

## Development Services Public Meeting Minutes

Meeting Number: 13  
October 22, 2024, 7:00 PM - 9:00 PM  
Live streamed

Roll Call	Regional Councillor Jim Jones Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine Councillor Karen Rea	Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Deputy Mayor Michael Chan	Regional Councillor Joe Li Councillor Alan Ho
Staff	Sabrina Bordone, Manager, Development, Central District Daniel Brutto, Senior Planner	Rick Cefaratti, Acting Development Manager, West District

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### 1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Jim Jones in the Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

### 3. DEPUTATIONS

There were no 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**

**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)**

The Public Meeting this date was to consider an application submitted by the Angus Glen Landowners Group.

The Committee Clerk advised that 299 notices were mailed on October 1, 2024, and a Public Meeting sign was posted on September 26, 2024. There were no written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Daniel Brutto, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant was not required to make a presentation on this item.

There were no comments from the audience with respect to this application.

Members of Council referred this item directly to a future Council meeting.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report dated October 22, 2024 titled “PUBLIC MEETING INFORMATION, The Angus Glen Landowners Group, 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 (Ward 6)”, be received; and,
2. That the Record of the Public Meeting held on October 22, 2024, with respect to “The Angus Glen Landowners Group, 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 (Ward 6)”, be received; and,

3. That the Application by The Angus Glen Landowners Group for a Official Plan Amendment application to introduce 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 (Ward 6), be approved; and,
4. That the proposed amendment to the 2014 Official Plan, be enacted without further notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**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 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)**

The Public Meeting this date was to consider an application submitted by Warden Elgin Developments Ltd.

The Committee Clerk advised that 37 notices were mailed on October 1, 2024 and a Public Meeting sign was posted on September 26, 2024. There were no written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Daniel Brutto, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Emily Grant, Malone Given Parsons, provided a presentation on the proposed development.

There were no comments from the audience with respect to this item.

The Committee discussed the following relative to the proposed development:

- The proposed road network and why some roads are proposed as private, and others as public.
- The height of the proposed mixed use mid-rise block.
- The size and possible programming of the park once the neighborhood is fully built-out
- When Phase 1 of the proposed development will start construction.

The Applicant advised that Phase 1 of the development will begin construction in approximately 3 years. The height of residential midrise condominiums will be between 2-4 stories. The public road and laneway network is located internal to the plan and the private road/laneway network is located along Warden Avenue and Elgin Mills Road East. Together this will generate a mixture of freehold and condominium tenure.

Mr. Lue agreed to include in the staff recommendation report the reasoning staff use when determining if a road should be public versus private.

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

That the report dated October 22, 2024 titled “PUBLIC MEETING INFORMATION, Warden Elgin Developments Ltd., Zoning By-law Amendment and Draft Plan of Subdivision applications 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 (Ward 6)”, be received; and,

That the Record of the Public Meeting held on October 22, 2024, with respect to “Warden Elgin Developments Ltd., Zoning By-law Amendment and Draft Plan of Subdivision applications 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 (Ward 6)”, be received; and,

That the Applications by Warden Elgin Developments Ltd., Zoning By-law Amendment and Draft Plan of Subdivision applications 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 (Ward 6), be referred back to staff to provide a future recommendation report; and further,

That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 7:45 PM.