

LINDVEST PROPERTIES (CORNELL) LIMITED

PROPOSED OFFICIAL PLAN AMENDMENT

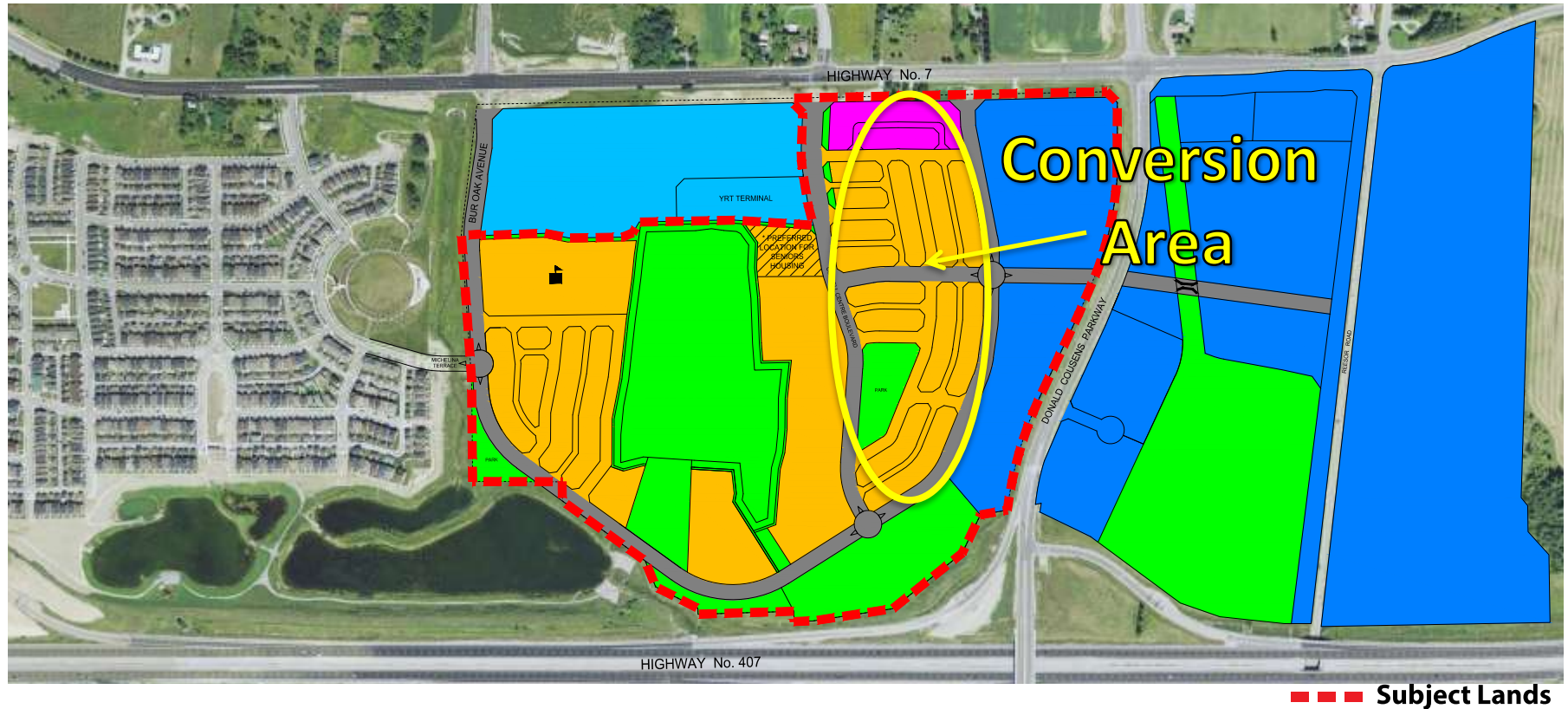
CORNELL CENTRE UPDATED CONCEPT PLAN



September 9, 2014

LINDVEST

Lindvest Revised Concept Plan for Cornell Centre

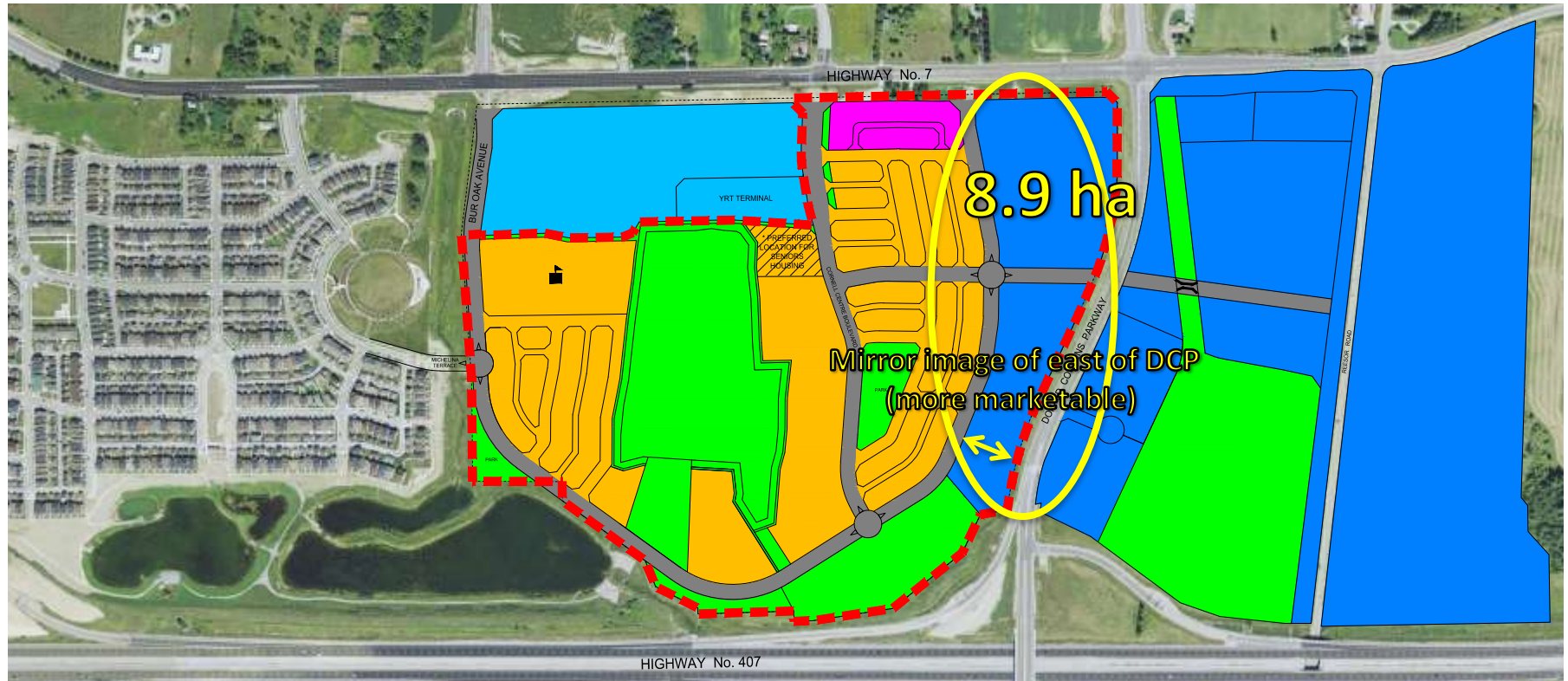


Employment in Markham Has Shifted to Major Office Jobs

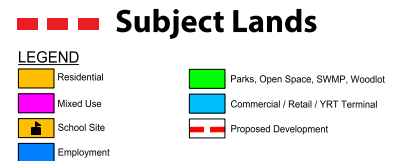
- Lindvest's OPA facilitates the approval of the Revised Concept Plan for Cornell Centre;
- Major office employment, in head offices and business services, have dominated more recent employment growth in Markham;
- This trend is expected to continue;
- The Revised Concept Plan delivers an urbanized office park providing Major Office Employment (MOE) focused on Donald Cousens Parkway and Highway 7. It is transit supportive and responds to Markham's demonstrated employment strength;
- The Updated Lindvest Concept Plan delivers an even greater number of jobs than contemplated under the original application and almost double the number contemplated in the Secondary Plan;
- Large, space-extensive manufacturing or warehousing uses do not represent the best use of Cornell Centre lands, as Highway 407 user fees create a competitive disadvantage that negatively impacts truck traffic; and
- Large, space-extensive manufacturing is not in keeping with the urban vision for Cornell.

