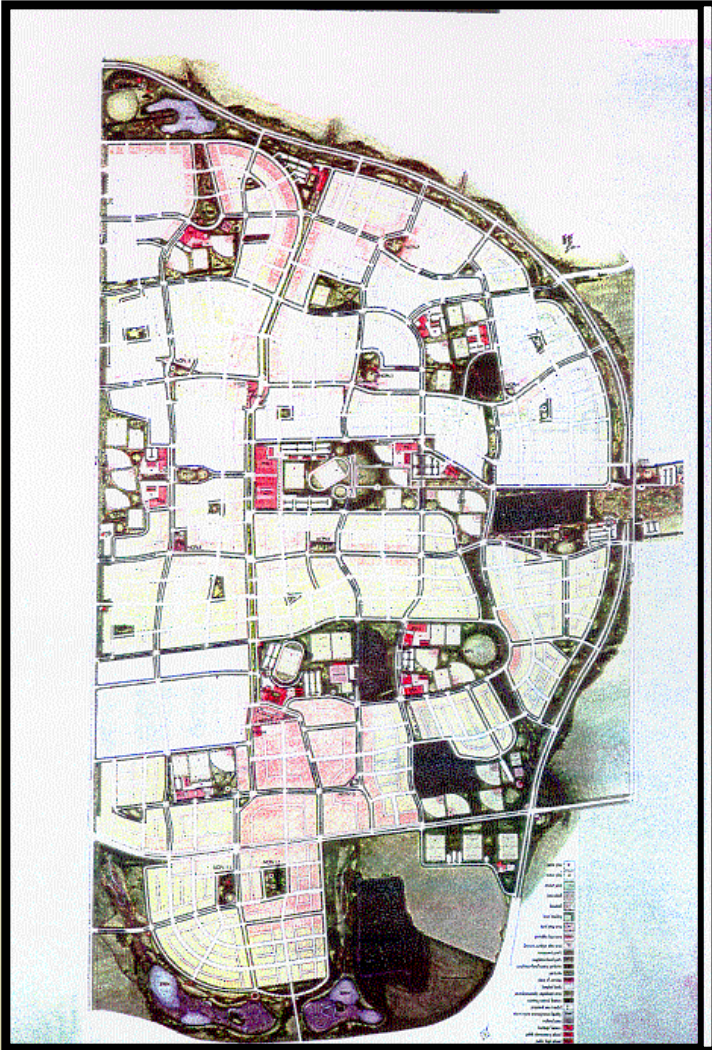
Region of York Policy Directions



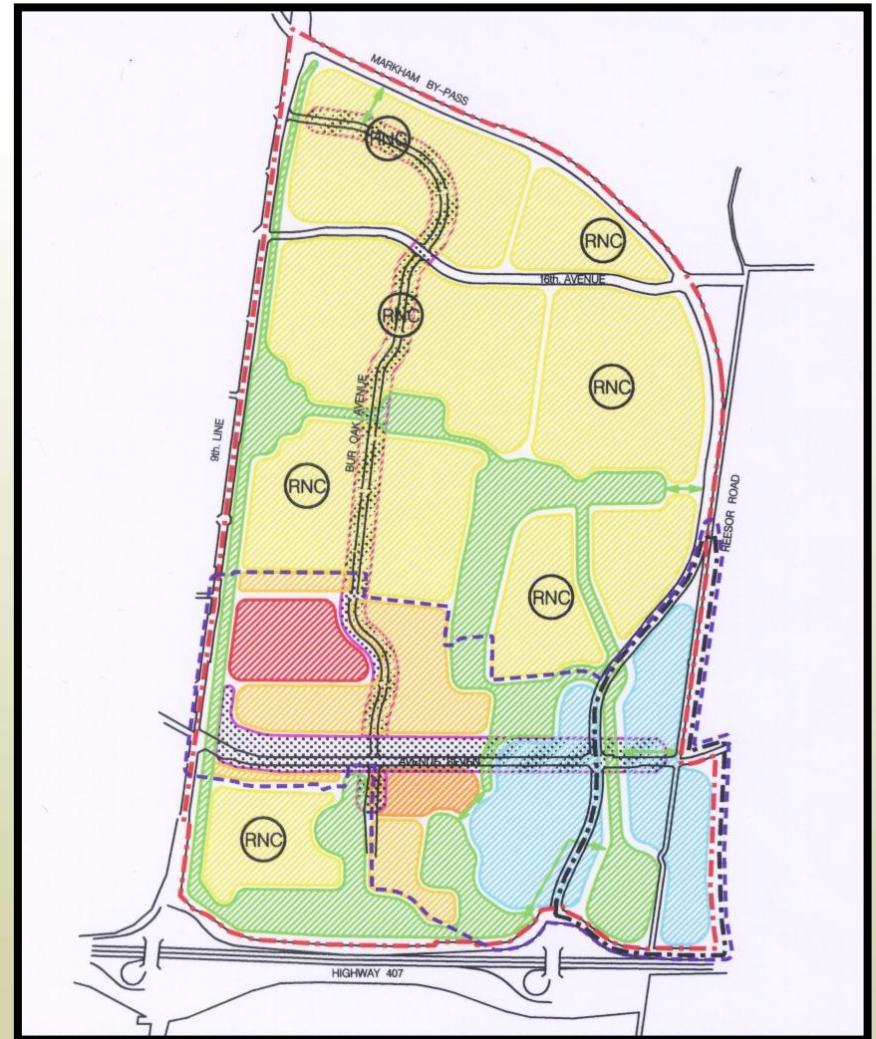
- Amendment No. 43 to Regional Official Plan begins to implement provincial policy direction
- “Centres” and “Corridors”
- Density target for Centres and Corridors – 2.5 X coverage
- 30% of new residents to be accommodated in built up areas
- Local municipalities to determine “Key Development Areas” where infill and intensification will occur along Regional Corridors
- Local (i.e. Markham) planning policies required to be consistent with Regional Official Plan

