

Date:	Tuesday, September 5, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications")		
Owner:	Juniper Cornell Holdings Inc. (the "Owner")		
Agent:	Lincoln Lo, Malone Given Parsons Ltd.		
Proposal:	Applications to permit a mixed-use development comprised of eleven 4 to 28 storeys buildings containing approximately 2,229 residential units and 36,101 m ² of non-residential space (including office, hotel, and retail uses), one partial park block, future extension of Rustle Woods Avenue, Arthur Bonner Avenue and Stoney Stanton Road, and one new partial street block (the "Proposed Development")		
Location:	6950 Highway 7 East, northwest Highway 7 and Bur Oak Avenue (the "Subject Lands")		
File Number:	PLAN 22 116592	Ward:	5
Prepared By:	Carlson Tsang, ext. 2624 Senior Planner, East Planning District		
Reviewed By:	Stacia Muradali, MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Applications (along with the required fees) on June 3, 2022, and deemed the Applications complete on June 8, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal the Official Plan Amendment and Draft Plan of Subdivision to the Ontario Land Tribunal for a non-decision ended on October 1, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal the Zoning By-law Amendment application to the OLT for a non-decision ended on September 1, 2022.

NEXT STEPS

- Statutory Public Meeting is scheduled for September 5, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment and draft approval of Plan of Subdivision
- Submission of a future Site Plan Control applications

BACKGROUND

Subject Lands and Area Context

The 7.95 ha (19.64 ac) vacant Subject Lands are located on the north side of Highway 7 East between Bur Oak Avenue and 9th Line, as shown on Figure 1. A woodland exists on the Subject Lands consisting of numerous mature trees and successional meadow. The northern portion of Subject Lands are located within a regulated area of the Toronto and Region Conservation Authority (“TRCA”) as it contains a remnant tributary of the Rouge River and an unevaluated wetland. Figure 2 shows the surrounding land uses.

The proposed subdivision facilitates the creation of five development blocks, one partial park block, three full street blocks, and one partial street block

	Blocks 1	Blocks 2	Block 3	Block 4	Block 5	Total
Area (ha)	0.26 (0.64 ac)	1.04 (2.56 ac)	1.95 (4.81 ac)	1.14 (2.81 ac)	0.97 (2.39 ac)	5.36 (13.24 ac)
Height (Storeys)	6-10	6-28	4-12	4-10	4-8	n/a
Residential Units	159	759	810	501	n/a	2,229
Residential GFA	14,922 m ² (160,619 ft ²)	71,475 m ² (769,350 ft ²)	76,271 m ² (820,974 ft ²)	47,128 m ² (507,281 ft ²)	n/a	209,796 m ² (2,258,225 ft ²)
Non-Residential GFA	483 m ² (5,198 ft ²)	1,909 m ² (20,548 ft ²)	n/a	n/a	33,709 m ² (362,840 ft ²)	36,101 m ² (388,587 ft ²)
Total GFA	15,405 m ² (165,818 ft ²)	73,384 m ² (789,898 ft ²)	76,271 m ² (820,974 ft ²)	47,128 m ² (507,281 ft ²)	33,709 m ² (362,840 ft ²)	245,897 m ² (2,646,811 ft ²)

	Block 6	Block 7	Arthur Bonner Avenue	Stoney Stanton Road	Rustle Woods Avenue	Street A	Total
Proposed Use	Partial parkland block (integrated with the adjacent subdivision)	Road widening on Highway 7	Street Extension	Street Extension	Street Extension	Partial street block (integrated with the adjacent subdivision)	n/a
Area (ha)	0.41 (1.01ac)	0.22 (0.54 ac)	0.38 (0.93 ac)	0.64 (1.58 ac)	0.43 (1.06 ac)	0.16 (0.39 ac)	2.54 (6.27 ac)

Potential Modification

The Owner is considering a revised proposal, which has not been formally submitted and includes a larger 0.68 ha (1.7 ac) park north of Rustle Woods Avenue to support a potential school site on the adjacent lands to the east. Staff are still working with the adjacent owner (JD ELM) and the York Region District School Board on securing the school site. In the revised proposal, the residential GFA would be redistributed to accommodate a larger park. Consequently, the building height would increase to 25-32 storeys along Highway 7, 10-12 storeys between Rustle Woods Avenue and Arthur Bonner Avenue, and 6-8 storeys north of Rustle Woods Avenue. The residential GFA would increase to 225,680 m² (2,429,300 ft²) for a total of 2,400 units. The non-residential GFA would increase to 43,110 m² (464,032 ft²). Figure 6 contains a conceptual site plan that shows the potential modification.

