

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO. 166

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 1 to the Cornell Secondary Plan (PD 29-1)
for Cornell Planning District (Planning District No. 29).

(LINDVEST PROPERTIES (CORNELL) LIMITED)

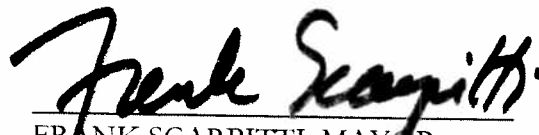
(June 26, 2007)

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AMENDMENT NO. 166

To amend the Official Plan (Revised 1987) as amended and to incorporate Amendment No. 1 to the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2007-184 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 26th day of June , 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



BY-LAW 2007-184


Being a by-law to adopt Amendment No. 166
to the Town of Markham Official Plan (Revised 1987) as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM,
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 166 to the Town of Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH DAY OF JUNE, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPIITI, MAYOR

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 166)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules 'A' through 'D', constitute(s) Official Plan Amendment No. 166 to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 1 to the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedules 'E' through 'G', attached thereto, constitute(s) Amendment No. 1 to the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29). This Secondary Plan Amendment may be identified by the symbol PD 29-1-1. Part III is an operative part of this Official Plan Amendment.
- 1.4** PART IV – APPENDICES, does not constitute an operative part of the Amendment.

2.0 LOCATION

This Amendment to the Official Plan and to the Cornell Secondary Plan (PD 29-1) applies to approximately 25 hectares of lands south of Highway 7 between 9th Line and the Donald Cousens Parkway, being Part of Lots 9 and 10, Concession 9, as shown on Schedule 'A'.

3.0 PURPOSE

The purpose of this Amendment is to provide a detailed land use plan and detailed land use policies for certain lands south of Highway 7 in Cornell to permit a plan of subdivision for residential, commercial, institutional and industrial development.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment redesignates lands and provides policy direction for the development of the subject lands south of Highway 7, consistent with the emerging vision for an expanded Cornell Central Core (referred to as Cornell Centre). The proposed land uses, which build on the Central Core policies in the Secondary Plan, provide a more intensive form of development within the Highway 7 corridor in support of the planned regional rapid transit facility along Highway 7 and consistent with Provincial and Regional policy related to more intense development in rapid transit corridors.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 166)

PART II – THE OFFICIAL PLAN AMENDMENT

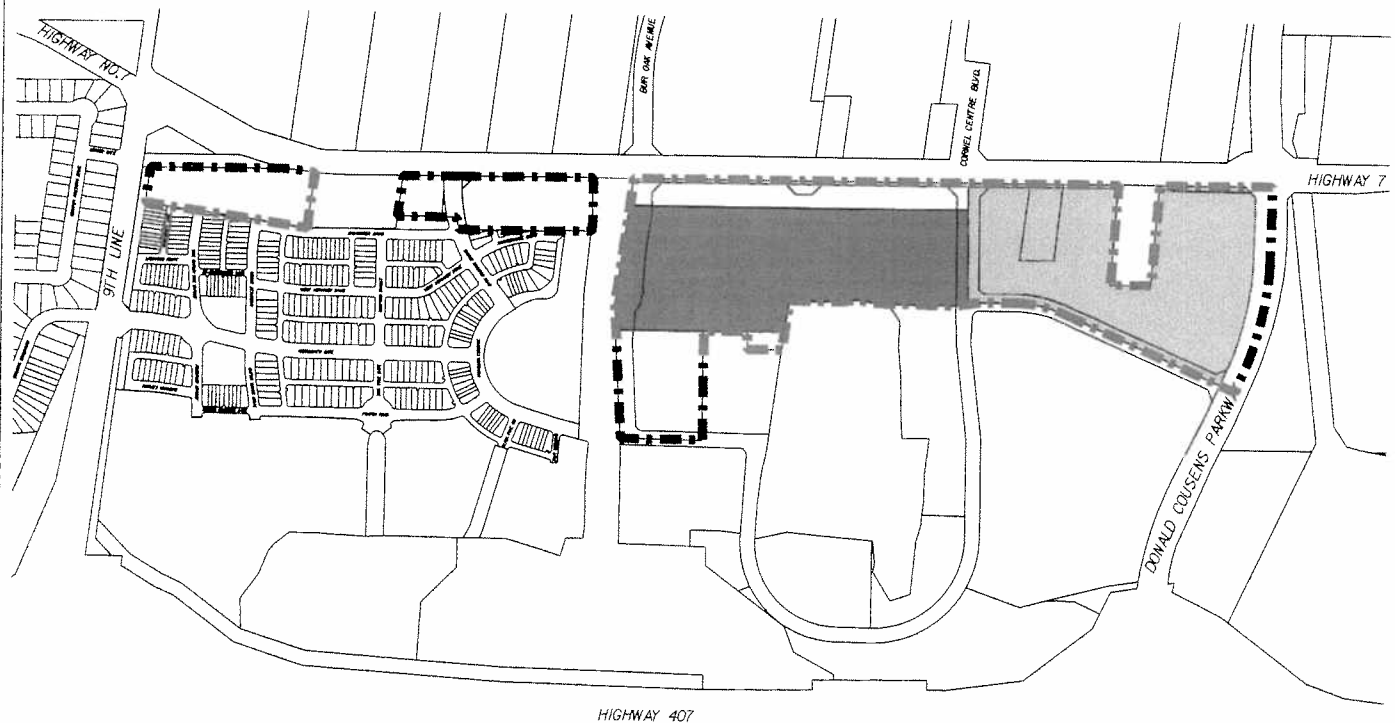
1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 1.1.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 166 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2 Section 1.1.3 c) of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 166 to the list of amendments listed in the second sentence of the bullet item dealing with the Cornell Secondary Plan PD 29-1, for the Cornell Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3 Section 9.2.13 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 166 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4 Schedule ‘A’ – LAND USE of the Official Plan (Revised 1987) as amended, is hereby amended by deleting the designations of the lands subject to this Amendment and replacing the designations with those shown on Schedule ‘A’ to this Amendment.
- 1.5 Schedule ‘G’ – SITE PLAN CONTROL of the Official Plan, (Revised 1987) as amended, is hereby amended by revising the road widening requirement for Bur Oak Avenue south of Highway 7 as shown on Schedule ‘B’ to this Amendment.
- 1.6 Schedule ‘H’ – COMMERCIAL/INDUSTRIAL CATEGORIES of the Official Plan, (Revised 1987) as amended, is hereby amended by deleting the designations of the lands subject to this Amendment and replacing the designations with those shown on Schedule ‘C’ to this Amendment.
- 1.7 Appendix Map 1 is hereby amended by including activity linkages south of Highway 7 as shown on Schedule ‘D’ to this Amendment.
- 1.8 No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to Schedules ‘AA’, ‘BB’ and ‘CC’ and the text of the Cornell Secondary Plan (PD 29-1) for Cornell Planning District (Planning District No. 29). These changes are outlined in Part III, which comprises Amendment No. 1 to the Cornell Secondary Plan (PD 29-1).