Response to DSC Criteria

I) Increase in MOE Jobs

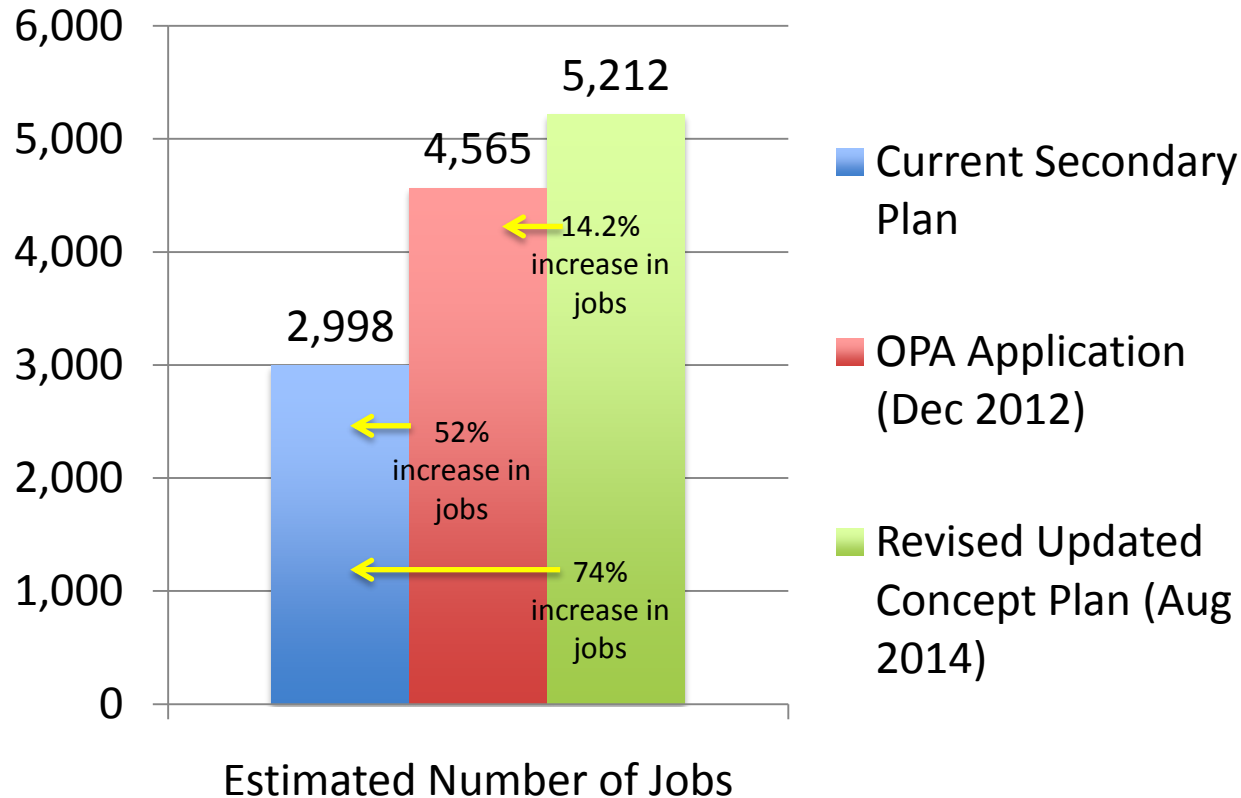


- Area to be converted is reduced from 12 ha to 11 ha
- Increase in area of employment lands retained west of Donald Cousens Parkway from 7.7 ha to 8.9 ha



