



**CORNELL ADVISORY GROUP  
MINUTES OF MEETING – October 19, 2006**

Attendees:	Company/Agency:
Jack Heath	Regional Councillor
Jim Jones	Regional Councillor
John Webster	Ward 5 Councillor
Renee Torrington	President, Cornell Ratepayers Association
Andrew Keyes	Cornell Ratepayers Association
Keith Thirgood	The Old Markham Village Ratepayers Inc.
Niomie Massey	Landowner Rep. – Cornell Rouge
Christine Joe	Markham Stouffville Hospital
Jessica Peake	York Region District School Board
Kevin Huang	Toronto Region Conservation Authority (TRCA)
	<b>Town of Markham Staff:</b>
Valerie Shuttleworth	Director of Planning & Urban Design
Allan Brown	Director of Engineering
Biju Karumanchery	Manager, East District
Marg Wouters	Senior Planner, East District
Isa James	Senior Planner, Urban Design
Wendy Bond	Administrator
Arup Mukherjee	Manager, Transportation
Prasenjit Roy	Engineer
Catherine Biss	CEO, Markham Public Libraries
Debbie Walker	Markham Public Libraries

**Chair: Councillor John Webster**

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

- September 11, 2006 minutes: Andrew Keyes requested Pg.4, Question & Answers, point 2 be changed to read “The group requested copies of the additional clauses to be circulated for comment.”
- Moved & Carried
- Copies of the September 11<sup>th</sup> presentations re: “Cornell Parkland” and “Road Trip to Doylestown” were provided.

**2. Correspondence from Andrew Keyes re: library and parkland dedication issues**

- Andrew Keyes made a deputation (and provided a handout) chronicling his view of changes to the underlying assumptions re: the provision of library and parkland space in Cornell since 1995. He focused on his view that there had been:
  - A reduction in parkland from the original commitment of 5 acres/1,000 residents to 3 acres/1,000 residents
  - A decrease in size of the planned library from 30,000 sf to 20,000 sf

- A change in the planned community centre from 160,000 sf dedicated Cornell recreation centre with ice pads to a shared community centre/Markham Stouffville Hospital wellness centre with no ice pads, and probability of paid parking.

Mr. Keyes requested an explanation for the changes and requested that the original agreements (5 ac/1,000 residents) be re-instated.

- Valerie Shuttleworth, Director of Planning & Urban Design indicated that the previous parks and open space agreements could not be directly compared to the agreement currently being negotiated with the Cornell Developers Group. The Planning Act provides for a maximum of 1 ha of parkland per 300 units; anything in excess of that is negotiated with developers. It was also clarified that the original agreement between the Town and the Province (Ontario Realty Corporation) was a negotiated agreement which was not registered on title of the lands and therefore is not binding on current landowners. The agreement currently being negotiated with Cornell developers does not reduce parkland. The agreement endorsed by Council in March, which will include provisions for cash-in-lieu of parkland in Cornell Centre, will be binding on future developers. Cornell will continue to be better served with parks and open space than other areas of the Town.
- Catherine Biss, CEO Markham Public Libraries, was present to comment on the concerns with the size of the proposed library. She confirmed that the 1999 Recreation, Culture and Library Facility Master Plan identified a 30,000 sf library for Central East Markham, but indicated that the Master Plan did not include a financial analysis of how the various facilities would be funded (new library facilities are generally funded through development charges).

Council made a decision to reduce the East Markham and Angus Glen libraries to 24,700 sf based on a thorough financial analysis. Council then made a further decision to add 4,700 sf to the Angus Glen library by reducing the size of the proposed East Markham library by the same amount, while adding 10,500 sf to the Markham Village Library which also serves the Cornell community. The decision provided for a major library facility in each Service Area within the Town (i.e., Thornhill, Angus Glen, Markham Village, Milliken) of approximately 30,000 sf, supplemented by smaller library facilities (approx. 20,000 sf) one of which is the proposed East Markham library in Cornell.

The Cornell Community falls within Service Area B, which is defined as the area east of McCowan Road and north of Highway 407. The Markham Village Library is intended to be the major library facility in Service Area B. When the expanded Markham Village Library opens in 2007, the service level within Area B is expected to be 0.53 sf per capita, which is higher than the projected 2007 Town average of 0.45 sf per capita. When the proposed East Markham library in Cornell opens in 2009 (projected), it is expected that the service level for Area B will be at 0.8 sf per capita, above the Town standard of 0.6 sf per capita. As population continues to grow in Cornell (even to the levels proposed in the updated Secondary Plan) and throughout Area B over the next decade, it is expected that the service level in Area B will continue to be at or above the Town standard.

Increasing the size of the proposed East Markham library above 20,000 sf would result in the Area B residents being over-served to an even greater degree, at the expense of other areas in the Town. The periodic review (every five years) of the Recreation Master Plan ensures that any unexpected future increases in population in each Service Area are addressed on an on-going basis.