Updated Parks and Open Space Master Plan

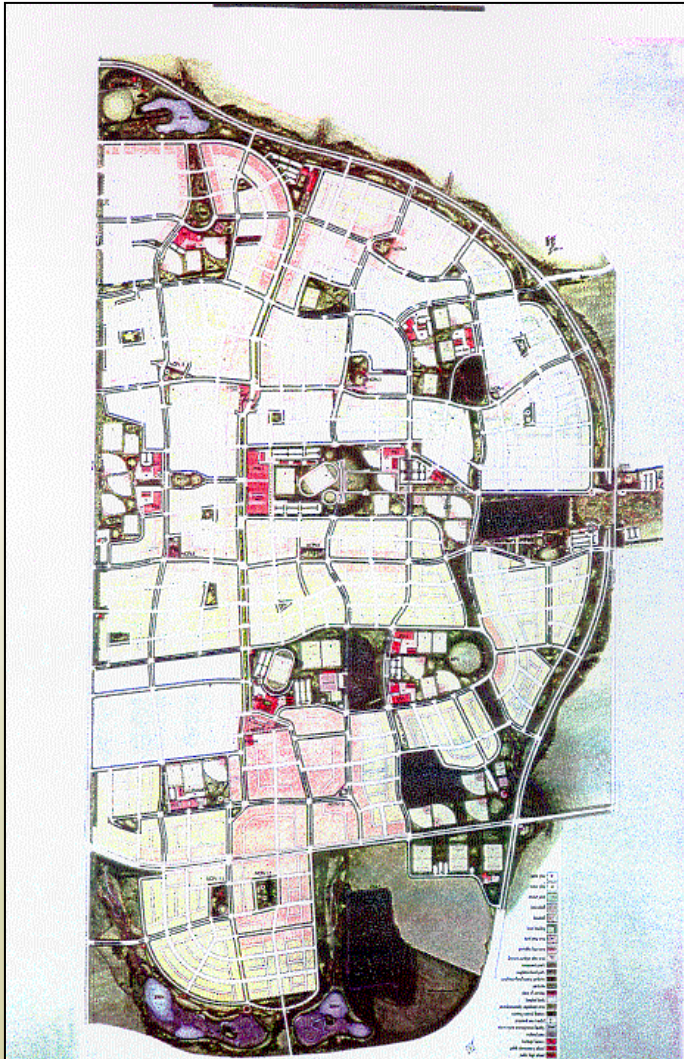
1995 Master Plan



Community Structure, 2006 (draft)



1995 Master Plan



ORC Development Agreement (1996)

- Implements 1995 Open Space Master Plan
- 6 acres/1000 persons of parkland
- 5 acres/1000 dedication
- 1 acres/1000 purchase by Town
- preservation of 5 woodlots (no conveyance)
- Extension of Woodlot south of Hwy. 7 (no conveyance)
- 9th Line Greenway
- By-Pass Greenway

