



3208 Elgin Mills Road East
First Elgin Mills Developments Inc. & First Elgin North Ltd.

Zoning By-law Amendment and Draft Plan of Subdivision Applications

PLAN 23 129239
STATUTORY PUBLIC MEETING
October 24, 2023

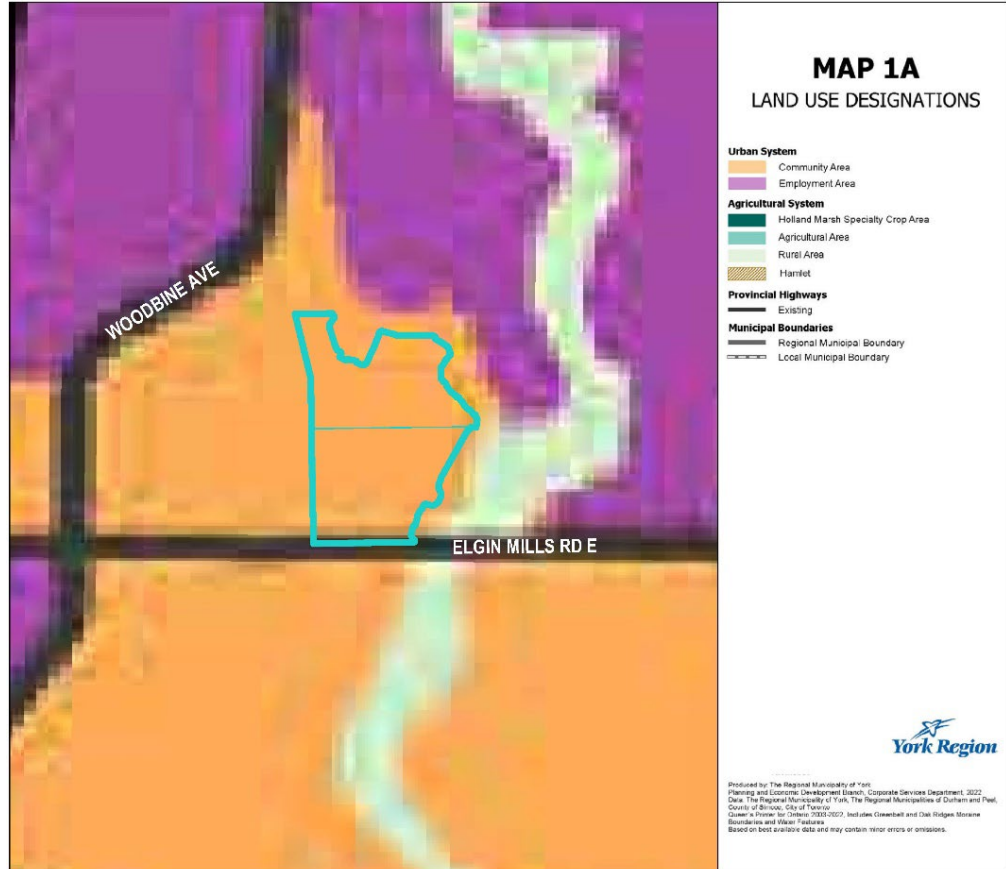
SITE AREA CONTEXT

- Approximately 33.66 ha (83.2 acres) northeast of Elgin Mills Road East and Victoria Square Blvd
- Located in the Victoria Glen Community, North Markham Future Urban Area, Victoria Glen Secondary Plan Area
- Berczy Creek and Berczy Creek Tributary to the east and north
- Application Date: June 30, 2023
 - Zoning By-law Amendment
 - Draft Plan of Subdivision
- Notice of Complete Application: August 1, 2023



