

9

**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 January 8, 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 2011.
2. Staff report back to Council with a decision on the deferral at the February, 2011 Planning and Economic Development Committee meeting.

2. PURPOSE

This report recommends extending the deferral of land use designations and policies for Deferral #2 area within the Cornell Secondary Plan (OPA 168) for an additional 12 months to February 2011. 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 *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.

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 No. 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.

The Town of Markham was not able to complete its review prior to the expiry period (January 2009). 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 been sufficiently progressed.

4. ANALYSIS AND OPTIONS

A revised development proposal for the subject lands is being contemplated in light of its strategic location and surrounding land use context.

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 #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. 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 to obtain preliminary feedback and further direction. The landowners continue to meet with Markham staff on a 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 December 2, 2009, included as *Council Attachment No. 2*, staff from the Town of Markham acknowledge that the landowners have made progress in terms of cooperating as a group on a development plan for the entire deferral area and they anticipate the submission of an application is imminent. 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

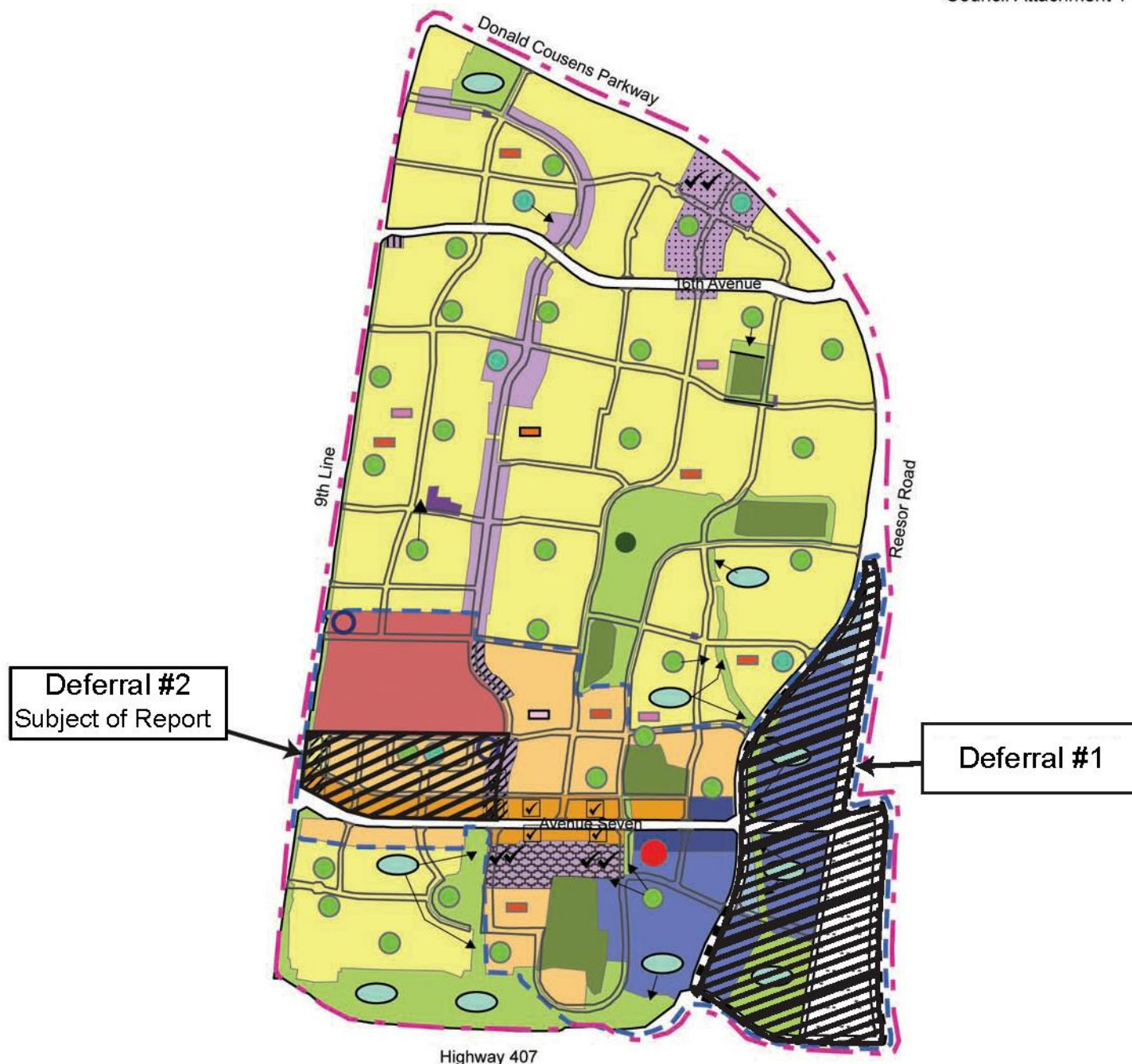
Since the approval of the updated Secondary Plan for Cornell in June 2008, the landowners within Deferral Area #2 continue to work and make progress with the Town of Markham on a comprehensive, mixed-use development concept for all of their lands. The preliminary plan consists of various uses, including 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 has not completed its review and additional review time is needed. The Town of Markham supports extending the deferral 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 2011.

For more information on this report, please contact Duncan MacAskill, Senior Planner, Community Planning at (905) 830-4444 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 - Mixed Residential		Community Amenity Area - Cornell Centre		Business Corridor Area - Automotive Service Centre		Neighbourhood Park
	See Section 6.2.4.2		Community Amenity Area - Cornell North Centre		Open Space		Neighbourhood Park
	See Section 6.2.5.2		Community Amenity Area - Automotive Service Area		Environmental Protection Area		Regional Transit Terminal
							Storm Water Management



December 2, 2009

Ms Heather Konefat, MCIP, RPP
Director of Community Planning
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Ms. Konefat,

**RE: 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 3, 2008 (attached), has requested a further extension of Deferral #2 of the Cornell Secondary Plan (OPA 168) on behalf of all of the landowners within the Deferral #2 area.

In a letter dated December 3, 2008 (also attached) Town staff agreed to a previous request by one of the landowners, International Business Consortium, for an extension to Deferral #2 on the basis that the deferral would provide the required time for the proponents to coordinate with other landowners and prepare the necessary documents to submit a rezoning application.

Although an application has not yet been received, the landowners have made progress in terms of cooperating as a group to develop a conceptual plan for all of the lands. Staff are satisfied, through several meetings with the applicants over the past few months, that an application incorporating all of the lands within the deferral area is forthcoming. 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 applicant 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,

Biju Karumanchery, MCIP, RPP
Senior Development Manager
Development Services Commission

Copy to: Marg Wouters, Town of Markham
Rick Merrill, The Planning Partnership