



STATUTORY PUBLIC MEETING

ZONING BY-LAW AMENDMENT

Malone Given Parsons Ltd.

First Elgin Mills Developments Inc. and First Elgin North Ltd.

3208 Elgin Mills Road East (Ward 2)

File No: PLAN 23 129239

October 24, 2023



Area Context



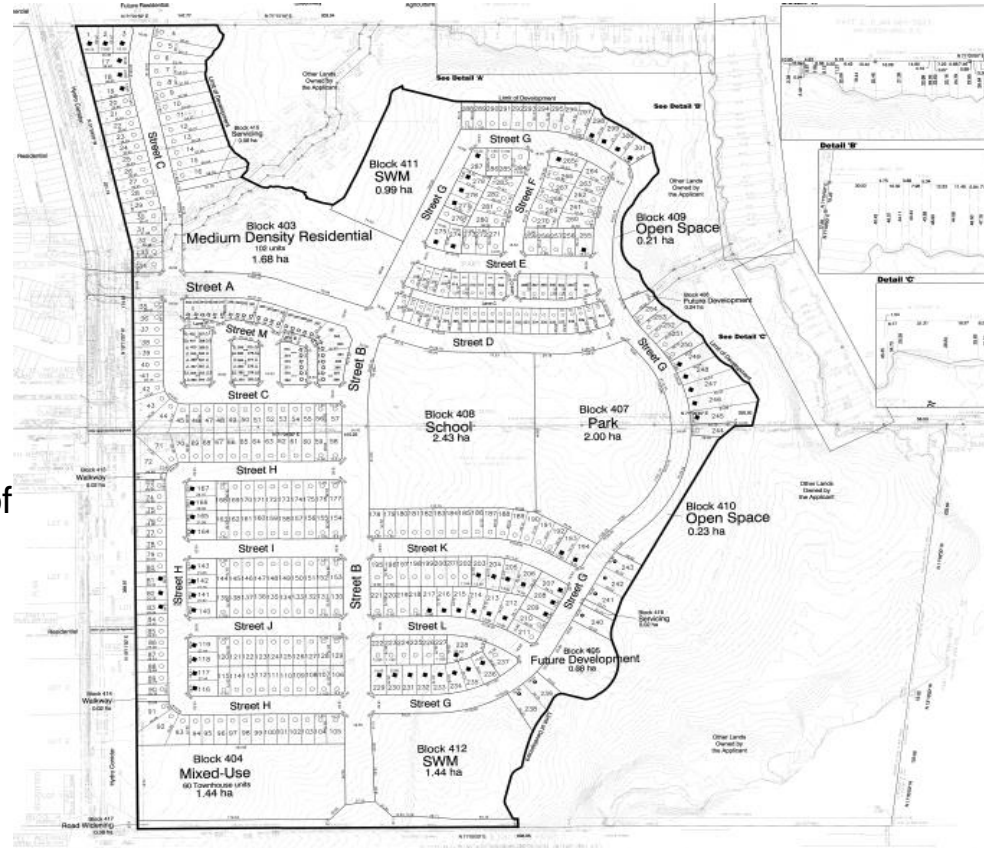
- 33.66 ha (83.18 ac)
- Currently occupied by one Detached Home

Surrounding Land Uses

- West and South: Existing Low Rise Residential
- North and East: Natural features and future residential and employment



