
SUBJECT: RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, South of Elgin Mills Road East (Ward 2)

File: OP 17-128178

PREPARED BY: Stephen Kitagawa M.C.I.P., R.P.P.
Senior Planner, North District

REVIEWED BY: Ron Blake M.C.I.P., R.P.P.
Senior Manager, Development

RECOMMENDATION:

- 1) That the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be received;
- 2) That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as outlined in Appendix ‘A’ of the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be adopted;
- 3) That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as recommended in the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be forwarded to the Region of York for consideration in the approval of the Berczy Glen Secondary Plan;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to recommend a modification to the Council adopted Berczy Glen Secondary Plan prior to Regional approval of the Secondary Plan. The modification arises from matters requested by the Berczy Glen Landowners Group.

BACKGROUND:

The Berczy Glen Secondary Plan was adopted by Council on November 27, 2018 and is currently being considered by the Region of York for approval. Following adoption, the Berczy Glen Landowners Group requested a modification to the Berczy Glen Secondary Plan. Modifications to the secondary plan can be considered by the Region prior to Regional approval of the plan, which is anticipated in June 2019.

This report identifies the requested modification to the Berczy Glen Secondary Plan as discussed below.

OPTIONS/ DISCUSSION:

The recommended policy modification to the Council adopted secondary plan is provided in Appendix 'A'.

Modification to provide for back-to-back townhouses in the Residential Low Rise designation

Mattamy Homes has ownership of two properties in the Berczy Glen Secondary Plan (See Figure 1) and has requested a modification to provide for back-to-back townhouses in the 'Residential Low Rise' designation. Back-to-back townhouses are provided for in the 'Residential Mid Rise' designation in the City of Markham 2014 Official Plan, however, the back-to-back built form is specifically excluded from lands designated 'Residential Low Rise' (see Section 8.2.3.3a of the 2014 Official Plan).

A shared theme of Provincial, Regional and City policies is a clear direction for more efficient use of land. One aspect of the efficient use of land is also better use of infrastructure. The Growth Plan establishes a minimum density target for greenfield areas and provides direction that development in such areas "supports the achievement of complete communities." An objective of the Secondary Plan is to provide an adequate mix of housing choices to accommodate the needs of Berczy Glen residents and workers in a manner consistent with the 2014 Official Plan.

Back-to-back townhouses have direct access to grade and are similar to traditional townhouses with the garage along the front. The units in a back-to-back townhouse model share walls on the side and the back. Back-to-back townhouses do not have a rear yard amenity space. The amenity space is usually a rooftop terrace or a balcony facing the street. As with standard townhouses with garages facing the street, the lot widths should be large enough to ensure the accommodation of on-street parking, street trees, and private amenity space. The pairing of garages and driveways is preferred to maximize available planting area and street parking along the frontage.

Back-to-back townhouses are excluded from the 'Residential Low Rise' designation in the 2014 Official Plan because this house form is more intense than other ground oriented

house forms, even though from the street front, their appearance is similar to standard front loaded townhouses. However, the Official Plan allows for variations in land use designations through Secondary Plans.

Staff have reviewed the request for the back-to-back townhouses and determined that back-to-back townhouses would be appropriate as a discretionary use in the 'Residential Low Rise' designation of the Berczy Glen Secondary Plan, subject to development criteria. The criteria are designed to ensure that back-to-back townhouses are: sited in appropriate locations, comparable in character to standard street townhouses, and limited in number to ensure the overall density range established in the 'Residential Low Rise' designation is maintained. More specifically, in considering an application for back-to-back townhouses on lands designated 'Residential Low Rise', staff recommend that the following criteria be included in the policy (See Appendix 'A'):

- i. appropriate site location in terms of proximity to transit;
- ii. appropriate lot widths to ensure the provision of on-street parking, street trees, and private amenity space;
- iii. the proposed back-to-back townhouses front onto a public road;
- iv. the density of the proposal is consistent with the density range established in the 'Residential Low Rise' designation of 25 to 45 units per net hectare.

Staff are also recommending that the back-to-back townhouses be a discretionary use that would only be permitted through a zoning by-law amendment application.

As a more compact built form, locating back-to-back townhouses closer to transit, will help support transit ridership by locating more residents within a convenient walk to transit, making access to the system more attractive to the potential transit user.

The criteria relating to appropriate lot widths and the requirement for lots fronting on a public road are intended to ensure that lot frontages will be sufficient to promote a built form that is compatible with other house forms in the 'Residential Low Rise' designation, without compromising space for on-street parking, street trees, and private outdoor amenity space.

The community structure set out in the secondary plan promotes low density residential internal to the block with the higher density building types located in proximity to higher order transit corridors. Back-to-back townhouses present a street frontage that is compatible with other ground-oriented housing, but do so in a more intensive built form. In order to maintain the character and land use pattern in the 'Residential Low Rise' designation, the back-to-back townhouses will be permitted internal to the block, provided the overall density does not exceeds the density range established in this designation (25-45 uph). This will limit the number of back-to-back townhouse blocks that can be developed in the low rise area.

The criteria discussed above will help ensure that the character of the Residential Low Rise area is maintained.

NEXT STEPS:

The modification will be forwarded to the Region of York to be incorporated into the Berczy Glen Secondary Plan prior to approval.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Berczy Glen Secondary Plan and the proposed modification identified in this report align with the Building Markham's Future Together through "Growth Management", "Transportation/Transit", and "Environment."

BUSINESS UNITS CONSULTED AND AFFECTED:

The recommendations of this report have been discussed with Planning and Urban Design Departments, and their comments have been incorporated.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1 – Air Photo 2018

Appendix 'A' – Proposed Modification to the Council Adopted Berczy Glen Secondary Plan.