



# Statutory Public Meeting

ZONING BY-LAW AMENDMENT

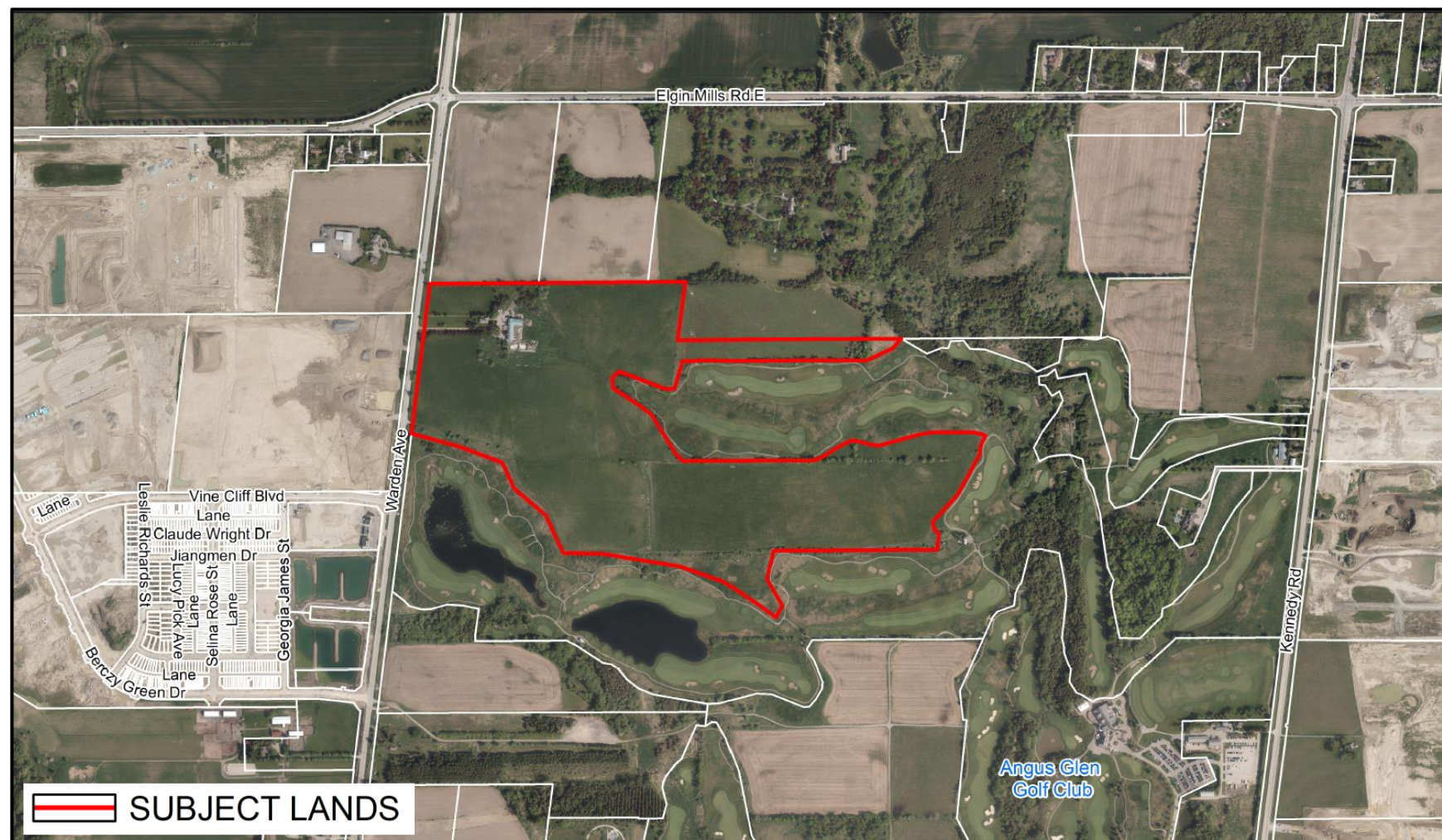
Warden Angus Developments Inc.

