

**York Region Official Plan – Conformity Analysis for Amendment No. 24 to the
City of Markham Official Plan
Berczy Glen Secondary Plan**

Preamble

Policies included in this Table only reflect the policies applicable to this Secondary Plan and do not include policies already addressed by the City of Markham Official Plan, 2014 and/or the York Region Official Plan, 2010, or those that are not applicable.

Note: “NCG” denotes related ROP policy outlined in York Region’s New Community Guidelines

Chapter/ Policy	Section Title/ Policy	Regional Staff Comments on OPA Conformity
York Region Official Plan, 2010		
Ch. 2	Sustainable Natural Environment	
2.1	Regional Greenlands System: A Sustainable Natural Environment Legacy	
2.1.5	That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design. These plans shall contain policies and detail initiatives that encourage remedial works and enhancement opportunities within the Regional Greenlands System.	Extensive natural heritage work was undertaken for this Berczy Glen Secondary Plan (BGSP). The BGSP identifies a more refined natural heritage system, and provides additional policies in Section 4.1 (Greenway System).
2.1.11 (NCG)	To require a Greenlands System Plan as a component of secondary plans that is consistent with policy 5.6.14 of this Plan.	The subwatershed study, as part of the Conceptual Master Plan (CMP) process for the Future Urban Area (‘FUA’) informed the policies in the Secondary Plan for Section 4.1 (Greenway System), which addresses York Region Official Plan (ROP) policy 5.6.14.
2.1.13 (NCG)	That the planning, design and construction of infrastructure projects within the Regional Greenlands System shall enhance the Regional Greenlands System, including providing passive recreational amenities and environmental restoration where appropriate.	This policy has been addressed through the Master Environmental Servicing Plan (MESP) work undertaken for this Secondary Plan, by the Greenway System policies in Section 3.1 in the Markham Official Plan, 2014 (MOP, 2014), and in Section 4.1 of the Secondary Plan. As detailed in Policy 4.1.14 of the BGSP, 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.
2.1.14 (NCG)	To undertake land securement, with partners, focused primarily within the Regional Greenlands System. Land securement can include conservation easements, donations, or land purchases, and	MOP, 2014 policies in Section 3.1.2 address this policy.

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	education and stewardship promotion.	
2.1.17 (NCG)	That land securement initiatives assist in implementing the Regional Greenlands System trails network.	MOP, 2014 policies in Section 3.1.2 address this policy.
2.1.18 (NCG)	To work with local municipalities, conservation authorities and trail organizations on initiatives that contribute to, or complement, the creation of a Regional Greenlands System trails network.	Section 3.1 in the MOP, 2014 addresses this policy. Also, as detailed in Policy 4.1.14 of the BGSP, 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.
2.2	Natural Features: Components of the Greenlands System	
2.2.3	That key natural heritage features and key hydrologic features in 2.2.1 shall be precisely delineated on a site-by-site basis using procedures established by the Province, where applicable. Such delineation shall occur through the approval of Planning Act applications supported by appropriate technical studies such as master environmental servicing plans, environmental impact studies, natural heritage or hydrological evaluations. Where such delineation refines boundaries shown on Maps within this Plan, refinements to these Maps can occur without an amendment to this Plan.	Policy 4.1.5 in the BGSP provides 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 are to be confirmed in the field and may be refined or modified in accordance with Section 3.1.1.3 of the MOP, 2014. Background studies for the CMP and MESP work done in support of the Secondary Plan, which has been reviewed by the Toronto and Region Conservation Authority (TRCA), also address this policy.
2.2.9	To require local municipalities to identify key natural heritage features and key hydrologic features in local official plans and zoning by-laws; and to provide appropriate policies for their protection, including: requirements for environmental impact studies and vegetation protection zones, and the definition of permitted uses.	The BGSP protects natural heritage and hydrologic features and their associated vegetation protection zones through inclusion in the Greenway System land use designation, as shown on in the mapping and appendices. Section 4.1 of the Secondary Plan includes policies intended to “protect and enhance natural heritage and hydrologic features within a connected landscape”. The BGSP is based on the Subwatershed Study which takes into account Key Natural Heritage Features.
2.3	Water Systems	
2.3.15	To amend mapping and policies to reflect new requirements, assessments and recommendations from the Assessment Reports, Source Protection Plans and Oak Ridges Moraine Conservation Plan by amendment to this Plan.	Policy 4.3.2 in the BGSP provides 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

