Official Plan and Zoning By-law Amendment Applications

Springhill Homes Inc.

7128, 7170 and 7186 Highway 7 East (Ward 5)

January 20, 2021

S.C. Land Management Corporation

RDLANDPLAN Consultants Inc.

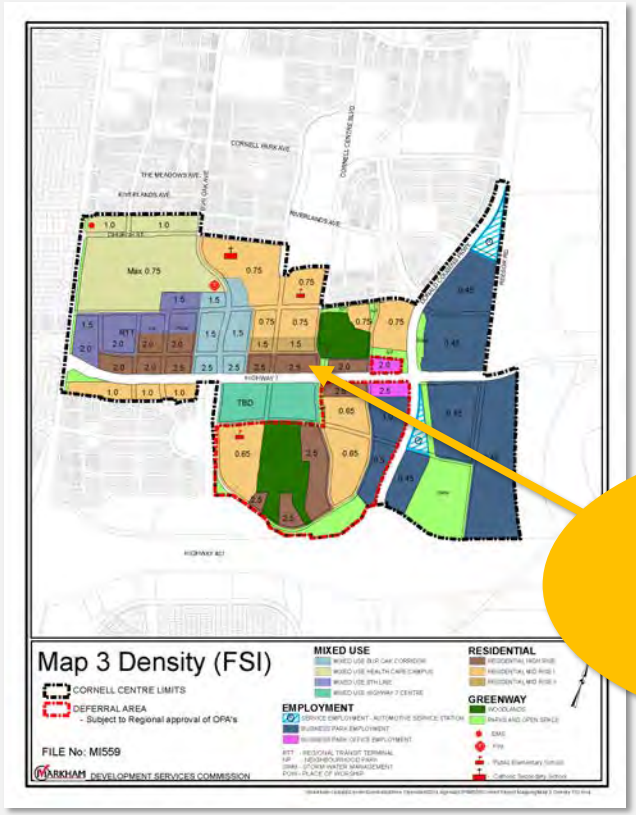
WND ASSOCIATES PLANNING AND URBAN DESIGN

WSP

GRAZIANI + CORAZZA ARCHITECTS INC.

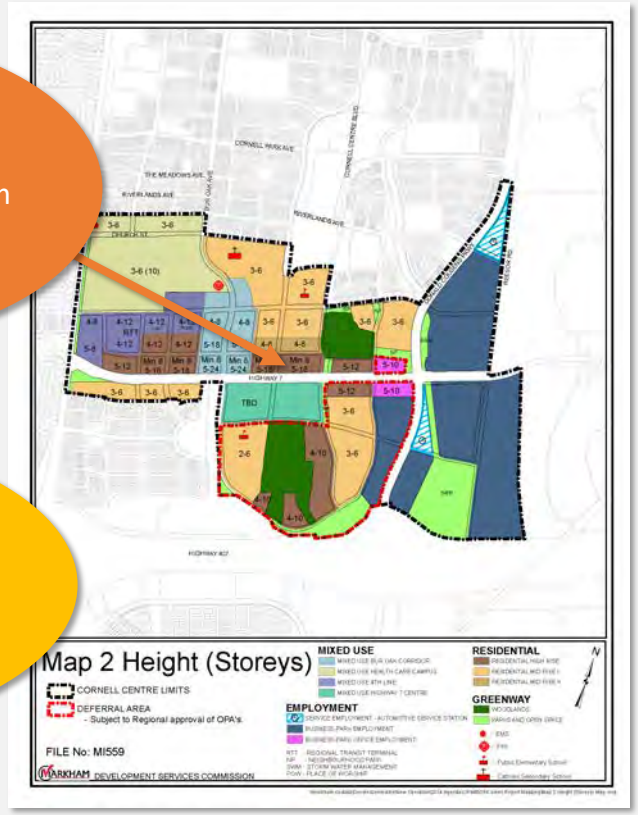
SUBJECT SITE 7128, 7170 and 7186 Highway 7 East