School Site Agreement, 1997

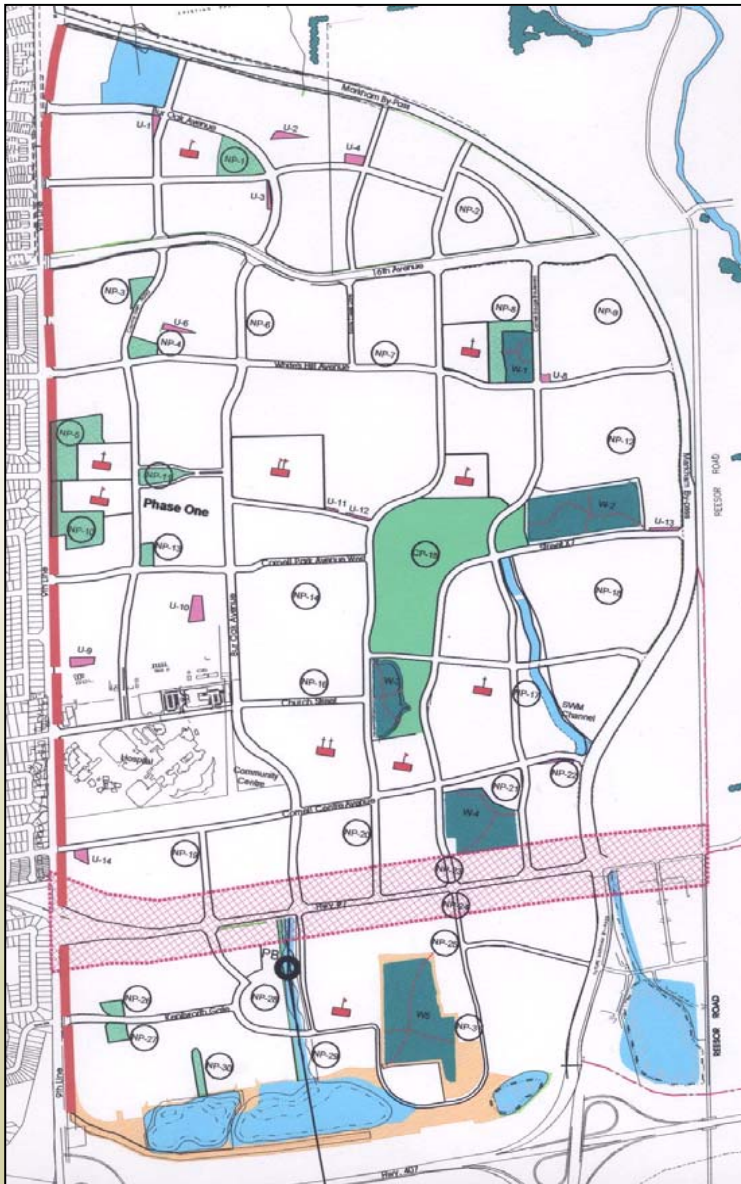
(Law Development Group)

- Dedication of 2 school sites (20 acres)
- Facilitated conveyance of other school sites to Town for parks
- Acknowledged need for revision of Open Space Master Plan
- Parkland Dedication at 5 acres/1000 persons
- 135 acre approximate total parkland dedication (less 20 acres school site lands)
- Dedications beyond Parkland Dedication:
- 6 acres Urban Open Space
- 9th Line Greenway
- Woodlots and stormwater management facilities

Draft Open Space Master Plan 2002



Draft Open Space Master Plan, 2006 (to be finalized)



Draft Cornell Master Parks Agreement (Council endorsed May, 2006)

- 137.5 acres to be dedicated, consisting of:
 - 20.0 acres school site lands
 - 106.58 acres of open parkland
 - 9.23 acres trail lands in woodlots
 - 1.69 acres (\$650,000.00 value equivalent 2004) infrastructure in lieu
- Woodlot trail construction
- Trail entry features
- Pedestrian Bridge linking neighbourhood residential lands to Commercial Centre

Draft Cornell Master Parks Agreement (cont'd)

- Cash-in-lieu of parkland for high density lands along Hwy 7 in Cornell Centre in accordance with Town By-law
- Removal of existing Markham By-pass roadbed in Community Park
- 6 acres Urban Open Space
- 41.97 acres remaining woodlot and buffer lands
- Woodlot expansion area and stormwater management lands (29.66 ac)
- 9th Line Queen's Golden Jubilee Greenway (6.4 ac)
- Additional clause added re: facilities and structures

Residential Use Permissions



- Currently 100% lane-based
- Requests to consider non lane-based housing
- DSC Part A Presentation (Mattamy Homes) – November, 2006
- Staff Report – May, 2007

Public Consultation to Date

- **April, 2005** Part A presentation to DSC
- **June, 2005** Community Information Meeting hosted by Ward Councillor
- **Workshops:** January, 2006 – Built Form/Land Use
February, 2006 – Transportation
- **March, 2006** Presentation of draft Secondary Plan to DSC
- **April, 2006** Landowners Meeting
- **April, 2006** Presentations to Part A, DSC
 - *Neighbourhoods, Cornell Centre, Parks & Open Space*
 - *Transportation, Implementation Strategies*
- **April, 2006** Public Open House
- **June, 2006** Statutory Public Meeting

Cornell Advisory Group

May, 2006	Overview of draft Secondary Plan; Development Activity
June, 2006	Transportation Issues (9th Line, VIVA, etc)
July, 2006	MSH Master Plan/CC & Library School Sites Community Concerns
Aug, 2006	Cornell Tour
Sept, 2006	Parks & Open Space Wellness Facility Tour

Cornell Advisory Group (cont'd)

Oct, 2006	Development Activity Update
Nov, 2006	Interface with Rouge Park
Dec, 2006	Non Lane-Based Product
Feb, 2007	Secondary Plan Revisions School Site Joint Use
Mar, 2007	Provincial Growth Plan Lindvest Site Plan

Proposed Changes to March, 2006 Draft



- North mixed use retail centre
- Lands between old and new By-Pass, north side of Ave 7
- Institutional designation
- Bur Oak place of worship site
- Additional school site (elementary)
- Additional place of worship site

Proposed Land Use Changes (cont'd)

- Reorganization of certain designations (e.g., “9th Line or Avenue 7 Corridor – Mixed Use” designation and Bur Oak Corridor designations)
- Cornell Centre mixed use retail centre - minimum requirements
- Minor changes to the Open Space system
- Addition of transit terminal symbol (RTT)
- Relocation of fire station



