RECOMMENDATION REPORT
Berczy Glen Landowners Group
Application for Official Plan Amendment and Secondary Plan in the north Markham Future Urban Area (Ward 2)

FILE NO.: OP 17 128178

PREPARED BY: Stephen Kitagawa M.C.I.P., R.P.P
Senior Planner, North District
Catherine Jay O.A.L.A., R.P.P.
Development Manager, North District

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

RECOMMENDATION:

1) That the staff report dated November 19, 2018 titled “Recommendation Report, Berczy Glen Landowners Group, Application for Official Plan Amendment and Secondary Plan in the north Markham Future Urban Area (Ward 2)”, be received;

2) That the application submitted by the Berczy Glen Landowners Group, Application for Official Plan Amendment and Secondary Plan in the north Markham Future Urban Area (Ward 2), be approved, and the draft Official Plan Amendment and draft Secondary Plan attached as Appendix A, be finalized and forwarded to Council for adoption;

3) And that following Council adoption, the Berczy Glen Secondary Plan be forwarded to York Region for approval;

4) That any outstanding studies identified in this report be approved/completed to the satisfaction of the Commissioner of Development Services, prior to the draft Secondary Plan being approved by the Region of York;

5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:
The draft Official Plan Amendment and draft Secondary Plan addressed in this report are the next steps in the detailed planning for the Berczy Glen community, one of four development blocks in the Future Urban Area (FUA). The Berczy Glen lands are intended to accommodate part of Markham’s growth to 2031 and will provide for approximately 13,163 people and 4,205 residential units, as well as commercial opportunities in mixed-use buildings in specific locations.
The draft Berczy Glen Secondary Plan (BGSP) builds on the Conceptual Master Plan (CMP) for the FUA. Council endorsed the CMP on October 17, 2017. It provides the framework for the more detailed statutory secondary plans for each of the blocks in the FUA. The draft BGSP, consists of approximately 250 ha (617 ac) and is bounded to the south by two estate residential subdivisions and rural residential properties that front onto Major Mackenzie Drive, a Hydro Corridor to the west, Elgin Mills Road to the north and Warden Avenue to the east.

The draft BGSP envisions a community planned to protect and enhance the natural environment, provide for a compact, complete community, maintain a vibrant and competitive economy and increase travel options. These goals underlie the policies in the draft Secondary Plan. The goals and corresponding policies are consistent with the vision for sustainable communities in Markham’s Official Plan, 2014 (MOP, 2014) and reflect the key directions of the CMP. These key directions and the CMP were the basis for the development of the BGSP.

The description of the planning objectives of the CMP are in the MOP, 2014. As part of the CMP, the Community Structure Plan identifies the Greenway System and delineates the ‘Future Neighbourhood Areas’ and ‘Employment Areas’. Within the BGSP, residential uses will comprise most of the built form. The protected Greenway System, located along the Berczy Creek valley lands together with a network of parks and open spaces and multi-use trails and pathways form an interconnected Parks and Open Space System. The transportation system consists of arterial roads and collector roads that will service all modes of traffic within the community and serve as links to the neighbouring areas.

Staff are satisfied that the draft BGSP is consistent with the Provincial Policy Statement and conforms to the objectives and policies of both the Growth Plan and the Greenbelt Plan. The draft BGSP also conforms to the Region’s objectives for the development of complete communities and conforms to the York Region Official Plan and to the MOP, 2014.

The Community Design Plan (CDP) document is a plan that works to achieve a coordinated approach to planning and urban design. The CDP provides the basis for review and approval of development applications.

A Community Energy Plan and a Development Phasing Plan are being finalized. The Community Energy Plan will identify means of reducing community energy demands. The Development Phasing Plan establishes the timing and delivery of infrastructure such as sanitary and storm sewer pipes and roads as well as community services such as parks, schools and trails for each phase of development, all to be implemented through development approvals.

The Transportation Study confirms the transportation infrastructure, transit services, and programs required to support the new neighbourhoods and to inform the policies of the draft BGSP.
The Development Phasing Plan determines the sequence and requirements for the provision of infrastructure to support development of the Berczy Glen Community. The phasing plan is being finalized and reviewed by City Staff.

Development Services Committee (DSC) held a statutory Public Meeting on January 23, 2018 to seek input on the proposed draft Berczy Glen Secondary Plan. A number of area residents, landowners and Committee members provided comments on the original proposal. Issues ranged from transportation, process, preservation of wildlife habitat, land use policies and complete communities. Staff responses to comments made at the public meeting, Development Services Committee and general inquiries are attached in Appendix ‘G’. The attached draft Secondary Plan (see Appendix A) addresses matters raised by members of Development Services Committee, City Departments, external agencies and the public.

Comments made at the September 10, 2018 DSC meeting and the September 12, 2018 Council Meeting ranged from:

- Effects of Development Located adjacent to Hydro Corridors
- How Trails Cross Major Roads
- Environmental Concerns
- Diversity of Housing (Housing for Seniors)

The draft BGSP will be forwarded to York Region for approval, following adoption by Council.

PURPOSE:
The purpose of this report is to recommend Council adoption of the Official Plan Amendment and the draft Berczy Glen Secondary Plan within the north Markham Future Urban Area.

PROCESS TO DATE:
Completion of the draft Berczy Glen Secondary Plan is a key milestone in the comprehensive planning for the Future Urban Area.
The approval of the draft BGSP is the next step after the completion of the Conceptual Master Plan (CMP) (See Figure 1: Planning Process for the Future Urban Area) in the comprehensive planning process for the FUA. The development of the CMP was through an extensive collaboration process with City staff, working closely with agency and landowner partners including public input. It was informed by the findings of a number of City-led concurrent background studies, including the subwatershed study, master transportation, water and wastewater studies, and planning and urban design studies. Council endorsed the CMP on October 17, 2017. The CMP provides the framework for the more detailed statutory draft secondary plans for each of the blocks in the FUA. Key milestones for this application to date include:

- November 1, 2017 – Deemed complete
- December 11, 2017 – Preliminary Report
- January 23, 2018 – Statutory Public Meeting
BACKGROUND:
The draft Berczy Glen Secondary Plan (BGSP) is one of four (4) secondary plan areas in the Future Urban Area (FUA).
The BGSP Area, consists of approximately 250 ha (617 ac) and is bounded to the south by two estate residential subdivisions and rural residential properties that front onto Major Mackenzie Drive, a Hydro Corridor and Woodbine Avenue to the west, Elgin Mills Road to the north and Warden Avenue to the east (See Figure 2: Location Map).

Current uses on the BGSP lands include agricultural, Greenway and rural residential uses (See Figure 3: Aerial Photo). Surrounding uses include (See Figure 4: Area Context/Zoning):
- To the west, across the Hydro Corridor, is the Victoria Square community comprising estate style residential and the East 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 identifies the majority of the lands for employment uses with a small residential neighbourhood area;
- To the east, across Warden Avenue, is the Angus Glen Block which is subject to a separate Official Plan amendment and Secondary Plan application (File No. OP 17 130159); and,
- To the south (both north and south of Major Mackenzie Drive) are estate residential lots.

PLANNING POLICY AND REGULATORY CONTEXT:
The draft Berczy Glen Secondary Plan (BGSP) is subject to the planning policy framework established by the Province, York Region and the City of Markham under the Planning Act, R.S.O. 1990. The following section describes how the draft BGSP meets the respective policies.

Provincial Policy Statement and Provincial Plans provide overall direction
The Provincial Policy Statement, 2014 (PPS, 2014) provides direction on matters of Provincial interest including land use planning and development. The PPS, 2014 provides the direction for the efficient use of land and development patterns, which support sustainability by promoting strong, livable, healthy and resilient communities; protecting the environment and public health; and encouraging safety and economic growth.

The proposed area of development is located within a defined settlement area, in accordance with PPS policies. Consistent with the policies of the PPS 2014, the draft Berczy Glen Secondary Plan (BGSP) accommodates an appropriate mix of residential, retail, service, community service, and parks and open space uses to meet the long-term needs of the community. The draft BGSP provides an appropriate range and mix of housing types and densities, and neighbourhood retail and service opportunities while supporting the use of active transportation and public transportation. Connectivity between existing development and other lands within the FUA is also provided, which allows for the efficient use of available and planned infrastructure and public service
facilities such as municipal services, transportation corridors and schools. In addition, the draft BGSP lands are subject to the Community Energy Plan (CEP) required across the entire FUA, which is currently being finalized, one of the goals is, to reduce energy consumption.

Staff are satisfied that the draft BGSP is consistent with the PPS 2014 (See Appendix 'B').

Growth Plan for the Greater Golden Horseshoe, 2017 provides a framework for implementing the Province’s vision
The Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan, 2017) provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is on building compact, vibrant and complete communities, developing a strong competitive economy, protection and wise use of natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form.


The Secondary Plan area is within the Designated Greenfield Area (DGA) of the Growth Plan, 2017. DGA lands are designated in an Official Plan for urban development and are required to accommodate forecasted growth to the horizon of the Growth Plan. The subject lands have been identified and studied for urban residential growth since York Region’s growth management exercise in 2010, and were brought into the settlement area through Regional Official Plan Amendment No. 3 (ROPA No. 3). Therefore, the current density target of 70 residents and jobs combined per hectare in the YROP, 2010 applies to the lands within the Future Urban Area. The draft BGSP is approximately 70 residents and jobs per developable hectare.

Staff are satisfied that the draft BGSP conforms with the objectives and policies of the Growth Plan, 2017 as it promotes a diverse mix of land uses, provides a range and mix of housing types, and supports the achievement of a compact community (See Appendix ‘C’: Growth Plan, 2017 – Conformity Analysis).

The Greenbelt Plan specifies where urbanization should not occur
The Greenbelt Plan, 2017 (Greenbelt Plan) provides specific land use policies on where urban growth will not occur in order to provide for the permanent protection of agriculture and the natural environment.

The Greenbelt lands within the draft BGSP generally reflect the alignment of the Berczy Creek, which traverses the Secondary Plan Area in a north-south direction. These
Greenbelt lands connect to the larger Greenbelt Plan lands north of the City limits. The Greenbelt lands comprise a large component of the protected Greenway System structural component and land use designation within this area in Markham’s Official Plan, 2014 (MOP, 2014). Although refinements to the Greenway System resulting from extensive fieldwork are proposed through the draft Amendment, these refinements do not alter Greenbelt Plan boundaries and staff are satisfied that the draft BGSP conforms with the Greenbelt Plan (See Appendix ‘D’: Greenbelt Plan, 2017 – Consistency Analysis).

Regional Policies:
York Region Official Plan, 2010 (YROP, 2010) guides land use planning consistent with the Growth Plan
The YROP, 2010, includes policies to guide land-use planning consistent with the requirements of the Growth Plan to encourage high quality urban design, attractive buildings, landscaping and public streetscapes. The ROP, 2010 designates the BGSP lands as a New Community Area. The draft Secondary Plan is consistent with the New Community Area policies of the YROP, 2010 Section 5.6 and York Region’s New Community Guidelines.

As well as requiring New Community Areas to offer a variety of housing, employment and mobility choices with high quality urban design, Policy 5.6.3 of the YROP, 2010 requires New Community Areas to be designed to meet or exceed a minimum density of 20 residential units per hectare and 70 residents and jobs per hectare in the developable area. The BGSP area contributes its portion of population and population-related jobs consistent with ROP policy 5.6.3 to meet the density requirements.

The Future Urban Area lands, including the BGSP area, were included within the Region’s urban boundary through ROPA No. 3 in 2010, and are subject to policies for new community areas outlined in 5.6 of the YROP, 2010. These policies provide direction on, among other things, achieving minimum density targets, providing for an open space network, protection of natural and cultural heritage and consideration of renewable energy sources and water conservation measures.

The City has worked closely with York Region staff through the CMP and planning process. It is Markham staff’s opinion that the draft BGSP generally conforms with the YROP, 2010 for the development of complete communities and provide for a range and mix of housing, while ensuring the protection of the natural environment.

City of Markham Policy Framework:
Markham Official Plan, 2014 (MOP, 2014) provides direction for development of Secondary Plans
The 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) (MOP, 2014) designates the Secondary Plan Area ‘Future Neighbourhood Area’ and ‘Greenway’ (See Figure 5: 2014 Official Plan Map 3 - Land Use). Section 9.9 contains policies, which apply to the FUA, including Section 9.9.2 which directs the subject land be planned in accordance with the provisions of Section 8.12.
Section 8.12 of the MOP, 2014 identifies a comprehensive process planning process to be undertaken prior to development occurring within the FUA. A key component of the comprehensive planning process is the development of the CMP over the entirety of the FUA in order to ensure consistent, coordinated planning and development within individual draft secondary plan areas (See Appendix ‘E’: Conceptual Master Plan: Community Structure Plan and Key Policy Directions). Staff are satisfied that the Draft BGSP is generally consistent with the CMP and conforms with the MOP, 2014.

**Zoning**
The Berczy Glen Secondary Plan area is zoned ‘Agriculture One Zone (A1),’ ‘Rural Residential One (RR1),’ Rural Residential Two (RR2) and ‘Rural Residential Four (RR4)’ by By-law 304-87, as amended (See Figure 4: Area Context/Zoning). It is anticipated that landowners in the BGSP area will bring forward further development applications (e.g. subdivision, zoning by-law amendment, etc.) to amend the existing zoning to conform to the draft BGSP, if approved.

**DISCUSSION:**
This section of the report provides a summary of the following key items of discussion:

1. **Content and Overview of the draft Secondary Plan**
   - Goals and principles of the draft Secondary Plan;
   - Community Structure;

2. **Supporting Studies**
   - Community Design Plan;
   - Community Energy Plan;
   - Transportation Study;
   - Development Phasing;
   - Municipal Class Environmental Assessment;
   - Fiscal Impact Analysis;
   - Subwatershed Study; and
   - Master Environmental Servicing Plan.

3. **Public and Stakeholder Input**

**Goals and Principles, which underlie the draft Secondary Plan, are consistent with the Conceptual Master Plan (CMP)**
The draft Berczy Glen Secondary Plan (BGSP) envisions a compact and complete community, planned to accommodate approximately 13,163 people and 4,205 units, achieving an expected density of approximately 20.7 units/per developable hectare (See Table 1: Draft Berczy Glen Secondary Plan Statistics).
The vision for the BGSP Area is consistent with the vision of sustainable growth outlined in the Markham’s Official Plan, 2014 (MOP, 2014) and York Region Official Plan, 2010 (YROP, 2010). The MOP requirements were distilled into a set of guiding principles that collectively provide for the development of sustainable, healthy, compact and complete communities. The following principles form the foundation of the CMP for the FUA and underlie the policies of the draft Secondary Plan:
- Protecting and enhancing the natural environment;
- Building compact, complete communities;
- Maintaining a vibrant and competitive economy;
- Increasing travel options (alternatives to driving);
- Adopting green infrastructure and development standards; and
- Implementation.

Community Structure
The planning objectives of the CMP are derived from the Markham Official Plan, 2014. The Community Structure Plan (CSP) identifies the Greenway System and delineates the ‘Future Neighbourhood Areas’ and ‘Future Employment Areas.’ The policies provide for the development of a comprehensive road and transit network, integrated open space network and identification of neighbourhoods and mixed use community cores to meet the needs of the community. The plan protects and enhances the natural environment while developing compact, complete new communities to accommodate growth.

Residential Areas
Residential uses will comprise most of the built form within the draft BGSP (see Figure 6: Draft Berczy Glen Secondary Plan – Detailed Land Use). There will be a variety of housing types and sizes, including secondary suites and opportunity for live/work that will offer choices that will contribute to a diverse community. The majority of neighbourhoods within the BGSP block are intended to be developed with predominately ground-oriented housing types such as detached, semi-detached, and townhouse dwellings.

Mixed Use Areas
The mixed-use nodes are intended to be developed with higher density housing forms, such as townhouses, stacked townhouses, live-work buildings and mid-rise condominiums that will support active transportation and transit corridors. The land use designations support the development of a compact and complete community.

Greenway System
The protected Greenway System is located along the Berczy Creek valley lands running north south through the western portion of the Berczy Community. The protected Greenway System together with a network of parks and open spaces, and multi-use trails and pathways form an interconnected Parks and Open Space System. In addition to providing for the protection and enhancement of natural heritage and hydrologic features and the urban forest, the Greenway System also provides opportunities for trail linkages, natural viewsheds and passive recreational uses.

Community Facilities (Parks, Schools, Places of Worship, etc)
The draft BGSP provides for connected Parks and Open Space System that links neighbourhoods within the Berczy Glen Community and connects them with other communities in the FUA. The school, park and open space components will be distributed to function as focal points and organizing elements for neighbourhoods, within reasonable walking distances for all residents.
The draft BGSP has two (2) neighbourhood parks with the three (3) elementary school sites, a community park and a secondary school site. In addition, there are eight (8) storm water management blocks and one place of worship site located in the northeast quadrant of the secondary plan block.

Cultural Heritage resources
The incorporation of cultural heritage resources are important to contribute to the overall sense of identity of Markham’s neighbourhoods. The protection and conservation of cultural heritage features is essential to the character of the community and contributes to the social, cultural, economic and environmental objectives in the MOP, 2014. The City has an ongoing commitment to the protection of these resources.

The draft BGSP area includes four (4) buildings of cultural interest on Markham’s Registry of Property of Cultural Heritage Value or Interest (see Figure 7: Draft Berczy Glen Secondary Plan – Cultural Heritage Resources). Staff have completed a preliminary evaluation to determine the relative cultural heritage significance of the buildings, based on existing documentation and photographs contained in the Register and property files, as well as examination of historic maps, deed abstracts and census data for the four (4) dwellings (Schell-Frisby House, Toll House, Thomas-Frisby Jr. House and the Trudgeon House). The draft BGSP and the Berczy Glen Community Design Plan contain policies that seek to recognize, conserve, promote and integrate cultural heritage resources in the community design to help contribute to an overall sense of identity of Markham’s neighbourhoods.

Transportation
The Transportation System consists of an arterial, collector and local road network that provides the basic network on which the vehicular, transit services, pedestrian and cycling connections will be developed, as well as to serve as links to the neighbouring areas. One of the primary objectives of the MOP 2014 is to reduce reliance on the automobile by providing opportunities for active transportation (walking and cycling) and transit.

Density conforms to Provincial, Regional and Municipal policies
The draft BGSP conforms to the Provincial, Regional and Municipal density targets, as it requires a minimum density of 20 residential units per hectare of developable area and contributes to achieving a minimum density of 70 residents and jobs per hectare of developable land across the FUA. There is an overall housing target of approximately 4,200 housing units with a target mix of approximately 50 percent low-rise residential units and 50 percent mid-rise and mixed use units.

Low Impact Development Measures
Low Impact Development (LID) measures will be used throughout the Secondary Plan Area to replenish groundwater resources by meeting water balance targets set out by the FUA subwatershed studies. LID measures, on either public or private property, may include an array of LID types and forms. The type, location, as well as considerations for
design, constructability and maintenance, shall be consistent with the Draft City of Markham Low Impact Development Guidelines, 2018

**Supporting Studies**
Staff are satisfied that the review of the Community Energy Plan, Transportation Study, Development Phasing Plan, Subwatershed Study and Master Environmental Servicing Study are sufficiently advanced to proceed with the adoption of the BGSP. The background studies submitted in support of the OPA and draft Secondary Plan are located at the following link: BGSP studies. Arrangements can be made to view hard copies of the studies at the Development Services Front Counter.

*Community Design Plan endorsed by Development Services Committee*
The Berczy Glen Community Design Plan (CDP) is a plan that works to achieve a coordinated approach to planning and urban design for the entire Secondary Plan Area. The CDP provides detailed articulation of the vision, streets and blocks, neighbourhood focus, organization of schools and parks, trails and open spaces, built form, density transition, greenway interface, integration of cultural heritage buildings, sustainability features, active transportation network, and streetscape and other public realm considerations.

The CDP includes a masterplan called the Berczy Glen Community Demonstration Plan (Demonstration Plan) that further articulates the vision and community structure and refines the community design and built form (See Appendix ‘F’: Berczy Glen Community Design Plan - Berczy Glen Demonstration Plan). Development Services Committee endorsed the CDP that supports the Demonstration Plan on September 10, 2018. The CDP provides the basis for review and approval of development applications for the BGSP Area.

*Community Energy Plan is being finalized*
The YROP, 2010 and MOP, 2014 require that a Community Energy Plan (CEP) be developed for new communities in the FUA. The purpose of the CEP is to identify opportunities to integrate energy solutions and provide ways to implement those solutions to support Markham’s goal to become a net zero energy emissions community by 2050 as well as addressing the Province’s climate change requirements. The CEP is intended to provide direction for ways to reduce community energy demands and greenhouse gas emissions, optimize passive solar gains, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options.

The CEP is a living document that will be revised from time to time to respond to innovations in technology. The document responds to the Municipal Energy Plan and provides opportunity to facilitate communication regarding the goals and objectives around a low carbon community to residents, business owners, City staff and stakeholders.
The CEP is required prior to approval of the draft BGSP by York Region. A CEP is being finalized between the City and the landowners. The completed CEP will be forwarded to the Region for their review.

*Transportation Study establishes the transportation network for the draft BGSP and generally further refines the basic framework of the FUA Conceptual Master Plan.*

The purpose of the Transportation Study is to identify the transportation infrastructure and strategies required to support the new neighbourhoods in Berczy Glen and to inform the policies of this Secondary Plan. The transportation study provided as part of the Master Environmental Servicing Plan establishes the basic road, pedestrian and cycling network, and in addition, provides guidance on transit and transportation demand management (TDM) strategies. Consistent with the Markham Official Plan, a key objective is the provision of more travel choices, and to facilitate the interconnection between the various networks of roads, transit routes, sidewalks, bicycle facilities and pathways/trails as well as seeking to reduce auto-dependency by requiring appropriate TDM strategies.

The draft Transportation Study has established the transportation network as shown in Figure 6: Draft Berczy Glen Secondary Plan - Detailed Land Use Map, and generally confirms the basic framework of the FUA Conceptual Master Plan (CMP).

The finalization of the Transportation Study is subject to further refinements and the completion of a development phasing plan. The development phasing plan is necessary to ensure that the timing of the transportation improvements will correspond with the timing of the planned developments. As the transportation improvements also include Regional infrastructure, further coordination with York Region staff will be required to complete the development phasing plan. The City and York Region will review the transportation study, prior to the approval of the secondary plan by York Region.

*Development Phasing is being finalized to confirm the sequence of development*

A development phasing plan is being finalized to confirm the sequence and requirements for the provision of infrastructure to support development of the Berczy Glen Community.

The development phasing plan is being prepared in cooperation with the landowners and in consultation with York Region and will provide direction regarding the assignment and capacity of sanitary and water services, transit and transportation improvements and requirements for the delivery of community infrastructure and services.

The draft BGSP requires that the phasing plan will be submitted prior to any development approval within the Secondary Plan Area. Given the lengthy build out expected (to 2031), it is anticipated that the location and sequencing of development may be modified slightly and adjusted over time through development approvals and will not require an amendment to the Secondary Plan.
Municipal Class Environmental Assessment Phase 1 and 2 have been finalized.
The Environmental Assessment (EA) Act requires that a proponent of certain municipal infrastructure projects (e.g., collector roads, bridge crossings, water and wastewater infrastructure, etc.) complete Municipal Class Environmental Assessment Studies (Class EA) prior to their construction. The Class EA process enables the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. In support of the CMP for the City’s FUA, transportation, water and wastewater master studies were prepared. Those studies followed the Phases 1 and 2 of the Class EA process for a master plan, which is a long term plan that integrates infrastructure requirements for existing and future land use with environmental assessment planning principles.

Phases 1 and 2 master plan document is finalized and can be used by the landowners when they prepare Phases 3 and 4 of the Class EA process and file Environmental Study Reports (ESR) for specific infrastructure projects required to support their respective development. The ESR is considered approved upon expiry of a 30-day public review period, and no Part II Order (appeal for a higher level of review) has been issued by the Ministry of the Environment, Conservation and Parks (MOECP). Plans of subdivisions that include any infrastructure project subject to a Class EA Study can be draft-approved upon approval of the Class EA Study (ESR).

Fiscal Impact Analysis was completed to inform the preparation of the FUA cross sections and direction for the use of Green Infrastructure
The Financial Impact Analysis is an analysis of impacts to the City’s current financial model for life cycle and replacement costs for proposed infrastructure. The analysis looks at how our current City standards need to be updated to respond to the Provincial Growth Plan, YROP 2010, and MOP, 2014. It ensures the development of the FUA as a more sustainable community, with the greater focus on such things as complete, compact communities; active transportation infrastructure encouraging people to make more trips by walking, cycling and transit; green infrastructure and low impact development best practices for stormwater management (nonstandard infrastructure), and operating and life cycle costs of infrastructure. Based on detailed cost benefit analysis for infrastructure such as sidewalks on both sides of the street for local roads, multi-use pathways and green infrastructure, FUA specific cross sections and standard details have been prepared to incorporate these elements into our current standards to ensure a more sustainable community with affordable life cycle replacement requirements will be built.

Subwatershed Study (Phase 3)
The North Markham Future Urban Area subwatershed study, which includes the Berczy Glen lands, is near completion. This three phase study will provide the necessary guidance to implement the City’s overarching goal of developing healthy, sustainable, and resilient communities in the FUA. The subwatershed study addresses the policy requirements related to the identification, planning, and protection for the natural heritage system in a manner that is consistent and in conformity with Provincial plans and policy, the YROP, 2010 and the MOP, 2014. The recommendations of the phase 3 of the subwatershed study is expected to be consistent with the CMP, draft BGSP, MESP and
all subsequent studies. The subwatershed study is anticipated to be completed prior to the approval of the draft BGSP by York Region.

*Master Environmental Servicing Plan (MESP)*

The landowner’s consultant is working on responses to the City’s and TRCA’s comments. The Secondary Plan will be forwarded to York Region prior to the acceptance of the MESP. The MESP is near completion however, Staff are satisfied that there are no outstanding matters that would affect the adoption of the BGSP by the City. Draft Plans of Subdivision will not be draft approved until the MESP is accepted by the Director of Engineering.

**Input and comments provided by members of the public and Committee members, informed the draft Secondary Plan**

A preliminary report was forwarded to Development Services Committee on December 11, 2017 and a Public Meeting was held by the Development Services Committee (DSC) on January 23, 2018, to gather input from the public and DSC. Members of Committee and the Public identified comments relating to the original proposal through written submissions and deputations.

The issues identified in the comments made at the meetings ranged from:

- transportation/traffic/servicing
- process
- preservation of wildlife habitat
- land use/policies
- complete communities

Staff’s responses to the comments made at the meetings are attached as Appendix ‘G’. In addition, through the circulation of the application for Official Plan Amendment, comments received from TRCA, York Region, School Boards and City departments have been considered and incorporated where appropriate into the draft Secondary Plan.

**Comments from the September 10, 2018 DSC meeting and the September 12, 2018 Council Meeting**

The following issues and questions were raised at the September 10, 2018 DSC and the September 12, 2018 Council Meeting:

- **Effects of Development Located adjacent to Hydro Corridors**
  A concern was raised regarding the adjacent hydro transmission lines and the potential health impacts it may have on a resident. Committee requested Staff to investigate and research a report from Stockholm, Sweden that detailed the adverse impacts of development adjacent to hydro corridors. Staff researched studies from the World Health Organization, BC Hydro, National Cancer Institute, Hydro One and Health Canada with publication dates ranging from 2002 to 2016. There is no conclusive evidence to support an increase of cancer risk caused by exposure. Currently, researchers conclude that there is little evidence that exposure to ELF-EMFs from power lines causes leukemia, brain tumors or any
other cancer in children. However, some questions remain and studies and research is ongoing.

At the DSC meeting, it was noted that the City has previously completed research on the effects of electromagnetic fields on residential properties. One of the sources used, was from Health Canada. It acknowledges that although additional research is required, Health Canada does not consider any precautionary measures are needed regarding daily exposures to EMFs. There is no conclusive evidence of any harm caused by exposures at levels found in Canadian homes and schools including those located just outside the boundaries of power line corridors.

• **How Trails Cross Major Roads**
  Committee requested further information on how trails would cross major roads, how trails would connect to existing trails outside of the secondary plan area and how trails would be constructed and paid for. Typically, trails will cross major roads via at grade intersections, providing safe passage by connecting at road/pedestrian crossings. The Community Design Plan provides some direction for where to the south the trail could continue and Staff will continue to explore these opportunities as well as a phasing plan for the extension of the trail system outside of the BGSP boundaries. Committee requested further information on how trails would cross major roads, how they would connect to trails outside of the secondary plan area and who would construct/pay for them. Crossing of major roads, trails would typically provide safe passage via at grade intersections. There are opportunities for trail connections to the south (i.e. outside of the BGSP) however, Staff will explore a strategy and phasing plan for the extension of the trail system outside of the BGSP boundaries. Within the BGSP boundaries, the trail systems are paid for by developers and negotiated as a condition of draft plan approval. Where the trail is proposed for outside of a development application a capital expenditure would be required or staff could negotiate with the developer on the cost and construction of the trail.

• **Environmental Concerns**
  A number of environmental concerns were raised including:

  ➢ Preventing encroachment into the Greenway
  ➢ Educating the public regarding dumping in the toxins into catch basins
  ➢ Light pollution
  ➢ Bird friendly – preventing bird collisions into residential buildings
  ➢ Preventing the planting of invasive species in the Greenway
  ➢ Funding to re-habilitate injured wildlife

At the meeting, staff indicated that the guiding principles of the CDP include the protection and enhancement of the natural environment. The CDP includes measures such as physical barriers or information signage to protect the Greenway from invasive species. In addition, a homeowner's education and stewardship program is also proposed to be implemented through the CDP.
The City also has a number of programs and by-laws that will educate residents on dumping into municipal sewers and bird friendly guidelines. Residents are instructed to take injured wildlife to the Ontario SPCA that is funded from government sources and from public donations. In addition, the City is Dark Sky compliant and any Luminaire selected for street lighting design must meet the City’s requirements.

- **Diversity of Housing (Housing for Seniors)**
  Staff brought forward a memorandum to the September 12, 2018 Council meeting responding to a request for a greater diversity of housing (bungalows/bungalowts, duplexes, triplexes). The memorandum outlined the types of policies to be included in the Secondary Plans regarding complete communities and how a diverse housing stock (which includes housing for older adults) will be achieved in the FUA and how appropriate built form is delivered in the FUA to create complete communities.

A motion was brought forward at Council to reduce the minimum number of stories in the low-rise designation from two to one and in the mid rise from three to two stories to provide for housing flexibility, specifically to provide affordable bungalows and bungalowts for seniors. The low rise presently permits the one storey built form as of right and no changes to the low-rise designation are required. However, the reduction of mid rise designation may have significant implications to the built form especially on arterial roads where the minimum height is three stories.

Nevertheless, Council directed Staff to reduce the height in the mid rise designation from 3 to 2 stories. The draft BGSP has incorporated the reduction (See Appendix A, Section 8.2.2.2.3 and 8.2.2.2.3.3)

**NEXT STEPS:**
Once adopted by Council, the BGSP will be forwarded to York Region for approval and made available on the City’s website. Certain landowners within the BGSP have already submitted applications for Draft Plan of Subdivision and zoning by-law amendment. Once the BGSP has been approved by York Region and any appeals have been disposed of, Staff will process the Draft Plan and zoning applications. The Secondary Plan and Community Design will be used to review any submitted or forthcoming development applications.

**FINANCIAL CONSIDERATIONS:**
A Financial Impact Analysis was completed to inform implementation of detailed development applications. It will be used to analyze the impacts to the City’s current financial model for life cycle and replacement costs for proposed infrastructure.

**HUMAN RESOURCE CONSIDERATIONS:**
Not applicable.
ALIGNMENT WITH STRATEGIC PRIORITIES:
The Draft Official Plan Amendment and draft Secondary Plan align with the Building Markham’s Future Together through “Growth Management”, Transportation/Transit”, and “Environment”.

BUSINESS UNITS CONSULTED AND AFFECTED:
The Official Plan Amendment and draft BGSP were circulated to City departments and external agencies (e.g. York Region, TRCA, School Boards, Utility Providers, etc.). Requirements of the City and external agencies are reflected in the Official Plan Amendment and draft Berczy Glen Secondary Plan (See Appendix A: Berczy Glen Official Plan Amendment and draft Secondary Plan).

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: Planning Process for the Future Urban Area
Figure 2: Location Map
Figure 3: Aerial Photo
Figure 4: Area Context/Zoning
Figure 5: 2014 Official Plan Map 3 - Land Use
Figure 6: Draft Berczy Glen Secondary Plan - Detailed Land Use Map
Figure 7: Draft Berczy Glen Secondary Plan - Cultural Heritage Resources

TABLES:
Table 1: Draft Berczy Glen Secondary Plan Statistics

APPENDIX:
Appendix A: Draft Berczy Glen Official Plan Amendment and draft Secondary Plan
Appendix B: Consistency with Provincial Policy Statement 2014
Appendix C: Conformity with Growth Plan for the Greater Golden Horseshoe, 2017
Appendix D: Conformity with the Greenbelt Plan, 2017
Appendix E: Conceptual Master Plan: Community Structure Plan and Key Policy Directions
Appendix F: Berczy Glen Community Design Plan - Draft Berczy Glen Demonstration Plan
Appendix G: Staff Responses to Comments from DSC and the Public Meeting
APPLICANT CONTACT INFORMATION:
Agent: Maria Gatzios
Gatzios Planning + Development Consultants Inc.
701 Mount Pleasant Road, 3rd Floor
Toronto, ON
M4S 2N4
Tel: (647) 748-9466
Email: maria@gatziosplanning.com

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total net Land Area (Ha)</th>
<th>Developable Land Area (Ha)</th>
<th>Total Gross Area (Ha)</th>
<th>Total Unit Yield</th>
<th>Total Estimated Population</th>
<th>Total Estimated Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Low Rise</td>
<td>58.9 (145 ac)</td>
<td>150</td>
<td>2,091</td>
<td>7,548</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Residential Mid Rise</td>
<td>31.6 (78 ac)</td>
<td>47</td>
<td>1,375</td>
<td>4,151</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Mixed Use Mid Rise</td>
<td>8.4 (21 ac)</td>
<td>6</td>
<td>739</td>
<td>1,464</td>
<td>624</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>98.9 (244 ac)</td>
<td>203 (502 ac)</td>
<td>248 (613 ac)</td>
<td>4,205</td>
<td>13,163</td>
<td>824</td>
</tr>
</tbody>
</table>

File path: Amanda\File 17 128178\Documents\Recommendation Report
PLANNING PROCESS FOR THE FUTURE URBAN AREA

APPLICANT: Berczy Glen Landowners Group

FILE No. OP.17128178 (DB)

DATE: 28/05/2018

Drawn By: LW
Checked By: DB
LOCATION MAP

APPLICANT: Berczy Glen Landowners Group

FILE No. OP.17128178 (DB)
AERIAL PHOTO

APPLICANT: Berczy Glen Landowners Group

FILE No. OP. 17128178 (DB)

DATE: 28/05/2018

DEVELOPMENT SERVICES COMMISSION

Drawn By: LW	Checked By: DB

SUBJECT LANDS

Hydro Corridor
2014 OFFICIAL PLAN MAP 3 - LAND USE

APPLICANT: Berczy Glen Landowners Group

FILE No. OP.17128178 (DB)

Q:\Geomatics\New Operation\2018 Agenda\OP\OP\17128178\OP 17128178.mxd

DATE: 28/05/2017

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW  Checked By: DB

FIGURE No. 5
BERCZY GLEN SECONDARY PLAN - DETAILED LAND USE

APPLICANT: Berczy Glen Landowners Group

FILE No. OP.17128178 (DB)

DATE: 28/05/2017

DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW
Checked By: DB
TABLE

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>ADDRESS</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3151 ELGIN MILLS ROAD</td>
<td>Thomas Frisby Jr. House, c.1915</td>
</tr>
<tr>
<td>B</td>
<td>3575 ELGIN MILLS</td>
<td>Lyon-Schell-Frisby House, c.1850</td>
</tr>
<tr>
<td>C</td>
<td>3693 ELGIN MILLS ROAD</td>
<td>John Doner Jr/The Toll House, c.1843</td>
</tr>
<tr>
<td>D</td>
<td>10508 WARDEN AVE</td>
<td>Sanderson House, c.1920 (formerly Trudgeon House)</td>
</tr>
</tbody>
</table>

BERCZY GLEN SECONDARY PLAN - CULTURAL HERITAGE RESOURCES

APPLICANT: Berczy Glen Landowners Group

FILE No. OP. 17128178 (DB)

DATE: 28/05/2018

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: LW  Checked By: DB
CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended, to incorporate a Secondary Plan for the Berczy Glen Community in the Future Urban Area Planning District

Secondary Plan for the Berczy Glen Community

(DRAFT WITHOUT PREJUDICE, November 2018)
CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended, to incorporate a Secondary Plan for the Berczy Glen Secondary Plan Area in the Future Urban Area Planning District.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, by By-Law No. _____-____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the ______th day of _____, 2018.

________________________
Mayor

________________________
City Clerk
THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

Being a By-Law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990, HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.

2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS _____TH DAY OF _____, 2018.

