



Report to: Development Services Committee

Report Date: May 28, 2018

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**SUBJECT:** PRELIMINARY REPORT  
Monarch Berczy Glen Development Ltd.  
Application for Draft Plan of Subdivision and Zoning By-law  
Amendment to permit 260 single detached residential units,  
44 street townhouses and 1 heritage dwelling at 3391 Elgin  
Mills Road E.  
Mattamy Walmark Development Ltd., Mattamy (Monarch)  
Ltd., E.M.K. Construction Ltd. and Treelawn Construction  
Ltd.  
Application for Draft Plan of Subdivision and Zoning By-law  
Amendment to permit 435 single detached residential units  
and 245 townhouses at 10521 Woodbine Avenue

**FILE NO.:** ZA/SU 18 181743

**WARD:** 2

**PREPARED BY:** Stephen Kitagawa, M.C.I.P., R.P.P., extension 2531

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Monarch Berczy Glen Development Group Ltd., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 260 single detached residential units, 44 street townhouses and 1 heritage dwelling at 3319 Elgin Mills Road E. and Mattamy Walmark Development Limited, Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 435 single detached residential units and 245 townhouses at 10521 Woodbine Avenue", be received.

**PURPOSE:**

This report combines preliminary information on the applications. The report contains general information in regards to applicable Official Plan and other planning policies and other issues and the report should not be taken as Staff's opinion or recommendation on the applications. A public meeting will be held later in June to seek any public input on the application.

**Applications deemed complete**

The proposed Draft Plan of Subdivision and Zoning By-law Amendment application for Monarch Berczy Glen Development Ltd. were deemed complete by staff on May 4, 2018.

The Draft Plan of Subdivision for Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd. was deemed complete by staff on May 4, 2018.

**BACKGROUND:**

**The subject lands are located in the Berczy Glen Secondary Plan Block, part of the Future Urban Area (FUA).**

The FUA comprises 4 separate Secondary Plan blocks (Berczy Glen, Angus Glen, Robinson Glen and the Employment Block), separated by Regional roads. The Future Urban Area (FUA) lands (Figure 4) consist of approximately 975 developable hectares (2,409 acres) and approximately 1,300 gross hectares (3,212 acres) bounded by Major Mackenzie Drive to the south, the Hydro Corridor and Woodbine Avenue to the west, the northerly City limits and Elgin Mills Road to the north and Robinson Creek to the east. The lands subject to these applications are located within the Berczy Glen Block.

**Property and Area Context**

This report considers a zoning by-law amendment and two associated draft plans of subdivisions. Monarch Berczy Glen Development Limited and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd. own adjacent properties, in the northwest quadrant of the Berczy Glen Secondary Plan Block (Figure 1). The two properties subject to these applications have a total area of 70.52 ha (174.25 ac).

The Mattamy Berczy Glen Development Ltd. property is approximately 26.1 ha (64.4 ac) and is located on the south side of Elgin Mills Road, east of the Ontario Hydro Corridor.

Surrounding uses include:

- To the immediate west is a north/south Hydro corridor and further west is the Victoria Square community.
- To the north, across Elgin Mills Road, is the future Employment block which is part of the Future Urban Area (FUA). Currently the block comprises rural residential and agricultural uses, but the Conceptual Master Plan (CMP) for the FUA identifies the majority of the lands for employment uses with a small area of low density residential. Development of these lands is subject to approval of a Secondary Plan and additional planning approvals.
- To the east, are lands zoned agriculture and open space and lands designated future residential lands in the Berczy Glen Block.
- To the south are lands currently zoned agriculture and open space and lands designated future residential lands owned by Mattamy Walmark Development Ltd.

The Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd. property is approximately 44.4 ha (109.7 ac) and is located directly adjacent to the south boundary of the Mattamy Berczy Glen Development Ltd. lands described above.

Surrounding uses include:

- To the immediate west is a north/south Hydro corridor and further west is the Victoria Square community.

- To the north are lands zoned agriculture and open space and lands designated future residential lands owned by Mattamy Berczy Glen Ltd. Development.
- To the east are lands zoned agriculture and open space and lands designated future residential lands in the Berczy Glen Block.
- To the south are lands zoned agriculture and open space and lands proposed to be developed for low density in the Berczy Glen Secondary Plan Block (not yet approved).