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		addressed. Vulnerable areas as delineated in Appendix 3 – Groundwater Resources to this Secondary Plan.
2.3.17	To require the preparation of comprehensive master environmental servicing plans as part of secondary plans to protect, improve or restore water quality and quantity including hydrologic function of water systems. Such plans will incorporate best management practices with a goal that water balance and hydrologic functions will be maintained as much as possible. These plans will emphasize water conservation and may include water reuse and innovative technologies.	As detailed in Section 7.2.1.5, the BGSP requires the completion of an 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.
2.3.29	To require local official plans and zoning by-laws to contain policies and/or mapping to: a. address floodplains, hazardous lands, hazardous sites and regulated lands; b. identify permitted uses and the requirement for setbacks or buffers; c. address land use within and adjacent to hazardous lands and hazardous sites; and, d. identify approved Special Policy Areas and include their associated site-specific policies related to development and redevelopment.	Section 4.5 of the BGSP includes policies related to environmental hazards, including natural hazards such as floodplain lands and erosion sites, 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 MOP, 2014.
2.3.41	To require the preparation of comprehensive master environmental servicing plans, or appropriate technical studies, as a component of secondary plans and major development or re-development to minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach. This may include techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	Policy 4.4.1 of the BGSP states that all stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the MOP, 2014 and Section 7.2.1.12 of the BGSP and/or based on the recommendations and findings of the Subwatershed Study and Master Environmental Servicing Plan. Section 4.4 of the BGSP identifies that Low Impact Development (LID) measures will be used throughout the Secondary Plan Area where appropriate to filter and cleanse water and address infiltration.
Ch. 3	Healthy Communities	
3.1	Human Health and Well-Being	
3.1.3	To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.	The BGSP includes goals and principles which strive to create a healthy and resilient community by designing neighbourhoods around pedestrian activity with a high number of destinations within walking distance and an interconnected system of parks and open

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		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. (Sections 3 and 5).
3.1.5 (NCG)	That public health and other human services be incorporated into the design and evaluation of new community areas and Regional Centres and Corridors.	Section 4.2 of the MOP, 2014 identifies that community infrastructure will be focused in mixed-use neighbourhoods and intensification areas providing human services and cultural facilities required to meet the needs of people of all ages, backgrounds and capabilities.
3.2	Air Quality and Climate Change	
3.2.3	To reduce vehicle emissions by ensuring that communities are designed to prioritize pedestrians and cyclists, reduce single occupancy automobile use, and support public transit and Transportation Demand Management initiatives.	As outlined in policy 3.1.6 of the BGSP, 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 BGSP and illustrated on Map SP6 – Transit and Active Transportation Network.
3.2.5 (NCG)	To require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors’ facilities.	Policy 3.4.2.5 in the MOP, 2014 requires air quality impact studies be undertaken for development approvals where potential or known air quality emission levels can potentially impact certain sensitive land uses.
3.2.6 (NCG)	That sensitive uses such as schools, daycares and seniors’ facilities not be located near significant known air emissions sources such as controlled access provincial 400-series highways.	Policy 3.4.2.4 in the MOP, 2014 states that certain sensitive land uses such as day care centres, private schools and public schools not be located near significant known air emission sources including the provincial 400 series highways.
3.3	Provision of Human Services	
3.3.5 (NCG)	To ensure that public buildings and facilities are designed to be accessible, and are located in proximity to pedestrian, cycling and transit systems.	The proposed public service facilities within the Secondary Plan are strategically located to be easily accessible and evenly throughout the plan area and identified by polices and schedules in the BGSP. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.
3.3.11 (NCG)	That communities be designed in a manner that facilitates inclusivity and accessibility for residents, workers and visitors.	The Secondary Plan provides policy direction guiding future development in the Secondary Plan Area, which ensures accessibility by all, regardless of age or physical ability.