Proposed Development



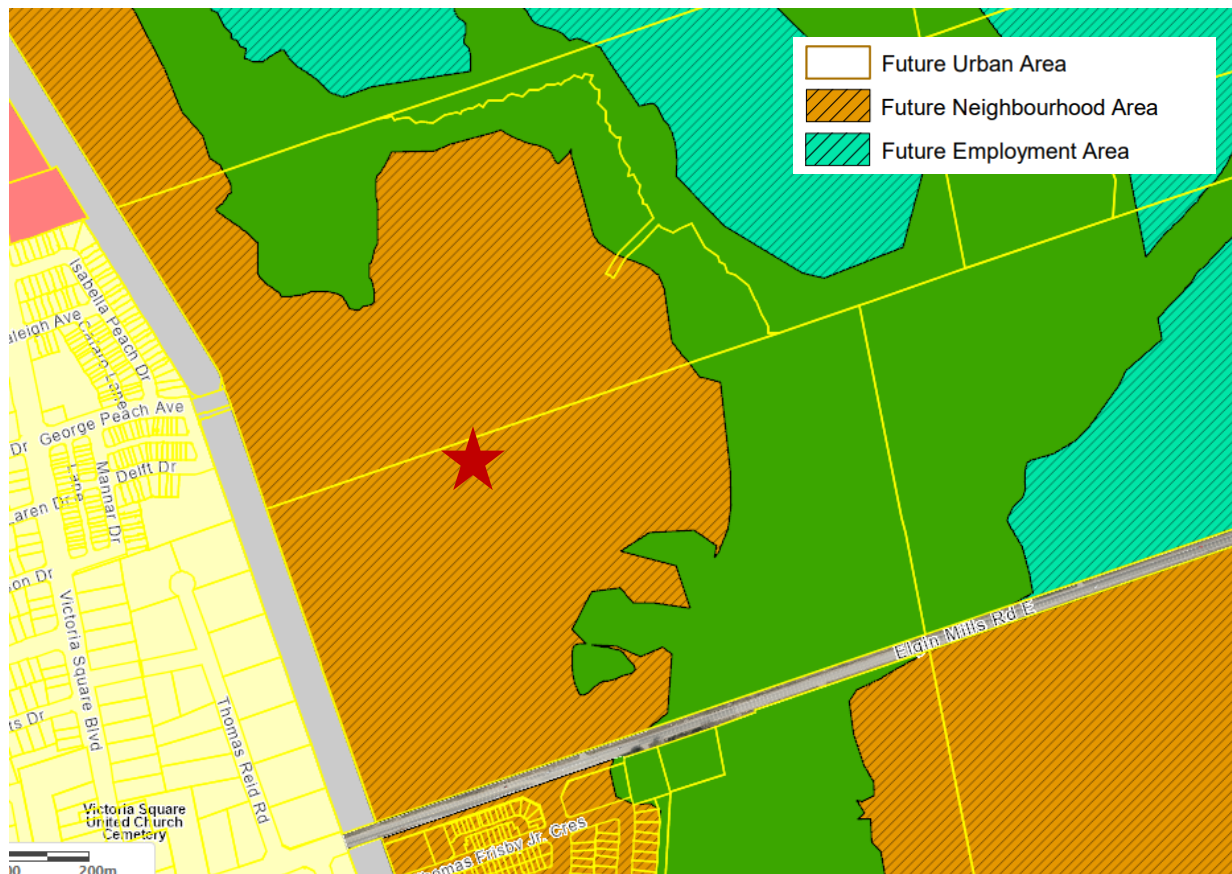
A Zoning By-law Amendment (with related Draft Plan of Subdivision) to facilitate:

- **568** residential dwellings (single detached, townhouses, mid-rise block, mixed-use block)
- School, Park, Stormwater management, Open Space and Greenway, and new public roads



“Future Neighbourhood Area” Designation

- Located within the “Future Urban Area” boundary and designated “Future Neighbourhood Area”
- Detailed land use designations are deferred to the Victoria Glen Secondary Plan



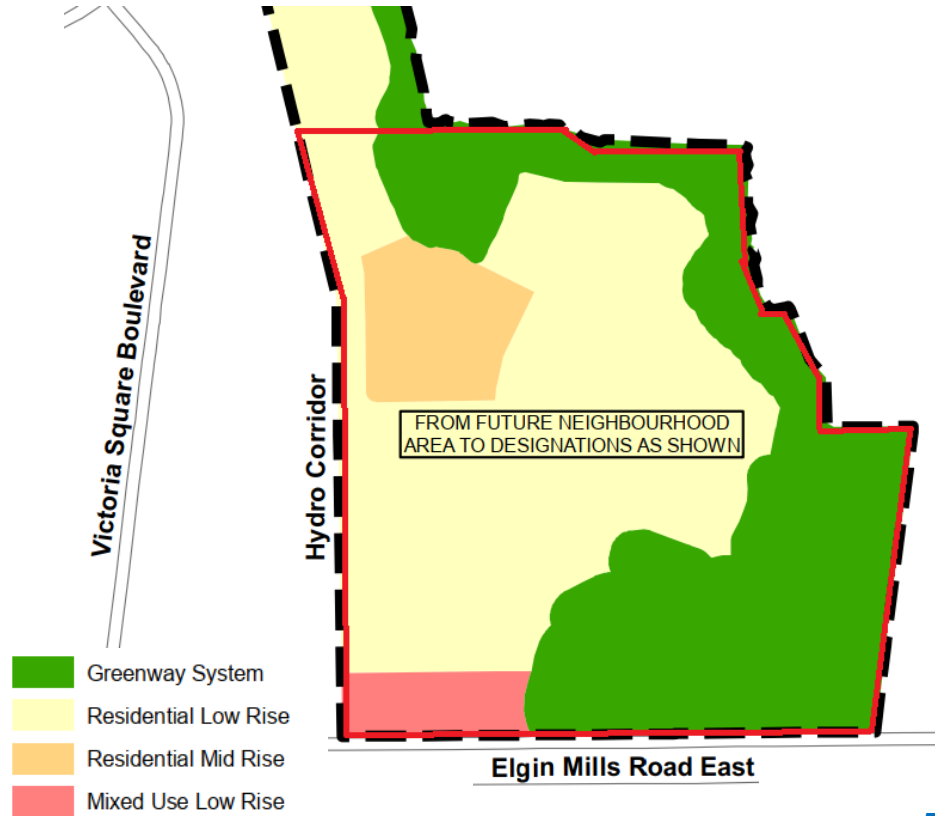


Victoria Glen Secondary Plan



“Greenway System”, “Residential Low Rise”, “Residential Mid Rise”, and “Mixed Use Low Rise” Designations