2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, if applicable in conformity with the provisions of this Amendment.



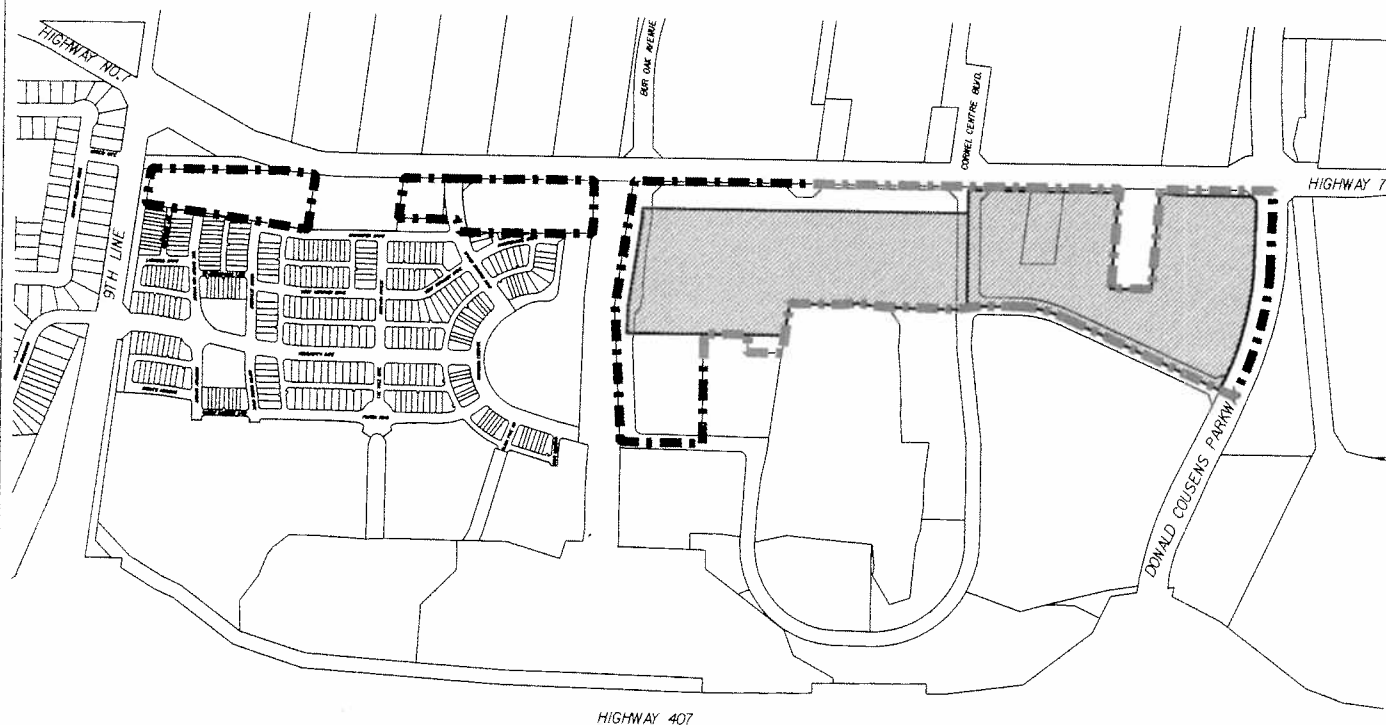
AMENDMENT TO SCHEDULE 'A' – LAND USE TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT


 URBAN RESIDENTIAL

 INDUSTRIAL

 COMMERCIAL

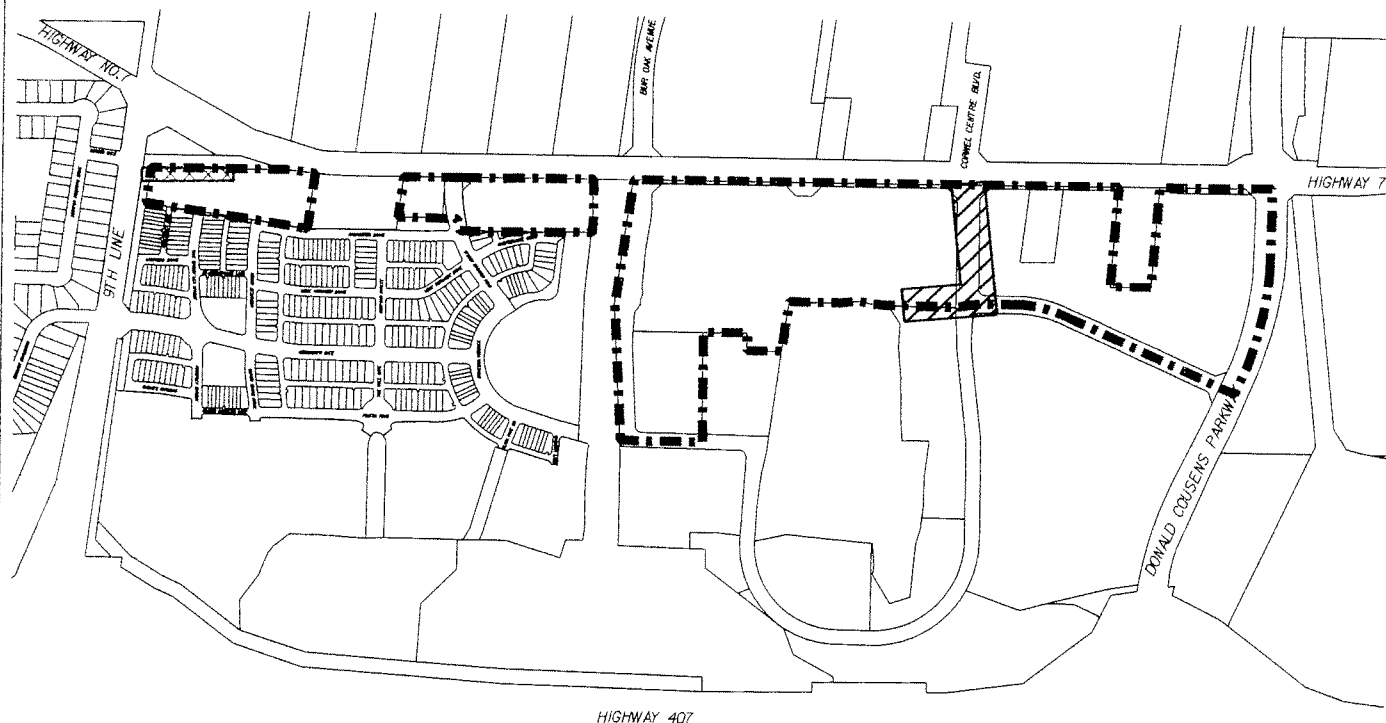


AMENDMENT TO SCHEDULE 'H' – COMMERCIAL/INDUSTRIAL CATEGORIES TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

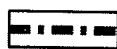
 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