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		Policy 4.2.1.5 in the MOP, 2014 includes a provision for new and renovated community infrastructure that is appropriately designed to support universal accessibility.
3.4	Cultural Heritage	
3.4.6 (NCG)	To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.	Policy 5.4.1 in the Secondary Plan specifies that conservation of cultural heritage resources will be consistent with Section 4.5 of the MOP, 2014.
3.4.10 (NCG)	To recognize and celebrate the rich cultural heritage of the Region’s ethnic and cultural groups.	Section 4 in the MOP, 2014 addresses this policy.
3.5	Housing our Residents	
3.5.4	To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.	<p>Policy 5.1.1 in the BGSP promotes 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 MOP, 2014 and the policies of the Secondary Plan.</p> <p>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 housing types and range 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 to support an overall density of 70 residents and jobs per hectare in the entire New Community Area (Sections 5.1 and 8.2 of the Secondary Plan).</p>
3.5.5	To require that all new secondary plans include a strategy to implement the affordable housing policies found in this Plan. The strategy shall include: a. specifications on how the affordable housing targets in this Plan will be met; b. policies to achieve a mix and range of housing types within each level of affordability; c. policies to ensure affordable larger sized family units; and, d. consideration of locations for social housing developments.	<p>Section 4.1.3 in the MOP, 2014 contains policies related to an affordable and shared housing strategy to increase the supply of affordable housing including social and assisted housing.</p> <p>Policy 5.1.7 in the BGSP further supports the MOP, 2014 by providing provisions for affordable and shared housing.</p>

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3.5.6 (NCG)	That a minimum 25 per cent of new housing units across the Region be affordable, be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. Affordable housing units should include a mix and range of types, lot sizes, unit sizes, functions and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.	Policy 4.1.3.2 in the MOP, 2014 addresses this policy. The Secondary Plan also identifies a target of 25 percent of the new housing units to be affordable to low and moderate income households (Section 5.1.7 of the Secondary Plan).
3.5.19 (NCG)	To encourage accessibility features in all new housing.	Section 4 in the MOP, 2014 addresses this policy.
3.5.20	To encourage the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units.	Section 4.1 in the MOP, 2014 addresses this policy.
Ch. 4	Economic Vitality	
4.4	Planning for Retail	
4.4.1 (NCG)	To require that retail be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.	Policy 2.1.3 in the BGSP address complete communities by focusing retail within walking distance of majority of people and that is accessible by transit. Policy 3.1.1 in the BGSP provides that the Secondary Plan Area contain a Mixed Use Neighbourhood Service Node.
4.4.2	To work with local municipalities to improve urban design in new retail developments and to identify opportunities for the intensification and revitalization of existing retail.	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. Policy 5.1.7.8 in the MOP, 2014 requires a Retail and Service Needs Study to support a development application where redevelopment of an existing retail and service site within a 'Mixed Use' designation is proposed.
4.5	Financial Management	
4.5.14	To require that an economic/fiscal impact analysis be completed for secondary plans, comprehensive plans and any other significant	Fiscal Impact Analysis was completed to inform the preparation of the 'FUA' cross sections and direction for the use of green infrastructure.

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	proposal, as determined by Council. This policy provides direction as to what this analysis should include.	City will undertake a Fiscal Impact Analysis of the implementation of the Secondary Plan, particularly the impact of proposed new practices (e.g., LID facilities, cycling facilities).
4.5.17	To ensure the most efficient and effective use of infrastructure, and to design and implement the urban services to meet the capacity requirements of the Urban Area, and where it can be demonstrated that there are long term social, environmental or economic benefits, permit the oversizing of services where it is deemed prudent by Council and it is financially feasible.	The MESP reviewed servicing and phasing. There is some outstanding information as part of the MESP that will be forwarded to the Region for review, prior to endorsing a final document.
Ch. 5	An Urbanizing Region: Building Cities and Complete Communities	
5.1	Forecasting and Phasing Growth	
5.1.6	To require local municipalities to develop a phasing plan for new community areas that is co-ordinated with the following Regional plans and policies: a. the new community areas criteria in Section 5.6 of this Plan; b. the fiscal policies in Section 4.5 of this Plan; c. the York Region 10-Year Capital Plan; d. the York Region Water and Wastewater Master Plan; and, e. the York Region Transportation Master Plan.	A conceptual Phasing Plan has been developed as part of the MESP. More detailed phasing plans will be provided for each of the secondary plans within the New Community Area.
5.1.7	To require that local official plans, master plans, capital plans and secondary plans be consistent with phasing plans prepared in accordance with policy 5.1.6.b through 5.1.6.e.	The BGSP 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 BGSP specifies that the development phasing plan must address the matters identified in Section 10.1.2.2 m) of the MOP, 2014.
5.1.8	To require, within each local municipality, that development of a phase for a new community area be substantially complete (i.e., generally 75 per cent of the residential land area which is available for development be built) before a subsequent phase may be registered.	Policy 9.1.4 of the BGSP states 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. 10.1.2.2 in the MOP, 2014 identifies that sequencing of residential development in the 'FUA' be generally based on the completion of 75

