

<b>Date:</b>	Tuesday, October 24, 2023		
<b>Application Type:</b>	Zoning By-law Amendment (the "Application")		
<b>Owner:</b>	First Elgin Mills Development Inc. and First Elgin North Ltd. (the "Owners")		
<b>Agent:</b>	Emily Grant, Malone Given Parsons Ltd.		
<b>Proposal:</b>	A 568 dwelling residential development (single detached, townhouses, a mid-rise block, a mixed use block), including blocks for a school, park, stormwater management, open space and greenway, and new public roads (the "Proposed Development")		
<b>Location:</b>	North of Elgin Mills Road East and east of Victoria Square Boulevard, municipally known as 3208 Elgin Mills Road East (the "Subject Lands")		
<b>File Number:</b>	PLAN 23 129239	<b>Ward:</b>	2
<b>Prepared By:</b>	Jennifer Kim, MCIP, RPP, ext. 2156 Senior Planner, West Planning District		
<b>Reviewed By:</b>	Clement Messere, MCIP, RPP 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 (along with the required fees) on June 30, 2023 and deemed the Application complete on July 18, 2023. The 90-day period set out in the *Planning Act* before the Owners can appeal to the Ontario Land Tribunal for a non-decision ended on September 28, 2023.

**NEXT STEPS**

- Statutory Public Meeting is tentatively scheduled for October 24, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment and issuance of Draft Plan Approval, which is being concurrently reviewed with this Application
- Submission of a future Site Plan Approval and Draft Plan of Condominium Applications, as required, for the proposed medium density and mixed-use blocks

## BACKGROUND

### Subject Lands and Area Context

The 33.66 ha (83.18 ac) of developable area in the Subject Lands are vacant with the exception of one single detached dwelling (see Figure 2). Figure 3 shows the surrounding land uses.

***In addition to the Application to permit the Proposed Development, the Owners also submitted a Draft Plan of Subdivision, as shown in Figure 4.***

<b>Table 1: the Proposed Draft Plan of Subdivision</b>			
<b>Land Use</b>	<b>Lot/Block Number</b>	<b>Units</b>	<b>Area (ha)</b>
Residential Low Rise	Lots 1 to 402	402	14.02
Residential Mid Rise	Block 403	102	1.68
Mixed Use Low Rise	Block 404	60 Live/Work	1.44
Future Development	Blocks 405 and 406	4 Residential	0.42
Park	Block 407		2
School	Block 408		2.43
Open Space	Blocks 409 and 410		0.44
Stormwater Management	Blocks 411 and 412		2.43
Servicing and Walkway	Blocks 413, 414, 415, 416		0.12
Road Widening	Block 417		0.37
Roads	Streets A-M, Lanes A-D		8.3
<b>Total</b>		<b>568</b>	<b>33.66</b>
Other Lands Owned by the Owners:	These lands consist of the Greenway System as identified in the Victoria Glen Secondary Plan and are to be conveyed to the City through the processing of the Application and the Draft Plan of Subdivision.		

***The Subject Lands are located within the Future Urban Area of the Markham 2014 Official Plan (the “2014 Official Plan”) and subject to the Victoria Glen Secondary Plan (the “VGSP”). The Proposed Development conforms to the VGSP.***

<b>Table 2: 2014 Official Plan Information</b>	
Current Designation:	“Future Neighbourhood Area”
Permitted uses:	The detailed land use designations and permitted uses are deferred to the Victoria Glen Secondary Plan as shown in Table 2.

<b>Table 2: Victoria Glen Secondary Plan Information</b>	
Current Designation:	“Residential Low Rise”, “Residential Mid Rise”, “Mixed Use Low Rise” and “Greenway System”.
Permitted uses:	<p><u>“Residential Low Rise”</u></p> <ul style="list-style-type: none"> <li>• Compact neighbourhoods consisting of primarily ground-related housing types and also convenience retail and personal services, day care centres, place of worship, public schools, subject to additional provisions in the Secondary Plan</li> <li>• maximum building height of 3 storeys</li> <li>• density between 25 to 45 units per net hectare</li> </ul> <p><u>“Residential Mid Rise”</u></p> <ul style="list-style-type: none"> <li>• medium density residential development along with the school and neighbourhood park to create a focal point for the Victoria Glen Community</li> <li>• all of the uses in the “Residential Low Rise” designation and shared housing subject to additional provisions in the Secondary Plan</li> <li>• maximum building height of 4 storeys</li> <li>• density between 40 to 70 units per net hectare</li> </ul> <p><u>“Mixed Use Low Rise”</u></p> <ul style="list-style-type: none"> <li>• opportunities for small scale retail and personal service uses that contribute to the characteristics of a complete community</li> <li>• a range of commercial uses including, but not limited to, sports and fitness recreation, commercial school, day care centers, financial institution, office, restaurant, retail, dwelling unit including a home occupation and shared housing</li> <li>• maximum building height of 3 storeys (except stacked townhouses fronting arterial roads may achieve a maximum height of 4 storeys)</li> </ul>