 COMMUNITY AMENITY AREA

 BUSINESS PARK AREA



AMENDMENT TO APPENDIX MAP 1 GREENWAY SYSTEM TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

 ACTIVITY LINKAGE

 HEDGEROWS

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-1)
(This is an operative part of Official Plan Amendment No. 166)

PART III - THE SECONDARY PLAN AMENDMENT (PD 29-1-1)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 1 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

- 1.1 Schedule 'AA' - Land Use Plan is hereby amended by is hereby amended by deleting the designations of the lands subject to this Amendment and replacing the designations with those shown on Schedule 'E' to this Amendment.
- 1.2 Schedule 'BB' – Community Structure is hereby amended by redesignating certain lands on the south side of Highway 7 as shown on Schedule 'F' to this Amendment.
- 1.3 Schedule 'CC' – Transportation is hereby amended by adding road designations and a Regional Transit Terminal (RTT) symbol on certain lands south of Highway 7 as shown on Schedule 'G' to this amendment.
- 1.4 Section 5.3.2 Central District is hereby amended by adding the following to the end of the second paragraph after “Commercial Corridor Area”:
 - “Community Amenity Area – Cornell Centre”
- 1.5 Section 6.2 Neighbourhood General is hereby amended by adding the following new residential categories after 6.2 g):

“6.2.1 Residential Neighbourhood – Cornell Centre

The Residential Neighbourhood-Cornell Centre designation is intended to accommodate medium and high density residential development, supporting the retail and employment uses and the planned regional transit service along Highway 7.

The neighbourhoods will be connected through a regular pattern of streets and pedestrian connections, and provide for a linked network of parks, public and private open spaces and green corridors.

The following policies shall apply to lands within the ‘Residential Neighbourhood – Cornell Centre’ designation:

- a) Lands within this designation may be zoned to permit the following residential building types: multiple unit and apartment buildings.
- b) Development shall be consistent with the new urbanist principles of a pedestrian-oriented street network with buildings defining the edges of the streets.

- c) The minimum Floor Space Index of all development in each Development Block shall be as shown in Figure 6.2.1 and as identified in Appendix 5 – Development Blocks.
- d) Minimum and maximum building heights shall be as shown in Figure 6.2.1. The maximum height of development within approximately 40 metres of the 9th Line right-of-way shall be 3 storeys.
- e) Standards for building placement shall generally be as shown in Figure 6.2.1 for each of the Development Blocks within the designation, as identified as shown on Appendix 5 – Development Blocks. Building placement will be further defined in the Community Design Plan, in comprehensive block plans and through site plan approval, and confirmed in the implementing zoning by-law.

Figure 6.2.1 Residential Neighbourhood – Cornell Centre				
Land Use	Density	Height		Building Placement
Designation	Minimum FSI*	Minimum	Maximum	From Right-of-Way
Lands adjoining Hwy 7	1.0	4 storeys	6 storeys	2.5 m
		3 storeys adjoining lands designated Residential Neighbourhood		4.5 m Avenue Seven
Lands between Bur Oak Ave and woodlot	2.5	4 storeys	10 storeys	2.5m
*Floor Space Index (FSI) = gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed.				

- f) The primary entrances to buildings adjoining Highway 7 and 9th Line shall be oriented to those streets.
- g) Surface parking lots shall not be permitted on lands generally within 40 metres of Highway 7, except behind buildings facing on Highway 7 with access restricted to interior street or lanes.
- h) Vehicle access to a development adjoining Highway 7 or 9th Line shall generally not be permitted from these streets, but shall be restricted to interior streets or lanes.
- i) Loading access to a development adjoining Highway 7 or 9th Line shall not be permitted from these streets, but shall be restricted to interior streets or lanes.

6.2.2 Avenue Seven Corridor – Mixed Residential

The 'Avenue Seven Corridor – Mixed Residential' designation is intended to accommodate high density residential and mixed-use development supporting the retail and employment uses and planned regional transit service along Highway 7. Development will provide for a linked network of parks, public and private open spaces. A minimum of 1,000 residential units is anticipated in the 'Avenue Seven Corridor – Mixed Residential' designation south of Highway 7.

The following policies shall apply to lands within the 'Avenue Seven – Mixed Residential' designation. Additional site specific policies apply to certain lands within the designation identified with a single large asterisk (*) on Schedule 'AA' – Land Use Plan.

- a) Lands within this designation may be zoned to permit only the following residential building type: apartment buildings.
- b) Buildings shall be primarily residential in use, and where adjoining Highway 7, the ground floor shall be designed to accommodate secondary retail, personal service and office and other uses compatible with the primary residential use.
- c) Lands adjoining Highway 7 within the 'Avenue Seven Corridor – Mixed Residential' designation may be zoned to permit the following uses only on the ground and second floors of multi-storey apartment buildings, subject to the provisions of this Secondary Plan:
 - retail uses
 - personal service uses
 - offices
 - banks and financial institutions
 - health and fitness recreational uses
 - institutional uses including community facilities and government services compatible with and complementary to the planned functions and policies of the designation
 - day care centres, subject to the provisions of Section 2.11 of the Official Plan (Revised 1987) as amended
 - private and commercial schools
 - places of worship, subject to the provisions of Section 2.13 of the Official Plan (Revised 1987) as amended, and
 - restaurants.
- d) Retail uses shall generally be limited to individual premises of not more than 500 square metres of gross floor area. The implementing zoning by-law may further restrict the number of retail premises that may be permitted to have the maximum permitted gross floor area or the proportion of gross floor area that may be devoted to retail premises of the maximum size.

