




## MEMORANDUM

To: Andy Taylor, Chief Administrative Officer

From:   
Ron Blake, Senior Development Manager

Prepared by: Stephen Corr, Planner II, East District

Date: July 2, 2016

RE: **2431988 Ontario Ltd. c/o Larkin + Land Use Planners  
Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for proposed mixed use multi-storey condominium apartment buildings and stacked townhouses on the north side of Highway 7, west of Bur Oak Avenue**

Files: **SU 16 159916, OP 16 159916 and ZA 16 159916**

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### RECOMMENDATION

That staff be authorized to schedule a Public Meeting in September 2016 to consider the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications (SU 16 159916, OP 16 159916 and ZA 16 159916).

### PURPOSE

This memorandum provides preliminary information about the applications and seeks authorization to hold a statutory Public Meeting. This memorandum contains general information in regards to applicable Official Plan policies, as well as other issues. This memorandum should not be taken as Staff's opinion or recommendation on the application.

### BACKGROUND

The 3.03 ha (7.5 ac) subject property is located within Cornell Centre, on the north side of Highway 7, west of Bur Oak Avenue (See Figure 1, 2 and 3).

Surrounding land uses include Markham Stouffville Hospital and the Cornell Community Centre and Library to the north; and vacant lands to the south (across Highway 7), east and west which are anticipated to be developed with mid and high rise mixed use developments in accordance with the Cornell Secondary Plan. The adjacent site to the west is anticipated to be developed with a York Region Rapid Transit Corporation bus terminal.

### PROPOSAL

The applicants have submitted Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for a proposed development containing multi-storey mixed use condominium apartment buildings and stacked townhouses. The draft plan (See Figure 4) proposes three development blocks, as follows:

#### 1995 Cornell Secondary Plan (OPA 20)

Once the subject lands are removed from the 'Deferral 2' area these secondary plan designations will no longer apply. However, in the mean time these policies provide for the following designations:

- 'Neighbourhood General', which contemplates low density housing, with a net site density range of 17.0 to 37.0 units per hectare (6.9 to 14.9 units per acre)
- 'Community Amenity Area – Corridor', which contemplates medium density residential, office and institutional uses, within buildings ranging between 2 to 6 storeys with a maximum FSI of 1.5.

#### 2014 Official Plan (Partially Approved by the OMB October 2015 and May 2016)

The Subject lands are within the Cornell Centre Key Development Area. Until an updated secondary plan is approved for the Cornell Centre Key Development Area lands, the provisions of the Official Plan (Revised 1987), as amended, and current Cornell Secondary Plan shall apply to the subject lands.

#### Current and Proposed Zoning By-law Amendment

The subject lands are zoned Rural Residential Four (RR4) under By-law 304-87, as amended, which permits one single detached dwelling on a large rural lot (See Figure 2). The applicant proposes to rezone the subject lands to an appropriate zone category in By-law 177-96, as amended, to facilitate the proposed development, including any necessary site specific provisions.

### **CONCLUSION**

Staff recommend that authorization be given for the scheduling of a Public Meeting, which will likely take place on September 20, 2016. Staff will provide a preliminary report to Development Services Committee in advance of the Public Meeting to provide additional details regarding the proposal and discussion on outstanding matters to be addressed.