North mixed use
retail centre

Institutional
Designation

Business Park
Lands – north of
Avenue 7

Cornell Centre

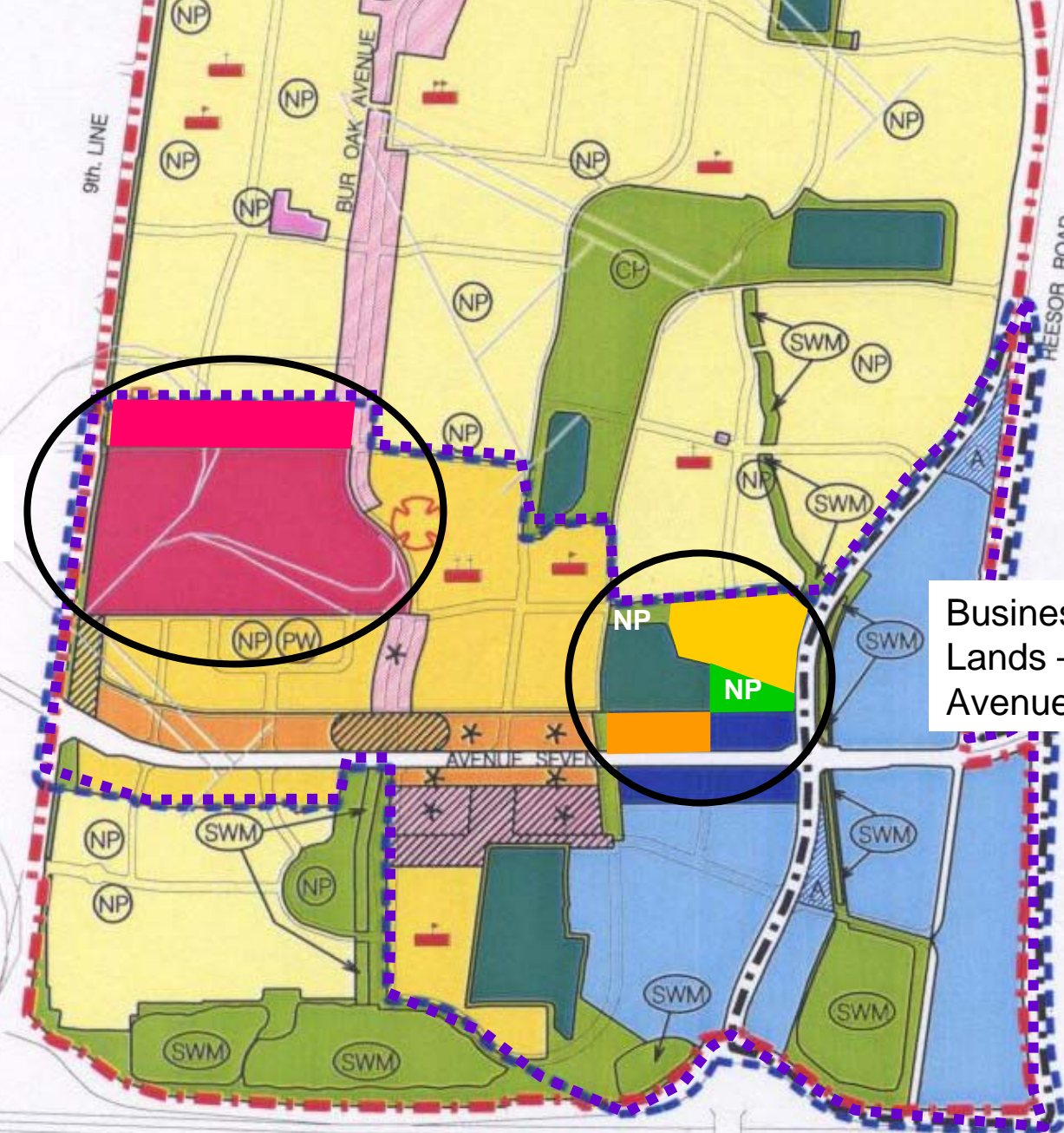
HIGHWAY 407

9th. LINE

BUR OAK AVENUE

HEESOR ROAD

AVENUE SEVEN



9th. LINE

BUR OAK AVENUE

HEESOR ROAD

'9th Line or Avenue Seven'

