

ELGIN MILLS ROAD E

WARDEN AVENUE

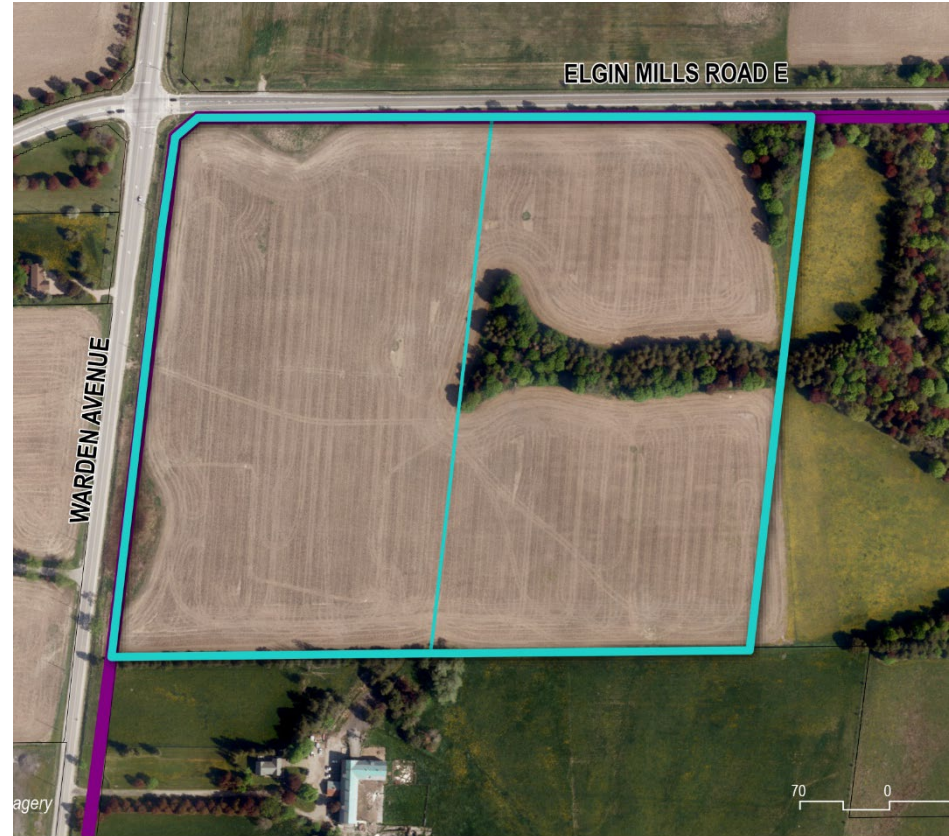
**3975 Elgin Mills Road East, Part of Lots 25, Concession 5
Warden Elgin Developments Ltd.**

