



**CORNELL ADVISORY GROUP  
MINUTES OF MEETING – August 14th, 2006**

<b>Attendees:</b>	<b>Company/Agency:</b>
Jack Heath	Regional Councillor
John Webster	Ward 5 Councillor
Renee Torrington	President, Cornell Ratepayers Association
Andrew Keyes	Cornell Ratepayers Association
Robert Baird	President, Sherwood-Amberglens Ratepayers Association
Keith Thirgood	The Old Markham Village Ratepayers Inc.
Al Bishop	Landowner Rep - Trustee, Developers Group
Dan Leeming	Planning Consultant –The Planning Partnership
Christine Joe	Markham Stouffville Hospital
Jessica Peake	York Region District School Board
Dan DelBianco	York District Catholic School Board
Kevin Huang	Toronto Region Conservation Authority (TRCA)
Carolyn Woodland	Toronto Region Conservation Authority (TRCA)
	<b>Town of Markham Staff:</b>
David Clark	Town Architect
Kathryn Webber	Administrator
Murray Boyce	Senior Policy Co-ordinator
Orly Linovski	Policy & Research Group

**Chair: Councillor John Webster**

**1. Welcome to the Markham Stouffville Hospital – John Webster:**

- Thank you to the Hospital for hosting the meeting
- Adoption of Advisory Group Minutes – will take place at the September meeting

**1. Other Business:**

Councillor Heath requested information re: transportation issues, namely the completion of Bur Oak through to Hwy 7. A group discussion followed. It was requested that Arup Mukherjee, the Town's Transportation Manager bring back up-dated information to a subsequent meeting in regards to completion of Bur Oak through to Hwy 7 and the relationship of the proposed VIVA transit terminal to GO transit terminal.

**2. Cornell Area Tour – Hosted by Dan Leeming, Planning Consultant, The Planning Partnership**

Dan Leeming explained the general concept and planning principles that Cornell was based on.

- Cornell is comprised of 9 distinct neighbourhoods: 8 low/medium density residential neighbourhoods and 1 medium/high density mixed use district – Cornell Centre.

- Approx. 4,000 currently reside in Cornell; however, this is only 1/10 of the total expected population and the market demand and developers' response to that demand, will drive the remaining 90% over the next 20 years.
- The basic principles that make a sustainable development successful include: diversity of housing choice and price point, mixed-use which includes office and retail, densities that support transit use. Cornell has incorporated all of these principles with great success. Developers have embraced this new style of development and are now developing this model in other communities.
- The residential neighbourhoods of Cornell are evolving and adapting to new ideas as the market changes and conditions improve. Developers seek to appeal to a broad spectrum of style and price point.
- Cornell provides a diverse choice of urban, live-work and higher density products along the Bur Oak and Hwy 7 development corridors and within the Cornell Centre Mixed Use District. Higher density, more urban treatments frame Hwy. 7 which help supports transit use and community retail.
- Cornell's parkland is evolving and the plan provides for green space linkages. The Open Space System connects five environmentally protected woodlands and a series of stormwater management ponds to the residential neighbourhoods. The Rouge Park which borders Cornell is currently one of the largest urban parks in the world. Access to the park from the Cornell Community is via the greenlands system and key signalized road intersections.
- Approx. 300,000 sq. feet of community commercial floorspace will be located south of Hwy. 7 in a mixed use retail centre format. Another 125,000 sq. ft of community commercial floorspace will be located north of 16<sup>th</sup> Avenue in a mixed use retail centre format. These areas combined with street related retail along the Hwy 7 and Bur Oak in Cornell Centre and Bur Oak south of 16<sup>th</sup> are intended to compensate for the community commercial floorspace that did not materialize along the majority of the Bur Oak Development Corridor.
- It was noted that the scale of the Neighbourhood Commercial Centre in the first residential neighbourhood has been difficult to sustain given the neighbourhood population. In the future, where a neighbourhood is not located within a five minute walk of a community commercial mixed use centre or development corridor, there will be a Neighbourhood Commercial Centre designated for a small convenience store of 700 square feet or less on the ground floor of a residential building.
- The group took a walking tour of the Mattamy live work townhouses on Bur Oak south of 16<sup>th</sup>. There are approximately 80 units which have the potential for a 600 ground floor retail tenant with street parking in front and owner/tenant parking in the rear. Many residents felt the design of the mixed use units was a success.
- It was noted that Town has limited architectural control at the site plan level. However, the community design plan for the residential neighbourhoods and the mixed use districts provides more detailed guidelines for building treatments, neighbourhood character, built form, etc. Once developments are built, only local by-laws govern the residence.
- A resident pointed out the bulletin kiosks in the local park areas and their success in communicating neighborhood events. There was inquiry as to whether additional bulletin kiosks could be incorporated into design of other Cornell parks, where possible.
- There was discussion around the Canada Post mail boxes and their location and visual impact on the surrounding neighbourhood. Some residents wondered if screening and better siting of the boxes could be considered in the future.
- Staff agreed to bring forward the draft transportation schedule indicating the type and location of on-road and off-road bike facilities to a future meeting.

- The tour bus looped through the whole of the Cornell Planning District and Dan Leeming pointed out each of the strengths and evolution of design pertaining to each development.
- The tour took 1 ½ hours and ended at 8pm. Councillor Webster thanked Dan Leeming for narrating the tour.

**4. Next Meeting:**

- **September 11<sup>th</sup> – Town of Markham**
- Agenda items to include: Renee Torrington's tour of Doylestown