#### **Proposal – Monarch Berczy Glen Development Ltd. (Table 1)**

The applicant is proposing to develop the lands with 218 single detached residential units, 42 lane based single detached units, 44 lane based townhouses, residential reserves totaling 3 units and a 0.61 ha (1.5 ac) parkette. The existing heritage dwelling will be restored and incorporated into the subdivision. The applicant is also considering retaining an existing 1980's bungalow located on lot 12 of the proposed draft plan. The property is bisected by the Greenway (Figure 5).

The proposed draft plan of subdivision statistics below may change as staff review the proposal in detail.

**TABLE 1: Monarch Berczy Glen Development Ltd.**

<b>Land Use</b>	<b>Units</b>	<b>Hectares</b>	<b>Acres</b>
Single detached residential	218	7.19	17.7
Rear lane single detached	42	0.66	1.6
Rear lane townhouses	44	0.54	1.3
Heritage dwelling	1	0.13	0.32
Residential reserve	3	0.09	0.22
Parkette		0.61	1.5
Open Space		0.03	0.074
Greenway System		8.83	21.8
Stormwater Management Facilities		2.40	5.9
Road widening		0.45	1.11
0.3 metre reserves			
Collector/Local Roads/Laneways		5.17	12.77
<b>Gross Area</b>		<b>26.1</b>	<b>64.4 ac</b>
<b>Total Units</b>	<b>308</b>		

#### **Proposal – Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd.**

The applicants are proposing to develop the lands with 375 single detached residential units, 60 lane based single detached units, 245 lane based townhouses, residential reserves totaling 14 units, a 0.87 ha (2.14 ac) portion of the community park, a 0.22 ha

(0.54 ac) parkette and a portion of the secondary school. The property is bisected by the Greenway (Figure 6).

The proposed draft plan of subdivision statistics below may change as staff review the proposal in detail.

**TABLE 2: Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd.**

Land Use	Units	Hectares	Acres
Single detached residential	375	11.71	28.93
Rear lane single detached	60	1.07	2.64
Rear lane townhouses	245	2.89	7.14
Residential reserve	14	1.49	3.68
Community Park		0.87	2.14
Parkette		0.22	0.54
Open Space		0.15	0.37
6 metre walkway		0.03	0.074
Greenway System		11.55	28.53
Secondary School		1.99	4.91
0.3 metre reserves			
Collector/Local Roads/Laneways		12.45	30.76
<b>Gross Area</b>		<b>44.42</b>	<b>109.71</b>
<b>Total Units</b>	<b>694</b>		

### Markham Official Plan

The 2014 Official Plan, as partially approved on November 24, 2017 and further updated on April 9, 2018, designates the lands Future Neighbourhood Area and Greenway and provides direction for the development of a Conceptual Master Plan for the entire FUA lands as the basis for the development of Secondary Plans (Figure 4). An Official Plan Amendment application has been submitted for the Berczy Glen Secondary Plan block and is currently being reviewed by City Staff and agencies.

### Zoning By-law

Both properties are zoned Agriculture One Zone (A1), and Open Space One Zone (O1), by By-law 304-87, as amended (Figure 2). A companion zoning by-law amendment application has been submitted to zone the lands to appropriate residential, institutional, and open space designations.

### Process to date and next steps in the approval process

The applications for Draft Plan of Subdivision and Zoning By-law Amendment have been deemed complete and are in circulation to City Departments and external agencies. A statutory public meeting is proposed to be scheduled in June 2018 to seek public input on the applications. Prior to bringing forward a recommendation report for draft plan

approval, the landowners will need to address staff and agency comments and feedback from the public and revise the plan accordingly as well as the Berczy Glen Secondary Plan is required to be approved by the Region .

**OPTIONS/ DISCUSSION:**

The following is a brief discussion of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed in a recommendation report to Committee.

**Studies/submissions filed by the applicants in support of the proposed zoning by-law amendment and draft plan of subdivision applications are currently under review by City staff and external agencies.**

Technical studies including, but not limited to, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Environmental Impact Study, Archeological Assessment, Heritage Impact Assessment, Noise and Vibration, Hydrogeological Report, are currently under review by Staff and external agencies.