Zoning By-law Amendment and Draft Plan of Subdivision Applications

**PLAN 24 179088
STATUTORY PUBLIC MEETING
October 22, 2024**

SITE AREA CONTEXT

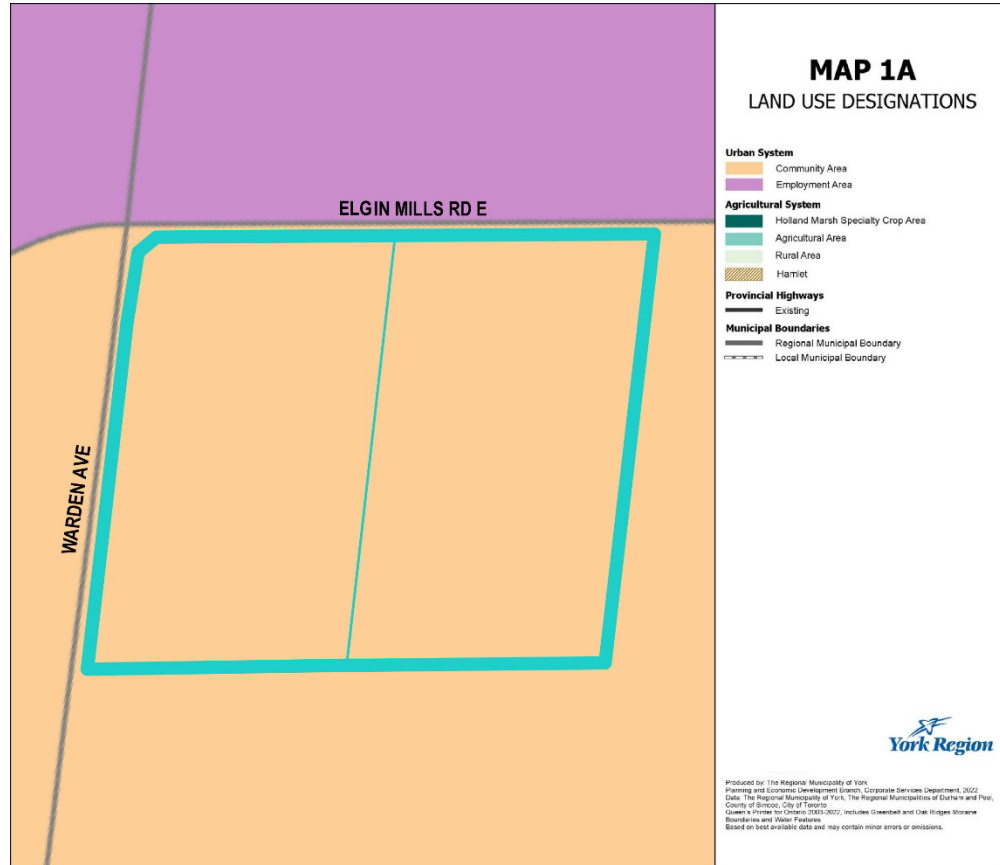
- Subject Lands located at 3975 Elgin Mills Road at Elgin Mills Road and Warden Avenue, total approx. 20.1 ha (49.7 ac)
- Subject Lands located in the Angus Glen Community, and the Angus Glen Secondary Plan Area (OPA No. 47)
- Surrounding existing uses include rural, agricultural, golf course uses and future urban residential
- Application Date: July 17, 2024
 - Zoning By-law Amendment
 - Draft Plan of Subdivision
- Notice of Complete Application: August 13, 2024



- Subject Lands: 3975 Elgin Mills Road, Markham
- Angus Glen Secondary Plan Area

REGIONAL PLANNING CONTEXT

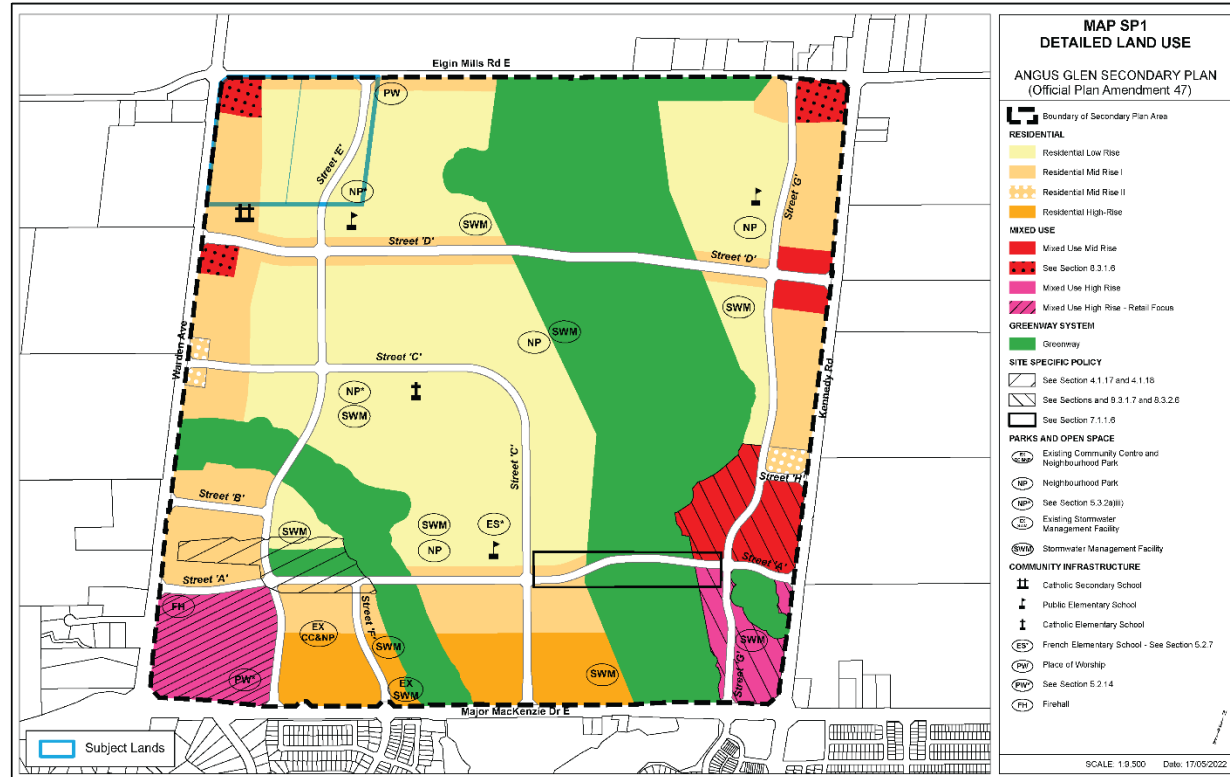
- 2022 York Region Official Plan approved by the Minister of Municipal Affairs and Housing in November 2022
- Subject Lands designated as Urban Area and Community Area (Map 1 and Map 1A, respectively)
- Subject Lands were brought into the Urban Area to accommodate growth by 2031 through Regional Official Plan Amendment No. 3 (ROPA 3) per the 2010 York Region Official Plan



