



Statutory Public Meeting

ZONING BY-LAW AMENDMENT

Warden Elgin Developments Ltd.

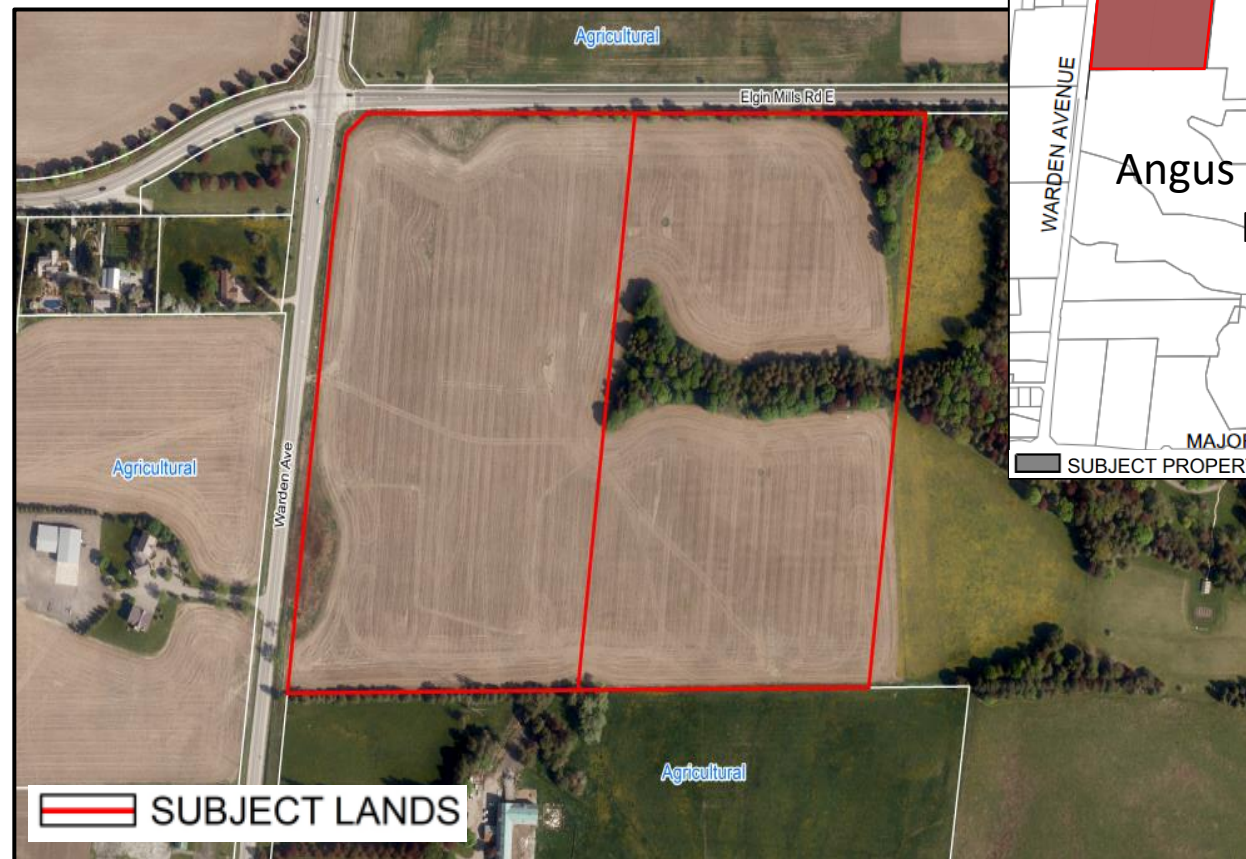
Southeast corner of Warden Avenue and Elgin Mills Road East (Ward 6)

PLAN 24 179088

October 22, 2024



- 20.1 ha (49.6 ac)
- Currently agricultural uses
- Surrounding uses are primarily agricultural
- Included in the Angus Glen Secondary Plan (approved by the OLT in 2023)



Aerial Photo (2023)