The Subject Lands are located within the ‘Deferral 2’ area in the 2008 Cornell Secondary Plan (OPA 168) and, consequently, the policies of the 2008 Cornell Secondary Plan (OPA 168) are deferred and the policies of the original 1995 Cornell Secondary Plan (OPA 20) continue to apply

The 2014 Official Plan identifies Cornell Centre as one of the areas for which new secondary plans are to be adopted. In September 2015, a draft update to the Secondary Plan was presented to the DSC for review. Table 3 summarizes the development policies from each Secondary Plan (including the draft update) and provides general information about the proposed Official Plan Amendment.

Table 3: Official Plan Amendment Information				
	Precinct	In-force Cornell Secondary Plan (1995)	Cornell Secondary Plan (2008)	Draft Update Secondary Plan (2015)
Current Designations	North	“Institutional – Hospital District” and “Community Amenity Area-Central Core North”	Institutional (Community Facilities and Health Care Campus)	Community Amenity Area – Mixed use 9 th Line
	Central	“Neighborhood General” and “Core Residential”	Residential Neighborhood – Cornell Centre (Place of Worship identified)	Community Amenity Area – Mixed use 9 th Line and Residential High Rise
	South	“Core Residential and “Commercial Corridor Area – Corridor”	Avenue Seven Corridor – Mixed Residential	Residential High Rise
Permitted uses	North	Hospitals, medical offices, and clinic; retail, office and high density residential	Hospitals, medical offices, and clinics	Hotel, office, restaurant, retail, day care, financial institution
	Central	Low and Medium density residential, retail, service; high density residential, office and service	Multiple unit and apartment buildings with ground floor office, and retail	Apartment building, stacked townhouse, hotel, office, and retail
	South	high density residential, office and service; retail and service	Multiple unit and apartment buildings with retail, offices, and restaurants	Apartment buildings, day care centre, retail and personal services
Height (Storeys)	North	2-6	3-6	4-8
	Central	3 ^{1/2} and 3-6	4-6	4-12
	South	3-6 and 1-4	8-12	18
Density	North	1.75 FSI (max)	0.75 FSI (max)	1.5 FSI (min)
	Central	17-37 units per ha 1.25 FSI (max)	1.5 FSI (min)	2.0 FSI (min)
	South	1.25 FSI (max) 37-79 units/ ha (max)	2.5 FSI (min)	2.5 FSI (min)
Proposal:	The Owner proposes to remove the Subject Lands from ‘Deferral Area # 2’ in the 2008 Secondary Plan and introduce site-specific policies to permit the Proposed Development. The land use designations on the Subject Lands would remain unchanged with the exception of the proposed parkland, which would be re-designated to “Open Space”.			

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“RR4 – Rural Residential Four”
Permissions include:	One single detached dwelling, home occupation and private home day care
Proposal:	Rezone the proposed parkland to “OS2 – Open Space” and the balance of the Subject Lands to “CA2 – Community Amenity Two” under By-law 177-96, as amended, with a site-specific development standards to permit the Proposed Development.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) Conformity and Consistency with Provincial, and York Region and City Official Plan

- i) The appropriateness of the proposed Official Plan and Zoning By-law Amendment to allow the Proposed Development.
- ii) Review of the Proposed Development in the context of the existing policy framework.

b) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contribution will be identified as part of any future amending Zoning By-law.

c) Parkland Dedication

- i) The Owner proposes a 0.41 ha (1.01ac) park block at the north east corner of the Subject Lands that would be integrated with the open space on the adjacent subdivision to achieve a 0.60 ha (6.45 ac) neighborhood park. Further discussion with the both owners will be required to coordinate the parkland integration.
- ii) The revised proposal noted in the background section of the report proposes a 0.68 ha (1.7 ac) park which could achieve a larger neighborhood park when combined with the open space on the adjacent subdivision.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
- ii) Incorporating appropriate affordable housing components such as, purpose-built rental, secondary suites, seniors housing, affordable housing units, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

f) Elementary School Site

- i) York Region District School Board has identified the requirement of one new elementary school site to support the population growth in the Cornell Centre community. Further discussion with the School Board and the associated landowners is required to determine the appropriate location and size of the new elementary school site.

g) Woodland and Wetland Feature

- i) Assessing the environmental significance of the woodland and wetland feature proposed to be removed to ensure the proposal will not negatively affect the City's natural heritage system.

h) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination the appropriateness of the proposed height, density, built form, and mix of uses.
- ii) Review of the proposed subdivision with respect to block size and configuration, transportation network, and cross-section design of the proposed public roads.
- iii) Coordination with the adjacent subdivision to the east (File # PLAN 22 118754) to ensure appropriate road alignment, phasing of infrastructures, and parkland integration.
- iv) Evaluation of the compatibility with the surrounding area.
- v) Sun shadow analysis and angular plane study and the impacts to the surrounding areas.
- vi) Traffic impact and ensuring adequate supply of parking for the proposed development.
- vii) The submission of future Site Plan Applications will examine appropriate landscaping, site layout, snow storage areas, and amenity areas for each building.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

i) External Agency Review

- i) The Applications must be reviewed by relevant external agencies including York Region and the TRCA. Any applicable requirements must incorporated into the Proposed Development.

Accompanying Figures:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context and Zoning
- Figure 4: Proposed Draft Plan of Subdivision
- Figure 5: Conceptual Site Plan
- Figure 6: Conceptual Rendering

Figure 1

Location Map

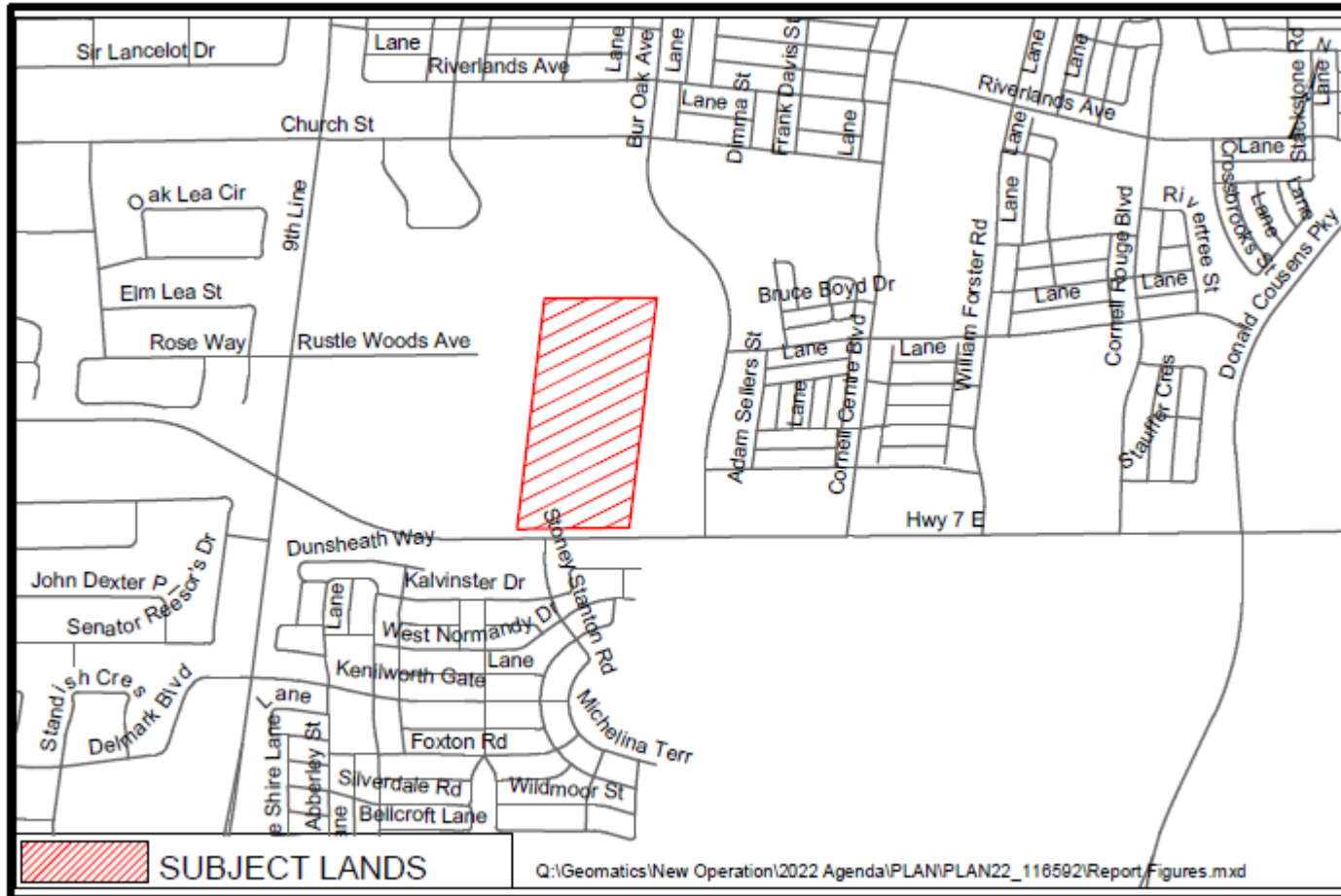


Figure 2

Aerial Photo




 SUBJECT LANDS

Figure 4

Proposed Draft Plan of Subdivision

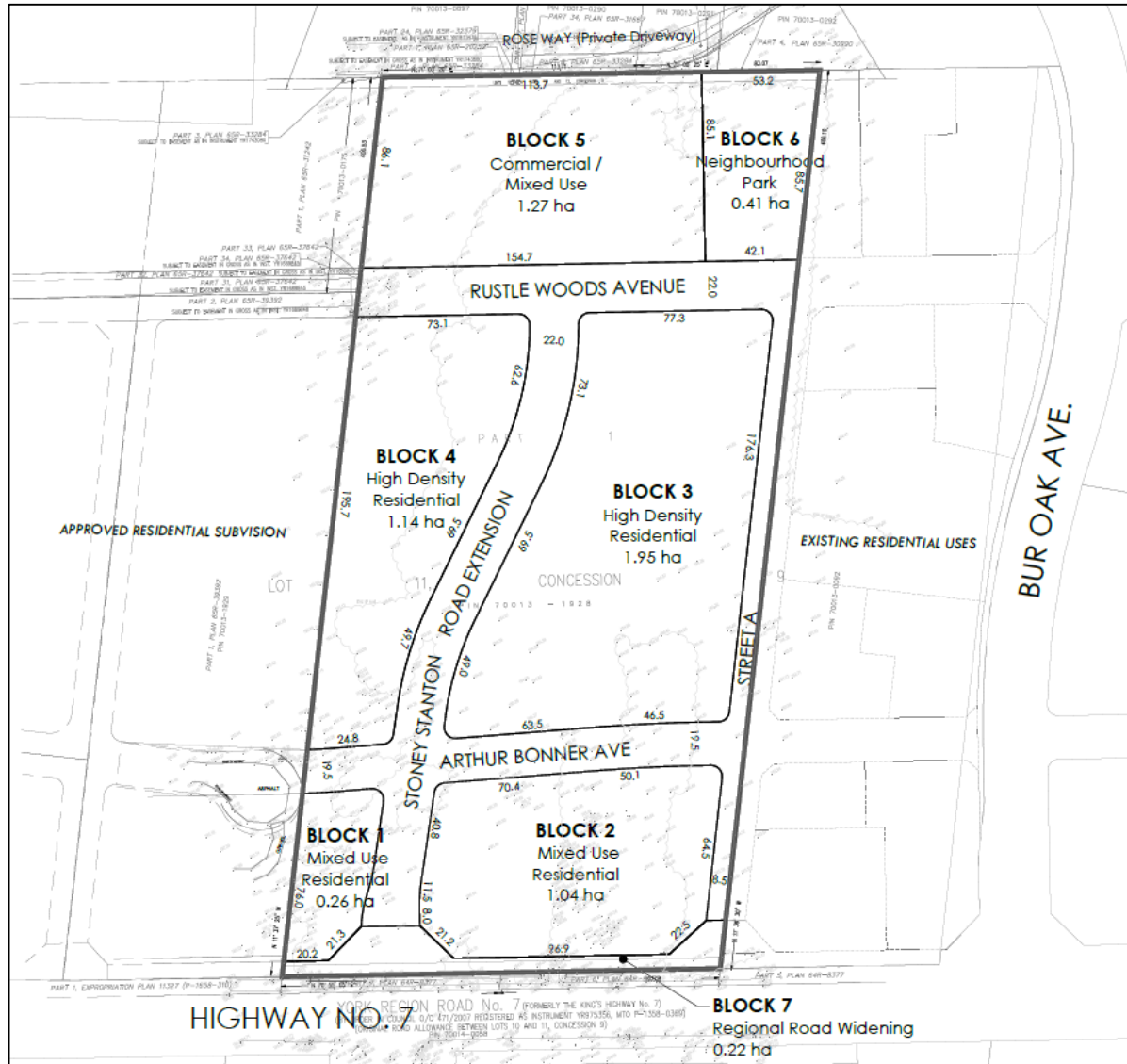


Figure 5

Conceptual Site Plan



