

PROPOSED MODIFICATIONS TO BERCY GLEN SECONDARY PLAN

Note: Strikethrough denotes deleted text. Underlined text denotes added text.

AMENDMENT TO PART 1 OF THE OFFICIAL PLAN 2014 is modified as follows:

1. Schedules “C”, “G”, “J”, “L”, and “M” are modified to reflect a minor alignment change to the Major Collector Road as attached.

AMENDMENT TO PART II OF THE OFFICIAL PLAN 2014 is modified as follows:

2. Section 3.1.6 a) is modified to include reference to connections to specific streets as follows:

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 including connections to Rinas Avenue, Stony Hill Boulevard and Vine Cliff Boulevard.

3. Section 4.1.14 a) is modified by italicizing the term “features” as follows:

- 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;

4. Section 4.3.6 is modified by replacing the reference to Section 4.3.6 with 4.3.5.

5. Section 4.4.1 is modified by replacing reference to Section 7.2.1 with correct reference to 7.2.1.1.

6. Section 7.1.1.4 is modified by adding additional requirements for right-of-way conveyances as follows:

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. Notwithstanding the planned rights-of-way for minor collector roads, should it be determined through the *development approval* process that greater right-of-way widths are required, the additional lands shall be conveyed to the City and/or the Region at no public cost, without an amendment to this Secondary Plan.

7. Section 7.1.2.2 is modified by adding additional policies f) and g) regarding vehicle access restrictions and continuous collector streets as follows:

- f) to restrict vehicle access from developments adjacent to Regional Roads to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties; and
- g) to plan and implement, including land takings necessary for, continuous collector streets in both east-west and north-south directions, in all new urban developments.

8. Section 7.1.2.4 is modified by clarifying the location of public utilities within laneways as follows:

- 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.~~

City owned public utilities may be located within the paved portion of laneways subject to functional and design standards established by the City. Privately owned utilities may be located within boulevard/grass portion of the laneway subject to functional and design standards established by the City.

9. Section 8.2.1.3 is modified by deleting “excluding back to back townhouse” and by adding Section d) as follows:

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; and
- d) back to back townhouses, subject to review of an application for development approval. In considering an application for back to back townhouses on lands designated ‘Residential Low Rise’, Council shall ensure that development adheres to the criteria outlined below:
 - i. appropriate site location in terms of proximity to transit;
 - ii. appropriate lot widths to ensure the provision of on-street parking, street trees, and private amenity space;
 - iii. the proposed built form fronts on to a public road;
 - iv. the density of the proposal is consistent with the density range established in Section 8.2.1.4 of this Secondary Plan; and,

v. the proposed back-to-back townhouses are located in close proximity to public parks, where feasible.

- 10.** Maps SP1, SP5, SP6 and Appendix 2 are modified to reflect a minor alignment change to Street 'D' as attached.

Elgin Mills Rd E






Hydro Corridor

Warden Ave

FROM 'FUTURE NEIGHBOURHOOD AREA'
TO DESIGNATIONS AS SHOWN

Major Mackenzie Dr E

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



Elgin Mills Rd E

Hydro Corridor


ADD 'MAJOR COLLECTOR ROAD'

Warden Ave

Major Mackenzie Dr E

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"



Elgin Mills Rd E

Hydro Corridor




Warden Ave

ADD 'PUBLIC SCHOOL SITE'
'PLACE OF WORSHIP SITE'
AND 'PARK SITE' AS SHOWN

Major Mackenzie Dr E

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



Elgin Mills Rd E


Hydro Corridor

Warden Ave

Major Mackenzie Dr E

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"



