



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)

<p>Permitted uses:</p>	<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>
<p>Permitted building types:</p>	<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

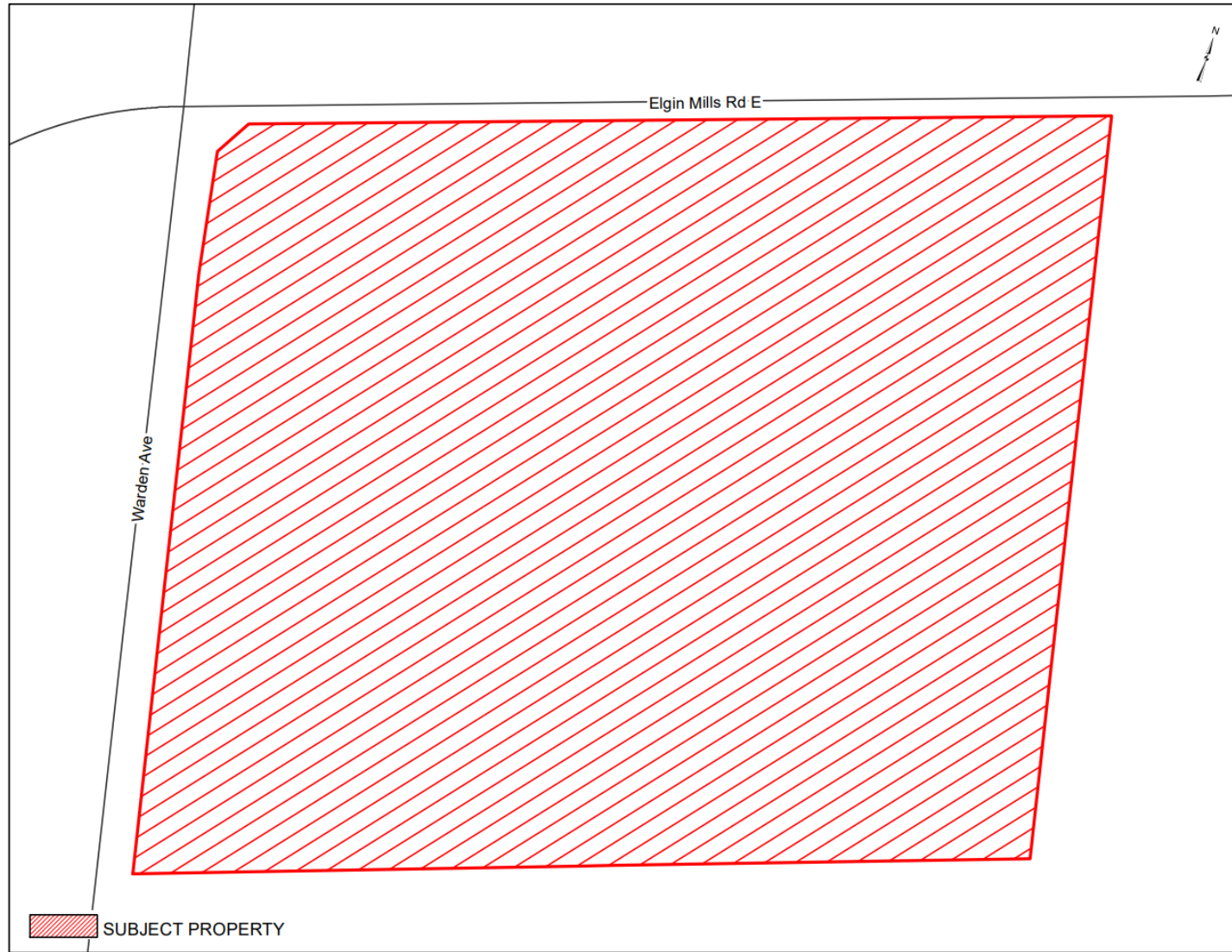


Figure 3

Area Context/Zoning



AERIAL PHOTO (2023)

APPLICANT: Warden Elgin Developments Ltd.