- e) The minimum Floor Space Index of all development in each Development Block shall be as shown in Figure 6.2.2, and as identified in Appendix 5 – Development Blocks.

Figure 6.2.2 Avenue Seven Corridor – Mixed Residential					
Land Use	Density	Height			Building Placement
Designation	Min FSI*	Minimum	Maximum	Podium	From Right-of-Way
Avenue Seven Corridor – Mixed Residential	2.5	8 storeys Avenue Seven	12 storeys	Min 2 storeys on Avenue Seven Min 1m, Max 3m setback above 2 nd Floor	4.5 m Avenue Seven
*Floor Space Index (FSI) = gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed.					

- f) Minimum and maximum building heights shall be as shown in Figure 6.2.2.
- g) To accommodate the provision of non-residential uses at grade, residential buildings adjoining Highway 7 or Bur Oak Avenue shall be designed to ensure that the gross floor area of non-residential uses on the ground floor, generally represents a minimum of 75%, but in no case shall represent less than 55% of the ground floor gross floor area.
- h) Buildings will be located close to the Highway 7 and collector road frontages to form a continuous, pedestrian-oriented urban edge to the streets.
- i) Where buildings fronting Highway 7 are located at intersections, ground floor uses, particularly retail uses, shall wrap around the edges of intersecting streets.
- j) Standards for building placement, and podium heights, where applicable, shall generally be as shown in Figure 6.2.2 for each of the Development Blocks within the designation, as identified in Appendix 5 - Development Blocks. Building placement will be further defined in the Community Design Plan, in comprehensive block plans and through site plan approval, and confirmed in the implementing zoning by-law.
- k) The primary entrances to buildings adjoining Highway 7 or Bur Oak Avenue shall be oriented to those streets.
- l) Surface parking lots shall not be permitted on lands generally within 40 metres of the Highway 7, except behind buildings facing on Highway 7 with access restricted to interior streets or lanes.
- m) Vehicle access to a development adjoining Highway 7 or Bur Oak Avenue shall generally not be permitted from these streets, but shall be restricted to interior streets or lanes.

- n) Loading access to a development adjoining Highway 7 or Bur Oak Avenue shall not be permitted from these streets, but shall be restricted to interior streets or lanes.

6.2.2.1 Site Specific Policies

- a) In addition to the provisions of Section 6.2.2, development on lands within the 'Avenue Seven Corridor – Mixed Residential' designation identified with a single large asterisk (*) on Schedule 'AA' – Land Use Plan, shall include non –residential uses on the ground floor. For developments at these locations adjoining Highway 7:
 - i) Any residential uses or accessory residential uses on the ground floor, shall generally not exceed 25% of the total ground floor area, and in no case shall exceed 45% of the ground floor gross floor area.
 - ii) Where buildings fronting on Avenue Seven and Bur Oak Avenue, area located at intersections, ground floor uses, particularly retail uses, shall wrap around the edges of intersecting streets.”

- 1.6 Section 6.4.1 b) is hereby amended by replacing “three” with “four” and adding “Community Amenity Area – Cornell Centre” after “Community Amenity Area – Central Core South”.
- 1.7 Section 6.4.1 c) is hereby amended by adding “and 6.6.3” before “below”.
- 1.8 Section 6.6 Community Amenity Area – Central Core is hereby amended by replacing “two” with “three” in the first sentence.
- 1.9 Section 6.6 Community Amenity Area – Central Core is hereby amended by adding the following new commercial category after Section 6.6.2:.

“6.6.3 Community Amenity Area – Cornell Centre

The 'Community Amenity Area - Cornell Centre' designation is intended to provide a retail centre of high quality urban amenities and community activities serving the entire Cornell community as well as eastern Markham. The retail centre is intended to generally take the form of a multi-storey, mixed-use centre, including a 'main street' character along public or private roads extending through the centre. Single-use, single storey development is permitted in limited areas. The centre will be visually and physically linked with the adjacent residential neighbourhoods, development along Highway 7, and the business park uses to the east.

The following policies apply to lands within the 'Community Amenity Area – Cornell Centre' designation:

- a) Lands within this designation may be zoned to permit residential and mixed-use building types in the form of townhouse, multiple unit and

apartment buildings. Free standing non-residential buildings may also be permitted in limited areas. A minimum of 200 residential units is anticipated in the 'Community Amenity Area - Cornell Centre' designation at ultimate build-out.

- b) Mixed-use buildings shall be primarily residential or office in use; the ground floor shall be designed to accommodate secondary retail, personal service and office and other non-residential uses compatible with the primary residential or office use.
- c) Lands within the 'Community Amenity Area – Cornell Centre' designation may be zoned to permit:
 - residential uses
 - retail uses
 - personal service uses
 - offices
 - banks and financial institutions
 - institutional uses including community facilities and government services compatible with and complementary to the planned functions and policies of this designation
 - restaurants
 - hotels
 - entertainment uses consistent with the planned function and policies of the designation, and
 - other similar uses consistent with the purpose and intent of the designation.
- d) Retail uses shall generally be limited to individual retail premises with a gross floor area not exceeding 2,000 square metres. The implementing zoning by-law may further restrict the number of retail premises that may be permitted to have the maximum permitted gross floor area or the proportion of the gross floor area that may be devoted to retail premises of the maximum size.
- e) Any residential uses or accessory residential uses on the ground floor of mixed use buildings shall generally not exceed 25% of the total ground floor area, and in no case shall exceed more than 45% of the ground floor gross floor area.
- f) The minimum Floor Space Index of development in each Development Block within the designation shall be as shown in Figure 6.6.3 and as identified in Appendix 5 – Development Blocks.

Figure 6.6.3 Community Amenity Area – Cornell Centre

Land Use Designation	Density Min FSI*	Height			Building Placement From Right-of-Way
		Min	Max	Podium	
Community Amenity Area – Cornell Centre (**)	0.45	1 storey	2 storeys		4.5m from public or private road
Community Amenity Area – Cornell Centre	1.0	2 storey equivalent (non-residential) 4 storeys (mixed-use)	6 storeys	Min 1m, max 3m setback above ground floor	4.5m from public or private road

*Floor Space Index (FSI) = gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed.