Elgin Mills Rd E

Hydro Corridor

Warden Ave

ADD 'PROPOSED CYCLING FACILITIES' AS SHOWN

Major Mackenzie Dr E

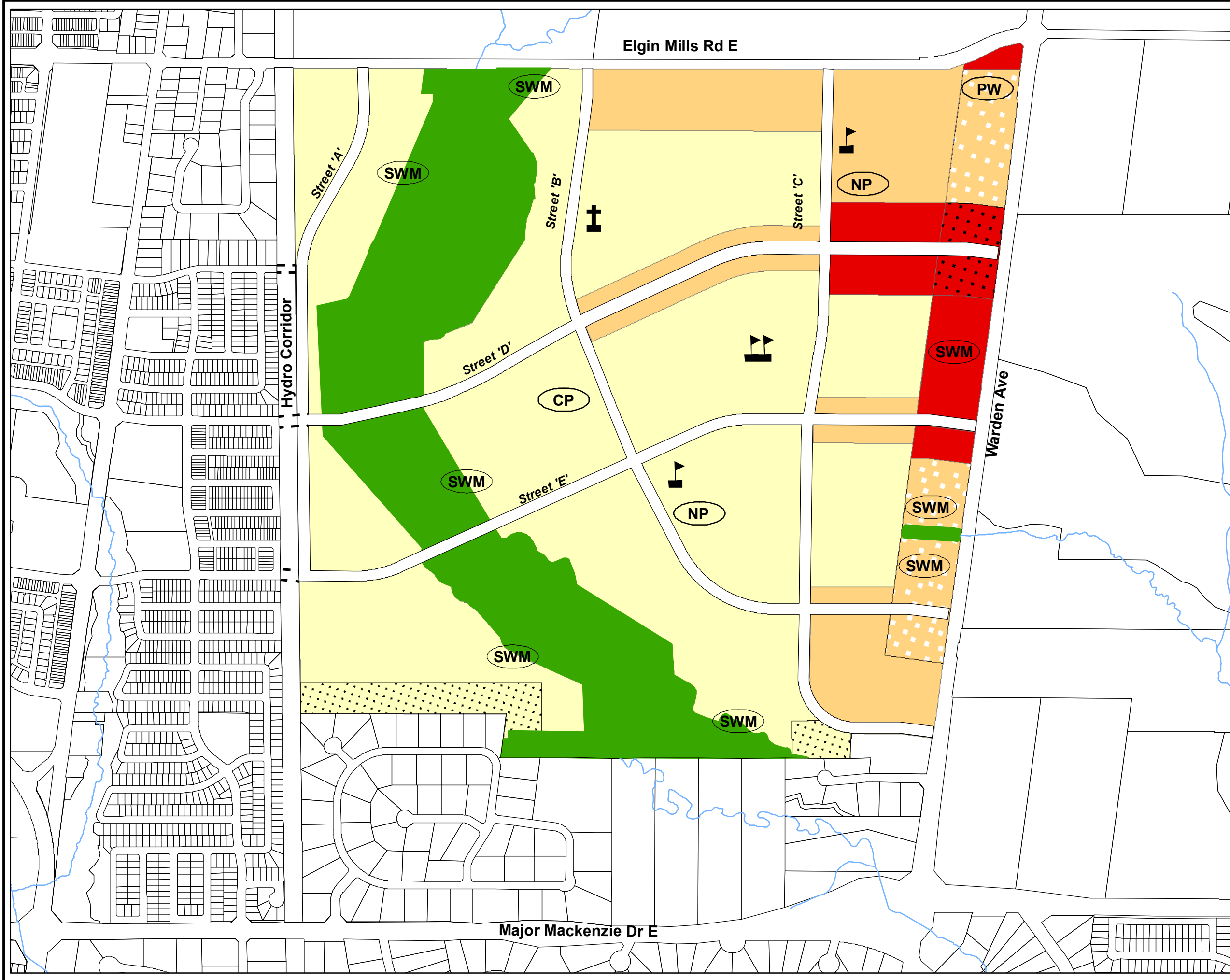
AMENDMENT TO APPENDIX D - CYCLING FACILITIES
OF THE MARKHAM OFFICIAL PLAN 2014, AS AMENDED
OFFICIAL PLAN AMENDMENT XXX

--- BOUNDARY OF AMENDMENT AREA

..... Proposed Cycling Facilities



**MAP SP1
DETAILED LAND USE
BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)**



Boundary of Secondary Plan Area

RESIDENTIAL

- Residential Low Rise
- See Section 8.2.1.6
- Residential Mid Rise I
- Residential Mid Rise II