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		percent of the land area in each phase before a subsequent phase is registered.
5.1.9 (NCG)	To require local municipalities to prepare detailed sequencing plans within each secondary plan that provide for an orderly and efficient progression of development to the next sequence, and are supported by water, wastewater, and transportation infrastructure, and the provision of human services.	<p>Policy 2.1.7 in the BGSP requires the identification of general phasing, and sequencing for development of the Berczy Glen community.</p> <p>Policy 9.1.7 of the BGSP specifies that the development phasing plan must address the matters identified in Section 10.1.2.2 m) of the MOP, 2014, in addition to, the distribution of housing by density, timing of delivery of water and wastewater and stormwater facilities, and construction of major utility facilities.</p>
5.2	Sustainable Cities, Sustainable Communities	
5.2.3 (NCG)	That communities be designed to ensure walkability through interconnected and accessible mobility systems. These systems will give priority to pedestrian movement and transit use, provide pedestrian and cycling facilities, and implement the York Region Pedestrian and Cycling Master Plan.	<p>Policy 3.1.6 of the BGSP identifies that 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”.</p> <p>The Berczy Glen Community Design Plan details safe and extensive pedestrian and cycling network connections with existing routes and open spaces, including trails within the Greenway System.</p>
5.2.4 (NCG)	That development requiring Regional approval shall be supported by a transportation study that assesses impacts on the Region’s transportation system and surrounding land uses. Significant development shall prioritize walking, cycling and transit.	<p>The transportation study provided as part of the MESP establishes the basic road, pedestrian and cycling network, and in addition, provides guidance on transit and transportation demand management (TDM) strategies.</p> <p>MOP, 2014 policy 10.6.2.3 provides that as part of a development application, an applicant must submit the following transportation requirements:</p> <ul style="list-style-type: none"> • functional traffic design study • transportation impact assessment • transportation demand management strategy

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5.2.7 (NCG)	That communities be designed to ensure accessibility to people of all ages, cultures and abilities.	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”.
5.2.8 (NCG)	To employ the highest standard of urban design, which: a. provides pedestrian scale, safety, comfort, accessibility and connectivity; b. complements the character of existing areas and fosters each community’s unique sense of place; c. promotes sustainable and attractive buildings that minimize energy use; d. promotes landscaping, public spaces and streetscapes; e. ensures compatibility with and transition to surrounding land uses; f. emphasizes walkability and accessibility through strategic building placement and orientation; g. follows the York Region Transit-Oriented Development Guidelines; and, h. creates well-defined, centrally-located urban public spaces.	Section 2.1 in the BGSP identifies guiding principles for a healthy and resilient community. The Secondary Plan emphasizes the development of a high quality built form and public realm. As outlined in Chapter 1, the Community Design Plan will address the urban design and sustainable development policies of the MOP, 2014. Sections 6.0 and 7.0 of the BGSP contain policies related to the transportation system and urban design guidelines, respectively.
5.2.9 (NCG)	That retail, commercial, office, and institutional structures be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.	The Community Design Plan provides direction for retail and service amenities, office and institutional buildings to be designed to be compact, pedestrian-oriented, transit-supportive, and integrated within the community with an active transportation system.
5.2.10 (NCG)	That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards.	Policy 7.1.5 in the MOP, 2014 identifies that the Markham Transportation Strategic Plan and the associated City-wide parking strategy will address, among other things, revisions to the parking zoning standards applied throughout Markham to provide more progressive parking policies and standards.
5.2.20 (NCG)	To work with local municipalities and the development community to achieve energy efficiency levels that exceed the Ontario Building Code for residential buildings, and the Model National Energy Code for non-residential buildings.	A Community Design Plan was prepared to address the urban design and sustainable development policies of the MOP, 2014. 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).

