



Development Services Public Meeting Agenda

Meeting No. 13 | October 22, 2024 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

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Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

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***Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.***



Development Services Public Meeting Agenda

Meeting Number: 13

October 22, 2024, 7:00 PM - 9:00 PM

Live streamed

All Members of Council
Development Services
Chair: Regional Councillor Joe Li

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, THE ANGUS GLEN
LANDOWNERS GROUP AT THE ANGUS GLEN SECONDARY PLAN
AREA, APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT
THE INTRODUCTION OF TWO SITE-SPECIFIC POLICIES INTO

3

THE ANGUS GLEN SECONDARY PLAN REGARDING THE LOCATIONS
OF THE NORTHERN EAST-WEST COLLECTOR ROAD AND PLACE OF
WORSHIP, BOTH AS THEY RELATE TO LANDS LEGALLY DESCRIBED
AS PART OF LOT 24, CONCESSION 5 AND PART OF THE EAST HALF
AND WEST HALF OF LOT 25, CONCESSION 5, CITY OF MARKHAM
(WARD 6), FILE NO. PLAN 24 191018 (10.3)

D. Brutto, ext. 2468

4.2 PUBLIC MEETING INFORMATION REPORT, WARDEN ELGIN
DEVELOPMENTS LTD. AT SOUTHEAST CORNER OF WARDEN
AVENUE AND ELGIN MILLS ROAD EAST (PARTS 1 AND 2 OF LOT 25,
CONCESSION 5), APPLICATION FOR ZONING BY-LAW AMENDMENT

11

TO FACILITATE THE DEVELOPMENT OF APPROXIMATELY 584
RESIDENTIAL UNITS, A PARTIAL SECONDARY SCHOOL BLOCK, A
PARTIAL NEIGHBOURHOOD PARK, AND THE SUPPORTING ROAD
AND LANE NETWORK AT SOUTHEAST CORNER OF WARDEN

**AVENUE AND ELGIN MILLS ROAD EAST (PARTS 1 AND 2 OF LOT 25,
CONCESSION 5) (WARD 6), FILE NO. PLAN 24 179088 (10.5)**

D. Brutto, ext. 2468

5. ADJOURNMENT

**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, October 22, 2024		
Application Type:	Official Plan Amendment (the “Application”)		
Owner:	The Angus Glen Landowners Group (the "Owners")		
Agent:	Malone Given Parsons Ltd. (Emily Grant)		
Proposal:	The introduction of two site-specific policies into the Angus Glen Secondary Plan regarding the locations of the northern east-west collector road and place of worship, both as they relate to lands legally described as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham (the “Proposal”)		
Location:	The Angus Glen Secondary Plan Area (the “Subject Lands”)		
File Number:	PLAN 24 191018	Ward:	6
Prepared By:	Daniel Brutto, MCIP, RPP, CPT ext. 2468 Senior Planner, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Acting Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owners and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Application on September 12, 2024, and deemed the Application complete on September 16, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal (“OLT”) for a non-decision ends on January 10, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for October 22, 2024
- If required, a Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment

BACKGROUND

Subject Lands and Area Context

The Subject Lands are bounded by Elgin Mills Road East, Kennedy Road, Major Mackenzie Drive East and Warden Avenue, as shown on Figure 1. Existing uses consist primarily of agricultural, golf course major recreational use, community facilities, and rural residential as shown on Figure 2. Figures 2 and 3 show the surrounding land uses.

The Subject Lands are governed by the Angus Glen Secondary Plan (“AGSP”), which was approved by the OLT on July 26, 2023. The AGSP provides detailed policies to guide the future development of the Subject Lands with approximately 7,500 dwelling units, 19,700 residents, and 1,300 jobs planned at full build out. There are several landowners within the AGSP, including Romandale Farms Ltd. (“Romandale”), who currently owns the lands legally described as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham (the “Romandale Lands”). Romandale sought leave to appeal the OLT’s decision to approve the AGSP. At the time of publishing this report, no decision had been made by the Divisional Court.

The Owners propose to amend the AGSP to introduce two site-specific policies regarding the locations of the northern east-west collector road and place of worship in relation to the Romandale Lands, as follows:

1. Northern east-west collector road (“Street D”)

The AGSP includes policies and mapping that establishes the general extent and location of the collector roads within the AGSP, pursuant to a Municipal Class Environmental Assessment (“MCEA”). The collector roads shown on Figure 4 includes the northern east-west major collector road (“Street D”) located adjacent to the Romandale Lands that reflect the road network established by the MCEA process undertaken for the Angus Glen Block. The location of Street D as established by the MCEA process does not encroach onto, or cross over, any part of the Romandale Lands. To provide greater certainty for the Romandale Lands, the Proposal introduces policy 7.1.2.2 h), which states that Street D will not encroach onto, or cross over, any part of the Romandale Lands. The proposed policy reads as follows:

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

- h) notwithstanding each of the policies set out above, and in particular, policy 7.1.2.2b) of the Angus Glen Secondary Plan, the east-west major collector road may not be realigned such that any portion of the east-west major collector road would encroach onto, or cross over, any part of the lands legally described*

as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham.”