<b>Table 2: Victoria Glen Secondary Plan Information</b>	
	<ul style="list-style-type: none"> <li>density of 40 to 60 units per net hectare</li> </ul> <p><u>“Greenway System”</u></p> <ul style="list-style-type: none"> <li>contains the Natural Heritage network, the Rouge Watershed Protection Area, the Greenbelt Plan Area and certain proposed naturalized stormwater management facilities and are intended to protect natural heritage features, passive recreation uses and nature appreciation</li> </ul>
Permitted Building Types:	<p><u>“Residential Low Rise”</u></p> <ul style="list-style-type: none"> <li>detached dwellings, semi-detached dwellings, townhouses, duplexes, small multi-plex buildings containing 3 to 6 units (all with direct frontage on a public street)</li> <li>Coach houses, buildings associated with day care centres, places of worship and public schools</li> <li>Back-to-back townhouses, subject to additional criteria</li> </ul> <p><u>“Residential Mid Rise”</u></p> <ul style="list-style-type: none"> <li>townhouses, back-to-back townhouses, small multiple buildings with 3 to 6 units, stack townhouses, apartment buildings, coach houses, and buildings associated with day care centres, places of worship and public schools</li> </ul> <p><u>“Mixed Use Low Rise”</u></p> <ul style="list-style-type: none"> <li>townhouses (excluding back-to-back townhouses), small scale non-residential buildings, multi-storey mixed use buildings, and stacked townhouses where a development block has frontage on an arterial road.</li> </ul>

***The Application is required to permit the Proposed Development (see Figure 3), which is subject to By-law 304-87, as amended***

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zone:	“Agriculture One” (A1) and “Open Space One” (O1)
Permissions:	<p><u>Agricultural One Zone</u></p> <ul style="list-style-type: none"> <li>agricultural uses and related storage of agricultural produce or single detached dwelling accessory to the primarily agricultural uses, a private home day care, or a public conservation project</li> </ul> <p><u>The Open Space One Zone</u></p>

<b>Table 3: Zoning By-law Amendment Information</b>	
	<ul style="list-style-type: none"> <li>• a golf course, public or private parks, athletic field or public conservation projects</li> </ul>
Proposal:	The Owners propose to rezone the Subject Lands to “Residential Two-Special (R2-S)”, “Residential Two – Lane Access (R2-LA)”, “Residential Three (R3)”, “Community Amenity Three (CA3)”, “Open Space One (OS1)”, and “Open Space Two (OS2)” in By-law 177-96, and incorporate site-specific development standards including, but not limited to, heights, setbacks, and encroachments.

***Staff identified the following preliminary list of 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***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) The appropriateness of the proposed Zoning By-law Amendment to allow the Proposed Development.
  - ii) Review of the Proposed Development in the context of the existing policy framework
  - iii) Review of the technical studies submitted in support of the Proposed Development.
- b) Parkland Dedication**
  - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Affordable Housing**
  - i) The Application and the concurrent Draft Plan of Subdivision will be reviewed in consideration of Provincial, Regional, and City polices 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.
- d) Allocation and Servicing**
  - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