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5.2.21 (NCG)	To encourage the following energy efficiency and conservation targets for new buildings: a. Grade-related (3 storeys or less) residential buildings achieve a performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada’s EnerGuide for New Houses: Administrative and Technical Procedures. b. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40 per cent greater efficiency than the Model National Energy Code for Buildings, 1997; c. Industrial buildings (not including industrial processes) be designed to achieve 25 per cent greater energy efficiency than the Model National Energy Code for Buildings, 1997.	As detailed in Section 7.2.3 of the Secondary Plan, a Community Energy Plan is to be developed for the ‘FUA’ District, in accordance with Section 5.6.10 of the ROP. Section 6.1 of the Secondary Plan describes 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”.
5.2.22 (NCG)	To work with local municipalities and the development community to achieve 10 per cent greater water conservation than the Ontario Building Code (as amended to O. Reg. 315/11, January 1, 2012) for all new buildings.	The Secondary Plan includes policies in support of water conservation, energy conservation, and air quality protection. Policy 6.2.2.5 in the MOP, 2014 addresses this requirement.
5.2.24 (NCG)	To encourage new buildings be designed and certified to LEED® Silver, Gold or Platinum standards, and to provide complementary incentive programs to achieve the successful implementation of LEED® buildings across York Region.	Policy 6.2.1.2 in the MOP, 2014 promotes incentive programs to encourage sustainable development practices in building and site design. Section 6.1.2 in the BGSP requires the development of comprehensive urban design guidelines for the ‘FUA’ 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 CMP 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.
5.2.25 (NCG)	To regularly review and update sustainable building incentive programs within York Region together with local municipalities. These programs may include water and wastewater servicing allocation credits, density bonusing, expedited processing of development approvals or the use of local municipal community improvement plans and associated financial tools.	MOP policy 6.2.3 addresses this by ensuring the City work in cooperation with the Region’s sustainable development requirements of the ROP be complied with in development applications.

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5.2.26 (NCG)	That development shall include a solar design strategy which identifies approaches that maximize solar gains and facilitate future solar installations (i.e. solar ready).	MOP policy 6.2.3.1 requires development to be designed to maximize solar gains and facilitate future on-site renewable energy systems. 7.2.3 of the BGSP, requires that a Community Energy Plan be developed for the 'FUA' District, in accordance with Section 5.6.10 of the ROP 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.
5.2.28 (NCG)	To encourage all new buildings to include on-site renewable or alternative energy systems which produce 25 per cent of building energy use. Where on-site renewable or alternative energy systems are not feasible, consideration of purchasing grid-source renewable energy is encouraged.	7.2.3 of the BGSP, requires that a Community Energy Plan be developed for the 'FUA' District, in accordance with Section 5.6.10 of the ROP 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.
5.2.30 (NCG)	To encourage the use of environmentally preferable materials including low volatile organic compound products, adhesives and finishes, high-renewable and recycled content products and certified sustainably harvested lumber in all new development.	MOP, 2014 policy 6.2.3.1 on sustainable buildings and site design addresses this policy.
5.2.31 (NCG)	To restrict the use of potable water for outdoor watering.	MOP, 2014 policy 6.2.3.1 on sustainable buildings and site design addresses this policy.
5.2.32 (NCG)	To require the installation of rainwater harvesting systems on all new residential buildings for outdoor irrigation and outdoor water use.	MOP, 2014 policy 6.2.3.1 on sustainable buildings and site design addresses this policy.
5.2.33 (NCG)	To encourage the use of water conserving, drought resistant landscaping by: a. increasing topsoil depths and/or providing soil scarification; b. installing drought resistant sod; c. providing landscaping features that minimize the demand for water and synthetic chemicals by utilizing native and drought resistant species; and, d. installing permeable driveway surfaces.	MOP, 2014 policy 6.2.3.1 on sustainable buildings and site design addresses this policy.