2. Northern place of worship site

The AGSP includes policies and Map SP1 as shown on Figure 5, which identifies the conceptual location of and requirements for two Place of Worship sites in accordance with Markham’s Official Plan Policy 4.2.4.1. This policy ensures that Places of Worship have opportunities to obtain sites and be in appropriate areas to serve residents. These sites may be relocated without amendment to the AGSP provided the alternate site is consistent with the community structure objectives of the AGSP. The Proposal introduces Policy 5.2.19, which states that a place of worship shall not be located on the Romandale Lands. The policy reads as follows:

“5.2.19 Notwithstanding policies 5.2.13 and 5.2.18 and Map SP1, a Place of Worship shall not be located on the lands legally described as Part of Lot 24, Concession 5 and Part of the East Half and West Half of Lot 25, Concession 5, City of Markham.”

Staff identified the following preliminary matter(s) that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required.

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review the Proposal based on the existing policy framework.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Angus Glen Secondary Plan Map SP5 Road Network

Figure 5: Angus Glen Secondary Plan Map SP1 Detailed Land Use

Figure 2

Aerial Photo

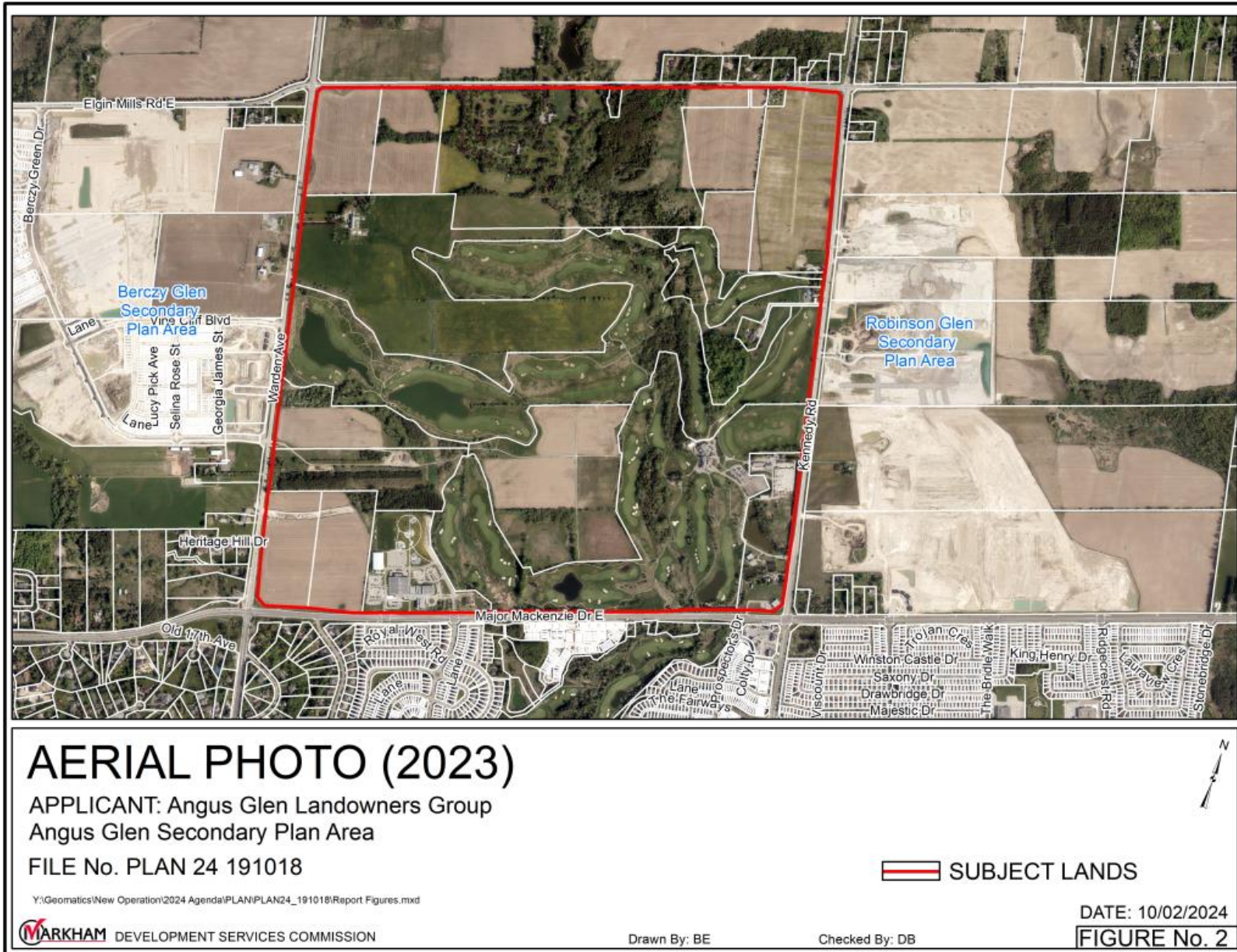


Figure 3

Area Context and Zoning

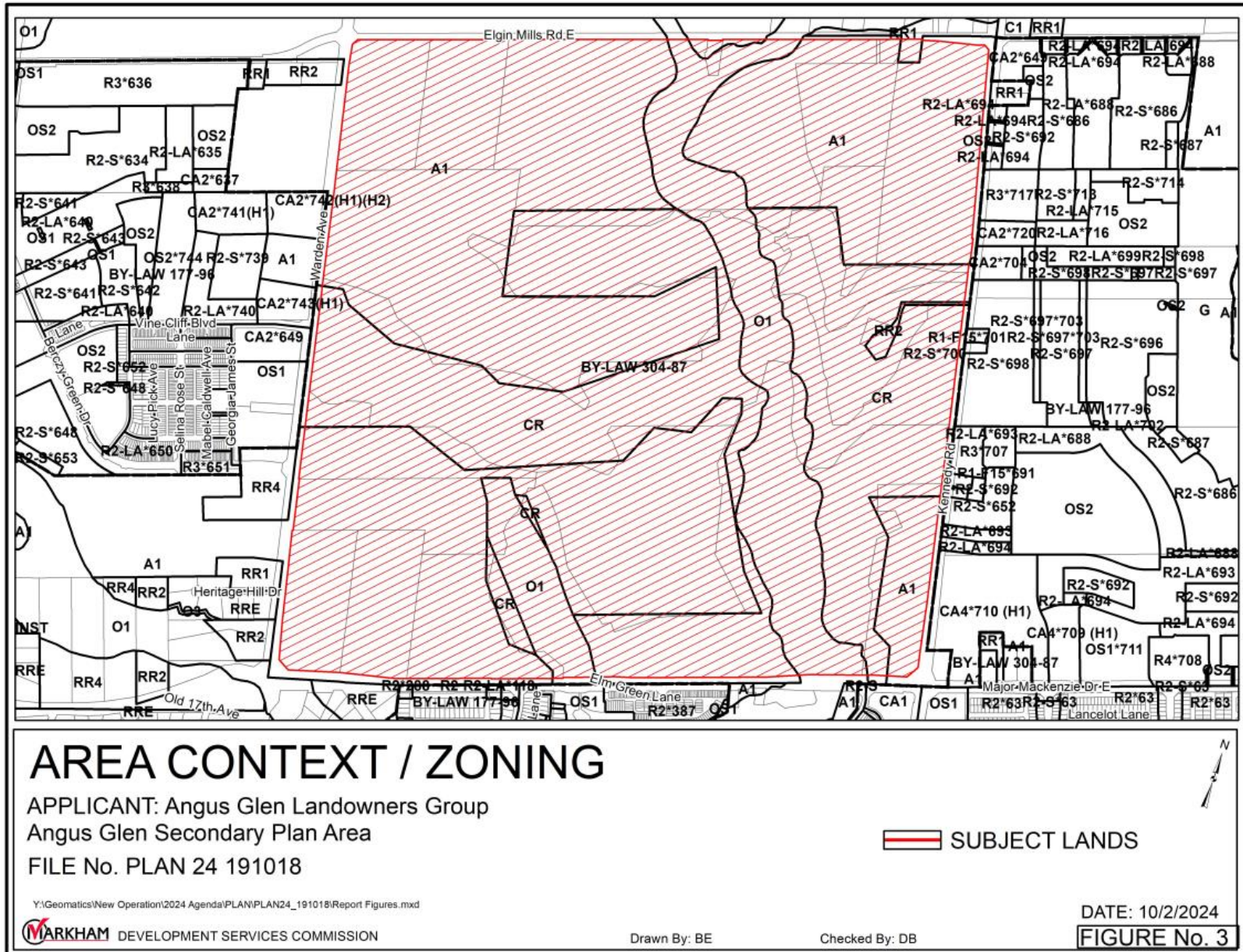


Figure 4

Angus Glen Secondary Plan Map SP5 Road Network

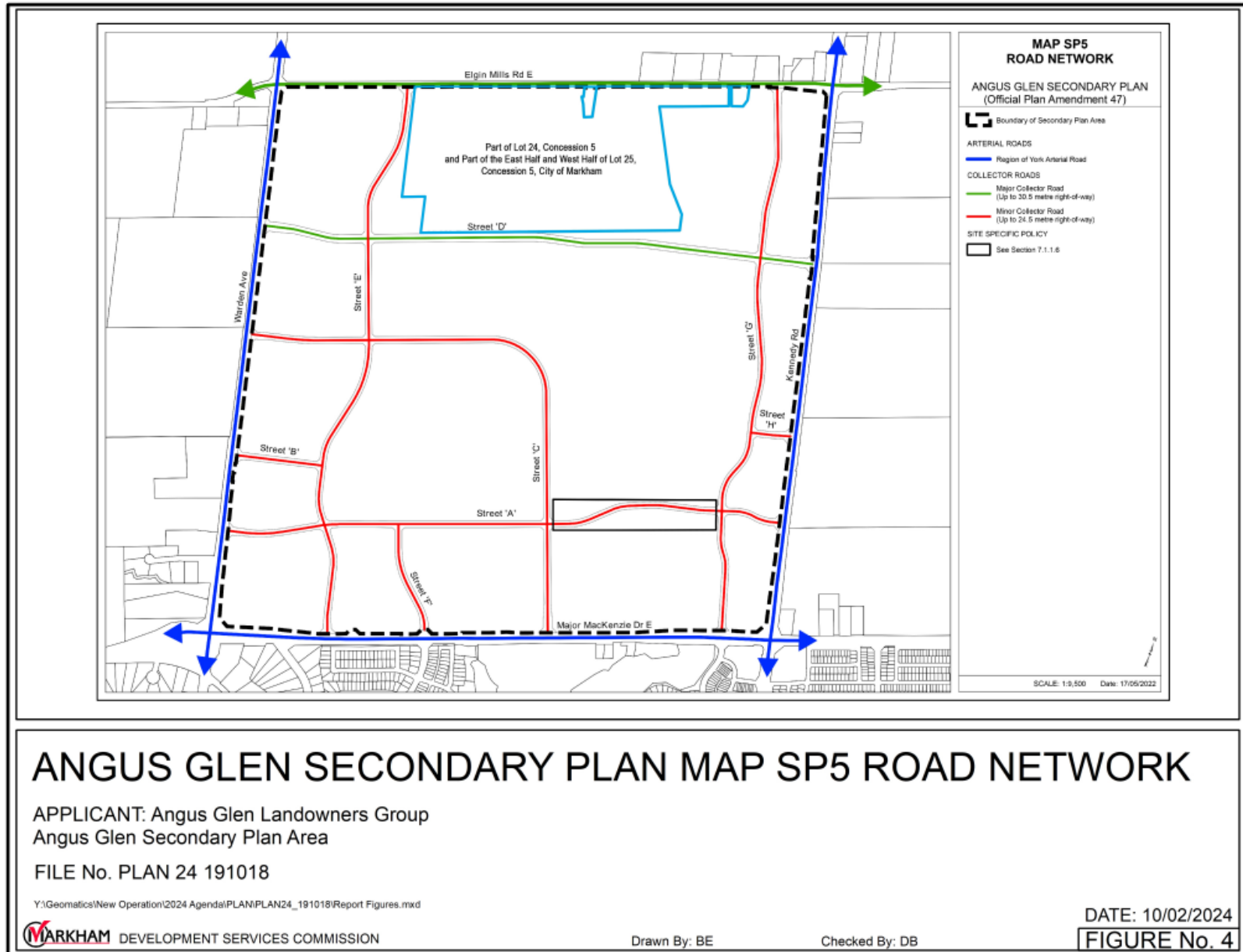
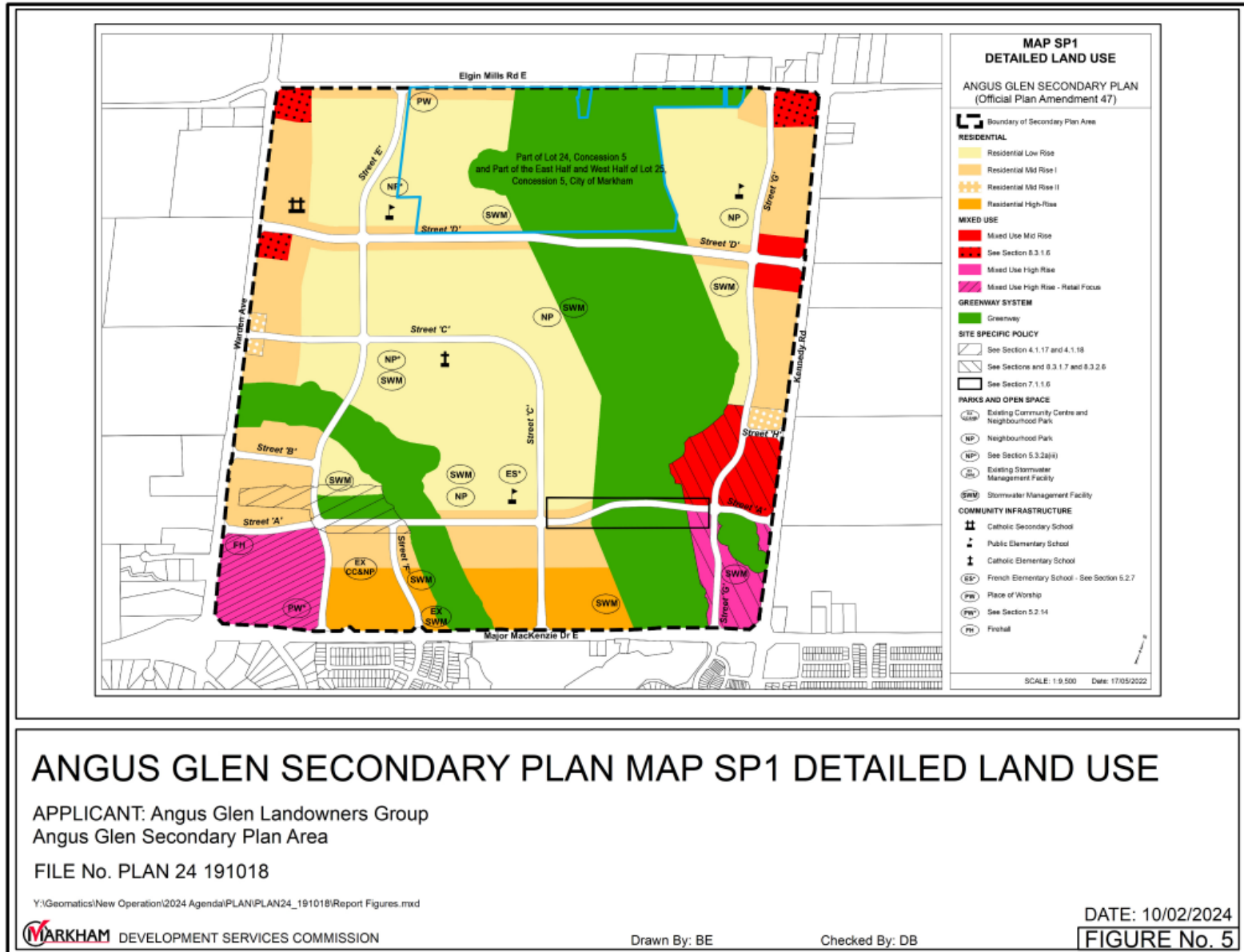


