

SUBJECT:**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment submitted by Berczy Warden Holdings Inc. to facilitate 879 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)
File No's.: ZA/SU 18 235516

PREPARED BY:

Amanda Crompton, ext. 2621
Planner II, North District

REVIEWED BY:

Ron Blake, M.C.I.P., R.P.P., ext. 2600
Senior Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated February 11, 2019 titled "PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment submitted by Berczy Warden Holdings Inc. to facilitate 879 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Berczy Warden Holdings Inc. to facilitate mixed and residential uses on the lands known municipally as 10348 Warden Avenue. This report contains general information regarding applicable Official Plan policies and Zoning By-law permissions, as well as other issues identified during a preliminary review of the applications. The report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

The Draft Plan of Subdivision and Zoning By-law Amendment applications were received on November 8, 2018 and deemed complete on November 30, 2018.

Next steps

- Statutory Public Meeting to be held.
- Recommendation Report for Development Service Committee's consideration at a future date.

BACKGROUND:**Subject property and area context**

The approximately 45 hectare (111 acre) subject lands are located on the west side of Warden Avenue, south of Elgin Mills Road (see Figure 1: Location Map), within the

Berczy Glen Secondary Plan Area. The subject lands are known municipally as 10348 Warden Avenue, and also contain part of the property abutting to the south, for which no municipal address is assigned. The lands are currently used for agricultural operations.

Surrounding land uses include (see Figure 2: Aerial Photo):

- Agricultural uses and rural residential properties are located immediately north of the subject lands.
- Angus Glen Golf Course and an agricultural property are located east of Warden Avenue.
- Agricultural uses and existing residential properties are located south of the subject lands. Major Mackenzie Drive is located farther south.
- The Berczy Creek is located to the south and west of the subject lands. Beyond the creek to the southwest is an existing residential neighbourhood. Beyond the creek to the west are agricultural lands.

Draft Plan of Subdivision and Zoning By-law Amendment applications for lands to the north and west of the subject lands have been submitted to the City and are currently being reviewed (File No's.: ZA/SU 18-235522 and ZA/SU 18-181743).

PROPOSAL:

The applicant is seeking Draft Plan approval for a Plan of Subdivision and is proposing to amend the Zoning By-law to permit mixed and residential uses on the subject lands. The proposed development consists of 879 residential units, an elementary school, a neighbourhood park, a park, part of a community park, an open space block, two stormwater management blocks, and the supporting road/lane network, which includes one access to Warden Avenue (see Figure 3: Proposed Draft Plan of Subdivision).

The proposed built form is as follows:

- Detached dwellings: 251 units
- Townhouse dwellings: 488 units
- Residential mid-rise (townhouse): 16 units
- Mixed-use mid-rise (built form to be determined): 124 units and limited retail

Refer to Table 1: Schedule of Land Use for a complete statistical summary.

To facilitate the implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to rezone the subject lands from 'Agriculture One (A1)' under Zoning By-law 304-87, as amended, to the appropriate zone categories under Zoning By-law 177-96, as amended, including any special provisions.

POLICY OVERVIEW:

Provincial Policy Conformity

When considering a development application, staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). A more detailed review and assessment of conformity with provincial policy will

be set out in a future staff report, including, but not limited to, evaluating how the proposed development conforms with building strong healthy communities and managing growth by:

- Achieving minimum density targets;
- Supporting the achievement of complete communities that feature a diverse mix of land uses and provide a range and mix of housing options;
- Providing convenient access to transportation, public facilities and open spaces;
- Establishing an integrated and connected active transportation network; and
- Planning for sewage, water services and stormwater management.

Official Plan

The 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) designates the subject lands 'Future Urban Area' as per Map 1 – Markham Structure and 'Future Neighbourhood Area' as per Map 3 – Land Use. Section 8.12 of the Official Plan provides direction for the preparation of a Conceptual Master Plan for the entire Future Urban Area ("FUA") lands as the basis for the development of secondary plans.

Berczy Glen Secondary Plan

The Berczy Glen Secondary Plan was adopted by City Council in November 2018 and is currently with the Region of York; the approval authority.

The council-adopted Berczy Glen Secondary Plan designates the subject lands 'Residential Low Rise', 'Residential Mid Rise I', 'Residential Mid Rise II', 'Mixed Use Mid Rise' and 'Greenway', as per Map SP1 – Detailed Land Use. The following symbols are also shown on Map SP1 within the boundary of the subject lands: one public elementary school symbol, one neighbourhood park symbol, and two stormwater management facility symbols (see Figure 4: Berczy Glen Secondary Plan – Land Use Map Extract).

Zoning By-law

The subject lands are zoned 'Agriculture One (A1)' by By-law 304-87, as amended, which permits a limited number of uses, including: agricultural uses, storage of agricultural produce, seasonal vegetable or fruit stand, single family detached dwelling, private home day care, and/or public conservation project (see Figure 5: Area Context/Zoning).

OPTIONS/ DISCUSSION:

The following is a brief summary of the key matters raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of the applications, will be addressed, if necessary, in a final report to Committee:

The Berczy Glen Secondary Plan is currently with the approval authority, the Region of York

The Berczy Glen Secondary Plan establishes a land use structure and transportation network that is consistent with the 2014 Official Plan and the Conceptual Master Plan for

the Future Urban Area. A recommendation report for draft approval and zoning will not be forwarded to Committee until the Berczy Glen Secondary Plan is approved by the Region of York.

