



Report to: Development Services Committee

Report Date: December 11, 2017

SUBJECT: PRELIMINARY REPORT
Berczy Glen Landowners Group
Angus Glen Landowners Group
Robinson Glen Landowners Group
Applications for Official Plan Amendment to facilitate the
creation of three Secondary Plans in the North Markham
District (Future Urban Area)
File No.'s: OP 17 128178, OP 17 130161, OP 17 130159
(Wards 2 and 6)

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

REVIEWED BY: Catherine Jay, M.C.I.P., R.P.P., extension 2520

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Berczy Glen Landowners Group, Angus Glen Landowners Group, Robinson Glen Landowners Group Applications for Official Plan Amendment to facilitate the creation of three Secondary Plans in the North Markham District (Future Urban Area)", be received.

EXECUTIVE SUMMARY:

The North Markham District (FUA) lands 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 (see Figure 4).

The lands subject to these Secondary Plan applications include three of the four development blocks in the FUA and are located primarily between Major Mackenzie Drive and Elgin Mills Road (see Figure 2). The FUA is anticipated to accommodate approximately 45,000 residents in approximately 14,000 dwelling units.

The Employment Block, bounded by Woodbine Avenue to the west, the northerly City limit to the north, Warden Avenue to the east and Elgin Mills Road to the south, will be subject to separate Official Plan Amendment (OPA) application(s) in the future.

The applicants for the Berczy Glen, Angus Glen and Robinson Glen blocks have applied to amend the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017) (2014 OP) to facilitate the creation of three Secondary Plans based on the principles and parameters established in the Conceptual Master Plan (CMP).

The Conceptual Master Plan (CMP), which was initiated late 2013/2014 and endorsed by Council on October 17, 2017, established a land use framework with a transportation network, schools and parks, which anchor the neighbourhoods within each of the communities in the North Markham District.

The intent is to develop pedestrian, cycling and transit – friendly communities, compact in form, with a complete range of housing types and amenities and an emphasis on sustainable and innovative building, stormwater and waste management techniques and high standards of urban design. The Secondary Plans propose to redesignate the developable portion of the lands to allow for predominately low density residential communities with mixed use along the collectors and arterials. In the Angus Glen and Robinson Glen blocks, mixed use mid rise and residential high rise is proposed on lands adjacent to the north side of Major Mackenzie Drive.

The Berczy Glen Block is 248 ha (612.7 ac) and is proposed to have approximately 4,100 units. The Angus Glen Block is 415.9 ha (1,027.6 ac) and is proposed to have approximately 6,000 units. The Robinson Glen Block is 193.7 ha (478.6 ac) and is proposed to have approximately 4,600 units.

The 2014 OP designated the three blocks Future Neighbourhood Area and Greenway (see Figure 4). The majority of the lands currently have a rural or agricultural zoning. The Angus Glen block includes the Angus Glen Community Centre and the Angus Glen Golf Club which is zoned Commercial Recreation Zone/Open Space Zone.

The studies/plans submitted in support of the applications must be reviewed and approved by the City and external agencies. Staff have outlined a number of issues to be resolved. These matters and any others identified through the circulation and detailed review of the draft secondary plans, supporting documents and Public Meeting, will be addressed in the recommendation report presented to Development Services Committee at a later date.

PURPOSE:

This report combines preliminary information on three (3) separate applications for Official Plan amendments submitted by Berczy Glen Landowners Group, Angus Glen Landowners Group and Robinson Landowners Group. The report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications. A Public Meeting will be scheduled in early 2018 to seek public input on the applications.

Applications deemed complete

The application by the Berczy Glen Landowners Group for Official Plan Amendment was deemed complete by staff on November 2, 2017.

The application by the Robinson Glen Landowners Group for Official Plan Amendment was deemed complete by staff on November 3, 2017.

The application by the Angus Glen Block for Official Plan Amendment was deemed complete by staff on November 24, 2017.

BACKGROUND:**The Future Urban Area is one component of Markham's strategy for accommodating growth to 2031 as identified in the 2014 Official Plan**

The North Markham District (FUA) lands (see Figure 6) 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 FUA is identified in Markham's 2014 OP, as one component of Markham's strategy to accommodate forecasted growth to 2031. The majority of growth in Markham to 2031 is being accommodated through intensification of the existing urban area, with the Future Urban Area accommodating approximately 20 percent of residential growth.

Approximately 700 hectares of developable lands within the FUA are designated 'Future Neighbourhood Area' (see Figure 2 and 3). The FUA is anticipated to accommodate approximately 45,000 residents in approximately 14,000 dwelling units. The lands subject to the current three applications are located primarily between Major Mackenzie Drive and Elgin Mills Road. Approximately 275 hectares are located north of Elgin Mills Road and are designated as 'Future Employment Area' and will be subject to future application(s). The entire north Markham FUA will support approximately 16,000-18,000 jobs, most of which will be accommodated in 'Future Employment Area' lands. The remainder of the lands in the FUA are comprised of a protected natural heritage system designated as 'Greenway'.