_________________________________
CITY CLERK

_________________________________
MAYOR
CONTENTS

INTRODUCTION. ..........................................................Page #s

1.0 OVERVIEW .......................................................... 8

2.0 LOCATION AND DESCRIPTION OF THE AMENDMENT AREA ............... 8

3.0 PURPOSE OF THE AMENDMENT. ........................................ 8

4.0 POLICY CONTEXT .................................................... 9

5.0 BASIS OF THE AMENDMENT ....................................... 11

AMENDMENT TO PART I OF THE OFFICIAL PLAN 2014 ......................... 12

1.0 THE AMENDMENT .................................................... 12

2.0 IMPLEMENTATION .................................................... 16

3.0 INTERPRETATION ...................................................... 16

SCHEDULES “A” through “O”

AMENDMENT TO PART II OF THE OFFICIAL PLAN 2014 – THE SECONDARY PLAN ........ 18
INTRODUCTION

(This is not an operative part of Official Plan Amendment No. XXX)

1.0 OVERVIEW

Official Plan Amendment XXX (OPA XXX) provides a Secondary Plan for the Berczy Glen Community in the Future Urban Area Planning District. The Amendment consists of the following components: Introduction, Amendment to Part I of the Official Plan, and Amendment to Part II of the Official Plan.

The INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

AMENDMENT TO PART I OF THE OFFICIAL PLAN 2014, including Schedules “A” through “O” attached thereto, provides the specific amendments to Part I of the Official Plan being effected by Official Plan Amendment No. XXX and is an operative part of this Official Plan Amendment.

AMENDMENT TO PART II OF THE OFFICIAL PLAN 2014 – THE SECONDARY PLAN, including Maps SP1 through SP6 attached thereto, constitutes the Secondary Plan for the Berczy Glen Secondary Plan Area of the Future Urban Area Planning District.

For the purposes of this Amendment, unless otherwise stated the term “Official Plan” refers to Part I of the City of Markham Official Plan 2014, as amended, and the term “Secondary Plan” refers to the Secondary Plan for the Berczy Glen Community.

2.0 LOCATION AND DESCRIPTION OF THE AMENDMENT AREA

The lands subject to this Amendment are located within the concession block bounded by Major Mackenzie Drive East, Warden Avenue, Elgin Mills Road East, and Woodbine Avenue, as shown on Schedule “A”. The subject lands, which total approximately 250 hectares, are more specifically bounded by the Hydro Corridor to the west and existing residential development to the south. The lands are legally described as Part Lots 22, 23, 24 and 25, Concession 4.

The subject lands outside of the Greenway System are identified for urban development in the Official Plan. Existing land uses consist primarily of agricultural and rural residential uses. In addition, the lands contain natural heritage features primarily associated with Berczy Creek, and a number of cultural heritage resources.

3.0 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to incorporate into the Official Plan a Secondary Plan for a new community within the Future Urban Area Planning District, referred to as the Berczy Glen Community.

The Secondary Plan designates lands for primarily residential uses, incorporating required community facilities such as schools and parks, opportunities for local retail, and integrated
open space and transportation systems. The Secondary Plan also designates natural heritage lands for protection from development.

The Amendment refines the ‘Greenway’ designation and replaces the ‘Future Neighbourhood Area’ land use designation shown in Map 3 - Land Use of the Official Plan with appropriate residential and mixed use land use designations for the developable portions of the subject lands. The Amendment also refines certain policies, maps and appendices in the Official Plan as they pertain to the Secondary Plan Area, to be consistent with the Secondary Plan.

4.0 POLICY CONTEXT

The lands within the Berczy Glen Secondary Plan Area, along with the remainder of the lands in the Future Urban Area Planning District, are required to accommodate a portion of Markham’s growth to 2031. All of the lands within the Future Urban Area Planning District were identified for urban development through the York Region Official Plan 2010 and the Markham Official Plan 2014.

The policies of the Official Plan that are proposed to be amended are consistent with the Provincial Policy Statement 2014, and conform to all applicable Provincial Plans as well as the York Region Official Plan 2010. The Berczy Glen Secondary Plan provided in this amendment is consistent with the Provincial Policy Statement 2014, and conforms to all applicable policies of the Growth Plan for the Greater Golden Horseshoe 2017, Greenbelt Plan 2017, York Region Official Plan 2010, and Part I of the Markham Official Plan 2014.

4.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 promotes efficient and resilient development and cost effective land use patterns that support public transit as well as the protection of natural heritage features and areas.

Consistent with the Provincial Policy Statement 2014, the Berczy Glen Secondary Plan Area accommodates an appropriate mix of residential, retail and service, community service, and parks and open space uses to meet the long-term needs of the community. The Secondary Plan Area provides for an appropriate range and mix of housing types and densities (including secondary suites and shared and affordable housing), and neighbourhood retail and service opportunities while promoting the use of active transportation and public transit. Connectivity with other lands within the Future Urban Area Planning District is also provided.

Together with the planning of adjacent future neighbourhood and employment lands, the compact neighbourhood development of the Berczy Glen Secondary Plan Area contributes to the overall creation of a complete community.
4.2 Growth Plan for the Greater Golden Horseshoe 2017

The Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan) builds on the policy foundation provided by the Provincial Policy Statement and provides additional and more area specific land use policies for managing urban growth, building complete communities, and protecting the natural environment. Among other things, the Growth Plan establishes minimum density targets for new development taking place on designated greenfield areas to support the achievement of complete communities and to promote cost effective development patterns to further minimize land consumption and servicing costs.

The Berczy Glen Secondary Plan is consistent with the objectives of the Growth Plan as it promotes a diverse mix of land uses, provides a range and mix of housing types, and supports the achievement of a compact community.

4.3 Greenbelt Plan 2017

The Greenbelt Plan 2017 together with the Growth Plan builds on the Provincial Policy Statement 2014 by providing additional and more area specific land use policies on where urban growth will not occur in order to provide for the protection of agriculture and the natural environment from urban development.

The Greenbelt lands within the Berczy Glen Secondary Plan Area generally reflect the alignment of the Berczy Creek which traverses the Secondary Plan Area in a north-south direction. This Greenbelt ‘finger’ connects to the larger Greenbelt Plan lands north of the City limits.

The Greenbelt lands comprise a large component of the protected Greenway System structural component and land use designation within this area in the Official Plan. Although refinements to the Greenway System resulting from extensive field work are proposed through this Amendment, these refinements are consistent with the Greenbelt Plan and do not alter Greenbelt Plan boundaries.

4.4 York Region Official Plan 2010

The majority of the lands within the Future Urban Area Planning District are identified in the York Region Official Plan 2010 as new community areas. These lands, along with new employment lands, were brought into the York Region Urban Area through Amendment No. 3 to the York Regional Official Plan to accommodate population and employment growth to 2031.

The planning of new community areas in York Region will place priority on people, sustainability and liveability. A key component of new communities will be a connected network of parks and open spaces. Each complete community will have a unique sense of place and identity, and offer a variety of housing, employment and mobility choices. New community areas will be mixed-use communities with high-quality urban design, attracting residents and workers alike.
4.5 Markham Official Plan 2014

The new community areas and employment lands identified in the York Region Official Plan are identified within the Future Urban Area Planning District in the Markham Official Plan 2014 and designated ‘Future Urban Area’ and more specifically ‘Future Neighbourhood Area’ and ‘Future Employment Area’. The boundary of the Future Urban Area encompasses approximately 1,300 hectares north of Major Mackenzie Drive and east of the Hydro Corridor and Woodbine Avenue, including Greenway System lands.

The Official Plan outlines a comprehensive process to be undertaken prior to development occurring on the lands, namely the development of a Conceptual Master Plan for the entirety of the lands. The intent of the Conceptual Master Plan was to identify a coordinated community structure plan across all of the ‘Future Urban Area’ lands along with associated policy direction to form the basis of subsequent secondary plans and development applications. The Community Structure Plan was to identify structural land use categories, a high level transportation and servicing system, an open space system and major community facility requirements. The policy direction was to address the requirements for sustainable community development identified in the York Region and Markham Official Plans, as well as provincial and regulatory agency requirements.

A Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands was endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the Future Urban Area Planning District. As directed by the Official Plan, the development of the Conceptual Master Plan was based on a number of concurrent and coordinated City-led supporting studies including a subwatershed study, transportation study, water and wastewater servicing studies, and planning and urban design studies. Details regarding the Conceptual Master Plan are provided in Part II – Berczy Glen Secondary Plan to this Amendment.

The proposed Secondary Plan for the Berczy Glen Community is consistent with the Conceptual Master Plan. Secondary plans for the remainder of the ‘Future Urban Area’ lands subject to the Conceptual Master Plan, are intended to be adopted through separate amendments.

5.0 BASIS OF THE AMENDMENT

This Amendment to certain policies and maps of Part I of the Official Plan is required to implement a Secondary Plan for the Berczy Glen Secondary Plan Area. The proposed Berczy Glen Secondary Plan as provided in Part II of this Amendment is consistent with Provincial Plans and policy, and the York Region Official Plan. It is also consistent with the Council endorsed Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands which was prepared in accordance with direction in the Markham Official Plan.
AMENDMENT TO PART I OF THE OFFICIAL PLAN 2014

(This is an operative part of Official Plan Amendment No. XXX)

1.0 THE AMENDMENT

1.1 The following Maps and Appendices of Part I of the Official Plan 2014, as amended, are hereby amended as follows:

a) Map 1 – Markham Structure is amended by reflecting the modified boundary of the ‘Greenway System’ as detailed in Schedule “D” attached hereto; removing the ‘Future Urban Area’ overlay from the ‘Neighbourhood’ lands; and identifying Warden Avenue as ‘Regional Transit Priority’, as shown on Schedule “A” attached hereto.

b) Map 2 – Centres and Corridors and Transit Network is amended by identifying Warden Avenue as ‘Regional Transit Priority’, as shown on Schedule “B” attached hereto.

c) Map 3 - Land Use is amended by reflecting the modified boundary of the ‘Greenway’ designation as detailed in Schedule “D” attached hereto; replacing the ‘Future Neighbourhood Area’ designation with ‘Residential Low Rise’, ‘Residential Mid Rise’, and ‘Mixed Use Mid Rise’ designations, and adding a ‘Major Collector Road’, as shown on Schedule “C” attached hereto.

d) Map 4 – Greenway System is amended by modifying the boundaries of the ‘Greenway System’, ‘Natural Heritage Network’, ‘Rouge Watershed Protection Area’, and ‘Other Greenway System Lands including certain naturalized stormwater management facilities’, as shown on Schedule “D” attached hereto.

e) Map 5 – Natural Heritage Features and Landforms is amended by modifying the boundaries of the ‘Woodlands’ and ‘Other Greenway System Lands including certain naturalized stormwater management facilities’, and removing a segment of the ‘ Permanent Streams and Intermittent Streams’, as shown on Schedule “E” attached hereto.

f) Map 6 – Hydrologic Features is amended by modifying the boundaries of the ‘Valleylands’, ‘Other Greenway System Lands including certain stormwater management facilities’, removing ‘Wetlands’ and adding ‘Provincially Significant Wetlands’, and removing and adding ‘Permanent Streams and Intermittent Streams’, as shown on Schedule “F” attached hereto.

g) Map 10 – Road Network is amended by adding a ‘Major Collector Road’, and reflecting the modified alignment of a segment of ‘Permanent Streams and Intermittent Streams’ as detailed in Schedule “F” attached hereto, as shown on Schedule “G” attached hereto.
h) Map 11 – Minor Collector Road Network is amended by adding ‘Minor Collector Roads’, and reflecting the modified alignment of a segment of ‘Permanent Streams and Intermittent Streams’ as detailed in Schedule “F” attached hereto, as shown on Schedule “H” attached hereto.

i) Map 12 – Urban Area and Built-Up Area is amended by replacing the ‘Future Urban Area’ designation with the ‘Urban Area’ designation, as shown on Schedule “I” attached hereto.

j) Map 14 – Public School, Place of Worship and Park Sites is amended by adding ‘Public School Site’, ‘Place of Worship Site’ and ‘Park Site’ symbols as shown on Schedule “J” attached hereto.

k) Appendix B – Headwater Drainage Features is amended by reflecting the modified boundary of the ‘Greenway System’ as detailed in Schedule “D” attached hereto and the location of ‘Headwater Drainage Features’, as shown on Schedule “K” attached hereto.

l) Appendix C – Community Facilities is amended by reflecting the modified boundary of the ‘Greenway System’ as detailed in Schedule “D” attached hereto, and adding the collector road network as shown on Schedule “L” attached hereto.

m) Appendix D – Cycling Facilities is amended by adding ‘Proposed Cycling Facilities’, as shown on Schedule “M” attached hereto.

n) Appendix E – Transportation, Services and Utilities is amended by reflecting the modified alignment of a segment of ‘Permanent Streams and Intermittent Streams’ as detailed in Schedule “F” attached hereto, and as shown on Schedule “N” attached hereto.

o) Appendix F – Secondary Plan Areas is amended by adding reference to an ‘Approved’ Secondary Plan Area over the subject lands, as shown on Schedule “O” attached hereto.

1.2 Section 9.9 of Part I of the Official Plan 2014, as amended is hereby amended by:

a) Amending Section 9.9.1 to add a reference to a new Section 9.9.6 in Figure 9.9.1 as follows:
b) Adding a new Section 9.9.6 as follows:

“Berczy Glen Secondary Plan

9.9.6 The detailed goals, objectives, policies, and maps of the Secondary Plan for the Berczy Glen Secondary Plan Area contained in Part II of the Official Plan 2014, as amended, shall apply to the lands bounded by Elgin Mills Road East to the north, the Hydro Corridor to the west, existing residential development north of Major Mackenzie Drive East to the south, and Warden Avenue to the east, as shown in Figure 9.9.6:

Figure 9.9.6”
1.3 Section 11.1.2 is hereby amended by replacing “herein” with “within Parts I and II” as follows:

“11.1.2 That the goals, strategic objectives, policies, definitions, tables and maps contained within Parts I and II constitute Markham’s Official Plan. The preamble sections......”

1.4 The following sections of Part I of the Official Plan 2014, as amended, are hereby amended to establish Part II - Secondary Plans to the Official Plan and to incorporate a new Berczy Glen Secondary Plan under Part II as follows:

a) The Table of Contents is hereby amended by:
   i) Adding “Part I” immediately before the text “Chapter 1”;
   ii) Adding “Part II” immediately after the list of Appendices;
   iii) Adding “Chapter 12: Secondary Plans” below the new “Part II” text; and

b) Section 1.5 is hereby amended by:
   i) Adding the following text before the paragraph titled “Operative Parts of the Plan” as follows:
      “Part II is comprised of Chapter 12 which contains the following Secondary Plans:
      1. Secondary Plan for the Berczy Glen Community”

c) The following text and maps are added immediately following Appendix J:
   i) A new Table of Contents titled “Part II – Secondary Plans” with a reference to the Berczy Glen Secondary Plan at the beginning of the Table of Contents as follows:
      “1. Secondary Plan for the Berczy Glen Community”;
   ii) A new Chapter 12: Secondary Plans following the new Table of Contents with an Introduction and Key Map as follows:

      “12. SECONDARY PLANS
      CONTENTS

      12.0 SECONDARY PLANS
      The Secondary Plans contained in Part II of the Official Plan provide more detailed goals, objectives, policies and maps for specific areas of Markham in support of the Part I policies of the Official Plan. These Secondary Plans must be read in conjunction with Part I of the Official Plan in accordance with Section 11.1.2 of the Plan.

      Figure 12 provides a Key Map for Part II Secondary Plans contained within this Chapter.
d) Following Section 12.0 and Figure 12.0, a new section 12.1 is added containing the Secondary Plan for the Berczy Glen Community, comprised of Part II – Secondary Plan for the Berczy Glen Community of Official Plan Amendment XXX.

2.0 IMPLEMENTATION
The provisions of the Official Plan 2014, as amended from time to time, regarding the implementation of that Plan, shall apply to this Amendment.

3.0 INTERPRETATION
The provisions of the Official Plan 2014, as amended from time to time, regarding the interpretation of that Plan, shall apply to this Amendment.
AMENDMENT TO MAP 1 - MARKHAM STRUCTURE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

- REMOVE 'FUTURE URBAN AREA' OVERLAY FROM 'NEIGHBOURHOOD AREA'
- FROM 'PROPOSED REGIONAL TRANSIT PRIORITY' TO 'REGIONAL TRANSIT PRIORITY'

BOUNDARY OF AMENDMENT AREA

- Greenway System as modified by Schedule "D"
- Neighbourhood Area
- Regional Transit Priority

DRAFT
AMENDMENT TO MAP 2 - CENTRES AND CORRIDORS AND TRANSIT NETWORK
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

Regional Transit Priority

FROM 'PROPOSED REGIONAL TRANSIT PRIORITY' TO 'REGIONAL TRANSIT PRIORITY'
AMENDMENT TO MAP 3 - LAND USE
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

Greenway System as modified by Schedule "D"
Residential Low Rise
Residential Mid Rise
Mixed Use Mid Rise
AMENDMENT TO MAP 4 - GREENWAY SYSTEM
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Greenway System Boundary
- Greenway System Boundary prior to this Amendment
- Natural Heritage Network
- Rouge Watershed Protection Area
- Greenbelt Plan Area - Natural Heritage System of the Protected Countryside
- Other Greenway System Lands including certain naturalized stormwater management facilities
**Amendment to Map 5 - Natural Heritage Features and Landforms of the Markham Official Plan 2014, As Amended**

**Official Plan Amendment XXX**

- **Boundary of Amendment Area**
  - Greenway System Boundary as modified by Schedule "D"
  - Woodlands
  - Other Greenway System Lands including certain naturalized stormwater management facilities
  - Permanent Streams and Intermittent Streams as modified by Schedule "F"

**Draft**

SCHEDULE "E" TO OPA XXX

11/7/2018
AMENDMENT TO MAP 6 - HYDROLOGIC FEATURES OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Greenway System as modified by Schedule "D"
- Valleylands
- Permanent Streams and Intermittent Streams
- Other Greenway System Lands including certain naturalized stormwater management facilities
- Provincially Significant Wetlands

DRAFT

SCHEDULE "F" TO OPA XXX

11/7/2018
AMENDMENT TO MAP 10 - ROAD NETWORK
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Major Collector Road
- Permanent Streams and Intermittent Streams as modified by Schedule "F"

DRAFT

MARKHAM

1:12,000
SCHEDULE "G" TO OPA XXX
11/14/2018
AMENDMENT TO MAP 11 - MINOR COLLECTOR ROAD NETWORK
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Minor Collector Road
- Permanent Streams and Intermittent Streams as modified by Schedule "F"

DRAFT

SCHEDULE "H" TO OPA XXX

11/7/2018
AMENDMENT TO MAP 12 - URBAN AREA AND BUILT UP AREA OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Urban Area
- Provincial Built Boundary

DRAFT

1:12,000

SCHEDULE "I" TO OPA XXX

11/7/2018
AMENDMENT TO MAP 14 - PUBLIC SCHOOL, PLACE OF WORSHIP AND PARK SITES OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Public School Site
- Place of Worship Site
- Park Site

ADD 'PUBLIC SCHOOL SITE', 'PLACE OF WORSHIP SITE' AND 'PARK SITE' AS SHOWN
AMENDMENT TO APPENDIX B - HEADWATER DRAINAGE FEATURES OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

- Greenway System as modified by Schedule "D"
- Headwater Drainage Features
AMENDMENT TO APPENDIX C - COMMUNITY FACILITIES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

Greenway System as modified by Schedule "D"

DRAFT
AMENDMENT TO APPENDIX D - CYCLING FACILITIES OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

Proposed Cycling Facilities
AMENDMENT TO APPENDIX E - TRANSPORTATION SERVICES AND UTILITIES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

BOUNDARY OF AMENDMENT AREA

Permanent Streams and Intermittent Streams as modified by Schedule "F"

DRAFT

1:12,000

SCHEDULE "N" TO OPA XXX

11/7/2018
# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>INTRODUCTION</td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>Location and Description of the Secondary</td>
<td>20</td>
</tr>
<tr>
<td>1.2</td>
<td>Purpose of the Secondary Plan</td>
<td>21</td>
</tr>
<tr>
<td>1.3</td>
<td>Policy Context</td>
<td>21</td>
</tr>
<tr>
<td>1.4</td>
<td>Conceptual Master Plan for the Future Urban Area</td>
<td>23</td>
</tr>
<tr>
<td>2.0</td>
<td>GOALS, OBJECTIVES AND PRINCIPLES FOR A HEALTHY AND RESILIENT COMMUNITY</td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>Guiding Principles</td>
<td>25</td>
</tr>
<tr>
<td>3.0</td>
<td>COMMUNITY STRUCTURE</td>
<td></td>
</tr>
<tr>
<td>3.1</td>
<td>General Provisions</td>
<td>28</td>
</tr>
<tr>
<td>4.0</td>
<td>ENVIRONMENTAL SYSTEMS</td>
<td></td>
</tr>
<tr>
<td>4.1</td>
<td>Greenway System</td>
<td>30</td>
</tr>
<tr>
<td>4.2</td>
<td>Urban Forest System</td>
<td>33</td>
</tr>
<tr>
<td>4.3</td>
<td>Water Resources</td>
<td>33</td>
</tr>
<tr>
<td>4.4</td>
<td>Stormwater Management</td>
<td>34</td>
</tr>
<tr>
<td>4.5</td>
<td>Environmental Hazards</td>
<td>35</td>
</tr>
<tr>
<td>5.0</td>
<td>HEALTHY NEIGHBOURHOODS AND COMMUNITIES</td>
<td></td>
</tr>
<tr>
<td>5.1</td>
<td>Housing</td>
<td>37</td>
</tr>
<tr>
<td>5.2</td>
<td>Community Infrastructure and Services</td>
<td>39</td>
</tr>
<tr>
<td>5.3</td>
<td>Parks and Open Space System</td>
<td>41</td>
</tr>
<tr>
<td>5.4</td>
<td>Cultural Heritage Resources</td>
<td>42</td>
</tr>
<tr>
<td>5.5</td>
<td>Archaeological Resources</td>
<td>43</td>
</tr>
<tr>
<td>6.0</td>
<td>URBAN DESIGN AND SUSTAINABLE DEVELOPMENT</td>
<td></td>
</tr>
<tr>
<td>6.1</td>
<td>General Provision</td>
<td>45</td>
</tr>
<tr>
<td>6.2</td>
<td>Community Design Plan</td>
<td>46</td>
</tr>
<tr>
<td>7.0</td>
<td>TRANSPORTATION, SERVICES AND UTILITIES</td>
<td></td>
</tr>
<tr>
<td>7.1</td>
<td>Transportation System</td>
<td>50</td>
</tr>
<tr>
<td>7.2</td>
<td>Services and Utilities</td>
<td>54</td>
</tr>
<tr>
<td>8.0</td>
<td>LAND USE DESIGNATIONS</td>
<td></td>
</tr>
<tr>
<td>8.1</td>
<td>General Provisions</td>
<td>59</td>
</tr>
<tr>
<td>8.2</td>
<td>Residential Designations</td>
<td>60</td>
</tr>
<tr>
<td>8.3</td>
<td>Mixed Use Designations</td>
<td>64</td>
</tr>
<tr>
<td>8.4</td>
<td>Greenway Designation</td>
<td>64</td>
</tr>
</tbody>
</table>
9.0 IMPLEMENTATION
9.1 General Policies

10.0 INTERPRETATION
10.1 General Policies

MAPS
MAP SP1 – DETAILED LAND USE
MAP SP2 – GREENWAY SYSTEM
MAP SP3 – NATURAL HERITAGE FEATURES
MAP SP4 – HYDROLOGIC FEATURES
MAP SP5 – ROAD NETWORK
MAP SP6 – TRANSIT AND ACTIVE TRANSPORTATION NETWORK

APPENDICES
APPENDIX 1 – FUTURE URBAN AREA COMMUNITY STRUCTURE PLAN
APPENDIX 2 – CULTURAL HERITAGE RESOURCES
APPENDIX 3 – GROUNDWATER RESOURCES
PART II – SECONDARY PLAN FOR THE BERCZY GLEN COMMUNITY

1.0 INTRODUCTION

The following text and maps constitute the Secondary Plan for the Berczy Glen Secondary Plan Area within the Future Urban Area Planning District, as established and adopted by Amendment No. XXX to the Markham Official Plan 2014, as amended. This Secondary Plan, contained in Part II – Secondary Plans of the Official Plan, must be read in conjunction with Part I of the Official Plan.

Sections 2.0 through 10.0 and the Maps to this Secondary Plan constitute the operative portions of the Secondary Plan. Section 1.0 and the appendices are provided for information purposes and are not operative parts of the Secondary Plan. In addition, the preamble in each Section and subsection shall assist in understanding the policies of the Secondary Plan. Terms in italicized text are defined in Section 11.2 of the Official Plan.

For the purposes of this Plan, unless otherwise stated, Part I of the City of Markham Official Plan 2014, as amended is referred to as “the Official Plan”, the Berczy Glen Secondary Plan is referred to as “this Secondary Plan”, and the North Markham Subwatershed Study for the Berczy, Bruce, Eckardt and Robinson Creeks, 2018 as may be amended from time to time, is referred to as “the Subwatershed Study”.

1.1 Location and Description of the Secondary Plan Area

The Berczy Glen Secondary Plan Area is located within the concession block bounded by Major Mackenzie Drive East, Warden Avenue, Elgin Mills Road East, and Woodbine Avenue, as shown on Map SP1 – Detailed Land Use. More specifically, the Secondary Plan Area is bounded on the west by the Hydro Corridor, and on the south by existing residential development. The lands are legally described as Part Lots 22, 23, 24 and 25, Concession 4, and comprise approximately 250 hectares in total.

Existing land uses consist primarily of agricultural and rural residential uses. In addition, the lands contain natural heritage and hydrologic features primarily associated with Berczy Creek, and a number of cultural heritage resources.

The Berczy Glen Secondary Plan Area is located north of the Jennings Gate/Heritage Hill residential estate communities, and east of the existing Cathedral and Victoria Square communities. A Hydro One transmission corridor runs in a north-south direction at the west limit of the Secondary Plan Area, providing a 30-40 metre separation from the Cathedral and Victoria Square communities. To the north, lands designated for employment in the Future Urban Area Planning District extend to the northern City limit, north of 19th Avenue. To the northeast, north of Elgin Mills Road East, are agricultural lands, which are expected to continue in agricultural use to 2031. The concession block to the east of the Secondary Plan Area is also located within the Future Urban Area Planning District and designated for urban residential development.
1.2 Purpose of the Secondary Plan

The Berczy Glen Secondary Plan provides detailed policies to guide future development and growth in the new Berczy Glen community to 2031, providing a comprehensive policy framework for Council decision making with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development. It fulfills the requirement of Section 9.9 of the Official Plan for the preparation of a secondary plan(s) prior to development occurring in the Future Urban Area Planning District.

It is anticipated that the Secondary Plan Area will accommodate approximately 4,200 dwelling units and approximately 13,000 residents when development is complete.

1.3 Policy Context

Land use planning for the Berczy Glen Secondary Plan Area and the Future Urban Area Planning District (Future Urban Area) is directly influenced by senior levels of government, including the Province of Ontario and York Region. The requirements of senior levels of government are reflected in the Official Plan.

1.3.1 Provincial Policy

Provincial policies and legislation directly influencing the planning of the Future Urban Area include the Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Greenbelt Plan. The Planning Act defines municipal authority in land use planning matters, working in concert with other Provincial legislation such as the Environmental Assessment Act. The Provincial Policy Statement 2014, issued under the Planning Act, provides principles and policy direction on matters of provincial interest relating to land use planning and development. These matters include building strong communities with an emphasis on efficient development and land use patterns, wise use and management of resources and protecting public health and safety. The Planning Act requires that any decisions relating to planning matters shall be consistent with policy statements under the Act.

The Provincial Growth Plan 2006 provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2031. The Growth Plan provides guidance on a wide range of issues related to growth management, including land use planning, urban form, transportation, infrastructure planning, housing and natural heritage and resource protection. The Growth Plan is premised on the principles of building compact, vibrant and complete communities, developing a strong and competitive economy, protection and wise use of natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form.

A new Growth Plan 2017, with a 2041 planning horizon, came into effect on July 1, 2017. Although all planning decisions after July 1, 2017 must conform to this Plan, the Growth Plan provides transitional policies that enable planning for the Future Urban Area, including the
Berczy Glen Secondary Plan Area, to continue under the policy context of the York Region Official Plan 2010, in conformance with the Growth Plan 2006.

The Greenbelt Plan 2017 identifies natural heritage and agricultural lands for protection from urban development. Within the Future Urban Area, the Greenbelt Plan applies primarily to the valleylands associated with the main tributaries of the Berczy, Bruce, and Robinson Creeks.

1.3.2 York Region Official Plan 2010 and Markham Official Plan 2014

The York Region Official Plan 2010 implements the Growth Plan and Greenbelt Plan, ensuring that the requirements for the development of compact, complete, communities are addressed. The Future Urban Area lands, including the Berczy Glen Secondary Plan Area, were included within the Region’s urban boundary through Regional Official Plan Amendment No. 3 in 2010 and are subject to policies for new communities outlined in Section 5.6 of the York Region Official Plan. These policies provide direction on, among other things, achieving minimum density targets, providing for a full range of housing types and services, providing for active transportation and an integrated open space network, protection of natural and cultural heritage resources, and consideration of renewable energy sources and water conservation measures.

The Markham Official Plan 2014 more specifically designates the Future Urban Area lands as follows:

- Of the total 1,300 hectares within the Future Urban Area Planning District, approximately 975 hectares are developable. The remaining 325 hectares consist primarily of natural heritage lands. These natural heritage lands are protected from development as part of the ‘Greenway System’, a structural element in the Official Plan, with a corresponding ‘Greenway’ land use designation.

- Approximately 700 hectares of the developable lands are designated ‘Future Neighbourhood Area’. These lands, located primarily between Major Mackenzie Drive East and Elgin Mills Road East, were identified in Markham’s 2010 growth strategy to accommodate a population of approximately 38,000.

- Approximately 275 hectares of developable lands north of Elgin Mills Road East, are designated ‘Future Employment Area’. The growth strategy anticipated approximately 19,000 jobs within the Future Urban Area, with the majority of the jobs located within these lands.

The Official Plan identifies a comprehensive process planning process to be undertaken prior to development occurring on the Future Urban Area lands. A key component of the comprehensive planning process is the development of a Conceptual Master Plan over the entirety of the lands in order to ensure consistent, coordinated planning and development within individual secondary plan areas.
The Official Plan directs that the Conceptual Master Plan be informed by a number of supporting studies including a subwatershed study, transportation study and water and wastewater servicing studies. These studies were undertaken concurrently, following a master plan process of a municipal class environmental assessment. Following intensive analysis and consultation with agencies, landowners and the public over the course of four years, these studies have been completed and a Conceptual Master Plan was endorsed by Council in October 2017, as the basis for review and approval of statutory secondary plans for the Future Urban Area lands.

1.4 Conceptual Master Plan for the Future Urban Area

The 2017 Council-endorsed Conceptual Master Plan for the Future Urban Area provides the planning framework and structural elements to guide the preparation of more detailed statutory secondary plans within the Future Urban Area Planning District.

The vision for the new communities to be developed in the Future Urban Area reflects the vision of sustainable growth outlined in the Markham Official Plan 2014 and York Region Official Plan 2010. The Official Plan requirements were distilled into a set of guiding principles that collectively provide for the development of sustainable, healthy, compact and complete new communities. The principles, as referenced in Section 2.0 of this Plan, are organized under the broad goals of: protection and enhancement of the natural environment; building compact, complete communities; increasing travel options; maintaining a vibrant and competitive economy; adopting ‘green’ infrastructure and development standards, and implementation.

The Community Structure Plan, shown in Appendix 1 – Future Urban Area Community Structure Plan, provides a high level community structure across all of the Future Urban Area lands consistent with the guiding principles. The Plan identifies a protected Greenway System, a transportation network, an open space network, and broad land use categories which together deliver the structural elements of the new communities and employment area to be developed in the Future Urban Area.

The Community Structure Plan represents a balance between the Official Plan objectives of protecting and enhancing the natural environment and developing compact, complete new communities to accommodate growth. This balance was derived from intensive, integrated analysis which weighed the findings of the supporting subwatershed, transportation, servicing and planning studies, as well as consideration of existing land uses and public input.

The broad land use components (Residential Neighbourhood Area, Mixed Use Neighbourhood Corridor, and Mixed Use Regional Corridor) in the Community Structure Plan provide for a range of housing types (from ground oriented units to apartments), schools, parks and open space, as well as appropriate locations for retail and service uses, all at transit-supportive densities. These lands are being planned to support an overall density of 70 residents and jobs per hectare and 20 units per hectare consistent with the York Region Official Plan 2010, accommodating a population of approximately 45,000 residents across the entire Future Urban Area, of which the Berczy Glen Secondary Plan Area is a part.
Approximately 16,000-18,000 jobs are anticipated within the Community Structure Plan for the Future Urban Area, consisting of approximately 5,000 jobs within the Residential Neighbourhood Area and Mixed Use Corridors, and 11,000-13,000 jobs being accommodated with the Employment Area north of Elgin Mills Road East. The Employment Area, immediately north of the Berczy Glen Secondary Plan Area, is intended to accommodate primarily general employment uses with opportunities for business park uses and ancillary retail and service at appropriate locations. The transportation network consists of a series of arterial and collector roads that also form the basis of the active transportation and transit systems.

Building on the Community Structure Plan and the findings of each of the supporting studies, key policy direction for secondary plans was identified, organized according to the guiding principles. Among the requirements identified in the Conceptual Master Plan were the preparation of supporting master environmental servicing plans and community design plans for each secondary plan area.

The Conceptual Master Plan anticipated that components of the Community Structure Plan would be further refined as a result of additional analysis and consultation undertaken during the preparation of secondary plans, master environmental servicing plans and community design plans or through environmental assessment processes. Phasing plans are also required for each secondary plan area. At minimum, phasing plans are expected to have regard for development occurring in an orderly progression, with regard for delivery of key infrastructure and providing for elements of a complete community in each phase.

Urban design guidelines to guide Community Design Plans, a Community Energy Plan to identify means of reducing energy demand in the new communities, and associated financial analysis were also required to further inform master environmental servicing plans and secondary plans.

The Berczy Glen Secondary Plan contains more detailed land use designations and associated policies that are consistent with the Council-endorsed Conceptual Master Plan.
2.0 GOALS, OBJECTIVES AND PRINCIPLES FOR A HEALTHY AND RESILIENT COMMUNITY

Sustainable growth translates into healthy and resilient communities. There is increasing evidence of the linkage between public health and community design. Communities built around the automobile eliminate regular physical activity, particularly walking, from daily life. Designing neighbourhoods around pedestrian activity with a high number of destinations within walking distance can create better health outcomes, and reduce the dependence on automobiles. Community design should also have regard for increasing levels of resiliency, anticipating increased risks to community infrastructure due to increases in temperature and extreme weather events.

2.1 Guiding Principles

Guiding principles for the development of the Berczy Glen Secondary Plan Area as a healthy and resilient community are identified in this section. These principles were developed through the Conceptual Master Plan process to guide development of new communities within the entire Future Urban Area Planning District in accordance with provincial plans, the York Region Official Plan and Markham’s Official Plan.

The guiding principles are generally organized under the broad City-wide goals and strategic objectives identified in Chapter 2 of the Official Plan, with some modifications and additions to the goals to reflect the Berczy Glen Secondary Plan context.

It is the policy of Council:

2.1.1 That development in the Berczy Glen community be consistent with the goals and strategic objectives outlined in Chapter 2 of the Official Plan as further defined by the principles outlined in Section 2.1.2 through 2.1.7 of this Secondary Plan. The principles are further defined in the policies of this Secondary Plan.

Protecting and Enhancing the Natural Environment

2.1.2 a) To confirm and refine the Greenway System associated with Berczy Creek to protect and enhance natural heritage features and functions and water resources.

b) To design the community with regard for natural heritage (i.e., minimizing impact to features, topography and soils) and to enhance tree canopy.

Building Compact Complete Communities

2.1.3 a) To provide for the daily needs of residents through the organization of residential neighbourhoods, mixed use centres and corridors, and an interconnected system of parks and open space, all integrated with a transportation network that includes transit and active transportation.

b) To identify a housing mix that provides for a range of housing types and tenure, including opportunities for affordable and shared housing.
c) To identify appropriate locations for mixed use community core areas that provide a focus of retail and community services within reasonable walking distance from the majority of the population, and that are accessible by transit.

d) To identify an interconnected parks and open space system as one of the main organizing elements of the community including parks and open spaces, elements of the Greenway System and multi-use trails and pathways.

e) To identify the community infrastructure (public facility and service) needs of the community through a community infrastructure plan, as well as opportunities for places of worship.

f) To plan to achieve a minimum density of 20 residential units per hectare of developable land across the Berczy Glen Secondary Plan Area, and contribute to achieving a minimum density of 70 residents and jobs per hectare of developable land across the Future Urban Area Planning District.

g) To recognize, protect and conserve, and incorporate cultural heritage resources into new development opportunities within the community, where appropriate.

h) To create a sense of community identity through the innovative planning and design of the public realm, built form and site development, to be accessible by all, regardless of age or physical ability.

i) Create community identity through establishment of a high quality public realm, placemaking and a high standard of urban design (distinctive built form, streetscapes, parks and open space, landmarks and views, public art, etc); ensure communities are designed to be accessible by all, regardless of age or physical ability.

j) To support access to local food through opportunities for urban agriculture.

**Maintaining a Vibrant and Competitive Economy**

2.1.4 a) To plan for employment opportunities that serve the community and that are accessible by transit and active transportation, including opportunity to work from home.

