

6

DEFERRAL #2 TO AMENDMENT NO. 168 (CORNELL-SECONDARY PLAN) TOWN OF MARKHAM

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated December 15, 2010, from the Commissioner of Planning and Development Services.

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Planning and Development Services extend the time horizon for Deferral #2 to OPA 168 until February 2012.
2. Staff will report back to Council with a decision on the deferral at the February 2012 Planning and Economic Development Committee.

2. PURPOSE

This report recommends extending the deferral (non decision) of land use designations and policies for the Deferral # 2 area within the Cornell Secondary Plan (OPA 168) for an additional 12 months to February 2012. This will allow the landowners and Town of Markham to engage in further discussion and action on a revised development proposal for the site.

3. BACKGROUND

Cornell Secondary Plan (OPA 168)

The Cornell Secondary Planning Area covers approximately 694 ha (1,715 acres) of land north of Highway 407 and east of Ninth Line extending over to Don Cousens Parkway and Reesor Road, as illustrated on *Attachment 1*. The original Secondary Plan for Cornell (OPA 20) was adopted by Markham in 1994 and approved by the Region in 1995. An updated Secondary Plan for Cornell (OPA 168) was adopted by Markham in January 2008 and approved by the Region in June 2008, subject to modifications and two deferrals.

This report deals with Deferral #2, which applies to lands located on the north side of Highway 7, between Ninth Line and Bur Oak Avenue, extending to the Markham Stouffville Hospital (shown as Deferral #2 on *Attachment 1*).

The Region's Notice of Decision for OPA 168 issued in June 2008 states the following for Deferral #2 lands:

- “1. ii. The land use designations and policies of Amendment No. 168 applying to the lands located on the north side of Highway 7, between Ninth Line and Bur Oak Avenue, extending to the Markham Stouffville Hospital, (as lands identified in Council Attachment 1, Schedule AA, Deferral #2) are deferred until January 2009, at which time staff will report back to Council.”

The purpose of deferring the land use designations and policies for this portion of the Plan was to allow the landowners to engage in further discussions with Town of Markham staff in respect to a revised development proposal for the lands.

On January 22, 2009, Regional Council adopted Clause 8 of Report 1 of the Planning and Economic Development Committee recommending the extension of the time horizon for Deferral #2 until January 2010, subject to the Town of Markham being satisfied that the landowners' rezoning application has sufficiently progressed.

On February 18, 2010, Regional Council adopted Clause 9 of Report No. 1 of the Planning and Economic Development Committee recommending a further 1 year extension of the deferral until February 2011 to allow the Town of Markham additional time to review revised development proposals.

4. ANALYSIS

A revised development proposal for the subject lands is being contemplated in light of its strategic location and surrounding land use context. Noted below is a description of the area, the status of the development proposal and the position of Markham staff.

Cornell Secondary Plan supports the evolving context of the area from its current population and employment to a more intense area.

The Cornell Secondary Plan anticipates a total population of 40,000 persons, 11,300 jobs and approximately 16,000 residential units. The majority of the population and housing units are planned along, or in the vicinity of, the Highway 7 corridor. The Highway 7 corridor, within Markham and extending through Cornell, constitutes an intensification corridor with a regional transitway and a higher mixed-use district, Cornell Centre, which is designated to accommodate future growth in the form of intensified urban development.

The Cornell Centre, which contains the Deferral #2 site, is a planned mixed-use district functioning as a regional sub-centre and integrating a balance and diversity of employment and housing at transit-supportive densities within a regional transit corridor. The district is planned to function as a regional employment node, building on the health care campus and on the opportunity to locate a highly accessible, regional scale concentration of employment activity at the intersection of major road and transit networks. Immediately to the north of the Deferral Area #2 is the existing Markham Stouffville Hospital and future Community Centre lands, which is identified as a “Community Facilities and Health Care Campus” within the Secondary Plan. The Region’s rapid transit service will operate along Highway 7 and a regional transit terminal is planned on the south side of Highway 7 within the secondary plan area, just east of the deferral area.

The Cornell Secondary Plan plays an important role in City building and intensification along a regional corridor that includes higher order transit infrastructure within the Town of Markham.

Landowners are working on a revised development proposal

The participating landowners within the deferral area are in the process of refining a revised development proposal for the site. The landowners previously retained a market and design consultant to assess the current and future market conditions and to propose a land use program, a design vision and land use plan. The results of their work to date have been presented to the Town of Markham staff who are in the process of providing preliminary feedback and further direction. The landowners continue to meet with Markham staff on the revised development proposal and they are working towards the preparation of the necessary documents for application submission.

Landowners request an additional one year extension of deferral

Next steps include preparing and submitting formal development applications, together with various supporting studies. The development applications will require public input and review from staff prior to approval. The landowners request a further one year extension of the deferral to allow for continued dialog with the Town of Markham and the submission and processing of the necessary development application(s).