#### **Attachments:**

Figure 1 – Site Location

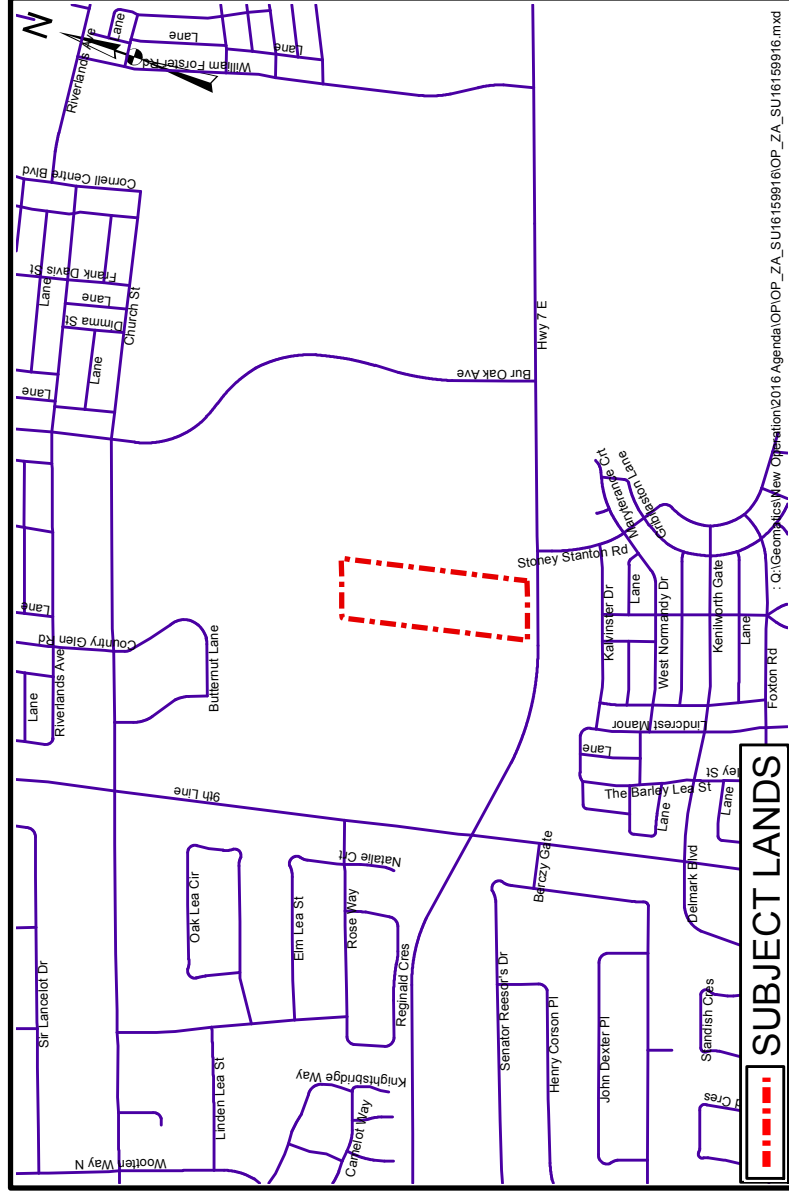
Figure 2 – Area and Zoning Context

Figure 3 – Aerial Photograph

Figure 4 – Proposed Draft Plan of Subdivision

Figure 5 – Proposed Concept Plan

Figure 6 – Current Secondary Plan designations










# AIR PHOTO 2015

APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

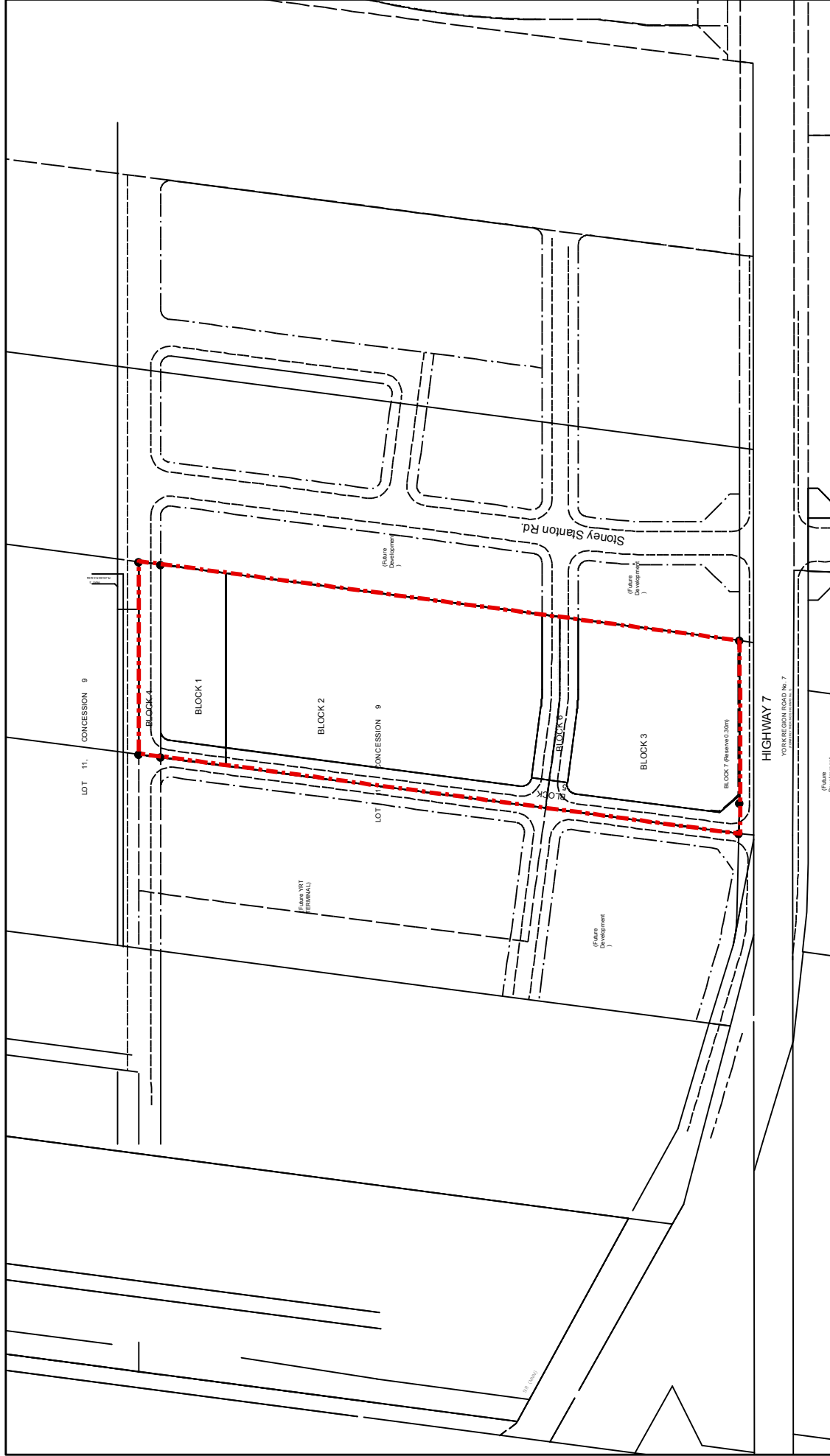
FILE No:OP,ZA,SU16159916(SC)