- g) Minimum and maximum building heights shall be as shown in Figure 6.6.3. Mixed-use building heights shall be within a range of four to six storeys.
- h) Standards for building placement, and podium heights, where applicable, shall generally be as shown in Figure 6.6.3 for each of the Development Blocks within the designation, as identified in Appendix 5 – Development Blocks. Building placement shall be further defined in the Community Design Plan, in comprehensive block plans and through site plan approval, and confirmed in the implementing zoning by-law.
- i) Development shall provide direct pedestrian access from, and where appropriate a visual relationship to, Highway 7.
- j) Development, and in particular the ground floor retail, service and office facilities, shall be integrated with the adjacent mixed residential development along Highway 7.
- k) Where non-residential buildings adjoin private roads, the primary entrances to individual premises shall be oriented to the private roads they abut.
- l) On-street parking shall be provided within the private road right-of-ways.

6.6.3.1 Site Specific Policies

- a) Notwithstanding Section 6.6.3, the following provisions shall apply to lands within the 'Community Amenity Area - Cornell Centre' designation identified with a double asterisk (**) on Schedule 'AA' – Land Use Plan:
 - i) Uses shall be limited to the following:
 - retail uses; and
 - entertainment uses consistent with the planned function and policies of the designation.
 - ii) Retail uses shall generally be limited to individual premises with a gross ground floor area not exceeding 2,000 square metres, except for two

retail premises where the gross ground floor area may exceed 2,000 square metres up to a maximum of 6,000 square metres.

The implementing zoning by-law may further restrict the number of retail premises that may be permitted to have the maximum permitted gross floor area or the proportion of the gross floor area that may be devoted to retail premises of the maximum size; and

- iii) The primary entrance to retail premises shall be designed to address the 'main street' and private streets they abut.
- b) It is intended that the lands within the 'Community Amenity Area – Cornell Centre' designation be developed in phases. The 'first phase of development' shall be defined by the first site plan approval granted to any or all lands within the Community Amenity Area - Cornell Centre designation.

Sections 6.6.3 f), g) and h) shall not apply to development within the 'first phase of development', except for the lands subject to Section 6.6.3.1.a). Development proposals to add or reduce the gross floor area approved within the 'first phase of development', other than by a minor amount, shall be subject to Sections 6.6.3 f), g) and h).

- c) Notwithstanding Section 6.6.3 g) and 6.6.3.1 b), mixed use townhouse buildings not fronting public streets shall have a minimum height of three storeys."

- 1.10 Section 6.0 is hereby amended by adding the following new subsection after Section 6.12:

"6.13 INDUSTRIAL DESIGNATIONS

6.13.1 General Policies

- a) Lands within the Cornell Planning District that are designated INDUSTRIAL and Business Park Area on Schedule 'H' – Commercial/Industrial Categories to the Official Plan (Revised 1987) as amended, shall be subject to the general provisions of Section 3.5 and the specific provisions of Section 3.5.6.2 of the Official Plan (Revised 1987), as amended and to the further provisions of this Secondary Plan.
- b) Lands within the Cornell Planning District that are designated INDUSTRIAL in the Official Plan (Revised 1987), as amended, are further organized into the following designation categories, as shown on Schedule 'AA' – Land Use Plan, as follows:
 - Business Park Area – Avenue Seven Corridor
 - Business Park Area
 - Open Space

Specific policies applicable to these designations are outlined below, with the exception of Open Space policies, which are outlined in Section 6.9.

- c) Development approval on lands adjacent to Highway 7 and Donald Cousens Parkway will be subject to the recommendations and requirements of the Community Design Plan, and any related development guidelines and standards approved by the Town.
- d) Prior to any development proceeding in these designations, comprehensive block plans shall be approved by the Town.

6.13.2 Business Park Area – Avenue Seven Corridor

The Business Park Area - Avenue Seven Corridor designation is intended to accommodate high density office development incorporating compatible retail, service and office uses on the ground floor of multi-storey buildings.

Office development in this designation is intended to be the most intensive in the Cornell Planning District consistent with the location of the designation adjoining a planned regional rapid transit route on Highway 7.

The following policies shall apply to lands within the 'Business Park Area – Avenue Seven Corridor' designation:

- a) Lands within this designation may be zoned to permit multi-storey office buildings.
- b) Buildings shall be primarily office in use, and where adjoining Highway 7, the ground floor shall be designed to accommodate secondary retail, personal service and restaurant uses ancillary to the primary use of the building, and integrated within the building.
- c) Lands within the designation may be zoned to permit:
 - offices
 - banks and financial institutions
 - research and training facilities
 - data processing and related facilities
 - commercial schools
 - institutional uses, including government services compatible with and complementary to the planned functions and policies of this designation
 - day care centres, subject to the provisions of Section 2.11 of the Official Plan (Revised 1987) as amended
 - retail uses
 - personal service uses, and
 - restaurants.

- d) The minimum Floor Space Index of development in each Development Block within the designation shall be as shown in Figure 6.13.2 and as identified on Appendix 5 – Development Blocks.

Figure 6.13.2 - Business Park Area – Avenue Seven Corridor					
Land Use	Density	Height			Building Placement
Designation	Min FSI*	Minimum	Maximum	Podium	From Right-of-Way
Business Park Area – Avenue Seven Corridor	1.0	5 storeys	10 storeys	Min 2 storeys on Avenue Seven Min 1m - Max 3m setback above 2 nd floor	4.5 m Avenue Seven 2.5 m local roads
*Floor Space Index (FSI) = gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed.					

- e) Minimum and maximum building heights shall be as shown in Figure 6.13.2.
- f) To accommodate the provision of retail and other secondary uses at grade, buildings adjoining Highway 7 shall be designed to ensure that the gross floor area of retail and other secondary uses on the ground floor represents a minimum of 75% of the gross ground floor area.
- g) A site for a regional transit terminal facility is identified symbolically as (RTT) at the western edge of the designation on Schedules 'AA'. Lands for the site are to be secured by the Region of York. The intent of the Secondary Plan is that the facility shall be integrated into an appropriate office development where the site adjoins Highway 7.
- h) Standards for building placement, and podium heights, where applicable, shall generally be as shown in Figure 6.13.2 for each of the Development Blocks within the designation, as identified on Appendix 5 – Development Blocks. Building placement will be further defined in the Community Design Plan, in comprehensive block plans, and through site plan approval, and confirmed in the implementing zoning by-law.
- i) The primary entrances to buildings adjoining Highway 7 shall be oriented to that street.
- j) Surface parking lots shall not be permitted on lands generally within 40 metres of the Highway 7, except behind buildings facing on Highway 7 with access restricted to interior streets or lanes.
- k) Vehicle access to a development adjoining Highway 7 shall generally not be permitted from that street, but shall be restricted to interior streets or lanes.
- l) Loading access to a development adjoining Highway 7 shall not be permitted from that street, but shall be restricted to interior streets or lanes.