- e) Review of the Proposed Development will include, but not limited to, the following:**
- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
  - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
  - iii) Review of the technical studies submitted in support of the Proposed Development.
  - iv) Coordination of the concurrent Draft Plan of Subdivision with the adjacent subdivision to the north (File PLAN 23 121495) to ensure appropriate road alignment, phasing of infrastructures, servicing arrangement, and trail and parkland integration.
  - v) Traffic impact, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, and ensuring the adequate supply of parking spaces for the commercial and residential uses.
  - vi) Road widening requirements, specifically for the widening of Elgin Mills Road East, will be coordinated and reviewed.
  - vii) The submission of future Site Plan Applications, as applicable, will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.
  - viii) The conveyance into public ownership of the “Other Lands Owned by the Applicant” which are designated “Greenway System” in the VGSP, will be reviewed through this Application.
- f) Archaeological Resources Through the Concurrent Draft Plan of Subdivision**
- i) The site is located within an area of archaeological resource potential and an Archaeological Assessment is required. The Applicant has submitted a Stage 3 Site-Specific Archaeological Assessment Report as well as the associated Record of Indigenous Engagement and Supplementary Documents: Detailed Site Location.
  - ii) Prior to development approval, the Owners are required to provide a clearance letter from the Ministry of Tourism, Culture and Sport indicating that work has been completed and accepted into the provincial data base and the subject lands are cleared, in accordance with Section 4.6.2.2 of the Official Plan.
- g) Sustainable Development**
- i) The Applications will be reviewed in consideration of the City’s Policies and emerging Sustainability Metrics Program.

**h) External Agency Review**

- i) The Application and the concurrent Draft Plan of Subdivision must be reviewed by external agencies including, but not limited to, York Region, Toronto and Region Conservation Authority, Hydro One, and School Boards, and any applicable requirements must be incorporated into the Proposed Development.

**i) Required Future Applications**

- i) The Owners must submit future applications for Site Plan Control and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the proposed development, as needed for the applicable development blocks, such as the Medium Density Residential Block and the Mixed Use Low Rise Block.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Draft Plan of Subdivision