- Discussion centred on the continued frustration of Cornell residents regarding the increases in density proposed by the draft Secondary Plan and the perceived reduction in parkland /community centre space. Staff indicated that the message to Cornell residents from the Advisory Group is that, even with the proposed increase in density, Cornell will be better served in terms of parkland/open space and library facilities than other areas in the Town.

It was suggested the Cornell Advisory Group forward a recommendation to Council requesting an additional 10,000 sf for the East Markham (Cornell) library, with the intention that Council forward the recommendation to the Markham Public Libraries Board for budget considerations. It was also requested that efforts be concentrated on finding methods to finance a larger library and community centre, including opportunities for sharing sports fields with the proposed high school opposite the proposed community centre.

A copy of a letter from Markham Public Libraries to Cornell resident Stephen Hood explaining changes to the proposed East Markham library was provided to the Group.

**Actions:**

- Val Shuttleworth will convene a meeting with Andrew Keyes and the Developers Group representative to discuss the current parks and open space agreement.
- Staff will follow up on opportunity to share sports fields with proposed Catholic high school.

**Recommendation:**

Motion made by Councillor Heath  
Second by Renee Torrington

- “That an additional 10,000 square feet be considered for the East Markham (Cornell) Library; and that Council forwards this recommendation to the Markham Public Libraries Board for budget consideration.”

**3. Business Arising from Minutes:**

- **Transportation Projects in East Markham – Presentation by Alan Brown, Director of Engineering and Arup Mukherjee, Manager of Transportation**  
Alan Brown and Arup Mukherjee presented an overview of planned Regional and Town road, transit and bicycle facility improvements. Maps showing Road Improvements and Bike and Transit Improvements were provided to the Group.

Highlights of the presentations:

- The new Markham By-Pass is scheduled to open October 24<sup>th</sup> and will be named the Don Cousens Parkway
- Improvements to the Hwy 407 interchanges at the By-Pass and 9<sup>th</sup> Line are still not funded

- Markham By-Pass south of Hwy 407 is subject to an Environmental Assessment study (EA) being undertaken by the Region; the City of Toronto has appealed the EA – they object to the By-Pass linking directly into the City of Toronto; parts of the right-of-way required to complete the By-Pass through Box Grove are yet to be acquired; the Town is trying to get the Province to approve the EA for the portion of the By-Pass east of 9<sup>th</sup> Line so that the City of Toronto’s appeal does not hold up construction of the Box Grove portion.
- 9<sup>th</sup> Line widening - the widening from Rose Way to Hwy 407 has been deferred pending resolution of a stormwater management issue
- 9<sup>th</sup> Line By-Pass (Box Grove) – anticipate opening of 9<sup>th</sup> Line By-Pass through Box Grove by the end of this year
- 14<sup>th</sup> Avenue – improvements from 9<sup>th</sup> Line to Reesor Road by 2010; no improvements scheduled west of 9<sup>th</sup> Line
- 16<sup>th</sup> Avenue - improvements from By-Pass to York-Durham Line by 2012
- Bur Oak Ave to Hwy 7 completed by end of 2006
- Hwy 7 transfer from MTO to York Region – Regional Council has recently agreed to take ownership of Hwy 7 to Reesor Road
- VIVA will begin service into Cornell once Bur Oak Ave to Hwy 7 is open (temporary /9<sup>th</sup> Line/Church St/Bur Oak Ave/Hwy 7 loop); a permanent VIVA terminal is proposed on the south side of Hwy 7 west of the new By-Pass
- Light rail transit is being proposed along Hwy 407 with stations planned for the southwest corner of Hwy 407/9<sup>th</sup> Line and the southeast corner of Hwy 407/Markham By-Pass
- Bike facilities include a combination of signed-only routes, on-road bike lanes and off-road bike paths; most of the bike facilities are on roadways; off-road bike paths are planned along the Markham By-Pass, along stormwater ponds and along 9<sup>th</sup> Line and 16<sup>th</sup> Avenue

Discussion included status of improvements to Steeles Avenue. The Director of Engineering indicated that Steeles Avenue is completely under the jurisdiction of the City of Toronto, and the City is looking for cost-sharing of Steeles Ave improvements with York Region across the entire length of Steeles Ave through Markham and Vaughan. The Region has been in discussions with the City, but little progress has been made to date.

**Action:**

A request was made to add the signalization of the 9<sup>th</sup> Line/Steeles intersection to the map.

- **East West Road Alignment at 9<sup>th</sup> Line – Presentation by Arup Mukherjee, Manager of Transportation**

Arup Mukherjee presented the justification for aligning a new road on the east side of 9<sup>th</sup> Line with Rose Way on the west side of 9<sup>th</sup> Line. A copy of the presentation was provided to the Group.