Planning for the north Markham FUA is proceeding in accordance with the policies of the York Region Official Plan 2010 (YROP 2010). The recently enacted Provincial Growth Plan 2017 allows for the continued planning for the FUA under a 2031 planning horizon and under the policy direction of the 2006 Growth Plan as reflected in the YROP 2010 and Markham's 2014 OP (See Figure 4).

Completion of the Conceptual Master Plan is a major milestone in the comprehensive planning process for the north Markham Future Urban Area

In late 2013/early 2014 Council initiated a multi-year, multi-discipline Conceptual Master Plan (CMP) process. The CMP was the first stage of detailed planning for the FUA. The CMP was informed by the findings of a number of City-led concurrent background studies, including subwatershed studies, master transportation, water and wastewater studies, and planning and urban design studies. The CMP establishes a high level Community Structure Plan and accompanying policy direction for the FUA lands (See Figure 5). The CMP was endorsed by Council on October 17, 2017 and provides the framework for the more detailed statutory secondary plans for each of the four concession blocks. Refinements, along with more detailed and binding levels of planning control, will be developed through the statutory secondary plans. The 2014 Official Plan

requires that secondary plans determining specific land use designations and related policies be guided by the framework established by the CMP.

The Conceptual Master Plan was developed through a highly collaborative process working closely with agency and landowner partners, and the public

The Conceptual Master Plan represents the culmination of four years of intensive consultation with key agencies, including York Region planning and transportation staff, Toronto and Region Conservation Authority (TRCA), and the Ministry of Natural Resources and Forestry (MNR), school boards and participating landowners. There was also a dedicated City staff team that included Planning, Operations and Engineering.

At the end of each study phases, Council and the public provided input through reports to Development Services Committee and Public Open Houses. In order to meet the Municipal Class Environmental Assessment requirements, Staff also consulted with the Indigenous peoples. Further opportunities for public input will be available during the review and approval of the secondary plans and subsequent development applications.

Property and Area Context

This report considers three of the four development blocks in the FUA including the Berczy Glen, Angus Glen and Robinson Glen blocks (See Figure 6). The Employment Block which also includes some residential lands in the southwest corner of the block, is bounded by Woodbine Avenue to the west, the northerly City limit to the north, Warden Avenue to the east and Elgin Mills Road to the south will be subject to separate Official Plan Amendment (OPA) application(s) in the future.

Berczy Glen Block (see Figures 6 and 7)

The Berczy Glen Block is bounded by the Hydro Corridor, existing residential development and Victoria Square Boulevard to the west, Elgin Mills Road to the north, Warden Avenue to the east and the existing estate residential development to the south, and further south is Major Mackenzie Drive E. Current uses include agricultural, greenway and rural residential uses. The applicant is proposing low density residential, residential mid rise, residential mixed use mid rise and greenway uses.

Surrounding uses include:

- To the immediate west is a north/south Hydro corridor and further west are the Victoria Square community comprising estate style residential and the Cathedral community.
- To the north, across Elgin Mills Road, is the Employment block which is part of the Future Urban Area. Currently the block comprises rural residential and agricultural uses, but the Conceptual Master Plan (CMP) identifies the majority of the lands for employment uses with a small area of low density residential.
- To the east, across Warden Avenue is the Angus Glen Block which is also part of the Future Urban Area.
- To the south (both north and south of Major Mackenzie Drive) are estate residential lots.

Angus Glen Block (See Figures 6 and 8)

The Angus Glen Block is bounded by Warden Avenue to the west, Elgin Mills Road to the north, Kennedy Road to the east and Major Mackenzie Drive to the south. Current uses include the Angus Glen Golf Club, the Angus Glen Community Centre, agricultural, greenway and rural residential uses. The applicant is proposing residential low rise, residential mid rise, residential high rise and mixed use mid rise and greenway uses.

Surrounding uses include:

- To the west, is the Berczy Glen Block.
- To the north are lands outside of the Future Urban Area boundary that comprise rural residential, greenway and agricultural uses.
- To the south across Major Mackenzie Drive is the existing Angus Glen Community (West and East Village).
- To the east, across Kennedy Road is the Robinson Glen Block.

Robinson Glen Block (See Figures 6 and 9)

The Robinson Glen Block lands are bounded by Major Mackenzie Drive to the south, Kennedy Road to the west, Elgin Mills Road to the north and the Greenway System to the east. Current uses include agricultural and rural residential uses. The applicant is proposing residential low rise, residential mid rise, residential high rise and mixed use mid rise and greenway uses.

Surrounding uses include:

- To the west, is the Angus Glen Block.
- To the north and east are lands outside of the Future Urban Area boundary that comprise rural residential, greenway and agricultural uses.
- To the south are low density residential in the Berczy Village community.

The Angus Glen Block includes two areas on the proposed land use plan labelled “Area Under Further Study”

The Angus Glen Block also includes two areas on the proposed land use plan labelled “Area Under Further Study” (see Figure 8). For these two areas additional information is currently being obtained, or further input from the landowner is required.

The southeast corner of the Angus Glen block (Major Mackenzie and Kennedy Road) is referred to in the Master Environmental Servicing Plan (MESP) as the southern Area Under Further Study. Further analysis of this area is required through the course of review of the Official Plan Amendment application and supporting MESP, which may determine changes in land use designations. The Angus Glen Land Use Plan proposes residential designations on these lands, with an “Area Under Further Study” overlay designation, pending that determination.