**Heritage Impact Assessment**

A Heritage Impact Assessment has been submitted and concluded that the Thomas Frisby Jr. House is of cultural heritage value or interest. The applications have been circulated to the Heritage Section for their review and comment.

**Secondary Plan process underway**

The Berczy Glen Secondary Plan must establish a land use structure and transportation network that is consistent with the 2014 Official Plan and the Conceptual Master Plan (CMP).

The new communities in the north Markham FUA are being planned in accordance with the vision of sustainable growth as outlined in the 2014 Official Plan. 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.

A recommendation report for zoning and draft approval for the draft plans of subdivisions will not be forwarded to Committee until the Berczy Glen Secondary Plan is adopted by Council and approved by the Region of York.

**Community Energy Plan (CEP)**

A CEP for Berczy Glen Secondary Plan is under development by City staff in collaboration with other stakeholders. The CEP for the Secondary Plan will identify and advance sustainable development practices as they relate to energy use and generation within the Berczy Glen Secondary Plan area. Recommendations of the CEP will be reflected in planning policies, community design elements and practices within the future Berczy community and will be implemented through the development review process.

**Sustainability Checklist**

The Monarch Berczy Glen Development Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd. draft plans will feature efficient and resilient development to support a healthy, livable and safe community in accordance with directions of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the applicable sustainable development policies of the York Region Official Plan (2012, as amended) and Markham's 2014 Official Plan. A Sustainable Development Checklist has been prepared by the applicants to outline how the proposed development addresses the policy framework in respect to the City's sustainability and resiliency objectives. The checklist addresses community design, built form, natural heritage and open space systems, diversity of uses and housing options, access to services and amenities, active transportation and access/use of planned public transit, and community awareness and innovation. Among other sustainable development features, a portion of the draft plan will accommodate a number of innovative features, such as, but not limited to:

- a community scale thermal energy system fed by geothermal energy;
- high energy efficiency building design; and
- potential for solar power generation by provision of building design features to facilitate generation and use of solar energy.

**Draft Community Design Plan**

The Community Design Plan (CDP) is being reviewed as part of the submission for the Official Plan Amendment application for the Berczy Glen Secondary Plan. The draft plans of subdivision are required to comply with the provisions of the CDP.

**Developer's Group Agreement**

As will be required in the Berczy Glen Secondary Plan, the applicants must enter into developer's group agreement that ensures that all landowners pay their equal share for parks, schools and community amenities.

**Transportation preliminary comments**

The draft plans of subdivisions will rely on two primary north-south connections (Street V-Street A and Street J and Street B) to Elgin Mills Road and two east-west connections (via Stoney Hill Boulevard and Rinas Avenue) to Victoria Square Boulevard (Figures 5 and 6). Other than Street V-Street A, all other connections will be outside the limit of the Monarch Berczy Glen Development Ltd. draft plan and the Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd. draft plan.

Access to the draft plans is contingent on the adjacent landowners. The Applicant will be required to obtain easements and/or enter into shared access arrangements with the adjacent landowners.

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The timing and the ability to implement road connections outside the limit of the subdivisions will need to be better understood, considering that:

- The overall transportation network for Berczy Glen Secondary Plan, including the phasing requirement for the transportation infrastructure, are still under review.
- The proposed connections will traverse on lands where development plans are not as far advanced as the proposed draft plans submitted by Monarch Berczy Glen Ltd. and Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd.
- The Street A (east-west) connection to Victoria Square Boulevard will require a bridge crossing of the Berczy Creek and will be subject to an Environmental Assessment Study, which must be completed as part of this Draft Plan application.

A number of internal streets in the Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction Ltd. and Treelawn Construction Ltd. draft plan (Streets A, B, G, H, O, P, R and S, and, Lanes H and D) are shown to extend outside of the subdivision, all of which will require coordination with the adjacent landowners (Figure 6). The proposed road network will also need to be reviewed in detail within the context of the ongoing Master Environmental Servicing Plan and Secondary Plan and in conjunction with the study submissions for this application.