 SUBJECT LANDS

DATE:04/22/16

FIGURE No. 3





# DRAFT PLAN OF SUBDIVISION

APPLICANT: 2431988 ONTARIO LTD.  
NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

FILE No:OP,ZA,SU16159916(SC)

DATE:04/22/16

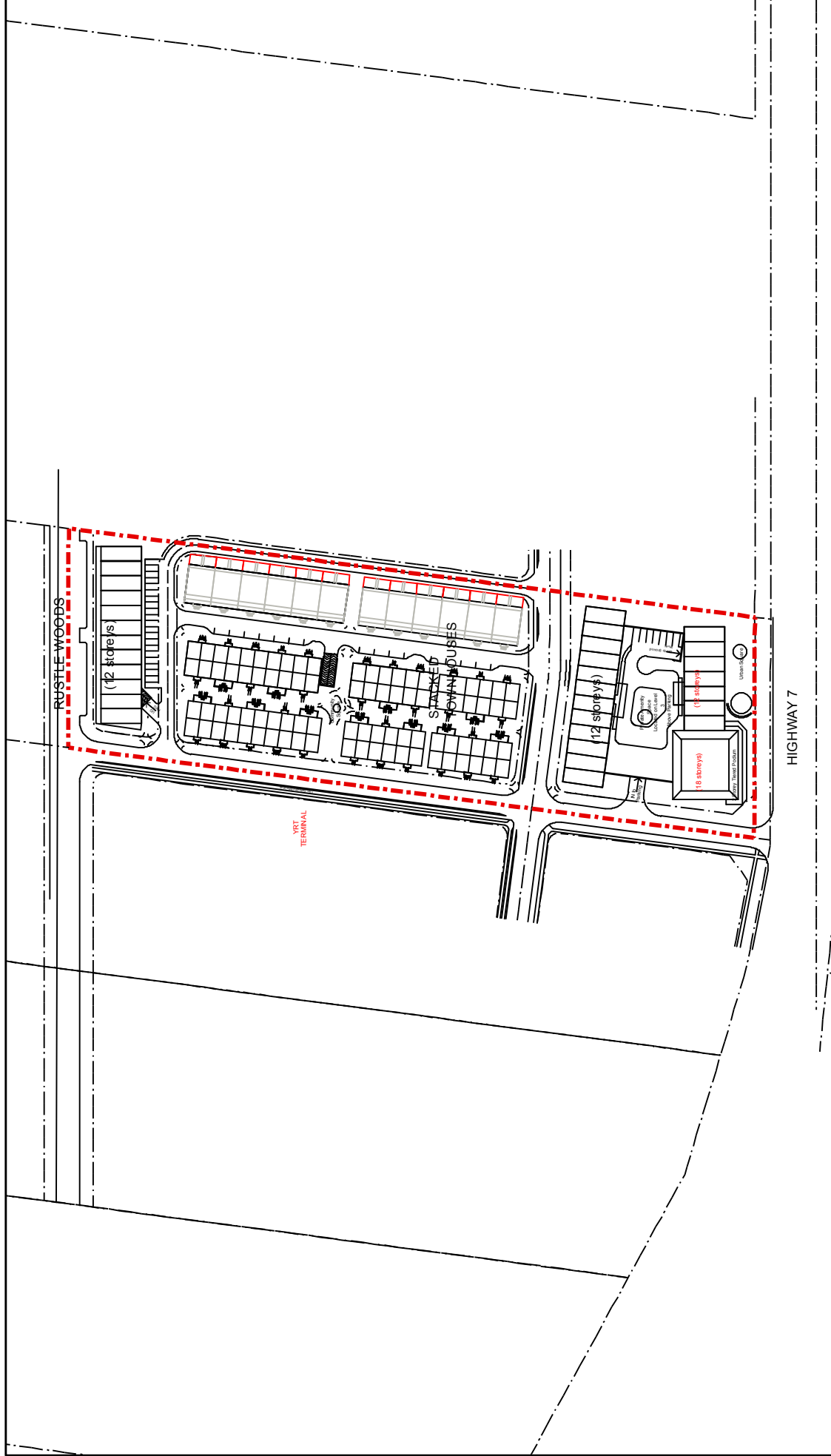
FIGURE No. 4



SUBJECT LANDS


MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD  
 Checked By:SC




