



Report to: Development Services Committee

Report Date: February 11, 2019

**SUBJECT:**

**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2)  
File No's.: SU/ZA 18 235522

**PREPARED BY:**

Daniel Brutto, C.P.T. ext. 2468  
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 by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (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 Elgin Holdings Inc. This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the applications.

**Applications deemed complete**

The 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 Services Committee consideration at a future date.

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**BACKGROUND:****Subject property and area context**

3575 Elgin Mills Road East (the “subject property”), consists of approximately 28.2 hectares (69.7 acres), located west of Warden Avenue, south of Elgin Mills Road East, within the Berczy Glen Secondary Plan Area (See Figure 1 – Location Map).

The subject property is primarily used for agricultural operations and contains a listed heritage structure adjacent to Elgin Mills Road East referred to as the Schell-Frisby House (See Figure 2 – Aerial Photo).

Surrounding uses include (See Figure 3 - Area Context/Zoning):

- To the north is Elgin Mills Road East followed by agricultural uses;
- To the west are agricultural uses followed by the Berczy Creek;
- To the south are agricultural uses;
- To the east are rural residential and agricultural uses.

**PROPOSAL:**

The applicant has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 2 elementary school blocks or parts thereof, 1 park block, approximately 798 residential units and the supporting road/lane network which includes access to Elgin Mills Road East (See Figure 4 – Proposed Draft Plan of Subdivision).

The anticipated built form is:

- Detached dwellings: 181 units
- Lane-based townhomes: 127 units
- Mid-rise blocks (townhomes): 458 units
- Mixed use mid-rise block (built form to be determined): 32 units and limited retail

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

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

**POLICY/ZONING 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 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 service facilities and open spaces;
- Establishing an integrated and connected active transportation network; and
- Planning for sewage, water services and stormwater management.

**City of Markham Official Plan, 2014**

The 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) designates the subject property '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 who is the approval authority.

The subject property is designated 'Residential Low Rise, Residential Mid Rise I and Mixed Use Mid Rise' as per Map SP1 - Detailed Land Use. The subject property also contains two symbols denoting public/catholic elementary school sites and one symbol denoting a neighbourhood park (See Figure 5: Berczy Glen Secondary Plan - Land Use Map Extract).

**Zoning**

The subject property is zoned 'Agricultural One (A1)' under 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 3 - Area Context/Zoning).

**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of the proposal, 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 (CMP). The Secondary Plan vision is based on four key themes: protection of the natural environment, building compact and complete communities, increasing travel options, and maintaining a vibrant and competitive economy.

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A recommendation report for these applications 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 5: 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 submitted in support of the proposal: Functional Servicing and Stormwater Management Report, Transportation Study, Archeological Assessment, Hydrogeological Assessment, Arborist Report, Environmental Impact Study, Urban Design Brief, Stage 1 Archeological Assessment, Environmental Noise Feasibility Study, Geotechnical Study and Phase 1 and 2 Environmental Site Assessment.

#### **Berczy Glen Community Design Plan**

The Draft Plan of Subdivision is being reviewed having 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.

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**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 proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing infrastructure.

**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:**

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

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

**APPLICANT/AGENT:**

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**TABLE:**

Table 1: Draft Plan of Subdivision Schedule of Land Use

**FIGURES:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Proposed Draft Plan of Subdivision

Figure 5: Berczy Glen Secondary Plan - Land Use Map Extract

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	5-20, 31-46, 48-69, 78-80, 87-89, 93-100, 108-119, 128-144, 149-160, 165-173, 192 and 203* <small>MIN. LOT FRONTAGE = 11.6m MIN. LOT AREA = 310 sq.m.</small>	119.5	4.180 (10.329)
	1-4, 21-30, 47, 70-77, 81-86, 90-92, 101-107, 120-127, 145-148, 161-164, 174-177, 193, 202* and 204*-205* <small>MIN. LOT FRONTAGE = 9.15m MIN. LOT AREA = 250 sq.m.</small>	61.5	1.641 (4.056)
Townhouse Dwellings	178-189 and 190-191 <small>MIN. FRONTAGE = 6.1m</small>	35	0.654 (1.616)
	194-195 and 199-201* <small>MIN. FRONTAGE = 6.05m</small>	25	0.320 (0.790)
	183-189 and 196-198 <small>MIN. FRONTAGE = 4.5m</small>	67	0.942 (2.328)
Residential Mid-Rise	206-207	458	7.743 (19.133)
Mixed Use Mid-Rise	208	32	0.580(1.433)
Elementary School	209-210	-	4.415 (10.910)
Park	211	-	0.938 (2.318)
Road Widening	212	-	0.653 (1.613)
Streets and Laneways	-	-	6.142 (15.177)
<b>Total</b>	-	<b>798</b>	<b>28.208 (69.703)</b>

\*Denotes part lots/blocks