Town of Markham agrees to a one year extension

In a letter dated November 17, 2010, included as *Attachment 2*, staff from the Town of Markham acknowledge that the landowners have made progress in terms of working together towards developing a Master Plan for the area and continue to work with Town staff. Markham staff supports the request for a one year extension of the deferral to allow sufficient time for application submission and review.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

The recommendation of this report is consistent with the position of the Town of Markham staff that supports extending the time period of the deferral.

7. CONCLUSION

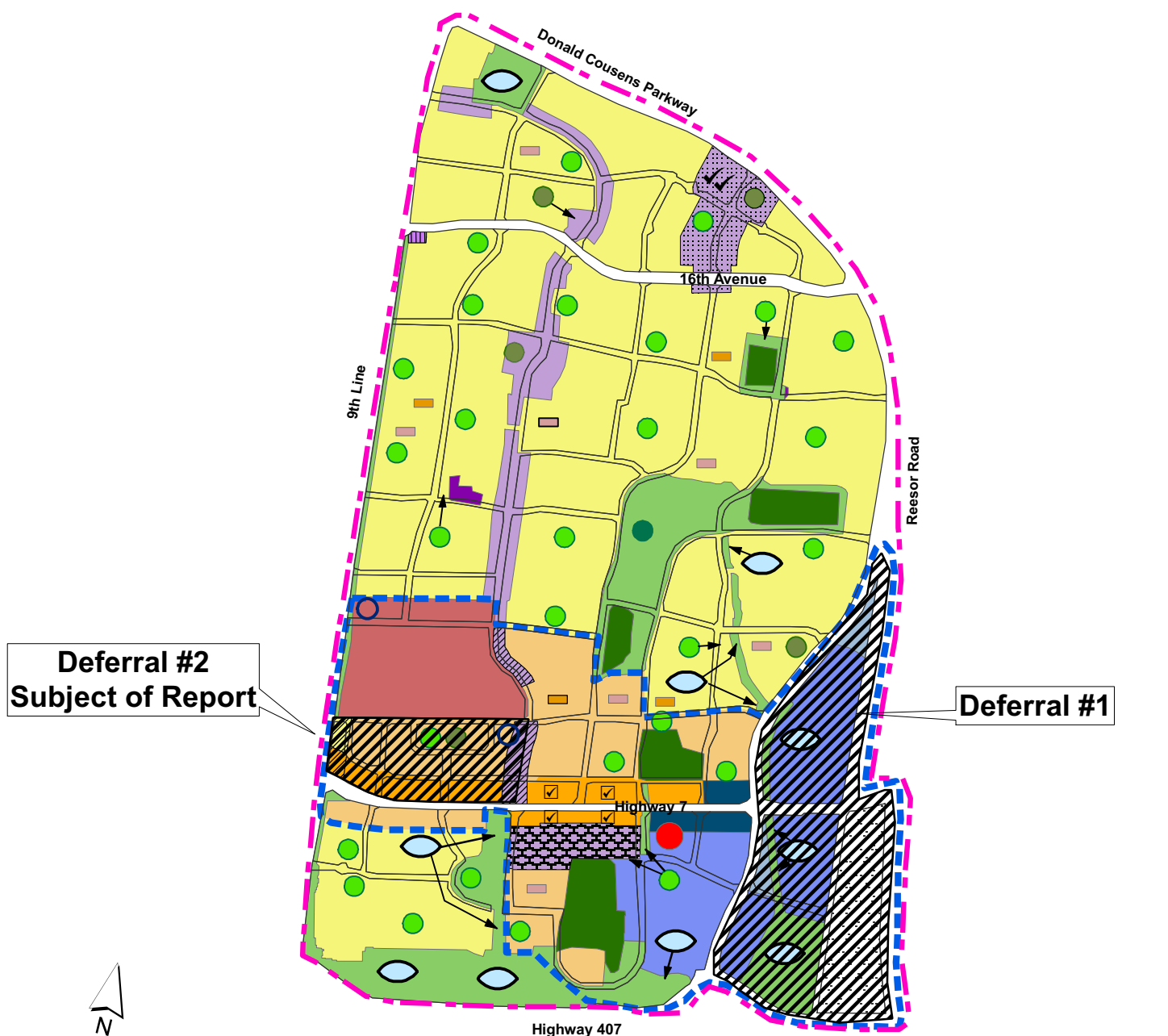
Since the approval of the updated Secondary Plan for Cornell in June 2008, the landowners within Deferral Area #2 continue to work and make progress with the Town of Markham on a comprehensive, mixed-use development concept for all of their lands. The preliminary concept plan is intended to compliment and promote the enhancement of the adjacent Markham Stouffville Hospital and future community facilities.

The Town of Markham is reviewing the development proposal and additional review time is needed. The Town of Markham supports extending the deferral (non decision) for an additional 12 months. The deferral area may be appropriate for a revised land development plan, but requires monitoring and local concurrence. Regional staff will report back to Council in February 2012.