REGIONAL PLANNING CONTEXT

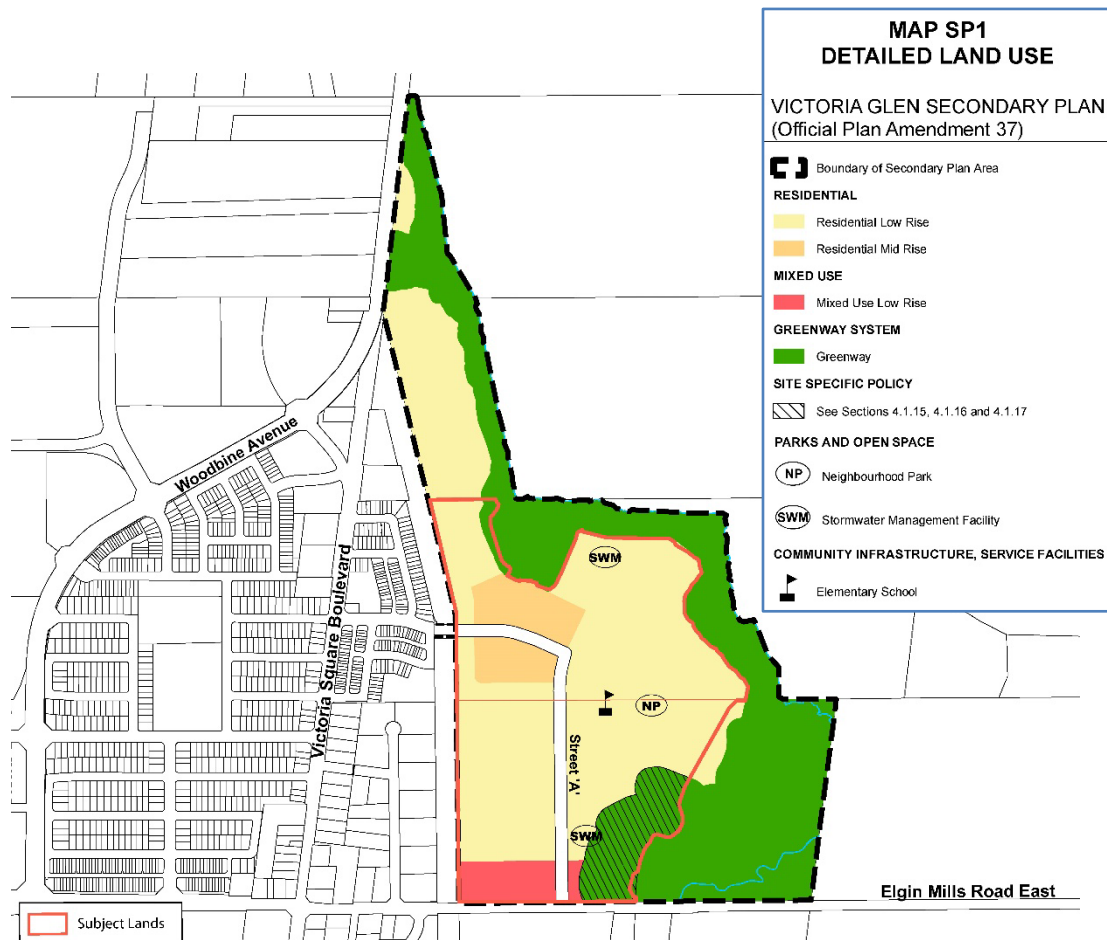
- 2022 York Region Official Plan approved by the Minister of Municipal Affairs and Housing in November 2022
- Subject Lands designated as Urban Area and Community Area (Map 1 and Map 1A, respectively)