Response to DSC Criteria

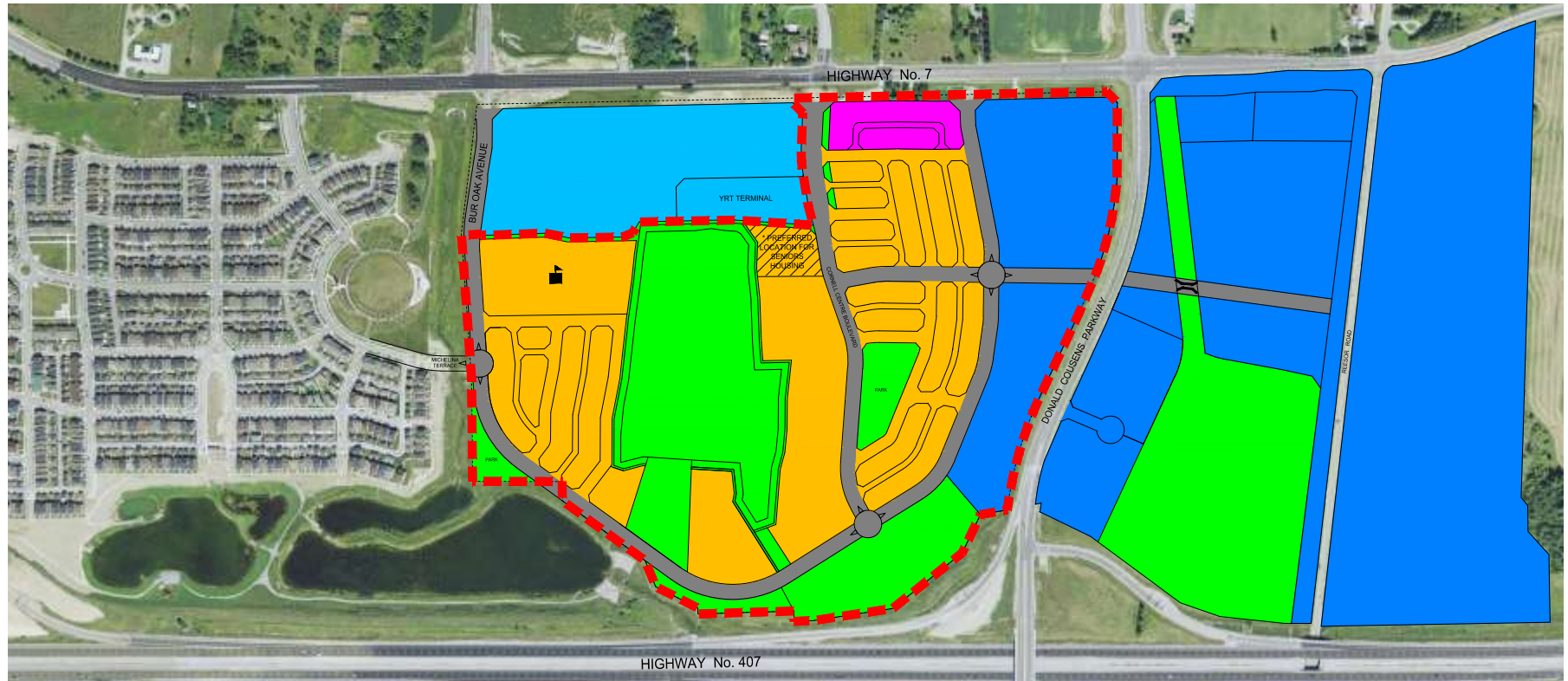
Increase in MOE Jobs



- 74% increase in jobs compared to current Secondary Plan
- 14.2% increase in jobs compared to Concept Plan presented to DSC last year