DRAFT CORNELL CENTRE SECONDARY PLAN

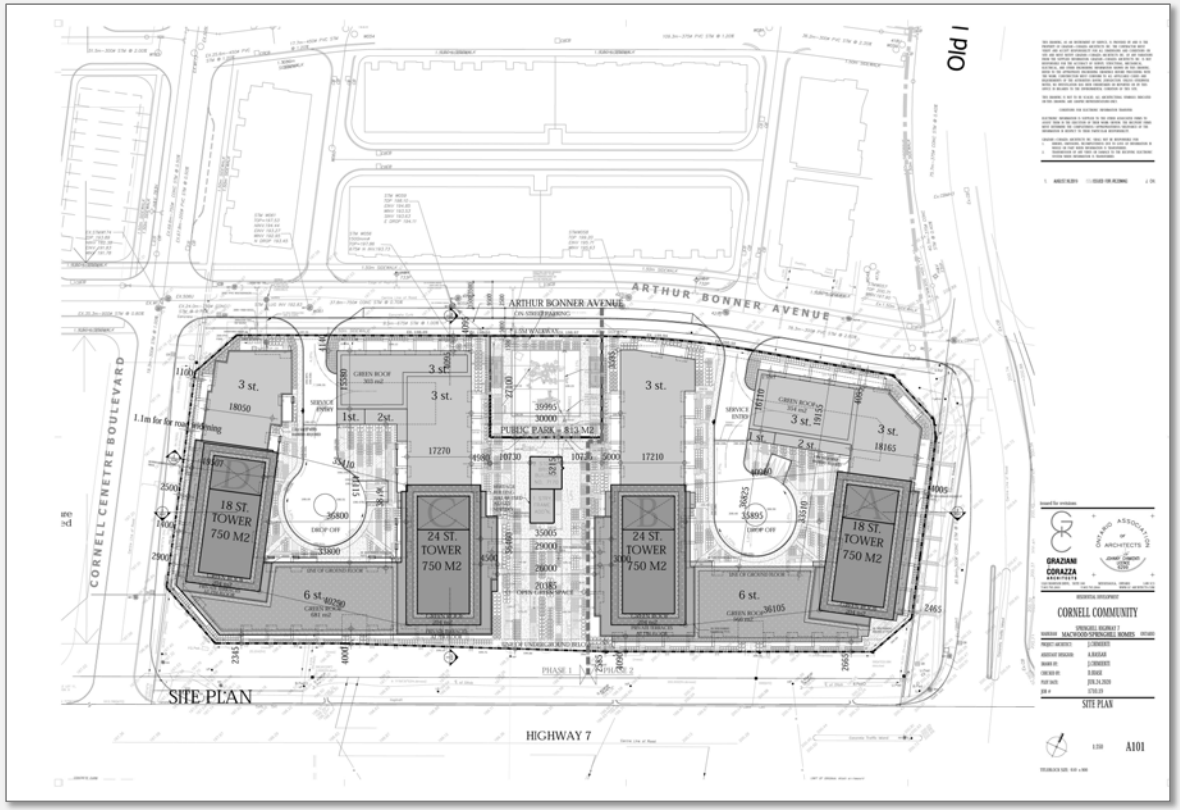


Residential High Rise
HEIGHT: 8-18 Storeys
Minimum 5 storey podium when part of podium/tower building

Residential High Rise
MINIMUM DENSITY: 2.0 FSI
Range from minimum 1.5 to minimum 2.5 - greatest density closest to Bur Oak/Hwy 7 intersection



PROPOSED RESIDENTIAL DEVELOPMENT Site Plan



- **Tower Height:** 18 and 24 ST.
- **Total No. of Units: 977**
  Towers A & B: 483 units; Towers C & D: 494 units
- **Total Ground Floor Area:** 79,084sq.m.
  Towers A & B: 39,493sq.m. ; Towers C & D: 39,591sq.m.
- **Total Residential GFA:** 80,549sq.m.
  Towers A & B: 40,027sq.m. ; Towers C & D: 40,521sq.m.
- ***Total Number of Parking Spaces:*** *1,174 spaces*
- **Heritage Building GFA:** 207sq.m.
- **Parkland:** 813sq.m.

