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DEFERRAL 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 February 1, 2012, from the Commissioner of Transportation and Community Planning.

1. RECOMMENDATIONS

It is recommended that:

1. The time horizon for Deferral 2 to Official Plan Amendment 168 be extended to February 2013, representing the final extension of the deferral to be granted.
2. Staff report back to Council with a decision on Deferral 2 at the January 2013 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 2013 to allow the landowners and the Town of Markham to engage in further discussions and actions on a revised development proposal for the site.

3. BACKGROUND

Council previously extended the time horizon for Deferral 2 lands

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 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.

There are two deferral areas within the Cornell Secondary Plan. Deferral 1 applies to lands located on the east and west side of Reesor Road, north of Highway 7 (shown as Deferral 1 on *Council Attachment 1*). At the time the Secondary Plan was approved by

Markham Council, these lands were not within the Regional Official Plan's Urban Area designation. The lands were incorporated into the new Regional Official Plan ("ROP 2010"), pending Ontario Municipal Board approval. Deferral 1 can be lifted when the ROP 2010 is approved.

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 *Council 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."

On January 22, 2009, 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 had sufficiently progressed.

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

On January 27, 2011, Council adopted Clause 6 of Report No. 1 of the Planning and Economic Development Committee recommending a further one-year extension of the deferral until February 2012 to allow the Town of Markham additional time to review revised development proposals.

4. ANALYSIS AND OPTIONS

A revised development proposal for the subject lands is being contemplated pending the outcome of the ongoing Cornell Precinct Plan study, in light of the lands 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 intensified 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 terminal 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, integrating a balance and diversity of employment and housing at transit-supportive densities. 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 2 site 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 was identified by the Secondary Plan on the south side of Highway 7 within the Secondary Plan 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 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 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.

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.

Town of Markham initiated a Cornell Precinct Plan Study in the spring of 2011

The Town of Markham is currently undertaking a Cornell Precinct Plan Study, which is intended to provide a development framework and design guidelines to help guide the growth and evolution of Cornell Centre. The study is not yet complete. One aspect of the Study proposes to potentially relocate the Region's planned transit terminal from south of Highway 7 to within the deferral area on the west side of Bur Oak Avenue, north of Highway 7, to better serve and integrate the Markham Stouffville Hospital with the surrounding community and the retail main street proposed on Bur Oak Avenue, north of Highway 7.

Town of Markham recommends the deferral be extended for one-year

In a letter dated December 15, 2011, included as *Council Attachment 2*, staff from the Town of Markham acknowledges the landowners will consider the impacts of the Precinct Plan on their development proposal. Markham staff supports extending the deferral to allow for the completion of the Cornell Precinct Plan Study. A one-year extension of the deferral will allow sufficient time for application submission and review.

This will be the fourth extension and it is recommended to be the final extension for Deferral 2 lands

This extension represents the fourth consecutive one-year extension to the time horizon for Deferral 2, to provide opportunity for a revised development proposal. Extending the deferral to February 2013 will allow for a revised development submission and review, and the completion of the Cornell Precinct Plan Study. Regional staff recommends that no further extension to the time horizon of the deferral area be granted. Should the Precinct Plans not be available in one-year's time, the Deferral 2 lands would remain with the permissions approved in the previous approved Secondary Plan, until a Precinct Plan is approved and the Secondary Plan is amended.

Link to Key Council-approved Plans

The extension of the deferral will allow additional time for the review of future development plans intended to support the objectives in the "Focus Growth along Regional Centres and Corridors" section of the 2011-2015 Strategic Plan, including increasing the intensified mixed-use development, maximizing the economic development potential and optimizing the transportation capacity and services in Regional Centres and Corridors.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

The recommendation in this report is consistent with the request from the Town of Markham's request to extend the time period of the deferral.