- Residential Low Rise: maximum 3 storeys and ground-related housing
- Residential Mid Rise: maximum 4 storeys and ground-related housing
- Mixed Use Low Rise: maximum 3 storeys (4 storeys fronting an arterial road) and non-residential uses
- Greenway System: protection of natural heritage features, passive recreation uses





Current Zoning

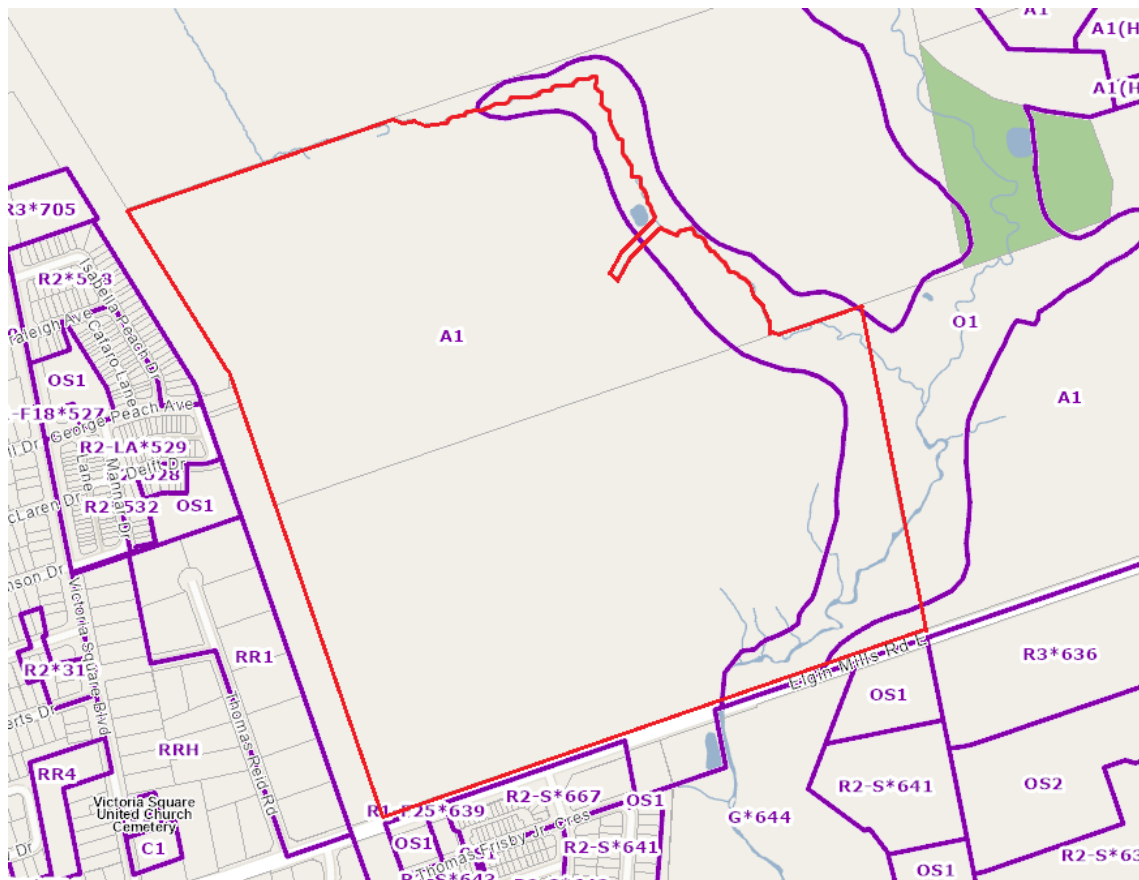


“Agricultural One” (A1), and “Open Space One” (O1) Zones

- Permits agricultural uses and accessory single detached dwelling

The Proposed Development requires a Zoning By-law amendment to permit:

- A residential subdivision with site-specific provisions including, but not limited to, height, setbacks, and encroachments





Outstanding Items and Next Steps



Staff will continue to review the Proposed Development with regard for:

- Examine height, density, built form, and land uses
- Evaluate compatibility with existing and planned developments
- Review amenity and parkland dedication requirements
- Review traffic impacts, access, parking, pedestrian connections, and required widening of Elgin Mills Road
- The conveyance into public ownership of the lands designated “Greenway System”
- Assess technical studies
- Ensure compliance to any requirements of applicable external agencies (York Region)

Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC meeting

Applicant will provide a detailed presentation on the Proposed Development



Thank You