Figure 5

Angus Glen Secondary Plan Map SP1 Detailed Land Use



**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, October 22, 2024		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	Warden Elgin Developments Ltd. (the "Owner")		
Agent:	Malone Given Parsons Ltd. c/o Emily Grant		
Proposal:	Zoning By-law Amendment (as informed by a Draft Plan of Subdivision application under concurrent review) to facilitate the development of approximately 584 residential units, a partial secondary school block, a partial neighbourhood park, and the supporting road and lane network (the "Proposed Development")		
Location:	Southeast corner of Warden Avenue and Elgin Mills Road East (Parts 1 and 2 of Lot 25, Concession 5) (the "Subject Lands")		
File Numbers:	PLAN 24 179088	Ward:	6
Prepared By:	Daniel Brutto, MCIP, RPP, CPT ext. 2468 Senior Planner, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Acting Manager, North Markham	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application on July 17, 2024, and deemed them complete on August 13, 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on October 15, 2024.

NEXT STEPS

- Statutory Public Meeting, which is only required for the Zoning By-law Amendment application, is scheduled for October 22, 2024
- If required, a Recommendation Report for consideration by the Development Services Committee ("DSC")

- In the event of an approval, adoption of the site-specific Zoning By-law Amendment and Draft Plan of Subdivision approval subject to conditions.

BACKGROUND

Subject Lands and Area Context

Figures 1 and 2 show the 20.1 ha (49.66 ac) Subject Lands, which consist of two properties located at the southeast corner of Warden Avenue and Elgin Mills Road East. The Subject Lands have approximate frontages of 470 m (1,542 ft) along Elgin Mills Road East and 395 m (1,296 ft) along Warden Avenue. The Subject Lands are currently used for agricultural purposes. Figure 3 shows the surrounding land uses.

The Ontario Land Tribunal approved the Angus Glen Secondary Plan (“AGSP”) under Official Plan Amendment (“OPA”) 47 on July 26, 2023

OPA 47 applies to the Subject Lands, which provides detailed policies that guide the future development of the surrounding lands with approximately 7, 500 dwelling units, 19,700 residents and 1,300 jobs planned at full build out.

