



**CORNELL ADVISORY GROUP
MINUTES OF MEETING – September 11, 2006**

Attendees:	Company/Agency:
Jack Heath	Regional Councillor
John Webster	Ward 5 Councillor
Renee Torrington	President, Cornell Ratepayers Association
Andrew Keyes	Cornell Ratepayers Association
Keith Thirgood	The Old Markham Village Ratepayers Inc.
Al Bishop	Landowner Rep - Trustee, Developers Group
Dan Leeming	Planning Consultant –The Planning Partnership
Christine Joe	Markham Stouffville Hospital
Niomie Massey	Landowner Rep. – Cornell Rouge
Vijay Chauhan	York Region Transit Partnership (VIVA)
Kevin Huang	Toronto Region Conservation Authority (TRCA)
Sean Hertel	York Region Planning and Development Services
	Town of Markham Staff:
Valerie Shuttleworth	Director of Planning & Urban Design
Tim Lambe	Manager, Policy
Biju Karumanchery	Manager, East District
Marg Wouters	Senior Planner, East District
Isa James	Senior Planner, Urban Design
Kathryn Webber	Administrator

Chair: Councillor John Webster

1. Adoption of Minutes – John Webster:

- July 17 & August 14
- Moved & Carried

2. Other Business:

- Provided as handouts were: a Transportation summary, Community Centre/Library Rationalization, Road Construction Programme, and a Bike Path map for Cornell District
- Councillor Heath requested information re: transportation issues, namely the completion of Bur Oak Ave through to Hwy 7. A group discussion followed. It was requested that Arup Mukherjee, the Town’s Transportation Manager bring forward a presentation re: Rose Way alignment as well as a comprehensive map that details all of the road construction and timing in the Cornell area for regular discussion purposes.
- Al Bishop reported to the group that the design of Bur Oak Ave to within 50 ft of Highway 7 was approved as of Sept. 11/06. Construction is anticipated to commence by October. Construction cannot be completed to the Hwy 7 intersection until agreement is reached with MTO regarding intersection design (e.g., number of lanes and signalization).

- Staff reported that the Director of Engineering and the CAO were continuing to work with the Region and MTO to work out arrangements for the transfer of this section of Hwy 7 to the Region of York or at least establish that construction can be completed at Regional standards.

3. Doylestown Wellness Centre (Pennsylvania, USA) – Presentation by Renee Torrington

Renee Torrington and Regional Councillor Jim Jones were hosted by Executive Director Pat Vitta for a tour of the Doylestown Wellness Centre. The Wellness Centre’s features include:

- The centre was opened in 2001, as a relief to out patient overload
- The facility is located 5 miles from the Hospital and features free parking
- The building was designed to blend into the community with an architecturally pleasing exterior and expansive grounds and gardens
- Range of out-patient services are offered on a walk-in basis
- Services include: physicians, child care centre, fitness & aquatic centre, healing day spa, variety of conference spaces, diagnostic services, pediatric centre, healing gardens, a large book store and gift shops and a restaurant
- 8.8 acres of land, 200,000 sq. ft. on 3 floors
- The Centre’s design incorporates Fung Shui features, open concept and themed rooms
- Beepers are provided on check-in
- Water fall & river feature are a focal point from all three levels of the building
- Fitness Centre features: specialized equipment for rehabilitation, weight management and cardiac support. Computerized programs assist users in their work outs. Other classes include: pilates, yoga, aerobics and spin classes
- Aquatic Centre features: 4 lane lap pool heated at 84°, healing pool approx. 200 sq.ft heated at 94°F, whirlpool heated at 104°F. Pump room uses ultraviolet rays to remove chloramines from water to reduce respiratory problems. It also hosts a variety of classes with specialized therapy instructors
- The perceived pros and cons of developing a shared wellness centre/community centre in Cornell are as follows:

CONS:

- parking
- traffic
- joint fitness & aquatic centre – user overload
- not compromising either facility

PROS:

- cost savings
- innovative library
- focusing on prevention & rehab
- innovative, first class facilities

- Markham Stouffville Hospital should be commended for looking to incorporate these innovative ideas and practices into their new design and the community members hope that by working together the project can be very successful

Questions & Answers:

- The question of funding was raised, as USA based hospitals are very different from our system.
- Christine Joe pointed out that the Doylestown facility was built purposely as a separate focal point for the purpose of generating revenue, unlike anything Canadian hospitals are able to replicate. Due to limited funding the Markham-Stouffville expansion cannot achieve the same high level of standard, however through partnerships they hope to create a similar atmosphere.

4. Parks & Open Space presentation by Isa James, Senior Planner, Urban Design

- Cornell's Open Space Master Plan was first approved in 1995 and 1½ years later the Town executed its first agreement detailing how parkland dedication would be calculated:
- 1996 Ontario Realty Corporation (ORC) Development Agreement:
 - Implements the 1995 Open Space Master Plan
 - Approx. 135 acres and a potential 27 acre Town purchase
 - Plus: 9th Line Greenway, By-Pass Greenway, Preservation of 5 woodlots in private ownership and the extension of the woodlot south of Hwy 7 into private ownership
- 1997 Law Development Group Agreement – Draft Open Space Master Plan 2002
 - Acknowledged the need for revisions to the Open Space Master Plan
 - 115 acres approx. total parkland including recreational portions of woodlots and stormwater management lands
 - Plus: 6 acres Urban Open Space, 9th Line Greenway, and 5 woodlots and expansion lands
- In 2003 Town staff began working on a new parkland dedication agreement with the newly formed Cornell Developers Group. The new owners had purchased the Cornell lands from the Law Development Group with the expectation of having to dedicate parkland as per the Law Agreement.
- After negotiations commenced, the Provincial and Regional Governments introduced legislation mandating increases in housing to be built within existing urban areas. Town staff negotiated additional cash-in-lieu of parkland dedication for the Avenue Seven Corridor lands, where the majority of the increase in population was proposed to occur.
- 2006 Council Approved Cornell Master Parks Agreement
 - 115.81 acres of parkland
 - \$650,000 parkland dedication
 - Credit for: Woodlot trail construction, trail entry features, pedestrian bridge linking neighbourhood residential lands to commercial centre
 - Plus: removal of existing Markham by-pass roadbed in Community Park, 6 acres Urban Open Space, 42 acres woodlot and buffer lands, 30 acres woodlot expansion area and 6.4 acres at 9th Line Queen's Golden Jubilee Greenway
 - Plus: Cash-in-lieu of parkland for high density lands along Hwy 7 in Cornell Centre in accordance with Town By-law
 - Plus: an agreed upon addition: credits toward cash-in-lieu requirements may be provided
- Benefits of Negotiated Scenario vs. Planning Act Scenario: Residential -16,000 units and Commercial/Industrial lands – 72 ha

Planning Act

Total: approx. 54 hect. (135 acres)

Draft Cornell Parkland Agreement

**Total: approx. 82 hect. (202 acres)
Plus: Cash-in-lieu of parkland credits
to be applied to Cornell**

- Next Steps: Finalize Open Space Master Plan and execute agreement with Landowners Group (with additional clause added)

Questions & Answers:

- It was further clarified that cash-in-lieu is normally distributed Town-wide, but by this agreement developers are given credits for enhanced park features, or facilities in lieu of cash-in-lieu; i.e., splash pads, pergolas, vending areas or community rooms.
- The group requested copies of the additional clauses to be circulated once finalized/approved.
- The group inquired about the swapping of school site lands to better serve the community. Staff responded that they are working with the Board and have continued to raise the issue.

5. Next Meeting:

- **October 16th**
- Agenda items to include: Transportation map & Rose Way alignment justification

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