Response to DSC Criteria

2) Compatibility with Adjacent Land Uses

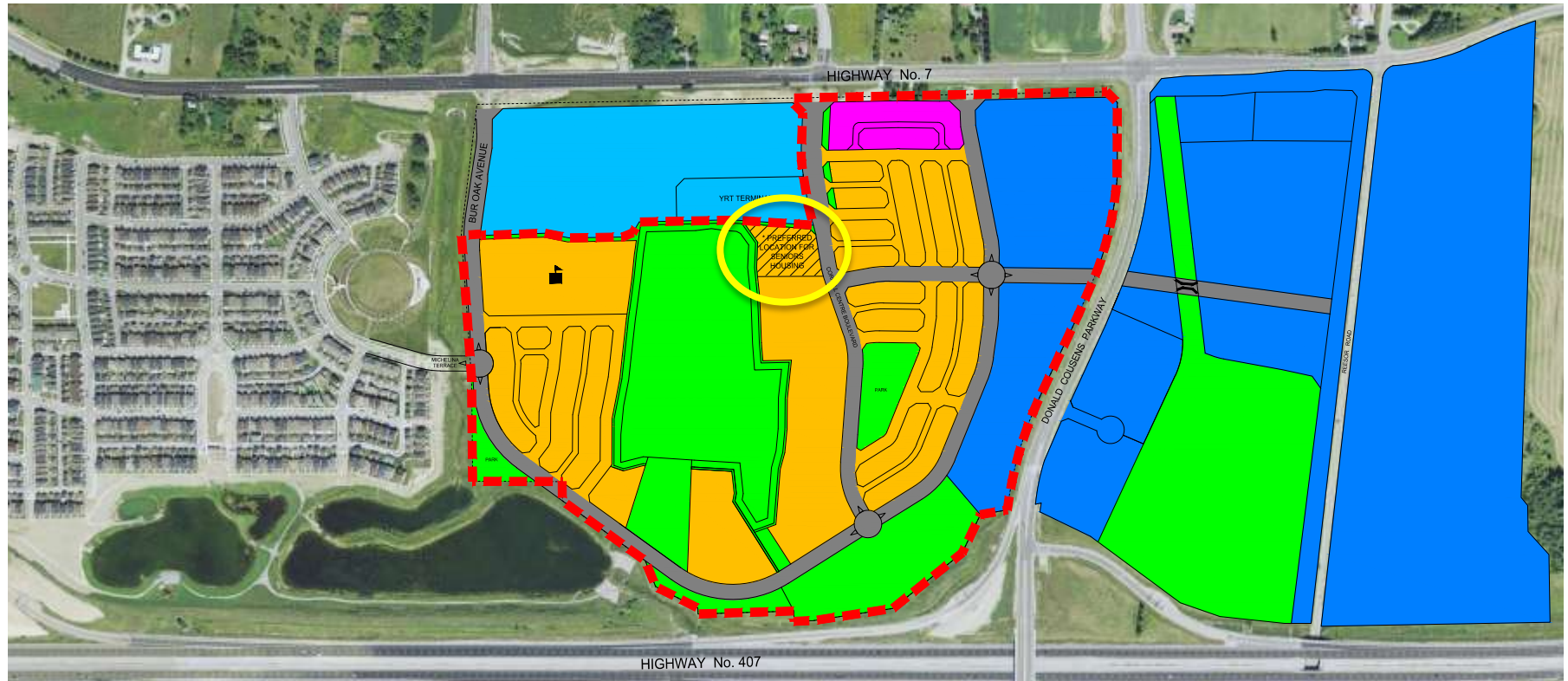


- The form of employment is compatible with the vision for Cornell
- Office employment is compatible with residential (high + low density) to the west