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5.2.34 (NCG)	To encourage local heat island effects mitigation in all development including: a. green and/or white roofs; b. locating trees or other plantings to provide shading for at least 50 per cent of sidewalks, patios, and driveways, and within 15 metres of buildings; and, c. installing light-coloured paving materials including white concrete, grey concrete, open pavers and any material with a solar reflectance index of at least 29.	MOP, 2014 policy 6.2.3.1 on sustainable buildings and site design addresses this policy.
5.2.38 (NCG)	To work with local municipalities and the building and land development industry to provide each resident, worker, and employer with information on the sustainability features of their communities including water and energy conservation, and mobility options.	MOP, 2014 policy 6.2.2.8 identifies that the City in collaboration with the Region and the development industry provide each resident, worker and employer with information on sustainability features and programs.
5.6	Building Complete, Vibrant Communities	
5.6.1 (NCG)	That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for new community areas that meet or exceed the policies of this section of this Plan. The secondary plan preparation should include an innovative approach that involves a multidisciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the secondary plan.	A CMP for the north Markham 'FUA' lands was endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the New Community Area. As directed by the MOP, 2014, the development of the CMP 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 Secondary Plan is consistent with the CMP.
5.6.2 (NCG)	That each new community area shall be planned in a comprehensive and co-ordinated manner.	The Secondary Plan has been prepared through a coordinated and comprehensive approach. The Secondary Plan policies reflect this approach.
5.6.3 (NCG)	That 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.	The Berczy Glen community is being planned to meet or exceed a minimum density of 20 residential units per developable hectare. Within each residential land use designation, a density range is specified to ensure appropriate densities are met throughout the Secondary Plan Area to support an overall density of 70 residents and jobs per hectare in the entire New Community Area (Sections 5.1 and 8.2 of the Secondary Plan).
5.6.4 (NCG)	That new community areas shall contain a wide range and mix of housing types, sizes and affordability.	The Secondary Plan area provides an appropriate mix of housing types and range of low-rise and mid-rise residential units.

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		The Secondary Plan identifies a target of 25 percent of the new housing units to be affordable to low and moderate income households (Section 5.1.7 of the Secondary Plan).
5.6.5 (NCG)	That new community areas shall be designed to contain community core areas, which will be the focus of retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.	The Secondary Plan contains a ‘Neighbourhood Service Node’ designation. This area provides higher density housing and neighbourhood-scale retail uses and services, helping to ensure all residents are within walking distance of essential neighbourhood services.
5.6.6 (NCG)	That within new community areas, live-work opportunities be provided through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations.	The Secondary Plan provides for a variety of housing types, sizes and tenure, including secondary suites and opportunity for live/work.
5.6.7 (NCG)	That new community areas shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan	A Community Design Plan was prepared to address the urban design and sustainable development policies of the MOP, 2014. Policy 6.2.3 in the BGSP requires 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.
5.6.8 (NCG)	That new community areas shall be planned to consider human services needs, including educational, social, health, arts, culture, and recreational facilities.	The 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.
5.6.9 (NCG)	That new community areas shall be designed to maximize passive solar gains, and to ensure that all buildings are constructed in a manner that facilitates future solar installations in accordance with a solar design strategy.	MOP policy 6.2.3.1 requires development to be designed to maximize solar gains and facilitate future on-site renewable energy systems. Policy 7.2.3 of the BGSP, requires that a Community Energy Plan be developed for the ‘FUA’ District, in accordance with Section 5.6.10 of the ROP to optimize passive solar gains through design.
5.6.10 (NCG)	That the local municipality shall develop a Community Energy Plan for each new community area to reduce community energy	Policy 7.2.3 of the BGSP requires that a Community Energy Plan be developed for the ‘FUA’ District, in accordance with Section 5.6.10 of

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	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 ROP 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.
5.6.11 (NCG)	That comprehensive master environmental servicing plans shall be prepared and implemented. This policy provides direction requiring the MESP to examine all water systems in a comprehensive and integrated manner to increase efficiencies, maximize water conservation, minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach. This may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	Section 4.4 of the BGSP identifies that stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the MOP, 2014 and based on the recommendations and findings of the Subwatershed Study and the MESP. As detailed in Section 7.2.1.5, the BGSP requires the completion of a MESP prior to the issuance of any development approvals.
5.6.12 (NCG)	That mobility plans shall be completed. This policy provides detailed direction regarding the contents of these plans including interconnected and accessible mobility systems, a transit plan, distances to a transit stops, the street network, adherence to the York Region Transit-Oriented Development Guidelines, connection to planned rapid transit corridors/ terminals, parking standards and trip-reduction strategies.	Policy 7.1.4.1 in the MOP, 2014 requires the preparation of mobility plans for the 'FUA'. The MESP and Community Design Plan for the Secondary Plan Area has addressed this requirement at a high level.
5.6.13 (NCG)	That new community areas shall be designed to implement the York Region Pedestrian and Cycling Master Plan.	Policy 7.1.4.2 in the MOP, 2014 addresses this requirement.
5.6.14 (NCG)	That a Greenlands System Plan shall be prepared that identifies how the Greenlands System will be managed in an urban environment. This policy further outlines the requirements for the preparation of this plan.	Section 4.1 of the Secondary Plan includes policies intended to "protect, identify and enhance the greenway system...". Lands designated 'Greenway' in the BGSP are subject to the provisions of Sections 3.1 and 8.6 of the MOP, 2014. The BGSP requires a Natural Heritage Restoration Plan for the Greenway System lands.
5.6.15 (NCG)	That new community areas be designed to include an integrated open space network that includes both active recreational facilities and meeting places, urban squares, parks, outdoor seating and	The Secondary Plan was prepared and evaluated based on this policy. The policies and schedules of the plan support as integrated open space network through the provision of a number of parks,