MIXED USE

- Mixed Use Mid Rise
- See Section 8.3.1.6

GREENWAY SYSTEM

- Greenway

PARKS AND OPEN SPACE

- Community Park / Neighbourhood Park
- Stormwater Management Facility

COMMUNITY INFRASTRUCTURE, SERVICE FACILITIES

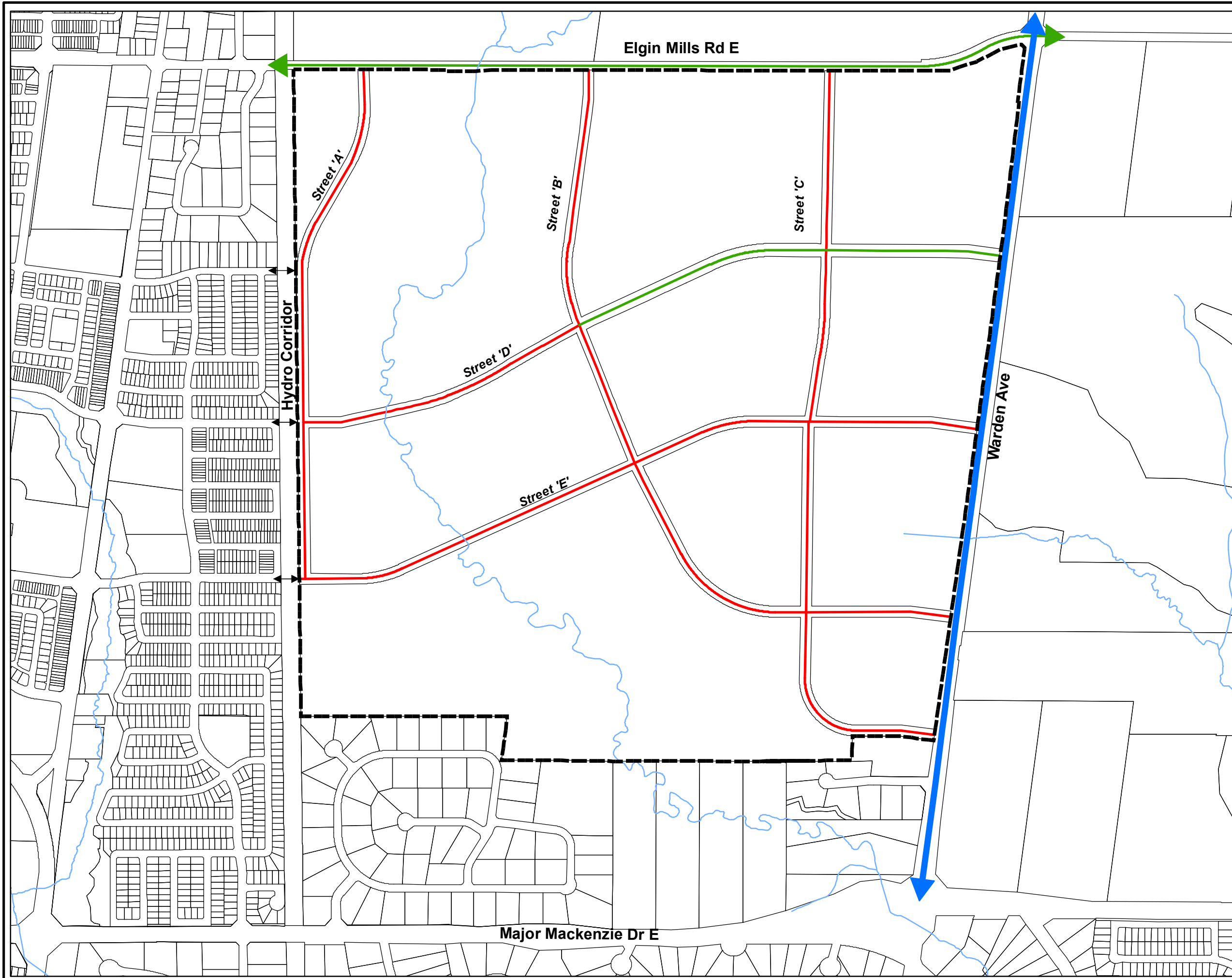
- Public Elementary School
- Public Secondary School
- Catholic Elementary School

OTHER

- Place of Worship



Document Path: \\markham.c:\data\dev\svr\Geomatics\New Operation\Official Plan\Amendments\FUA Berczy Glen\Active\MXD\SP1 - BERCZY GLEN DETAILED LAND USE.mxd



MAP SP5 ROAD NETWORK

BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)

Boundary of Secondary Plan Area

ARTERIAL ROADS

Region of York Arterial Road

COLLECTOR ROADS


Major Collector Road
(Up to 30.5 metre right-of-way)

Minor Collector Road
(Up to 24.5 metre right-of-way)