7. CONCLUSION

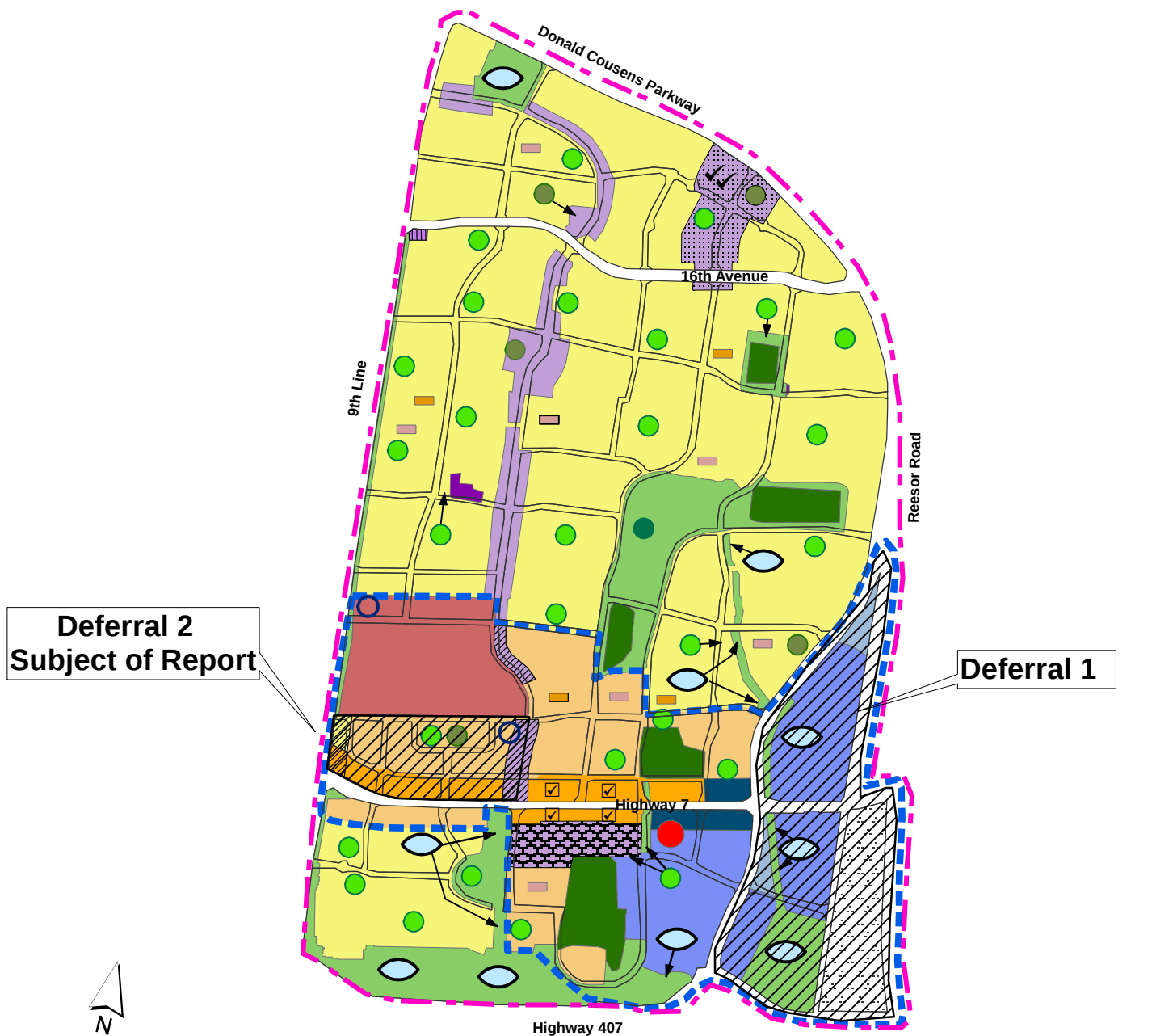
Since the approval of the updated Secondary Plan for Cornell in June 2008, the landowners within Deferral Area 2 continue to work and make progress with the Town of Markham on a comprehensive, mixed-use development concept for all of their lands. The preliminary concept plan is intended to compliment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

The Town of Markham recommends the deferral be extended to allow for the completion of the Cornell Precinct Plan Study, which when completed, will provide greater planning and design direction for development within Cornell Centre. 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 January 2013.

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		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 See Section 6.2.4.2		Community Amenity Area -Cornell North Centre		Open Space		Emergency Services
	See Section 6.2.5.2		Community Amenity Area -Automotive Service Area		Environmental Protection Area		Place of Worship Site
							Regional Transit Terminal
							Storm Water Management



December 15, 2011

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

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

In the spring of 2011 the Town initiated the Cornell Centre Precinct Plan study. The purpose of the study is to provide greater planning and design direction for the growth and evolution of Cornell Centre. The major outcomes of the project are to confirm and refine the directions of the Secondary Plan, align recent development proposals and infrastructure requirements with the Secondary Plan and emerging Precinct Plan and to provide greater detail and certainty through an effective development framework and design guidelines.

The Planning and Urban Design Department would like the deferral to be extended to allow for the completion of the Cornell Precinct Plan study.

The Landowners' representative has advised that in order to assure that the landowners understand the impact of the Precinct Plan study, they will meet sometime in early January, at which time they will be in a position to discuss the extension of the deferral.

Please do not hesitate to call me at 905-477-7000 ext. 2600 or Dave Mill ext. 4960 if you would like to discuss this further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Blake'.

Ron Blake, MCIP, RPP
Acting Senior Development Manager
Planning & Urban Design Department
Development Services Commission

Cc: Stephen Kitagawa, Senior Planner, Town of Markham
Dave Miller, Manager East District Town of Markham
Rick Merrill, The Planning Partnership

The Corporation of the Town of Markham • Development Services Commission

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