South-east corner of Warden Avenue and Elgin Mills Road East (Parts 1 and 2 of Lot 25, Concession 5)

FILE No. PLAN 24 179086 & PLAN 24 179088

 SUBJECT LANDS

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

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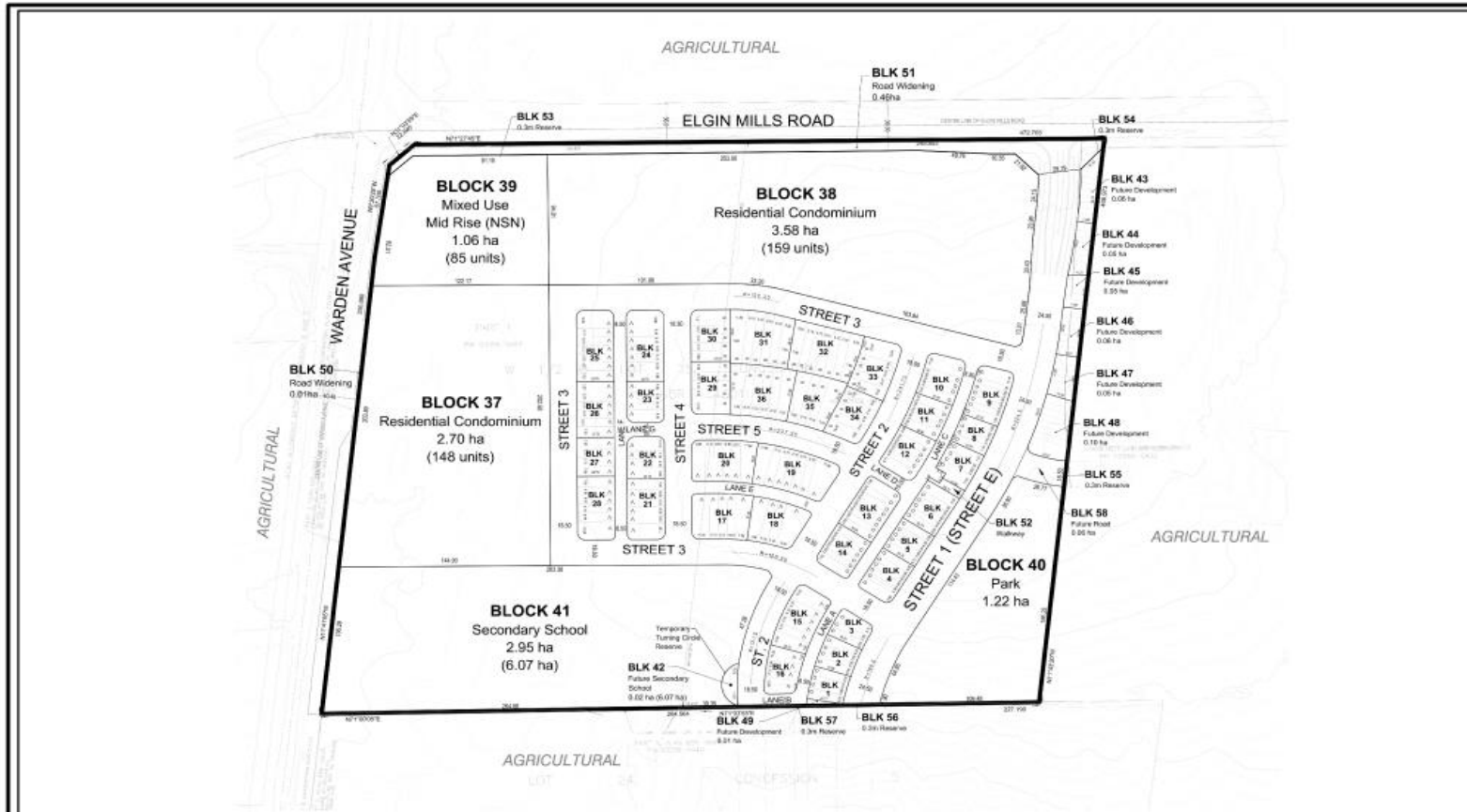
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FIGURE No. 2



Figure 4

Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

APPLICANT: Warden Elgin Developments Ltd.
South-east corner of Warden Avenue and Elgin Mills Road East (Parts 1 and 2 of Lot 25, Concession 5)