Subject Lands

ANGUS GLEN SECONDARY PLAN (OPA No. 47)

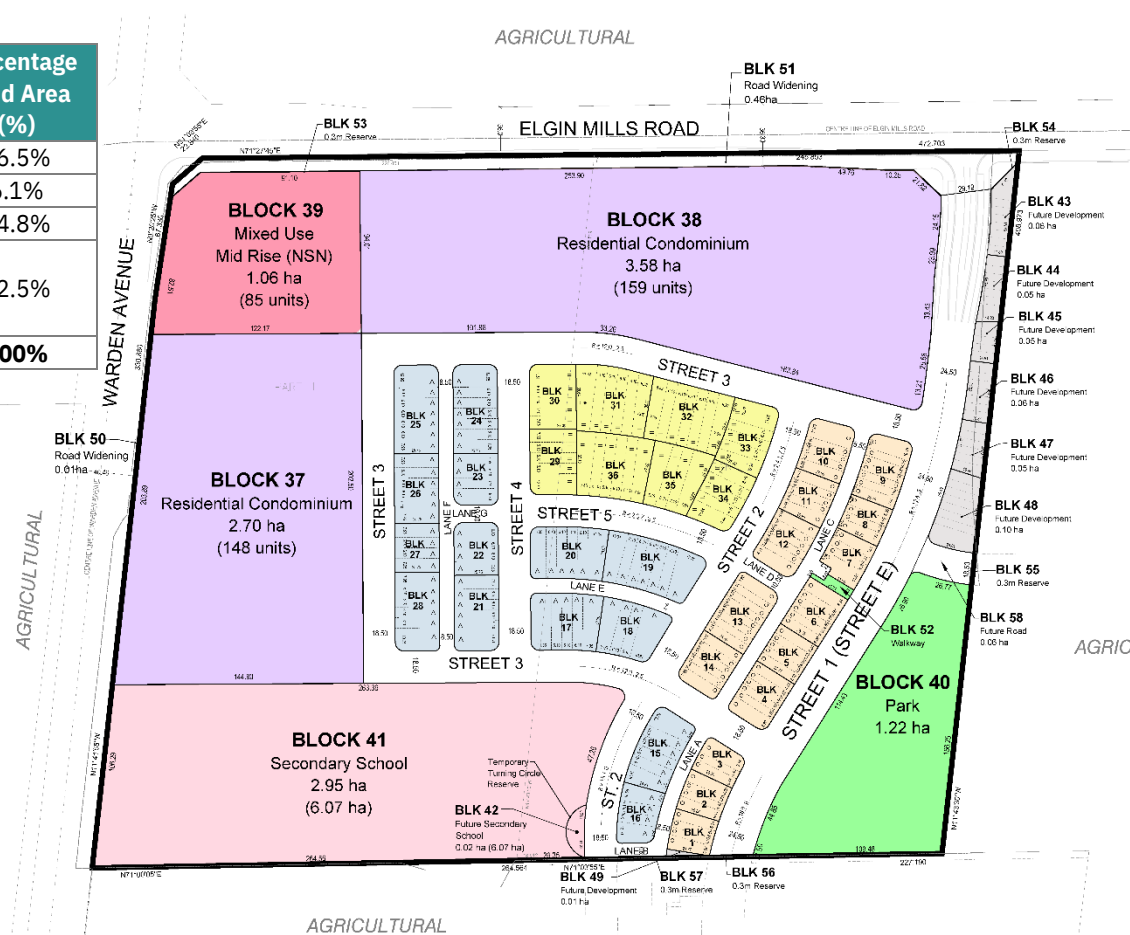
- Angus Glen Secondary Plan approved by the Ontario Land Tribunal on July 26, 2023, and is in full force and effect
- Subject Lands designated Residential Low Rise, Residential Mid Rise, and Mixed Use Mid Rise Neighbourhood Service Node
- A portion of a Neighbourhood Park and a Secondary School are located in the vicinity of the Subject Lands
- Collector Road Street E alignment Class EA approved