**Planning Act Section 51(24) review**

In reviewing the applications 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).

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The Future Urban Area and proposed applications align with the Building Markham's Future Together through "Growth Management", Transportation/Transit", and "Environment".

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and are currently under review.

**RECOMMENDED BY:**

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

  
Arvin Prasad  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1:	Location Map
Figure 2:	Area Context/Zoning
Figure 3:	Air Photo
Figure 4:	Official Plan Map 3 – Land Use
Figure 5:	Monarch Berczy Glen Development Limited Proposed Draft Plan
Figure 6:	Mattamy Walmark Development Limited Proposed Draft Plan
Figure 7:	Excerpt – Conceptual Master Plan

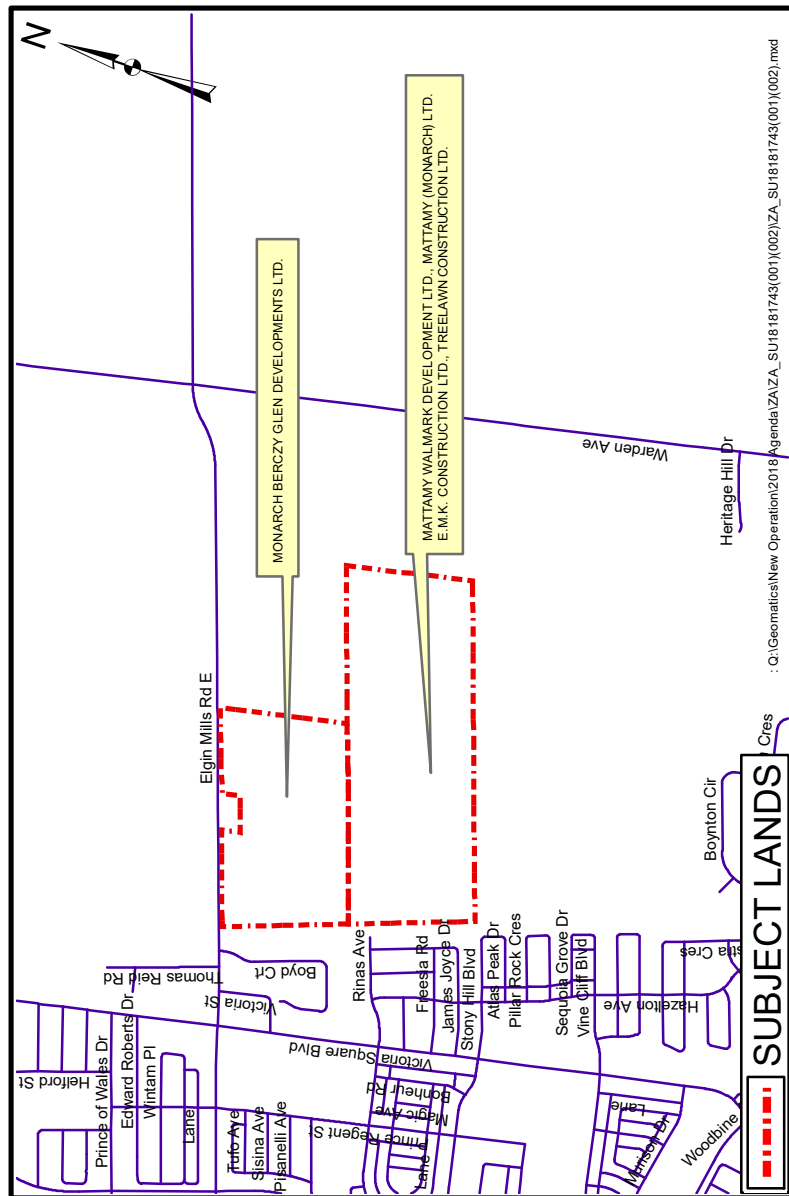
**AGENT CONTACT INFORMATION:**

Monarch Berczy Glen Development Limited  
Mattamy Walmark Development Ltd., Mattamy (Monarch) Ltd., E.M.K. Construction  
Ltd. and Treelawn Construction Ltd.  
Macaulay Shiomi Howson Limited  
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600 Annette Street  
Toronto, ON  
M6S 2C4