Figures 4 and 5, and Table 1 below, provide details of the Proposed Development

Table 1: Proposed Unit Mix	
Street Townhouses (freehold)	43
Lane Access Townhouses (freehold)	149
Street Townhouses (condominium)	10
Lane Access Townhouses (condominium)	185
Back-to-Back Townhouses (condominium)	112
Mixed Use Mid-Rise	85
Part Lots:	40
Total:	584 (624 including part lots)

The following table summarizes the AGSP information

Table 3: Angus Glen Secondary Plan Amendment Information (OPA 47)	
Current Designations:	“Residential Low Rise”, “Residential Mid Rise I”, and “Mixed Use Mid Rise – Neighbourhood Service Node”

Table 3: Angus Glen Secondary Plan Amendment Information (OPA 47)	
Permitted uses:	<p><u>“Residential Low Rise”</u> permits a dwelling unit including a home occupation, a secondary suite, convenience retail and personal services, day car centres, place of worship, public school provided it is approved at a location on an arterial or collector road, shared housing small scale and the uses provided for in all designations listed in Section 8.1.1 of the 2014 OP.</p> <p><u>“Residential Mid Rise I”</u> permits townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses located above a garage on a laneway and buildings associated with day cares, places of worship and public schools.</p> <p><u>“Mixed Use Mid Rise – Neighbourhood Service Node”</u> permits a various commercial and housing uses listed in Section 8.3.1.2 as well as places of worship, public schools and private schools in accordance with Section 8.13.5 of the 2014 OP.</p>
Permitted building types:	<p><u>“Residential Low Rise”</u> permits 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 individual lots have frontage on a public park which fronts a public street. Also coach houses above a laneway garage and day cares, places of worship and public schools are permitted.</p> <p><u>“Residential Mid Rise I”</u> permits townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses above a laneway garage and buildings associated with day cares, places of worship and public schools.</p> <p><u>“Mixed Use Mid Rise – Neighbourhood Service Node”</u> permits apartment buildings, multi storey non-residential or mixed-use buildings and stacked townhouses as a secondary and transitional built form subject to certain criteria being met.</p>

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 3, and summarized in Table 4.

Table 4: Zoning By-law Amendment Information	
Current Zone:	“Agricultural One (A1)”
Permitted Uses:	Agricultural uses and an accessory dwelling
Proposal:	The Owner proposes to rezone the Subject Lands from “Agricultural One (A1)”, under By-law 304-87, to numerous zones under By-law 177-96, with site-specific zone standards.

Staff identified the following preliminary matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required.

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, specifically the AGSP and Section 51(24) of the *Planning Act*.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the density, built form, road/laneway network and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iii) Traffic impact and ensuring the adequate supply of parking spaces.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Proposed Development will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland.
- d) Purpose built secondary suites, seniors housing and affordable housing**
 - i) The Proposed Development will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**

- i) Staff are currently reviewing the Functional Servicing Report submitted. The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Proposed Development is approved.

f) Sustainable Development

- i) The Proposed Development will be reviewed in consideration of the City's Sustainability Metrics Program.
- ii) The Owner is expected to implement the requirements of the Future Urban Area Community Energy Plan.

g) External Agency Review

- i) York Region, the Toronto and Region Conservation Authority, and the School Boards have been circulated the Application(s), among other agencies, and any applicable requirements may be incorporated into the Proposed Development.

h) Required Future Applications

- i) The Owner must submit applications for Site Plan Control and Draft Plan of Condominium for Blocks 37 - 39, should the Proposed Development be approved.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Composite Plan