10565 Warden Avenue (Ward 6)

PLAN 24 194066

**February 4, 2025**

- 46.72 ha (115.44 ac)
- Existing agricultural uses with sparse vegetation
- Surrounded by agricultural and golf course lands
- Included in the Angus Glen Secondary Plan (OLT-approved in 2023)





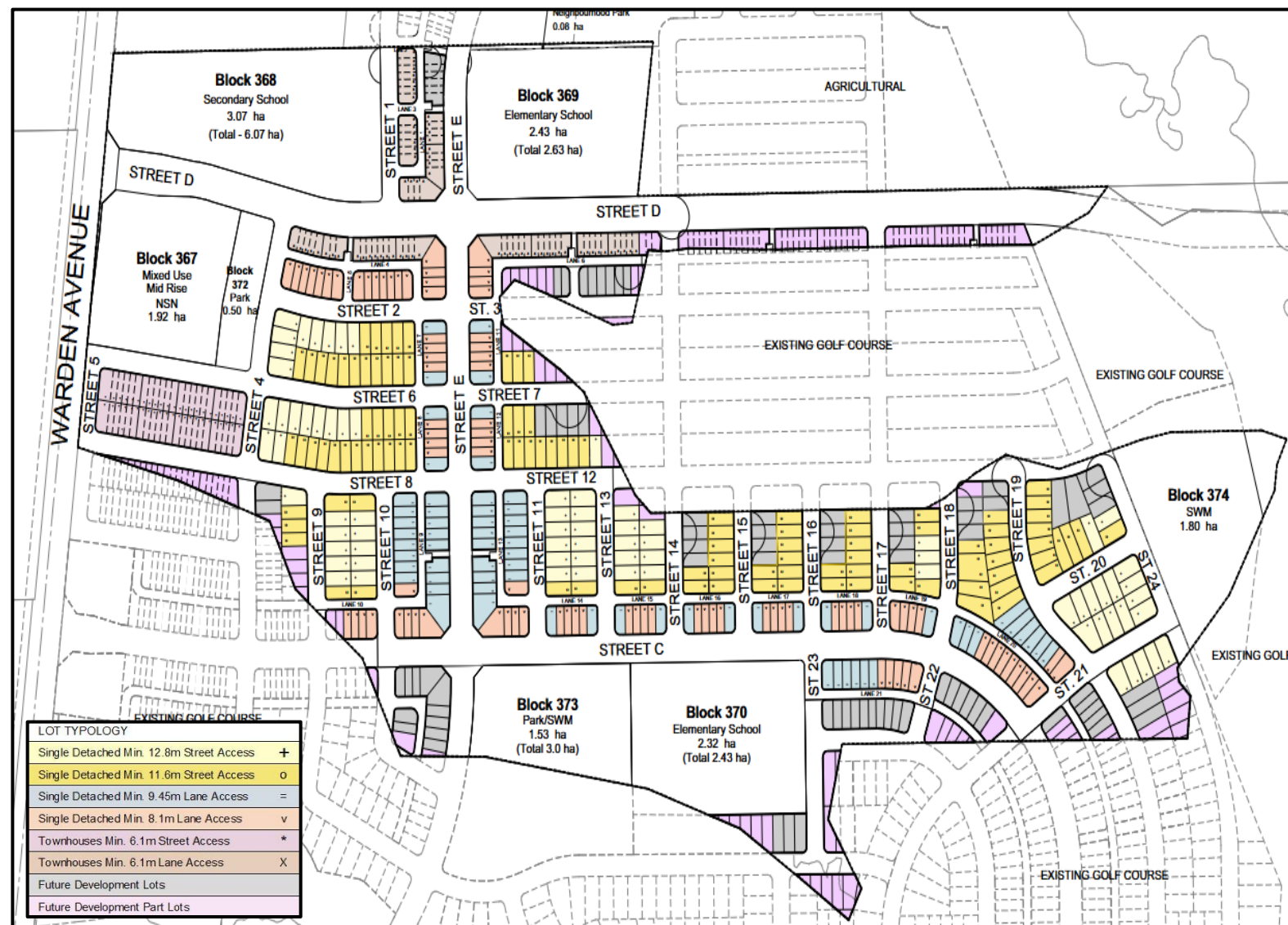


# The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

- Approximately 847 residential units
  - 345 singles
  - 66 lane-based townhouses
  - 46 street townhouses
  - ~ 153 mixed-use mid-rise units
  - 86 future development lots
  - 151 part lots
- Supporting community uses