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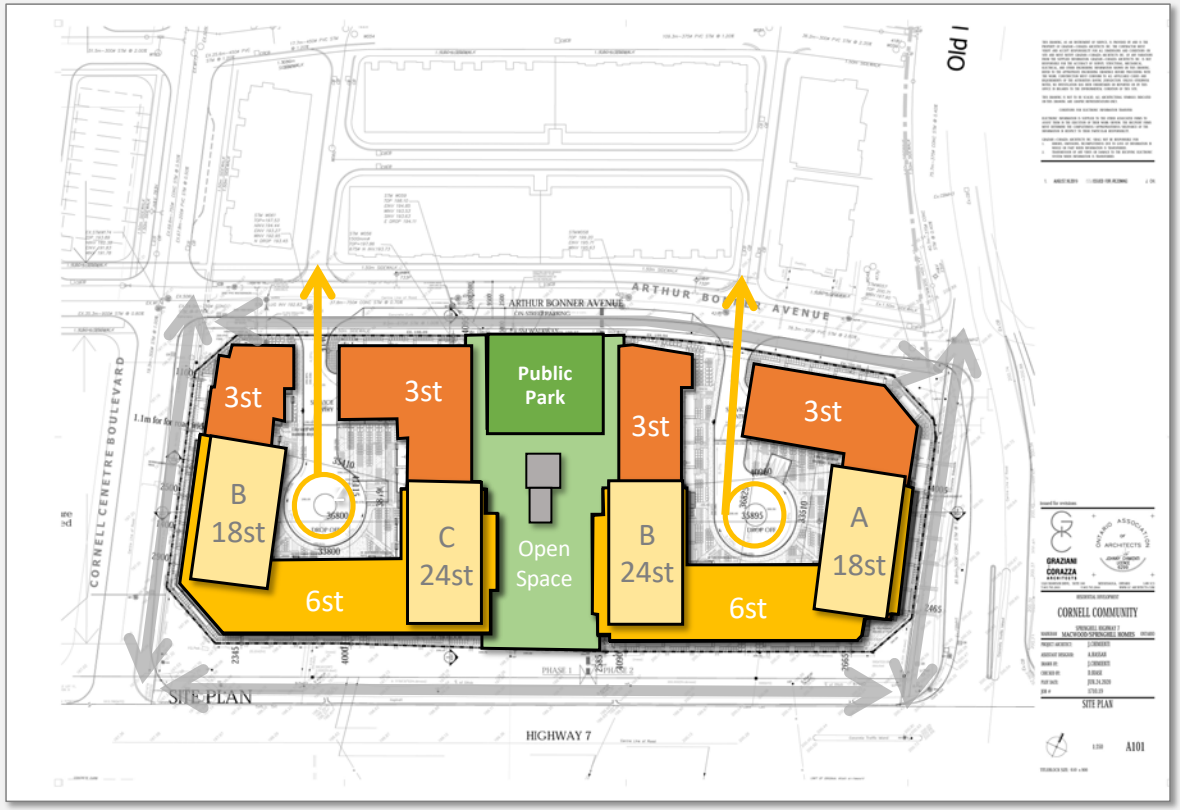

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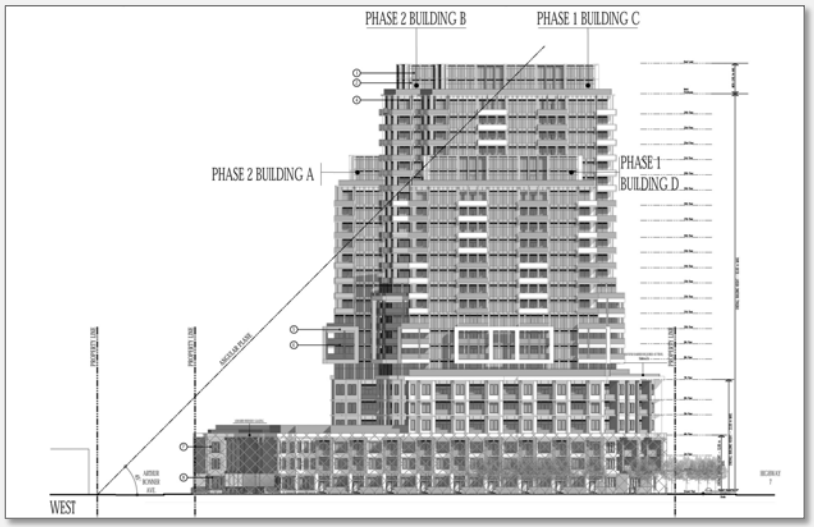
PROPOSED RESIDENTIAL DEVELOPMENT South Elevation