Tel: 416-487-4101  
Email: [howson@mshplan.ca](mailto:howson@mshplan.ca)

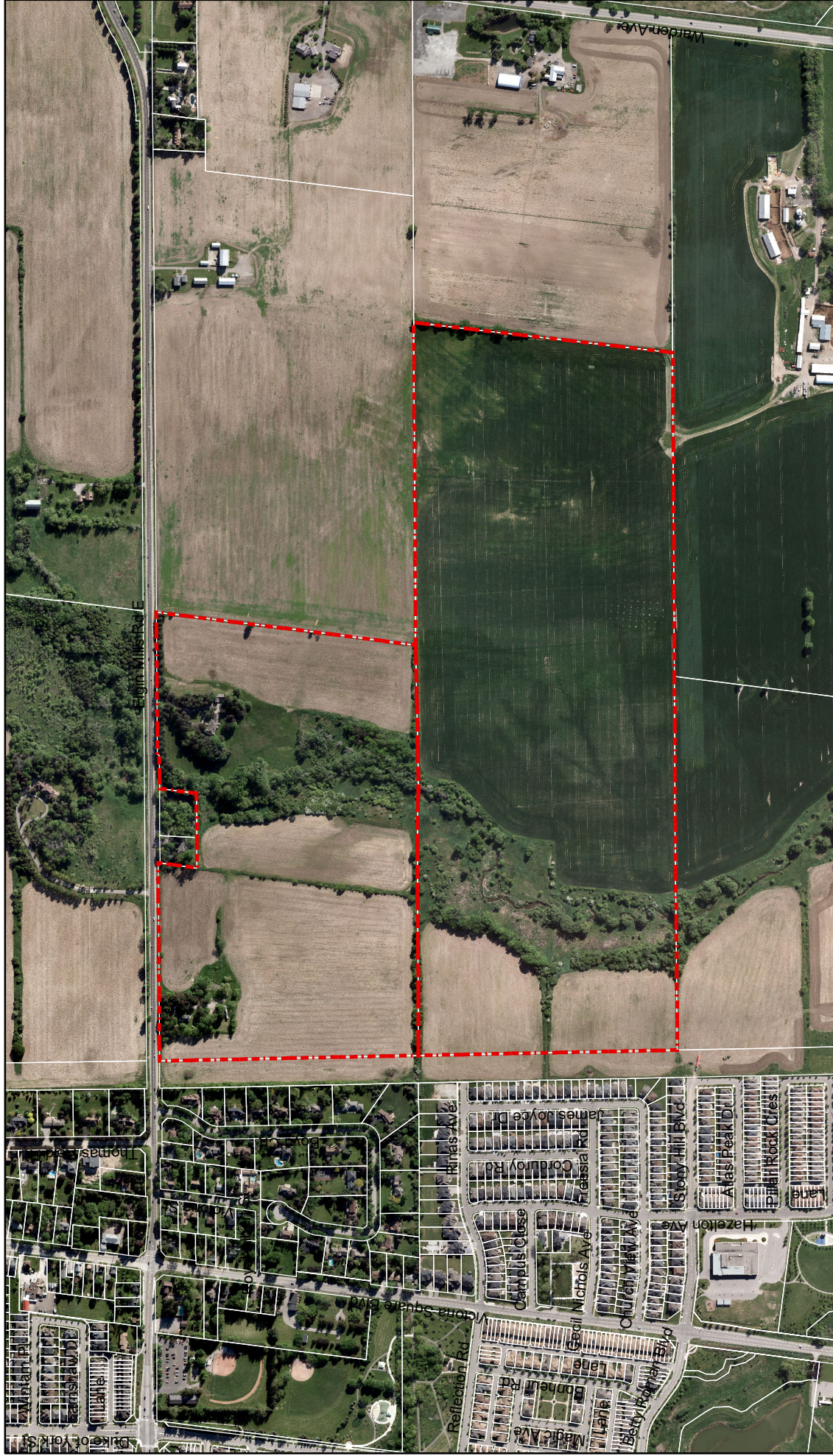
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# AIR PHOTO 2017