The owners of the Romandale Farms Ltd. lands (3975 Elgin Mills Road) are not participating owners in this Angus Glen Secondary Plan/Official Plan Amendment application.

The MESP does not include any environmental input relating to the Romandale Farms Ltd. lands. Further work will be required by the owners to bring these lands to the same level of detail as the MESP and may result in modifications to land use structure. Until that work can be completed, this area is accordingly identified as the “northern Area Under Further Study”.

Proposed Secondary Plan statistics

The proposed secondary plan statistics below may change as staff review the proposal in detail.

The Berczy Glen Secondary Plan block includes the following: (Table 1)

TABLE 1: Berczy Glen Secondary Plan Block

Land Use	Units	Hectares	Acres
Residential Low Rise	2,500	+/- 112	276
Residential Mid Rise	1,400	+/- 35	86
Mixed Use Mid Rise	200	+/- 4	10
Total Residential Units	4,100		
Community Park		5	12
Neighbourhood Park		7	17
Open Space			
Stormwater Management Facilities		13	32
Elementary Schools		5	12
Secondary Schools		6	15
Greenbelt Plan Area			
Greenway System		45	111
Regional Road Widenings			
Collector/Local Roads/Laneways		20	49
Gross Area		252	620
Total Estimated Population			

The Angus Glen Secondary Plan Block includes the following: (Table 2)

TABLE 2: Angus Glen Secondary Plan Block

Land Use	Units	Hectares	Acres
Single and Semi-detached	1,600		
Townhouses	2,200		
Stacked Townhouses	1,000		
Apartments	1,200		
Total Residential Units	6,000	120.4	297.5
Commercial		5.0	12.3
Community Park		3.0	7.4

Neighbourhood Park		8.1	20
Open Space		2.7	6.6
Stormwater Management Facilities		12.7	31.3
Elementary Schools		9.8	24.2
Secondary Schools		6.0	14.8
Firehall		0.8	1.9
Greenbelt Plan Area		94.1	232.5
Greenway System		34.4	85
Regional Road Widenings		17.6	43.4
Collector/Local Roads/Laneways		78.2	193.2
Existing Use – Angus Glen Community Centre		9.8	24.2
Existing Use – Angus Glen Golf Course		4.4	10.8
Areas under further study		8.9	21.9
Gross Area		415.9	1,027.6
Total Estimated Population	18,900		

The Robinson Glen Secondary Plan Block includes the following: (Table 3)

TABLE 3: Robinson Glen Secondary Plan Block

Land Use	Units	Hectares	Acres
Single and Semi-detached	1,200		
Townhouses	1,400		
Stacked Townhouses	500		
Apartments	1,500		
Total Residential Units	4,600	94.1	232.5
Commercial		5.6	13.8
Community Park		5.0	12.3
Neighbourhood Park		5.1	12.6
Parkette		0.2	0.4
Stormwater Management Facilities		8.4	20.7
Elementary Schools		4.9	12.1
Secondary Schools		6.5	16
Greenbelt Plan Area		0	0
Greenway System		0	0
Regional Road Widenings		9.6	23.7
Collector/Local Roads/Laneways		54.3	134.1
Gross Developable Area		193.7	478.6

Total Estimated Population	14,000		
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Markham Official Plan

The 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017) designates the three blocks 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.

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.

Zoning By-law

Below are the zoning designations in each of the Secondary Plan blocks (Figure 2).

Berczy Glen

The subject lands are zoned Agriculture One Zone (A1), Rural Residential Four Zone (RR4), Rural Residential Two Zone (RR2), Rural Residential One Zone (RR1) and Open Space One Zone (O1), by By-law 304-87, as amended.

Angus Glen

The subject lands are zoned Agriculture One Zone (A1), Rural Residential Two Zone (RR2), Rural Residential One Zone (RR1), Commercial Recreation Zone (CR) and Open Space One Zone (O1), by By-law 304-87, as amended.

Robinson Glen

The subject lands are zoned Agriculture One Zone (A1) and Rural Residential One (RR1) by By-law 304-87, as amended.

Process to date and future main steps in the approval process

The three applications for Official Plan Amendment have been deemed complete and are in circulation to City Departments and external agencies. A statutory public meeting will be scheduled in early 2018 to seek public input on the applications. The landowners will need to address staff and agency comments and feedback from the public and revise the plan, then the landowners will revise the application to the satisfaction of City staff before a recommendation report that will be presented to Council for adoption and approval by the Region. Individual landowners will be submitting draft plans of subdivisions and zoning by-law amendments, implementing the policies of the Secondary Plans, once approved by the Region. These applications will require further statutory public meetings on an application by application basis.

OPTIONS/ DISCUSSION:

Studies/submissions submitted by the applicants in support of the proposed Secondary Plan Amendment applications are currently under review by City staff and external agencies.

The studies/submissions include the following:

- Planning Justification Report
- Housing Impact Statement
- Community Design Plan
- Traffic Impact Assessment
- Environmental Impact Statement
- Natural Heritage Evaluation and Hydrological Evaluation
- Sustainable Development Assessment Checklist
- Community Infrastructure Plan/Community Impact Statement
- Transportation Demand Management Strategy
- Archeological Assessment
- Master Environmental Servicing Plan
- Hydrogeological Report

Review of the above technical studies is underway by Staff and external agencies. As part of an iterative process, the comments and issues will be identified and addressed in the applicants proposals and subsequent recommendation reports.