**Increasing Mobility Options**

2.1.5 a) To identify a comprehensive transportation system that emphasizes walking, cycling and transit as increasingly viable and attractive alternatives to the automobile.

b) To plan for a grid pattern of streets and blocks that provides for a hierarchy of street types with appropriate and integrated facilities that provide increased opportunities for walking and cycling.
**Adopting Green Infrastructure and Development Standards**

2.1.6  
   a) To identify best management practices and approaches to stormwater management systems/facilities, water and wastewater systems, and the transportation network to maximize water and energy conservation and resilience at the community level.

   b) To identify best management practices for green buildings to reduce demands on energy, water and waste systems.

2.1.7 **Implementation**

   a) To promote public engagement in the planning and development of the Berczy Glen community and encourage involvement of all stakeholders.

   b) To identify general phasing and sequencing for development of the Berczy Glen community.
3.0 COMMUNITY STRUCTURE

Community Structure describes the various elements or building blocks that make up a complete community.

3.1 General Provisions

The community structure for the Berczy Glen Secondary Plan area is a further refinement of the Community Structure Plan for the Future Urban Area Planning District identified in Appendix 1 – Future Urban Area Community Structure Plan, which consists of a Greenway System, residential and mixed use neighbourhoods, an integrated parks and open space system and a comprehensive transportation network that includes active transportation.

It is the policy of Council that:

3.1.1 This Secondary Plan provides for a distribution of land uses and appropriate land use designations to ensure the development of the Berczy Glen community as a compact, complete and transit-supportive community. The structural elements of the Berczy Glen community include a protected Greenway System, Residential Neighbourhood Area, Mixed Use Neighbourhood Area including a Neighbourhood Service Node, an integrated Parks and Open Space System, and a comprehensive Transportation System.

Greenway System

3.1.2 a) The Greenway System, consisting primarily of the Berczy Creek valleylands, together with a network of parks and open spaces and multi-use trails and pathways form an interconnected Parks and Open Space System for the Berczy Glen community.

b) In addition to providing for protection of natural heritage features, the Greenway System also provides opportunities for trail linkages, natural viewsheds and passive recreational uses.

Residential Neighbourhood Area

3.1.3 a) Individual neighbourhoods within the Residential Neighbourhood Area are the fundamental structural element of the Berczy Glen community.

b) The pattern of land use in the Residential Neighbourhood Area should be organized around neighbourhood centres or “community hubs” which may consist of public schools, places of worship and parks and open spaces and other community infrastructure that are within reasonable walking distances (400 metres or 5 minute walk) of all residents.

c) Residential building types, lot sizes and densities will vary throughout the Residential Neighbourhood Area. These lands are intended to be developed primarily with ground oriented housing types with higher density building types located in proximity to higher order transit corridors, particularly along Warden Avenue.
Mixed Use Neighbourhood Area
3.1.4 a) Lands within the Mixed Use Neighbourhood Area are intended to provide for a mix of residential and non-residential uses along higher order transit routes.

b) These lands are intended to be developed with higher density housing forms and provide the opportunity for retail and service use to support active transportation and transit.

c) A Mixed Use Neighbourhood Service Node within the Mixed Use Neighbourhood area will provide a focus for local retail and services to serve the community.

Parks and Open Space System
3.1.5 a) The Parks and Open Space System is intended to link neighbourhoods within the Berczy Glen community, and to link the Berczy Glen community to adjacent communities and employment areas within the Future Urban Area Planning District.

b) The school, park and open space components of the Parks and Open Space System should be distributed to function as focal points and organizing elements for neighbourhoods, within reasonable walking distance of all residents.

c) The passive natural open spaces of the Greenway System should be linked, where appropriate, with active programmed community and neighbourhood parks, to provide an open space system that is easily accessible within neighbourhoods and between neighbourhoods.

d) In addition to the linkages provided through the distribution of parks, open space and public school sites, connectivity will be provided through streets and a system of pedestrian and cycling trails.

Transportation System
3.1.6 a) A Transportation System consisting of arterial, collector and local roads, will accommodate the majority of cycling, vehicular, and transit service traffic within the community as well as serve as links to the neighbouring areas.

b) The Transportation System establishes a framework to guide the development of a well-defined street hierarchy, streets and blocks layout, and the design of complete streets for all ages, abilities and modes of travel within the Berczy Glen community, with the objective of reducing reliance on the automobile by providing opportunities for active transportation (walking and cycling) and transit.
4.0 ENVIRONMENTAL SYSTEMS
This Section addresses the Greenway System, the urban forest, water resources, stormwater management and environmental hazards.

4.1 Greenway System
The protected Greenway System lands located within the Berczy Glen Secondary Plan Area reflect, for the most part, the natural heritage system associated with Berczy Creek. Berczy Creek is a tributary of the Rouge River and is part of the larger Rouge Watershed System. The Berczy Creek corridor extends in a north-south direction through the Secondary Plan Area providing a natural heritage spine within the community, and connections to the City-wide Greenway System to the north and south.

The Greenway System lands within the Berczy Glen Secondary Plan Area consist primarily of Natural Heritage Network lands, Rouge Watershed Protection Area lands, and Greenbelt Plan Area lands. Natural Heritage Network lands contain the natural heritage and hydrologic features in the Berczy Glen community that are to be protected, and enhanced where appropriate to provide opportunities to improve their biodiversity, connectivity and ecological function. These natural heritage and hydrologic features provide an array of ecological functions, including habitat of endangered and threatened species, special concern species, and other urban wildlife found throughout the City.

The Rouge Watershed Protection Area lands within the Secondary Plan Area were delineated, for the most part, through application of criteria established in the Rouge North Management Plan. The Rouge North Management Plan contains objectives to ensure the long-term protection of Rouge watershed tributaries that flow into the Rouge National Urban Park in east Markham.

The Greenbelt Plan Area lands are identified as Natural Heritage System of the Protected Countryside. Some of these lands located outside the Natural Heritage Network and Rouge Watershed Protection Area are currently in agricultural use. As agricultural activities cease, it is intended that formerly cultivated lands in the Greenway System be restored to a natural vegetated state, to the extent possible, in support of the vision and goals of the Provincial Greenbelt Plan, Markham’s Official Plan and the Subwatershed Study undertaken for the Future Urban Area lands.

The Greenway System within the Berczy Glen Secondary Plan has been refined based on the Subwatershed Study and the master environmental servicing plan and may be subject to further minor refinements through development approvals.

It is the policy of Council:

4.1.1 To identify, protect and enhance the Greenway System in the Berczy Glen Secondary Plan Area in a manner consistent with Section 3.1 of the Official Plan, the policies of this Secondary Plan,
the Subwatershed Study and master environmental servicing plan prepared in support of this Secondary Plan.

4.1.2 That further to Section 3.1.1.1 of the Official Plan, the components of the Greenway System within the Berczy Glen Secondary Plan Area include the following as generally shown on Map SP2 - Greenway System:
   a) Natural Heritage Network lands;
   b) Rouge Watershed Protection Area lands;
   c) Greenbelt Plan Area lands (Natural Heritage System of the Protected Countryside lands);
   and
d) certain naturalized stormwater management facilities.

4.1.3 That further to Sections 3.1.2.1 and 3.1.2.10 of the Official Plan, the components of the Natural Heritage Network within the Berczy Glen Secondary Plan Area include the following:
   a) natural heritage and hydrologic features, and more specifically:
      i. provincially significant wetlands;
      ii. habitat of threatened and endangered species;
      iii. fish habitat;
      iv. significant valleylands;
      v. woodlands and significant woodlands;
      vi. significant wildlife habitat;
      vii. permanent streams and intermittent streams;
      viii. seepage areas and springs;
   b) vegetation protection zones associated with features identified in a) above; and
   c) hazardous lands and hazardous sites.

Where these features are mapped, they are generally as shown on Map SP3 – Natural Heritage Features and Map SP4 – Hydrologic Features.

4.1.4 That the vegetation protection zones as generally shown on Map SP3 - Natural Heritage Features and Map SP4 - Hydrologic Features be required in accordance with Section 3.1.2.22 through 3.1.2.27 of the Official Plan, with the exception of Section 3.1.2.25 which does not apply within the Berczy Glen Secondary Plan Area.

4.1.5 That the boundaries of the Greenway System and the Natural Heritage Network within the Berczy Glen Secondary Plan Area, including the delineation of natural heritage and hydrologic features and their associated vegetation protection zones, as shown in Map SP2 - Greenway System, Map SP3 - Natural Heritage Features and Map SP4 - Hydrologic Features reflect the most accurate information available and are to be confirmed in the field and may be refined or modified in accordance with Section 3.1.1.3 of the Official Plan.

4.1.6 That lands identified as ‘Rouge Watershed Protection Area’ on Map SP2 – Greenway System are subject to Section 3.1.4 of the Official Plan. The boundary of the ‘Rouge Watershed Protection Area’ lands shall be further refined through the master environmental servicing plan and environmental impact studies in accordance with Section 3.1.4 of the Official Plan. Where the
limits of the ‘Rouge Watershed Protection Area’ are shown as dashed on Map SP2 – Greenway System, environmental studies required in support of development approvals may result in some minor variations to the boundary, but will not substantially revise the boundary.

4.1.7 That the ‘Greenbelt Plan Area - Natural Heritage System of the Protected Countryside’ lands shown on Map SP2 – Greenway System are subject to the policies of the Greenbelt Plan 2017 and Section 3.1.5 of the Official Plan. In the event of a conflict, the policies of the Greenbelt Plan 2017 shall prevail. The outer boundary of the Greenbelt Plan Area lands can only be refined or modified by the Province.

4.1.8 That any conveyance and/or securement of lands within the Greenway System shall be in accordance with Sections 3.1.2.4 through 3.1.2.7, 3.1.2.22 b), 3.1.3.4 and 3.4.1.7 of the Official Plan.

4.1.9 That restoration of the Greenway System is intended to occur through a number of means including development approvals, greening initiatives, partnerships and infrastructure projects not associated with the development process.

4.1.10 That a Natural Heritage Restoration Plan for the entire Greenway System within the Secondary Plan Area be prepared by development proponents, to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority. The Natural Heritage Restoration Plan will:
   a) identify opportunities for enhancement and restoration, and management for the Greenway System, as provided for in the Greenbelt Plan, the Official Plan, and this Secondary Plan and considering the findings of the Subwatershed Study, the master environmental servicing plan and any environmental assessments;
   b) identify enhancement and restoration priorities, and
   c) identify as a priority the establishment of natural self-sustaining vegetation on lands which will no longer be in agricultural use, having regard for the intended use.

4.1.11 Any Greenway System enhancement, restoration or management required as a result of development approvals, as determined through environmental impact studies, shall be undertaken having regard for the Natural Heritage Restoration Plan.

4.1.12 To minimize and mitigate the impact of required infrastructure in accordance with Section 3.1.2.9 of the Official Plan, the Subwatershed Study, the master environmental servicing plan and any class environmental assessments.

4.1.13 Where a natural heritage evaluation and/or hydrological evaluation or environmental impact study is required in accordance with Sections 3.5.4 and 3.5.5 of the Official Plan, the evaluation/study shall also address:
   a) how the Subwatershed Study and master environmental servicing plan are to be implemented within the site development context; and
   b) the direct and indirect impacts and mitigation associated with the development proposal.
4.1.14 That where nature-based trails are provided for in the Greenway System, the following shall apply:

a) trails shall avoid or minimize impacts to natural heritage and hydrologic features by generally being located outside of the Natural Heritage Network and at the outer edge of the Greenway System, and along both sides of the Berczy Creek, where feasible;

b) where trail alignments may impact natural heritage and hydrologic features, a scoped environmental impact study shall be required to identify potential impacts and to provide recommendations on methods to minimize impacts;

c) the conceptual design and location of trails shall be addressed in the Community Design Plan and where feasible and appropriate, shall meet provincial guidelines for accessibility; and

d) trails should be integrated with maintenance access required for infrastructure and stormwater management facilities, where possible.

4.2 Urban Forest System

The Urban Forest System includes all wooded areas, individual trees, and the soils that sustain them on public and private property. The urban forest provides a number of benefits which contribute to the quality of life for residents and workers in the Berczy Glen Secondary Plan Area, including improved air quality, energy efficiency, and wildlife habitat. The City will work with development proponents and community groups to increase tree canopy coverage.

It is the policy of Council:

4.2.1 To protect, expand and integrate the urban forest in the Berczy Glen Secondary Plan Area in a manner consistent with Section 3.2 of the Official Plan and the policies of this Secondary Plan.

4.2.2 To require the submission of a Tree Inventory and Preservation Plan, as part of an application for development approval, to identify and describe existing trees including their size, species, condition, and methods to ensure the protection of trees to be retained.

4.2.3 That where trees cannot be retained in situ, compensation will be provided in accordance with Section 3.2.1 c) of the Official Plan.

4.3 Water Resources

Water resources are important for the maintenance of drinking water supplies and the conservation of wetlands, watercourses, and aquatic habitat. The Subwatershed Study has assessed the potential impacts of development and has provided recommendations to manage water resources.
It is the policy of Council:

4.3.1 That development, redevelopment and site alteration be designed with the goal of protecting ground and surface water quality and quantity in the Berczy Glen Secondary Plan Area in a manner consistent with Section 3.3 of the Official Plan and the policies of this Secondary Plan.

4.3.2 That development, redevelopment and site alteration demonstrate how the requirements of the Credit Valley, Toronto and Region, and Central Lake Ontario Source Protection Plan, as amended from time to time, have been addressed. Vulnerable areas as delineated through the Toronto and Region Source Protection Area Assessment Report are identified in Appendix 3 – Groundwater Resources to this Secondary Plan.

4.3.3 That development or redevelopment within Significant Groundwater Recharge Areas, as identified in Appendix 3 – Groundwater Resources, be required to maintain pre-development recharge to the greatest extent feasible through stormwater management best management practices, infiltration at the source, and by having regard to the infiltration volume targets in the Subwatershed Study and the required master environmental servicing plan.

4.3.4 That development, redevelopment and site alteration within Wellhead Protection Area – Quantity, as identified in Appendix 3 – Groundwater Resources, be required to implement stormwater management best management practices, with the goal of maintaining pre-development recharge by having regard to the infiltration volume targets in the Subwatershed Study and the master environmental servicing plan.

4.3.6 That the drainage feature located adjacent to Warden Avenue be realigned and restored, as shown on Map SP4 – Hydrologic Features. The exact design and siting of the feature shall be finalized at the detailed design stage, prior to the final approval of the plan of subdivision. Modification to the ‘Greenway’ designation associated with realignment of this drainage feature shall not require an amendment to this Secondary Plan.

4.4 Stormwater Management

Appropriately designed stormwater management facilities will protect water quality and aquatic wildlife (including aquatic species at risk), and provide water quantity and erosion control for the Berczy and Bruce Creeks. Low Impact Development measures will be used throughout the Secondary Plan Area where appropriate to filter and cleanse water and to address infiltration needs.

It is the policy of Council:

4.4.1 That stormwater management facilities shall be located and designed in a manner consistent with Section 3.3 of the Official Plan and Section 7.2.1 of this Secondary Plan, and based on the recommendations and findings of the Subwatershed Study and the master environmental servicing plan.
4.4.2 That stormwater management reports submitted in support of applications for development, redevelopment or site alteration shall address applicable City and agency guidelines and requirements in accordance with Section 3.3 of the Official Plan and Section 7.2.1 of this Plan.

4.4.3 That development proponents shall be responsible for ensuring that stormwater management facilities are designed and constructed in compliance with the Federal Species at Risk Act, Provincial Endangered Species Act, the Federal Airport Zoning Regulations for the Pickering Airport Site and any other applicable provincial and federal legislation, and address applicable Ministry of Environment, Conservation and Parks and City of Markham requirements.

4.5 Environmental Hazards

Environmental hazards referred to in this section include natural hazards such as floodplain lands and erosion sites, as well as human environmental hazards resulting from soil contamination and air and noise pollution which can pose a threat to public health and safety.

It is the policy of Council:

4.5.1 That development, redevelopment and site alteration be designed to protect the health and safety of the public and reduce property damage in the Berczy Glen Secondary Plan Area in a manner consistent with Section 3.4 of the Official Plan and the policies of this Secondary Plan.

4.5.2 That the limits of hazardous lands and hazardous sites in the Berczy Glen Secondary Plan Area will be delineated to the satisfaction of the City and Toronto and Region Conservation Authority.

4.5.3 To only consider modifications to the floodplain along a portion of Berczy Creek as identified on Map SP4 – Hydrologic Features if a technical study incorporating the findings of the Subwatershed Study can demonstrate that:
   a) there will be no adverse upstream or downstream flooding impacts;
   b) there will be no negative impacts to wetlands, habitat of threatened and endangered species, fish habitat, significant woodlands, significant wildlife habitat, permanent streams and seepage areas and springs;
   c) all disturbed areas within the modified floodplain will be stabilized and replanted with native vegetation; and,
   d) requirements under the Toronto and Region Conservation Authority’s regulation have been addressed.

Such technical study shall be approved by the City and the Toronto and Region Conservation Authority. Modifications to the limits of the floodplain shall not require an amendment to this Secondary Plan.

4.5.4 That applications for development approval for sensitive land uses adjacent to an arterial road in the Berczy Glen Secondary Plan Area shall be accompanied by a noise and vibration study.
prepared in accordance with the Ministry of Environment Guidelines and York Region noise policies including required mitigation measures prepared to the satisfaction of York Region.

4.5.5 To require environmental site assessments and a record of site condition prepared by a qualified person in accordance with the Environmental Protection Act and its regulations, for any lands to be conveyed to the City in the Berczy Glen Secondary Plan Area.
5.0 HEALTHY NEIGHBOURHOODS AND COMMUNITY

The Berczy Glen Community is being planned and designed as a healthy and compact community, with neighbourhoods that contain a variety of housing types, a range of parks and open space and required community facilities such as schools, and where cultural heritage resources are integrated as appropriate.

5.1 Housing

Providing for a range of housing types and tenures, and affordable housing options will contribute to the livability of the Berczy Glen residential and mixed-use neighbourhoods and the quality of life for residents. Providing for more intensive housing forms along higher order transit corridors will improve access to services, jobs and amenities within and beyond the Berczy Glen community.

Ensuring there is an adequate supply of affordable housing opportunities for those low and moderate income households experiencing affordability challenges, and shared housing opportunities for seniors or those persons with special needs is integral to the economic and social well-being of the Berczy Glen community.

It is the policy of Council:

Range of Housing Types

5.1.1 To promote an appropriate and adequate range of housing choices by type, tenure and affordability level, to accommodate the needs of Berczy Glen residents and workers in a manner consistent with Section 4.1 of the Official Plan and the policies of this Secondary Plan, and more specifically by:

a) encouraging the construction of multiple units, including stacked townhouses and townhouses, and apartment units with a mix of unit sizes including family-size and smaller units;

b) encouraging the construction of rental and shared housing units with a full range of unit types and sizes, particularly in locations well-served by transit, including along Elgin Mills Road East and Warden Avenue;

c) providing for the establishment of secondary suites subject to appropriate zoning, development criteria and standards as set out in Section 8.13.8 of the Official Plan.

Compact Community

5.1.2 That the Berczy Glen Secondary Plan Area be planned to meet or exceed:

a) an overall minimum density of 20 residential units per developable hectare through an appropriate mix of low-rise and mid-rise residential units; and

b) an overall housing target of approximately 4,200 housing units with a target mix of approximately 50 percent low-rise residential units and 50 percent mid-rise and mixed-use units.
5.1.3 That the highest densities shall be focused along the Regional Transit Priority - Frequent Transit Service routes, and that the distribution of housing by density and type identified in Section 5.1.2 be outlined in the Community Design Plan required in Section 6.2.

5.1.4 That jobs are anticipated to be primarily population-serving, including those in community facilities, mixed use areas along Warden Avenue, and work at home.

5.1.5 That in achieving approximately 4,200 dwelling units and the anticipated population-serving jobs, the Berczy Glen Secondary Plan Area will contribute to an overall minimum density of 70 residents and jobs per hectare across the developable area of the Future Urban Area Planning District.

5.1.6 To monitor the achievement of the density targets identified in Section 5.1.2 of this Secondary Plan through development approvals.

Affordable and Shared Housing

5.1.7 To provide for affordable and shared housing opportunities within the Berczy Glen Secondary Plan Area according to Section 4.1.3 of the Official Plan, and more specifically by:
   a) targeting 25 percent of the new housing units to be affordable to low and moderate income households;
   b) encouraging a portion of the targeted affordable housing units to be designed as shared housing units with supports to accommodate persons with special needs; and
   c) supporting the equitable distribution of affordable and shared housing within permitted building forms, particularly in locations well-served by transit, including along Elgin Mills Road East and Warden Avenue.

5.1.8 To work in partnership with York Region, the non-profit sector, the development industry, community partners, and senior levels of government to develop an affordable and shared housing implementation framework, which may include tools such as inclusionary zoning or other provincial and municipal incentives, to assist in implementing affordable and shared housing opportunities within the Berczy Glen Secondary Plan Area.

5.1.9 That in accordance with Sections 4.1.2.8 and 4.1.3.6 c) and d) of the Official Plan, in order to monitor and encourage the implementation of a diverse and affordable housing stock in the Secondary Plan Area, housing impacts statements may be required to be submitted in support of development applications in the ‘Residential Mid Rise’ and ‘Mixed Use Mid Rise’ designations, which will identify:
   a) the number of proposed new housing units by type, size and tenure;
   b) the estimated rents and/or initial sales prices of the proposed new housing units by type; and
   c) the relationship of the proposed new housing units to York Region’s annual maximum affordable housing thresholds for Markham.
5.2 Community Infrastructure and Services

Community infrastructure and services should be located and designed to act as “community hubs” and focal points within the Berczy Glen community. These “community hubs” may consist of facilities and services provided by the City or York Region such as public schools, parks and open spaces, libraries and/or community centres, and/or facilities and services provided by the private sector such as day care centres and places of worship.

Optimal locations for public schools, parks and open spaces, and places of worship are identified conceptually within the Berczy Glen Secondary Plan Area to inform future development approvals. It is recognized that community infrastructure and services in adjacent communities, such as the community centre to the southeast and the places of worship to the west, will also serve the Berczy Glen community.

It is the policy of Council:

General Policies
5.2.1 To plan and coordinate the provision of community infrastructure and services for the Berczy Glen Secondary Plan Area, including public community infrastructure provided by Markham and York Region and other community infrastructure provided by the private sector, in a manner consistent with Section 4.2 of the Official Plan and the policies of this Secondary Plan to, among other things:
   a) support the development and implementation of Markham’s Integrated Leisure Master Plan, as amended from time to time;
   b) ensure the delivery of community infrastructure and services is balanced to meet the needs of future residents of the Berczy Glen community and other communities across the Future Urban Area Planning District; and
   c) encourage new approaches to the delivery of community infrastructure and services that promote shared use or multi-functional facilities and services in order to achieve capital and operating costs efficiencies.

5.2.2 To identify optimal locations within the Berczy Glen Secondary Plan Area for public schools, parks and open spaces, and places of worship as shown schematically on Map SP1 – Detailed Land Use and in the Community Design Plan required in Section 6.2 of this Plan.

5.2.3 To secure public community infrastructure through development approvals. In accordance with Section 4.2.2.2 of the Official Plan, a community infrastructure impact statement may be required to be submitted in support of development applications to identify how required public community infrastructure will be delivered.

Public Schools
5.2.4 That the location of public schools sites shown on Map SP1- Detailed Land Use have been selected to reflect the role of school sites in defining community and neighbourhood structure, the open space system and patterns of land use.
Secondary school sites have been located to adjoin or be within a reasonable walking distance of potential transit routes. These school buildings shall be oriented to facilitate direct access to transit routes and stops.

That the location, size and configuration of each public school site shown on Map SP1 – Detailed Land Use shall be further defined in the Community Design Plan consistent with the policies or requirements of the respective School Board and principles of community design outlined in this Secondary Plan.

That where a public school site adjoins public parkland, the school site shall be of a size, configuration, and design that facilitates potential joint use by the City and the respective School Board.

That public school sites be confirmed and secured through the development approval process.

That a public school site may be relocated in consultation with the School Boards, and without amendment to this Secondary Plan, provided the alternate site is consistent with the community structure objectives of this Secondary Plan and the long term needs of the School Boards.

That in the event a public school site is no longer required for public school purposes, it may be removed without amendment to this Secondary Plan.

That public school sites may be zoned to permit appropriate alternate uses with a ‘Hold’ provision, in addition to a public school and accessory uses, in the event the site is not required by a School Board or other educational institutions, and Council has not considered any alternate use in accordance with Section 4.2.3.2 of the Official Plan. Appropriate alternate uses will be identified in the Community Design Plan required in Section 6.2 of this Secondary Plan or through plans of subdivision.

Removal of the ‘Hold’ provision for the alternate uses on the site shall be addressed in the conditions of approval of an appropriate plan of subdivision and/or site plan control agreement secured through the development approval process.

Places of Worship

That the location, size and configuration of required place of worship sites shown on Map SP1 – Detailed Land Use shall be further defined through the Community Design Plan or plans of subdivision consistent with the requirements of Section 8.13.7 of the Official Plan and Council’s place of worship site reservation policy.

That in addition to a minimum 1.0 hectare place of worship site identified symbolically on Map 1 – Detailed Land Use, an existing place of worship site to the west of the Secondary Plan Area in the Cathedral community shall be considered as contributing to meeting the requirements of Council’s place of worship site reservation policy in the Berczy Glen community.
5.2.14 That *place of worship* sites shall be secured through plans of subdivision or other appropriate agreements, and be made available for acquisition and use for a *place of worship* for a period of at least five years from the date of registration of the plan of subdivision.

5.2.15 That *place of worship* sites may be zoned to permit appropriate alternate uses with a ‘Hold’ provision, in addition to *place of worship* and accessory uses, in the event the site is not acquired for a *place of worship*. Removal of the ‘Hold’ provision to allow for the alternate uses on the site shall be tied to expiration of the site reservation period and the execution of a site plan control or subdivision agreement for the alternate land use.

5.2.16 That a *place or worship* site may be relocated without amendment to this Secondary Plan, provided the alternate site is consistent with the community structure objectives of this Secondary Plan as outlined in the Community Design Plan.

5.3 Parks and Open Space System

Markham is committed to ensuring that sufficient and meaningful parks and open spaces are available to its residents. Within the Berczy Glen community, a well designed and connected system of parks and open spaces including Greenway System lands, and multi use trails and pathways, will provide opportunities for diverse recreational and leisure activities.

*It is the policy of Council:*

5.3.1 To plan and develop a system of parks and open spaces that are integrated throughout the Berczy Glen Secondary Plan Area in a manner consistent with Section 4.3 of the Official Plan and the policies of this Secondary Plan, including the Community Design Plan requirements identified in Section 6.2.

5.3.2 That the Parks and Open Space System within the Berczy Glen Secondary Plan Area include among other things, the following components:
   a) City Parks as shown schematically on Map SP1 – Detailed Land Use, including:
      i. a Community Park, a minimum of 6 hectares in size, to serve parks users generally within a 10 minute walking distance (approximately 800 metres);
      ii. Neighbourhood Parks as shown schematically on Map SP1 – Detailed Land Use, including Active Parks and Parkettes, approximately 0.2 to 2.0 hectares in size, to serve parks users generally within a 5 minute walking distance (approximately 400 metres);
   b) Open Space Lands including Greenway System lands and stormwater management facilities as shown schematically on Map SP1 – Detailed Land Use; and
   c) pedestrian and cycling routes which also form part of the Active Transportation Network as shown on Map SP6 – Transit and Active Transportation Network.

5.3.3 To provide for more detailed planning and design of the Parks and Open Space System within the Berczy Glen Secondary Plan Area, including the development of a parks and open space plan
in accordance with Section 6.1.6.7 of the Official Plan, as a component of the required Community Design Plan outlined in Section 6.2 of this Plan.

5.3.4 To acquire public parkland in the form of City Parks within the Berczy Glen Secondary Plan Area through the development approval process in accordance with the parkland dedication policies of Section 10.8.2 of the Official Plan, and to secure public park sites through the development approval process, including the establishment, where appropriate, of an area specific parkland agreement.

5.3.5 That parks be distributed generally in accordance with the following principles as further articulated in the Community Design Plan:
- Achieving minimum walking distances for residents in accordance with Section 4.3.2.2 of the Official Plan;
- Neighbourhood parks and elementary schools should be co-located where possible;
- Connections should be provided between the Parks and Open Space System and the Greenway System, streets, utility corridors, and pedestrian and cycling trails; and
- Parks should be located to take advantage of topography and views where appropriate.

5.3.6 That a park site identified on Map SP1 – Detailed Land Use may be relocated without amendment to this Plan provided the alternate site is consistent with the community structure objectives of this Secondary Plan as outlined in the Community Design Plan. Removal of identified park sites shall require an amendment to this Secondary Plan.

5.4 Cultural Heritage Resources

Four rural residential properties within the Berczy Glen Secondary Plan Area are listed on the City’s Register of Property of Cultural Heritage Value or Interest. The City’s objective is to conserve, enhance and restore significant cultural heritage resources including built heritage resources, archaeological resources or cultural heritage landscapes that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.

It is the policy of Council:

5.4.1 That consideration of cultural heritage resources within the Berczy Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.

5.4.2 That the cultural heritage resources contained in the City’s Register of Property of Cultural Heritage Value or Interest within the Berczy Glen Planning Area are identified in Appendix 2 – Cultural Heritage Resources.
5.4.3 That the retention and/or relocation of cultural heritage resources where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.

5.4.4 To ensure that development of a significant cultural heritage resource itself, or development on adjacent lands is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, according to policy 4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource. The strategy for integrating cultural heritage resources where required shall be outlined in the Community Design Plan.

5.4.5 To impose the following conditions of approval on development or site alteration containing a cultural heritage resource in addition to those provided in Section 4.5 of the Official Plan, where it has been determined appropriate subject to the policies in Section 4.5 of the Official Plan to retain a cultural heritage resource:

a) securement of satisfactory financial and/or other guarantees to restore a culture heritage resource or reconstruct any cultural heritage resources damaged or demolished as a result of new development;

b) obtaining site plan control approval and a site plan agreement for the cultural heritage resource including the implementation of a restoration plan for the heritage building;

c) requiring provisions in offers of purchase and sale which give notice of the cultural heritage resource on the property; and

d) requiring the commemoration of the cultural heritage resource through the provision and installation of an interpretive plaque, in a publicly visible location on the property (i.e., Markham Remembered Plaque).

5.5 Archaeological Resources

First Nations and Métis archaeological resources contribute to Markham’s unique local identity. This Secondary Plan recognizes the importance of conserving archaeological resources and the potential opportunity for incorporating appropriate archaeological discoveries in place making within the Berczy Glen Secondary Plan Area.

It is the policy of Council:

5.5.1 That the conservation of archaeological resources within the Berczy Glen Secondary Plan Area be promoted in a manner consistent with Section 4.6 of the Official Plan and the policies of this Secondary Plan.

5.5.2 That prior to approval of an application for development, redevelopment or site alteration, on lands containing archaeological resources or areas of archaeological potential, the proponent retain a provincially licensed archaeologist to undertake an archaeological assessment and
complete other requirements outlined in Section 4.6.2.2 of the Official Plan to the satisfaction of the City and the Province.

5.5.3 To prohibit grading or other site alteration including installation of infrastructure on any site within the Berczy Glen Secondary Plan Area prior to the issuance of a letter of acceptance of an archaeological assessment from the Province.

5.5.4 To only permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by preservation on site, or by removal and documentation. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.
6.0 URBAN DESIGN AND SUSTAINABLE DEVELOPMENT

The physical layout and design of the Berczy Glen Secondary Plan Area will be defined by the pattern and design of a network of streets and blocks, opens spaces and other elements of the public realm. In addition to ensuring a sustainable pattern of development through the appropriate integration of land use, transportation and infrastructure, this Secondary Plan anticipates the application of innovative sustainable development practices and technologies in site planning and building design. A Community Design Plan will provide further guidance on the planning and design of the public realm, built form and site development, and sustainable development elements.

6.1 General Provisions

It is intended that the Berczy Glen community be designed as a pedestrian, cycling and transit-friendly compact community with sustainable building and site design elements, and innovative techniques for stormwater management.

The emphasis will be on designing a new residential and mixed use community comprising:
• compact neighbourhoods with pedestrian-friendly streets;
• compatible built form and high-quality building design and construction;
• vibrant people places with a clearly identifiable and well-designed public realm; and
• sustainable development.

To achieve sustainable development, policy direction is provided with respect to conservation of environmental resources, energy efficiency and the reduction of greenhouse gas emissions, and supporting climate change adaptation. Sustainable building and site design within the Berczy Glen Secondary Plan Area will focus on water efficiency, energy conservation and generation, ecological protection and enhancement, food production and active transportation at the site scale.

It is the policy of Council:

6.1.1 To shape the urban form of the Berczy Glen Secondary Plan Area in a manner consistent with Section 6.1 of the Official Plan and the policies of this Secondary Plan, through the innovative planning and design of:
a) the public realm:
   i. streets and blocks;
   ii. streetscapes;
   iii. landmarks and views;
   iv. parks and open spaces;
   v. public art; and
b) built form and site development.

6.1.2 To develop comprehensive urban design guidelines for the Future Urban Area Planning District, in accordance with the applicable provisions of Section 6.1 of the Official Plan, which build on
the direction of the Council endorsed Conceptual Master Plan and provide additional guidance on the development of a Community Design Plan for the Berczy Glen Secondary Plan Area, and the review of future development approvals.

6.1.3 To support the sustainable development of the Berczy Glen Secondary Plan Area in a manner consistent with Section 6.2 of the Official Plan and the policies of this Secondary Plan, through the integration of land use, transportation and infrastructure planning at the community level and the application of innovative sustainable development practices and technologies in site planning and building design.

6.1.4 To consider the application of innovative sustainable design practices and technologies as appropriate, in site planning and building design through the development approval process and in particular, through the application and compliance with a sustainable development checklist, as part of the site plan control and/or plan of subdivision application process, as generally set out in Section 6.2.3.1 of the Official Plan.

6.2 Community Design Plan

A Community Design Plan will guide the innovative planning and design of the Berczy Glen Secondary Plan Area and address, among other things, street and block pattern, a hierarchy of streets and streetscape elements, the identification of community gateways and landmarks, the provision of an interconnected parks and open space system, integration of cultural heritage resources, public art, sustainable design and development practices, and community energy planning. The Plan will provide structural guidance to the important components of the built-form and public realm as well as Greenway System interface and design integration.

The Community Design Plan will address the urban design and sustainable development policies of the City’s Official Plan and the City’s comprehensive urban design guidelines for the Future Urban Area Planning District, and respond to York Region’s New Communities Guidelines 2013. The Community Design Plan will also demonstrate how the key directions of the Conceptual Master Plan and the Subwatershed Study, master environmental servicing plan and Community Energy Plan, as amended from time to time, will be implemented.

It is the policy of Council:

6.2.1 To require preparation of a Community Design Plan for the Berczy Glen Secondary Plan Area by the development proponents of the Secondary Plan Area, that addresses the City’s comprehensive urban design guidelines for the Future Urban Area Planning District and that provides further guidance on the planning and design of the public realm, built form and site development, and sustainable development elements including, but not limited to:

The Public Realm
a) The Berczy Glen community will achieve a safe, accessible and well-designed public realm through the incorporation of:
   • accessible linkages to the street network;
• safe and attractive streetscapes;
• enhanced views and vistas of identified landmarks including the Greenway System;
• well-designed public and private open spaces;
• enhanced landscaping and tree planting; and
• sustainable development features and best practices.

**Streets and Blocks**

b) The Berczy Glen community will achieve a well-defined and functional urban fabric that is attractive, safe, pedestrian-oriented and transit supportive through the incorporation of:
• a well-defined street and block hierarchy;
• multiple street and neighbourhood connections for pedestrians, cyclists and vehicles;
• a wide range of block sizes and configurations to accommodate a mix of land uses and diverse built form types; and
• access to transit, community facilities, local retail and services, and the Parks and Open Space System.

**Streetscapes**

c) The Berczy Glen community will achieve streetscapes with a sense of identity that complement functional requirements through the incorporation of:
• a consistent and coordinated style of street furnishings, lighting, and signage;
• pedestrian and cycling amenities;
• street tree planting and landscaping; and
• traffic calming and on-street parking, where appropriate.

**Landmarks and Views**

d) The Berczy Glen community will create, protect and enhance significant landmarks and views through the incorporation of:
• natural features and cultural heritage resources, where required to be retained;
• significant built form features;
• appropriate street and block orientation to create view corridors and focal points; and
• architectural treatment and screening of rooftop elements.

**Parks and Open Spaces**

e) The Berczy Glen community will create a well-designed and connected Parks and Open Space System through the incorporation of:
• a hierarchy of City Parks and Open Space Lands including Greenway System lands and lands associated with public school sites and naturalized stormwater management facilities;
• accessible pedestrian and bicycle connections;
• natural heritage and hydrologic features and cultural heritage resources, where required to be retained;
• high visibility and prominent street frontage;
• active and passive recreation opportunities;
• safe and comfortable settings for community events and individual use;
• functional, adaptive features and landscaping that provide for year round use; and
• enhancements to the urban forest in accordance with Section 3.2 of the Official Plan; and
• best practices in sustainable design.

Public Art
f) The Berczy Glen community will support the provision of public art as a means of fostering community identity and sense of place in accordance with Section 6.1.7 of the Official Plan.