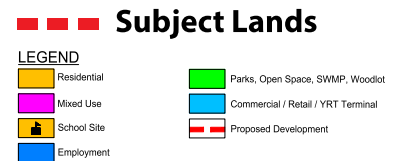


Response to DSC Criteria

3) Preferred Location for Seniors Housing Identified

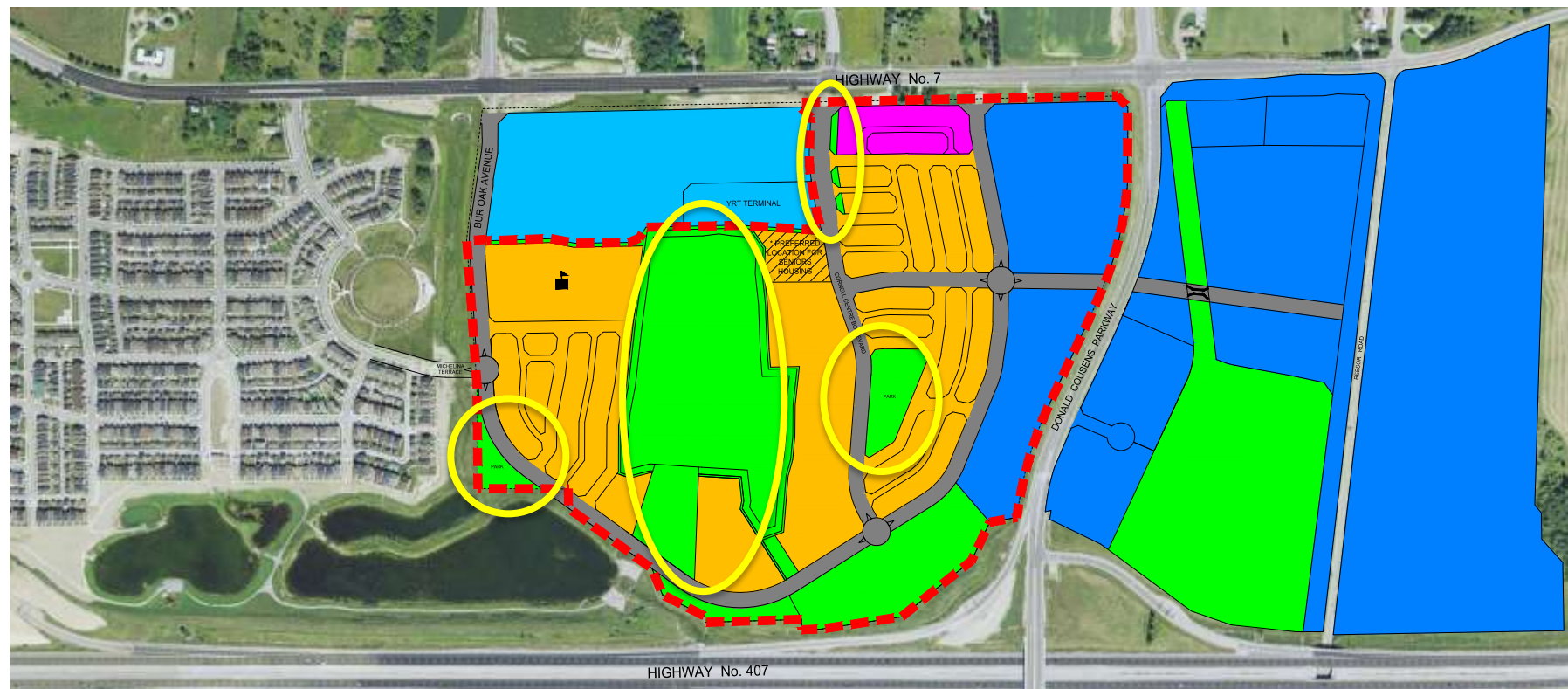


- Adjacent to high-density residential ensuring built form compatibility
- Close to all amenities (transit, shopping, natural features)