Community Energy Plan required

The 2014 OP encourages a culture of energy conservation and promotes energy efficient practices by requiring the preparation of a Community Energy Plan in support of secondary plan areas in the FUA to:

- Minimize the use of electricity, natural gas and gasoline consumption through compact urban design.
- Address energy-efficient building orientation, design and construction;
- Identify opportunities for on-site energy generation, district energy and renewable energy options.

The landowners are finalizing the Community Energy Plan, in consultation with Staff.

Appeals to the 2014 Official Plan

Markham's new OP was approved with modifications by Regional Council in June 2014 and was subsequently appealed to the Ontario Municipal Board. As issues have been resolved, many sections of the 2014 OP have come into force. Staff and legal counsel will continue to work with the remaining appellants in an effort to resolve the remaining City-wide issues related to the FUA in advance of approval of the Secondary Plans.

Collaboration with agencies, departments and landowners

Similar to the CMP process, Staff will continue with a collaborative process working closely with agencies, departments, public and landowners to obtain input and resolve matters related to the Secondary Plan applications.

17 Cultural Heritage Resources located within the 3 subject Secondary Plan Blocks

There are 17 cultural heritage resources located within the 3 subject Secondary Plan Blocks. The applications have been circulated to the Heritage Section for their review and comment.

ISSUES TO BE RESOLVED

The following is a brief summary of issues raised to date. These matters, and any others identified through the circulation and detailed review of the secondary plans, supporting documents and Public Meeting, will be addressed in a final staff report presented to Committee at a later date.

- Scope, format and content of Secondary Plans and Community Design Plans
- Conformity with the Conceptual Master Plan for items such as:
 - Number of schools and parks in each block
 - Ecological corridor
 - Alignment of the Major east/west collector through all 3 blocks
 - Location of roads on lands of non-participating Landowners
 - Location and appropriate built form for the Neighbourhood Service Nodes in the Mixed Use Neighborhood Corridor in each block
 - Comprehensive Active Transportation Network with appropriate connections within the blocks and to the rest of the City
 - Achieving minimum densities of 20 units per developable hectare and 70 residents and jobs per developable hectare.
 - Integrated open space network.
- Infrastructure in parks, stormwater blocks and greenway system.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

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".

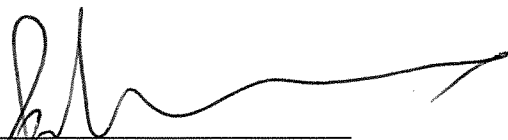
BUSINESS UNITS CONSULTED AND AFFECTED:

All relevant City departments are being consulted during the review, preparation and approval of the Secondary Plans.

RECOMMENDED BY:



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



Brian Lee, P.Eng
Acting 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: Community Structure Plan
- Figure 6: Anticipated Secondary Plan Blocks
- Figure 7: Berczy Glen Secondary Plan – Proposed Land Use Plan
- Figure 8: Angus Glen Secondary Plan – Proposed Land Use Plan
- Figure 9: Robinson Glen Secondary Plan – Proposed Land Use Plan

APPLICANT CONTACT INFORMATION:

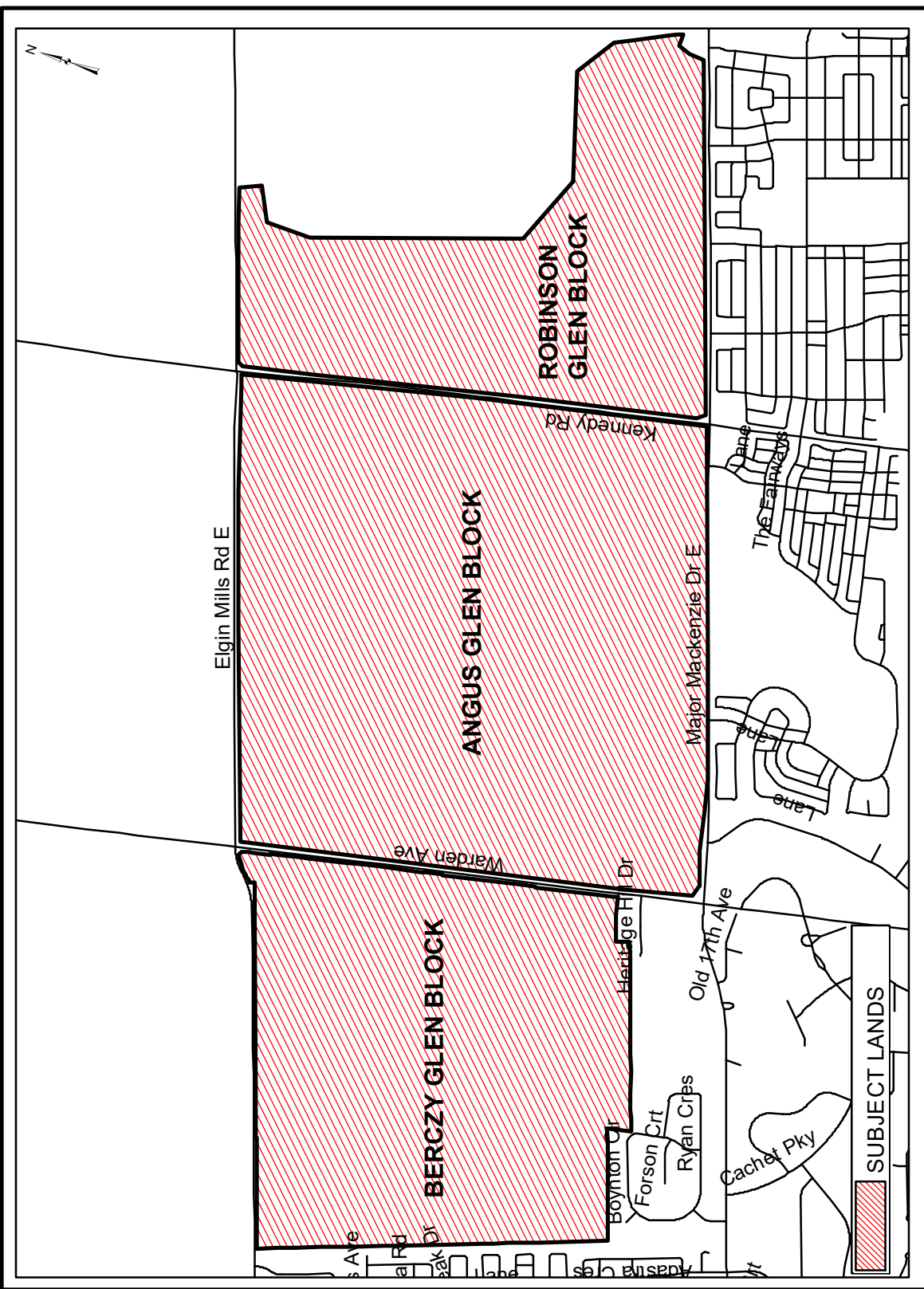
Berczy Glen Secondary Plan Block
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Angus Glen Secondary Plan Block and Robinson Glen Secondary Plan Block
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Robinson Glen Secondary Plan Block
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Tel: (416) 487-4101

Email: howson@mshplan.ca

File path: Amanda\File 17 128178\Documents\Recommendation Report



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Figure 1



Area Context / Zoning

 SUBJECT LANDS

DATE: 2017-11-11
FIGURE No. 2

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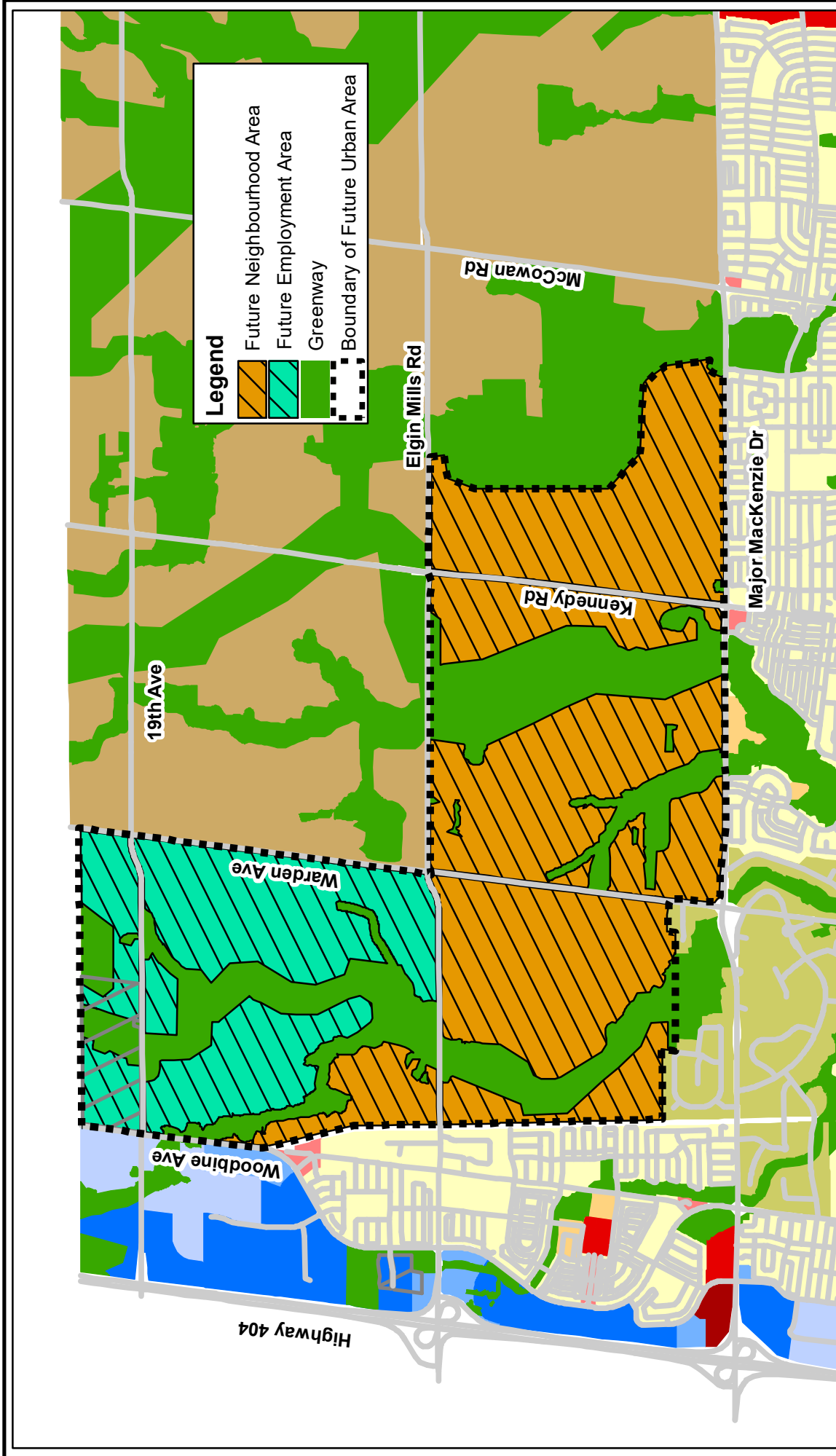
Air Photo