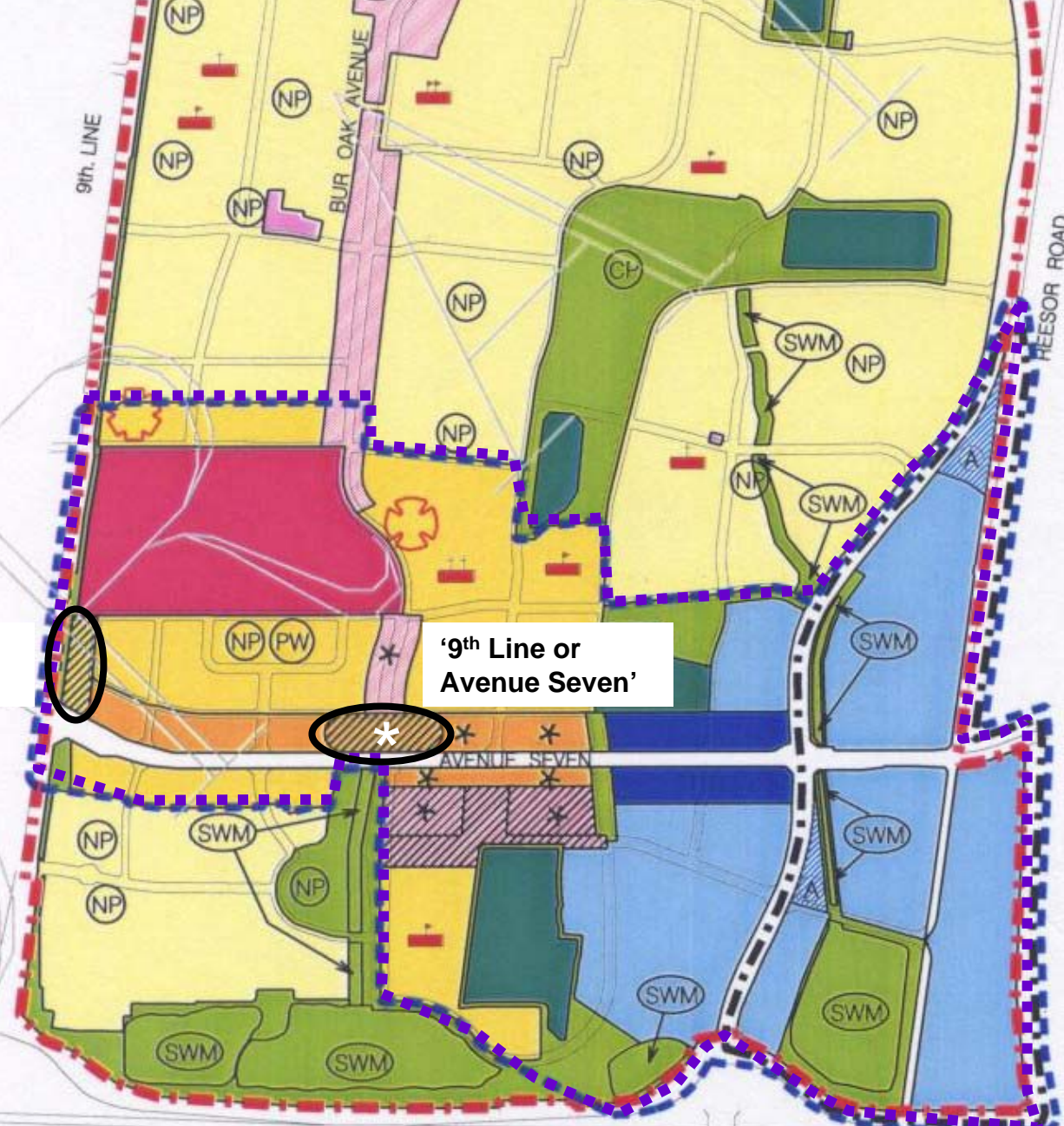
'9th Line or Avenue Seven'