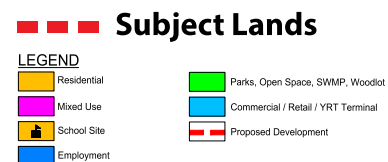


Response to DSC Criteria

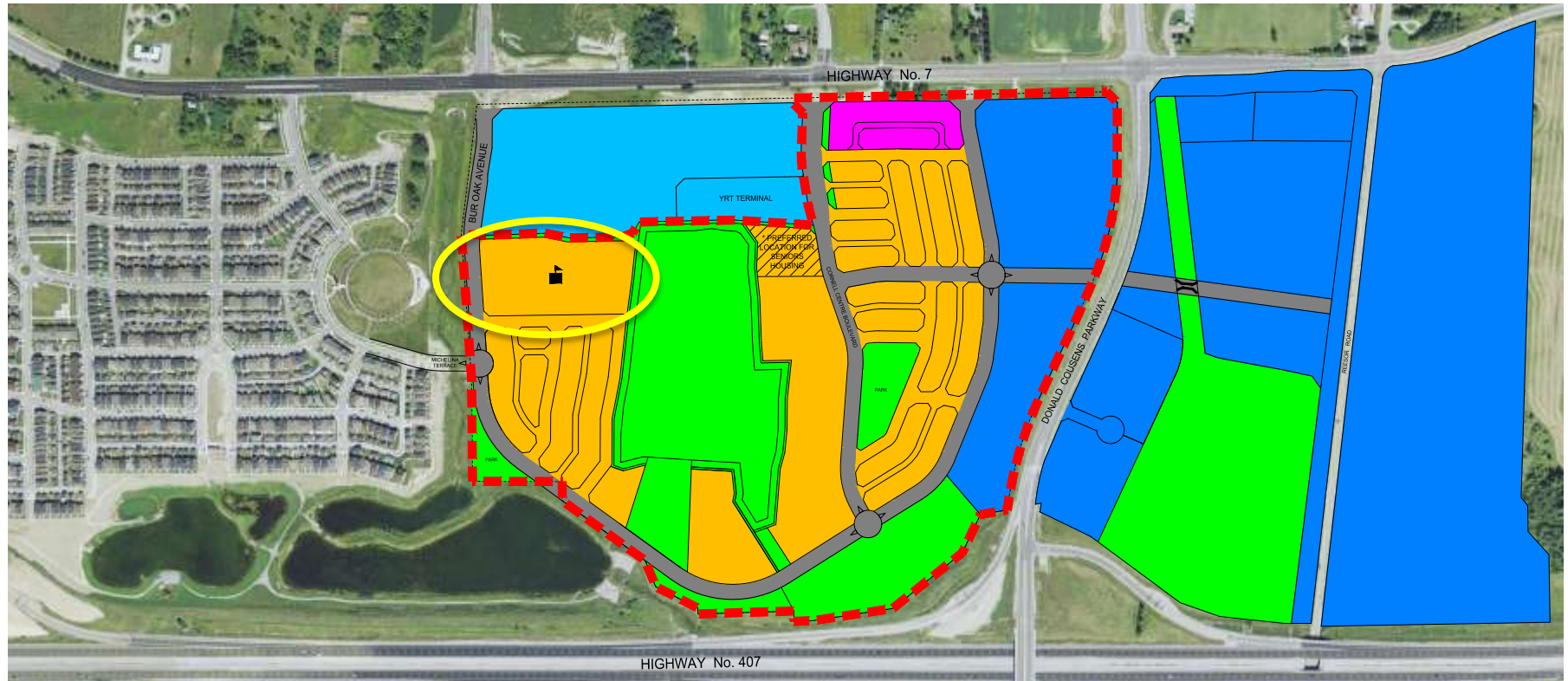
4) Achieve Better Public Amenities



- Retention of the woodlot (the largest environmental feature in Cornell) remains a central component of the Revised Concept Plan
- The Revised Concept Plan shows the location of parkland satisfying the requirements in the Open Space Master Plan








Relocation of School Site



- York Region District School Board preferred location
- Location illustrated in Secondary Plan
- Relocation of high-density development to location east of woodlot