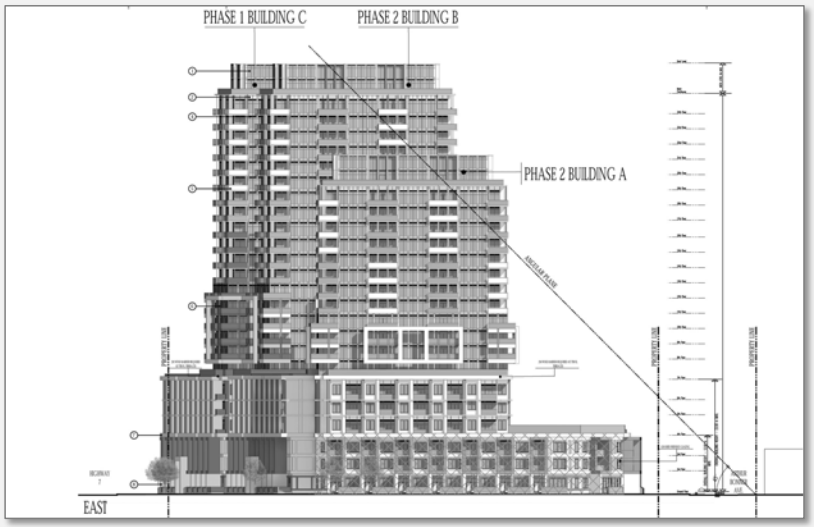
PROPOSED RESIDENTIAL DEVELOPMENT North Elevation

PROPOSED RESIDENTIAL DEVELOPMENT

Transition in Building Height



West Elevation Section



East Elevation Section

PROPOSED RESIDENTIAL DEVELOPMENT

Sun Shadow Study March 21st

MARCH 21 09:18

MARCH 21 10:18

MARCH 21 11:18

MARCH 21 12:18

MARCH 21 13:18

MARCH 21 14:18

PROPOSED RESIDENTIAL DEVELOPMENT

Sun Shadow Study March 21st

MARCH 21 15:18

MARCH 21 16:18

MARCH 21 17:18

MARCH 21 18:18

PROPOSED RESIDENTIAL DEVELOPMENT

Sun Shadow Study June 21st


JUNE 21 09:18


JUNE 21 10:18


JUNE 21 11:18


JUNE 21 12:18


JUNE 21 13:18


JUNE 21 14:18

PROPOSED RESIDENTIAL DEVELOPMENT

Sun Shadow Study June 21st

PROPOSED RESIDENTIAL DEVELOPMENT

Sun Shadow Study September 21st


SEPTEMBER 21 09:18


SEPTEMBER 21 10:18


SEPTEMBER 21 11:18


SEPTEMBER 21 12:18


SEPTEMBER 21 13:18


SEPTEMBER 21 14:18

PROPOSED RESIDENTIAL DEVELOPMENT

Sun Shadow Study September 21st

SEPTEMBER 21 15:18

SEPTEMBER 21 16:18

SEPTEMBER 21 18:18

SEPTEMBER 21 18:18

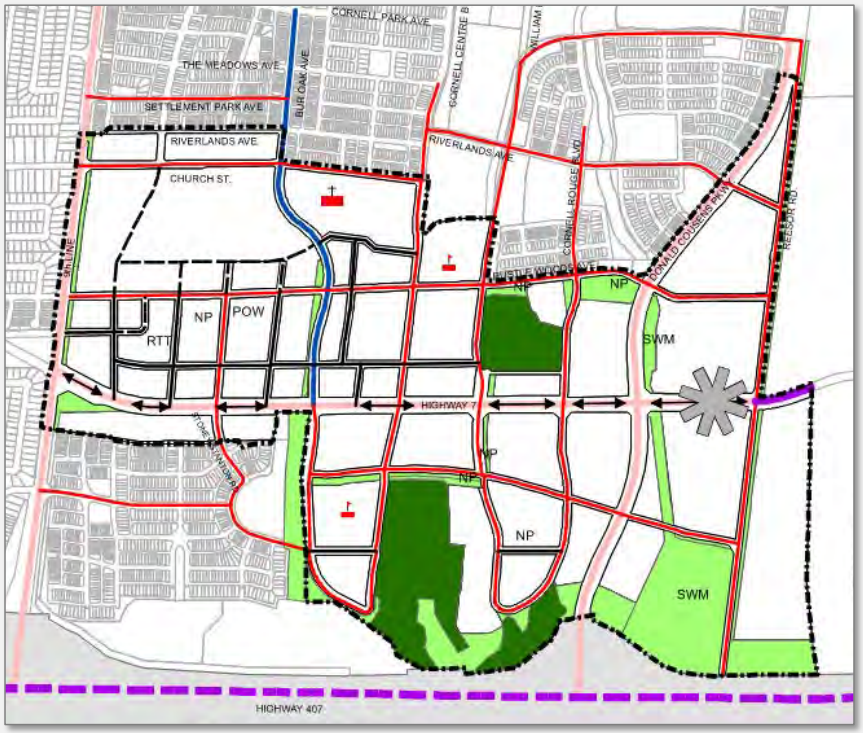
TRANSPORTATION OVERVIEW

Cornell Centre Secondary Plan (Draft)