Figure 5: Proposed Conceptual Site Plan – Medium Density Residential Block

Figure 6: Proposed Conceptual Site Plan – Mixed Use Low Rise Block

Figure 7: Owner's Proposed Draft Zoning By-law Amendment

Figure 1

Location Map

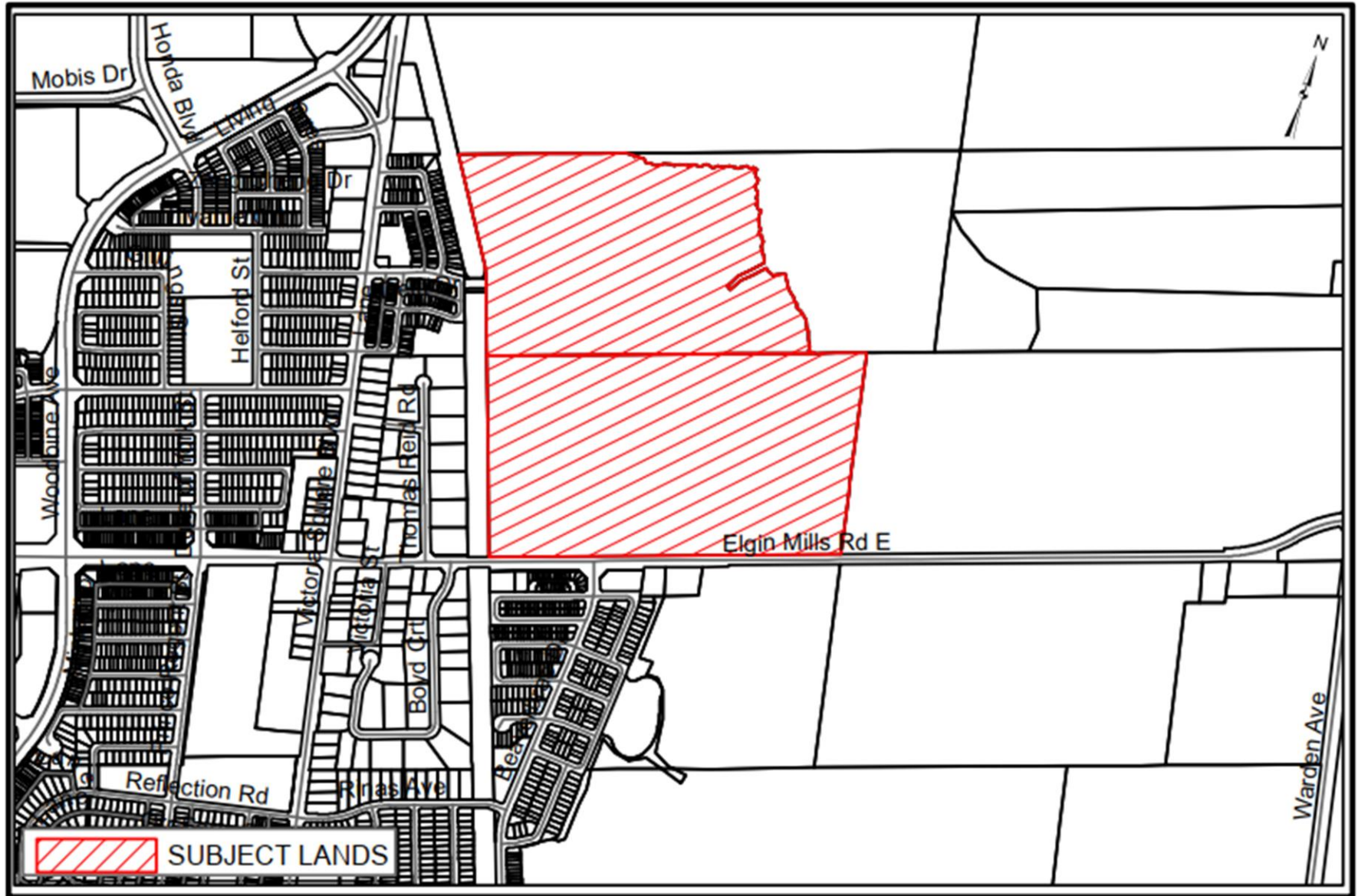




Figure 2

Aerial Photo

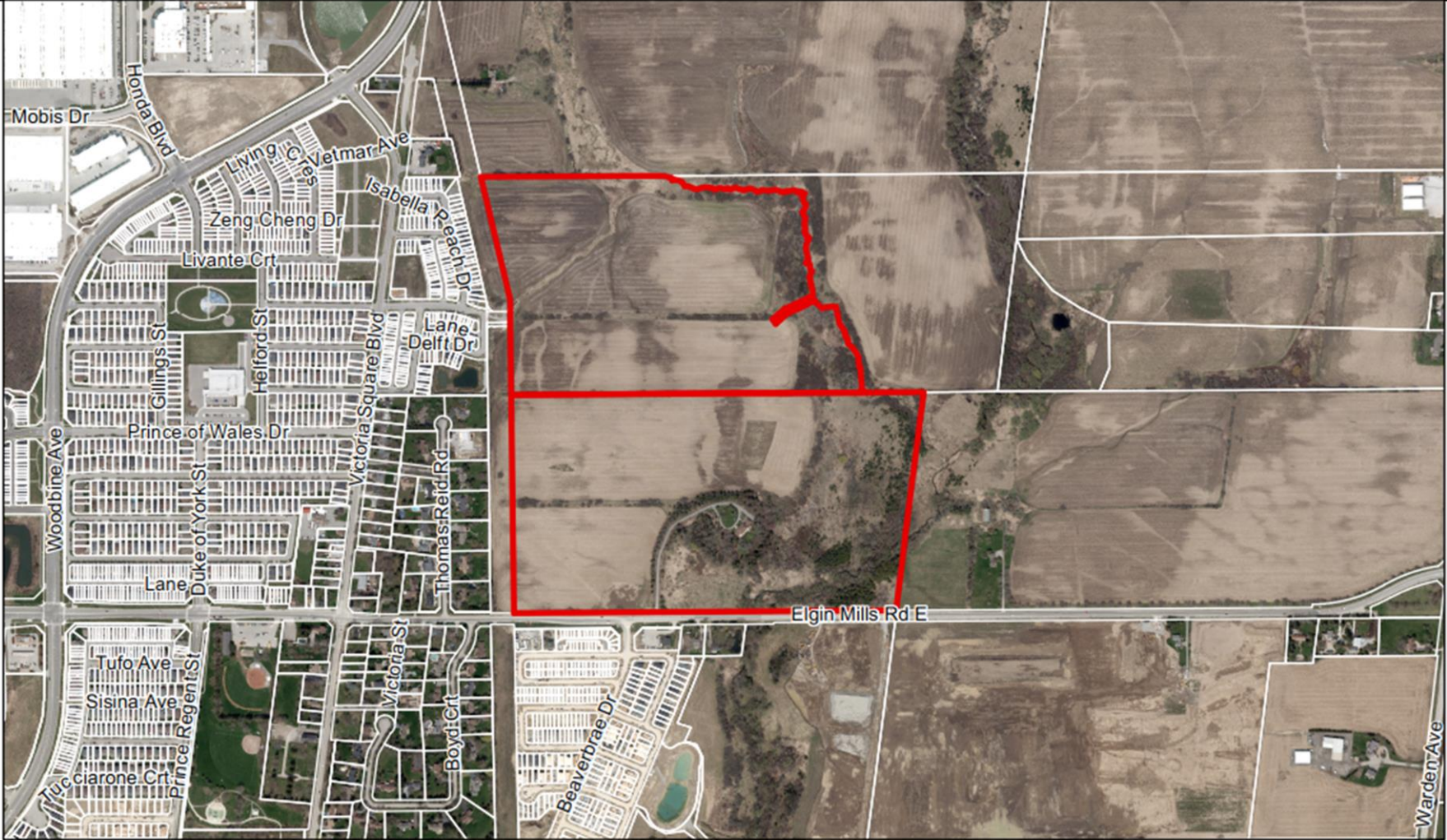






Figure 4

# Proposed Draft Plan of Subdivision

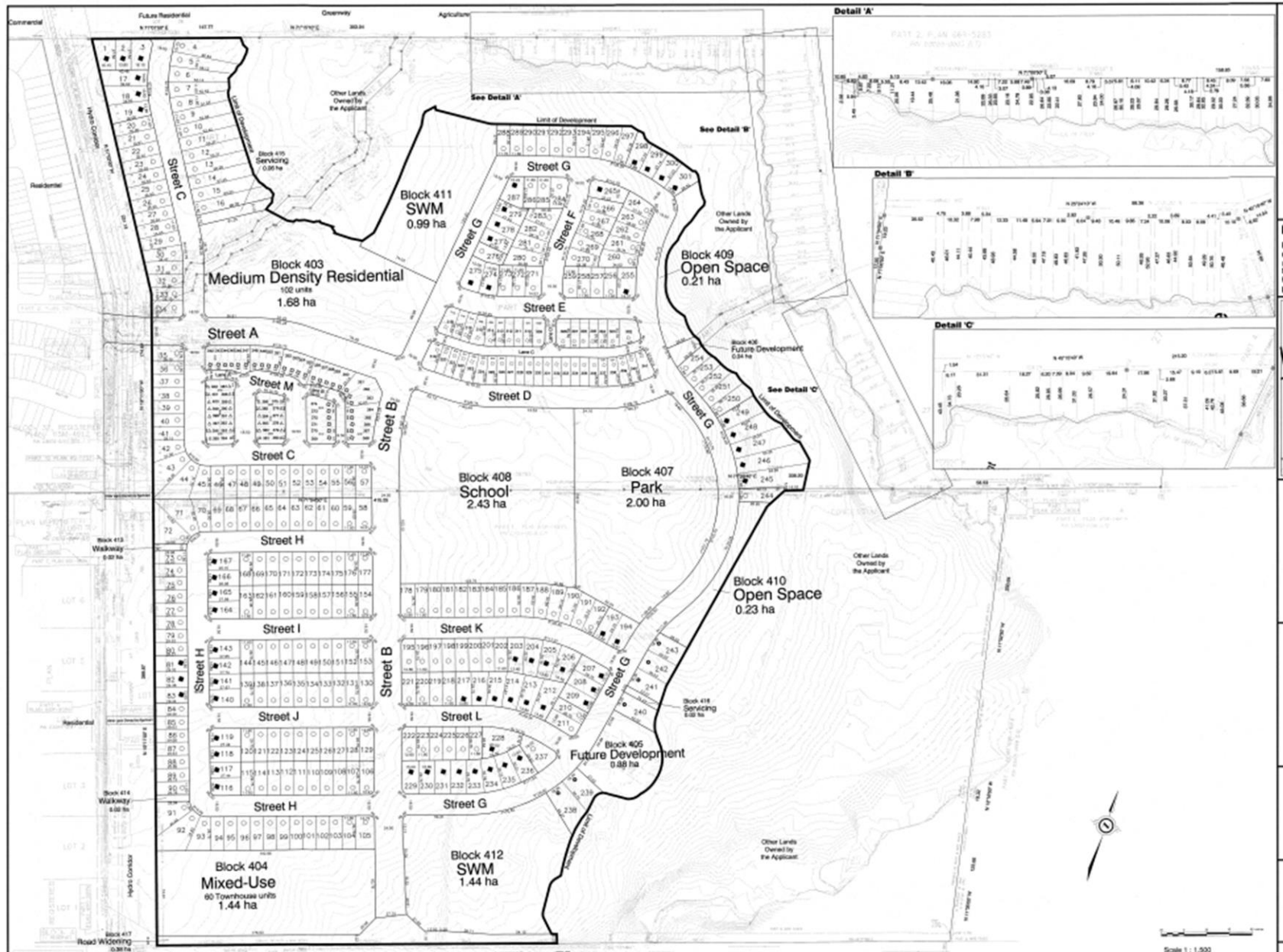