Built Form and Site Development
g) The Berczy Glen community’s built form character and site design will be enhanced through the incorporation of:
• architectural diversity;
• appropriate building height and massing;
• continuity and building placement;
• transition between areas of different densities;
• safe connections to pedestrian, cycling, and transit infrastructure;
• building design that encourages human interaction and activity at the street level and avoids blank facades along public streets and spaces;
• views and vistas of landmarks;
• comfortable microclimate conditions;
• adequate well-designed private open space and amenity areas;
• urban forest enhancements in accordance with Section 3.2 of the Official Plan; and
• buffered and screened servicing and parking areas.

Sustainable Development
h) The Berczy Glen community will be designed to support sustainable development through the application of:
• design features and practices that enhance resiliency and consider the impact of climate change;
• design solutions for supply, efficient use and conservation of energy and water;
• low-impact design features and green infrastructure; and
• innovative sustainable design practices and technologies in site planning and building design.

6.2.2 That the Berczy Glen Community Design Plan will also address:

a) community identity and character;

b) how the hierarchy of streets and blocks will provide for a walkable community that supports cycling and use of transit through a fine local road grid system and an interconnected network of boulevard multi-use paths and trails within the Greenway System;

c) how the Greenway System lands will be integrated within the community fabric to provide for the protection and enhancement of natural heritage and hydrologic features within an interconnected Parks and Open Space System;
d) how the interconnected Parks and Open Space System will integrate the City Parks and Open Space Lands including Greenway System lands, and lands associated with public school sites and stormwater management facilities, with the active transportation network;

e) how the master environmental servicing plan informs the interface between trails, the Greenway System and built form, and enhancement of the urban forest in accordance with Section 3.2 of the Official Plan;

f) how those cultural heritage resources which are being retained are integrated into the community, and the requirements of Sections 4.5.3.3 and 4.5.3.11 of the Official Plan regarding development on adjacent lands;

g) how Residential Neighbourhoods and special character areas such as Neighbourhood Service Nodes identified in Appendix 1 - Future Urban Area Community Structure Plan, will be planned and designed at a community and neighbourhood scale to provide a mix of built form and land use;

h) how an appropriate distribution of housing types and scale, height, massing and transition of built form may be provided in the Residential Neighbourhoods and Neighbourhood Service Nodes, in a manner consistent with the density targets identified in Section 5.1.2 and the applicable ‘Residential’ and ‘Mixed Use’ land use designations;

i) how public community infrastructure provided by the City or York Region and/or other community infrastructure provided by the private sector will be integrated within the Residential Neighbourhoods and the Neighbourhood Service Nodes, and will be accessible by active transportation and transit;

j) how City Parks and Open Space Lands will be planned in accordance with Section 5.3.3 of this Secondary Plan and with regard to Appendix 1 – Future Urban Area Community Structure Plan to address parks and open space system classification typology, size and walkability criteria, and be designed to address the active and passive recreation needs of the community, including community gardening, where appropriate;

k) how built form and site development will make a positive contribution to the public realm, define the character of the streets and open spaces, and promote architectural diversity and sustainable development practices in building and open space design;

l) how the use of Low Impact Development best practices and green infrastructure will be applied through appropriate community and site planning and building design, and other sustainability initiatives; and

m) how the strategies and actions of the Community Energy Plan applicable to the Berczy Glen Secondary Plan Area as outlined in Section 7.2.3 will be implemented by the overall community design, design of infrastructure, building design and site development, and adoption of sustainable best practices.

6.2.3 That all new development within the Berczy Glen Secondary Plan Area shall address the applicable provisions and area and site specific urban design and sustainable development guidelines contained in the Community Design Plan for the Secondary Plan Area.
7.0 TRANSPORTATION, SERVICES AND UTILITIES

7.1 Transportation System

The transportation system servicing the Berczy Glen Secondary Plan Area includes public roads and laneways, private roads, and pedestrian, bicycle and transit routes and facilities. It is intended that this integrated transportation system will support growth within the Future Urban Area Planning District by improving road and transit network connectivity and by providing a convenient range of travel choices such as walking and cycling options for local and short trips.

7.1.1 General Policies

It is the policy of Council:

7.1.1.1 To plan and design a transportation system to service the Berczy Glen Secondary Plan Area that balances the needs of all road network users including pedestrians, cyclists, transit and motorists, and the integration of land uses, in a manner consistent with Section 7.1 of the Official Plan, and the policies of this Secondary Plan.

7.1.1.2 That the transportation system servicing the Berczy Glen Secondary Plan Area includes the planned road network of arterial roads, major collector and minor collector roads as shown on Map SP5 – Road Network and the planned transit network and active transportation network of transit, cycling, and pedestrian routes and facilities as shown on Map SP6 – Transit and Active Transportation Network.

7.1.1.3 That the location of major and minor collector roads and transit, cycling and pedestrian routes and facilities be confirmed through more detailed studies submitted in support of development approvals for the Berczy Glen Secondary Plan Area. The final location of trails/pathways, roads, and related facilities may be revised without amendment to this Secondary Plan, provided the intent of the Official Plan and this Secondary Plan is maintained.

7.1.1.4 To require through the development approval process, where appropriate and at no public cost, and in accordance with the Planning Act, the conveyance of lands within the Berczy Glen Secondary Plan Area needed to achieve the road network shown on Map SP5 – Road Network and the active transportation network shown on Map SP6 – Transit and Active Transportation Network in accordance with Section 7.1.3.4 of the Official Plan. Determination of final right-of-way requirements shall be made through the completion of the Functional Traffic Design Study, Transportation Impact Assessment and/or any applicable environmental assessment as initiated through the development approval process.

7.1.1.5 That the implementation of certain components of the transportation system servicing the Berczy Glen Secondary Plan Area, including the road, transit and active transportation networks, may require the completion of appropriate municipal class environmental assessments, initiated through the development approval process to the satisfaction of the City.
7.1.2 Road Network

Within the Berczy Glen Secondary Plan Area, the road network is largely influenced by existing arterial roads and proposed collector roads which are expected to carry the majority of pedestrian, cycling, vehicular, and transit service traffic within the community, and will serve as links to neighbouring areas. The collector road network establishes a modified grid pattern that creates a well defined street and block hierarchy of continuous collector roads in both east-west and north-south directions. Integrated with the arterial roads, the collector road system provides links to the existing and planned road network and opportunities for establishing connections with the future transit network.

It is the policy of Council:

7.1.2.1 That the designated arterial roads surrounding the Berczy Glen Secondary Plan Area as shown on Map SP5 – Road Network be planned to achieve the requirements of the York Region Official Plan, as may be amended from time to time. It is the City’s intention to transfer Elgin Mills Road East adjacent to the north limit of the Secondary Plan Area to York Region and that it be improved to Region of York Arterial Road standards.

7.1.2.2 That the designated collector roads within the road network of the Berczy Glen Secondary Plan Area as shown on Map SP5 – Road Network be planned to achieve the following:

a) major collector roads shall generally have a mid-block right-of-way width of 30.5 metres and minor collector roads shall generally have a mid-block right-of-way width of 24.5 metres with the exception of Street ‘A’, which could have a reduced right-of-way in certain areas to address constrained or unique conditions.

b) design requirements, consistent with the comprehensive urban design guidelines for the Future Urban Area Planning District and the Community Design Plan, to be confirmed through the transportation component of the master environmental servicing plan, and refined through the functional traffic design studies;

c) an in-boulevard multi use path shall be provided on each side of the road to accommodate pedestrians and cyclists, with the exception of Street ‘A’ which may provide for a multi-use path in an alternate arrangement in certain areas to address constrained or unique conditions. The multi use paths shall be approximately 3 metres in width at minimum, except on Street ‘D’ east of Street ‘C’ where they shall be approximately 4 metres in width at minimum.

d) aligned travel lanes through the collector road intersections; and

e) rear lane vehicular access or shared vehicular access to individual dwelling units fronting on collector roads, where possible.
Where a collector road intersects another collector road, it shall be recognized that a number of traffic control alternatives may be considered, including stop-controls, traffic signals and/or roundabouts. The intersection right-of-way shall be confirmed through the completion of the functional traffic design study, transportation impact assessment and/or any applicable environmental assessment.

7.1.2.3 That the local roads within the road network of the Berczy Glen Secondary Plan Area be planned to achieve the following:
   a) a primary road network providing frontage for development lots and blocks;
   b) design requirements, in a manner consistent with the comprehensive urban design guidelines for the Future Urban Area Planning District and the Community Design Plan, to be determined through the approval of functional traffic design studies and transportation impact assessments; and
   c) aligned travel lanes through the collector road intersections.

Where possible, local roads shall be organized to form a modified grid network intersecting with the designated collector roads in order to maximize connectivity throughout the Berczy Glen Secondary Plan Area.

7.1.2.4 That public laneways within the road network of the Berczy Glen Secondary Plan Area, be planned to achieve the following:
   a) a secondary road network at the rear of development lots and blocks providing access to the required on-site parking and service areas; and
   b) design requirements, in a manner consistent with the comprehensive urban design guidelines for the Future Urban Area Planning District and the Community Design Plan, to be determined through the functional traffic design studies and transportation impact assessments.

Public utilities may be located within lanes subject to functional and design standards established by the City.

7.1.3 Transit and Active Transportation Network

Within the Berczy Glen community, the interconnectivity between the transit network, cycling and walking system is essential to the establishment of a well-integrated active transportation network. Providing opportunities for active transportation makes it easier for people to decrease their dependence on the automobile. Conveniently located and adequately spaced transit stops are crucial to establishing an integrated transit network to service the Berczy Glen Secondary Plan Area and promote ridership.

It is the policy of Council:

7.1.3.1 To work with York Region, other applicable transit providers and development proponents, to facilitate the implementation of a planned network of transit services for the Berczy Glen Secondary Plan Area as identified on Map SP6 – Transit and Active Transportation Network, and to
structure new residential and mixed use neighbourhoods around transit services and facilities in support of increasing the transit modal split across the Future Urban Area Planning District.

7.1.3.2 That the introduction of transit services to the Berczy Glen Secondary Plan Area will be implemented by York Region, in cooperation with the City and development proponents, by:
   a) providing a series of transit routes that serve and link the centres of each residential and mixed use neighbourhood; and connections to the proposed bus rapid transit service along Major Mackenzie Drive East to the south of the Secondary Plan Area;
   b) locating a transit stop at the centre of each residential and mixed-use neighbourhood so as to generally be within 400 metres of most residents; and
   c) placing transit stops at most intersections, passenger generators and transfer points; and
   d) providing additional transit stops on the neighbourhood routes and on routes flanking the residential and mixed-use neighbourhoods, as required.

7.1.3.3 To facilitate the development of a transit-supportive urban structure, in cooperation with York Region and development proponents, by:
   a) planning for a local road pattern and related pedestrian routes that accommodate direct pedestrian access to transit routes and stops;
   b) ensuring all areas within the Berczy Glen Secondary Plan Area are adequately served by public transit;
   c) incorporating transit stops in road design requirements, where appropriate;
   d) incorporating transit waiting areas into buildings located adjacent to transit stops, and
   e) promoting public transit ridership through site planning and building design, building scale, distribution of development densities, land use mix and location.

7.1.3.4 That the active transportation network as shown on Map SP6 – Transit and Active Transportation be planned to achieve the following:
   a) an interconnected system of boulevard multi-use boulevard paths linking pedestrians and cyclists within the Berczy Glen Secondary Plan Area with other pathway systems in the City and the Future Urban Area Planning District;
   b) design requirements, in a manner consistent with the comprehensive urban design guidelines for the Future Urban Area Planning District and the Community Design Plan, to be determined through the functional traffic design studies and transportation impact assessments; and
   c) design requirements for collector road to collector road intersections to recognize the key elements of a “protected intersection” for pedestrians and cyclists.

7.1.4 Transportation Demand Management

Transportation demand management measures seek to modify travel behaviour or demand in order to make more efficient use of available transportation capacity. These objectives can be achieved by encouraging the residents and workers within the Berczy Glen Secondary Plan Area to make more trips by walking, cycling, transit and carpooling, and other sustainable modes of transportation.
It is the policy of Council:

7.1.4.1 That a comprehensive transportation demand management strategy be prepared by development proponents in the Berczy Glen Secondary Plan Area, including initiatives for 'Residential' and 'Mixed Use' neighbourhoods, that will reduce the number of trips, trip length, and reliance on single occupancy vehicles and promote a shift from automobile use to other modes of transportation. A transportation demand management strategy will include, but not be limited to, the following key elements:

- multi use paths within each collector road as set out in 7.1.2.2 c) of this Secondary Plan;
- bicycle parking and public bike repair stations;
- transit services and continual route enhancements;
- integration and connection to transit including the installation of bicycle racks at key bus stops (adjacent to schools, community centre and trail connections);
- travel incentive programs (such as ride matching, work and school based incentives, site specific support facilities);
- education, promotion and outreach programs;
- monitoring programs; and
- supportive parking policies.

7.2 Services and Utilities

7.2.1 Municipal Water, Wastewater and Stormwater Management

Municipal infrastructure provides for the safe and effective delivery of potable water and the conveyance of wastewater and stormwater.

It is the policy of Council:

7.2.1.1 To ensure that new developments in the Secondary Plan Area are serviced with municipal water and wastewater infrastructure in accordance with the provisions of Chapter 7 of the Official Plan, and that such infrastructure are designed to City standards. Additionally, water and wastewater infrastructure to support new developments shall be designed in a manner consistent with the recommendations of the master environmental servicing plan.

7.2.1.2 That the design of the trunk water and wastewater infrastructure will generally follow the alignment of such infrastructure recommended in the master environmental servicing plans. The design of the local water and wastewater infrastructure is to be confirmed through more detailed studies and development approvals.

7.2.1.3 That the assignment of sanitary capacity allocation for development in the Secondary Plan Area will be determined by the City, in consultation with York Region, as part of the review of a
development application, and in accordance with the master environmental servicing plan and the development phasing plan.

7.2.1.4 That satisfactory arrangements between the Developers’ Group, the City, and York Region where applicable shall be established to ensure timely delivery of the key components of the water and wastewater infrastructure for the Secondary Plan Area as condition of development approvals in the Berczy Glen Secondary Plan Area.

Master Environmental Servicing Plan

7.2.1.5 To require the preparation of a master environmental servicing plan prior to any development approvals within the Berczy Glen Secondary Plan Area. The master environmental servicing plan shall be accepted by the City, in consultation with the appropriate agencies, prior to any development of lands. The Toronto and Region Conservation Authority shall be satisfied in regards to the water resources and Provincial natural hazards components of the master environmental servicing plan.

7.2.1.6 To require pre-consultation for the master environmental servicing plan to determine the details, scope and terms of reference for the plan including, but not limited to, addressing the findings and recommendations of the Council endorsed 2017 Conceptual Master Plan for the Future Urban Area, including the Transportation Master Plan, Water and Wastewater Master Plan, and the Subwatershed Study.

7.2.1.7 That the master environmental servicing plan shall identify all technical requirements to provide infrastructure services for the development of the lands and for the identification and management of the Greenway System and water resources within the Berczy Glen Secondary Plan Area. Among other matters, the master environmental servicing plan shall address requirements for the following:

- sanitary sewers;
- watermains;
- stormwater management facilities, including low impact development measures;
- major roads, including Greenway System crossings;
- utility and telecommunication services;
- preliminary grading; and
- Greenway System and water resources.

7.2.1.8 That where the provision of infrastructure services required to support development in the Berczy Glen Secondary Plan Area necessitates changes to infrastructure external to the Secondary Plan Area, these changes shall also be identified in the master environmental servicing plan. The master environmental servicing plan shall also identify circumstances that may require phasing of the delivery of services and infrastructure and recommend appropriate solutions. Information essential to understanding the provision and delivery of infrastructure services to inform the development phasing plan shall also be included in the master environmental servicing plan.
**Functional Servicing Report**

7.2.1.9 That a functional servicing report shall be submitted in support of a development application for review and accepted by the City, prior to approval of the development.

7.2.1.10 That the functional servicing report reflect the recommendations of the master environmental servicing plan and support the detailed design of the water and wastewater infrastructure required to service the development.

7.2.1.11 That the functional servicing report address, but not be limited to, lot grading, sewer and watermain works, road cross-sections and utility requirements. Engineering drawings are to be prepared in accordance with this report and shall be submitted for review and approval by the City. All municipal services shall be designed in accordance with the policies and standards of the City, and where applicable, affected agencies.

**Stormwater Management Report**

7.2.1.12 That as a condition of development approvals, and based on the findings and recommendations of the accepted master environmental servicing plan, a stormwater management report shall be prepared in accordance with Section 3.3 of the Official Plan and Section 4.4 of this Secondary Plan, and submitted for review and acceptance by the City in consultation with the Toronto and Region Conservation Authority. The report shall provide detailed information regarding the provision of water quality and quantity management facilities, low impact development facilities, hydraulic gradelines, overland flow routes, and erosion and siltation controls for the plan of subdivision or other development proposal.

**7.2.2 Utility and Telecommunication Services**

Utilities such as natural gas, electricity and/or renewable energy, streetlighting and telecommunications, should be planned and coordinated within the Berczy Glen Secondary Plan Area to the greatest extent possible.

**It is the policy of Council:**

7.2.2.1 To require that, to the greatest extent possible, utilities shall be planned and constructed in a coordinated manner. Utility and telecommunication services shall be planned to be located underground and shall be grouped wherever possible. Where required, above ground utility fixtures shall be located and designed in accordance with City policies and the requirements of the Community Design Plan.

7.2.2.2 That utility and telecommunication services shall be permitted in all land use designations subject to the requirements of the master environmental servicing plan and detailed engineering designs to be approved by the City. Any proposed services located within the
‘Greenway’ designation as shown on Map SP1 – Detailed Land Use shall be minimized, and shall coincide with required road rights-of-way, wherever possible. In the event that a single loaded road is approved to adjoin lands designated ‘Greenway’, services should be confined to the edge of the road right-of-way farthest from the ‘Greenway’ designation, wherever possible.

7.2.2.3 That utility providers shall, as a condition of development approval, confirm that existing, upgraded or new services will be available to support proposed development.

7.2.2.4 To work with development proponents and Hydro One to encourage opportunities for using the Hydro Corridor adjacent to the Secondary Plan Area for secondary open space, natural heritage, trails, community gardens and agricultural use, where appropriate.

7.2.3 Community Energy Plan

Community energy plans will support Markham’s goal of becoming a net zero emission community by 2050. Net zero emission communities meet energy demand through energy efficient buildings and infrastructure, and low carbon or carbon free forms of energy, and offset any greenhouse gas emissions that cannot be eliminated.

In accordance with Section 5.6.10 of the York Region Official Plan, a Community Energy Plan will be developed for the Future Urban Area Planning District, of which the Berczy Glen Secondary Plan Area is a part, to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable on-site generation and district energy options including but not limited to solar, wind, water, biomass and geothermal energy.

The Community Energy Plan will inform the City’s evaluation process of the proposed development within the Secondary Plan Area as it relates to strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas (GHG) emissions in the Future Urban Area. The Community Energy Plan is a living document that will be revised from time to time to respond to innovations in technology, new trends, opportunities for partnerships and funding.

It is the policy of Council:

7.2.3.1 That a Community Energy Plan be prepared for the Future Urban Area Planning District, of which the Berczy Glen Secondary Plan Area is a part, by the landowners within the Planning District, in consultation with the City and York Region. Having regard to Section 6.2.2.3 of the Official Plan, the Community Energy Plan will identify opportunities to integrate energy consideration and energy solutions to address the following:

a) community design for a low-carbon community;

b) energy in structures and infrastructure;

c) community energy systems and local energy sources;

d) active mobility and use of electric vehicles;
e) opportunities for carbon sinks;
f) communications, community engagement and behavioural change; and

g) an implementation plan and a monitoring and reporting plan to track progress toward the targets to be established through the results of the pilot program and/or the City-led modelling exercise.

7.2.3.2 That the strategies and actions of the Community Energy Plan for the Future Urban Area Planning District Secondary Plan Area, including a solar strategy as required by York Region, be implemented by the overall community design, design of infrastructure, building design and site development, and adoption of sustainable practices as set out in the Community Design Plan requirements in Section 6.2 of this Plan.
8.0 LAND USE

8.1 General Provisions

The land use designations shown on Map SP1 – Detailed Land Use establish the general pattern for development in the Berczy Glen Secondary Plan Area. The policies for these designations, as set out in Sections 8.1 through 8.4 of this Secondary Plan, provide comprehensive guidance for development, and must be read in conjunction with other applicable provisions of this Secondary Plan as well as Chapter 8 and other applicable provisions of the Official Plan.

It is the policy of Council:

8.1.1 That the general pattern of land use for the Berczy Glen Secondary Plan Area is established in the maps of the Official Plan, and refined on Maps SP1 through SP6 in this Secondary Plan. Appendices 1 through 3 of this Secondary Plan are provided for information purposes only.

8.1.2 That further to the provisions of Chapter 8 of the Official Plan, the following specific land use designations are established and applied to the lands within this Secondary Plan Area, as shown on Map SP1 – Detailed Land Use:

- ‘Residential Low Rise’
- ‘Residential Mid Rise I’
- ‘Residential Mid Rise II’
- ‘Mixed Use Mid Rise’
- ‘Greenway’

8.1.3 That in addition to the land use designations, a number of proposed specific land uses or facilities are identified schematically or by text on Map SP1 - Detailed Land Use, including:

- Community Park as set out in Section 5.3 of this Secondary Plan
- Neighbourhood Parks as set out in Section 5.3 of this Secondary Plan
- Public School sites as set out in Section 5.2 of this Secondary Plan
- Place of Worship sites as set out in 5.2 of this Secondary Plan
- Stormwater Management Facilities as set out in Section 7.2.1 of this Secondary Plan

8.1.4 That the pattern of land use shown on Map SP1 – Detailed Land Use and the proposed specific land uses or facilities will be implemented through required development approvals such as draft plan of subdivision or condominium, zoning by-law amendment, and/or site plan control approval, in accordance with the applicable policies of this Secondary Plan and the Official Plan, and addressing City standards and guidelines.

8.1.5 That minor adjustments in the land use pattern and the proposed specific land uses or facilities may be considered through development approvals without amendment to this Plan provided the intent of the Secondary Plan is substantially maintained, as identified in Sections 5.2 and 5.3 of this Secondary Plan. Stormwater management facilities may be relocated or removed without amendment to this Secondary Plan.
8.1.6 That in considering an application for development approval on lands designated ‘Residential’ and ‘Mixed Use’, Council shall ensure that development has adequate transportation, water and wastewater infrastructure, and community infrastructure such as public schools and parks and open spaces, and has regard for the Urban Design and Sustainable Development policies outlined in Section 6 of this Secondary Plan and Chapter 6 of the Official Plan.

8.1.7 That the locations of park sites, open spaces, public school sites and sites of other community facilities and infrastructure shown on Map SP1 - Detailed Land Use have been selected without regard to property ownership. As a condition of development approval, development proponents shall be required to enter into one or more developers’ group agreement(s), where appropriate, within the Berczy Glen Secondary Plan Area, to ensure the equitable distribution of costs of these community and infrastructure facilities in accordance with Section 9.1 of this Secondary Plan.

8.1.8 That density within the ‘Residential’ and ‘Mixed Use’ designations within the Berczy Glen Secondary Plan Area will be calculated on a net hectare basis which excludes all public roads (with the exception of lanes), and lands to be used for public school sites, places of worship, parks and open space, stormwater management facilities and certain other lands intended for public ownership.

8.2 Residential Designations

The ‘Residential’ designations, along with the ‘Mixed Use’ designations identified in Section 8.3 of this Secondary Plan, provide for a range of housing choices by type, tenure and affordability level, in accordance with Section 5.1 of this Secondary Plan.

Given the existing surrounding land use context and location of the Secondary Plan Area within the Future Urban Area Planning District, the housing types in the Berczy Glen community will be predominantly ground-related, including detached, semi-detached, duplex and townhouse dwellings. Mid-rise building types are anticipated along higher order transit routes, particularly along Warden Avenue and along Elgin Mills Road East.

Lands designated ‘Residential’ are also intended to accommodate community infrastructure and services such as public schools, parks and open spaces, places of worship and affordable and shared housing, all with access to an active transportation network which encourages walking, cycling and transit. Public schools, daycare centres, and parks and open spaces, and other community infrastructure will be located in neighbourhood centres, where possible, to act as a focal point for the Berczy Glen community.

The policies of the land use designations are intended to ensure: compatibility with character and pattern of adjacent and surrounding development; provide adequate park space and community services, and a high quality of urban design; promote sustainable development practices; improve the pedestrian experience; and improve access to transit as outlined in Section 8.2 of the Official Plan.
‘Residential’ lands are categorized into ‘Residential Low Rise’, ‘Residential Mid Rise I’ and ‘Residential Mid Rise II’ designations as shown on Map SP1 – Detailed Land Use. Additional specific provisions relating to the residential development contemplated in each designation are established in this Secondary Plan.

8.2.1 Residential Low Rise

The ‘Residential Low Rise’ designation applies to the majority of the lands in the Secondary Plan Area as identified on Map SP1 – Detailed Land Use. The designation is intended to provide for the development of compact neighbourhoods consisting of primarily ground-related housing types on pedestrian friendly streets. Site specific policies provide for appropriate transition from existing larger lot development in adjacent ‘Residential Estate’ lands.

It is the policy of Council:

General Policies
8.2.1.1 That lands within the Berczy Glen Secondary Plan Area that are designated ‘Residential Low Rise’ shall be subject to the relevant provisions of Sections 8.1, 8.2.1 and 8.2.3 of the Official Plan, except as otherwise provided for in Sections 8.2.1.2 through Section 8.2.1.6 in this Secondary Plan.

Uses
8.2.1.2 To provide for only the following uses on lands designated ‘Residential Low Rise’:
   a) dwelling unit including a home occupation;
   b) secondary suite in accordance with Section 8.13.8 of the Official Plan;
   c) convenience retail and personal services in accordance with Section 8.13.1 of the Official Plan;
   d) day care centre in accordance with Section 8.13.2 of the Official Plan;
   e) place of worship in accordance with Section 8.13.7 of the Official Plan;
   f) public school, provided it is approved at a location on an arterial or collector road;
   g) shared housing small scale in accordance with Section 8.13.9 of the Official Plan; and
   h) uses provided for in Section 8.1.1 of the Official Plan.

Building Types
8.2.1.3 To provide for only the following building types on lands designated ‘Residential Low Rise’:
   a) detached dwelling, semi-detached dwelling, townhouse excluding back to back townhouse, duplex, small multi-plex building containing 3 to 6 units, all with direct frontage on a public street. A zoning by-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial or a major collector road, or where an individual lot has frontage on a public park which fronts a public street;
   b) coach house located above a garage on a laneway; and
   c) buildings associated with day care centres, places of worship and public schools.
Height and Density

8.2.1.4 To provide for the following height and density on lands designated ‘Residential Low Rise’:
   a) a maximum building height of 3 storeys; and
   b) a minimum density of 25 units per net hectare and a maximum density of 45 units per net hectare.

Development Criteria

8.2.1.5 That In addition to the development criteria outlined in Section 8.2.3.6 of the Official Plan, in considering an application for development approval on lands designated ‘Residential Low Rise’, Council shall ensure that development adheres to the development criteria outlined below:
   a) direct vehicular access for individual dwelling units fronting on arterial and collector roads shall generally not be permitted.

Site Specific Policies

8.2.1.6 That for the lands designated ‘Residential Low Rise’ which abut existing ‘Residential Estate’ development as shown in hatching with a reference to Section 8.2.1.6 a) on Map SP1 – Detailed Land Use, the following use and density provisions and development criteria shall apply:
   a) only detached dwelling units including a home occupation, a secondary suite in accordance with Section 8.13.8 of the Official Plan, and shared housing small scale in accordance with Section 8.13.9 of the Official Plan shall be permitted;
   b) the minimum density provisions in Section 8.2.1.4 b) shall not apply;
   c) the development pattern shall be compatible with adjacent existing development on lands designated ‘Residential Estate’. In addition, detached garages shall generally not be permitted in side or rear yards that abut existing development.

8.2.2 Residential Mid Rise

The ‘Residential Mid Rise’ designations apply to certain lands along Elgin Mills Road East, along certain collector roads, and in the vicinity of Warden Avenue as identified on Map SP1 - Detailed Land Use. The designation is intended to accommodate more intensive residential development along transit corridors and to provide for a transition between the more intensive development along the Warden Avenue frontage and the ‘Residential Low Rise’ development to the west.

There are two categories of ‘Residential Mid Rise’ designations in this Secondary Plan, including ‘Residential Mid Rise I’ and ‘Residential Mid-Rise II’. Lands designated ‘Residential Mid Rise II’ are intended to accommodate the most intensive mid-rise development within the Berczy Glen community to support the higher frequency transit on Warden Avenue.

It is the policy of Council:

8.2.2.1 That lands within the Berczy Glen Secondary Plan Area that are designated ‘Residential Mid Rise’ shall be subject to the relevant provisions of Sections 8.1, 8.2.1 and 8.2.4 of the Official Plan.
8.2.2.2 Residential Mid Rise I

Uses
8.2.2.2.1 To provide for the following uses on lands designated ‘Residential Mid Rise I’ in addition to the uses listed in Section 8.2.1.2 of this Secondary Plan:
   a) shared housing large scale, shared housing long term care and shared housing supervised in accordance with Section 8.13.9 of the Official Plan.

Building Types
8.2.2.2.2 To provide for only the following building types on lands designated ‘Residential Mid Rise I’:
   a) townhouse including back to back townhouse;
   b) small multiplex buildings containing 3 to 6 units;
   c) stacked townhouse;
   d) apartment building;
   e) coach house located above a garage on a laneway; and
   f) buildings associated with day care centres, places of worship and public schools.

Height and Density
8.2.2.2.3 To provide for only the following height and density on lands designated ‘Residential Mid Rise I’:
   a) a minimum building height of 2 storeys and a maximum building height of 4 storeys, with the following exceptions:
      i. apartment buildings may have an attached podium lower than 3 storeys; and
      ii. buildings fronting arterial roads may achieve a maximum building height of 6 storeys; and
   b) a minimum density of 40 units per net hectare and a maximum density of 70 units per net hectare.

Development Criteria
8.2.2.2.4 That in addition to the development criteria outlined in Section 8.2.3.6 in the Official Plan, in considering an application for development approval on lands designated ‘Residential Mid Rise’, Council shall ensure that development adheres to the development criteria outlined below:
   a) Direct vehicular access for individual dwelling units fronting on arterial and collector roads shall generally not be permitted.
8.2.2.3 Residential Mid Rise II

Uses
8.2.2.3.1 To provide for the uses identified in Section 8.2.2.1 of this Secondary Plan on lands designated ‘Residential Mid Rise II’.

Building Types
8.2.2.3.2 To provide for only the following building types on lands designated ‘Residential Mid Rise II’:
   a) stacked townhouse;
   b) apartment building; and
   c) buildings associated with day care centres, places of worship and public schools.

Height and Density
8.2.2.3.3 To provide for only the following height and density on lands designated ‘Residential Mid Rise’:
   a) a minimum building height of 2 storeys and a maximum building height of 6 storeys, with the following exceptions:
      i. buildings associated with day care centres, places of worship and public schools may have a minimum height equivalent to 2 storeys;
      ii. apartment buildings may have an attached podium lower than 3 storeys; and
      iii. buildings fronting arterial roads may achieve a maximum height of 8 storeys;
   b) a minimum density of 50 units per net hectare and a maximum density of 80 units per net hectare.

Development Criteria
8.2.2.3.4 That in considering an application for development approval on lands designated ‘Residential Mid Rise II’, Council shall ensure that development adheres to the development criteria outlined in Section 8.2.2.2.4.

8.3 Mixed Use Designations

The ‘Mixed Use’ designations in this Secondary Plan are intended to provide for a full range of uses to meet the needs of the local population. The intent is that new retail, restaurant and service uses in this designation will be integrated with community and residential uses in a mixed-use setting in a manner that is transit supportive and pedestrian-oriented. The availability of community infrastructure will be assessed through the review of a development application to ensure that a full range of community services and facilities are available or will be provided to serve residents in these areas.

Mixed Use development is provided for in the ‘Mixed Use Mid Rise’ designation as shown on Map SP1 – Detailed Land Use. Additional specific provisions relating to the development contemplated in the designation is established in this Secondary Plan.
8.3.1 Mixed Use Mid Rise

The ‘Mixed Use Mid Rise’ designation applies to certain lands along Warden Avenue, and along the major collector road identified as Street ‘D’ on Map SP1 – Detailed Land Use. The intent is to deliver a portion of the Neighbourhood Service Nodes identified in Appendix 1 – Future Urban Area Community Structure Plan.

The portion of the ‘Mixed Use Mid Rise’ designation along the major collector road will be in the form of a main street, characterized by animated multi-storey buildings. The mixed use commercial core area at the intersection of Warden Avenue and the major collector road will be developed with a more intensive mixed use building form characteristic of the mixed use Neighbourhood Service Node identified in the Community Structure Plan identified in Appendix 1 and the Community Design Plan.

The ‘Mixed Use Mid Rise’ designation is located to optimize opportunities for accessing planned public transit facilities and, when developed, will reflect the characteristics of a complete community.

It is the policy of Council:

General Policies
8.3.1.1 That lands within the Berczy Glen Secondary Plan Area that are designated ‘Mixed Use Mid Rise’ shall be subject to the relevant provisions of Sections 8.1, 8.3.1 and 8.3.3 of the Official Plan, except as otherwise provided for in Sections 8.3.1.2 through Section 8.3.1.6 in this Secondary Plan.

Uses
8.3.1.2 To provide for only the following uses on lands designated ‘Mixed Use Mid Rise’:
   a) sports and fitness recreation;
   b) commercial school;
   c) day care centre in accordance with Section 8.13.2 of the Official Plan;
   d) dwelling unit including a home occupation;
   e) financial institution;
   f) office;
   g) restaurant;
   h) retail;
   i) secondary suite in accordance with Section 8.13.8 of the Official Plan;
   j) service, with the exception of motor vehicle service stations and commercial storage facility;
   k) commercial parking garage;
   l) shared housing small scale, shared housing large scale, shared housing long term care and shared housing supervised in accordance with Section 8.13.9 of the Official Plan; and
   m) place of worship, public school and private school in accordance with Section 8.3.1.5 of this Secondary Plan.
Building Types
8.3.1.3 To provide for only the following building types on lands designated ‘Mixed Use Mid Rise’:
   a) stacked townhouse;
   b) apartment building; and
   c) multi-storey non-residential or mixed use building.

Height and Density
8.3.1.4 To provide for only the following height and density provisions for lands designated ‘Mixed Use Mid Rise’:
   a) a minimum building height of 3 storeys and a maximum building height of 6 storeys, with the following exceptions:
      i. buildings associated with day care centres, places of worship and public schools may have a minimum height equivalent to 2 storeys;
      ii. apartment buildings may have an attached podium lower than 3 storeys; and
      iii. buildings fronting arterial roads may achieve a maximum height of 8 storeys.
   b) a minimum density of 40 units per net hectare and a maximum density of 70 units per net hectare. Where a cultural heritage resource is integrated with development, the lands to be occupied by the cultural heritage resource, including associated open space and other facilities, shall be excluded from the calculation of density.

Development Criteria
8.3.1.5 That in addition to the development criteria outlined in Sections 8.3.1.4 and 8.3.3.5 of the Official Plan, in considering an application for development approval on lands designated ‘Mixed Use Mid Rise’, Council shall ensure that development adheres to the development criteria outlined below. Where the provisions below conflict with the provisions of Section 8.3.3.5 of the Official Plan, the provisions of Section 8.3.2.5 of this Secondary Plan shall prevail:
   a) retail uses shall generally be limited to individual retail premises with a gross floor area not exceeding 2,000 square metres. The implementing zoning by-law may further restrict the number of retail premises that may be permitted to have the maximum permitted gross floor area or the proportion of the gross floor area that may be devoted to retail premises of the maximum size;
   b) development shall address and animate public streets, particularly the Warden Avenue, Street ‘D’ and Street ‘E’ frontages, including the provision of primary entrances and facades on these streets;
   c) building placement and the articulation of the building façade will be provided in accordance with the urban design policies of this Secondary Plan, as further articulated in the Community Design Plan;
   d) pedestrian connections will be provided to adjacent neighbourhoods; and
   e) places of worship, public schools and private schools shall only be permitted within a multi-storey non-residential or mixed use building located on an arterial or major collector road.
Site Specific Policies

8.3.1.6 Neighbourhood Service Node

The following specific height and density provisions, and development criteria shall apply to the ‘Mixed Use Mid Rise’ lands located at the intersection of Street ‘D’ and Warden Avenue outlined on Map SP1 – Detailed Land Use, and identified as a mixed use Neighbourhood Service Node in Appendix 1 - Future Urban Area Community Structure Plan.

and the Community Design Plan:

a) stacked townhouses are not permitted;

b) where the ground floor or a portion of the ground floor of a building fronts Warden Avenue or Street ‘D’:
   • retail, personal service, office and other non-residential uses shall be provided; and
   • the ground floor shall be designed to achieve a minimum height conducive to non-residential uses;

c) the minimum building height shall be 4 storeys, except for apartment buildings which may have an attached podium lower than 3 storeys, and the maximum building height shall be 8 storeys;

d) the minimum density shall be 50 units per net hectare and the maximum density shall be 80 units per net hectare; where a cultural heritage resource is integrated with development, the lands to be occupied by the cultural heritage resource, including associated open space and other facilities, shall be excluded from the calculation of density; and

e) places of worship, public schools and private schools shall only be permitted within a multi-storey non-residential or mixed use building.