SUBJECT LANDS

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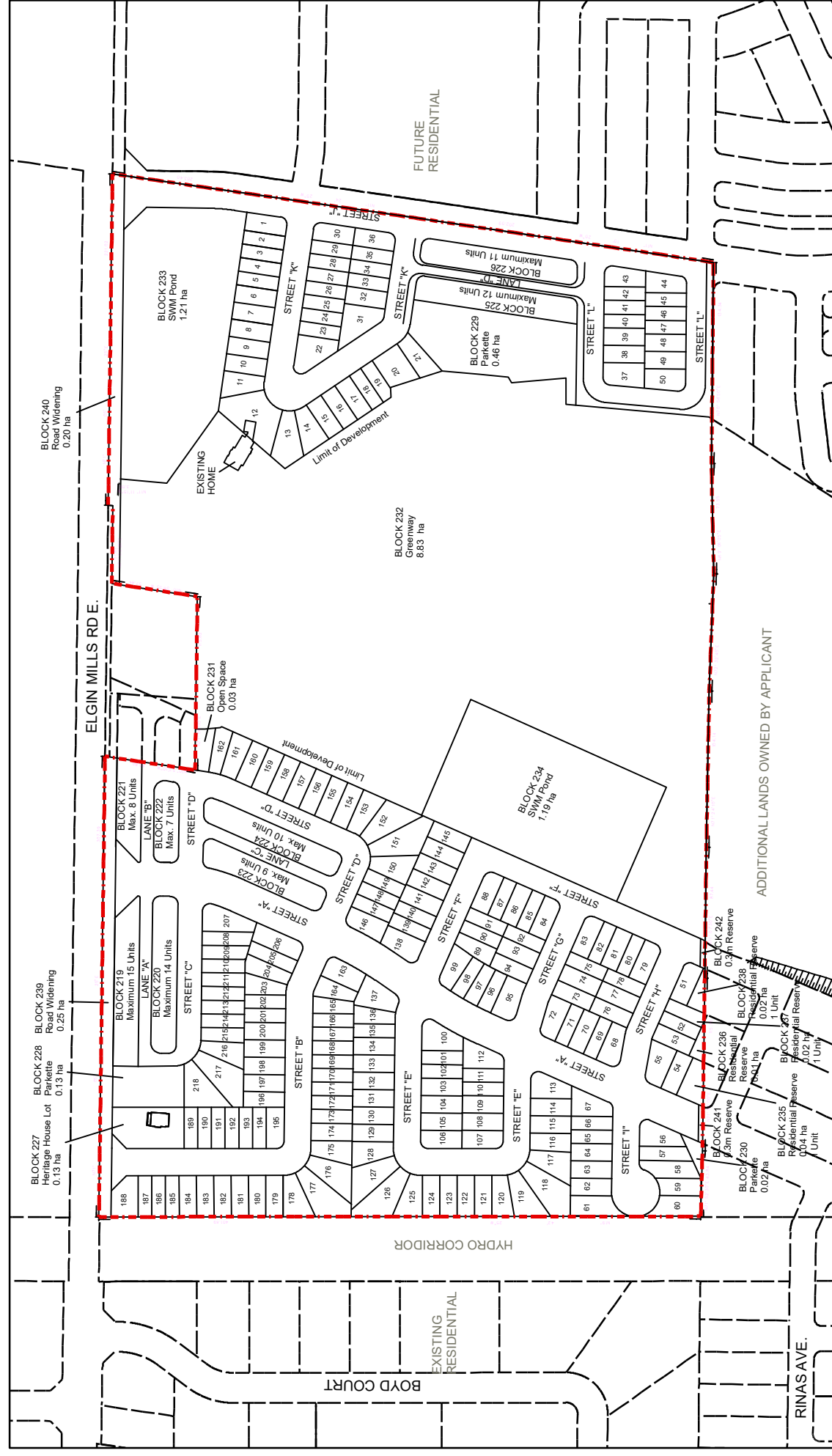
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# OFFICIAL PLAN MAP 3-LAND USE

 SUBJECT LANDS

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DATE:05/01/18



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# PROPOSED DRAFT PLAN OF SUBDIVISION