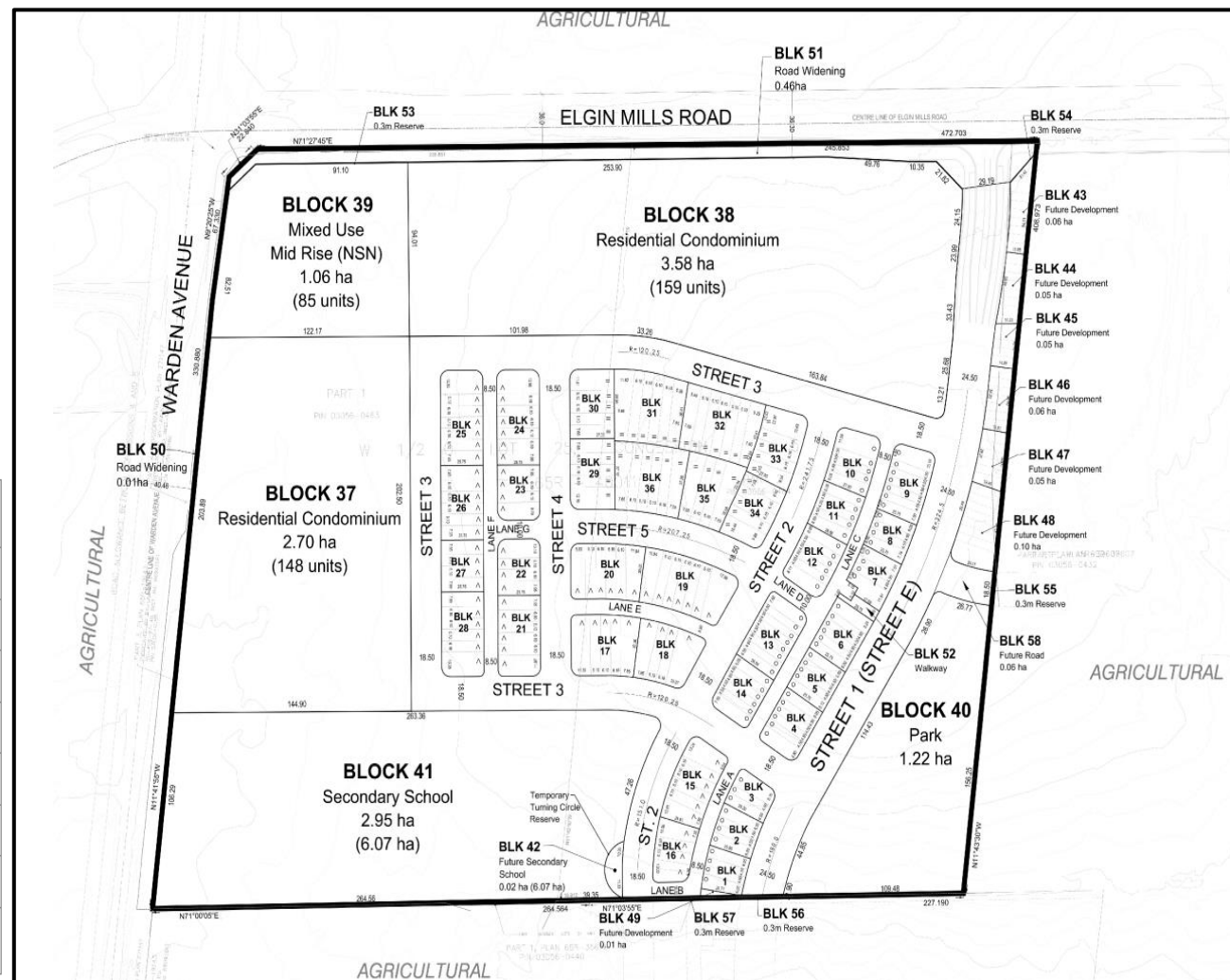


The Proposal

Zoning By-law Amendment (informed by the concurrent Draft Plan of Subdivision)

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)



