



CORNELL ADVISORY GROUP MINUTES OF MEETING – November 20, 2006

Attendees:	Company/Agency:
Jack Heath	Regional Councillor
John Webster	Ward 5 Councillor
Renee Torrington	President, Cornell Ratepayers Association
Andrew Keyes	Cornell Ratepayers Association
Robert Baird	President, Sherwood-Amberglen Ratepayers Association
Keith Thirgood	The Old Markham Village Ratepayers Inc.
Al Bishop	Landowner Rep – Trustee, Developers Group
Niomie Massey	Landowner Rep – Cornell Rouge
Dan Leeming	Planning Consultant – The Planning Partnership
Christine Joe	Markham Stouffville Hospital
David Clark	York Region Transit Partnership (VIVA)
Sean Hertel	York Region Planning and Development Services
Kevin Huang	Toronto Region Conservation Authority (TRCA)
Carolyn Woodland	Toronto Region Conservation Authority (TRCA)
	Town of Markham Staff:
Valerie Shuttleworth	Director of Planning & Urban Design
Jim Jones	Regional Councillor
Biju Karumanchery	Manager, East District
Marg Wouters	Senior Planner, East District
Wendy Bond	Administrator

Chair: Councillor John Webster

1. Adoption of Minutes – Councillor John Webster:

- October 19, 2006 minutes: Regional Councillor Heath inquired as to the process for forwarding the Advisory Group recommendation under Item 2, on page 3 (regarding the request for additional library space) to Council. It was suggested that the Regional Councillor raise the issue when the minutes are brought to Development Services Committee (DSC). Staff will determine whether a specific recommendation is needed to accompany the minutes to DSC. The minutes were adopted.
- Copies of the October 19th presentation “Development Activity Update” were provided. Clarification regarding the intended land use for the provincially owned triangular lands at the southeast corner of Hwy 7 and 9th Line was requested. Residents in the area prefer to see the lands designated as open space. Some of the plans in the handout appear to show the lands as being developed for residential purposes.

Staff confirmed that the lands are still owned by the Province and therefore not part of the Lindvest subdivision application south of Hwy 7, but that the draft Secondary Plan does assume that a portion of the lands within the triangle will be developed for residential purposes, with the remainder remaining as open space.

Action:

- Staff to follow up with Clerks Dept regarding Council recommendation requirements.
- Staff will follow up with the Province (MTO/ORC) to determine if lands at the southeast corner of Hwy 7/9th Line are surplus and can be used for open space purposes. Staff will also confirm the proposed uses for these lands and how/if they will be integrated with the Lindvest lands.

2. Business Arising from Minutes:

Cornell Business Park Interface with Rouge Park – Presentation by Biju Karumanchery, Manager, East District

Biju Karumanchery presented an overview of the Town's strategy for addressing the interface between the Business Park lands east of Reesor Road and the Rouge Park to the east (particularly the proposed Secondary Plan policies), in response to a request for additional discussion at a previous Advisory Group meeting.

Presentation highlights:

- In terms of proximity, the proposed Business Park lands are a minimum of 130m (425 ft) from the top of bank of the Rouge River. The current Rouge North Corridor corridor (not including the Business Park lands east of Reesor Rd) exceeds the 600m corridor width recommended in the Rouge North Management Plan.
- The Official Plan and Secondary Plan provide high level policies with respect to the interface of the proposed Business Park lands with the Rouge Park. These policies will be implemented through zoning by-laws and specific development approvals (e.g., plans of subdivision and site plans). Staff are currently still at the stage of establishing the interface principles/policies through the Official Plan and draft Secondary Plan.
- The Official Plan and draft Secondary Plan currently contain strong statements regarding Rouge Park. For example, Official Plan Amendment (OPA) 140 dealing with the Rouge North Management Area and Greenbelt policies, states that where there is conflict with other land use policies, the land use policies that best support the Rouge Park North shall apply. The Amendment further requires interface guidelines to be prepared that are consistent with the Rouge North Management Plan, and that these guidelines be taken into consideration in the preparation of planning documents (e.g., Secondary Plans, Community Design Plans, servicing plans etc) and in the review of all development applications. OPA 140, adopted by Council, October 2005 is currently under appeal and will be reviewed in 2007.
- The draft Secondary Plan contains a number of policies regarding the interface between the proposed Business Park lands and the Rouge Park, including the provision that the development of the Business Park lands have regard for the Interface Guidelines, and that the detailed studies required prior to development approval (e.g., Master Servicing Study, Environmental Management Study, Community Design Plan) address these guidelines. A complete list of policies in the draft Secondary Plan that address the interface with the Rouge Park was provided separately. The Secondary Plan policies will be implemented through the Community Design Plan, Comprehensive Block Plans (Cornell Centre) and through the Sustainable Development Strategy.
- With respect to the interface of Cornell as a whole with Rouge Park, trail heads have been identified at the 16th Avenue and Hwy 7 entrances into Rouge Park, and opportunities for additional trail head locations are being reviewed. Recommendations with respect to connections into Rouge Park will be developed through the completion of the Town's Pathways and Trails Master Plan document, and through participation in the Little Rouge Corridor Management Plan exercise.

Discussion:

- Regional Councillor Heath and Councillor Webster reiterated support for Council's position that the lands east of Reesor Road be developed for business park purposes as identified in the draft Secondary Plan.
- Carolyn Woodland (TRCA) requested that the Master Servicing Study be updated as soon as possible, preferably prior to approval of the Secondary Plan. TRCA needs to understand how the lands in the east portion of Cornell Centre will drain to the Rouge River. In addition, given the substantial barriers of two major roads (new Markham By-Pass and Reesor Road) between the Cornell community and the Rouge Park, as many access points as possible should be constructed, with a strong identity for each access point. Also, the identity of Reesor Road as a transition from the urban environment to a rural environment should be given further consideration.

Action:

- Staff will follow up with the Developers Group on proposed timing of the Master Servicing Plan update.
- Copies of presentation to be provided at next meeting.

2. Other Business:

- Staff and Mattamy Homes will be delivering a presentation regarding proposed non lane-based housing to Part A of Development Services Committee on November 21, 2006. A similar presentation will be made to the Advisory Group at the December 18th meeting.
- Public Meetings are being held on November 21st for:
 1. Lindvest Properties – Subdivision and site plan application, south of Hwy 7
 2. Macwood/Springhill Homes Inc – subdivision application, north of Hwy 7 at Old Markham By-Pass
 3. Toronto United Church Council – temporary zoning application, north of Hwy 7

Action:

Requests were made for updates on the following:

- Timing of proposed fire station
- Proposed swap of Catholic and public high school lands
- Results of Director of Engineering are meeting with MTO regarding the Bur Oak Ave/Hwy 7 intersection design.

3. Next Meeting:

- December 18, 2006 – 6pm in the Canada Room
- Tentative agenda items include presentations regarding non lane-based product and draft Secondary Plan change table

Adjourned 7:30pm