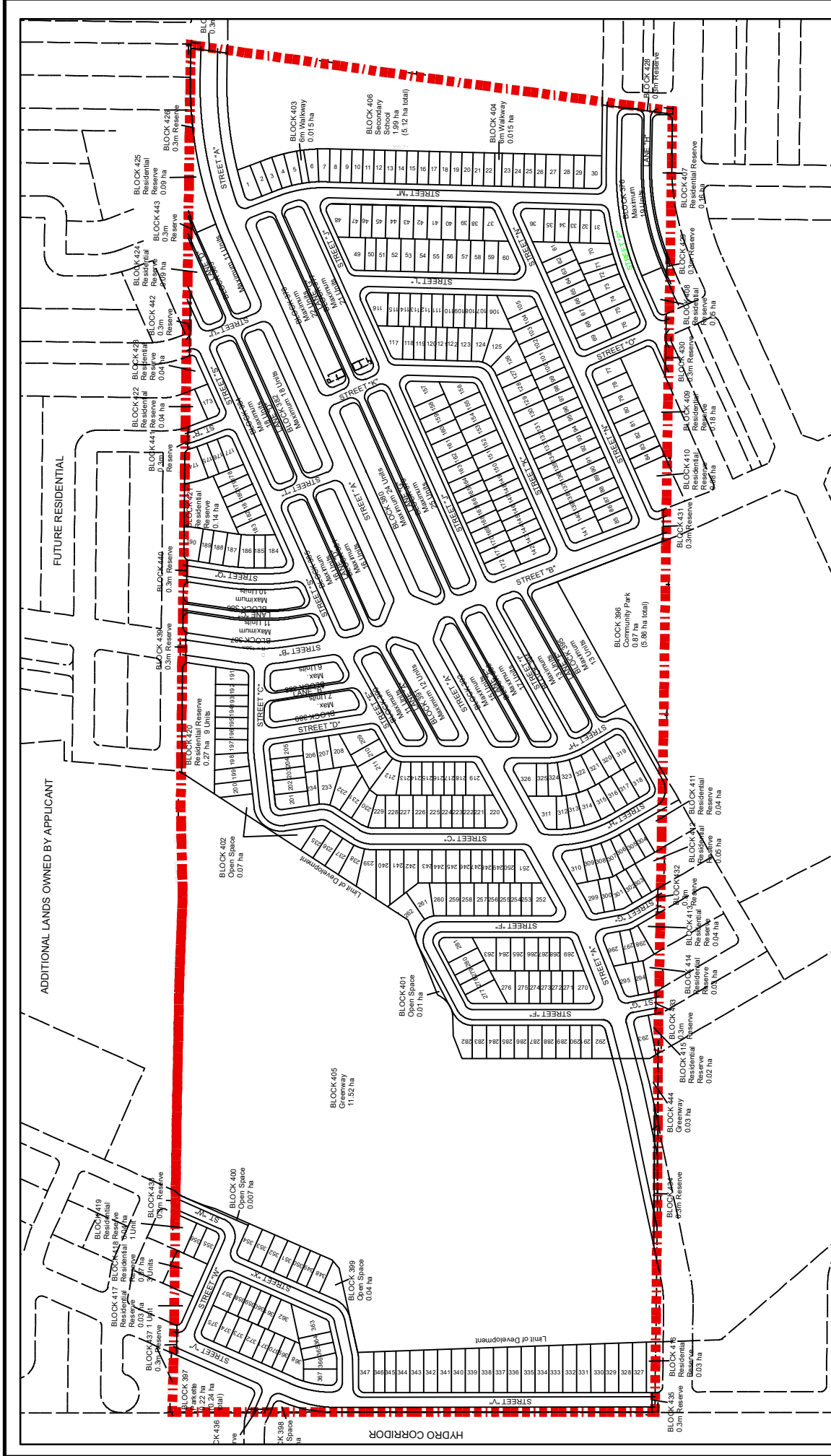
APPLICANT: MONARCH BERCZY GLEN DEV LTD.