8.4 Greenway Designation

The ‘Greenway’ designation shown on Map SP1 – Detailed Land Use applies to Greenway System lands shown on Map SP4 – Greenway System that contains the Natural Heritage Network, the Rouge Watershed Protection Area, the Greenbelt Plan Area and certain proposed naturalized stormwater management facilities. These lands are intended to protect natural heritage and hydrologic features while supporting natural heritage enhancement opportunities, passive recreation uses and nature appreciation.

It is the policy of Council:

General Policies

8.4.1 That lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ as shown on Map 4 – Greenway System in the Official Plan and Map SP1 – Detailed Land Use shall be subject to the general provisions of Sections 3.1 and 8.6 of the Official Plan except as otherwise provided for in Section 4.1 of this Plan, and the land use policies of Section 8.4.2 of this Plan.
Uses
8.4.2 To provide for only the following uses on lands designated ‘Greenway’ as shown on Map SP1 – Detailed Land Use:
   a)  archaeological activity;
   b)  ecological restoration activity;
   c)  forest, wildlife habitat and fisheries management and conservation;
   d)  watershed management, conservation and flood and erosion control projects carried out by a public authority;
   e)  trails and nature-based public recreational activities including associated recreational infrastructure;
   f)  transportation, servicing or utility infrastructure in accordance with Sections 3.1.2.9 and 7.1.1.7 of the Official Plan, which receives environmental approval under provincial or federal authority, subject to the requirements of the Greenbelt Plan where applicable;
   g)  communications/telecommunications infrastructure, subject to the requirements of the Greenbelt Plan where applicable;
   h)  dwelling unit within the Greenbelt Plan Area, subject to Section 4.5 of the Greenbelt Plan;
   i)  dwelling unit within the Greenway System but outside the Greenbelt Plan Area, provided it was a legally existing use prior to the adoption of this Secondary Plan;
   j)  home occupation; and
   k)  secondary suite in accordance with Section 8.13.8 of the Official Plan.
9.0 IMPLEMENTATION

9.1 General Policies

It is the policy of Council:

9.1.1 That this Secondary Plan shall be implemented in accordance with the provisions of the Planning Act, and other provincial legislation, the provisions of Chapter 10 of the Official Plan and the provisions of this Secondary Plan.

Developers’ Group Agreement(s)

9.1.2 That the locations of proposed public infrastructure such as roads, stormwater management facilities or the provision of other community facilities identified in this Secondary Plan have been incorporated without regard to property ownership. In order to ensure that all affected property owners contribute equitably towards the provision of community and infrastructure facilities such as parks, roads and road improvements, internal and external services, stormwater management facilities, the City shall require that, as a condition of development approval, development proponents enter into one or more Developers’ Group Agreements to address the sharing of these costs.

9.1.3 That Developers’ Group agreements shall provide for the equitable distribution of the costs, including lands, of the aforementioned community and common public facilities and associated studies where such costs are not dealt with under the Development Charges Act, 1997.

Development Phasing Plan

9.1.4 That a development phasing plan for the Secondary Plan Area shall be prepared in accordance with Section 10.1.2.2 m) of the Official Plan and the policies of this Secondary Plan.

9.1.5 That the development phasing plan be submitted prior to any development approval within the Secondary Plan Area.

9.1.6 The development phasing plan shall be prepared by development proponents, in consultation with the City and York Region, in a manner consistent with the required supporting studies, and applicable Provincial, Regional, City and Toronto and Region Conservation Authority policies.

9.1.7 That, in addition to the matters identified in Section 10.1.2.2 m) of the Official Plan, that are required to be addressed, the development phasing plan shall also address:

a) the planned distribution of housing by density;

b) timing of delivery of key internal and external water and wastewater distribution systems, and stormwater management facilities; and

c) timing of construction and operation of major utility facilities.
9.1.8 That the City shall ensure through plans of subdivisions, development agreements, and holding provisions in the zoning by-law, that development in the Berczy Glen Secondary Plan Area occurs sequentially and generally as described in the development phasing plan.

**Parkland Dedication**

9.1.9 That as a condition of development approval of land within the Berczy Glen Secondary Plan Area, the City may through the parkland dedication by-law, require that land be conveyed for parks and other recreational purposes as set out in Section 10.8 of the Official Plan.
10.0 INTERPRETATION

10.1 General Policies

It is the policy of Council:

10.1.1 That the provisions of Section 11.1 and any other section of the Official Plan regarding the interpretation of that Plan shall apply in regard to this Secondary Plan, however in the event of a discrepancy between this Plan and the policies and/or designations of Part I of the Official Plan, the policies of this Secondary Plan shall prevail.

10.1.2 That this Secondary Plan be read in its entirety and all policies must be considered, including the applicable policies of the Official Plan, when implementing this Secondary Plan.

10.1.3 That this Secondary Plan includes goals, objectives, principles and policies intended as a guide to development within the Berczy Glen Secondary Plan Area. Some flexibility in interpretation is permitted, at the discretion of Council, provided that the intent of the goals, objectives, principles and policies are maintained.

10.1.4 That references to “acceptance” or “accepted” by the City of required studies undertaken in support of a development application shall mean acceptance to the satisfaction of the Commissioner of Development Services.
MAP SP2
GREENWAY SYSTEM
BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)

Date: 11/14/2018
SCALE: 1:8,500

- Boundary of Secondary Plan Area
- Greenway System Boundary
- Natural Heritage Network
- Rouge Watershed Protection Area
- Greenbelt Plan Area - Natural Heritage System of the Protected Countryside
- Other Greenway System Lands including certain naturalized stormwater management facilities
- Permanent Streams and Intermittent Streams

- Subject to Section 4.1.6

Other Greenway System Lands including certain naturalized stormwater management facilities

Natural Heritage Network

Rouge Watershed Protection Area

Greenbelt Plan Area - Natural Heritage System of the Protected Countryside

Permanent Streams and Intermittent Streams

DRAFT

SCALE: 1:8,500
Date: 11/14/2018

06373AM


Elgin Mills Rd E

Hydro Corridor

Warden Ave

Major Mackenzie Dr E

DRAFT
MAP SP3
NATURAL HERITAGE FEATURES
BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)
Date: 11/14/2018
1:8,500

Boundary of Secondary Plan Area
Greenway System Boundary

NATURAL HERITAGE NETWORK
- Significant Woodlands
- Minimum Vegetation Protection Zone (30m) for Significant Woodlands
- Permanent Streams and Intermittent Streams
- Other Natural Heritage and Hydrologic Features and Minimum Vegetation Protection Zone
- Other Greenway System Lands including certain naturalized stormwater management facilities

DRAFT
BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)
Date: 11/14/2018

1:8,500

Hydro Corridor

Elgin Mills Rd E

Major Mackenzie Dr E

Warden Ave

MAP SP4
HYDROLOGIC FEATURES

NATURAL HERITAGE NETWORK

- Significant Valleylands
- Provincially Significant Wetlands
- Minimum Vegetation Protection Zone (10m) for Significant Valleylands
- Minimum Vegetation Protection Zone (30m) for Provincially Significant Wetlands
- Permanent Streams and Intermittent Streams
- Seepage Areas
- Springs
- Other Natural Heritage and Hydrologic Features and Minimum Vegetation Protection Zones
- Other Greenway System Lands including certain naturalized stormwater management facilities

See Section 4.5.3

*
Boundary of Secondary Plan Area

ARTERIAL ROADS
- Regional Transit Priority
- Frequent Transit Service

ACTIVE TRANSPORTATION NETWORK
- Major Collector Road with Boulevard Multi Use Path
- Minor Collector Road with Boulevard Multi Use Path
- Minor Collector Road or Local Road Connection
October 17, 2017 Council endorsed Community Structure Plan, with the exception of the Proposed Ecological Corridor which remains under study until a Council resolution is achieved.

DRAFT

SCALE: 1:25,000 Date: 11/14/2018
APPENDIX 2
CULTURAL HERITAGE RESOURCES
BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)

Boundary of Secondary Plan Area

Cultural Heritage Resource

A. Thomas Frisby Jr. House, c.1915
   3151 Elgin Mills Road East

B. Lyon-Schell-Frisby House, c.1850
   3575 Elgin Mills Road East

C. John Doner Jr./The Toll House, c.1843
   3693 Elgin Mills Road East

D. Sanderson House, c.1820 (formerly Trudgeon House)
   10508 Warden Avenue

APPENDIX 2 - BERCZY GLEN CULTURAL HERITAGE RESOURCE INVENTORY.mxd

Scale: 1:8,500

Date: 11/14/2018

DRAFT
APPENDIX B

Consistency with the Provincial Policy Statement, 2014

The following table provides a detailed analysis of how the Berczy Glen Secondary Plan is consistent with the Provincial Policy Statement (PPS), 2014. The 2014 PPS policies applicable to the Berczy Glen Secondary Plan are summarized in the left column, and City Staff’s explanation of how the proposed policies of the Berczy Glen Secondary Plan are consistent with the 2014 PPS are provided in the right column. Please refer to the applicable policies of 2014 PPS and the Berczy Glen Secondary Plan, as referenced, for exact wording of policies.

<table>
<thead>
<tr>
<th>Consistency Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Provincial Policy Statement (PPS), 2014</strong></td>
</tr>
<tr>
<td><strong>1.0 Building Strong Healthy Communities</strong></td>
</tr>
<tr>
<td><strong>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</strong></td>
</tr>
<tr>
<td><strong>1.1.1 Healthy, liveable and safe communities are sustained by:</strong></td>
</tr>
<tr>
<td>(a) promoting efficient development and land use patterns</td>
</tr>
<tr>
<td>(b) accommodating an appropriate range and mix of land uses</td>
</tr>
<tr>
<td>(c) avoiding land use patterns which may cause environmental or public health and safety concerns</td>
</tr>
</tbody>
</table>
detached dwellings, semi-detached dwellings, townhouses (including back to back and stacked townhouses), small multiplex buildings containing 3 to 6 units, secondary suites, shared housing, apartment buildings and mixed use buildings (see policies 8.2.1.3, 8.2.2.2.2, 8.2.2.3.2, and 8.3.1.3 of the Secondary Plan). The opportunity for shared housing is provided in the Secondary Plan to ensure viable housing options for seniors, or those persons with special needs.

The Berczy Glen Secondary Plan includes goals and principles which strive to create a healthy and resilient community. Overall quality of life is expected to be improved by designing neighbourhoods around pedestrian activity with a high number of destinations within walking distance and an interconnected system of parks and open space. One of the guiding principles for the development of the Berczy Glen Secondary Plan Area (see policy 2.1.3) is to ensure accessibility by all, regardless of age or physical ability: “to create a sense of community identity through the innovative planning and design of the public realm, built form and site development, to be accessible by all, regardless of age or physical ability”.

As described in Section 5 of the Secondary Plan, there is a focus on identifying and providing facilities and services that meet the needs of the community, such as schools, parks, places of worship, etc. (see Section 5.0). Optimal locations for public schools, parks and open spaces, and places of worship are identified conceptually within the Berczy Glen Secondary Plan Area to inform future development approvals. It is recognized that community infrastructure and services in adjacent communities, such as the community centre to the southeast and the places of worship to the west, will also serve the Berczy Glen community. Neighbourhood parks and elementary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (see policy 5.3.5 of the Secondary Plan).

The Secondary Plan emphasizes the development of a high quality built form and public realm. As outlined in Section 6.2, a Community Design Plan is to be prepared to address the urban design and sustainable development policies of the Markham Official Plan. Policies within the Secondary Plan demonstrate a commitment to achieving sustainable development by providing direction on conserving environmental resources, energy efficiency and the reduction of greenhouse gas emissions (see Section 6.0 of the Secondary Plan).
The lands designated ‘Greenway’ in the Secondary Plan are intended to protect natural heritage and hydrologic features. These lands are subject to the environmental protection provisions of Sections 3.1 and 8.6 of the Official Plan.

<table>
<thead>
<tr>
<th><strong>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The Future Urban Area (FUA) lands, including Berczy Glen, are identified in the York Region Official Plan (ROP) 2010 as ‘New Community Areas’. The FUA lands were brought into the York Region ‘Urban Area’ through Amendment #3 (approved by the OMB in 2015). Amendment #3 to the ROP expanded the Urban Area of the City of Markham to provide opportunities for urban growth to the year 2031.</td>
</tr>
<tr>
<td>The lands within the FUA Planning District, including the Berczy Glen Secondary Plan area, are being planned to support an overall density of 70 residents and jobs per hectare (see policy 5.1.5) and 20 units per hectare (see policy 5.1.2), which is consistent with the York Region Official Plan 2010. A population of approximately 45,000 residents is to be accommodated through development of the FUA Planning District.</td>
</tr>
<tr>
<td>As shown on Map SP1 – Detailed Land Use, a mix of land uses are permitted to accommodate an appropriate range of housing types and densities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The FUA lands, including Berczy Glen, were designated ‘Urban Area’ through ROP Amendment #3, and as such, are included within the settlement area boundary, but outside the built-up area boundary.</td>
</tr>
<tr>
<td>The FUA Planning District, including the Berczy Glen Secondary Plan area, represents an appropriate area to accommodate forecasted growth to 2031 based on the following:</td>
</tr>
<tr>
<td>• The lands are located within the delineated boundary of the Markham urban area (see Section 1.3.2 of the Secondary Plan)</td>
</tr>
<tr>
<td>• The lands are planned to be serviced by municipal water and wastewater systems prior to development approvals being granted (see policy 7.2.1.4 of the Secondary Plan)</td>
</tr>
<tr>
<td>• The lands can support the achievement of complete communities (see Section 3.0 of the Secondary Plan).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>1.1.3.2 Land use patterns within settlement areas shall be based on:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(a) densities and a mix of land uses which:</strong></td>
</tr>
<tr>
<td><strong>1. efficiently use land and resources</strong></td>
</tr>
<tr>
<td>The Berczy Glen Secondary Plan area is within the City of Markham’s settlement area.</td>
</tr>
<tr>
<td>As detailed in Section 5.0 of the Secondary Plan, Berczy Glen is to be planned and designed as a compact community of healthy neighbourhoods with diverse housing types, community infrastructure and parks and open space, and protected cultural heritage resources. To promote</td>
</tr>
<tr>
<td>2.</td>
</tr>
<tr>
<td>3.</td>
</tr>
<tr>
<td>4.</td>
</tr>
<tr>
<td>5.</td>
</tr>
</tbody>
</table>

(b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3

---

- for and efficiently use infrastructure and public service facilities, community services, such as neighbourhood parks and elementary schools are encouraged to be co-located, where possible (see policy 5.3.5).

- As outlined in Section 7.2.3 of the Secondary Plan, a Community Energy Plan will be developed for the FUA Planning District to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options.

- The Berczy Glen Secondary Plan includes policies that provide direction for the development of a complete and compact community. The Secondary Plan promotes a diverse mix of land uses (Section 8.0), allows for and encourages a range and mix of housing types (Policy 5.1.1 and Section 8.2), facilitates the establishment of a well-integrated active transportation network (Section 7.1.3), supports transit (Section 7.1.3), protects and enhances natural heritage resources (Sections 4.1-4.5), and promotes energy efficient and low impact development (Section 7.2.3).

- The planned land use pattern will provide a mix of low and medium density residential units at a density of between 25 units per hectare (Policy 8.2.1.4) and 80 units per hectare (Policy 8.2.2.3.3). As outlined in Policy 5.1.5, the Berczy Glen Secondary Plan area is to be planned to contribute to an overall minimum density of 70 residents and jobs per hectare across the developable area of the Future Urban Area (FUA) district. This density will support a well-integrated network of infrastructure and public service facilities, including open spaces, parks, and schools (Section 5.2).

---

### 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated

- The FUA lands, including Berczy Glen, are identified in the York Region Official Plan (ROP) 2010 as ‘New Community Areas’. The FUA lands were brought into the York Region ‘Urban Area’ through Amendment #3 (approved by the OMB in 2015). Amendment #3 to the ROP expanded the Urban Area of the City of Markham to provide opportunities for urban growth to the year 2031.

- In conformity with the ROP, the City of Markham Official Plan (OP) 2014 designates the lands subject to the Berczy Glen Secondary Plan ‘Future Urban Area’ and more specifically ‘Future Neighbourhood Area’ and ‘Greenway’.
A Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands was prepared and endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the Future Urban Area Planning District. The Conceptual Master Plan identifies appropriate locations for employment areas, residential neighbourhood areas, mixed use neighbourhood areas, mixed use regional corridors and mixed use regional corridors with a retail focus.

Map SP1 – Detailed Land Use and Section 8 of the Secondary Plan provides further details on the appropriate locations for low-rise, mid-rise and mixed use mid-rise development within the Berczy Glen Secondary Plan area.

| 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety | The Berczy Glen Secondary Plan provides detailed policies that: identify the appropriate type and scale of development (Section 8.2) and transition of built form to adjacent communities (see policy 8.2.1.6); support the achievement of the intensification target (Policy 5.1.2 and 5.1.5); ensure lands are designed in a manner that supports the achievement of complete communities (Section 3.0); and support intensification through the provision of necessary infrastructure and public service facilities (Section 5.2, 7.1 and 7.2).

The Secondary Plan directs development away from hazardous lands, which may include natural hazards such as floodplain lands and erosion sites, as well as human environmental hazards resulting from soil contamination and air and noise pollution which can pose a threat to public health and safety (Section 4.5 of the Secondary Plan). Hazardous lands are included within the protected ‘Greenway’ designation (Map SP2-SP4). |
|---|---|
| 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas | Residential development within the FUA Planning District, and more specifically within the Berczy Glen Secondary Plan area, will contribute to achieving the intensification target for the City of Markham as outlined in the ROP 2010. The ROP outlines an intensification target for the City of Markham of 31,590 units.

As per Policy 2.2.7.4 of the Growth Plan 2017, planning for the FUA planning district, is proceeding in accordance with the policies and plan horizon of the York Region Official Plan (ROP) 2010 (approved and in effect prior to July 1, 2017), which uses population and employment forecasts to 2031. |
Policy 5.6.3 of the ROP 2010 outlines the following minimum targets: “new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area”. Policy 5.1.2 of the Berczy Glen Secondary Plan states that an overall minimum density of 20 residential units per developable hectare is to be met or exceeded. Policy 5.1.5 of the Secondary Plan outlines that the FUA Planning District will be planned to contribute to an overall minimum density of 70 residents and jobs per hectare.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities

The FUA lands were brought into the York Region ‘Urban Area’ through Amendment #3 (approved by the OMB in 2015). Amendment #3 to the ROP expanded the Urban Area of the City of Markham to provide opportunities for urban growth to the year 2031. The Berczy Glen block is the most western block of the FUA and is located adjacent to an established residential community to the west and south. The Angus Glen block of the FUA is located directly to the east of the Berczy Glen community.

The Berczy Glen Secondary Plan area is being planned to have a compact form, mix of uses and densities to allow for the efficient use of land, infrastructure and public service facilities. The Berczy Glen Secondary Plan calls for the “integration of land use, transportation and infrastructure planning at the community level” (Policy 6.1.3).

A range of land use designations will ensure a diverse mix of land uses and an efficient and compact urban form, including: Residential (Low and Mid Rise), Mixed Use, and Greenway (see Map SP1 – Detailed Land Use). Within each residential land use designation, a density range is specified to promote efficient development and land use patterns that minimize land consumption and servicing costs.

As detailed in Policy 7.1.1.1 of the Secondary Plan, planning for the transportation system is to be integrated with land use planning to facilitate connectivity throughout the FUA Planning District, provide convenient access to a range of land uses by walking, cycling, and taking transit, and provide transit-supportive densities.

1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:
(a) That specified targets for intensification and redevelopment are achieved prior to, or concurrent with,

To ensure forecasted growth and development is appropriately managed, the Berczy Glen Secondary Plan states that a development phasing plan is to be prepared and submitted prior to any development approval (see policy 9.1.4 and 9.1.5). Policy 9.1.7 of the Secondary Plan specifies that the development phasing plan must address the matters identified in Section 10.1.2.2 m) of the Official Plan, as well as: the planned distribution of housing by density, timing
<table>
<thead>
<tr>
<th>New Development within Designated Growth Areas</th>
<th>Of delivery of key internal and external water and wastewater distribution systems, and stormwater management facilities, and timing of construction and operation of major utility facilities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) The orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs</td>
<td></td>
</tr>
<tr>
<td>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where several criteria have been met.</td>
<td>Not applicable to the Berczy Glen Secondary Plan. York Region’s 2031 Municipal Comprehensive Review resulted in the inclusion of the FUA lands within the settlement area boundary.</td>
</tr>
<tr>
<td>1.1.4 Rural Areas in Municipalities 1.1.5 Rural Lands in Municipalities</td>
<td>Policy sections not applicable to the Berczy Glen Secondary Plan as the lands are not within a rural area.</td>
</tr>
<tr>
<td>1.1.6 Territory Without Municipal Organization</td>
<td>Policies not applicable to the City of Markham, or Berczy Glen Secondary Plan Area.</td>
</tr>
</tbody>
</table>

**1.2 Coordination**

Policy 1.2.1 through 1.2.6 direct planning authorities to take a coordinated, integrated and comprehensive approach to planning within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards.

Policy section not directly applicable to the Berczy Glen Secondary Plan; however, the Secondary Plan has been prepared through a coordinated and comprehensive approach. A Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands was endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the Future Urban Area Planning District. As directed by the Official Plan, the development of the Conceptual Master Plan was based on a number of concurrent and coordinated City-led supporting studies including a subwatershed study, transportation study, water and wastewater servicing studies, and planning and urban design studies. The proposed Berczy Glen Secondary Plan is consistent with the Conceptual Master Plan.

**1.3 Employment**

1.3.1 Planning authorities shall promote economic development and competitiveness by:

(a) providing a mix and range of employment uses

As described in Section 1.4 of the Secondary Plan, it is anticipated that between 16,000-18,000 jobs will be provided within the FUA planning district. The majority of these jobs will be located within the 275 hectares of developable lands north of Elgin Mills Road, which are designated ‘Future Employment Area’ in the Markham OP. These jobs are intended to accommodate primarily general employment uses with opportunities for business park uses and ancillary retail and service.
(b) maintaining a range and choice of suitable sites for employment uses
(c) encouraging compact, mixed-use development that incorporates compatible employment uses
(d) ensuring necessary infrastructure is provided to support current and projected needs

| b | The Berczy Glen Secondary Plan area is being planned to support an overall density of 70 residents and jobs per hectare across the developable area of the FUA planning district (Policy 5.1.5 of the Secondary Plan). Jobs in the Berczy Glen district are anticipated to be primarily population-serving, including those in community facilities, mixed use areas along Warden Avenue and work at home (Policy 5.1.4 of the Secondary Plan).
| c | The Secondary Plan encourages compact, mixed use development that incorporates compatible employment uses on certain lands along Warden Avenue and along the major collector road identified as Street ‘D’ on Map SP1 – Detailed Land Use. The ‘Mixed Use Mid Rise’ designation is located to optimize opportunities for accessing planned public transit facilities and provide suitable sites for employment opportunities that serve the community.
| d | Policy section not directly applicable to the Berczy Glen Secondary Plan, as the lands are not designated employment areas.

1.4 Housing

1.4.1 Planning authorities shall provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area

| 1.4.1 | Development of the FUA Planning District, including the Berczy Glen Secondary Plan area, is being planned to meet the City and Region’s growth forecasts through the provision of an appropriate and adequate range of housing choices by type, tenure and affordability level (Policy 5.1.1 and Section 8.2) and densities. As outlined in policy 5.1.2 of the Secondary Plan, the Berczy Glen community is being planned to meet or exceed a minimum density of 20 residential units per developable hectare through an appropriate mix of low-rise and mid-rise residential units. Within each residential land use designation, a density range is specified to ensure appropriate densities are met throughout the Secondary Plan area (see Section 8).

1.4.2 Where planning is conducted by an upper-tier municipality:

| 1.4.2 | As per Policy 2.2.7.4 of the Growth Plan 2017, planning for the FUA planning district, is proceeding in accordance with the policies and plan horizon of the York Region Official Plan (ROP) 2010 (approved and in effect prior to July 1, 2017), which uses population and employment forecasts to 2031.

| a | The FUA lands, including Berczy Glen, are identified in the York Region Official Plan (ROP) 2010 as ‘New Community Areas’. The FUA lands were brought into the York Region ‘Urban Area’ through Amendment #3 (approved by the OMB in 2015). Amendment #3 to the ROP expanded
the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist

the Urban Area of the City of Markham to provide opportunities for urban growth to the year 2031.

Policy 5.6.3 of the ROP 2010 outlines the following minimum targets: “new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area”. Policy 5.1.2 of the Berczy Glen Secondary Plan states that an overall minimum density of 20 residential units per developable hectare is to be met or exceeded. Policy 5.1.5 of the Secondary Plan outlines that the FUA Planning District will be planned to contribute to an overall minimum density of 70 residents and jobs per hectare.

Policy 5.6.3 of the ROP 2010 outlines the following minimum targets: “new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area”. Policy 5.1.2 of the Berczy Glen Secondary Plan states that an overall minimum density of 20 residential units per developable hectare is to be met or exceeded. Policy 5.1.5 of the Secondary Plan outlines that the FUA Planning District will be planned to contribute to an overall minimum density of 70 residents and jobs per hectare.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area by:

(a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

(b) permitting and facilitating:

1. all forms of housing required to meet the social, health and well-being requirements of current and future residents; and

2. all forms of residential intensification, including second units

(c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available

The lands within the FUA Planning District, including the Berczy Glen Secondary Plan area, are being planned to support an overall density of 70 residents and jobs per hectare (see policy 5.1.5) and 20 units per hectare (see policy 5.1.2), which is consistent with the York Region Official Plan 2010.

The Berczy Glen Secondary Plan provides for an appropriate range and mix of housing types and densities. The planned land use pattern will provide a mix of low and medium density residential units at a density of between 25 units per hectare (Policy 8.2.1.4) and 80 units per hectare (Policy 8.2.2.3.3).

Permitted residential building types in Berczy Glen include: detached dwellings, semi-detached dwellings, townhouses (including back to back and stacked townhouses), small multiplex buildings containing 3 to 6 units, secondary suites, shared housing, apartment buildings and mixed use buildings (see policies 8.2.1.3, 8.2.2.2.2, 8.2.2.3.2, and 8.3.1.3 of the Secondary Plan). The opportunity for shared housing is provided in the Secondary Plan to ensure viable housing options for seniors, or those persons with special needs.

As detailed in Section 5.1 of the Secondary Plan, the provision of “affordable housing opportunities for those low and moderate income households experiencing affordability challenges, and shared housing opportunities for seniors or those persons with special needs” is an essential element to ensuring the economic and social well-being of the community. Policy 5.1.6 of the Secondary Plan identifies a target of 25 percent of the new housing units to be affordable to low and moderate income households.
### Public Spaces, Recreation, Parks, Trails and Open Space

**1.5 Public Spaces, Recreation, Parks, Trails and Open Space**

**1.5.1 Healthy and active communities** should be promoted by:

| (a) | planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity |
| (b) | planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources |
| (c) | recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas |

The Berczy Glen Secondary Plan promotes healthy and active communities through the delivery of a transportation system that provides a convenient range of travel choices, such as walking and cycling, as well as a range of public facilities, open spaces, and trails. The Berczy Glen Secondary Plan provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and links the Berczy Glen area to other FUA communities (Section 5.3 of the Secondary Plan). Neighbourhood parks and elementary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (Policy 5.3.5 of the Secondary Plan). To ensure an equitable distribution of publicly-accessible natural settings and facilities, the recommended locations of schools, park sites, open spaces and other community facilities and infrastructure, as shown on Map SP1 – Detailed Land Use of the Secondary Plan, were selected through an integrated planning approach, without regard to property ownership (Policy 8.1.7 of the Secondary Plan).

As detailed in Section 7.1 of the Secondary Plan, the transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Policy 7.1.3.4 states that the active transportation network is to be planned to achieve “an interconnected system of boulevard...”
multi-use paths linking pedestrians and cyclists within the Berczy Glen Secondary Plan Area with other pathway systems in the City and FUA Planning District”.

The Greenway System lands located within the Berczy Glen Secondary Plan area comprise the following: natural heritage network lands, rouge watershed protection area lands, Greenbelt Plan area lands, and certain naturalized stormwater management facilities. As outlined in policy 4.1.1 of the Secondary Plan, the City’s intention is to “identify, protect and enhance the Greenway System in the Berczy Glen Secondary Plan Area”.

### 1.6 Infrastructure and Public Service Facilities

#### 1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs

The Berczy Glen Secondary Plan includes policies that encourage the provision of infrastructure and public service facilities in a coordinated, efficient and cost-effective manner. As articulated in Section 5.2 of the Secondary Plan, planning for the provision of community infrastructure and services will be coordinated by the City of Markham, York Region and the private sector in a manner consistent with Section 4.2 of the Official Plan.

Policy 5.2.1 of the Secondary Plan outlines that community infrastructure and services will be provided to: support the development and implementation of Markham’s Integrated Leisure Master Plan, ensure the delivery of community infrastructure and services is balanced to meet the needs of future residents of the Berczy Glen community and other communities across the Future Urban Area Planning District, and encourage new approaches to the delivery of community infrastructure and services that promote shared use or multi-functional facilities and services in order to achieve capital and operating costs efficiencies.

Similarly, Section 7.2.2 of the Secondary Plan outlines that utilities “should be planned and coordinated within the Berczy Glen Secondary Plan Area to the greatest extent possible”.

#### 1.6.2 Planning authorities should promote green infrastructure to complement infrastructure

One of the guiding principles included in Section 2.1 of the Berczy Glen Secondary Plan is “adopting green infrastructure and development standards”. Policy 2.1.6 of the Secondary Plan outlines policy direction to “identify best management practices for green buildings to reduce demands on energy, water and waste systems”. Section 6.2.2 of the Secondary Plan outlines that a Community Design Plan is to be prepared to address, among other things, “how the use of Low Impact Development best practices and green infrastructure will be applied through appropriate community and site planning and building design and other sustainability initiatives” (Policy 6.2.2.m. of the Secondary Plan).
Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as through the application of:

- “Design features and practices to enhance resiliency and to consider the impact of climate change;
- Design solutions for supply, efficient use and conservation of energy and water;
- Low-impact design features and green infrastructure; and
- Innovative sustainable design practices and technologies in site planning and building design”.

1.6.3 Before consideration is given to developing new infrastructure and public service facilities:

(a) The use of existing infrastructure and public service facilities should be optimized

Through the preparation of the Berczy Glen Secondary Plan, the need for, and location of, public service facilities was identified. Map SP1 – Detailed Land Use shows optimal locations for public schools, parks and open spaces, and places of worship to inform future development approvals. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.

As articulated in Section 5.2 of the Secondary Plan, community services will act as focal points for the community. Planning for the provision of community infrastructure and services will be coordinated by Markham, York Region and the private sector. Policy 5.2.1 of the Secondary Plan outlines that community infrastructure and services will be provided to: support the development and implementation of Markham’s Integrated Leisure Master Plan, ensure the delivery of community infrastructure and services is balanced to meet the needs of future residents of the Berczy Glen community and other communities across the Future Urban Area Planning District, and encourage new approaches to the delivery of community infrastructure and services that promote shared use or multi-functional facilities and services in order to achieve capital and operating costs efficiencies.

It is recognized that community infrastructure and services in adjacent communities, such as the community centre to the southeast and the places of worship to the west, will also serve the Berczy Glen community (Section 5.2 of the Secondary Plan).

1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.

A Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands was prepared and endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the Future Urban Area Planning District. The Conceptual Master Plan provides a high level Community Structure Plan, which identifies appropriate locations for public service facilities across the FUA. No emergency management service
facilities are located within the boundary of the Berczy Glen Secondary Plan; however, a Fire Station is proposed in the Angus Glen block, which abuts the Berczy Glen block to the east.

<table>
<thead>
<tr>
<th>1.6.5 Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td>To facilitate service integration, access to transit and active transportation and to promote cost-effectiveness, policy 5.3.5 of the Secondary Plan encourages neighbourhood parks and elementary schools to be co-located. As described in Section 3.1 and 5.2 of the Secondary Plan, neighbourhoods are to be organized around “community hubs” which may consist of public community infrastructure provided by the City of York Region (i.e., schools, parks and open spaces, libraries, community centres) and/or community infrastructure provided by the private sector (i.e., day care centres, places of worship).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.6.6.1 Planning for sewage and water services shall: promote the efficient use and optimization of services, promote water conservation and water use efficiency, and integrate servicing and land use considerations at all stages of the planning process.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 7.2.1.1 of the Secondary Plan states that Council will ensure that new developments in the Secondary Plan area are serviced with municipal water and wastewater infrastructure in accordance with Section 7 of the Markham Official Plan and in a manner consistent with the master environmental servicing plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 1.6.6.2 through 1.6.6.6 outline provisions for municipal sewage services and municipal water services connections.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 7.2 of the Berczy Glen Secondary Plan outlines service and utilities requirements. Policy 7.2.1.1 states that new developments are to be serviced with municipal water and wastewater infrastructure in accordance with the provisions of Section 7 of the Official Plan and in a manner consistent with the master environmental servicing plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.6.6.7 Planning for stormwater management shall: minimize or prevent increase in contaminant loads, minimize changes in water balance and erosion, not increase risks to human health and safety, maximize vegetative and pervious surfaces, and promote stormwater management best practices.</th>
</tr>
</thead>
<tbody>
<tr>
<td>As per Section 4.4 of the Berczy Glen Secondary Plan, stormwater management facilities are to be appropriately designed to protect water quality and aquatic wildlife and provide water quantity and erosion control for the Berczy and Bruce Creeks. Policy 4.4.1 outlines that stormwater management facilities are to be located and designed in a manner consist with Section 3.3 of the Official Plan and based on the recommendations and findings of the Subwatershed Study and the MESP.</td>
</tr>
</tbody>
</table>

Policy 3.3.3.2 of the Markham Official Plan outlines that best management practices in stormwater management are to be applied to: protect groundwater quality; protect water quality; minimize disruption of natural drainage; mitigate stream channel erosion; mitigate flood risk; protect aquatic species and their habitat; minimize vegetation removal, grading, soil compaction, and sediment erosion; and use an integrated treatment approach.
Policy 7.2.1.12 of the Secondary Plan requires the preparation of a stormwater management report prior to granting development approvals. The report is to be based on the accepted Master Environmental Servicing Plan and in accordance with Section 3.3 of the Markham Official Plan.

1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system “establishes a framework to guide the development of a well-defined street hierarchy, streets and blocks layout, and the design of complete streets for all ages, abilities and modes of travel within the Berczy Glen community, with the objective of reducing reliance on the automobile by providing opportunities for active transportation (walking and cycling) and transit”.

Section 7.1 of the Secondary Plan outlines that the Berczy Glen transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Section 7.1.3 of the Secondary Plan includes policies aimed at facilitating and supporting the establishment of a well-integrated active transportation network.

1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

Section 7.1.4 of the Secondary Plan details the requirement for a Transportation Demand Management (TDM) Strategy to be prepared by development proponents. It is outlined in the Secondary Plan that TDM measures “seek to modify travel behaviour or demand in order to make more efficient use of available transportation capacity”. Policy 7.1.4.1 of the Secondary Plan lists several elements to be considered in the TDM Strategy, such as: travel incentive programs.

An objective of the Secondary Plan is to increase transit modal split by structuring new residential and mixed use neighbourhoods around transit services and facilities (Policy 7.1.3.1).

1.6.7.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

The transportation system included within the Berczy Glen Secondary Plan includes public roads and laneways, private roads, and pedestrian, bicycle and transit routes. Planning for the transportation system was integrated with land use planning to ensure connectivity throughout the Berczy Glen Secondary Plan Area and the FUA Planning District, and convenient access to a range of land uses by walking, cycling, and taking transit (Section 7.1).

As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system was designed with the objective of reducing reliance on the automobile by providing active transportation (walking and cycling) and transit. An integrated active transportation network is described in Section 7.1.3 of the Secondary Plan and illustrated on Map SP6 – Transit and Active

14
### 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Transportation Network. The active transportation network is to provide an interconnected system of boulevard multi-use paths linking pedestrians and cyclists within Berczy Glen Secondary Plan area with other pathway systems in the City and the Future Urban Area district.

Throughout the Berczy Glen Secondary Plan, there is a clear emphasis on designing Berczy Glen as a compact, transit-supportive community that promotes a shift from automobile use to other modes of transportation through the design of the transportation network as well as land use pattern and density.

A range of land use designations will ensure a diverse mix of land uses and an efficient and compact urban form, including: Residential (Low and Mid Rise), Mixed Use, and Greenway (see Map SP1 – Detailed Land Use). Within each residential land use designation, a density range is specified to promote efficient development and land use patterns that support the use of transit and active transportation.

As shown on Map SP1 – Detailed Land Use, the ‘Mixed Use Mid Rise’ designation is applied to lands within reasonable walking distance from the majority of the population, and that are accessible by transit (policy 2.1.3).

The location of school sites and parks, as shown on Map SP1 – Detailed Land Use, are guided by policies in the Secondary Plan which require that parks, schools and other community infrastructure be located within reasonable walking distance of all residents (see policies 3.1.3, 3.1.5, 5.3.2 and 5.3.5).