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AVENUE SEVEN

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Cornell Centre

HIGHWAY 407

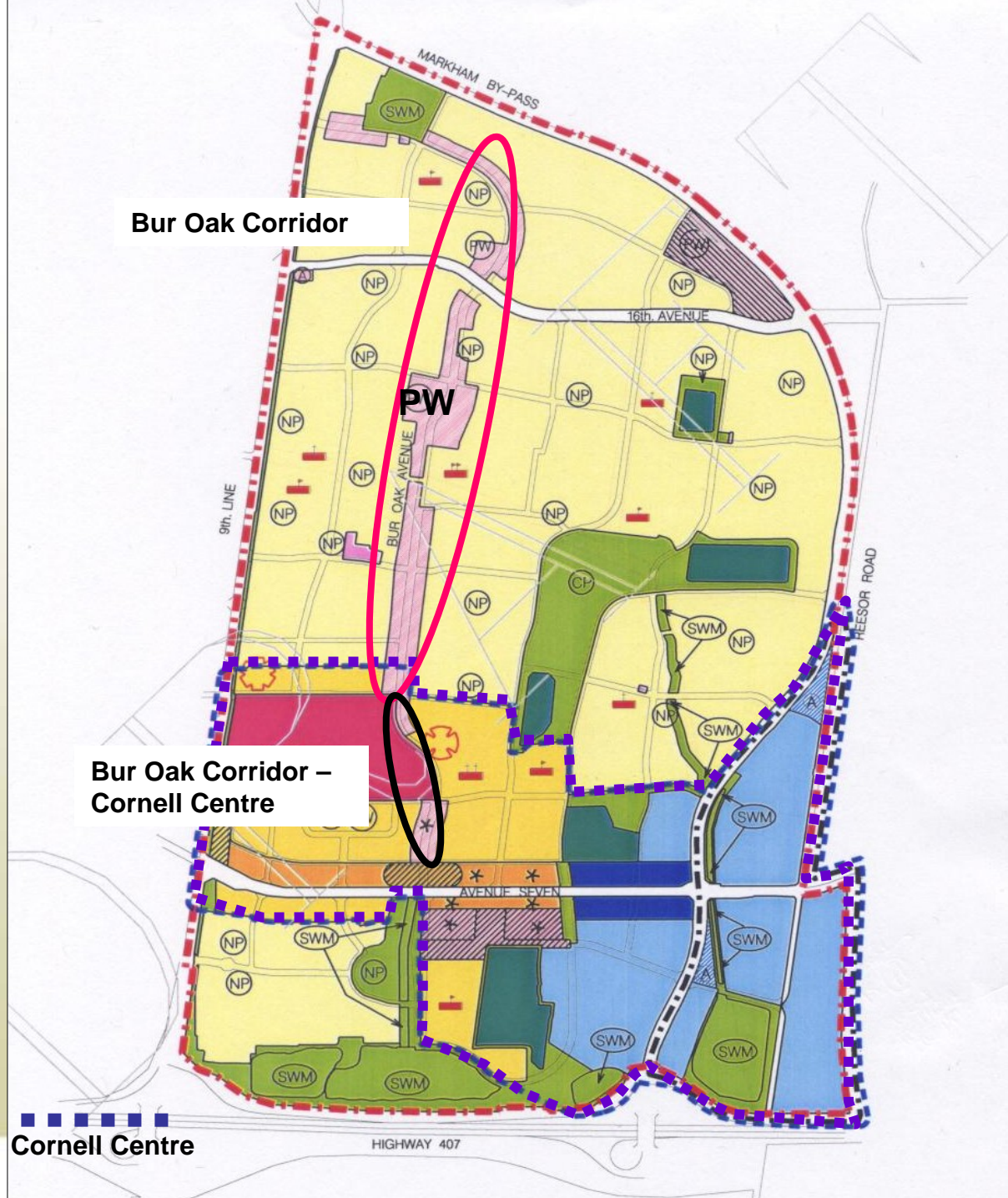


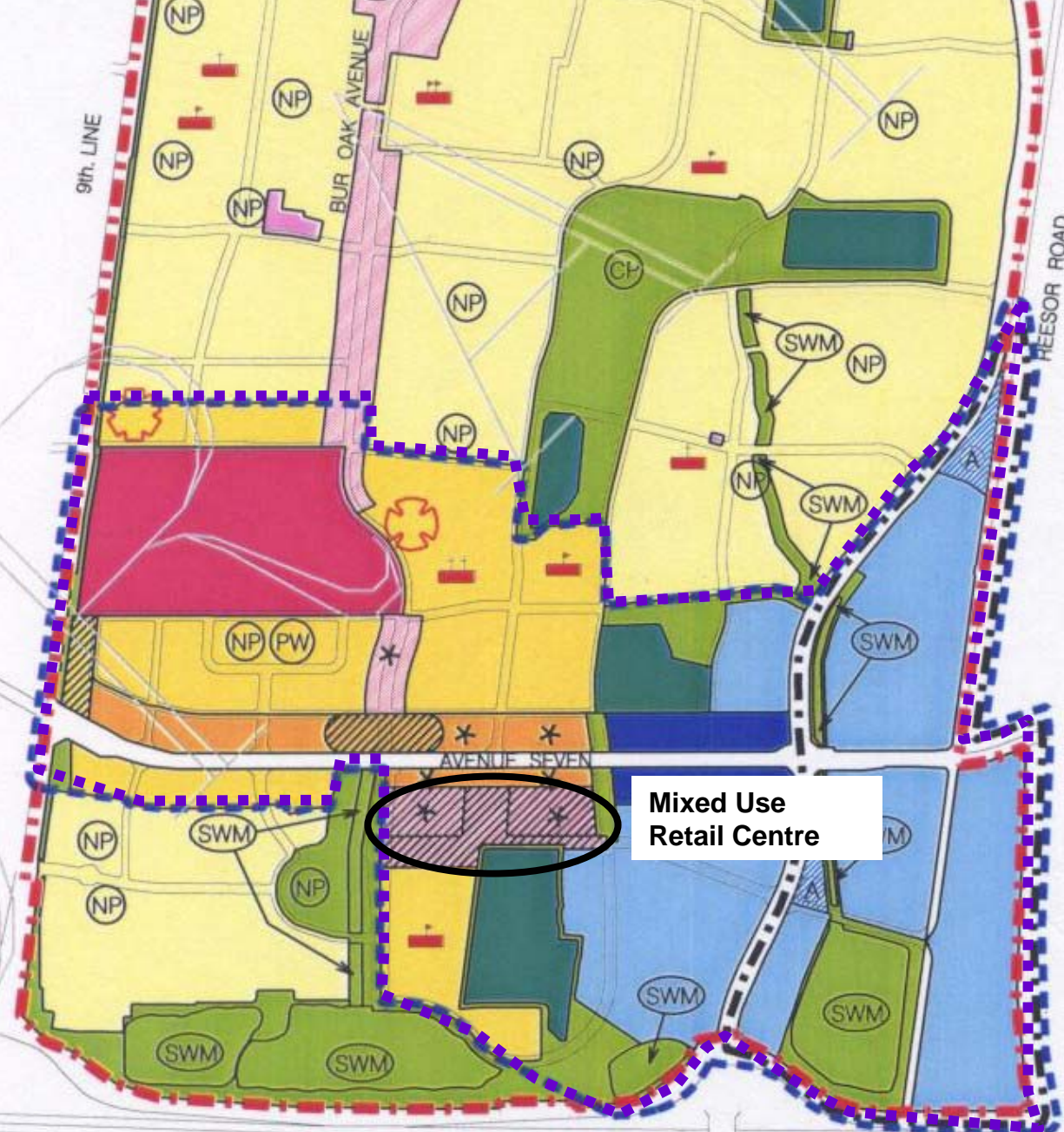
Bur Oak Corridor

PW

Bur Oak Corridor –
Cornell Centre

Cornell Centre



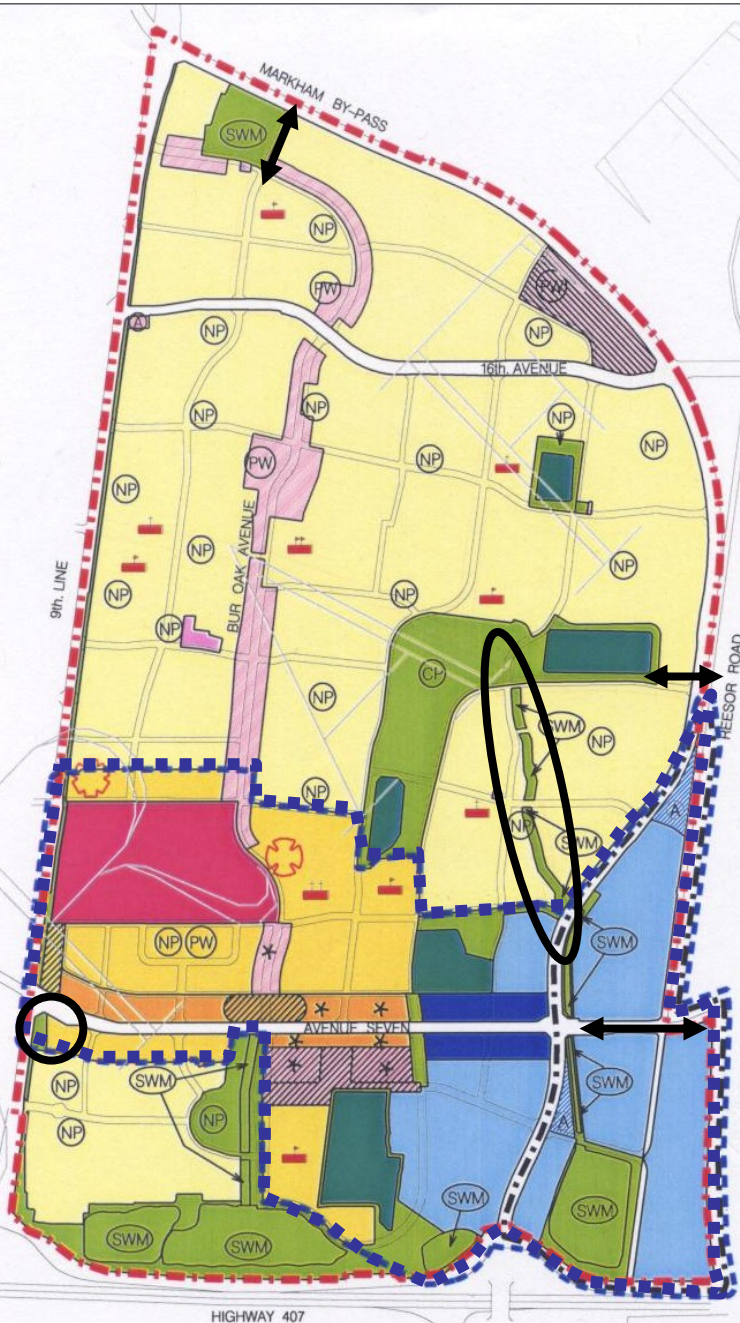


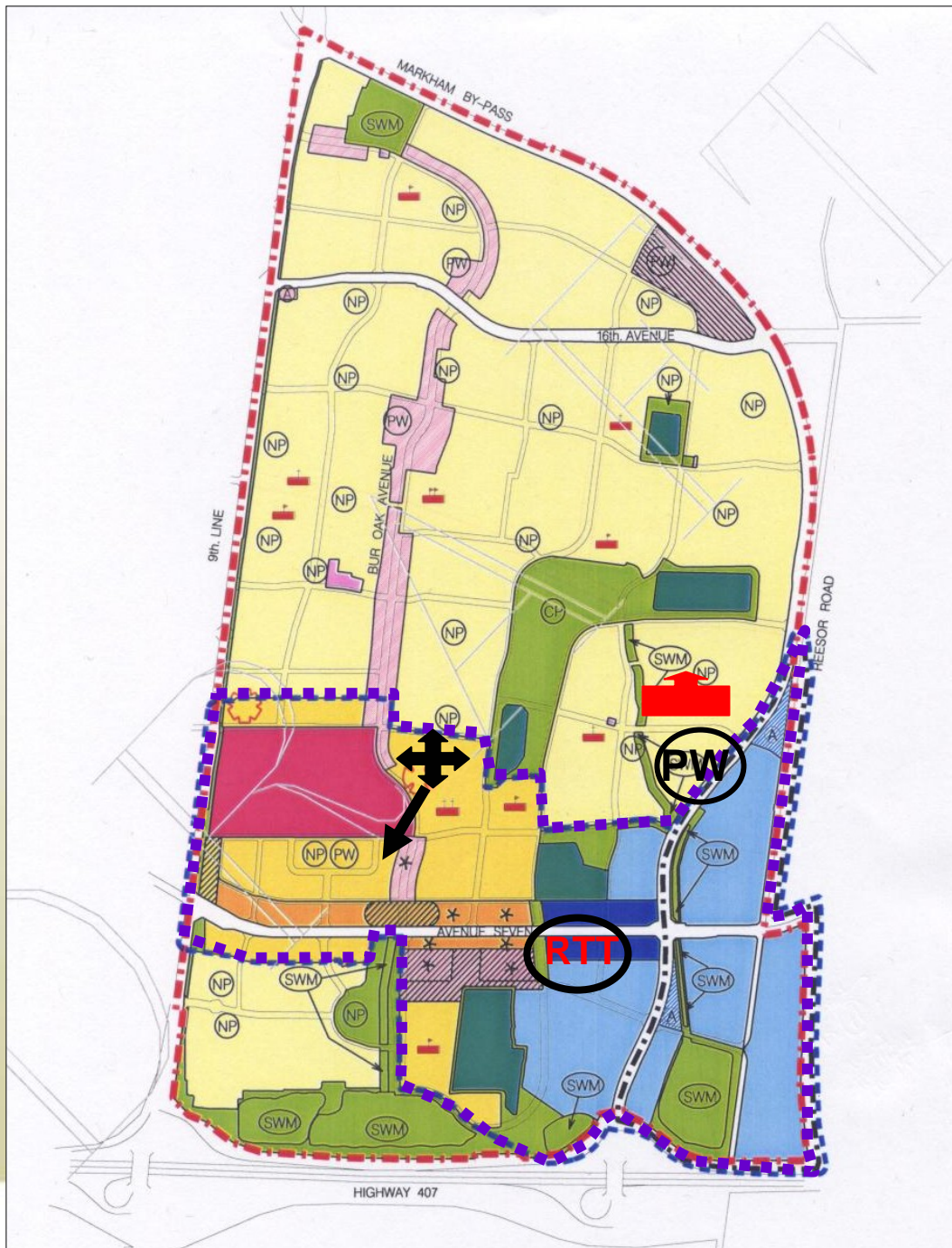
Mixed Use
Retail Centre

■ ■ ■ ■ ■
Cornell Centre

Changes to Open Space System

- Configuration of open space at SE 9th Line/Ave 7
- Delineation of stormwater channel north of Ave 7
- Confirmation of number/location of parks and open spaces as per updated Parks Agreement
- Linkages with Rouge Park





Other Land Use Changes

- Relocation of fire station
- Identification of rapid transit terminal site (RTT)
- Additional elementary school site
- Additional place of worship site

Policy Changes

- Certain designations reorganized/consolidated