- Population: 19,950
- Employment: 13,650

Future Ultimate Transportation Network:

- Active Transportation
- Road classification, rights-of-way and number of lanes
- On-Street Parking

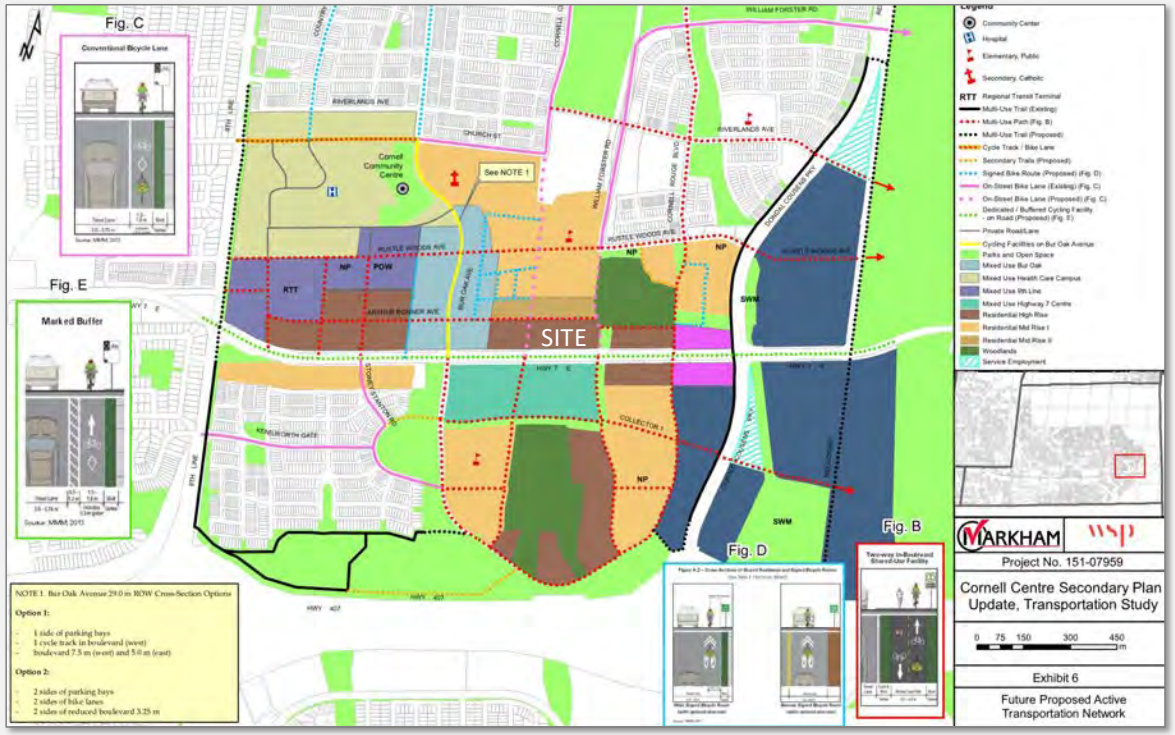


TRANSPORTATION OVERVIEW

Cornell Centre Secondary Plan (Draft)

Active Network

- Sidewalks
- Multi-Use Paths
- Bicycle Lanes
- Cycle Tracks
- Pathways and Trails
- Shared Roadways