An integrated active transportation network is described in Section 7.1.3 of the Secondary Plan and illustrated on Map SP6 – Transit and Active Transportation Network. The active transportation network is to provide an interconnected system of boulevard multi-use paths linking pedestrians and cyclists within Berczy Glen Secondary Plan area with other pathway systems in the City and the Future Urban Area district.

### 1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.

The Berczy Glen Secondary Plan calls for the “integration of land use, transportation and infrastructure planning at the community level” (Policy 6.1.3). Planning for the transportation system was integrated with land use planning to ensure connectivity throughout the FUA Planning District and convenient access to a range of land uses by walking, cycling, and taking transit (Section 7.1).
<table>
<thead>
<tr>
<th>Policy 1.6.8.1</th>
<th>Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.</th>
<th>Policy 7.1.4 of the Berczy Glen Secondary Plan outlines that conveyance of lands needed to achieve the road network and active transportation network shown on Maps SP5 – Road Network and SP6 – Transit Network and Active Transportation network will be required as part of the development process. Additionally, determination of final right-of-way requirements will be made through the completion of the Functional Traffic Design Study, Transportation Impact Assessment and/or the environmental assessment as initiated through the development approval process.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1.6.8.2 through 1.6.8.5</td>
<td>include regulations for transportation and infrastructure corridors.</td>
<td>Policies not directly applicable to the Berczy Glen Secondary Plan.</td>
</tr>
<tr>
<td>Policy 1.6.9.1 through 1.6.9.2</td>
<td>are applicable to lands in the vicinity of airports, rail facilities and marine facilities.</td>
<td>Policies not directly applicable to the Berczy Glen Secondary Plan.</td>
</tr>
<tr>
<td>1.6.10.1</td>
<td>Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.</td>
<td>Not directly applicable to the Berczy Glen Secondary Plan.</td>
</tr>
<tr>
<td>1.6.11.1</td>
<td>Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.</td>
<td>Not directly applicable to the Berczy Glen Secondary Plan. FUA Planning District</td>
</tr>
<tr>
<td>1.6.11.2</td>
<td>Planning authorities should promote renewable energy systems and</td>
<td>As detailed in Section 7.2.3 of the Berczy Glen Secondary Plan, a Community Energy Plan is to be developed for the Future Urban Area District, in accordance with Section 5.6.10 of the York</td>
</tr>
</tbody>
</table>
alternative energy systems, where feasible, in accordance with provincial and federal requirements.

Region Official Plan, to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options including but not limited to solar, wing, water, biomass and geothermal energy.

The Community Energy Plan will inform the City’s evaluation process of the proposed development within the Secondary Plan Area as it relates to strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas (GHG) emissions in the Future Urban Area.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:
(a) Promoting opportunities for economic development
(b) Optimizing long-term availability and use of land
(d) Encouraging a sense of place through built form and cultural planning
(f) Providing a multi-modal transportation system
(i) Promoting energy conservation
(j) Minimizing negative impacts from a changing climate

As described in Section 1.4 of the Secondary Plan, it is anticipated that between 16,000-18,000 jobs will be provided within the FUA Planning District. The majority of these jobs will be located within the 275 hectares of developable lands north of Elgin Mills Road, which are designated ‘Future Employment Area’ in the Markham OP. These jobs are intended to accommodate primarily general employment uses with opportunities for business park uses and ancillary retail and service.

The Berczy Glen Secondary Plan area is being planned to support an overall density of 70 residents and jobs per hectare across the developable area of the FUA Planning District (Policy 5.1.5 of the Secondary Plan). Jobs in the Berczy Glen district are anticipated to be primarily population-serving, including those in community facilities, mixed use areas along Warden Avenue and work at home (Policy 5.1.4 of the Secondary Plan).

The Secondary Plan encourages compact, mixed use development that incorporates compatible employment uses on certain lands along Warden Avenue and along the major collector road identified as Street ‘D’ on Map SP1 – Detailed Land Use. The ‘Mixed Use Mid Rise’ designation applies to lands located to optimize opportunities for accessing planned public transit facilities and provide suitable sites for employment opportunities that serve the community.

Section 7.1 of the Secondary Plan outlines that the Berczy Glen transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Section 7.1.3 of the Secondary Plan
includes policies aimed at facilitating and supporting the establishment of a well-integrated active transportation network.

As outlined in Section 7.2.3 of the Berczy Glen Secondary Plan, a Community Energy Plan is to be developed for the Future Urban Area District, in accordance with Section 5.6.10 of the York Region Official Plan, to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options including but not limited to solar, wing, water, biomass and geothermal energy.

Furthermore, Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as through the application of:
- “Design features and practices to enhance resiliency and to consider the impact of climate change;
- Design solutions for supply, efficient use and conservation of energy and water;
- Low-impact design features and green infrastructure; and
- Innovative sustainable design practices and technologies in site planning and building design”.

### 1.8 Energy Conservation, Air Quality and Climate Change

#### 1.8.1 Planning Authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

(a) Promote a compact form
(b) Promote active transportation and transit
(c) Focus major employment and commercial land uses on sites well served by transit
(e) Improve the mix of employment and housing

The Berczy Glen Secondary Plan area is being planned as a compact, transit-supportive community with a diverse mix of uses.

A range of land use designations will ensure a diverse mix of land uses and an efficient and compact urban form, including: Residential (Low and Mid Rise), Mixed Use, and Greenway (see Map SP1 – Detailed Land Use). Within each residential land use designation, a density range is specified to promote efficient development and land use patterns that minimize land consumption and promote a shift from automobile use to other modes of transportation.

Section 6.1 of the Secondary Plan describes an intent to plan the Berczy Glen community in a manner that achieves sustainable development practices. Building and site design is to focus on water efficiency, energy conservation and generation, ecological protection and enhancement, food production and active transportation.

As articulated in Policy 6.1.3, the sustainable development of the community is to be supported through the “integration of land use, transportation and infrastructure planning at the
(f) Promote design and orientation that maximizes energy efficiency and use of renewable energy

(g) Maximum vegetation

community level and the application of innovative sustainable development practices and technologies in site planning and building design”.

Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as through the application of:

- “Design features and practices to enhance resiliency and to consider the impact of climate change;
- Design solutions for supply, efficient use and conservation of energy and water;
- Low-impact design features and green infrastructure; and
- Innovative sustainable design practices and technologies in site planning and building design”.

Section 7.1 of the Secondary Plan outlines that the Berczy Glen transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Section 7.1.3 of the Secondary Plan includes policies aimed at facilitating and supporting the establishment of a well-integrated active transportation network. As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system was designed with the objective of reducing reliance on the automobile by providing active transportation (walking and cycling) and transit. Decreasing dependence on the private automobile helps to reduce greenhouse gas emissions.

Policy 7.1.10 of the Secondary Plan describes the direction to “structure new residential and mixed use neighbourhoods around transit services and facilities in support of increasing the transit modal split across the FUA”. Policy 7.1.3.3 further details the ways in which a transit-supportive urban structure will be facilitated. For example, Policy 7.1.3.3 (a) reads “providing a local road pattern and related pedestrian routes that accommodate direct pedestrian access to transit routes and stops”.

As outlined in Section 7.2.3 of the Secondary Plan, a Community Energy Plan is to be prepared for the FUA Planning District. The Community Energy Plan will inform the City’s evaluation process of any proposed development within the Berczy Glen community as it relates to strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas (GHG) emissions in the Future Urban Area.
The Berczy Glen Secondary Plan identifies and protects a Greenway System as detailed on Map SP2 – Greenway System, Map SP3 – Natural Heritage Features, and Map SP4 – Hydrologic Features. Section 4.0 of the Secondary Plan includes policies intended to protect and enhance natural heritage and hydrologic features within a connected landscape.

### 2.1 Natural Heritage

#### 2.1.1 Natural features and areas shall be protected for the long term.

Similar to the Markham Official Plan, the Berczy Glen Secondary Plan identifies and protects a Natural Heritage System within the ‘Greenway’ designation as shown on Map SP2 – Greenway System, Map SP3 – Natural Heritage Features, and Map SP4 – Hydrologic Features. The Greenway designation is comprised of the Natural Heritage Network, the Rouge Watershed Protection Area, the Greenbelt Plan Area and certain proposed naturalized stormwater management facilities (Policy 4.1.2).

The Greenway System within the Berczy Glen Secondary Plan has been refined based on the Subwatershed Study and the master environmental servicing plan (Section 4.1).

Section 4.0 of the Secondary Plan includes policies intended to protect and enhance natural heritage and hydrologic features within a connected landscape. The lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.6 of the Official Plan.

As outlined in Policy 3.1.1.2.b. of the Official Plan, the Greenway System is to be protected by “directing permitted development, redevelopment and site alteration away from natural heritage and hydrologic features”. Section 3.1.2 of the Markham Official Plan states that features that comprise the Natural Heritage Network “are generally intended to be conveyed into public ownership through the development approval process and other land securement means where appropriate”.

#### 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved.

The Berczy Glen Secondary Plan protects natural heritage and hydrologic features and their associated vegetation protection zones through inclusion in the Greenway System land use designation, as shown on Map SP2 – Greenway System, Map SP3 – Natural Heritage Features, and Map SP4 – Hydrologic Features. The lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.6 of the Official Plan.
Policy 4.1.10 of the Berczy Glen Secondary Plan outlines the requirement for the development proponents to prepare a Natural Heritage Restoration Plan for the entire Greenway System within the Secondary Plan Area. The Natural Heritage Restoration Plan will: identify opportunities for enhancement and restoration, and management for the Greenway System, identify enhancement and restoration priorities, and identify as a priority the establishment of natural self-sustaining vegetation on lands which will no longer be in agricultural use. Policy 4.1.9 of the Secondary Plan states that restoration of the Greenway System will occur through a number of means.

<table>
<thead>
<tr>
<th>Policy 2.1.3 through 2.1.9 outlines regulations for protecting natural heritage features, including: features in Ecoregions, fish habitats, habitats of endangered species and threatened species and adjacent lands.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Berczy Glen Secondary Plan protects natural heritage features as identified in Section 2.1.3 – 2.1.8 of the PPS within the Natural Heritage Network component of the Greenway System, as shown on Map SP2 – Greenway System, Map SP3 – Natural Heritage Features, and Map SP4 – Hydrologic Features. Section 4.0 of the Berczy Glen Secondary Plan requires that these features be protected with minimum vegetation protection zones and that an Environmental Impact Study demonstrate that there will be no negative impacts to the Natural Heritage Network. Policy 4.1.1 of the Secondary Plan states that the identification, protection and enhancement of the Greenway System in the Berczy Glen Secondary Plan Area is to be done in a manner consistent with Section 3.1 of the Official Plan, the policies of the Secondary Plan, the Subwatershed Study and master environmental servicing plan prepared in support of the Secondary Plan.</td>
</tr>
</tbody>
</table>

2.2 Water

<table>
<thead>
<tr>
<th>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Berczy Glen Secondary Plan was informed by the preparation of the Berczy, Bruce, Eckardt and Robinson Subwatershed Study which identified and assessed the water resource system including groundwater features, hydrologic functions, natural heritage features and areas, and surface water features. Section 4.3 and 4.4 of the Berczy Glen Secondary Plan provide policies for the protection of water resources including the management of headwater drainage features, groundwater recharge, and stormwater run-off.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 4.3 and 4.4 of the Berczy Glen Secondary Plan provides direction on the appropriate management of sensitive surface water and ground water resources and their hydrologic functions. These resources been identified on Map SP4 – Hydrologic Features of the Secondary Plan and on Appendix B – Headwater Drainage Features of the Official Plan. Policy 4.3.1 states that “development, redevelopment and site alteration should be designed with the goal of protecting ground and surface water quality and quantity in the Berczy Glen</td>
</tr>
</tbody>
</table>
Secondary Plan Area in a manner consistent with Section 3.3 of the Official Plan and the policies of this Secondary Plan”.

### 2.3 Agriculture

**Policy sections 2.3.1 through 2.3.6 outline regulations for lands identified as prime agricultural areas.**

The Official Plan identifies prime agricultural areas of the Protected Countryside in the Berczy Glen Secondary Plan with a ‘Greenway’ designation. This agricultural classification prevails on the Berczy Creek valley corridor which is also identified as ‘Natural Heritage System’ in the Greenbelt Plan. As residential and mixed use development occurs within the developable areas of the Secondary Plan, agricultural operations will no longer be viable within the Greenbelt Plan area. Policy 4.1.10 of the Berczy Glen Secondary Plan identifies these lands – lands which will no longer be in agriculture use – as a restoration priority with the intent that they be restored to a natural self-sustaining vegetation that contributes to the ecological function of the Natural Heritage System of the Greenbelt Plan.

### 2.4 Minerals and Petroleum

**Policy sections 2.4.1 through 2.4.4 are applicable to mineral mining operations and petroleum resource operations.**

Policy sections not applicable to the Berczy Glen Secondary Plan.

### 2.5 Mineral Aggregate Resources

**Policy sections 2.5.1 through 2.5.5 are applicable to mineral aggregate resources.**

Policy sections not applicable to the Berczy Glen Secondary Plan.

### 2.6 Cultural Heritage and Archaeology

**2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved**

As detailed in Section 5.4 of the Secondary Plan, and illustrated through Appendix 2 – Cultural Heritage Resources, four rural residential properties located within the Berczy Glen Secondary Plan area are listed on the City’s Register of Property of Cultural Heritage Value or Interest. The intention, as outlined in the Secondary Plan, is to conserve, enhance and restore significant cultural heritage resources through the development approval process. Policy 5.4.1 specifies that conservation of cultural heritage resources will be consistent with Section 4.5 of the Markham Official Plan.

**2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant**

Section 5.5 of the Berczy Glen Secondary Plan details how lands containing archaeological resources or areas of archaeological potential are to be treated.

Policy 5.5.2 of the Secondary Plan outlines that an archaeological assessment and all other requirements outlined in Section 4.6.2.2 of the Official Plan are to be completed to the
<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.6.3</td>
<td>Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</td>
</tr>
<tr>
<td>2.6.4</td>
<td>Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.</td>
</tr>
<tr>
<td>2.6.5</td>
<td>Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.</td>
</tr>
</tbody>
</table>

- **archaeological resources have been conserved**: Satisfaction of the City and the Province prior to the approval of an application for development, redevelopment or site alteration on lands containing archaeological resources or areas of archaeological potential.

- **Policy 5.5.4 states that development and site alteration on lands containing archaeological resources or areas of archaeological potential will only be permitted if the significant archaeological resources have been conserved by preservation on site, or by removal and documentation.**

- **2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.**

- **Policy 5.4.1 of the Berczy Glen Secondary Plan states that conservation of cultural heritage resources will be consistent with Section 4.5 of the Markham Official Plan, and the policies of the Secondary Plan.**

- **Policy 5.4.4 of the Secondary Plan outlines the objective to: “ensure that development that directly affects a significant cultural heritage resource itself and adjacent lands, is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”. Policy 5.4.5 imposes conditions of approval on development or site alteration containing a cultural heritage resource itself and adjacent lands.**

- **2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.**

- **Policy 5.4.1 of the Berczy Glen Secondary Plan states that conservation of cultural heritage resources will be consistent with Section 4.5 of the Markham Official Plan, and the policies of the Secondary Plan.**

- **Policy 4.5.3.5 of the Markham Official Plan requires the preparation of a heritage impact assessment or a heritage conservation plan, where appropriate, for any proposed alteration, construction or development that directly affects a cultural heritage resource itself and adjacent lands.**

- **2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.**

- **Section 5.5 of the Secondary Plan articulates the City’s commitment to conserving First Nations and Métis archaeological resources.**

---

<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Natural Hazards</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>3.1.1</td>
<td>Development shall generally be directed to areas outside of hazardous sites.</td>
</tr>
<tr>
<td>3.1.2</td>
<td>Development and site alteration shall not be permitted within:</td>
</tr>
<tr>
<td>(b)</td>
<td>defined portions of the flooding hazard along connecting channels</td>
</tr>
<tr>
<td>(c)</td>
<td>areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards</td>
</tr>
<tr>
<td>3.1.3</td>
<td>Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.</td>
</tr>
<tr>
<td>3.1.4</td>
<td>Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems.</td>
</tr>
<tr>
<td>3.1.5</td>
<td>Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is an institutional use, an essential emergency service or a use associated with disposal, manufacture, treatment or storage of hazardous substances.</td>
</tr>
</tbody>
</table>

Section 4.5 of the Berczy Glen Secondary Plan addresses hazardous sites and reducing risks to human health and safety. Policy 4.5.1 states that “development, redevelopment and site alteration should be designed to protect the health and safety of the public and reduce property damage in the Berczy Glen Secondary Plan Area in a manner consistent with Section 3.4 of the Official Plan and the policies of this Secondary Plan.”

As per Policy 4.5.2 of the Secondary Plan, the limits of hazardous lands and hazardous sites are to be delineated to the satisfaction of the City of Markham and the TRCA. Hazardous lands and hazardous sites will be designated ‘Greenway’ and conveyed into public ownership. Policy 4.5.3 of the Secondary Plan outlines that modifications to the floodplain along a portion of Berczy Creek, as identified on Map SP4 – Hydrologic Features, will only be considered if a technical study demonstrates that: there will be no adverse upstream or downstream flooding impacts, there will be no negative impacts to wetlands, habitat of threatened and endangered species, fish habitat, significant woodlands, significant wildlife habitat, permanent streams and seepage areas and springs, all disturbed areas within the modified floodplain will be stabilized and replanted with native vegetation, and requirements under the Toronto and Region Conservation Authority’s regulation have been addressed.

As per Policy 4.5.2 of the Secondary Plan, the limits of hazardous lands and hazardous sites are to be delineated to the satisfaction of the City of Markham and the TRCA. Hazardous lands and hazardous sites will be designated ‘Greenway’ and conveyed into public ownership. Not directly applicable to the Berczy Glen Secondary Plan area.

Hazardous lands and hazardous sites are designated ‘Greenway’ which prohibits all development including those listed in Section 3.1.5 of the PPS.
<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1.6</td>
<td>Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources. Not directly applicable to the Berczy Glen Secondary Plan area.</td>
</tr>
<tr>
<td>3.1.7</td>
<td>Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where several criteria are demonstrated and achieved. Not directly applicable to the Berczy Glen Secondary Plan area.</td>
</tr>
<tr>
<td>3.1.8</td>
<td>Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards. Not directly applicable to the Berczy Glen Secondary Plan area.</td>
</tr>
<tr>
<td>3.2</td>
<td>Human-Made Hazards</td>
</tr>
<tr>
<td>3.2.1</td>
<td>Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted. Not applicable to the Berczy Glen Secondary Plan, as the lands do not abut any of the land types listed in Policy 3.2.1.</td>
</tr>
</tbody>
</table>
only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

<table>
<thead>
<tr>
<th>3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 4.5 of the Berczy Glen Secondary Plan includes policies related to environmental hazards, including natural hazards such as floodplain lands and erosion sites, as well as human environmental hazards resulting from soil contamination and air and noise pollution which can pose a threat to public health and safety. Policy 4.5.1 outlines that development, redevelopment and site alteration should be designed to protect the health and safety of the public in a manner consistent with Section 3.4 of the Official Plan. .</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4.0 Implementation and Interpretation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policies 4.1 through 4.15 outline how the policies included within the Provincial Policy Statement should be read, interpreted and implemented.</td>
</tr>
<tr>
<td>Not directly applicable to the Berczy Glen Secondary Plan, as these policies primarily outline how to interpret and read the Provincial Policy Statement. As outlined in this table, the Berczy Glen Secondary Plan policies are consistent with all relevant policies of the Provincial Policy Statement.</td>
</tr>
</tbody>
</table>
**APPENDIX C**

**Conformity with the Growth Plan for the Greater Golden Horseshoe, 2017**

The following table provides a detailed analysis of how the Berczy Glen Secondary Plan conforms to the policy direction of the Growth Plan for the Greater Golden Horseshoe, 2017. The 2017 Growth Plan policies applicable to the Berczy Glen Secondary Plan are summarized in the left column, and City Staff’s explanation of how the proposed policies of the Berczy Glen Secondary Plan conform to the 2017 Growth Plan are provided in the right column. Please refer to the applicable policies in the 2017 Growth Plan and Berczy Glen Secondary Plan, as referenced, for exact wording of policies.

<table>
<thead>
<tr>
<th>Conformity Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Growth Plan for the Greater Golden Horseshoe 2017</strong></td>
</tr>
<tr>
<td><strong>2.2 Policies for Where and How to Grow</strong></td>
</tr>
<tr>
<td><strong>2.2.1 Managing Growth</strong></td>
</tr>
<tr>
<td><strong>2.2.1.1 Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.</strong></td>
</tr>
<tr>
<td>The lands within the FUA Planning District, including the Berczy Glen Secondary Plan area, are being planned to support an overall density of 70 residents and jobs per hectare (Policy 5.1.5) and 20 units per hectare (Policy 5.1.2), which is consistent with the York Region Official Plan 2010. A population of approximately 45,000 residents is to be accommodated through development of the FUA Planning District.</td>
</tr>
<tr>
<td><strong>2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:</strong></td>
</tr>
</tbody>
</table>
### Settlement areas that are within the built boundary, have existing or planned municipal water and wastewater and can support complete communities

Development will be generally directed away from hazardous lands.

In conformity with the ROP, the Markham Official Plan (OP) 2014 designates the lands subject to the Berczy Glen Secondary Plan ‘Future Neighbourhood Area’ and ‘Greenway’. The other blocks included within the FUA Planning District are designated ‘Future Neighbourhood Area’, ‘Greenway’ and ‘Future Employment Area’.

Of the 1,300 hectares of land included within the FUA Planning District, approximately 975 hectares are developable. The remaining 325 hectares consist primarily of Natural Heritage lands, and are protected from development through the OP and Secondary Plan. Approximately 700 hectares of the developable lands are designated ‘Future Neighbourhood Area’.

The FUA Planning District, including the Berczy Glen Secondary Plan area, represent an appropriate area to accommodate forecasted growth to 2031 based on the following:

- The lands are located within the delineated boundary of the City of Markham urban area (Section 1.3.2 of the Secondary Plan)
- The lands are planned to be serviced by municipal water and wastewater systems prior to development approvals being granted (Policy 7.2.1.5 of the Secondary Plan)
- The lands can support the achievement of complete communities (Section 3.0 of the Secondary Plan).

The Secondary Plan directs development away from hazardous lands (Section 4.5). Hazardous lands are included within the protected ‘Greenway’ designation (Map SP2-SP4).

### Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

| (a) Establish a hierarchy of settlement areas, and of areas within settlement areas | The FUA Planning District lands, including Berczy Glen, were designated ‘Urban Area’ through ROP Amendment #3, and as such, are included within the settlement area boundary, but outside the built-up area boundary. The Markham OP 2014 designates the lands subject to the Berczy Glen Secondary Plan ‘Future Neighbourhood Area’ and ‘Greenway’. Lands designated ‘Future Neighbourhood Area’ are identified as an area appropriate to accommodate forecasted growth. |
| (b) Be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets | To ensure forecasted growth and development is appropriately managed, Section 9 of the Berczy Glen Secondary Plan states that a development phasing plan is to be prepared and submitted prior to any development approval (see policy 9.1.4 and 9.1.5). Policy 9.1.7 of the Secondary Plan specifies that the development phasing plan must address the matters identified in Section 10.1.2.2 m) of the Official Plan, as well as: the planned distribution of |
| (c) Provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form; |
| (d) Support the environmental and agricultural protection and conservation objectives of this Plan |

housing by density, timing of delivery of key internal and external water and wastewater distribution systems, and stormwater management facilities, and timing of construction and operation of major utility facilities.

As detailed in Section 7.2.1.5, the Berczy Glen Secondary Plan requires the completion of a Master Environmental Servicing Plan (MESP) prior to the issuance of any development approvals. The MESP is to identify all technical requirements to provide infrastructure services for the development of the lands and for the identification and management of the Greenway System and water resources.

Policy 7.1.3.1 of the Secondary Plan describes the direction to “structure new residential and mixed use neighbourhoods around transit services and facilities in support of increasing the transit modal split across the Future Urban Area Planning District”. Policy 7.1.3.3 further details the ways in which a transit-supportive urban structure will be facilitated. For example, Policy 7.1.12 (a) reads “planning for a local road pattern and related pedestrian routes that accommodate direct pedestrian access to transit routes and stops”.

The lands designated ‘Greenway’ in the Secondary Plan are intended to protect natural heritage and hydrologic features. These lands are subject to the environmental protection provisions of Sections 3.1 and 8.6 of the Official Plan.

### 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

| (a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities |
| (b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes |
| (c) provide a diverse range and mix of housing options, including second |

As detailed in Section 5.0 of the Secondary Plan, Berczy Glen is to be planned and designed as a compact community of healthy neighbourhoods with diverse housing types, community infrastructure and parks and open space, and protected cultural heritage resources.

A range of land use designations will ensure a diverse mix of land uses and compact urban form, including: Residential (Low and Mid Rise), Mixed Use, and Greenway (Map SP1). The recommended location of community infrastructure and services, such as Community/Neighbourhood Parks, Schools and Stormwater Management Facilities are also identified in the Secondary Plan (Map SP1). Within each residential land use designation, a density range is specified to promote efficient development and land use patterns.

School, park and open space components of the Parks and Open Space System are distributed to function as focal points and organizing elements for neighbourhoods, within reasonable walking distance to all residents. Provision of linkages provided through the distribution of
units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes

(d) Expand convenient access to transportation, public service facilities, open spaces

(e) Ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards

(f) Mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities

(g) Integrate green infrastructure and low impact development

The Berczy Glen Secondary Plan provides for a range of housing choices by type, tenure and affordability level (Section 8.2). Permitted residential building types in Berczy Glen include: detached dwellings, semi-detached dwellings, townhouses (including back to back and stacked townhouses), small multiplex buildings containing 3 to 6 units, secondary suites, shared housing, apartment buildings and mixed use buildings (see policies 8.2.1.3, 8.2.2.2.2, 8.2.2.3.2, and 8.3.1.3 of the Secondary Plan). The opportunity for shared housing is provided in the Secondary Plan to ensure viable housing options for seniors, or those persons with special needs.

As detailed in Section 5.1 of the Secondary Plan, the provision of “affordable housing opportunities for those low and moderate income households experiencing affordability challenges, and shared housing opportunities for seniors or those persons with special needs” is an essential element to ensuring the economic and social well-being of the community.

The Berczy Glen Secondary Plan includes goals and principles which strive to create a healthy and resilient community. Overall quality of life is expected to be improved by designing neighbourhoods around pedestrian activity with a high number of destinations within walking distance and an interconnected system of parks and open space. Additionally, there is a focus on identifying and providing facilities and services that meet the needs of the community, such as schools, parks, places of worship, etc. (see Section 5.0).

As detailed in Section 7.1 of the Secondary Plan, the transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Policy 7.1.3.4 a) states that the active transportation network is to be planned to achieve “an interconnected system of boulevard multi-use paths linking pedestrians and cyclists within the Berczy Glen Secondary Plan Area with other pathway systems in the City and FUA Planning District”.

Neighbourhood parks and elementary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (Policy 5.3.5 of the Secondary Plan).
As outlined in Section 7.2.3 of the Secondary Plan, a Community Energy Plan will be developed for the FUA Planning District to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options.

The Secondary Plan emphasizes the development of a high quality built form and public realm. As outlined in Section 6.2, a Community Design Plan is to be prepared to address the urban design and sustainable development policies of the Markham Official Plan. Policies within the Secondary Plan demonstrate a commitment to achieving sustainable development by providing direction on conserving environmental resources, energy efficiency and the reduction of greenhouse gas emissions (Section 6.0 of the Secondary Plan).

Section 6.2.2 outlines that a Community Design Plan is to be prepared to address, among other things, “how the use of Low Impact Development best practices and green infrastructure will be applied through appropriate community and site planning and building design and other sustainability initiatives” (Policy 6.2.2.l. of the Secondary Plan).

### 2.2.1.5 The Minister will establish a methodology for assessing land needs to implement this Plan, and this methodology will be used by upper- and single-tier municipalities.

Policy not applicable to the City of Markham (or the Berczy Glen Secondary Plan) as the City is a lower-tier municipality.

### 2.2.1.6 Based on a land needs assessment undertaken in accordance with policy 2.2.1.5, some upper- and single-tier municipalities in the outer ring will determine that they have excess lands.

Not applicable to the City of Markham, or the Berczy Glen Secondary Plan, as the municipality is not located in the outer ring.

### 2.2.2 Delineated Built-up Areas

Policy 2.2.2.1 through 2.2.2.7 of the Growth Plan apply specifically to lands located within the Delineated Built-up Area boundary.

Policy section not applicable to the Berczy Glen Secondary Plan as the lands are located within the boundary of the Designated Greenfield Area and not the Delineated Built-up Area.

### 2.2.3 Urban Growth Centres
Policy 2.2.3.1 through 2.2.3.2 of the Growth Plan detail how lands within Urban Growth Centres are to be planned. The FUA Planning District, including the Berczy Glen Secondary Plan area, is not located within the City of Markham’s identified Urban Growth Centre.

### 2.2.4 Transit Corridors and Station Areas

Policy 2.2.4.1 through 2.2.4.11 apply to lands identified as Priority Transit Corridors or Major Transit Station Areas as per Schedule 5 of the Growth Plan and the applicable municipal Official Plan. Not directly applicable to the Berczy Glen Secondary Plan. Major Mackenzie Drive is identified as a Proposed Regional Rapid Transit Corridor; however, the boundary of the Berczy Glen Secondary Plan area does not extend south to Major Mackenzie Drive, and as such, these Growth Plan policies do not apply.

### 2.2.5 Employment

Policy 2.2.5.1 through 2.2.5.15 speak to economic development and competitiveness in the Greater Golden Horseshoe. Section 2.2.5 of the Growth Plan applies to lands designated Employment Areas by upper- and single-tier municipalities. A Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands was prepared and endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the Future Urban Area Planning District. The Conceptual Master Plan identifies appropriate locations for employment areas, residential neighbourhood areas, mixed use neighbourhood areas, mixed use regional corridors and mixed use regional corridors with a retail focus.

As described in Section 1.4 of the Secondary Plan, it is anticipated that between 16,000-18,000 jobs will be provided within the FUA Planning District. The majority of these jobs will be located within the 275 hectares of developable lands north of Elgin Mills Road, which are designated ‘Future Employment Area’ in the Markham OP. These jobs are intended to accommodate primarily general employment uses with opportunities for business park uses and ancillary retail and service. The Berczy Glen Secondary Plan area is not designed ‘Employment Area’; however some lands are intended to provide population-serving job opportunities.

The Berczy Glen Secondary Plan area is being planned to support an overall density of 70 residents and jobs per hectare across the developable area of the FUA Planning District (Policy 5.1.5 of the Secondary Plan). Jobs in the Berczy Glen district are anticipated to be primarily population-serving, including those in community facilities, mixed use areas along Warden Avenue and work at home (Policy 5.1.4 of the Secondary Plan).

### 2.2.6 Housing

2.2.6.1 Upper- and single-tier municipalities will each develop a housing strategy that: supports the minimum Not directly applicable to the City of Markham – a lower-tier municipality. York Region has a 10-year Housing Plan entitled “Housing Solutions: A place for everyone”.

---

<table>
<thead>
<tr>
<th>Policy 2.2.3.1 through 2.2.3.2 of the Growth Plan detail how lands within Urban Growth Centres are to be planned.</th>
<th>Policy section not applicable to the Berczy Glen Secondary Plan. The FUA Planning District, including the Berczy Glen Secondary Plan area, is not located within the City of Markham’s identified Urban Growth Centre.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2.4 Transit Corridors and Station Areas</td>
<td>Not directly applicable to the Berczy Glen Secondary Plan. Major Mackenzie Drive is identified as a Proposed Regional Rapid Transit Corridor; however, the boundary of the Berczy Glen Secondary Plan area does not extend south to Major Mackenzie Drive, and as such, these Growth Plan policies do not apply.</td>
</tr>
<tr>
<td>2.2.5 Employment</td>
<td>A Conceptual Master Plan for the north Markham ‘Future Urban Area’ lands was prepared and endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the Future Urban Area Planning District. The Conceptual Master Plan identifies appropriate locations for employment areas, residential neighbourhood areas, mixed use neighbourhood areas, mixed use regional corridors and mixed use regional corridors with a retail focus. As described in Section 1.4 of the Secondary Plan, it is anticipated that between 16,000-18,000 jobs will be provided within the FUA Planning District. The majority of these jobs will be located within the 275 hectares of developable lands north of Elgin Mills Road, which are designated ‘Future Employment Area’ in the Markham OP. These jobs are intended to accommodate primarily general employment uses with opportunities for business park uses and ancillary retail and service. The Berczy Glen Secondary Plan area is not designed ‘Employment Area’; however some lands are intended to provide population-serving job opportunities. The Berczy Glen Secondary Plan area is being planned to support an overall density of 70 residents and jobs per hectare across the developable area of the FUA Planning District (Policy 5.1.5 of the Secondary Plan). Jobs in the Berczy Glen district are anticipated to be primarily population-serving, including those in community facilities, mixed use areas along Warden Avenue and work at home (Policy 5.1.4 of the Secondary Plan).</td>
</tr>
<tr>
<td>2.2.6 Housing</td>
<td>Not directly applicable to the City of Markham – a lower-tier municipality. York Region has a 10-year Housing Plan entitled “Housing Solutions: A place for everyone”</td>
</tr>
<tr>
<td>Section</td>
<td>Text</td>
</tr>
<tr>
<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>2.2.6.2</td>
<td>Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by: (a) planning to accommodate forecasted growth to the horizon of this Plan; (b) planning to achieve the minimum intensification and density targets in this Plan; (c) considering the range and mix of housing options and densities of the existing housing stock; and (d) planning to diversify their overall housing stock across the municipality.</td>
</tr>
<tr>
<td>2.2.6.3</td>
<td>To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.</td>
</tr>
<tr>
<td>2.2.6.4</td>
<td>Municipalities will maintain at all times where development is to occur, land...</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2.6.2</td>
<td>The Berczy Glen Secondary Plan includes policies that provide direction for the development of a complete and compact community. The Secondary Plan promotes a diverse mix of land uses (Section 8.0) and encourages the construction of a range and mix of housing types (Policy 5.1.1 and Section 8.2). Policy 5.1.1 of the Secondary Plan outlines that the needs of Berczy Glen residents and workers are to be accommodated by: encouraging a mix of unit sizes, including family-size and smaller units; encouraging the construction of rental and shared housing units with a full range of unit types and sizes; and providing for the establishment of secondary suites.</td>
</tr>
<tr>
<td>2.2.6.3</td>
<td>As the FUA Planning District is identified as a ‘New Community Area’ in the ROP 2010, the Berczy Glen Secondary Plan area is being designed to meet or exceed a minimum density of 20 residential units per hectare (Policy 5.1.2 of the Secondary Plan) and a minimum density of 70 residents and jobs per hectare in the developable area (Policy 5.1.5 of the Secondary Plan).</td>
</tr>
<tr>
<td>2.2.6.4</td>
<td>Policy 5.1.1 of the Secondary Plan provides direction for residential development to deliver an appropriate and adequate range of housing choices by type, tenure and affordability level. The objective is to provide an “adequate supply of affordable housing opportunities for those low and moderate income households experiencing affordability challenges, and shared housing opportunities for seniors or those persons with special needs” (Section 5.1 of the Secondary Plan). Policy 5.1.1 of the Secondary Plan outlines that the needs of Berczy Glen residents and workers are to be accommodated by: encouraging a mix of unit sizes, including family-size and smaller units; encouraging the construction of rental and shared housing units with a full range of unit types and sizes; and providing for the establishment of secondary suites.</td>
</tr>
<tr>
<td>2.2.6.4</td>
<td>To ensure forecasted growth and development is appropriately managed, and sufficient servicing capacity is available, the Berczy Glen Secondary Plan requires a development phasing...</td>
</tr>
</tbody>
</table>
with servicing capacity sufficient to provide at least a three-year supply of residential units.

| 2.2.6.5 When a settlement area boundary has been expanded through a municipal comprehensive review, the new designated greenfield area will be planned based on the housing strategy developed in accordance with policies 2.2.6.1 and 2.2.6.2. |
| Planning for the Berczy Glen Secondary Plan area was informed by York Region’s 10-year Housing Plan. |

| 2.2.7 Designated Greenfield Areas |
| 2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: |
| (a) supports the achievement of complete communities; |
| (b) supports active transportation; and |
| (c) encourages the integration and sustained viability of transit services |
| The Berczy Glen Secondary Plan includes policies that provide direction for the development of a complete and compact community (Section 3.0). The Secondary Plan promotes a diverse mix of land uses (Section 8.0), allows for and encourages a range and mix of housing types (Policy 5.1.1 and Section 8.2), facilitates the establishment of a well-integrated active transportation network (Section 7.1.3) and supports transit (Section 7.1.3). |
| As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system was designed with the objective of reducing reliance on the automobile by providing active transportation (walking and cycling) and transit. For this reason, an integrated active transportation network is described in Section 7.1.3 of the Secondary Plan and illustrated on Map SP6 – Transit and Active Transportation Network. The active transportation network is to provide an interconnected system of boulevard multi-use paths linking pedestrians and cyclists within Berczy Glen Secondary Plan area with other pathway systems in the City of Markham and the Future Urban Area district. |

| 2.2.7.2 The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare. |
| Policy 5.6.3 of the ROP 2010 outlines the following minimum targets, which are applicable to the FUA Planning District: “new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area”. |
Planning for the Future Urban Area (FUA) planning district is proceeding in accordance with the policies and plan horizon of the York Region Official Plan (ROP) 2010; which was approved and in effect prior to July 1, 2017. ROP 2010 uses population and employment forecasts to 2031.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2.7.3</td>
<td>The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding natural heritage features and areas, rights-of-way for infrastructure, employment areas and cemeteries.</td>
</tr>
<tr>
<td>2.2.7.4</td>
<td>For upper- and single-tier municipalities in the inner ring, policy 2.2.7.2 does not apply to designated greenfield areas identified in official plans that are approved and in effect as of July 1, 2017. Where policy 2.2.7.2 does not apply: (a) the minimum density target contained in the applicable upper- or single-tier official plan that is approved and in effect as of that date will continue to apply to these lands until the next municipal comprehensive review is approved and in effect.</td>
</tr>
<tr>
<td>2.2.7.5</td>
<td>For upper- and single-tier municipalities in the outer ring, the minimum density target for designated greenfield areas contained in the applicable official plan that is approved and in effect as of July 1, 2017 will continue to apply until the next municipal comprehensive review is approved and in effect.</td>
</tr>
<tr>
<td>2.2.7.6</td>
<td>Not applicable to the City of Markham, or the Berczy Glen Secondary Plan, as the municipality is not located in the outer ring.</td>
</tr>
</tbody>
</table>

Policy 5.1.5 of the Secondary Plan outlines that the Berczy Glen community will be planned to “contribute to an overall minimum density of 70 residents and jobs per hectare across the developable area of the Future Urban Area Planning District”. The density is to be calculated on a net developable area, which refers to the total land available for development, excluding parks and open space, public school sites, places of worship, stormwater management facilities, roads, and certain other lands intended to public ownership (Policy 8.1.8 of the Secondary Plan).

