

8

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

The Planning and Economic Development Committee recommends adoption of the recommendations contained in the following report dated December 8, 2008, 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 No. 2 to Official Plan Amendment No. 168 until January 2010, subject to the Town of Markham being satisfied by September 2009 that the landowners' rezoning application has been sufficiently progressed.
2. Staff will report back to Council with a decision on the deferral at the January 2010 Planning and Economic Development Committee meeting.

2. PURPOSE

This report recommends extending the deferral of land use designations and policies for the Deferral No. 2 area within the Cornell Secondary Plan (OPA 168) for an additional 12 months to January 2010, subject to local concurrence at 8 months (September 2009). 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 Cousins Parkway and Reesor Road, as illustrated on *Council Attachment No. 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.

Deferral No. 1 applies to lands located on the east side of Donald Cousins Parkway pending the approval of a Regional Official Plan Amendment for an urban boundary

expansion. This report deals with Deferral No. 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 No. 2 on *Attachment No. 1.*)

On June 19, 2008, Regional Council adopted Clause 11 of Report 7 of the Planning & Economic Development Committee recommending the issuance of the Notice of Decision to approve Amendment No. 168 to the Markham Official Plan, subject to modifications and two deferrals, including the Deferral No. 2 (the Cornell Centre area) as follows:

- “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 No. 2) are deferred until January 2009, at which time staff will report back to Council.”

When OPA 168 was approved in June 2008, the subject lands were deferred until January 2009, at which time staff were required to report back to Regional Council on any revisions to the secondary plan that have been agreed to by the Town. 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 on the site.

4. ANALYSIS AND OPTIONS

In light of the significant role of the subject lands, it may be appropriate to review its land use designation and policy permissions.

Cornell Secondary Plan supports the evolving context of the 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 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 No. 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 area supports the evolving context of the area and 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. In this regard, the landowners 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 to obtain preliminary feedback and further direction.

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 one year extension of the deferral to allow for the preparation, submission and consideration of their pending development applications. In their view, a shorter time frame would not allow for proper consideration of their proposal.

Town of Markham agrees to a one year extension

In a letter dated December 3, 2008, staff from the Town of Markham acknowledges that it may take several months for the proponents to co-ordinate with other landowners in the area and prepare the necessary documents to submit a rezoning application. Markham staff supports the request for a one year extension of the deferral, provided that such an extension is subject to a review at the end of eight months to ensure that the proponents have submitted a rezoning application and are making reasonable progress.

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 No. 2 have presented a mixed-use development plan to the Town of Markham. The preliminary plan consists of various uses, including retail, residential, hotels, various open space plazas and a health and wellness centre, that are intended to compliment and promote the enhancement of the adjacent Markham Stouffville Hospital and future community facilities.

However, the Town of Markham cannot complete its review prior to the expiry date of the deferral (January 2009) and additional review time is needed. The Town of Markham supports extending the deferral for an additional 12 months provided Markham staff is satisfied at the end of 8 months that the proponent has submitted a rezoning application and demonstrated progress. 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 January 2010.

For more information on this report, please contact Duncan MacAskill, Senior Planner, Development Review, Community Planning at (905) 830-4444 Ext. 1513.

The Senior Management Group has reviewed this report.

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