Draft Plan of Subdivision



Angus Glen Secondary Plan

Strategic Plan 2020-2026

Building Markham's Future Together

Residential Low-Rise

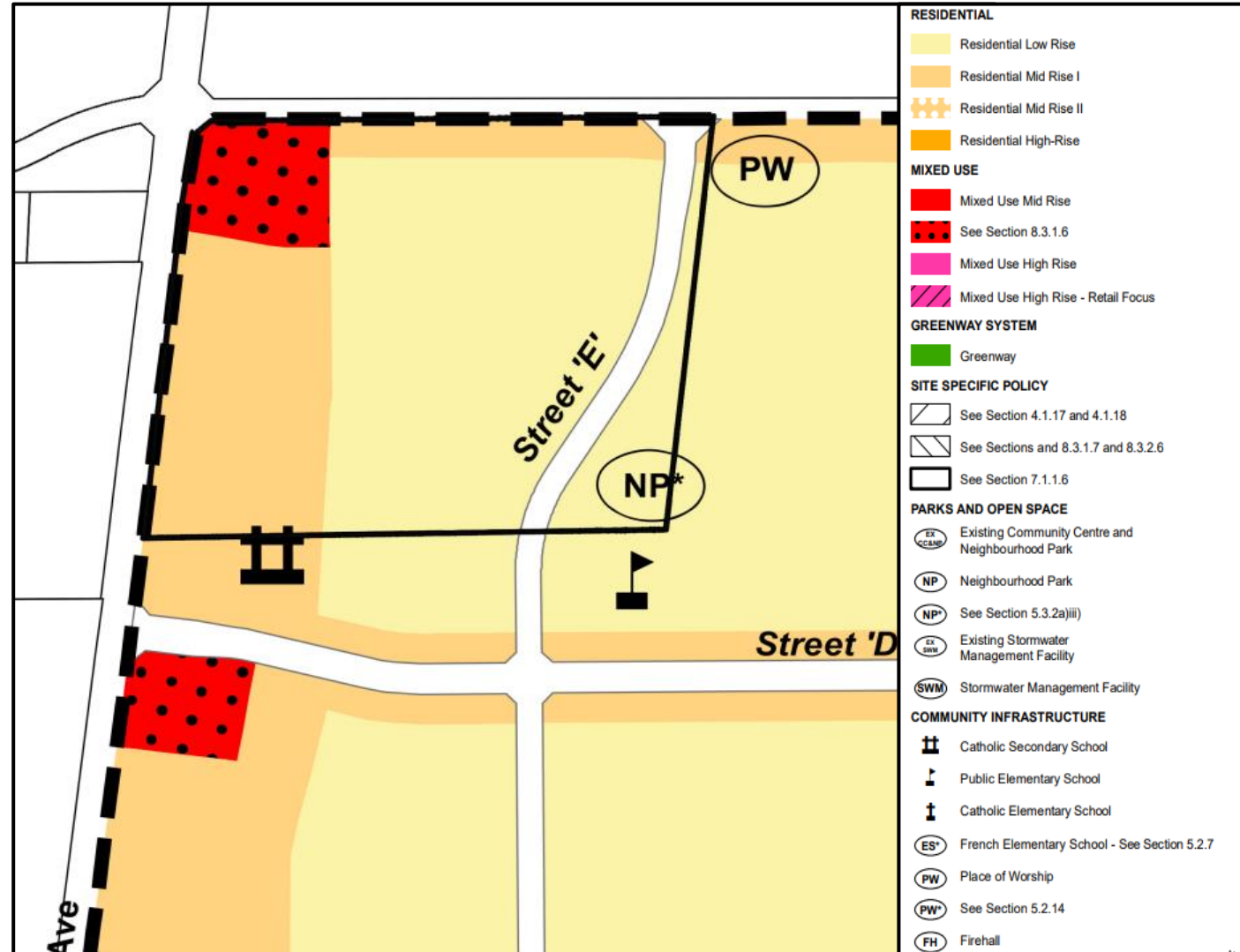
- Permits townhouse, excluding back-to-back

Residential Mid Rise I

- Permits townhouses, including back-to-back

Mixed Use Mid Rise – Neighbourhood Service Node

- Permits townhouses, including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings and various non-residential uses



Angus Glen Secondary Plan Map SP1 – Detailed Land Use Excerpt





Required Zoning Amendment

By-law 304-87

- **Agricultural One (A1)** permits agricultural uses and an accessory dwelling

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



Zoning By-law Excerpt



Outstanding Items - Next Steps

Strategic Plan 2020-2026

Building Markham's Future Together

1. Staff will continue to review the Proposal
2. Staff ask that the Application be referred back to Staff for a future recommendation report
3. Applicant will provide a detailed presentation on the Proposal



Thank you