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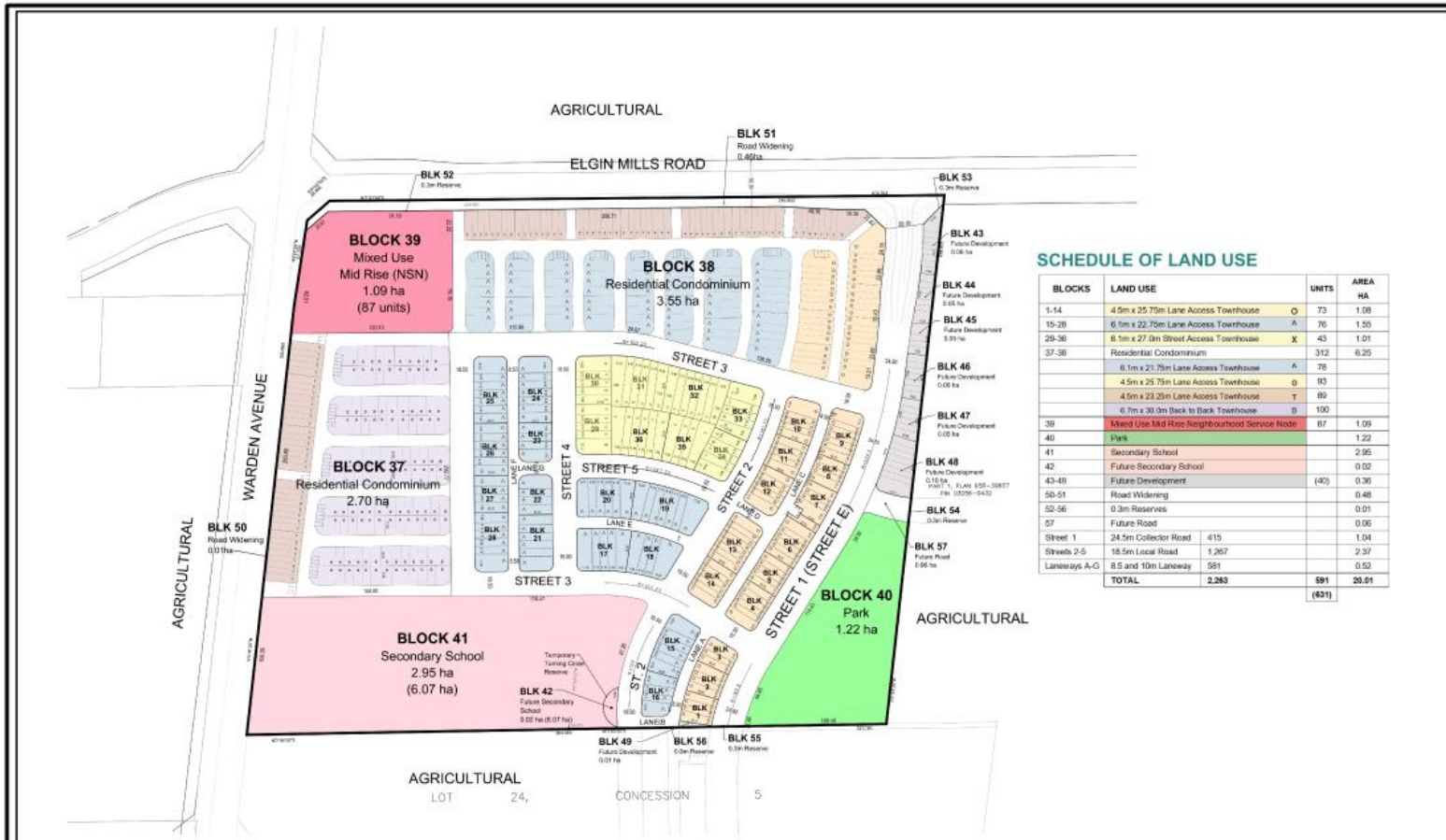
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FIGURE No. 4

Figure 5

Composite Plan



COMPOSITE PLAN

APPLICANT: Warden Elgin Developments Ltd.
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