Figure 1

Location Map

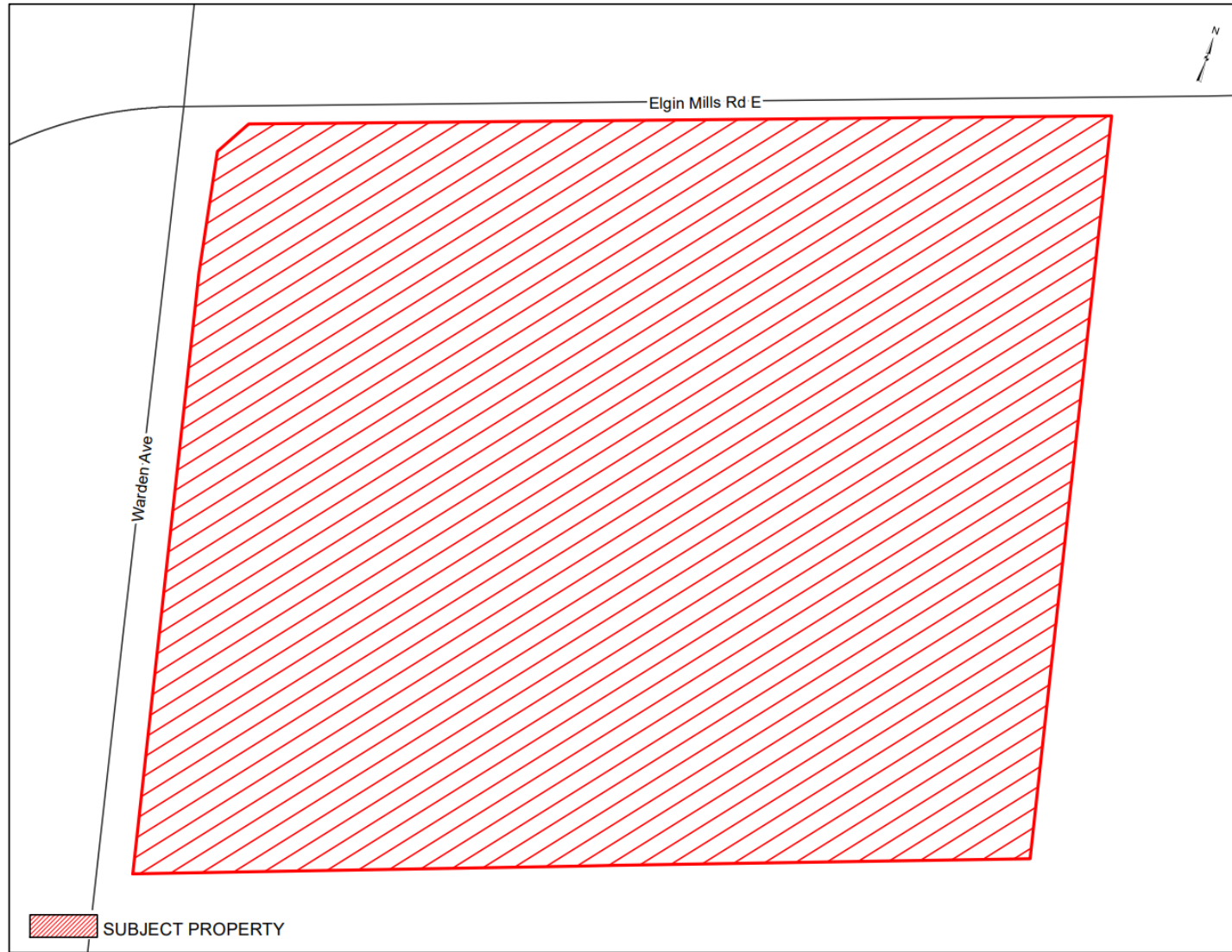


Figure 3

Area Context/Zoning

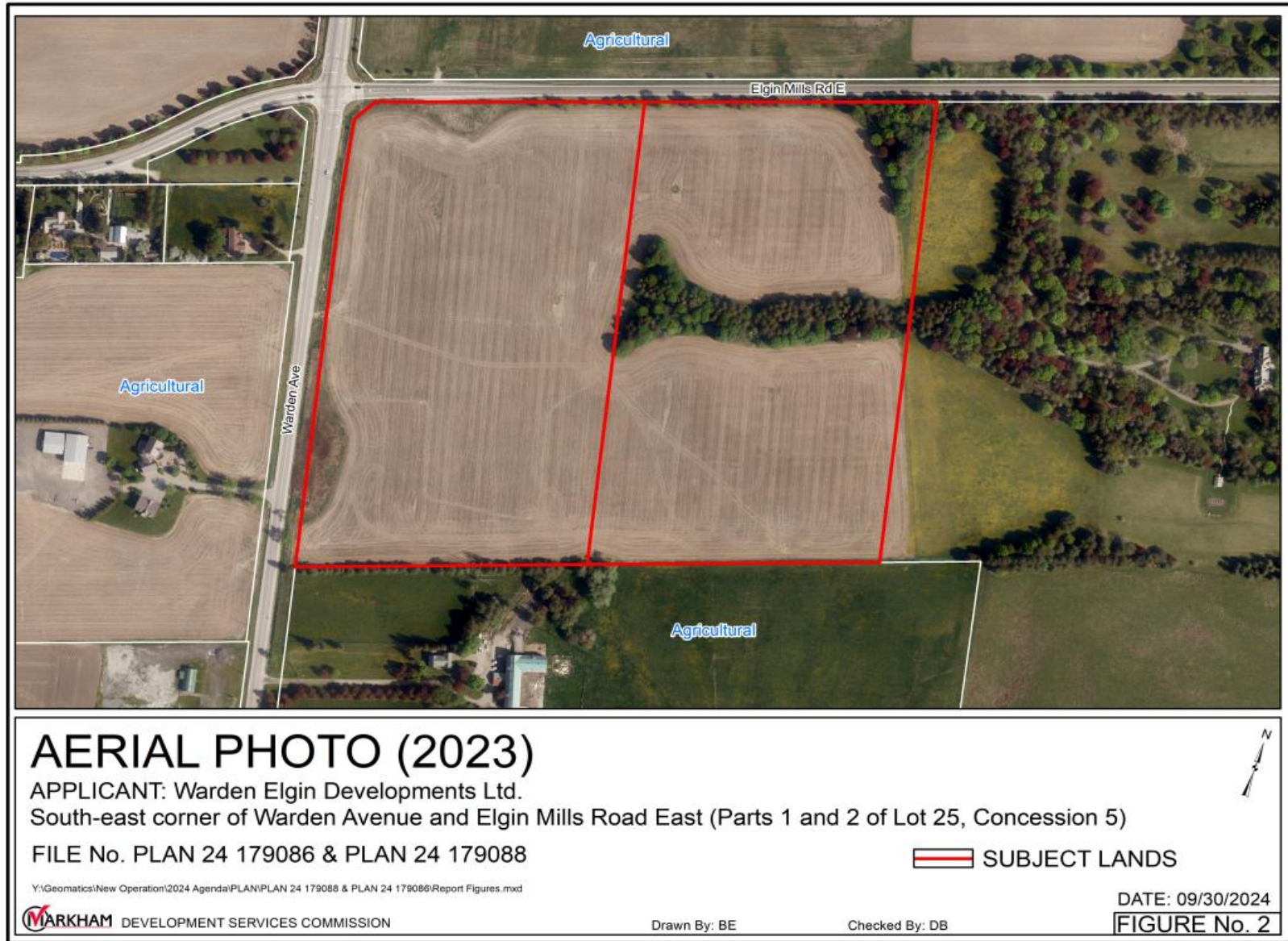