Policy 5.6.3 of the ROP 2010 outlines the following minimum targets, which are applicable to the FUA Planning District: “new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area”.

Planning for the Future Urban Area (FUA) Planning District is proceeding in accordance with the policies and plan horizon of the York Region Official Plan (ROP) 2010; which was approved and in effect prior to July 1, 2017. ROP 2010 uses population and employment forecasts to 2031.
2.2.7.6 For upper- and single-tier municipalities in the outer ring, council may request an alternative to the target established in policy 2.2.7.2 through a municipal comprehensive review.

2.2.7.7 The Minister may permit an alternative to the target established in policy 2.2.7.6.

2.2.8 Settlement Area Boundary Expansions

<table>
<thead>
<tr>
<th>Policy 2.2.8.1 through 2.2.8.4 of the Growth Plan detail settlement area boundary expansion requirements.</th>
<th>This section of the Growth Plan is not applicable to the Berczy Glen Secondary Plan. York Region’s 2031 Municipal Comprehensive Review resulted in the inclusion of the FUA lands within the settlement area boundary.</th>
</tr>
</thead>
</table>

2.2.9 Rural Areas

<table>
<thead>
<tr>
<th>Policy 2.2.9.1 through 2.2.9.6 are applicable to lands designated rural lands.</th>
<th>This section of the Growth Plan is not applicable to the Berczy Glen Secondary Plan. The Berczy Glen Secondary Plan area is considered Designated Greenfield Area, not Rural Lands.</th>
</tr>
</thead>
</table>

3.2 Policies for Infrastructure to Support Growth

3.2.1 Integrated Planning

<table>
<thead>
<tr>
<th>3.2.1.1 Infrastructure planning, land use planning, and infrastructure investment will be coordinated to implement this Plan.</th>
<th>The Berczy Glen Secondary Plan calls for the “integration of land use, transportation and infrastructure planning at the community level” (Policy 6.1.3).</th>
</tr>
</thead>
</table>

Policy 8.1.6 of the Secondary Plan requires Council to ensure, prior to granting development approval, that the development is supported by adequate transportation, water and wastewater infrastructure, and community infrastructure (e.g., schools, parks, open spaces).

Additionally, Policy 8.1.7 of the Secondary Plan explains that the recommended locations of schools, park sites, open spaces and other community facilities and infrastructure, as shown on Map SP1 – Detailed Land Use, were selected through an integrated planning approach, without regard to property ownership.

<table>
<thead>
<tr>
<th>3.2.1.2 Planning for new infrastructure will occur in an integrated manner that: (a) Leverages investment (b) Provides sufficient infrastructure in strategic growth areas.</th>
<th>As detailed in Section 7.2.1, the Berczy Glen Secondary Plan requires the completion of a Master Environmental Servicing Plan (MESP) prior to issuing any development approvals. The MESP is required to identify all technical requirements to provide infrastructure services for the development of the lands and for the identification and management of the Greenway System and water resources (policy 7.2.1.7 of the Secondary Plan).</th>
</tr>
</thead>
</table>
Prior to the issuance of any development approval within the Secondary Plan area, a Functional Servicing Report (Section 7.2.1 of the Secondary Plan) and Stormwater Management Report (Section 7.2.1 of the Secondary Plan) are to be prepared based on the findings and recommendations of the approved MESP.

The Secondary Plan outlines a requirement for satisfactory arrangements be established between the Developers’ Group, the City of Markham and York Region to ensure the timely delivery of the key components of water and wastewater infrastructure as a condition of development approvals (Policy 7.2.1.4).

Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as through the application of:

- “Design features and practices to enhance resiliency and to consider the impact of climate change;
- Design solutions for supply, efficient use and conservation of energy and water;
- Low-impact design features and green infrastructure; and
- Innovative sustainable design practices and technologies in site planning and building design”.

Section 9.3 of the Secondary Plan outlines that a phasing plan must be prepared which establishes a development schedule and identifies the infrastructure required to support the development.

Higher density development is being facilitated in the Berczy Glen community through the provision of transit, community facilities, parks and open spaces, and mixed use nodes that provide opportunities for neighbourhood retail and services.

The Berczy Glen Secondary Plan directs the highest densities to be focused along Regional Transit Priority – Frequent Transit Service routes and in close proximity to community infrastructure, and retail/community services (Policy 5.1.3).

To achieve sustainable development, policy direction is provided in the Berczy Glen Secondary Plan with respect to conservation of environmental resources, energy efficiency and the reduction of greenhouse gas emissions, and supporting climate change adaptation. Sustainable
building and site design within the Berczy Glen Secondary Plan Area will focus on water efficiency, energy conservation and generation, ecological protection and enhancement, food production and active transportation at the site scale (see Section 6.1).

### 3.2.1.5 The Province will work with public sector partners, including Metrolinx, to identify strategic infrastructure needs to support the implementation of this Plan through multi-year infrastructure planning for the transportation system and public service facilities

Not directly applicable to the City of Markham or Berczy Glen Secondary Plan.

### 3.2.2 Transportation – General

#### 3.2.2.1 Transportation system planning, land use planning, and transportation investment will be coordinated to implement this Plan

The transportation system included within the Berczy Glen Secondary Plan includes public roads and laneways, private roads with public access, and pedestrian, bicycle and transit routes. Planning for the transportation system was integrated with land use planning to ensure connectivity throughout the FUA Planning District and convenient access to a range of land uses by walking, cycling, and taking transit (Section 7.1).

#### 3.2.2.2 The transportation system within the GGH will be planned and managed to:

- (a) Provide connectivity
- (b) Offer transportation choices that promote transit and active transportation
- (c) Be sustainable and reduce greenhouse gas emissions
- (d) Offer multimodal access

The transportation system is planned to maximize connectivity throughout the Berczy Glen Secondary Plan area and FUA Planning District. As stated in Policy 7.1.2.3, “local roads shall be organized to form a modified grid network intersecting with the designated collector roads in order to maximize connectivity throughout the Berczy Glen Secondary Plan Area”.

As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system was designed with the objective of reducing reliance on the automobile by providing active transportation (walking and cycling) and transit. For this reason, an integrated active transportation network is described in Section 7.1.3 of the Secondary Plan and illustrated on Map SP6 – Transit and Active Transportation Network. The active transportation network is to provide an interconnected system of boulevard multi-use paths linking pedestrians and cyclists within Berczy Glen Secondary Plan area with other pathway systems in the City of Markham and the Future Urban Area district.

Section 7.1.4 of the Secondary Plan details the requirement for a Transportation Demand Management (TDM) Strategy to be prepared by development proponents. It is outlined in the Secondary Plan that TDM measures “seek to modify travel behaviour or demand in order to make more efficient use of available transportation capacity”. Policy 7.1.4.1 of the Secondary
Plan lists several elements to be considered in the TDM Strategy, such as: travel incentive programs. Decreasing dependence on the private automobile also helps to reduce greenhouse gas emissions.

An objective of the Secondary Plan is to increase transit modal split by structuring new residential and mixed use neighbourhoods around transit services and facilities (Policy 7.1.3.1).

<table>
<thead>
<tr>
<th>3.2.2.3 In the design, refurbishment, or reconstruction of the existing and planned street network, a complete streets approach will be adopted</th>
</tr>
</thead>
</table>
| As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system “establishes a framework to guide the development of a well-defined street hierarchy, streets and blocks layout, and the design of complete streets for all ages, abilities and modes of travel within the Berczy Glen community, with the objective of reducing reliance on the automobile by providing opportunities for active transportation (walking and cycling) and transit”.

Policy 7.1.3.3 lists the many ways in which the development of a transit-supportive urban structure will be facilitated, such as by: incorporating transit stops in road design requirements, ensuring all areas are adequately served by public transit, and promoting public transit ridership through site planning, building scale, land use mix, etc.

<table>
<thead>
<tr>
<th>3.2.2.4 Municipalities will develop and implement transportation demand management policies in official plans or other planning documents</th>
</tr>
</thead>
</table>
| Section 7.1.4 of the Secondary Plan details the requirement for a Transportation Demand Management (TDM) Strategy to be prepared by development proponents. It is outlined in the Secondary Plan that TDM measures “seek to modify travel behaviour or demand in order to make more efficient use of available transportation capacity supply”. Policy 7.1.4.1 of the Secondary Plan lists several elements to be considered in the TDM Strategy, such as: travel incentive programs.

<table>
<thead>
<tr>
<th>3.2.3 Moving People</th>
</tr>
</thead>
</table>
| 3.2.3.1 Public transit will be the first priority for transportation infrastructure planning and major transportation investments

3.2.3.2 Decisions on transit planning and investment will be made according to several criteria, including: land use patterns and densities, existing capacity, | This section of the Growth Plan is not considered directly applicable to the Berczy Glen Secondary Plan; however, the Secondary Plan requires the establishment of an integrated transit network and active transportation network (Section 7.1.3). Throughout the Secondary Plan, there is a clear emphasis on designing Berczy Glen as a transit-supportive community that promotes a shift from automobile use to other modes of transportation (Section 3.1.6, Section 7.1.3 and Section 7.1.4).
### 3.2.3 Linkages, Modal Share, and Reducing Greenhouse Gas Emissions

3.2.3.3 Municipalities will work with transit operators, the Province, Metrolinx where applicable, and each other to support transit service integration within and across municipal boundaries.

3.2.3.4 Municipalities will ensure that active transportation networks are comprehensive and integrated into transportation planning.

As detailed in Section 7.1 of the Secondary Plan, the transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Section 7.1.3 of the Secondary Plan includes policies aimed at facilitating and supporting the establishment of a well-integrated active transportation network.

### 3.2.4 Moving Goods

Policy 3.2.4.1 through 3.2.4.3 speak specifically to moving goods across the Greater Golden Horseshoe.

This section of the Growth Plan is not directly applicable to the Berczy Glen Secondary Plan.

### 3.2.5 Infrastructure Corridors

Policy 3.2.5.1 through 3.2.5.2 detail policy objectives for the development, optimization and/or expansion of existing and planned corridors.

This section of the Growth Plan is not considered directly applicable to the Berczy Glen Secondary Plan, as the lands are being planned primarily for residential uses.

### 3.2.6 Water and Wastewater Systems

3.2.6.1 Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.

Section 7.2.1 of the Secondary Plan includes policies related to the delivery of safe and potable water and the conveyance of wastewater and stormwater. As detailed in policy 7.2.1.1 of the Secondary Plan, new developments in the Secondary Plan Area are to be serviced with municipal water and wastewater infrastructure in accordance with the provisions of Chapter 7 of the Official Plan, and designed to City standards.

3.2.6.2 Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:

Policy 7.2.1.1 states that Council will ensure that new developments in the Secondary Plan area are serviced with municipal water and wastewater infrastructure in accordance with Section 7 of the Markham Official Plan.

As outlined in Policy 7.2.1.2 of the Secondary Plan, “the design of the trunk water and wastewater infrastructure will generally follow the alignment of such infrastructure..."
opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management. The system supports the achievement of minimum intensification and density targets. A water or wastewater master plan informed by watershed planning has been prepared.

3.2.7 Stormwater Management

<table>
<thead>
<tr>
<th>3.2.7.1</th>
<th>Municipalities will develop stormwater master plans or equivalent for serviced settlement areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2.7.2</td>
<td>Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:</td>
</tr>
<tr>
<td>(a)</td>
<td>Is informed by a subwatershed plan or equivalent</td>
</tr>
<tr>
<td>(b)</td>
<td>Incorporates an integrated treatment approach</td>
</tr>
<tr>
<td>(c)</td>
<td>Minimizes vegetation removal, grading, sediment erosion and impervious surfaces</td>
</tr>
<tr>
<td>(d)</td>
<td>Aligns with the stormwater master plan for the settlement area</td>
</tr>
<tr>
<td>Section 7.2.1.5 of the Secondary Plan outlines that the completion of a Master Environmental Servicing Plan (MESP) is required prior to granting any development approvals within the Berczy Glen Secondary Plan Area.</td>
<td></td>
</tr>
<tr>
<td>As outlined in Policy 7.2.1 Secondary Plan, a Functional Servicing Report (FSR) is required in support of any development application. Policy 7.2.1.10 states that the FSR is to reflect the recommendations of the MESP and support the detailed design of water and wastewater infrastructure required to service development.</td>
<td></td>
</tr>
</tbody>
</table>

3.2.7.2 Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that: 

(a) Is informed by a subwatershed plan or equivalent 
(b) Incorporates an integrated treatment approach 
(c) Minimizes vegetation removal, grading, sediment erosion and impervious surfaces 
(d) Aligns with the stormwater master plan for the settlement area 

As per Section 4.4 of the Berczy Glen Secondary Plan, stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the Official Plan and based on the recommendations and findings of the Subwatershed Study and the MESP.

Policy 3.3.3.2 of the Markham Official Plan outlines that best management practices in stormwater management are to be applied to: protect groundwater quality; protect water quality; minimize disruption of natural drainage; mitigate stream channel erosion; mitigate flood risk; protect aquatic species and their habitat; minimize vegetation removal, grading, soil compaction, and sediment erosion; and use an integrated treatment approach.

As a condition of development approvals, and based on the findings and recommendations of the accepted master environmental servicing plan, a stormwater management report is to be prepared and submitted for review and acceptance by the City in consultation with the Toronto and Region Conservation Authority. The report shall provide detailed information regarding the provision of water quality and quantity management facilities, low impact development facilities, hydraulic gradelines, overland flow routes, and erosion and siltation controls for the plan of subdivision or other development proposal (Policy 7.2.1.12).
### 3.2.8 Public Service Facilities

#### 3.2.8.1 Planning for public service facilities, land use planning and investment in public service facilities will be coordinated to implement this Plan.

Through the preparation of the Berczy Glen Secondary Plan, the need for, and location of, public service facilities was identified. Map SP1 – Detailed Land Use shows optimal locations for public schools, parks and open spaces, and places of worship to inform future development approvals. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.

As articulated in Section 5.2 of the Secondary Plan, community services will act as focal points for the community. Planning for the provision of community infrastructure and services will be coordinated by the City of Markham, York Region and the private sector. Policy 5.2.1 of the Secondary Plan outlines that community infrastructure and services will be provided to: support the development and implementation of Markham’s Integrated Leisure Master Plan, ensure the delivery of community infrastructure and services is balanced to meet the needs of future residents of the Berczy Glen community and other communities across the Future Urban Area Planning District, and encourage new approaches to the delivery of community infrastructure and services that promote shared use or multi-functional facilities and services in order to achieve capital and operating costs efficiencies.

It is recognized that community infrastructure and services in adjacent communities, such as the community centre to the southeast and the places of worship to the west, will also serve the Berczy Glen community (Section 5.2 of the Secondary Plan).

#### 3.2.8.2 Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.

To promote and efficiently use infrastructure and public service facilities, community services, such as neighbourhood parks and elementary schools are encouraged to be co-located, where possible (see policy 5.3.5). As described in Section 3.1 and 5.2, neighbourhoods are to be organized around “community hubs” which may consist of public community infrastructure provided by the City of Markham (i.e., schools, parks and open spaces, libraries, community centres) and/or community infrastructure provided by the private sector (i.e., day care centres, places of worship).

Additionally, Policy 5.2.7 of the Secondary Plan outlines that when a school site adjoins public parkland, the design should facilitate potential joint use between the City of Markham and the respective School Board.
Policy 3.2.8.3 through 3.2.8.4 apply to existing public service facilities. Priority is to be given to maintaining existing public service facilities and identifying these facilities as the preferred location for community hubs.

Policies not directly applicable to the Berczy Glen Secondary Plan as there are no existing public service facilities located within the boundary of the Secondary Plan area. Community infrastructure and services in adjacent communities, such as the community centre to the southeast and the places of worship to the west, will also serve the Berczy Glen community (Section 5.2 of the Secondary Plan); however, through the preparation of the Conceptual Master Plan for the north Markham ‘Future Urban Area’ and the Berczy Glen Secondary Plan, the need for, and location of, public service facilities was identified (see Map SP1 – Detailed Land Use for optimal locations).

3.2.8.5 Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities through the preparation of the Conceptual Master Plan for the north Markham ‘Future Urban Area’ and the Berczy Glen Secondary Plan, the need for, and location of, public service facilities was identified. Map SP1 – Detailed Land Use of the Berczy Glen Secondary Plan shows optimal locations for public schools, parks and open spaces, and places of worship to inform future development approvals within the Secondary Plan Area. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.

3.2.8.6 New public service facilities, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

Through the preparation of the Conceptual Master Plan for the north Markham ‘Future Urban Area’ and the Berczy Glen Secondary Plan, the need for, and location of, public service facilities was identified. The recommended location of public service facilities, as shown on Map SP1 – Detailed Land Use of the Berczy Glen Secondary Plan shows optimal locations for public schools, parks and open spaces, and places of worship to inform future development approvals within the Secondary Plan Area. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.

4.2 Policies for Protecting What is Valuable

4.2.1 Water Resource Systems

Municipalities will ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.

The Berczy Glen Secondary Plan was informed by the preparation of the Berczy, Bruce, Eckardt and Robinson Subwatershed Study which identified and assessed the water resource system including groundwater features, hydrologic functions, natural heritage features and areas, and surface water features. Section 4.3 and 4.4 of the Berczy Glen Secondary Plan provide policies for the protection of water resources including the management of headwater drainage features, groundwater recharge, and stormwater run-off.
<table>
<thead>
<tr>
<th>4.2.1.2 Water resource systems will be identified, informed by watershed planning and other available information, and the appropriate designations and policies will be applied in official plans to provide for the long-term protection of key hydrologic features, key hydrologic areas, and their functions.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural heritage features, including key hydrologic features, key hydrologic areas, and their functions, were identified through background studies that informed the delineation of the ‘Greenway System’ in the Official Plan.</td>
</tr>
<tr>
<td>As outlined in policy 4.1.1 of the Secondary Plan, the City’s intention is to “identify, protect and enhance the Greenway System in the Berczy Glen Secondary Plan Area”. The Greenway System lands located within the Berczy Glen Secondary Plan area comprise the following: natural heritage network lands, rouge watershed protection area lands, Greenbelt Plan area lands, and certain naturalized stormwater management facilities.</td>
</tr>
<tr>
<td>The boundaries of the Greenway System and Natural Heritage Network within the Berczy Glen Secondary Plan area are shown on Map SP2 – Greenway System and Map SP3 – Natural Heritage Features. Water resources are identified in Map SP4 – Hydrologic Features of the Secondary Plan and on Appendix B – Headwater Drainage Features of the Official Plan.</td>
</tr>
<tr>
<td>Section 4.3 of the Berczy Glen Secondary Plan includes policies that speak specifically to the protection of water resources. A Subwatershed Study was completed to assess the potential impacts of development and provide recommendations to manage water resources (Section 4.3 of the Secondary Plan). Policy 4.3.1 outlines that all development, redevelopment and site alteration should be designed with the goal of protecting water quality and quantity in the Berczy Glen Secondary Plan area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4.2.1.3 Decisions on allocation of growth and planning for water, wastewater, and stormwater infrastructure will be informed by applicable watershed planning. Planning for designated greenfield areas will be informed by a subwatershed plan or equivalent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The FUA Planning District lies within four subwatersheds of the Rouge Watershed.</td>
</tr>
<tr>
<td>A Subwatershed Study was completed as part of the Conceptual Master Plan process. The Subwatershed Study documents existing conditions, assesses potential impacts of existing and future development and recommends management strategies to manage and mitigate the predicted impacts, including comprehensive stormwater management strategies to protect, enhance and restore hydrological functions.</td>
</tr>
<tr>
<td>The Subwatershed Study reflects and refines the City’s Greenway System and identifies strategies to protect, enhance and restore ecological functions within the system.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4.2.1.4 Municipalities will consider the Great Lakes Strategy, the targets and goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not directly applicable to the City of Markham, or Berczy Glen Secondary Plan area, as the municipality does not have Great Lakes coastal lands.</td>
</tr>
</tbody>
</table>
of the Great Lakes Protection Act, 2015, and any applicable Great Lakes agreements as part of watershed planning and coastal or waterfront planning initiatives.

### 4.2.2 Natural Heritage System

#### 4.2.2.1 The Province will map a Natural Heritage System for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.

<table>
<thead>
<tr>
<th>Policy 4.2.2.2 through 4.2.2.5 regulate development and site alteration as it relates to Natural Heritage System protection.</th>
<th>The Provinces’ Natural Heritage System mapping is not applicable to the Berczy Glen Secondary Plan area, as the mapping excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017. The Berczy Glen Secondary Plan area is located within the settlement area boundary.</th>
</tr>
</thead>
</table>

#### 4.2.2.6 Beyond the Natural Heritage System, including within settlement areas, the municipality will:

(a) Protect any other natural heritage features in a manner consistent with the PPS

(b) Protect any other natural heritage system or identify new systems in a manner consistent with the PPS

| The Berczy Glen Secondary Plan protects natural heritage features and natural heritage systems in a manner consistent with the PPS (See PPS Conformity Table in Appendix B). |

#### 4.2.2.7 If a settlement area is expanded into the Natural Heritage System, the portion that is within the revised settlement area boundary will be designated in official plans, no longer be

| Not directly applicable to the Berczy Glen Secondary Plan, as the lands are already located within a settlement area. |
subject to policy 4.2.2.3 and continue to be protected.

### 4.2.3 Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features

**Policy 4.2.3.1 through 4.2.3.2 detail regulations for lands located outside a settlement area where development or site alteration is proposed within a key hydrologic area.**

Policies not applicable to the Berczy Glen Secondary Plan, as the lands are located within the settlement area boundary.

### 4.2.4 Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features

**Policy 4.2.4.1 through 4.2.4.2 outline the requirements for new development or site alteration proposed within 120 metres of a key natural heritage feature or key hydrologic feature, on lands outside settlement areas.**

Policies not applicable to the Berczy Glen Secondary Plan, as the lands are located within the settlement area boundary.

#### 4.2.4.3 Development or site alteration is not permitted in the vegetation protection zone, with the exception of that described in policy 4.2.3.1 or shoreline development as permitted in accordance with policy 4.2.4.5

The boundary of the Greenway System and the Natural Heritage Network within the Berczy Glen Secondary Plan Area, as shown in Map SP2, Map SP3 and Map SP4, includes the delineation of natural heritage and hydrologic features *and* their associated vegetation protection zones (Policy 4.1.3 of the Secondary Plan).

The Markham Official Plan defines vegetation protection zones as: “a buffer surrounding a natural heritage or hydrologic feature”. The definition also states: “these areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its function.”

The lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.6 of the Official Plan.

**Policy 4.2.4.4 details the specific instances when a natural heritage or hydrologic evaluation is not required for a proposal for development or site alteration.**

The Berczy Glen Secondary Plan protects the natural heritage system, as identified in the Markham Official Plan, through the incorporation of these lands in the ‘Greenway’ designation (shown on Map SP2 – Greenway System, Map SP3 – Natural Heritage Features, and Map SP4 – Hydrologic Features). The lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.6 of the Official Plan.
### 4.2.4.5 Outside of settlement areas, in developed shoreline areas of inland lakes that are designated or zoned for concentrations of development as of July 1, 2017, infill development, redevelopment and resort development is permitted, subject to municipal and agency planning and regulatory requirements

Not applicable to the Berczy Glen Secondary Plan, as the lands are located within the settlement area boundary.

### 4.2.5 Public Open Space

#### 4.2.5.1 Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH

The Berczy Glen Secondary Plan provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and links the Berczy Glen area to other Future Urban Area (FUA) communities, in a manner consistent with Section 4.3 of the Markham Official Plan (Section 5.3 of the Secondary Plan). As detailed in Policy 5.3.2 of the Secondary Plan, the Parks and Open Space System is to include: City Parks, Open Space Lands including Greenway System lands, and pedestrian and cycling routes.

To ensure an equitable distribution of publicly-accessible natural settings and facilities, the recommended locations of schools, park sites, open spaces and other community facilities and infrastructure, as shown on Map SP1 – Detailed Land Use of the Secondary Plan, were selected through an integrated planning approach, without regard to property ownership (Policy 8.1.7 of the Secondary Plan). Neighbourhood parks and elementary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (Policy 5.3.5 of the Secondary Plan).

As detailed in Policy 5.3.4 of the Berczy Glen Secondary Plan, the City of Markham will acquire public parkland in the form of City Parks through the development approval process, in accordance with the parkland dedication policies of Section 10.8.2 of the Official Plan.

As outlined in Policy 5.3.3, the Community Design Plan is to include a parks and open space plan that provides more detailed planning and design for these spaces within the Berczy Glen Secondary Plan Area.
### 4.2.5.2 Municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks

The Berczy Glen Secondary Plan provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and to other FUA communities. As detailed in Policy 5.3.4 of the Plan, the intention is to acquire and secure public parkland in the form of City Parks through the development approval process.

### 4.2.6 Agricultural System

Policy 4.2.6.1 through 4.2.6.9 speak specifically to lands identified by the Province as part of the Agricultural System.

The Markham Official Plan identifies prime agricultural areas of the Protected Countryside in the Berczy Glen Secondary Plan with a ‘Greenway’ designation. This agricultural classification prevails on the Berczy Creek valley corridor which is also identified as ‘Natural Heritage System’ in the Greenbelt Plan. As residential and mixed use development occurs within the developable areas of the Secondary Plan, agricultural operations will no longer be viable within the Greenbelt Plan area. Policy 4.1.10 of the Berczy Glen Secondary Plan identifies these lands – lands which will no longer be in agriculture use – as a restoration priority with the intent that they be restored to a natural self-sustaining vegetation that contributes to the ecological function of the Natural Heritage System of the Greenbelt Plan.

### 4.2.7 Cultural Heritage Resources

#### 4.2.7.1 Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

As detailed in Section 5.4 of the Secondary Plan, and illustrated through Appendix 2 – Cultural Heritage Resources, four rural residential properties located within the Berczy Glen Secondary Plan area are listed on the City’s Register of Property of Cultural Heritage Value or Interest. The intention, as outlined in the Secondary Plan, is to conserve, enhance and restore significant cultural heritage resources through the development approval process. Policy 5.4.1 specifies that conservation of cultural heritage resources will be consistent with Section 4.5 of the Markham Official Plan.

#### 4.2.7.2 Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

Section 5.5 of the Secondary Plan articulates the City of Markham’s commitment to conserving First Nations and Métis archaeological resources.

#### 4.2.7.3 Municipalities are encouraged to prepare archaeological management plans

Policy 5.5.2 states that on lands containing archaeological resources or areas of archaeological potential, the proponent must retain a provincially licensed archeologist to undertake an
and municipal cultural plans and consider them in their decision-making. archeological assessment. Additionally, the City requirements outlined in Section 4.6.2.2 of the Official Plan must be met to the satisfaction of the City and the Province.

### 4.2.8 Mineral Aggregate Resources

Policy 4.2.8.1 through 4.2.8.7 outline provisions related to mineral aggregate resources. The policies of this section of the Growth Plan are not directly applicable to the Berczy Glen Secondary Plan.

### 4.2.9 A Culture of Conservation

#### 4.2.9.1 Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:

- **(a) Water conservation**
- **(b) Energy conservation**
- **(c) Air quality improvement and protection**
- **(d) Integrated waste management**

The Berczy Glen Secondary Plan includes policies in support of water conservation, energy conservation, and air quality protection. As outlined in Section 6.1 of the Secondary Plan, it is intended that “innovative techniques for stormwater management” be employed in the design of the Berczy Glen community. Additionally, to achieve sustainable development, policy direction is provided with respect to conservation of environmental resources, energy efficiency and the reduction of greenhouse gas emissions, and supporting climate change adaptation.

Sustainable building and site design within the Berczy Glen Secondary Plan Area will focus on water efficiency, energy conservation and generation, ecological protection and enhancement, food production and active transportation at the site scale.

Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as by implementing “design solutions for supply, efficient use and conservation of energy and water”.

As detailed in Section 7.2.3 of the Berczy Glen Secondary Plan, a Community Energy Plan is to be developed for the Future Urban Area District, in accordance with Section 5.6.10 of the York Region Official Plan, to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options including but not limited to solar, wing, water, biomass and geothermal energy.

Policy 4.2.9.2 through 4.2.9.3 detail the requirement to incorporate best practices for the management of excess soil generated and fill received during development or site alteration, including infrastructure development. Not directly addressed in the Berczy Glen Secondary Plan; however, the City of Markham requires site alteration permits which govern the management of excess soil generated during development.
### 4.2.10 Climate Change

#### 4.2.10.1 Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016

Not directly applicable to the City of Markham, or Berczy Glen Secondary Plan. This policy is specific to upper-and single-tier municipal official plans.

#### 4.2.10.2 In planning to reduce greenhouse gas emissions and address the impacts of climate change, municipalities are encouraged to:

(a) develop strategies to reduce greenhouse gas emissions and improve resilience through the identification of vulnerabilities to climate change, land use planning, planning for infrastructure, including transit and energy, green infrastructure, and low impact development, and the conservation objectives in policy 4.2.9.1

Section 6.1 of the Secondary Plan describes an intent to plan the Berczy Glen community in a manner that achieves sustainable development practices. Sustainable building and site design within the Berczy Glen Secondary Plan Area will focus on “water efficiency, energy conservation and generation, ecological protection and enhancement, food production and active transportation at the site scale” (Section 6.1 of the Secondary Plan).

As articulated in Policy 6.1.3, the sustainable development of the community is to be supported through the “integration of land use, transportation and infrastructure planning at the community level and the application of innovative sustainable development practices and technologies in site planning and building design”.

Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as through the application of:

- “Design features and practices to enhance resiliency and to consider the impact of climate change;
- Design solutions for supply, efficient use and conservation of energy and water;
- Low-impact design features and green infrastructure; and
- Innovative sustainable design practices and technologies in site planning and building design”.

Section 7.1 of the Secondary Plan outlines that the Berczy Glen transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit. Section 7.1.3 of the Secondary Plan includes policies aimed at facilitating and supporting the establishment of a well-integrated...
active transportation network. As outlined in policy 3.1.6 of the Secondary Plan, the Berczy Glen transportation system was designed with the objective of reducing reliance on the automobile by providing active transportation (walking and cycling) and transit. Decreasing dependence on the private automobile helps to reduce greenhouse gas emissions.

As outlined in Section 7.2.3 of the Secondary Plan, a Community Energy Plan is to be prepared for the FUA Planning District. The Community Energy Plan will inform the City’s evaluation process of any proposed development within the Berczy Glen district as it relates to strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas (GHG) emissions in the Future Urban Area.

### 5.2 Policies for Implementation and Interpretation

<table>
<thead>
<tr>
<th><strong>Policy 5.2.1 through 5.2.8 outline how the policies included within the Growth Plan should be read, interpreted, implemented and monitored.</strong></th>
<th>Not directly applicable to the Berczy Glen Secondary Plan, as these policies primarily outline how to interpret and read the Growth Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>As outlined in this table, the Berczy Glen Secondary Plan policies conform with all relevant and applicable policies of the Growth Plan, 2017.</td>
</tr>
</tbody>
</table>
Conformity with the Greenbelt Plan, 2017

The following table provides a detailed analysis of how the Berczy Glen Secondary Plan conforms with the policy direction of the Greenbelt Plan, 2017. Sections of the Greenbelt Plan applicable to the Berczy Glen Secondary Plan are listed as a heading, and staff’s explanation of how the proposed policies of the Berczy Glen Secondary Plan conform to that section of the Greenbelt Plan follow. Please refer to the applicable policies of the 2017 Greenbelt Plan and Berczy Glen Secondary Plan, as referenced, for exact wording of policies.

<table>
<thead>
<tr>
<th>Conformity Analysis</th>
<th>Greenbelt Plan 2017</th>
<th>Berczy Glen Secondary Plan and OPA Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.2 Vision and Goals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.2.2 Protected Countryside Goals</td>
<td>Section 2 of the Secondary Plan includes goals, objectives and principles that protect and enhance natural heritage features and functions and water resources.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Section 2.1.3 includes policies that recognize, protect and conserve, and incorporate cultural heritage resources into new development within the community. The Secondary Plan includes policies that ensures sufficient and meaningful parks and open spaces are available to its residents.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Secondary Plan provides for a distribution and mix of land uses to ensure the development of the Berczy Glen community as a compact, complete and transit supportive community.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Secondary Plan requires the preparation of a Community Design Plan which addresses, among other items, how the use of Low Impact Development best practices and green infrastructure will be applied throughout the community and site plan and building design.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Secondary Plan requires the preparation of a Community Energy Plans that will support Markham’s goal of becoming a net zero emission community by 2050.</td>
<td></td>
</tr>
<tr>
<td>3.1 Agriculture System</td>
<td>3.1.2 Specialty Crop Area Policies</td>
<td>Policies not applicable to the Berczy Glen Secondary Plan.</td>
</tr>
<tr>
<td>3.1.3 Prime Agricultural Area Policies</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Official Plan identifies prime agricultural areas of the Protected Countryside in the Berczy Glen Secondary Plan with a ‘Greenway’ designation. This agricultural classification prevails on the Berczy Creek valley corridor which is also identified as ‘Natural Heritage System’ in the Greenbelt Plan. As residential and mixed use development occurs within the developable areas of the Secondary Plan, agricultural operations may no longer be viable within the Greenbelt Plan area. Policy 4.1.10 of the Berczy Glen Secondary Plan identifies these lands – lands which will no longer be in agriculture use – as a restoration priority with the intent that they be restored to a natural self-sustaining vegetation that contributes to the ecological function of the Natural Heritage System of the Greenbelt Plan.

### 3.1.4 Rural Lands Policies
### 3.1.5 Agri-food Network
### 3.1.6 Agricultural System Connections

Policy sections not applicable to the Berczy Glen Secondary Plan.

### 3.2 Natural System

#### 3.2.2 Natural Heritage System Policies

The Greenbelt lands within the Berczy Glen Secondary Plan Area generally reflect the alignment of the Berczy Creek which traverses the Secondary Plan Area in a north-south direction. These Greenbelt lands (‘finger’) connect to the larger Greenbelt Plan lands north of the City limits.

The Greenbelt lands comprise a large component of the protected Greenway System structural component and land use designation within this area in the Official Plan. The Greenway designation is comprised of the Natural Heritage Network, the Rouge Watershed Protection Area, the Greenbelt Plan Area and certain proposed naturalized stormwater management facilities.

Section 4.1 of the Secondary Plan includes policies intended to “protect, identify and enhance the greenway system. Lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.4 of the Official Plan.

The Secondary Plan requires that a Natural Heritage Restoration Plan for the Greenway System lands.

As outlined in Policy 3.1.1.2.b. of the Official Plan, the Greenway System is to be protected by “directing permitted development, redevelopment and site alteration away from natural heritage and hydrologic features”. Section 3.1.2 of the Markham Official Plan states that features that comprise the Natural Heritage Network “are generally intended to be conveyed into public ownership through the development approval process and other land securement means where appropriate”.

Although refinements to the Greenway System, resulting from extensive field work, are proposed through this Amendment, these refinements are consistent with the Greenbelt Plan and do not alter Greenbelt Plan boundaries. As outlined in Section 4.1 of the Secondary
Plan, the Greenway System within the Berczy Glen Secondary Plan has been refined based on the Subwatershed Study, the Master Environmental Servicing Plan and/or environmental impact studies.

The Natural Heritage System lands shown in the appendices are subject to the policies of the Greenbelt Plan, 2017 and Section 3.1.5 of the Official Plan. In the event of a conflict, the policies of the Greenbelt Plan 2017 shall prevail”.