- Inclusion of coach house policies from 1994 Secondary Plan
- Updated housing and employment targets

Population & Employment Estimates

	Units	Population	Jobs
OPA 20	10,000	27,300	8-10,000
March 2006 Draft	14,500	38,000	11-13,000
April 2007 Revised	16,000	40,000	11-13,000

Policy Changes (cont'd)

- **Open Space**

- Reference to Cornell Master Parks Agreement, and provision for cash-in-lieu credits

- **Transportation**

- Recognize Reesor Road as a collector road, with consideration for 'parkway' road design
- Acknowledge that Region of York may require dedication of lands for regional transit terminal in accordance with recent changes to Section 51, *Planning Act*
- Density bonusing provisions added

Matters Still Under Review

- Non lane-based product
- Townhouse permissions within Cornell Centre designations
- Requested changes to school site and park locations - Cornell Rouge lands

Major Studies Underway

- **Transportation Study** (completed 2007)
 - Undertaken to identify the transportation needs to support the development proposed in the draft Secondary Plan
 - Assumed 25% transit usage
 - Overall road network can accommodate forecast traffic
 - Avenue Seven planned rapid transit system critical in achieving 25% transit usage

Major Studies Underway (cont'd)

- Master Servicing Study
- Community Design Plan

Next Steps

- April 17, 2007 Staff report to DSC to authorize release of revised draft SP
- April, 2007 Circulation of revised draft SP
- May, 2007 Public Open House
- May, 2007 Resolution of outstanding matters
- May, 2007 Staff report (non lane-based product) to DSC and PM
- June, 2007 Council adoption

Next Steps

(following adoption of OPA)

Implementation

- Master Servicing Study
- Community Design Plan
- Comprehensive Block Plans
- Parking & Phasing Strategies and Plans
- Financial Strategy and Plan
- Sustainable Development Strategy
- Pre-Zoning
- *Note: Transfer of Highway 7 to York Region complete*

Discussion