6.13.3 Business Park Area

The 'Business Park Area' designation is intended to accommodate individual office buildings, office and prestige industrial campus development in single and multi-unit buildings.

The following policies shall apply to lands within the 'Business Park Area' designation:

- a) Permitted uses within the 'Business Park Area' designation shall include those uses identified in Section 3.5.6.2 c) of the Official Plan (Revised 1987), as amended.
- b) Notwithstanding Section 6.13.3 a), hotels may only be permitted subject to the review of a specific development proposal and rezoning pursuant to the provisions of Section 6.13.1 c) and this Secondary Plan.
- c) Notwithstanding Section 6.13.3 a), sports, health and fitness recreational uses may only be permitted where internally integrated as a component of an office building or hotel, subject to the review of a specific development proposal and rezoning pursuant to the provisions of Section 6.13.1 c) and this Secondary Plan
- d) A site for a regional transit terminal facility is identified symbolically as (RTT) at the western edge of the designation on Schedule 'AA'. Lands for the site are to be secured by the Region of York. The intent of the Secondary Plan is that the facility shall be integrated into an appropriate development where the site adjoins Highway 7.
- e) The minimum Floor Space Index of all development in each Development Block within the designation shall be 0.5.
- f) Maximum building height shall be ten storeys.
- g) Surface parking lots shall not be permitted on lands generally within 40 metres of the Highway 7, except behind buildings facing on Highway 7 with access restricted to interior streets or lanes.
- h) Vehicle access to a development adjoining Highway 7 and Donald Cousens Parkway shall generally not be permitted from these streets, but shall be restricted to interior streets or lanes.
- i) Loading access to a development adjoining Highway 7 and Donald Cousens Parkway shall not be permitted from these streets, but shall be restricted to interior streets or lanes."

1.11 Section 7.0 Housing is hereby amended by adding the following:

“j) The provisions of subsections 7.1 a) through i) shall not apply to development within the ‘Residential Neighbourhood – Cornell Centre’ ‘Avenue Seven – Mixed Residential’, and ‘Community Amenity Area – Cornell Centre’ designations.”

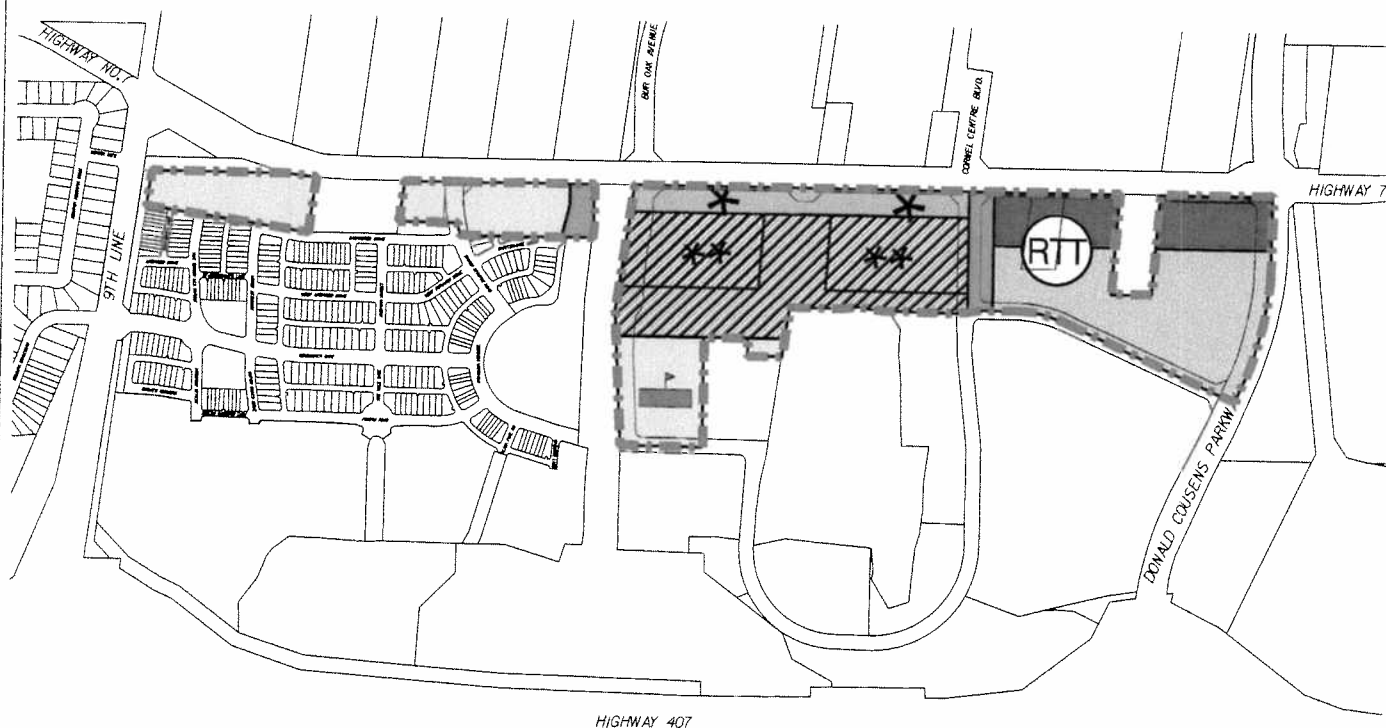
1.12 Section 9.4 Collector Roads is hereby amended by adding the following:

“b) A minor collector road will be provided on the south side of Highway 7 between Cornell Centre Boulevard and the Donald Cousens Parkway. The alignment of this road will be finalized through an implementing plan of subdivision.”