PROPOSED DRAFT PLAN OF SUBDIVISION

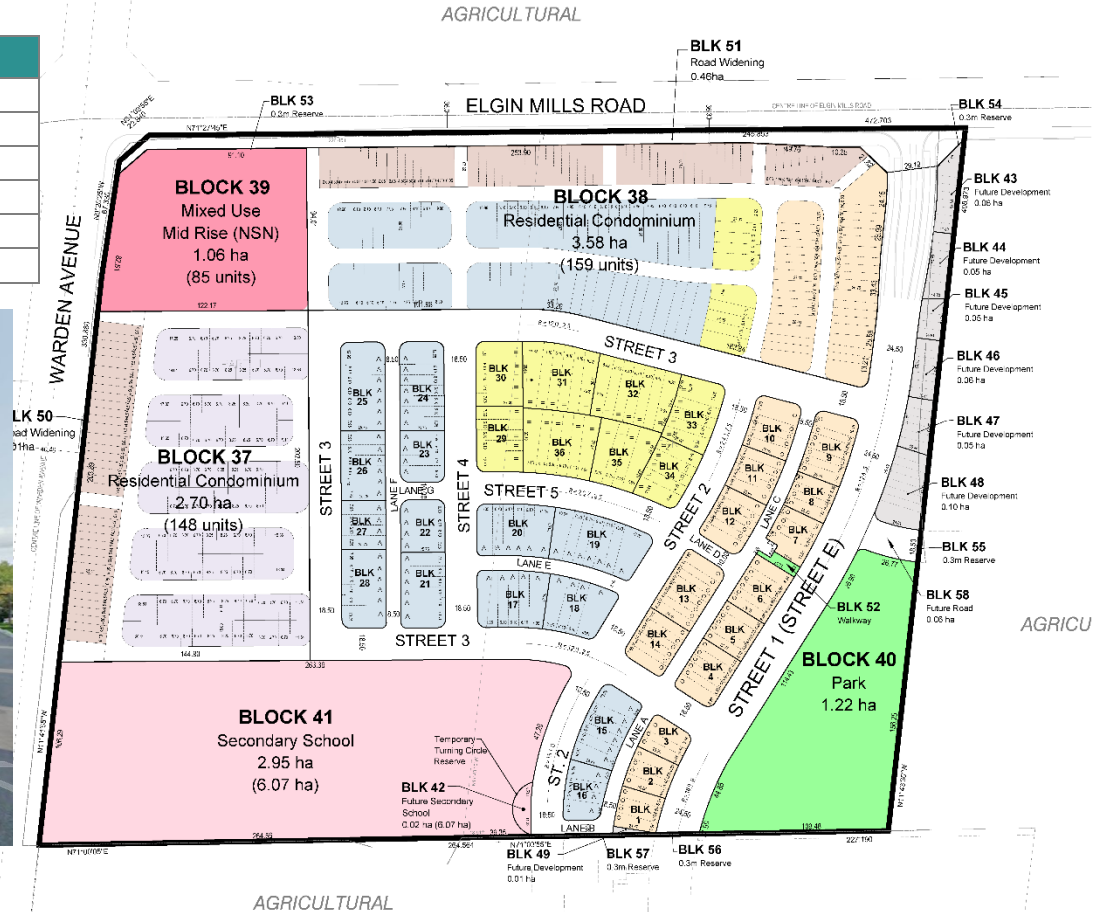
Proposed Uses	Area (ha)	Percentage Land Area (%)
Residential Uses	11.31	56.5%
Park	1.22	6.1%
Secondary School (and Future)	2.97	14.8%
Collector Road, Local Roads, Laneways, Arterial Road Widening, Reserves & Walkways	4.51	22.5%
TOTAL	20.01	100%

Proposed Units	Units
Lane Access Townhouse (4.5m)	73
Lane Access Townhouse (6.1m)	76
Street Access Townhouse (6.1m)	43
Residential Condominium (Blocks 37 & 38)	307
Mixed Use Mid Rise NSN (Block 39)	85
Future Development	(40)
TOTAL UNITS	584 (624)