The negative effects of offsetting the two roads are as follows:

- Offsetting the roadway east of 9<sup>th</sup> Line either north or south of Rose Way would preclude signalization at Rose Way; and would also preclude signals if the road was further to the south (due to proximity to Hwy 7 intersection); signalization of a road to the north of Rose Way would potentially increase delays for motorists exiting Rose Way.
- Introduction of conflicts with a centre median
- Negative impacts on the development of the land east of 9<sup>th</sup> Line, and potential impact to hospital expansion
- Negative impacts on the geometric design of the road – introduction of tight curves affecting safe vehicle operating conditions
- Offset option will not stop infiltration, implementation of turn prohibitions would create inconvenience to local residents

Conversely, the positive effects of aligning the new road with Rose Way include:

- Allows signalization at Rose Way when warranted
- Reduces turning conflicts
- Maintains cohesive development blocks
- Little or no geometric design issue
- Improve infiltration control and enforcement (through signage); GTA survey regarding movement through signage shows 98-99% compliance

**Action:**

Regional Councillor Heath suggested that staff make similar presentation to residents, along with a presentation by planning staff regarding proposed land uses east of 9<sup>th</sup> Line, south of Rose Way.

**4. Development Application Update – Presentation by Marg Wouters, Senior Planner**

Marg Wouters presented an overview of development activity to date. The following applications are currently approved or have been recently approved:

- Lindvest Properties (Cornell) – South of Hwy. 7, west of Markham By-Pass
  - Proposal: Plan of subdivision application for residential, mixed use and employment development on 50 ha of lands; site plan application on commercial block south of Hwy 7
  - Details (plan of subdivision):
    - stacked townhouses along Hwy 7 near 9<sup>th</sup> line
    - townhouses/apts to west and south of the woodlot
    - mixed use (residential/retail) block along Hwy 7, east of Bur Oak Ave
    - mixed use (residential/employment) east of woodlot
    - employment blocks west of Markham By-Pass (including transit terminal site)
    - woodlot/open spaces
    - elementary school site
    - approximately 3,000 residential units proposed

- Details (site plan)
    - Proposed 155-unit 12-storey apartment building at southeast corner of Hwy 7/Bur Oak Ave; retail on ground floor
    - 20 3-storey live/work units along private 'main street'
    - approx. 225,000sf of retail space consisting of two large retail buildings and a number of smaller pads
  - Issues to be addressed include conformity with draft Secondary Plan; use of Regional rather Provincial standards re: setbacks and intersection spacing on Hwy 7; integration of heritage properties; school site and transit terminal site configuration; and servicing allocation.
  - Next steps: statutory public meeting (Nov or Dec), followed by staff recommendation report to Council.
- Macwood/Springhill Homes – 7128, 7170, 7186 Hwy 7 (west of existing Markham By-pass)
    - Proposal: Plan of subdivision application for apartment and multiple use dwellings, townhouses, live/work units, partial school site (664 units in total).
    - Issues to be addressed include conformity with draft Secondary Plan, connectivity of street pattern, timing and acquisition of proposed collector road at west, use of Regional rather Provincial standards re: setbacks and intersection spacing on Hwy 7; configuration of school site; and servicing allocation.
    - Next steps: statutory public meeting (Nov or Dec) followed by staff recommendation report to Council.
  - Toronto United Church Council – 6910 & 6950 Hwy 7 (south of hospital site)
    - Proposal: Zoning application to permit a 3,400 sf temporary place of worship structure, with access from existing driveway to 6950 Hwy 7
    - Issues include screening of temporary structure from major roads; provisions of appropriate water and sanitary facilities; timing of removal of temporary structure
    - Site plan approval for temporary structure and permanent place of worship building required
    - Next steps: statutory public meeting (Nov or Dec) followed by staff recommendation report to Council.
  - Tri-Block Group Ltd. – 142 White's Hill Avenue (between Walkerville Rd and Bur Oak Ave)
    - Proposal: infill of 6 semi-detached residential units
    - No major issues
    - Next step - staff recommendation report to Council for zoning amendment; severance approval to create lots (through Committee of Adjustment).
  - Rhenish Church of Canada – 2667 Bur Oak Ave at 16<sup>th</sup> Ave
    - Proposal: place of worship and daycare.
    - Issues: parking requirements, review of building design; variance required from daycare use within the building.
    - Next steps – staff recommendation report to Council, and variance approval (Committee of Adjustment).

- York Region District School Board – 571 Country Glen Rd
  - Proposal: site plan application for elementary school
  - Site plan has been approved
  - Next step: construction (school scheduled to open in 2007)

In addition to the above applications, all three large landowners in Cornell (Mattamy, Metrus and Cornell Rouge) have additional lands for development which cannot be developed until additional servicing allocation becomes available.

**Discussion/Action:**

- Copies of the presentation will be available at the next meeting.
- Staff to follow up on acquiring MTO lands at southeast corner of Hwy 7/9<sup>th</sup> Line for open space purposes.

**5. Other Business:**

None.

**6. Next Meeting:**

- November 20, 2006 – 6pm in the Canada Room
- Tentative agenda items include interface with Rouge Park, and proposed changes to draft Secondary Plan
- Adjourned 8:30pm