2.0 IMPLEMENTATION AND INTERPRETATION

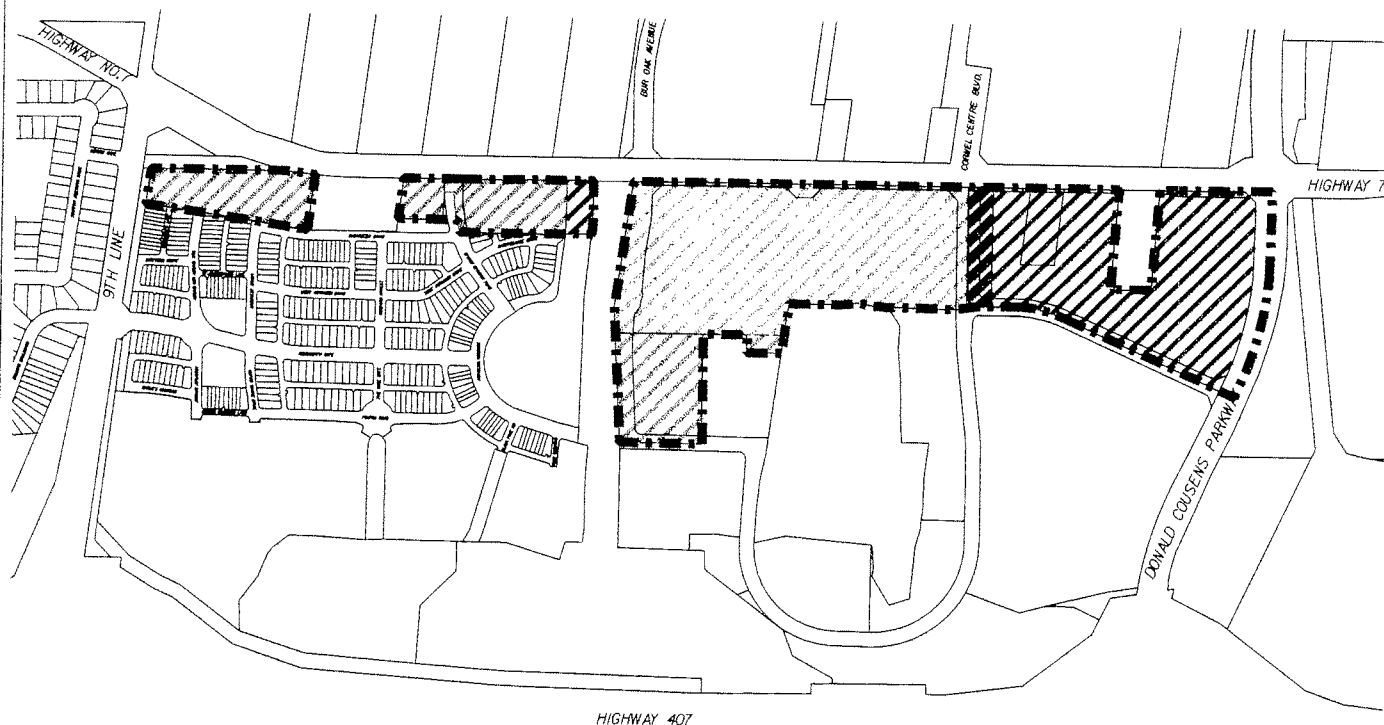
The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval, if applicable in conformity with the provisions of this Amendment.

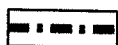


AMENDMENT TO SCHEDULE 'AA' - LAND USE PLAN OF THE CORNELL SECONDARY PLAN PD 29.1 FOR THE CORNELL PLANNING DISTRICT No. 29

<div> <div></div> <div>BOUNDARY OF AREA COVERED BY THIS AMENDMENT</div> </div>		
<div> <div></div> <div>RESIDENTIAL NEIGHBOURHOOD - CORNELL CENTRE</div> </div>	<div> <div></div> <div>COMMUNITY AMENITY AREA - CORNELL CENTRE</div> </div>	<div> <div></div> <div>BUSINESS PARK AREA</div> </div>
<div> <div></div> <div>AVENUE SEVEN CORRIDOR - MIXED RESIDENTIAL</div> </div>	<div> <div>**</div> <div>SEE SECTION 6.6.3.1 a)</div> </div>	<div> <div></div> <div>OPEN SPACE</div> </div>
<div> <div>*</div> <div>SEE SECTION 6.2.2.1 a)</div> </div>	<div> <div></div> <div>BUSINESS PARK AREA - AVENUE SEVEN CORRIDOR</div> </div>	<div> <div>RTT</div> <div>REGIONAL TRANSIT TERMINAL</div> </div>
		<div> <div></div> <div>PUBLIC SCHOOL SECONDARY/COLLEGIATE SCHOOL</div> </div>



AMENDMENT TO SCHEDULE 'BB' – COMMUNITY STRUCTURE OF THE CORNELL SECONDARY PLAN PD 29.1 FOR THE CORNELL PLANNING DISTRICT No. 29



BOUNDARY OF AREA COVERED BY THIS AMENDMENT

MIXED-USE DISTRICT



RESIDENTIAL NEIGHBOURHOOD



MIXED-USE RETAIL CENTRE



BUSINESS PARK

GREENSPACE CORRIDORS



NS AND EW GREEN SPACE CORRIDORS



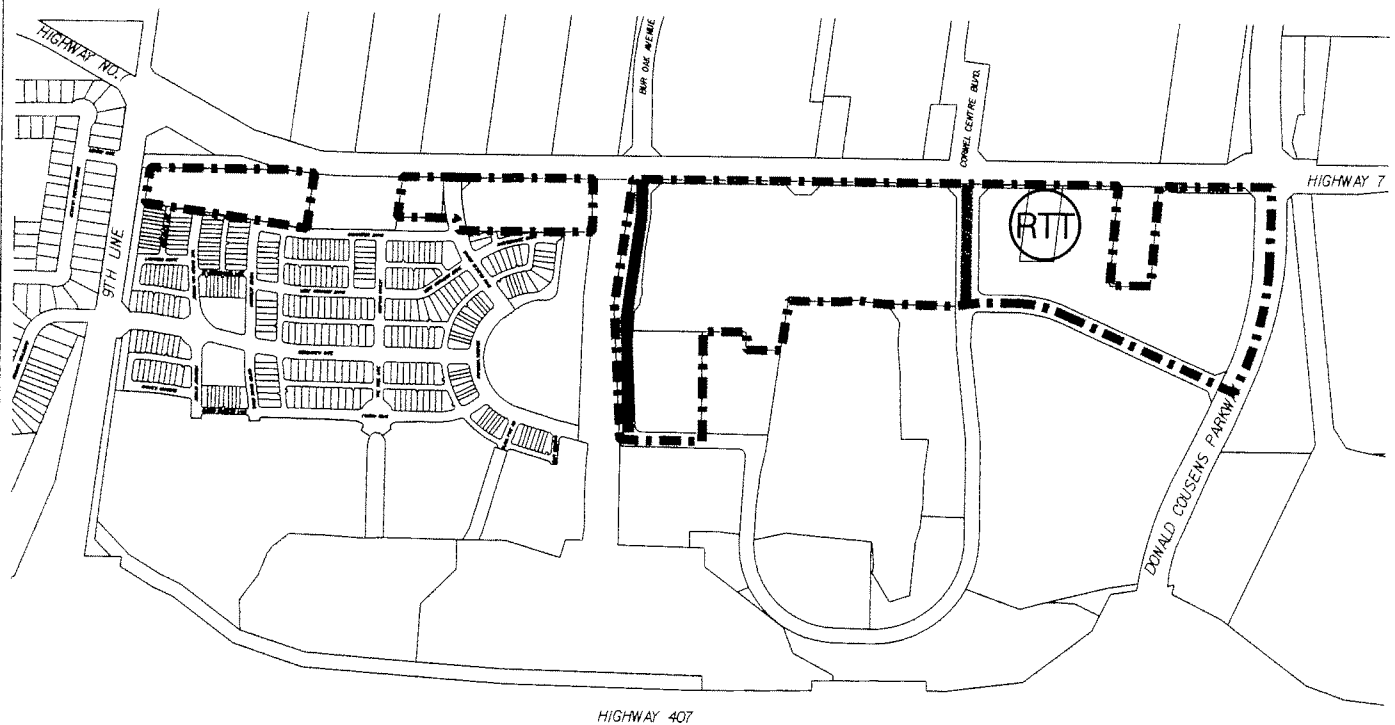
DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'F' TO OPA No. 166