COMPOSITE PLAN WITH SITE PLAN BLOCKS

Proposed Condominium Units	Units
Residential Condominium	
Lane Access Townhouse (4.5m)	129
Lane Access Townhouse (6.1m)	56
Street Access Townhouse (6.1m)	10
Back-to-Back Townhouse (6.7m)	112
TOTAL	307

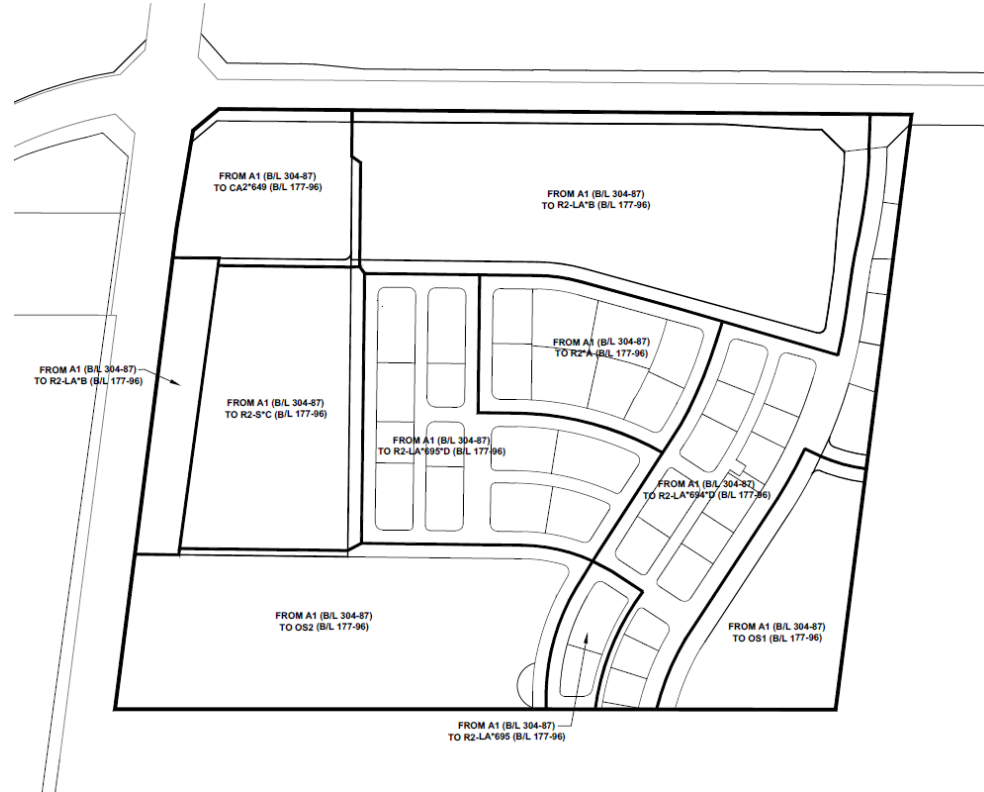


COMMUNITY DESIGN ATTRIBUTES

- Contributes to the creation of a compact, complete community with access to planned retail, services and community facilities
- Conforms to the Angus Glen Secondary Plan by achieving the densities required for the Residential Low Rise, Residential Mid Rise and Mixed Use Mid Rise land use designations, and achieves the minimum YROP densities of 70 residents & jobs per hectare and 20 units per hectare
- Locates parkland within close proximity of all future residents, providing an over-dedication of parkland required under the *Planning Act*
- Locates a secondary school located on planned transit routes with multi-use paths
- Proposes a variety of sizes and tenures such as street and laneway townhouse typologies, freehold and common element, with opportunities for secondary suites, as well as a medium density block that permits apartments and stacked townhouses
- Blocks 37, 38 and 39 are subject to future Site Plan applications which will be submitted following registration of the Plan of Subdivision

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)** zones to permit freehold and common element townhouses
- Proposes site-specific **Community Amenity Two (CA2)** zones to permit mixed use for Block 39
- **Open Space One (OS1)** zone to permit the neighbourhood park Block 40; and
- **Open Space Two (OS2)** zone to permit the Secondary School Block 41



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
- Functional Servicing and Stormwater Management Report
- Transportation Impact Study
- Arborist Report and Tree Inventory and Preservation Plan
- Archaeological Impact Assessment
- Phase One and Two Environmental Site Assessments
- Noise Study
- Geotechnical Investigation Report
- Hydrogeological Report
- Sustainability Assessment Tool