APPLICANT: Berczy Glen Landowners Group
 Angus Glen Landowners Group
 Robinson Glen Landowners Group

— SUBJECT LANDS

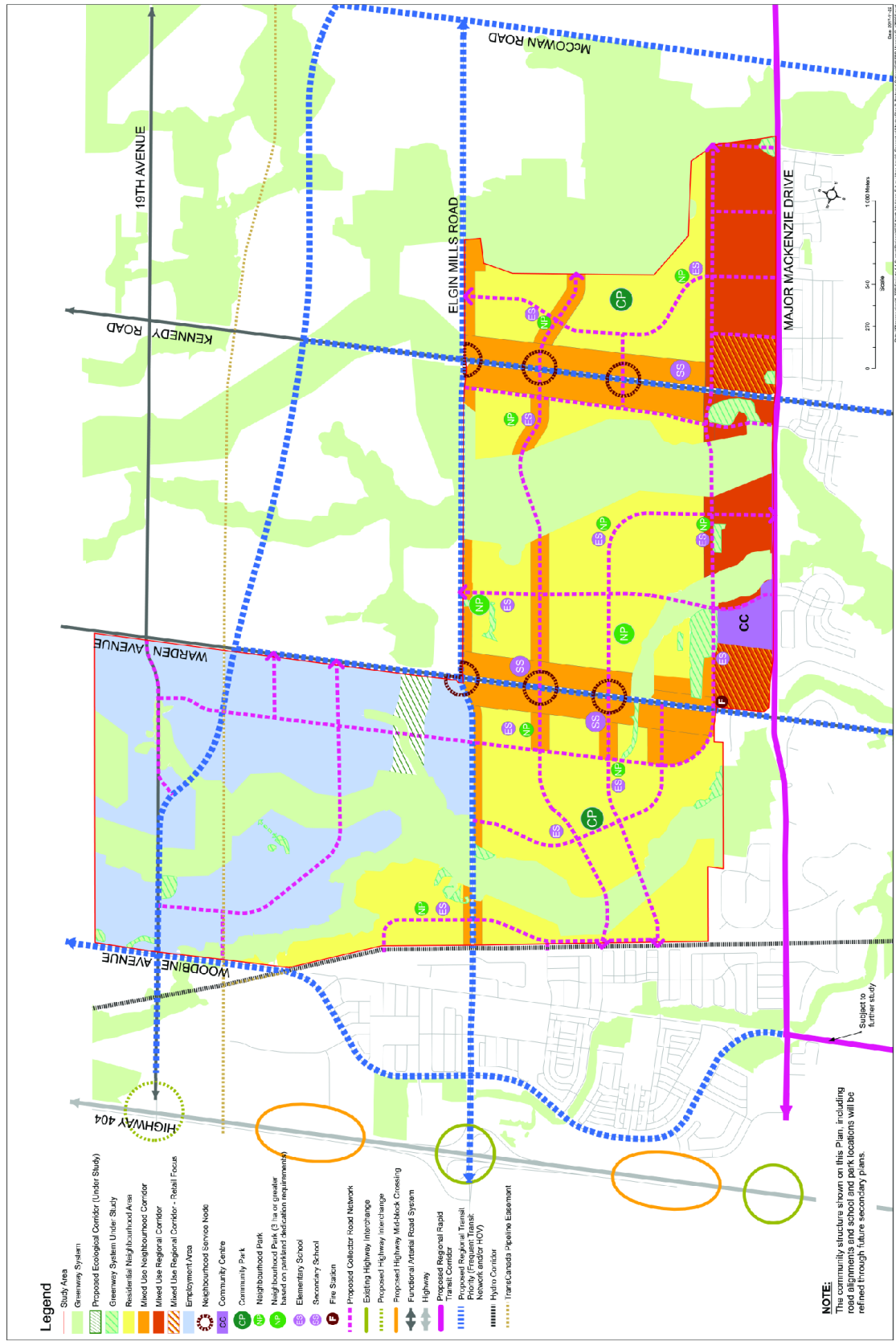
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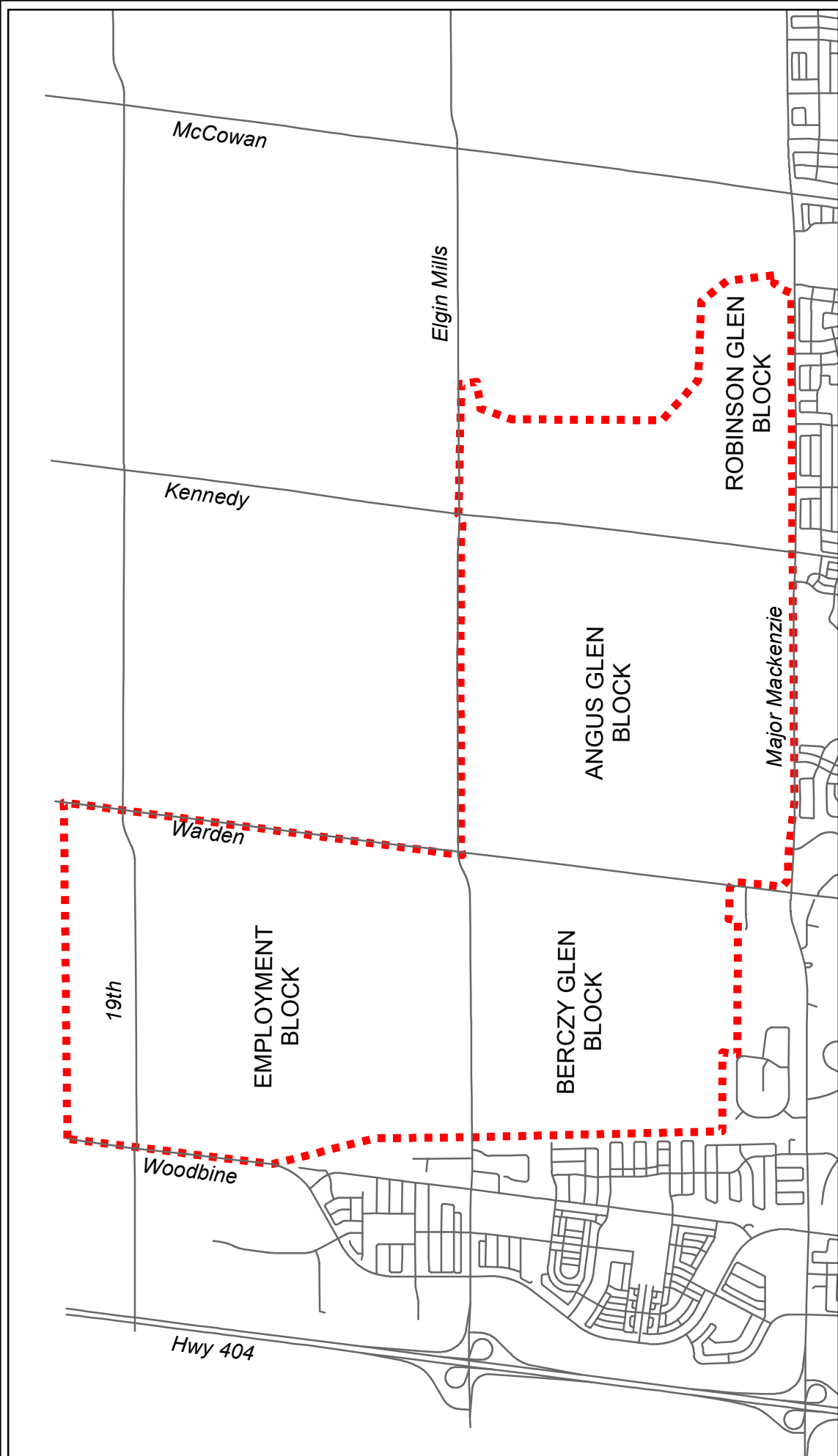


2014 Official Plan Map 3 Extract - Land Use


Certain lands located in the FUA boundaries remain subject to appeals to the OMB.



Conceptual Master Plan Community Structure Plan



Anticipated Secondary Plan Blocks

 SUBJECT LANDS



Legend

 	SUBJECT LANDS	 	RESIDENTIAL LOW RISE
 	GREENWAY	 	RESIDENTIAL MID RISE
 	PARK	 	MIXED USE MID RISE
 	SWM POND	 	MAJOR COLLECTOR ROAD
 	SCHOOL	 	MINOR COLLECTOR ROAD

Berczy Glen - Proposed Community Concept Plan

APPLICANT: Berczy Glen Landowners Group

FILE No. OP 17 128178

DATE: 2017-11-11



DEVELOPMENT SERVICES COMMISSION

Drawn By:

Checked By:

FIGURE No. 7



Legend

Angus Glen Secondary Plan Area

Greenway

Residential Low Rise

Residential Mid Rise

Residential High Rise

Mixed Use Mid Rise

Mixed Use High Rise

Major Collector Road

Minor Collector Road

Proposed Regional Rapid Transit Corridor

Proposed Frequent Transit Service

Neighbourhood Service Node

Future Collector Road

Area Under Further Study

Elementary School

Secondary School

Neighbourhood Park

Community Park

Existing Park

Angus Glen Community Centre

Firehall

Stormwater Management Facility

Existing Stormwater Management Facility

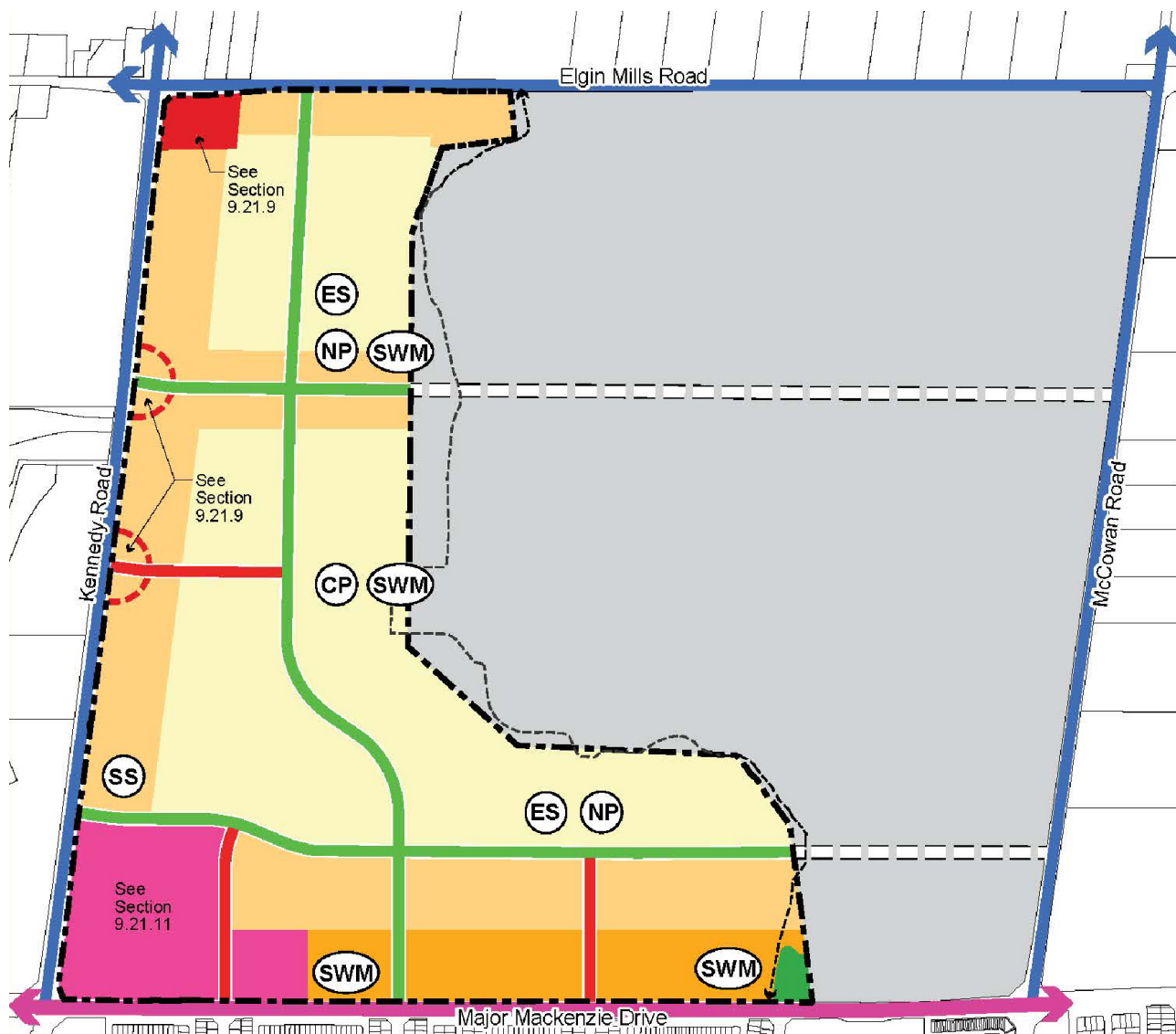
Angus Glen - Proposed Community Concept Plan

APPLICANT: Angus Glen Landowners Group

FILE No. OP 17 130159

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DATE: 2017-11-11



Legend

Robinson Glen Secondary Plan Area	Major Collector Road	Elementary School
Greenway	Minor Collector Road	Secondary School
Residential Low Rise	Proposed Regional Rapid Transit Corridor	Neighbourhood Park
Residential Mid Rise	Proposed Frequent Transit Service	Community Park
Residential High Rise	Neighbourhood Service Node	Stormwater Management Facility
Mixed Use Mid Rise	Area Under Further Study	Conceptual Trail Alignment
Mixed Use High Rise	Other Lands in the Robinson Glen Block	Future Collector Road

Robinson Glen - Proposed Community Concept Plan

APPLICANT: Robinson Glen Landowners Group

FILE No. OP 17 130161

Q:\Geomatics\New Operation\2017 Agenda\OP\OP17128178\OP17128178 Figure 9 Robinson Glen Proposed Community Concept Plan.mxd

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