Figure 5

# Proposed Conceptual Site Plan – Medium Density Residential Block

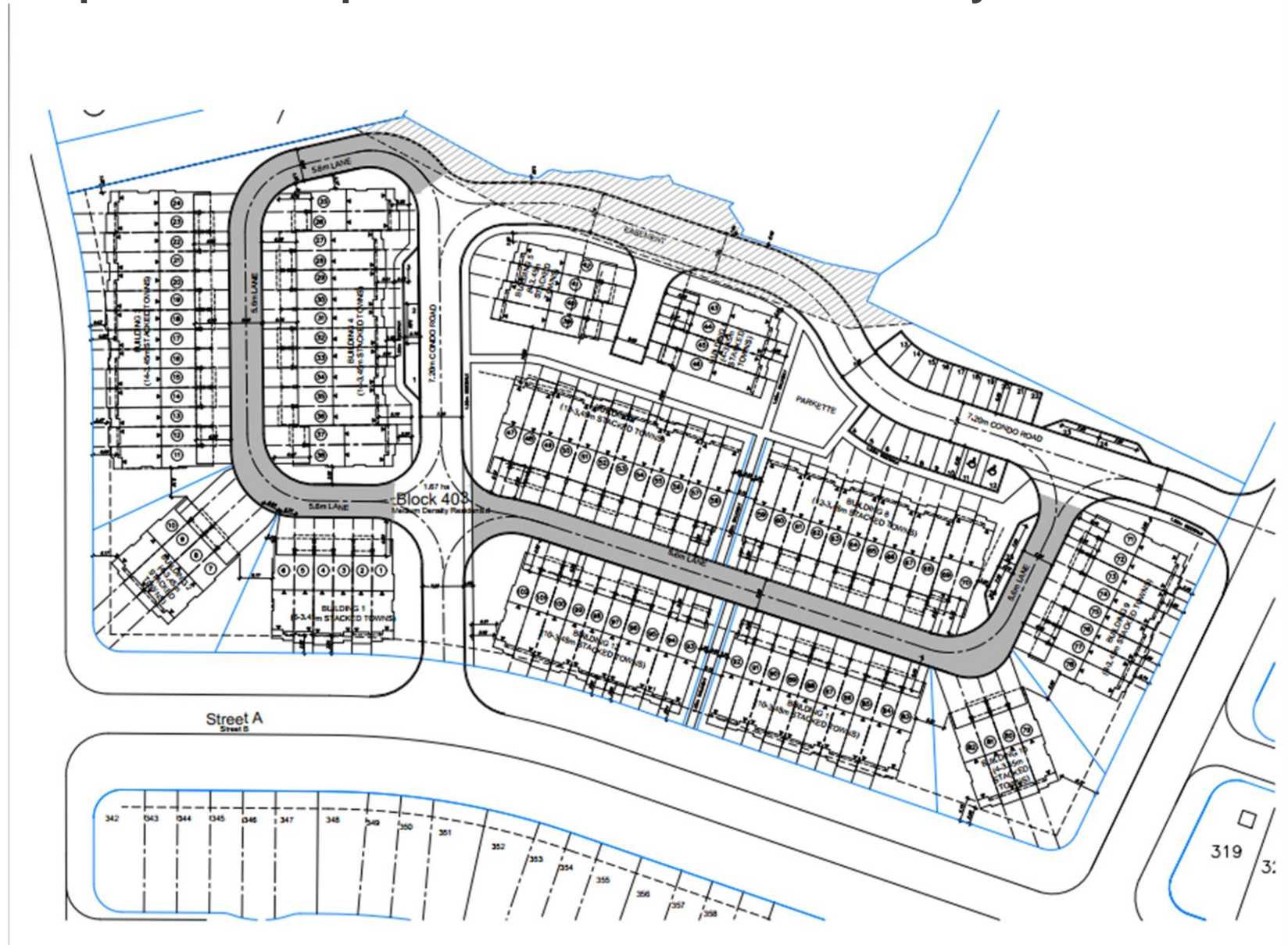


Figure 6

# Proposed Conceptual Site Plan – Mixed Use Low Rise Block