City Staff have requested that the Region of York make a minor modification to the Berczy Glen Secondary Plan Land Use Map ("Map SP1"), and subsequent road network maps, to ensure consistency between the Council-adopted Secondary Plan and the Council-endorsed Community Design Plan. The requested modification will result in Street 'D' on Map SP1 (see Figure 4: Berczy Glen Secondary Plan – Land Use Map Extract) being relocated slightly north of its original siting to better align with the proposed collector street in the Angus Glen block (located east of Warden Avenue). The road network shown in the Community Design Plan (see Figure 6: Berczy Glen Community Design Plan – Community Concept Plan) reflects this minor modification, and accurately shows the boundary of the Draft Plan of Subdivision in the context of the proposed road network and land use plan.

Outstanding Berczy Glen Secondary Plan studies/reports

Several Secondary Plan-level studies/reports remain outstanding and require final review and acceptance by City Staff. The Berczy Glen Secondary Plan requires the completion and acceptance of a master environmental servicing plan prior to granting any development approvals within the Berczy Glen Secondary Plan Area.

Community Energy Plan

A Community Energy Plan ("CEP") for the Future Urban Area is under development by the landowners within the FUA Planning District, in consultation with the City and York Region. The CEP will identify and advance strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. The CEP will inform the City's evaluation of proposed development within the FUA Planning District, of which the Berczy Glen Secondary Plan Area is a part.

Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports: Functional Servicing and Stormwater Management Report, Transportation Mobility Plan, Archaeological Assessment, Hydrogeological Assessment, Arborist Report, Environmental Impact Study, Urban Design Brief, Environmental Noise Feasibility Study, Geotechnical Investigation, and Phase I and Phase II Environmental Site Assessment.

Berczy Glen Community Design Plan

Review of the Draft Plan of Subdivision will have regard to the Council-endorsed Community Design Plan for the Berczy Glen Secondary Plan Area.

Planning Act Section 51(24) review

In reviewing the application for draft plan approval, Staff will have regard for the requirements of Section 51(24) of the Planning Act, that includes, among other matters, the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

Digital Markham Strategy

As part of The Digital Markham Strategy, City Staff will explore digital initiatives with developers and other partners (how new infrastructure for future technologies will be implemented into the community, e.g. within both private and municipal property).

Outstanding Comments

Comments from various internal departments and external agencies remain outstanding and may result in modifications to the plan.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

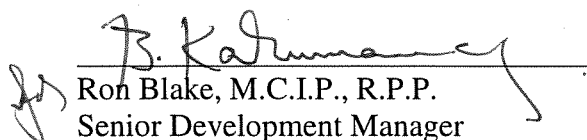
ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being evaluated in the context of the City's strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Draft Plan of Subdivision conditions and Zoning By-law Amendment processes.

RECOMMENDED BY:


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



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

TABLE:

Table 1: Draft Plan of Subdivision Schedule of Land Use

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Proposed Draft Plan of Subdivision

Figure 4: Berczy Glen Secondary Plan – Land Use Map Extract

Figure 5: Area Context/Zoning

Figure 6: Berczy Glen Community Design Plan – Community Concept Plan

Table 1: Draft Plan of Subdivision Schedule of Land Use

Land Use	Lot/Block No.	# of units	Gross Land Area - Hectares (Acres)
Detached Dwellings	12-19, 21, 31-34, 47-68, 76-91, 95-102, 107-114, 117-120, 129, 130, 141, 145-147, 153-167, 178-203, 255-278, 281-287, 311*, 317-321*, 333* and 336-341* <small>MIN. LOT FRONTAGE = 11.6m MIN. LOT AREA = 310 sq.m.</small>	162.5	5.549 (13.712)
	20, 22-30, 35-46, 69-75, 92-94, 103-106, 115, 116, 121-123, 127, 128, 131, 132, 139, 140, 142-144, 148-152, 168-177, 204-210, 253, 254, 279, 280, 288, 289, 292, 293, 308-310, 312-316*, 334*, 335* and 342-345* <small>MIN. LOT FRONTAGE = 9.15m MIN. LOT AREA = 250 sq.m.</small>	88.5	2.526 (6.241)
Townhouse Dwellings	8-11, 137, 138, 212-218 and 243-249 <small>MIN. FRONTAGE = 6.1m</small>	129	2.478 (6.123)
	301-307 and 322-325* <small>MIN. FRONTAGE = 6.05m</small>	47	0.56 (1.384)
	1-7, 124-126, 133-136, 211, 219-242, 250-252, 290, 291, 331, 326-330*, 332* and 346* <small>MIN. FRONTAGE = 4.5m</small>	312	4.524 (11.179)
Residential Mid-Rise	347	16	0.305 (0.754)
Mixed Use Mid-Rise	348 and 349	124	2.193 (5.419)
Elementary School	353	-	2.539 (6.274)
Park	350	-	0.499 (1.233)
Neighbourhood Park	351	-	1.980 (4.893)
Community Park	352	-	2.872 (7.097)
Open Space	357 and 358	-	0.498 (1.230)
Natural Heritage System	359	-	0.190 (0.470)
Buffer	360-369	-	0.139 (0.344)
SWM	354 and 355	-	4.781 (11.814)
Road Widening	356	-	0.419 (1.035)
Streets and Laneways	-	-	12.941 (31.978)
Total	-	879	44.993 (111.180)

*Denotes part lots/blocks