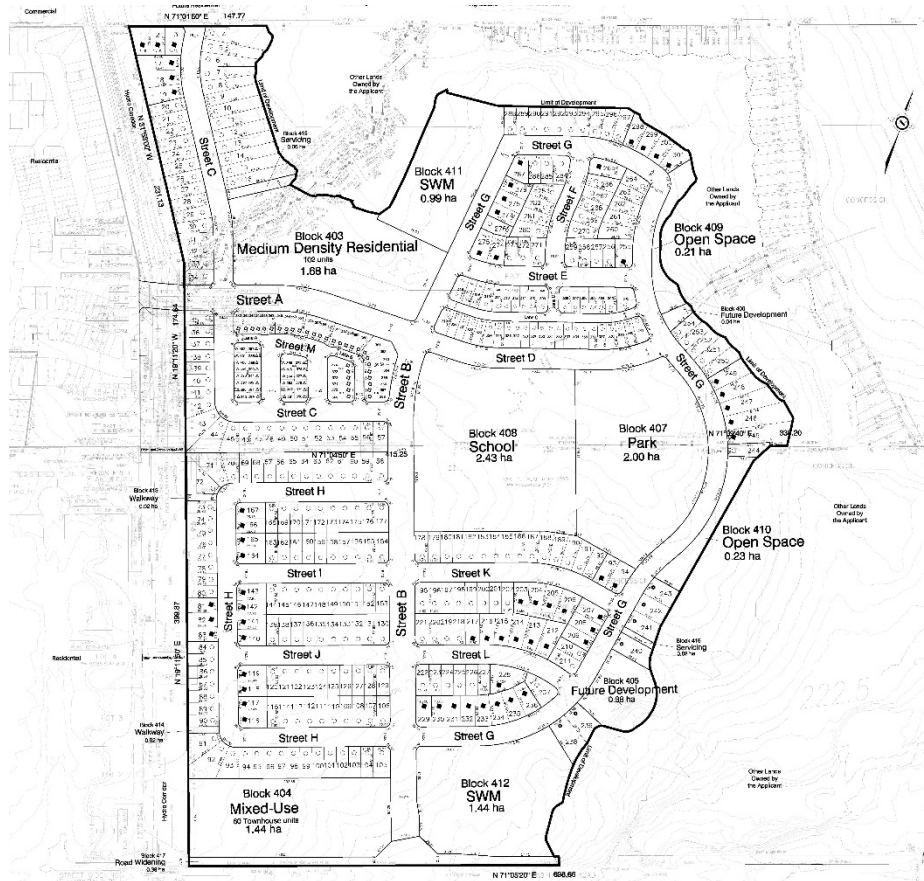
 Subject Lands

VICTORIA GLEN SECONDARY PLAN OPA NO. 37

- Victoria Glen Secondary Plan OPA No. 37 (VGSP) adopted by City Council in November 2021, and approved by York Region on March 2022
- VGSP designates the Subject Lands as Residential Low Rise, Residential Mid Rise, Mixed Use Low Rise, Greenway System
- Two SWM facilities, one neighbourhood park, and one elementary school site identified on the Subject Lands



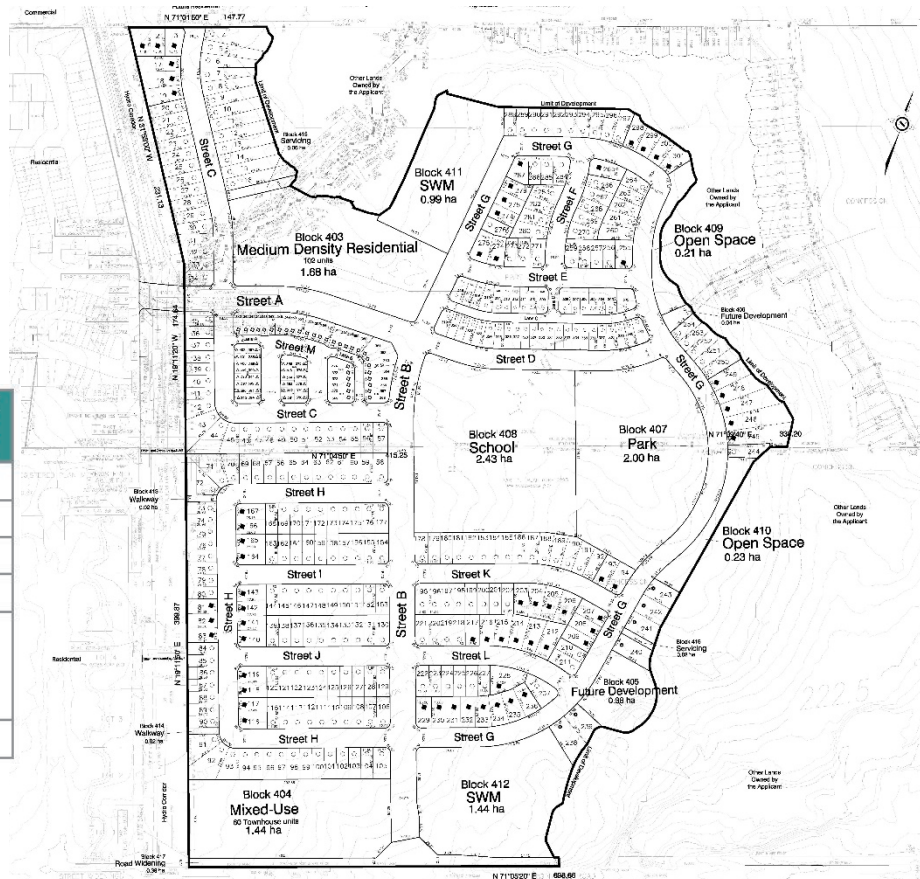
PROPOSED DRAFT PLAN OF SUBDIVISION



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Proposed Units	Yield	% Units
Single Detached	301	53%
Laneway Single Detached	40	7%
Laneway Townhouses	33	6%
Back-to-Back Townhouses	28	5%
Medium Density Residential	102	18%
Mixed Use Low Rise	60	10%
Future Development	4	1%
Total Number of Units	568	100%

Proposed Use	Area (ha)	Percentage of Land Area (%)
Residential Uses	17.56	52%
Elementary School (Block 408)	2.43	7%
Park and Open Space (Block 407, 409 & 410)	2.44	7%
SWM Facilities (Blocks 411 & 412)	2.43	7%
Collector Road, Local Roads, Laneways, Elgin Mills Road Widening, Reserves and Walkway Blocks	8.79	27%
Total Land Area	33.66	100%