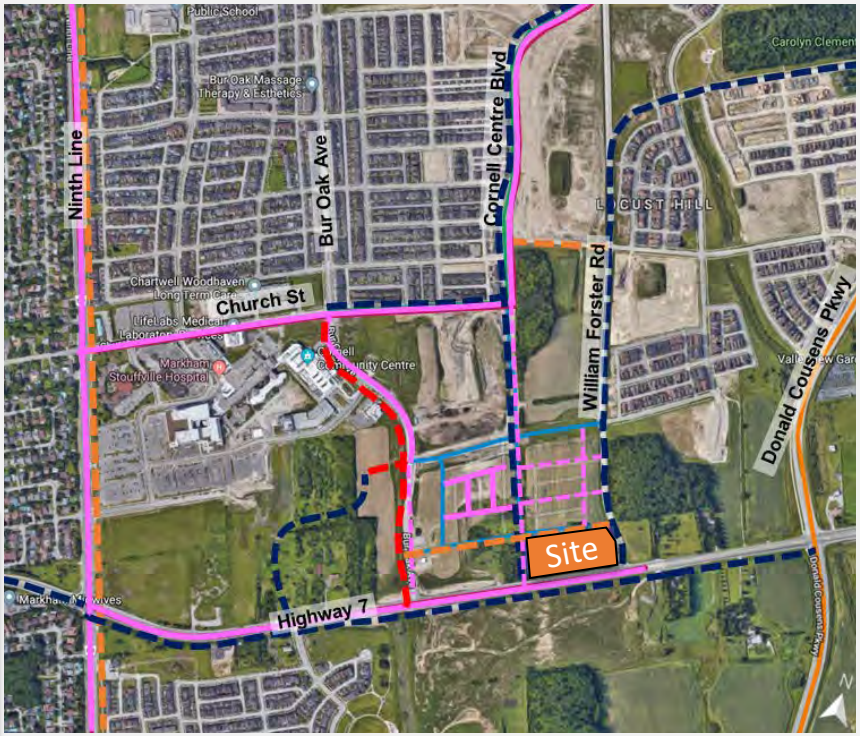
TRANSPORTATION OVERVIEW

Active Transportation Near Subject Site

Sidewalks and Bike Routes

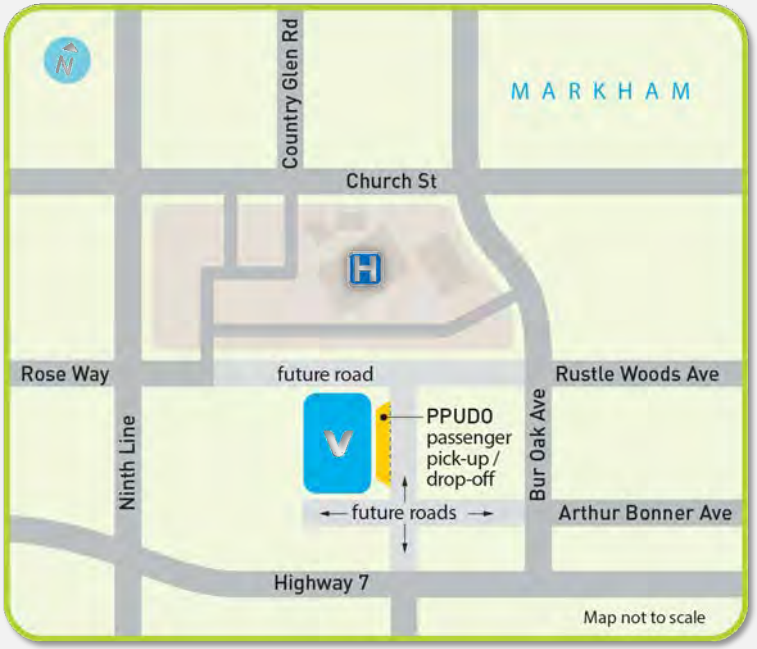
Site Bike Supply:

- 59 spaces for visitors
- 245 spaces for residents



TRANSPORTATION OVERVIEW

Cornell Transit Terminal *Fall 2021 Completion*

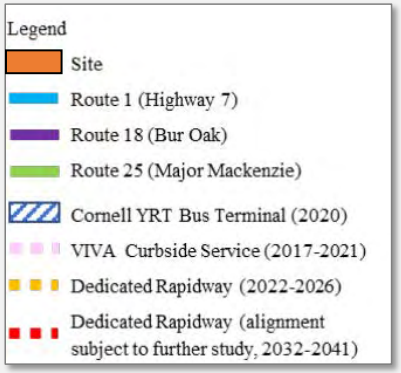


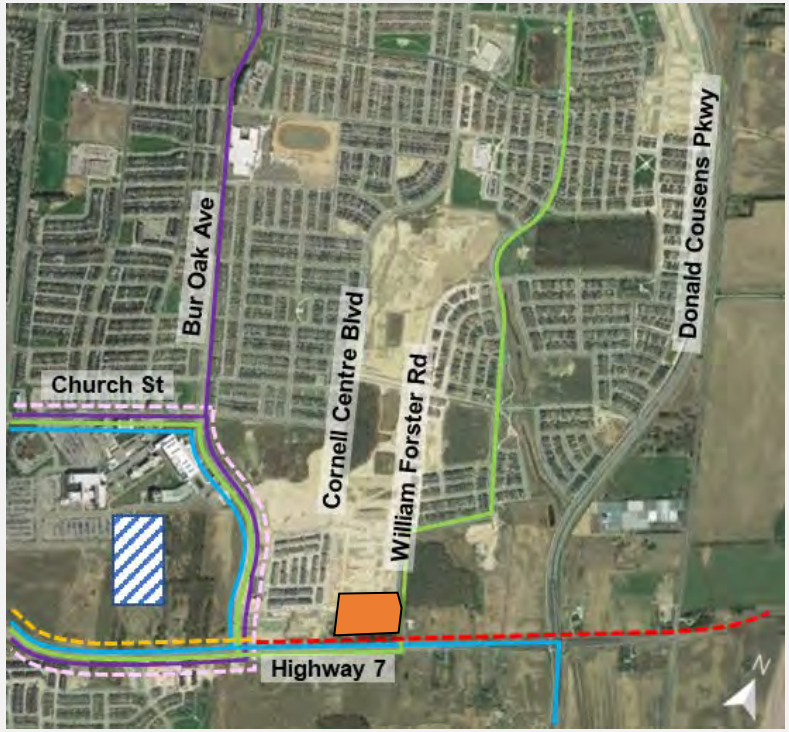
- **11 bays:** YRT, VIVA, GO & Durham Transit