3.2.3 Water Resource System Policies

The Berczy Glen Secondary Plan was informed by the preparation of the Berczy, Bruce, Eckardt and Robinson Subwatershed Study which identified and assessed the water resource system including groundwater features, hydrologic functions, natural heritage features and areas, and surface water features. Section 4.3 and 4.4 of the Berczy Glen Secondary Plan provide policies for the protection of water resources including the management of headwater drainage features, groundwater recharge, and stormwater run-off. Water resources are identified in Mapping and appendices of the Secondary Plan and on Appendix B – Headwater Drainage Features of the Official Plan.

Section 4.3 of the Berczy Glen Secondary Plan policies speak specifically to managing water resources. A Subwatershed Study was completed to assess the potential impacts of development and provide recommendations to manage water resources (Section 4.3 of the Secondary Plan). Policy 4.3.1 outlines that all “development, redevelopment and site alteration be designed with the goal of protecting ground and surface water quality and quantity in a manner consistent with Section 3.3 of the Markham Official Plan (2014) and the policies of this Secondary Plan. Section 3.3 of the Markham Official Plan, 2014 includes policies that provide a framework for watershed planning, guide the delivery of safe and sustainable water and protect local surface water and groundwater resources.

Additionally, the Secondary Plan requires the provision of appropriately designed stormwater management facilities to “protect water quality and aquatic wildlife and provide water quantity and erosion control for watercourses” (Section 4.4 of the Secondary Plan). Low Impact Development measures are also encouraged, where appropriate, to filter and cleanse water and to replenish groundwater resources (Section 4.4).

3.2.4 Key Hydrologic Areas

The Berczy Glen Secondary Plan was informed by the preparation of the Berczy, Bruce, Eckardt and Robinson Subwatershed Study which identified and assessed the water resource system including key hydrologic areas. Section 4.3 and 4.4 of the Berczy Glen Secondary Plan provide policies for the management of key hydrologic areas. Key hydrologic areas are identified in the appendices of the Secondary Plan.

3.2.5 Key Natural Heritage Features and Key Hydrologic Features Policies

The Berczy Glen Secondary Plan protects natural heritage and hydrologic features and their associated vegetation protection zones through inclusion in the Greenway System land use designation. Section 4.1 of the Secondary Plan includes policies intended to “protect and enhance natural heritage and hydrologic features within a connected landscape”.


The Secondary Plan states that lands within the Berczy Glen Secondary Plan Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.6 of the Official Plan. As outlined in Policy 3.1.1.2.b. of the Official Plan, the Greenway System is to be protected by “directing permitted development, redevelopment and site alteration away from natural heritage and hydrologic features”.

The Secondary Plan provides for a list of uses on the lands designated Greenway which conform with the uses permitted by the Greenbelt Plan, 2017.

The boundary of the Greenway System and the Natural Heritage Network within the Berczy Glen Secondary Plan Area, as shown in mapping, includes the delineation of natural heritage and hydrologic features and their associated vegetation protection zones consistent with Section 3.1 of the Markham Official Plan, 2014. The Markham Official Plan defines vegetation protection zones as: “a buffer surrounding a natural heritage or hydrologic feature”. The definition also states: “these areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its function”.

The Secondary Plan is based on the Subwatershed Study that takes into account the Key Natural Heritage Features.

### 3.2.6 External Connections

Policies not directly applicable to the Berczy Glen Secondary Plan.

### 3.2.7 The Rouge River Watershed and Rouge National Urban Park

The Greenway System in the Berczy Glen Secondary Plan includes the Rouge Watershed Protection Area component which protects natural heritage and hydrologic features in accordance with the policies of the Rouge North Management Plan and the Rouge North Implementation Manual. The Secondary Plan outlines that the boundary of the Rouge Watershed Protection area shall be further refined through subsequent technical studies and in accordance with the Markham Official Plan, 2014.

### 3.3 Parkland, Open Space and Trails

#### 3.3.2 Parkland, Open Space and Trail Policies

#### 3.3.3 Municipal Parkland, Open Space and Trail Strategies

The Berczy Glen Secondary Plan provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and links the Berczy Glen area to other Future Urban Area (FUA) communities, in a manner consistent with Section 4.3 of the Markham Official Plan (Policy 5.3.1 of the Secondary Plan). As detailed in Policy 5.3.2 of the Secondary Plan, the Parks and Open Space System is to include: City Parks, Open Space Lands including Greenway System lands, and pedestrian and cycling routes.

The preparation of a Parks and Open Space Plan is a required component of the Community Design Plan (Policy 5.3.3 of the Secondary Plan).
To ensure an equitable distribution of publicly-accessible natural settings and facilities, the recommended locations of schools, park sites, open spaces and other community facilities and infrastructure, as shown on Map SP1 – Detailed Land Use of the Secondary Plan, were selected through an integrated planning approach, without regard to property ownership (Policy 8.1.7 of the Secondary Plan). Neighbourhood parks and elementary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (Policy 5.3.5 of the Secondary Plan).

As detailed in Policy 5.3.4 of the Berczy Glen Secondary Plan, the City of Markham will acquire public parkland in the form of City Parks through the development approval process, in accordance with the parkland dedication policies of Section 10.8.2 of the Official Plan.

Policy 4.14 of the Secondary Plan states that trails should provide opportunities for passive recreation, while minimizing impacts to natural heritage and hydrologic features and their associated vegetation protection zones. The conceptual design and location of trails is to be addressed in the Community Design Plan.

The Conceptual Master Plan process ensured that the trail system is interconnected throughout the Future Urban Area.

The Greenway System in the Berczy Glen Secondary Plan includes the Rouge Watershed Protection Area component which protects natural heritage and hydrologic features in accordance with the policies of the Rouge North Management Plan and the Rouge North Implementation Manual.

### 3.4 Settlement Areas

#### 3.4.2 General Settlement Area Policies

Through the preparation of the Berczy Glen Secondary Plan, the need for, and location of, public service facilities was identified. Map SP1 – Detailed Land Use shows optimal locations for public schools, parks and open spaces, and places of worship to inform future development approvals. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.

As articulated in Section 5.2 of the Secondary Plan, community services will act as focal points for the community. Planning for the provision of community infrastructure and services will be coordinated by Markham, York Region and the private sector. Community infrastructure and services in adjacent communities, such as the Angus Glen Community Centre located to the southeast, will also serve the Berczy Glen community (Section 5.2 of the Secondary Plan).

Neighbourhood parks and elementary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (Policy 5.3.5 of the Secondary Plan).
The objective of the transportation system for the Secondary Plan is to reduce the reliance on the automobile by providing opportunities for active transportation (walking and cycling) and transit.

Section 6.2.1.h. of the Secondary Plan lists the ways in which sustainable development is to be supported in the community, such as through the application of:

- “Design features and practices to enhance resiliency and to consider the impact of climate change;
- Design solutions for supply, efficient use and conservation of energy and water;
- Low-impact design features and green infrastructure; and
- Innovative sustainable design practices and technologies in site planning and building design”.

The Secondary Plan requires the preparation of a Community Energy Plans that will support Markham’s goal of becoming a net zero emission community by 2050.

The City of Markham has a site alteration By-law to regulate or prohibit the removal of topsoil, placing or dumping fill, and alteration of the grade of land.

3.4.3 Town/Villages Policies
3.4.4 Hamlet Policies
3.4.5 Additional Policies for Settlement Area Expansion

Policy sections not applicable to the Berczy Glen Secondary Plan.

4.1 Non-Agricultural Uses
4.1.1 General Non-Agriculture Use Policies

Official Plan identifies prime agricultural areas of the Protected Countryside in the Berczy Glen Secondary Plan with a ‘Greenway’ designation which prohibits development in accordance with the Greenbelt Plan.

4.1.2 Recreational Use Policies

As detailed in Policy 4.1.14 of the Berczy Glen Secondary Plan, passive recreational trails are to generally be located outside of the Natural Heritage Network and at the outer edge of the Greenway System, where feasible. Where trail alignments may impact natural heritage and hydrologic features, the Secondary Plan requires the preparation of an environmental impact study. The Official Plan identifies prime agricultural areas of the Protected Countryside in the Berczy Glen Secondary Plan with a ‘Greenway’ designation, which prohibits major recreational uses in accordance with the Greenbelt Plan, 2017.

4.1.3 Developed Shoreline Area Policies

Policies not applicable to the Berczy Glen Secondary Plan.

4.2 Infrastructure
4.2.1 General Infrastructure Policies

As outlined in Section 8.4 of the Berczy Glen Secondary Plan, the ‘Greenway’ designation shown in the Maps and appendices permits the inclusion of certain naturalized stormwater management facilities. Policy 4.4.1 states that all stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the Official Plan, and Section 7.2.4 of the Secondary Plan and or based on the recommendations and findings of the Subwatershed Study and Master Environmental Servicing Plan.

Policy 3.3.3.8 of the Markham Official Plan (2014) prohibits stormwater management facilities in the Natural Heritage Network except where provided for in Section 3.3.3.9. Policy 3.3.3.9 of the Official Plan lists the criteria that must be met for stormwater management facilities to be located in vegetated protection zones. One requirement is to prepare a Master Environmental Servicing Plan or Environmental Impact Study, which demonstrates that the vegetation protection zone is not compromised and natural heritage and hydrologic features are protected and enhanced.

Policy 4.1.12 of the Secondary Plan seeks to mitigate and minimize the impact of required infrastructure in accordance with 4.2.1 of the Green Belt Plan, 2017.

4.2.2 Sewage and Water Infrastructure Policies

Policy 7.2.1.1 states that Council will ensure that new developments in the Secondary Plan are services with municipal water and wastewater infrastructure in accordance with Section 7 of the Markham OP, 2014.

As outlined in Policy 7.2.1.2 of the Secondary Plan, “the design of the trunk water and wastewater infrastructure will generally follow the alignment of such infrastructure recommended in the approved Master Environmental Servicing Plans. The design of the local water and wastewater infrastructure are to be confirmed through more detailed studies and through the subsequent development application decision making process”.

Section 7.2.2 of the Secondary Plan outlines that the completion of a Master Environmental Servicing Plan (MESP) is required prior to granting any development approvals.

4.2.3 Stormwater Management and Resilient Infrastructure Policies

As per Section 4.4 of the Berczy Glen Secondary Plan, stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the Official Plan and based on the recommendations and findings of the Subwatershed Study and the MESP. Stormwater management facilities are intended to “protect water quality and aquatic wildlife (including aquatic species at risk) and provide water quantity and erosion control for watercourses”.

The Secondary Plan refers to stormwater management facilities, including locations in the Greenway System, shall be located and designed in a manner consistent with Section 3.3 of the OP and or based on the recommendations and findings of the Subwatershed Study and the required master environmental servicing plan.
Policy 3.3.3.2 of the Markham Official Plan (2014) outlines that best management practices in stormwater management are to be applied to: protect groundwater quality; protect water quality; minimize disruption of natural drainage; mitigate stream channel erosion; mitigate flood risk; protect aquatic species and their habitat; minimize vegetation removal, grading, soil compaction, and sediment erosion; and use an integrated treatment approach. Section 3.3.3.9 of the Official Plan outlines the conditions under which a stormwater management facility will be considered within the Greenway System. Subsection a) vi. requires that Greenbelt Plan requirements be met.

This approach to stormwater management conforms with the policies in subsection 3.2.7 of the Growth Plan (2017).

The Secondary Plan requires a stormwater management report is to be prepared prior to granting development approvals, and be based on the findings and recommendations of the approved MESP. Additionally, the stormwater management report is to be prepared in accordance with Section 3.3 of the Markham Official Plan.

### 4.3 Natural Resources

#### 4.3.1 Renewable Resource Policies

#### 4.3.2 Non-Renewable Resource Policies

Policies not directly applicable to the Berczy Glen Secondary Plan.

### 4.4 Cultural Heritage Resources

As detailed in Section 5.4 of the Secondary Plan, and illustrated through Appendix 2 – Cultural Heritage Resources, four rural residential properties located within the Berczy Glen Secondary Plan area are listed on the City’s Register of Property of Cultural Heritage Value or Interest. The intention, as outlined in the Secondary Plan, is to conserve, enhance and restore significant cultural heritage resources through the development approval process.

Policy 5.4.1 of the Secondary Plan specifies that the treatment of cultural heritage resources located within the Berczy Glen Secondary Plan area shall be consistent with Section 4.5 of the Markham Official Plan.

Section 5.5 of the Secondary Plan states that “First Nations and Métis archaeological resources contribute to Markham’s unique local identity”. Policy 5.5.1 outlines that conservation of archaeological resources is to be promoted in a manner consistent with Section 4.6 of the Official Plan. Policy 5.5.2 states that on lands containing archaeological resources or areas of archaeological potential, the proponent must retain a provincially licensed archeologist to undertake an archeological assessment. Additionally, the City requirements outlined in Section 4.6.2 of the Official Plan must be met to the satisfaction of the City of Markham and the Province.

### 4.5 Existing Uses

Policies not directly applicable to the Berczy Glen Secondary Plan.
## 4.6 Lot Creation

Policies not directly applicable to the Berczy Glen Secondary Plan.

## 5.0 Implementation

These policies primarily outline how to interpret and implement the policies of the Greenbelt Plan.

As outlined in this table, the Berczy Glen Secondary Plan policies conform with all relevant and applicable policies of the Greenbelt Plan, 2017.
APPENDIX E

KEY POLICY DIRECTION FOR SECONDARY PLANS

<table>
<thead>
<tr>
<th>Key Direction for Secondary Plans in the Future Urban Area (From CMP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principles &amp; Parameters</strong></td>
</tr>
<tr>
<td><strong>Vision, Goals and Objectives</strong></td>
</tr>
<tr>
<td>The Official Plan requires the preparation of secondary plans, master environmental servicing plans (MESPs) and community design plans for the FUA. Individual secondary plans and accompanying community design plans are anticipated to be prepared for each of the concession blocks within the Future Urban Area.</td>
</tr>
<tr>
<td><strong>Protecting and Enhancing the Natural Environment</strong></td>
</tr>
<tr>
<td>PP1 Confirm and refine the Greenway System to ensure protection and enhancement of natural heritage features and functions and water resources</td>
</tr>
<tr>
<td>PP2</td>
</tr>
<tr>
<td>-----</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

| Secondary plans will: | 1. Provide policy direction regarding innovation in the design of the community to ensure development has regard for natural heritage landscapes, to the extent possible, by: o minimizing impacts to natural features; o having regard for existing topography; and o maintaining soil quality. 2. Provide policy direction on a strategy for increasing urban forest cover in the community. |
| Community design plans will: | 1. Demonstrate how development will have regard for natural heritage landscapes. |
| 2. Identify opportunities to enhance the urban forest. |

---

**Building Compact Complete Communities**

<table>
<thead>
<tr>
<th>PP3</th>
<th>Provide for the daily needs of residents through the organization of residential neighbourhoods, mixed use centres and corridors, and an integrated open space network, all integrated with a transportation network that includes transit and active transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Secondary plans will: 1. Identify on one or more schedules: o appropriate land use designations reflecting the intended built form and function of the broad land use categories in the Community Structure Plan; o the required number of schools, parks, and other community facilities in accordance with the Community Structure Plan; o proposed place of worship sites in accordance with Official Plan policy (i.e., Council’s site reservation policy) o a transportation network, including walking, cycling, trails and transit facilities in addition to roads, reflecting the transportation network shown in the Community Structure Plan and the recommendations of the CMP transportation study.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Building Compact Complete Communities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Secondary plans will: 1. Identify on one or more schedules: o appropriate land use designations reflecting the intended built form and function of the broad land use categories in the Community Structure Plan; o the required number of schools, parks, and other community facilities in accordance with the Community Structure Plan; o proposed place of worship sites in accordance with Official Plan policy (i.e., Council’s site reservation policy) o a transportation network, including walking, cycling, trails and transit facilities in addition to roads, reflecting the transportation network shown in the Community Structure Plan and the recommendations of the CMP transportation study.</td>
</tr>
<tr>
<td>PP4</td>
<td>Identify a housing mix that provides for a range of housing types and tenure, including affordable housing</td>
</tr>
<tr>
<td>PP5</td>
<td>Identify appropriate locations for mixed use community core areas that provide a focus of retail and community services within reasonable walking distance from the majority of the</td>
</tr>
</tbody>
</table>

2. Provide policy direction regarding each of the components identified on schedules, including:
   - appropriate uses, building types, height and density for each of the land use designations (which may vary from the policies of the Official Plan Part 1); and
   - integration/linkage of the land use and infrastructure components.

3. Provide policy direction that provides for development that is resilient, and built form that can evolve and diversify over time (e.g., live/work units).

4. Provide policy direction for detailed planning and phasing of Mixed Use Regional Corridor lands, particularly with respect to built form and parking.

Community design plans will:
1. Demonstrate integration and linkages between land uses, the open space network and the transportation network, with specific focus on the active transportation network.

Secondary plans will:
1. Provide policy direction to provide for a range of appropriate housing types and sizes within the 'Residential' and 'Mixed Use' land use designations, consistent with the Community Structure Plan to meet the needs of all residents, including those with special needs.

2. Provide policy direction regarding the provision of affordable and shared housing, including the housing types most likely to meet the definition of affordable (i.e., typically smaller, higher density housing types, coach houses, second suites); and how the anticipated dwellings units within the community contribute to City and York Region affordability targets (i.e., 25% of new units).

Community design plans will:
1. Demonstrate the distribution of housing types within the secondary plan area consistent with the land use designations.

Secondary plans will:
1. Provide policy direction regarding the associated land use designations identified for the Mixed Use Regional Corridor – Retail Focus and Neighbourhood Service Node (Primary and Secondary) components of the Community.
| **Population** and that are accessible by transit | Structure Plan and the Open Space Network and Neighbourhood Structure Plan, to ensure:
- the Mixed Use Regional Corridor – Retail Focus lands provide the highest order of mix of uses and densities, and provide a focal point for the FUA communities;
- the Neighbourhood Service Nodes provide for neighbourhood scale services, providing a neighbourhood focus;
- services are available within a reasonable walking distance from residents and near planned transit routes; and
- provision of live/work opportunities. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Provide policy direction for retail, service, office and institutional buildings to be designed to be pedestrian-oriented, transit-supportive, multi-storey, and integrated into communities and pedestrian and cycling networks, with high quality urban design.</td>
<td></td>
</tr>
<tr>
<td>3. Provide policy direction on how retail will be delivered or phased to achieve an ultimate mixed use form.</td>
<td></td>
</tr>
<tr>
<td>Community design plans will:</td>
<td></td>
</tr>
<tr>
<td>1. Demonstrate the appropriate mix of built form and land use in each node.</td>
<td></td>
</tr>
<tr>
<td>2. Demonstrate how the Mixed Use Regional Corridor and Neighbourhood Service Nodes may develop over time.</td>
<td></td>
</tr>
<tr>
<td><strong>PP6</strong> Identify an integrated open space network as one of the main organizing elements of the community (including natural areas, parkland and other open space); and ensure the open space network is well connected to the active transportation network</td>
<td>Secondary plans will:</td>
</tr>
</tbody>
</table>
| 1. Identify on schedules, an integrated network and hierarchy of parks and public spaces that provide for:
- active recreational spaces;
- passive recreational spaces; and
- urban squares/meeting places/informal gathering spaces. |
| Community design plans will: |
| 1. Demonstrate how an integrated open space network is being delivered as a main organizing element of the community, consistent with the secondary plan schedules that identify the Greenway System and parks, and the principles demonstrated in the CMP Open Space Network and Neighbourhood Structure Plan. |
| 2. Identify an integrated trail system as part of the active transportation network, and parks and open space network, consistent with the policies of the Official Plan 2014 and Greenbelt Plan 2017. |
| PP7 | Identify the community infrastructure (public facilities and services) needs of the community through a community infrastructure plan, as well as opportunities for places of worship | Secondary plans will:  
1. On schedules and through policy direction, provide for the major community facilities identified on the Community Structure Plan and any additional facilities and services that may be identified through further review and consultation with service providers.  
2. Provide policy direction for the delivery of community services in community hubs, where possible, and for consideration of locating large community facilities in community cores to contribute to the development of these areas as community focal points.  
3. Provide for place of worship sites in accordance with Official Plan policies.  
Community design plans will:  
1. Demonstrate how community facilities and place of worship sites identified on land use schedules will be integrated within the community, and how they will be accessible by active transportation and transit. |
| PP8 | Plan to achieve a minimum density of 70 residents and jobs per developable hectare, and 20 units per developable hectare across the 'Future Neighbourhood Area' lands | Secondary plans will:  
1. Identify appropriate land use designations and densities and additional policy direction that ensures the minimum density requirements for the Residential Neighbourhood Area lands in the Community Structure Plan are met as follows:  
   o A minimum density of 20 units per developable hectare will be achieved within each secondary plan area; and  
   o A minimum 70 residents and jobs per developable hectare will be achieved on average across all lands within the ‘Future Neighbourhood Area’ designation.  
2. Provide policy direction for appropriate transition to established neighbourhoods, employment areas, the Greenway System and Countryside lands.  
Community design plans will:  
1. Demonstrate appropriate transition between established neighbourhoods, employment areas, the Greenway System and Countryside lands. |
| PP9 | Recognize, conserve, promote and integrate cultural heritage resources in community design | Secondary plans will: |
1. Provide policy direction regarding the cultural heritage resources identified in the CMP, including appropriate uses for the buildings.

2. Provide policy direction regarding archaeological resources within the secondary plan area.

Community design plans will:
1. Demonstrate how the cultural heritage resources identified in the CMP will be integrated into community design, having regard for road alignments, appropriate lot sizes, use of buildings as landmarks, etc.

**PP10**
Create community identity through establishment of a high quality public realm, placemaking and a high standard of urban design (distinctive built form, streetscapes, parks and open space, landmarks and views, public art, etc); ensure communities are designed to be accessible by all, regardless of age or physical ability

Secondary plans will:
1. Provide policy direction on the creation of a distinct community identity through high quality design that:
   - provides pedestrian scale, safety, comfort, accessibility and connectivity;
   - complements the character of existing areas and fosters each community’s unique sense of place;
   - promotes sustainable and attractive buildings that minimize energy use;
   - promotes landscaping, public spaces and streetscapes;
   - ensures compatibility with and transition to surrounding land uses;
   - emphasizes walkability and accessibility through strategic building placement and orientation;
   - is transit-supportive; and
   - creates well-defined centrally located urban public spaces that provide opportunities for public art and cultural activities.

2. Provide policy direction on ensuring the community is accessible to people of all ages and abilities.

Community design plans will:
1. Demonstrate how the direction in secondary plans will be achieved, with further guidance on public realm, streets and blocks, streetscapes, landmarks, views, parks and open space plan, built form, height and massing, and opportunities for public art, in accordance with the FUA Urban Design Guidelines.

**PP11**
Secondary plans will:
| Ensure access to local food through opportunities for urban agriculture | 1. Identify opportunities for urban agriculture in the secondary plan area (e.g., Greenway System, parks, utility corridors, buildings).

Community design plans will:
1. Demonstrate locations/opportunities for urban agriculture within the secondary plan area. |

| Maintaining a Vibrant and Competitive Economy | 
| PP12 | Plan for the range of jobs in the ‘Future Employment Area’ lands required to achieve the City’s employment forecasts to 2031, at an overall density of 50-60 jobs per hectare; ensure employment uses are accessible by transit and active transportation networks |
| | The secondary plan for the Employment Block will:
1. Identify on one or more schedules:
   - appropriate land use designations reflecting the employment uses and jobs required to be accommodated (i.e., primarily ‘General Employment’, with limited areas of ‘Business Park Employment’ and ‘Service Employment’ designation);
   - a parks and open space network; and
   - a transportation network providing for transit and active transportation through the employment lands. 
2. Provide policy direction regarding:
   - limiting ancillary uses in employment lands according to York Region and Markham Official Plan policy;
   - density requirements;
   - provision of a mix of lot sizes;
   - protection of employment land through employment conversion policies;
   - transit-supportive and active transportation supportive development, where possible; and
   - sustainable building/campus practices. |
| | The community design plan will:
1. Demonstrate integration and linkages between land uses, the open space network and the transportation network, with specific focus on the active transportation network. |

| Increasing Travel Options (Mobility) | 
| PP13 | Identify a comprehensive transportation system that emphasizes walking and cycling and transit as increasingly viable and attractive alternatives to the automobile |
| | Secondary plans will:
1. Identify on one or more schedules a transportation/mobility network, based on the Community Structure Plan, that:
   - accommodates walking, cycling, transit as well as vehicles;
   - is integrated with the trail system in the open space system; and
   - makes transit available to the majority of the community. |
2. Provide policy direction outlining additional components of the transportation/mobility plan, including:
   - transportation demand management strategies to reduce single-occupancy vehicle trips; and
   - implementation of the City’s parking management strategy which will identify means of encouraging other modes of travel.

Community design plans will:
1. Demonstrate the incorporation of the integrated mobility network in the community design.

### PP14

| Plan for a grid pattern of streets and blocks that provides for a hierarchy of street types that provide appropriate and integrated facilities for walking and cycling; and facilitates an urban form that supports transit use and also increases opportunities for people to walk and cycle |
| Secondary plans will: |
| 1. Provide direction for provision of a hierarchy of streets and blocks that promote walking and cycling, and that support transit. |

Community design plans will:
1. Demonstrate how the hierarchy of streets and blocks provides for a walkable community that also supports cycling and transit.

### Adopting Green Infrastructure and Development Standards

#### PP15

| Identify best management practices and approaches to stormwater management systems/facilities, water and wastewater systems, and the transportation network to maximize water and energy conservation and resilience at the community level |
| Secondary plans will: |
| 1. Provide direction for the preparation of a master environmental servicing plan, incorporating the findings and recommendations of the CMP subwatershed, transportation, water and wastewater studies, and the requirement for more detailed environmental assessments for identified infrastructure projects. |

2. Specifically provide direction for the incorporation of the following in the MESPs:
   - low impact development (LID) facilities and green infrastructure as part of stormwater management strategies, in accordance with City LID guidelines; and
   - measures to reduce energy demand at the community level through a community energy plan or similar initiative.

Community design plans will:
1. Demonstrate the use of LID best management practices in the community.

#### PP16

| Identify best management practices for green buildings to reduce demands on energy, water and waste systems |
| Secondary plans will: |
| 1. Provide policy direction regarding proposed: |
   - measures to reduce energy demand in buildings through a solar design strategy, community energy plan or similar initiative; and
   - renewable energy generation for buildings; |
| PP17 | Public Engagement – encourage involvement of all stakeholders | Secondary plans will:  
1. Be reviewed with the continued involvement of all stakeholders engaged in the CMP process.  
2. Be reviewed and considered for adoption by Council as amendments to the Official Plan 2014 in accordance with the public notice provisions of the Planning Act. |
| PP18 | Phasing and Sequencing/Financial Impact – identify general phasing, sequencing and cost of development | Secondary plans will:  
1. Provide policy direction regarding the requirement for a detailed phasing plan as part of, or in coordination with the MESP which at minimum, provides for:  
   - minimizing disruption to established and new neighbourhoods through orderly progression of development;  
   - identification of key benchmarks for progressing through phases, having regard for the timing of key infrastructure delivery as identified in the supporting studies, that respects local and regional infrastructure master plans and 10-year construction schedules;  
   - identification of the population and employment linked to each phase; and  
   - timely provision of the elements of a complete community (e.g., schools, parks, other community facilities, retail and service uses, active transportation and transit).  
2. Provide policy direction requiring Developers Group Agreements for cost-sharing purposes.  
3. Provide policy direction regarding the need for the City to undertake a fiscal impact analysis of the implementation of the plan, particularly the impact of proposed new practices (e.g., LID facilities, cycling facilities). |

Community design plans will:  
1. Provide more details on proposed initiatives to be implemented in the community, e.g., use of water efficient, drought resistant landscaping, appropriate topsoil depth, installation of rainwater harvesting systems.
Community Design Plans will:
1. Demonstrate how the community will be phased.
## APPENDIX G

**STAFF RESPONSES TO COMMENTS MADE AT DECEMBER 11, 2017 DEVELOPMENT SERVICES COMMITTEE MEETING**

<table>
<thead>
<tr>
<th>Comments from December 11, 2017 Development Services Meeting</th>
<th>Staff Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desire to have the proposed roads align with one another throughout the blocks</td>
<td>• The transportation study that was conducted through the CMP process and for the Secondary Plan requires connectivity via the major collector roads in the FUA. Connectivity is a key element of a complete community.</td>
</tr>
<tr>
<td>Clarification requested on the funding model to pay for infrastructure costs and what future road infrastructure improvements have been considered (i.e. Major Mackenzie Drive, Elgin Mills Road, etc.)</td>
<td>• The applicant is developing a phasing plan and will continue to work with the City and the Region.</td>
</tr>
<tr>
<td>Clarification as to the outcome, should the application be denied.</td>
<td>• The applicant would be in a position to appeal the decision.</td>
</tr>
<tr>
<td>Concerns that the proposals would lead to wildlife habitat destruction and clarification as to what wildlife monitoring efforts would be taking place.</td>
<td>• Natural heritage and hydrologic resources have been assessed through the Berczy, Bruce, Eckhardt, and Robinson Subwatershed Study. • A restoration strategy for the Greenway System is recommended to identify opportunities to improve the quality and quantity of woodlands, wetlands, meadows, and wildlife habitat. • Impacts of infrastructure within the Greenway System such as road crossings will be carefully reviewed through a Class EA study to minimize disturbances to wildlife. Subwatershed Study recommendations such as wildlife-sensitive design, construction practices, and revegetating adjacent lands will be reviewed and incorporated as necessary at the detailed design stage. • The Secondary Plan requires the protection of the Greenway System in accordance with the City’s Official Plan.</td>
</tr>
</tbody>
</table>
and other applicable plans (e.g., Greenbelt Plan).
- The Secondary Plan provides for vegetation protection zones (environmental buffers) and restoration areas that will protect natural heritage features from development impacts.

<table>
<thead>
<tr>
<th>Question regarding seniors housing, rental housing and affordable housing be provided.</th>
<th>The Official Plan/Secondary Plan provides for affordable housing and shared housing (e.g. includes long term care) by targeting 25% of the new housing units to be affordable to low and moderate income households.</th>
<th>The Official Plan also supports the maintenance of rental housing and variability of tenure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suggested duplexes in favor of narrow townhouses.</td>
<td>The Secondary Plan provides for a mix and range of housing types and sizes, including duplexes.</td>
<td></td>
</tr>
<tr>
<td>Clarification requested as to what role non-participating landowners would have</td>
<td>All landowners and members of the public can participate in public meetings, open houses and provide comments throughout all planning processes in order to provide feedback and obtain additional information.</td>
<td>The landowners within the secondary plan block have the opportunity to join the developer’s group by signing a cost sharing agreement and paying their proportionate costs. Joining the group and signing the agreement allows them to develop and have rights to use the infrastructure and share the group costs (park blocks, stormwater management ponds, servicing etc.).</td>
</tr>
<tr>
<td>Desire to have Streets D and E in the Berczy Block connected using a collector road running parallel to the hydro corridor</td>
<td>The Berczy Glen landowners group has agreed to provide this connection which is reflected throughout the plan.</td>
<td></td>
</tr>
<tr>
<td>Comment from the January 23, 2018 Public Meeting</td>
<td>Staff response</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>-----------------</td>
<td></td>
</tr>
</tbody>
</table>
| Expectation that the blocks would introduce transit facilities, be connected to existing communities, have greenways preserved, introduce mixed-use areas, provide cycling facilities and connections to the future employment block. | • Recognizing the importance of the use of non-single vehicle transportation in the FUA, and its growing importance in the City, the Region and beyond, provision for cycling and pedestrian facilities and infrastructure such as bus stops and related infrastructure will be central to the development of the FUA. As part of a complete community, the Berczy Glen block will preserve Greenways in compliance with the Greenbelt Plan and Official Plan policies and have a mix of uses.  
• It is anticipated that there will be connections to the Employment Block which is located to the north, across Elgin Mills Road. |
| Desire to have an international food terminal | • The lands are designated for residential and not appropriate for an international food terminal. This use may be more appropriate in the Employment Block. |
| Request that the subdivision agreements be made public to ensure accountability, suggested mixed use spaces are not viable, emergency power provisions be incorporated into mid and high rise and questioned whether purchasers will be made aware of the close proximity to the planned Pickering airport | • Subdivision agreements are public information once they are registered on title.  
• Mixed uses are an important element of the Conceptual Master Plan and complete communities.  
• Limited emergency power provisions are provided for medium and high density buildings in the Ontario Building Code and would be reviewed at the building permit stage.  
• The Berczy Glen Secondary Plan is not within the regulated area of the Pickering Airport. |
| A representative of 3237 Elgin Mills Road (non-participating land owner) suggested they had not been contacted regarding the process and asked that the participating landowners consider road configurations and services in relation to their property | • The applicant’s planning representative provided the non-participating landowner with her contact information at the conclusion of the public meeting in order for the representative of 3237 to follow up.  
• Staff will continue to work with Romandale Farms Ltd. to find a resolution to their concern. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Romandale Farms Ltd. raised objections to the Angus Glen and Berczy Glen Blocks proposed land use plans. Specifically, Romandale Farms Ltd. has objected to the proposed land use on their lands (0.63 ha) located in the northeast corner of the Berczy Glen Secondary Plan</td>
<td>• Staff have met with representatives of the Romandale property in attempt to resolve the concern. The Romandale property has a Mixed Use Neighbourhood Corridor designation in the Conceptual Master Plan. In keeping with the CMP, the Berczy Secondary Plan provides for Medium Density Residential on the Romandale lands. Staff will continue to work with Romandale Farms Ltd. to find a resolution to their concern.</td>
</tr>
<tr>
<td>Asked that the Berczy Glen Landowners Group and City of Markham commission a study to explore the feasibility of providing sewer infrastructure to the Jennings Gate and Cachet communities</td>
<td>• The City has explored the feasibility of providing municipal services (storm and sanitary) to Jennings Gate subdivision. A gravity sewer system would flow southward through the Cachet Estates subdivision as this area is at a lower elevation than Jennings Gate subdivision. Cachet Estates does not currently have any municipal sewers, but does have municipal water. For the City to consider installing municipal services in rural estate areas, there needs to be a minimum 2/3 community support to provide services. Therefore any plan to extend services to the Jennings Gate subdivision would require services be put in place for the Cachet Estates subdivision. The cost of the municipal work will be the responsibility of the homeowner (Jennings Gate). It would not be possible for a gravity system to drain to the north or the west. The only method to go against gravity (going north or going west) would be through a pumping station. A pumping station has</td>
</tr>
<tr>
<td>Concern regarding connecting streets to Vine Cliff and Stoney Hill. Traffic entering into Victoria Manor/Cathedraltown neighbourhood will add to the traffic problem.</td>
<td>high capital costs and on-going operations and maintenance. It is also a higher risk and associated liability to the City if the pump were to fail.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>● The anticipated traffic on Vine Cliff and Stoney Hill will be consistent with the road classification. This will also improve east-west connectivity through the neighbouring communities for all modes of travel.</td>
<td></td>
</tr>
<tr>
<td>Concern regarding increased traffic on Glenbourne Drive.</td>
<td>Staff will review the Transportation Impact Assessment which will include projected traffic volumes.</td>
</tr>
<tr>
<td>Concern regarding traffic. Objects to 3 proposed road connections into Victoria Manor/Cathedraltown neighbourhood. Request that the traffic be directed to Elgin Mills and Warden.</td>
<td>It is acknowledged that there will be some increase in traffic with the proposed road connections as it relates to the extension of Vine Cliff Blvd., Stony Hill Blvd., and Rinas Ave through the Berczy Glen Secondary Plan. However, this is not expected to alter the intended functions of these roads as originally designed – Vine Cliff Boulevard and Stony Hill Boulevard will continue to operate as a Collector Road, and Rinas Avenue will continue as a Local Road. As most of the new developments will be east of the Berczy Creek, and along Elgin Mills Road East and Warden Avenue, it is also anticipated that there will be more traffic using these arterial roads in comparison to the east-west collector roads.</td>
</tr>
<tr>
<td>● There will be accesses that are more direct for residents of the existing subdivision to use the future amenities within the Berczy Glen block. Having multiple accesses will also improve emergency response.</td>
<td></td>
</tr>
<tr>
<td>Comment from the September 12, 2018 Development Services Meeting and September 14, 2018 Council Meeting</td>
<td>Staff response</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Request to research report form Stockholm, Sweden regarding development adjacent to hydro corridors</td>
<td>• Staff note Health Canada’s website that acknowledges that although additional research is required, Health Canada does not consider any precautionary measures are needed regarding daily exposures to EMFs.</td>
</tr>
<tr>
<td>Ensure that connection of trails and greenways have the proper connection to major streets, and to the south of this development.</td>
<td>• There are opportunities for trail connections to the south, however, Staff will explore a strategy and phasing plan for the extension of the trail system outside of the BGSP boundaries</td>
</tr>
</tbody>
</table>
| Concerns that development will have an adverse impact on environmental/wildlife. | • The guiding principles of the CDP include the protection and enhancement of the natural environment.  
• A number of programs and by-laws that will educate residents on dumping into municipal sewers and bird friendly guidelines. In addition, the City is Dark Sky compliant and any Luminaire selected for street lighting design must meet the City’s requirements. |
| Diversity of housing. Request to reduce the minimum number of stories in the low-rise designation from two to one and in the mid-rise from three to two stories to provide for housing flexibility, specifically to provide affordable bungalows and bungalowts for seniors. | • The BGSP will contain policies on complete communities and how a diverse housing stock (which includes housing for older adults).  
• The low rise presently permits the one storey built form as of right and no changes to the low-rise designation are required.  
• Staff reduced the height in the mid rise designation from 3 to 2 stories. |