For more information on this report, please contact Duncan MacAskill, Senior Planner, Community Planning at (905) 830-4444 at Ext. 1513 or Heather Konefat, Director of Community Planning at Ext. 1502.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause are attached to this report.)



SCHEDULE 'AA' - DETAILED LAND USE

Secondary Plan for the Cornell Planning District - Official Plan Amendment 168

Boundary of Area Covered by this Amendment	See Sections 6.2.5.3 or 6.3.3.2	See Sections 6.3.4.2 or 6.3.5.2	Catholic Elementary School
Cornell Centre Boundary	Study Area (Section 6.1.1c)	Institutional	Catholic Secondary School
Deferral Area	Community Amenity Area -Bur Oak Corridor	Neighbourhood Commercial Centre	Public Elementary School
Residential Neighbourhood	Community Amenity Area -Bur Oak Corridor	Business Park Area -Avenue Seven Corridor	Public Secondary School
Residential Neighbourhood -Cornell Centre	Community Amenity Area -Cornell Centre	Business Park Area	Community Park
Avenue Seven Corridor	Community Amenity Area -Cornell Centre	Business Corridor Area -Automotive Service Centre	Neighbourhood Park
Mixed Residential	Community Amenity Area -Cornell North Centre	Open Space	Emergency Services
See Section 6.2.4.2	Community Amenity Area -Automotive Service Area	Environmental Protection Area	Place of Worship Site
See Section 6.2.5.2			Regional Transit Terminal
			Storm Water Management



November 17, 2010

Ms. Heather Konefat
Director of Community Planning
Regional Municipality of York
17250 Yonge Street
Newmarket, ON, L3Y 6Z1

Dear Ms. Konefat,

**Request for extension of Deferral #2, Cornell Secondary Plan (OPA 168)
Lands north of Highway 7, between 9th Line and Bur Oak Avenue**

The Planning Partnership in a letter dated November 17, 2010 (attached), has requested a further extension of Deferral #2 of the Cornell Secondary Plan (OPA 168) on behalf of the majority of landowners within the Deferral #2 area.

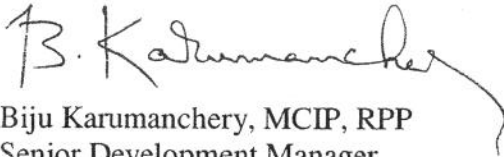
Town staff has agreed to two previous requests for extension to Deferral #2 on the basis that the deferral would provide the required time for the proponents to coordinate their efforts and prepare the necessary documents to submit a rezoning application.

We understand that some disagreements exist among the landowners in the area, which in part has contributed to delays. However, the majority of the landowners are still working together to develop a Master Plan for the area and are continuing to work with the Town in this regard. Staff is also in contact with the landowner who is working independent of the larger Group to produce a Master Plan concept for his property.

Although an application has not yet been received, the landowners have made progress and the Planning and Urban Design Department is willing to support the request for a 12 month extension to the deferral to allow time for the proponents to finalize the submission and for staff to review the proposed concept.

Please do not hesitate to call me at 905-477-7000, ext. 2970 if you would like to discuss this further.

Sincerely,

A handwritten signature in black ink, reading "B. Karumanchery". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Biju Karumanchery, MCIP, RPP
Senior Development Manager
Planning & Urban Design Department
Development Services Commission

Copy to: Stephen Kitagawa, Senior Planner, Town of Markham
Rick Merrill, The Planning Partnership



November 17, 2010

Mr. Biju Karumanchery
Senior Development Manager
Development Services
The Corporation of the Town of Markham,
101 Town Centre Blvd
Markham, Ont L3R9W3

**Re: Cornell Centre Secondary Plan
Request for Extension of the Deferral Related
The Special Study Area**

Dear Mr. Karumanchery

We are writing to request an extension of the deferral of the Special Study area in the Cornell Secondary Plan. The special study area is defined by 9th Line on the west, Highway 7 on the south, Bur Oak Avenue on the east and the south boundary of the Markham Stouffville Hospital on the north. The deferral was originally granted to allow the landowners to work together to develop a conceptual planning framework that reflects their vision for the area.

As you are aware, a number of the landowners have been actively working to develop a plan for the subject lands that reinforces the importance of the hospital while continuing to reflect the principles of New Urbanism. Given the location of the site, the intent is to develop a mixed-use neighbourhood that builds on its location between the hospital and Highway 7. Toward that end, the landowners have been meeting as a group on an ongoing to develop a master plan. We met with staff in March to review master plan concepts. We have been working to respond to the comments we have received and hope to continue the constructive dialogue in which we are presently engaged.



In keeping with the intent of the original deferral, we are requesting more time to build on the progress we have made to date. We are suggesting an additional 12 months to properly address the outstanding issues and to give staff sufficient time to assess future concepts.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Merrill". The signature is fluid and cursive, with the first name "Rick" and last name "Merrill" clearly distinguishable.

Rick Merrill, BArch, MSc Planning, M.C.I.P., RPP, OAA
Partner