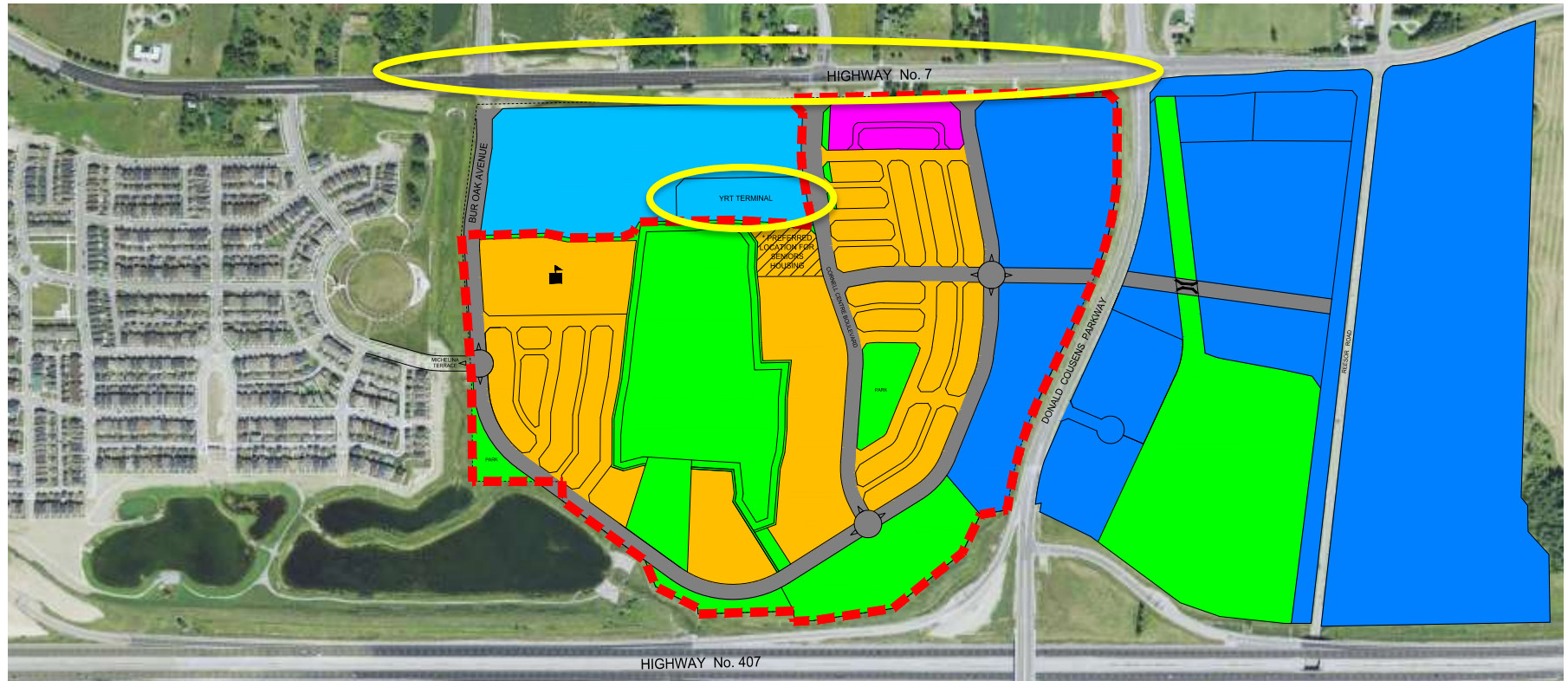
Subject Lands

LEGEND

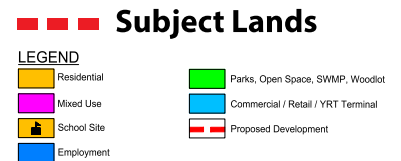
 Residential	 Parks, Open Space, SWMP, Woodlot
 Mixed Use	 Commercial / Retail / YRT Terminal
 School Site	 Proposed Development
 Employment	

Response to DSC Criteria

5) Proximity to Transit and Provision of Lands for Transit Terminal



- Highway 7 is a Regional Rapid Transit Corridor
- Option for VIVA / YRT Terminal remains in the Plan



Lindvest Plan Meets DSC/Official Plan Criteria

- ☐ • Compatibility with adjacent land uses;
- ☐ • Increase in number of future jobs to be provided on site, or at a minimum, no net reduction in future jobs;
- ☐ • Proximity to transit;
- ☐ • Provision of lands for VIVA terminal;
- ☐ • Achieving better public amenities, including but not limited to public art, Section 37 bonusing and publicly accessible private amenity spaces; and
- ☐ • Where the location is appropriate, designate a site for an affordable or seniors housing project.

Response to Growth Plan and Official Plan Criteria for Conversion

- • There is a need for the conversion;
- • The employment forecast allocated to Markham by York Region will be able to be accommodated on appropriate 'Employment Lands' designations;
- • The conversion will not adversely affect the overall viability of the 'Employment Lands' and achievement of the intensification and density targets, and other policies of the York Region Official Plan, this Plan and the Province
- • There is existing or planned infrastructure to accommodate the proposed conversion;
- • The lands are not required over the long term for the employment purposes for which they are intended; and
- • Cross-jurisdictional issues have been considered.

Summary

- • The Revised Concept Plan will create a more balanced and vibrant community that is more characteristic of the urban vision for Cornell;
- • The Revised Concept Plan delivers an urbanized office park focused on major arterials (Donald Cousens Parkway and Highway 7) concentrating these uses on the eastern portion of the Lindvest lands;
- • The Revised Concept Plan delivers an even greater number of jobs than contemplated in the Secondary Plan and an increase in jobs compared to the original application;
- • There is no increase in the overall residential population;
- • The Revised Concept Plan meets all DSC/OP/ Growth Plan criteria for conversion;
- • The Revised Concept Plan continues to provide for the delivery of public amenities; and
- • The overall Lindvest Revised Concept Plan represents a vibrant mixed-use community that is transit supportive and market ready.