TRANSPORTATION OVERVIEW

Internal Transit Service

- **10 minutes walking distance from subject site**
- **5 minutes by transit**

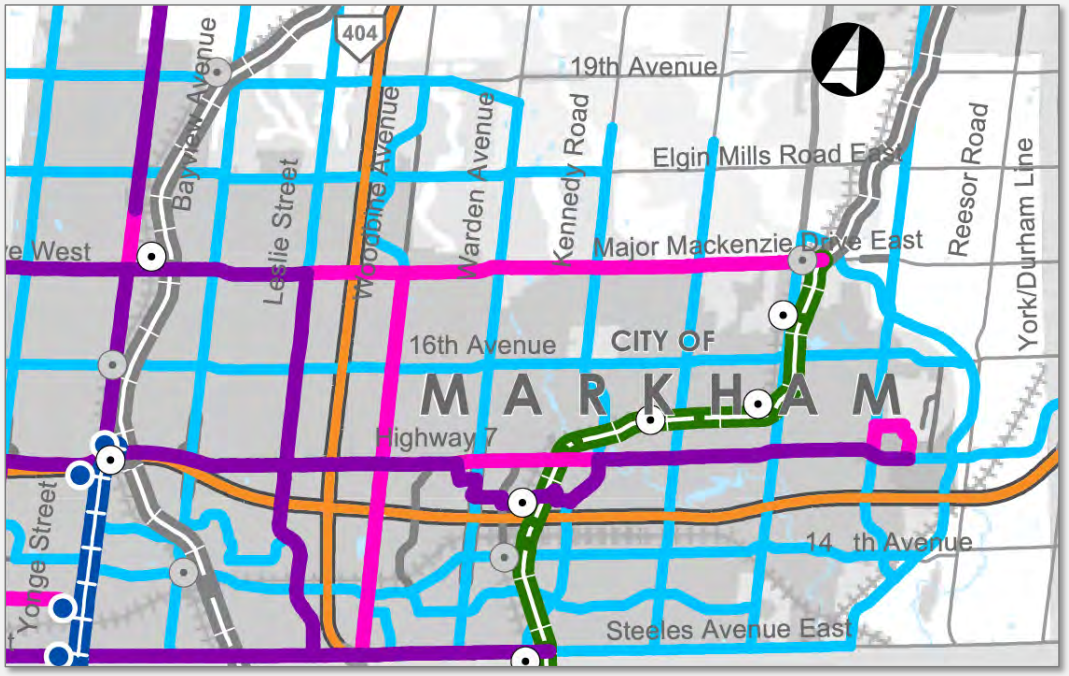




TRANSPORTATION OVERVIEW

External Transit Service

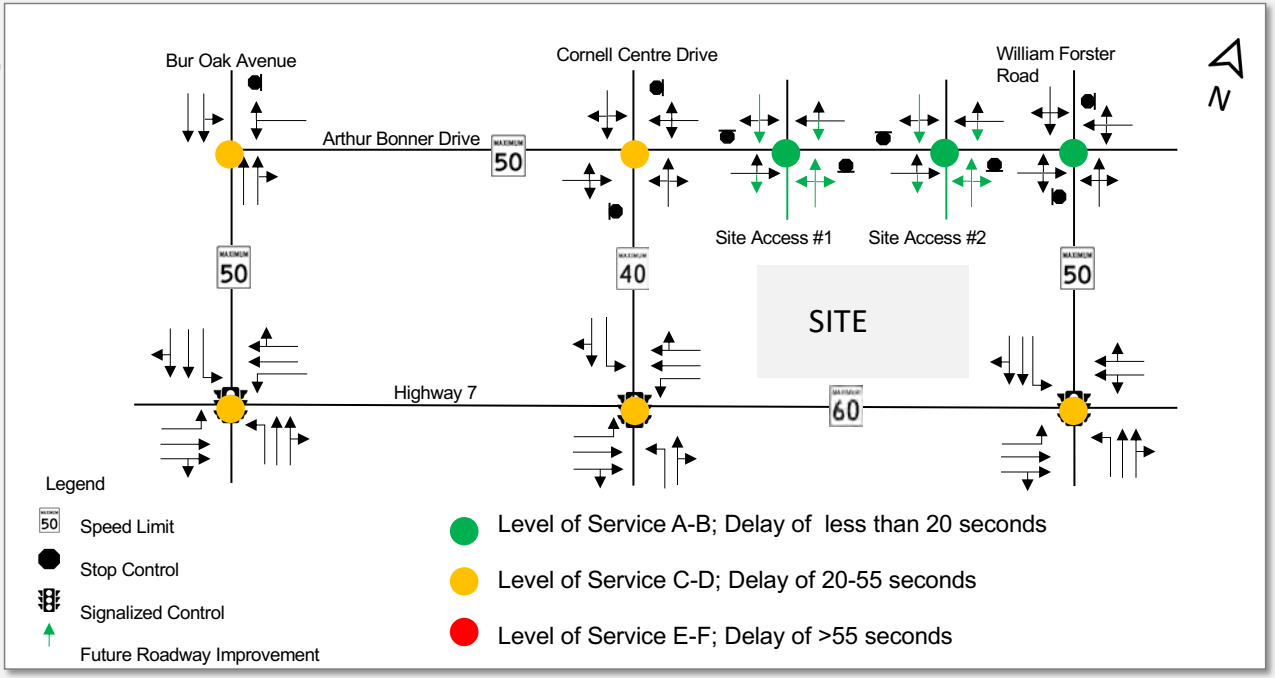
- **35 minutes travel to Unionville GO Station (VIVA)** *(Current)*
- **10 minutes travel to Unionville GO Station** *(Potential Future Express)*



TRANSPORTATION OVERVIEW

Traffic Impact of Subject Site

- All intersections operate at good to satisfactory Level of Service
- Short to average delay
- Site traffic can be accommodated on network



TRANSPORTATION OVERVIEW

On-Site Visitor Parking Supply Surface

- **146 visitor parking spaces**
- **Easy convenient access**

Surface Parking

TRANSPORTATION OVERVIEW

On-Site Visitor Parking Supply Underground

- **146 visitor parking spaces**
- **Easy convenient access**

Underground Parking Garage

TRANSPORTATION OVERVIEW

Justification of Visitor Parking Rates

Proxy Surveys:

- Local Site

- Mature Sites

0.11/Unit

TRANSPORTATION OVERVIEW

Approved Visitor Parking Rates in Cornell

Sites:

1. **CP Capital** (Rustle Woods Ave.)
2. **Mattamy** (Bur Oak Ave.)
3. **Forest Hill** (Rustle Woods Ave.)

0.15/Unit

TRANSPORTATION OVERVIEW

On-Street Parking Adjacent Site Saturday

Photo Taken on November 7, 2020 (9:50am)

Photo Taken on November 7, 2020 (9:47am)

TRANSPORTATION OVERVIEW

Local Parking Conditions No Signs of Parking Issues

Photo Taken on November 7, 2020 (10:02am)

Photo Taken on November 7, 2020 (10:04am)

Photo Taken on November 7, 2020 (9:51am)

Photo Taken on November 7, 2020 (9:45am)

TRANSPORTATION OVERVIEW

Conclusions

1. Site traffic can be accommodated on road network.
2. Site resident parking supply meets By-Law.
3. Site visitor parking supply will meet site demand, with no spill over parking in the community.

THANK YOU