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# CONCEPT PLAN

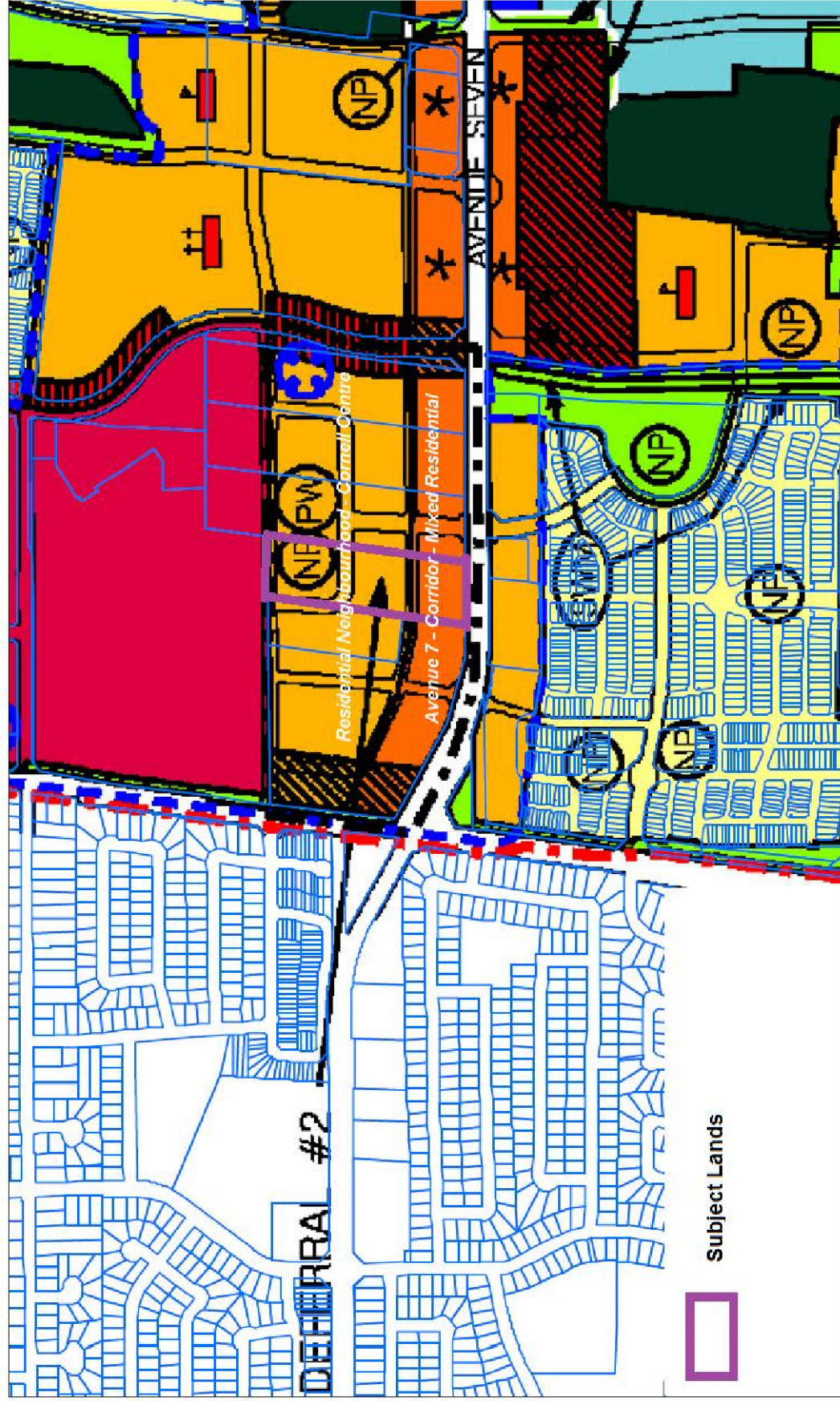
APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

 SUBJECT LANDS

FILE No:OP,ZA,SU16159916(SC)

DATE:04/22/16



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# 2008 CORNELL SECONDARY PLAN DESIGNATIONS

APPLICANT: 2431988 ONTARIO LTD.

NORTH SIDE OF HIGHWAY 7 EAST OF 9th. LINE

FILE No:OP,ZA,SU16159916(SC)