Figure 4

Draft Plan of Subdivision

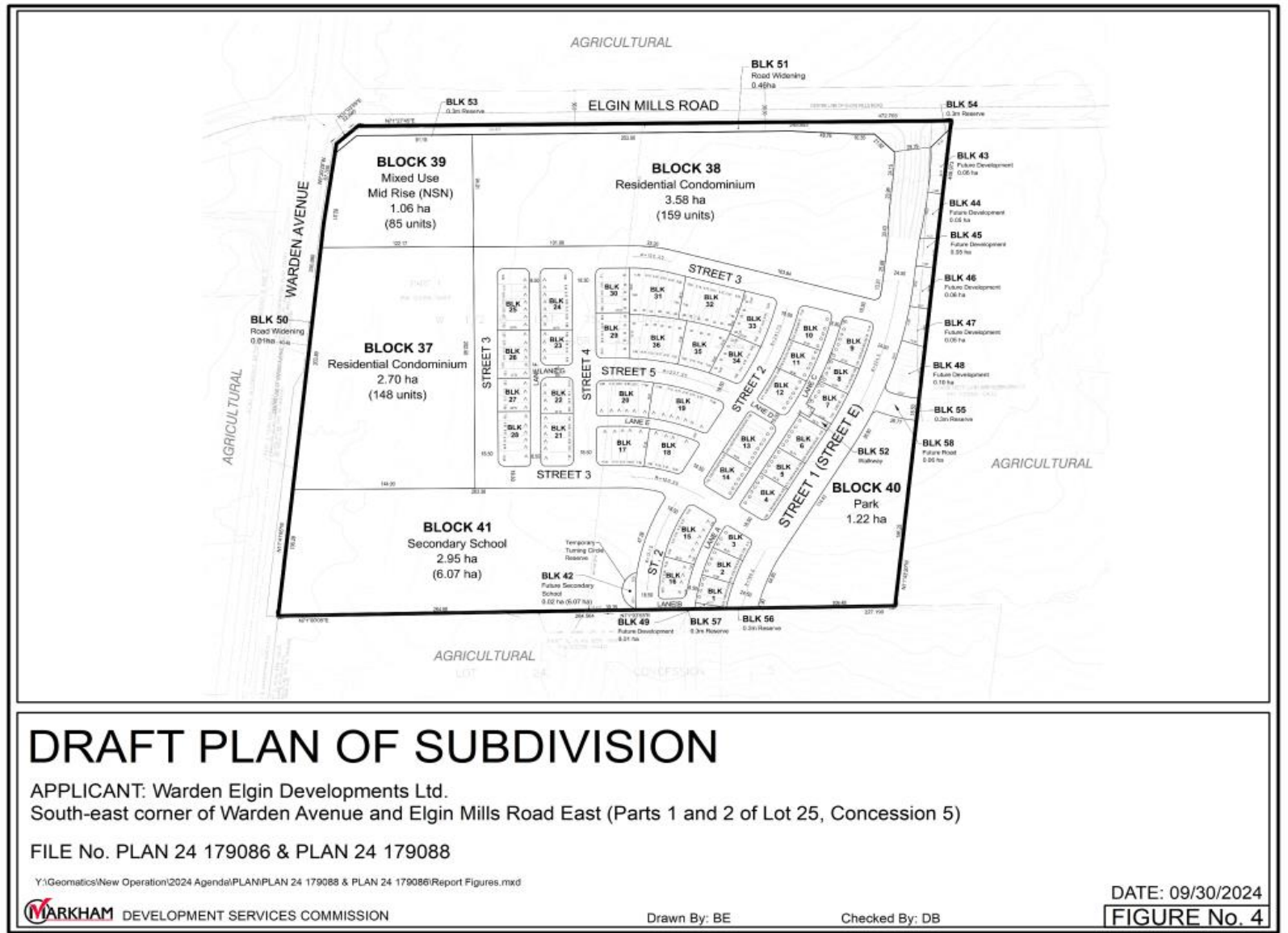


Figure 5

Composite Plan