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	information gathering spaces generally within 500m of all residents.	recreational area, and trail integration. More details are provided through the Community Design Plan.
5.6.16 (NCG)	That new community areas be designed to reduce urban heat island effects and consider integrating green and white roofs, greening to provide shade, and light-coloured surface materials in accordance with policy 5.2.34 of this Plan.	MOP, 2014 policy 6.2.2.2 refers to minimizing heat island effects. More details are provided through the Community Design Plan.
Ch. 7	Servicing Our Population	
7.1	Reducing Demand for Services	
7.1.7 (NCG)	To require new development applications to demonstrate how the proposed development is transit-oriented. The York Region Transit-Oriented Development Guidelines provide guidance on how to address this policy.	MOP, 2014 policy 8.2.3.6 addresses this policy.
7.1.11	To require local municipalities to adopt land use and site design policies that promote sustainable modes of transportation, including walking, cycling, transit, and carpooling.	Policies in Chapter 7.0 of the MOP, 2014 address this policy.
7.2	Moving People and Goods	
7.2.3 (NCG)	To apply the York Region Pedestrian and Cycling Master Plan's Planning and Design Guidelines in the implementation of the Regional pedestrian and cycling network.	MOP Section 7.1.4 addresses this policy at a high level.
7.2.53	To restrict vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties. Exceptions may be made to this policy in Regional Centres and Corridors, and mainstreets.	This requirement is being addressed as part of the MESP still being evaluated by York Region. The Secondary Plan also addresses this matter with the collector road pattern and through Section 7.1.2.
7.3	Water and Wastewater Servicing	
7.3.2.	To ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with plans of subdivision, plans of condominium, site plan or any other development applications in order to ensure services are available prior to occupancy.	Section 7.2 in the Secondary Plan addresses this policy.
7.3.3	To plan water and wastewater servicing to ensure co-ordinated land use approval, capital plans and Master Plans.	The MESP addresses this requirement.
7.3.4	That the provision of water and waste servicing within	This policy is supported by the work done through the MESP, policies

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	communities be co-ordinated with land use planning approvals to: a. achieve complete communities, b. achieve balanced communities with residential and employment opportunities; c. assist in the sequencing of growth within communities; d. achieve intensification targets; e. promote energy efficient green buildings; and f. capitalize on the intensification and more compact development opportunities as they arise.	Section 7.2 in the MOP, 2014 and Section 7.2 in the Secondary Plan.
7.3.36	To require local municipalities to incorporate Wellhead Protection Area and Intake Protection Zone policies and mapping into local official plans and zoning by-laws, in consultation with the Region.	Section 4.3.4 and Appendix 3 in the Secondary Plan addresses wellhead protection.
7.4	Waste Management	
7.4.2 a – c. (NCG)	To surpass waste management regulatory requirements by: a. achieving at least 80 per cent diversion from landfill by 2010; b. achieving over 90 per cent diversion from landfill by 2016; and, c. eliminating the disposal of unprocessed waste in landfill by 2020.	MOP, 2014 policy 7.2.2 addresses this policy.
7.4.9 (NCG)	To require that all new multi-unit residential buildings incorporate three-stream waste collection capabilities.	MOP, 2014 policy 7.2.2 addresses this policy.
7.4.14	To encourage the diversion of construction and demolition waste to meet or exceed the Region’s diversion targets of policy 7.4.2.	MOP, 2014 policy 7.2.2.7 requires a strategy be prepared for the diversion of construction and demolition waste in new development and redevelopment.
7.5	Energy and Utilities	
7.5.6	To require underground installation of utilities, where feasible, in new community areas and Regional Centres and Corridors, and to encourage buried utility in the balance of the Region.	MOP, 2014 policy 7.2.3 and Secondary Plan policy 7.2.2.1 address this requirement.