FILE No:ZA\_SU18181743(001)(DB)

## SUBJECT LANDS

DATE:05/01/18

FIGURE No. 5



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PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANTS: MATTAMY WALMARK DEV LTD ;MATTAMY(MONARCH)LTD. ;  
E.M.K. CONSTRUCTION LTD. AND TREELAWN CONSTRUCTION LTD.

FILE No:ZA\_SU18181743(002)(DB)

DATE:05/01/18

FIGURE No. 6

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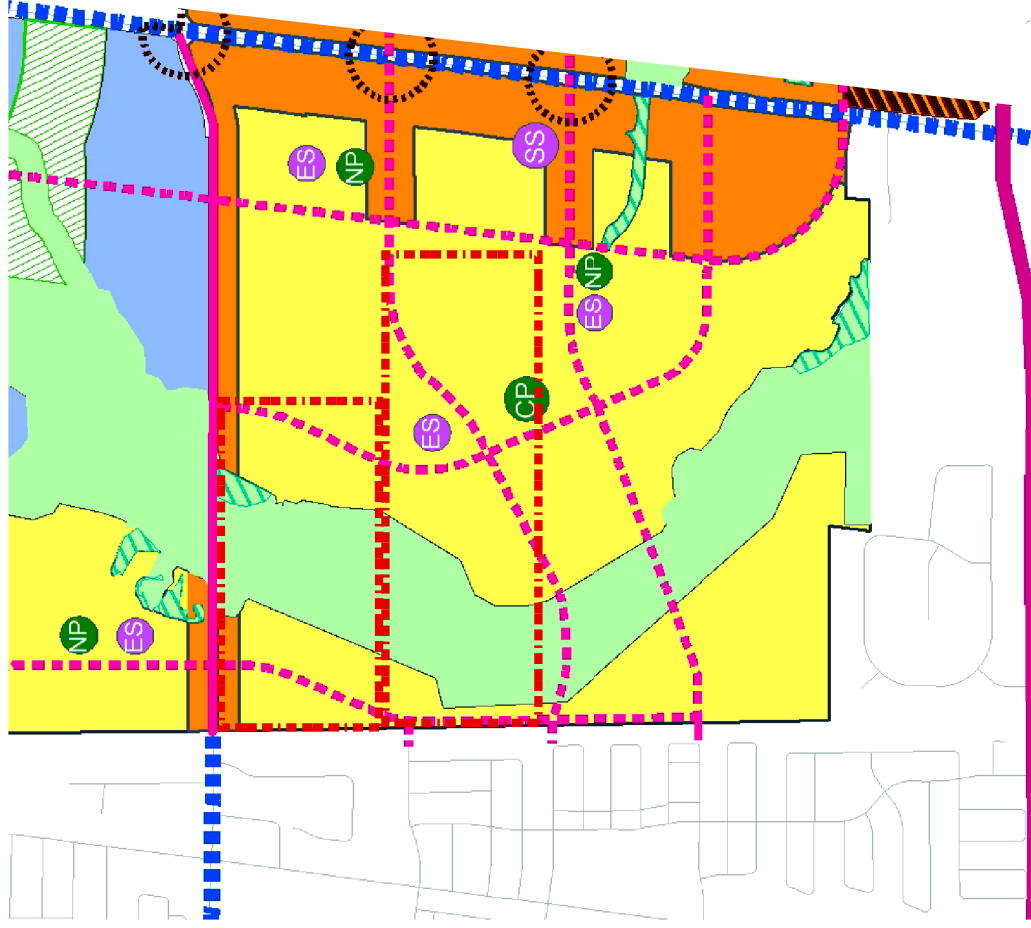
DEVELOPMENT SERVICES COMMISSION

MARKHAM

SUBJECT LANDS

DATE:05/01/18

FIGURE No. 6



## Legend

- Greenway System
- Greenway System Under Study
- Residential Neighbourhood Area
- Mixed Use Neighbourhood Corridor
- Community Park
- Elementary School

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# EXCERPT CONCEPTUAL MASTER PLAN

SUBJECT LANDS

FILE No:ZA\_SU18181743 (001) :ZA\_SU18181743 (002)(DB)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:DB

NOT TO SCALE

DATE:05/01/18

**FIGURE No. 7**