PD 29-1-1

DRAWN BY: DD
CHECKED BY: MW


SCALE:
DATE: 06/22/07





AMENDMENT TO SCHEDULE 'CC' – TRANSPORTATION

OF THE CORNELL SECONDARY PLAN PD 29.1
FOR THE CORNELL PLANNING DISTRICT No. 29

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

 MAJOR COLLECTOR ROAD

 REGIONAL TRANSIT TERMINAL

 MINOR COLLECTOR ROAD

PART IV - APPENDICES (PD 29-1-1)
(This is not an operative part of Official Plan Amendment No. 166)

PART IV - APPENDICES (PD 29-1-1)

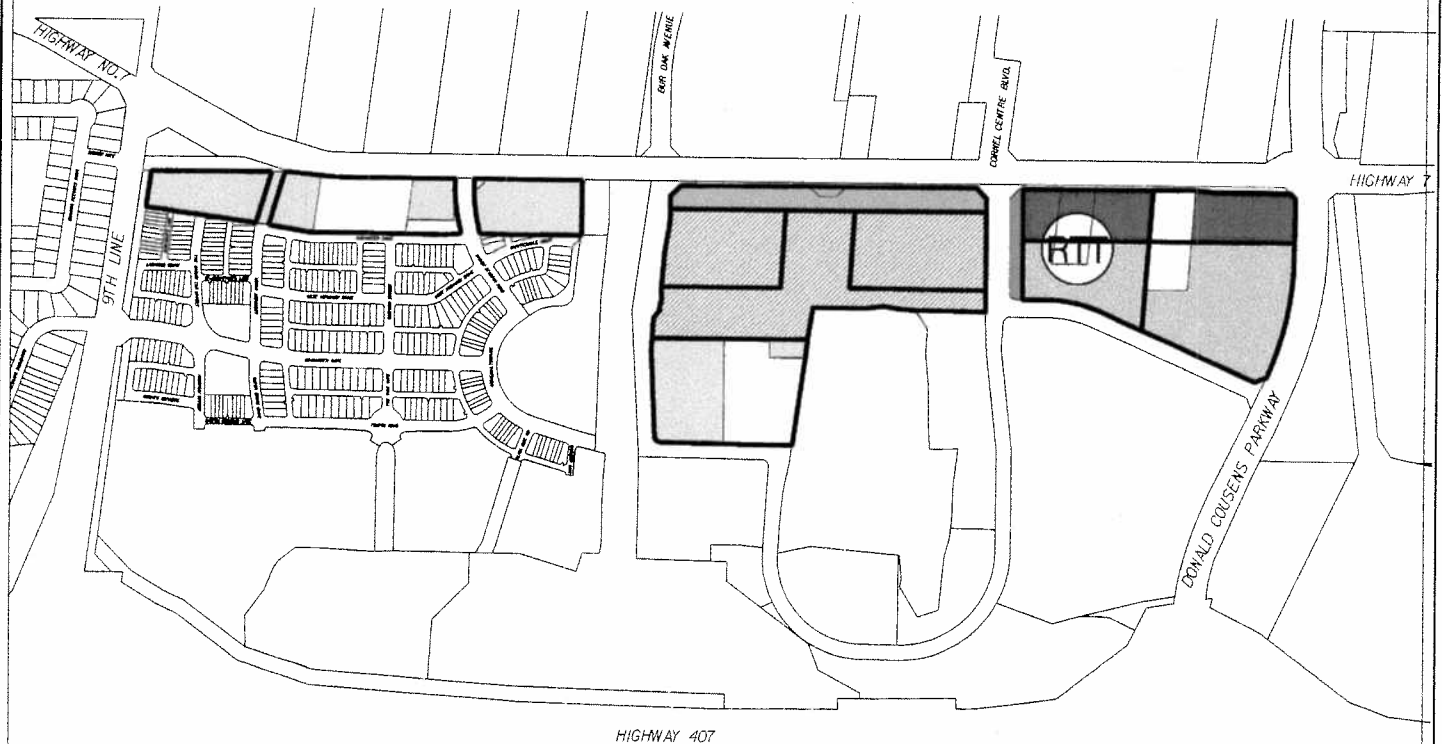
1.0 APPENDICES

(Amendment No. 1 to the Cornell Secondary Plan PD 29-1)

The Cornell Secondary Plan (PD 29-1) for the Cornell Planning District is hereby amended as follows:

- 1.1 By adding Appendix 5 – Development Blocks as shown in Schedule ‘H’ attached hereto.

June 20, 2007



APPENDIX 5 DEVELOPMENT BLOCKS CORNELL SECONDARY PLAN (PD 29-1)



BOUNDARY OF DEVELOPMENT BLOCKS

RESIDENTIAL NEIGHBOURHOOD
- CORNELL CENTRE

AVENUE SEVEN CORRIDOR
- MIXED RESIDENTIAL

COMMUNITY AMENITY AREA
- BUR OAK CORRIDOR

BUSINESS PARK AREA
- AVENUE SEVEN CORRIDOR

BUSINESS PARK AREA

OPEN SPACE



REGIONAL TRANSIT
TERMINAL