Minor Collector Road or Local Road Connection




**MAP SP6
TRANSIT AND ACTIVE
TRANSPORTATION NETWORK
BERCZY GLEN SECONDARY PLAN
(Official Plan Amendment XXX)**


 Boundary of Secondary Plan Area


ARTERIAL ROADS

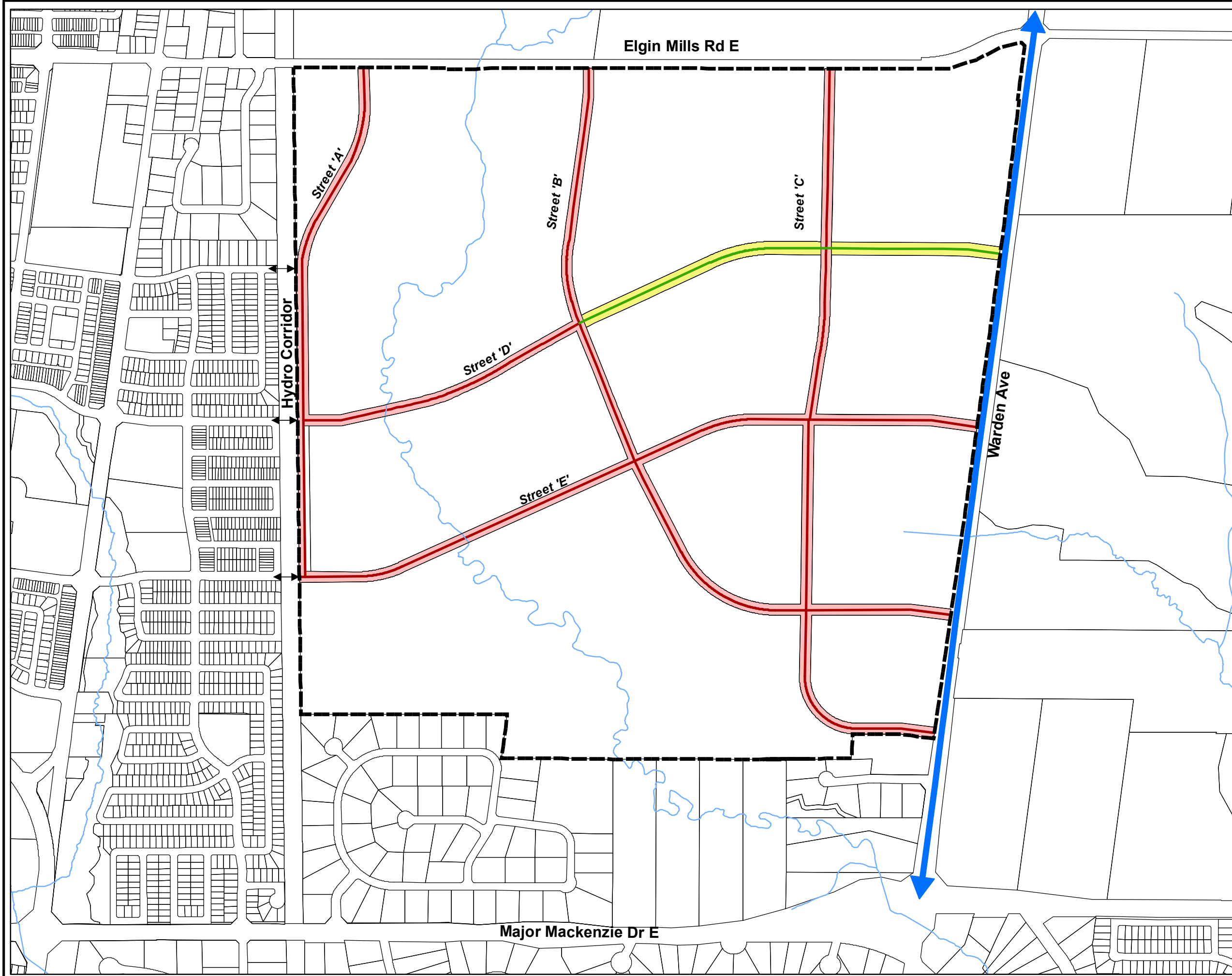
 Regional Transit Priority
- Frequent Transit Service

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



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.1920 (formerly
Trudgeon House)
10508 Warden Avenue