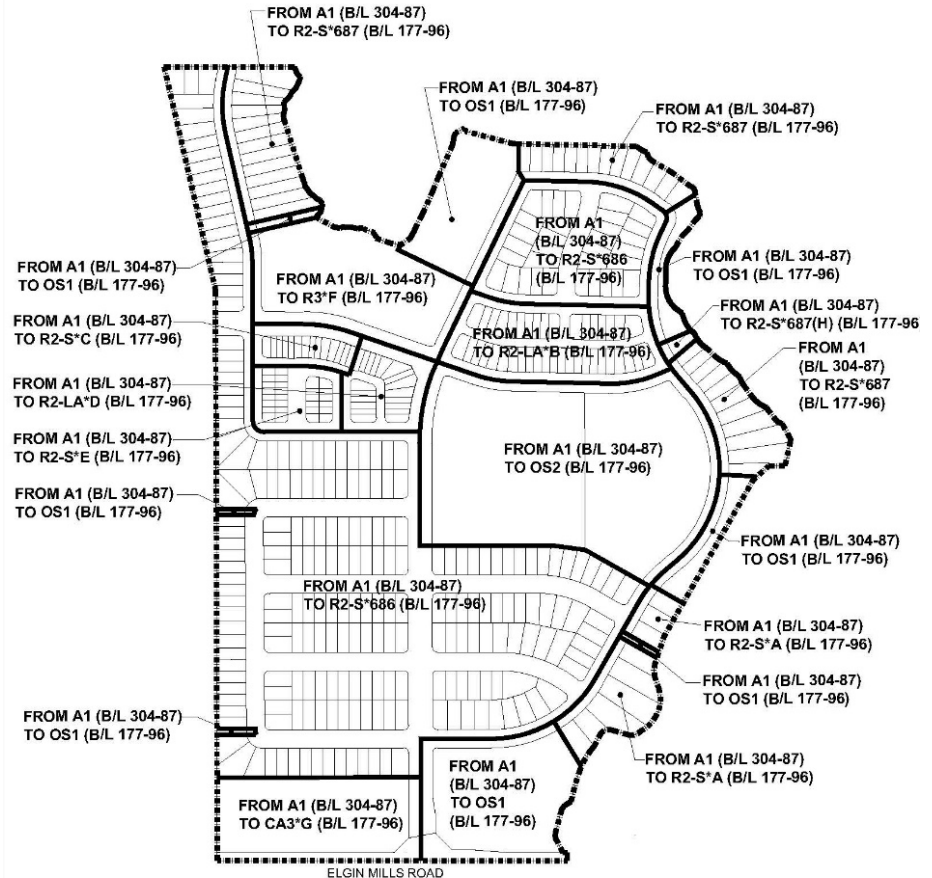


COMMUNITY DESIGN ATTRIBUTES

- Contributes to the creation of a compact, complete community with access to planned retail, services and community facilities
- Conforms with OPA No. 37 densities required for the Residential Low Rise, Residential Mid Rise and Mixed Use Low Rise land use designations, to achieve an overall density of 70 residents & jobs per hectare and 20 units per hectare
- Co-locates an elementary school and parkland within a 400 metre walking distance to all future residents (VGSP Policy 5.3.5)
- Two open space blocks along the Greenway System interface provide opportunities for connections from the community to a potential trail network
- Proposes a range of housing choices that include single-detached units, a variety of townhouse typologies, conventional and laneway product, medium density and mixed use to provide a range and mix of housing units, including those that can be inherently more affordable

PROPOSED ZONING BY-LAW AMENDMENT

- Zoning By-law Amendment required to remove Subject Lands from current Zoning By-law 304-87 and incorporate them into Zoning By-law 177-96
- Proposes site-specific **Residential Two (R2)** to permit low density and **Residential Three (R3)** to permit medium density
- Proposes site-specific **Community Amenity Three (CA3)** to permit mixed use
- **Open Space One (OS1)** to permit SWM facility blocks and **Open Space Two (OS2)** to permit the elementary school and park blocks



LIST OF SUBMITTED STUDIES

The following studies were submitted in support of the applications for a **Zoning By-law Amendment**, and **Draft Plan of Subdivision**:

- Planning Opinion Report
- Environmental Impact Study
- Sustainable Development Assessment
- Arborist Report and Tree Inventory and Preservation Plan
- Trail Master Plan
- Conceptual Park Grading Plan
- Conceptual Park Servicing Plan
- Archaeological Assessments
- Functional Servicing Report
- Transportation Impact Study & Transportation Demand Management Study
- Functional Traffic Design Study
- Stormwater Management Report
- Phase One Environmental Site Assessment
- Detail Noise Study Report
- Geotechnical Assessment Report
- Hydrogeological Assessment Report