Lotting Distribution Plan



# Angus Glen Secondary Plan

Strategic Plan 2020-2026

Building Markham's Future Together

## Residential Low Rise

- Permits detached and townhouses, excluding back-to-back townhouses

## Residential Mid Rise I

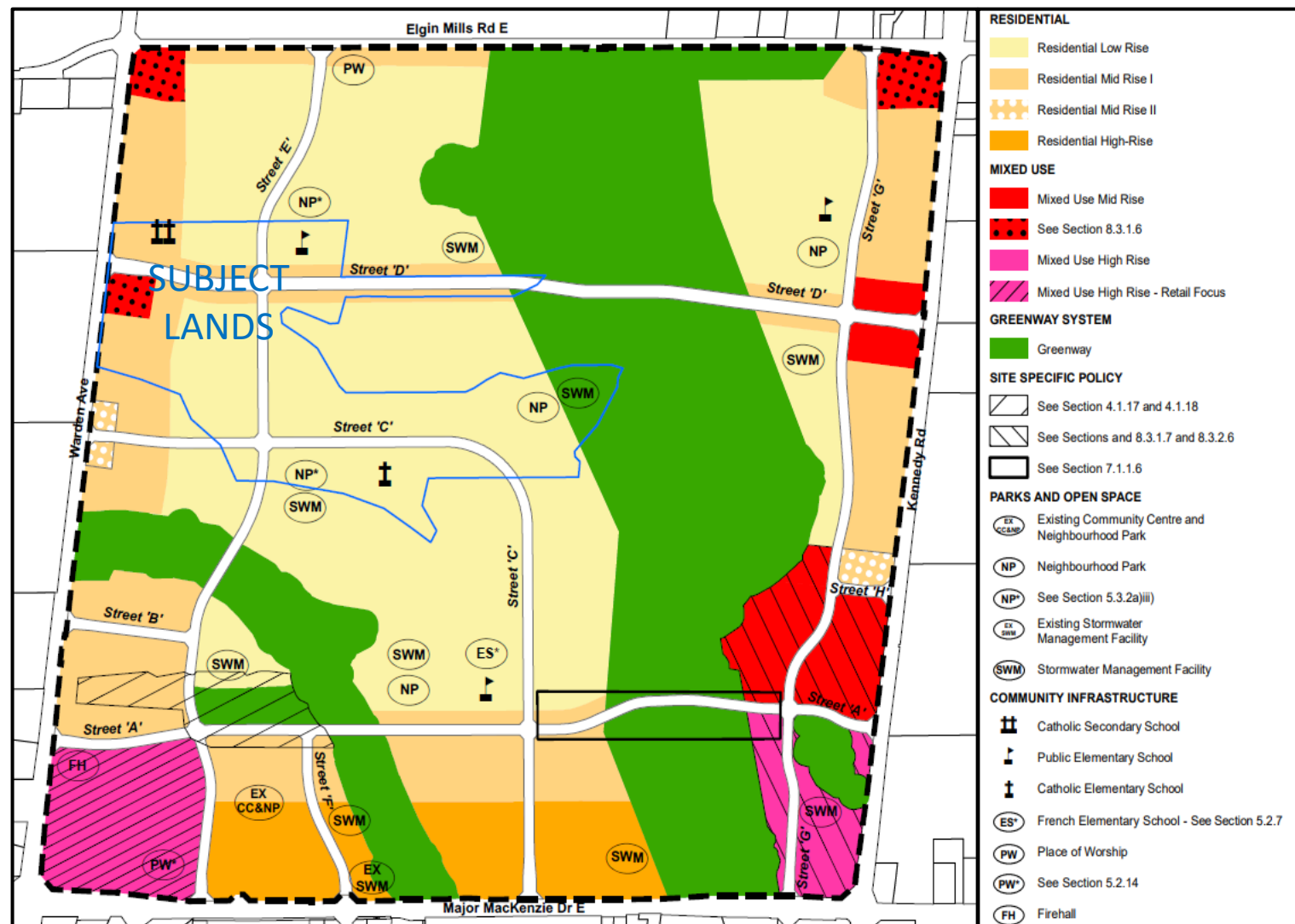
- Permits townhouses, including back-to-back

## 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

## Greenway

- Protects *natural heritage and hydrologic features* while supporting natural heritage enhancement opportunities, active and passive recreation uses and nature appreciation.



Angus Glen Secondary Plan Map SP1 – Detailed Land Use



# Required Zoning Amendment

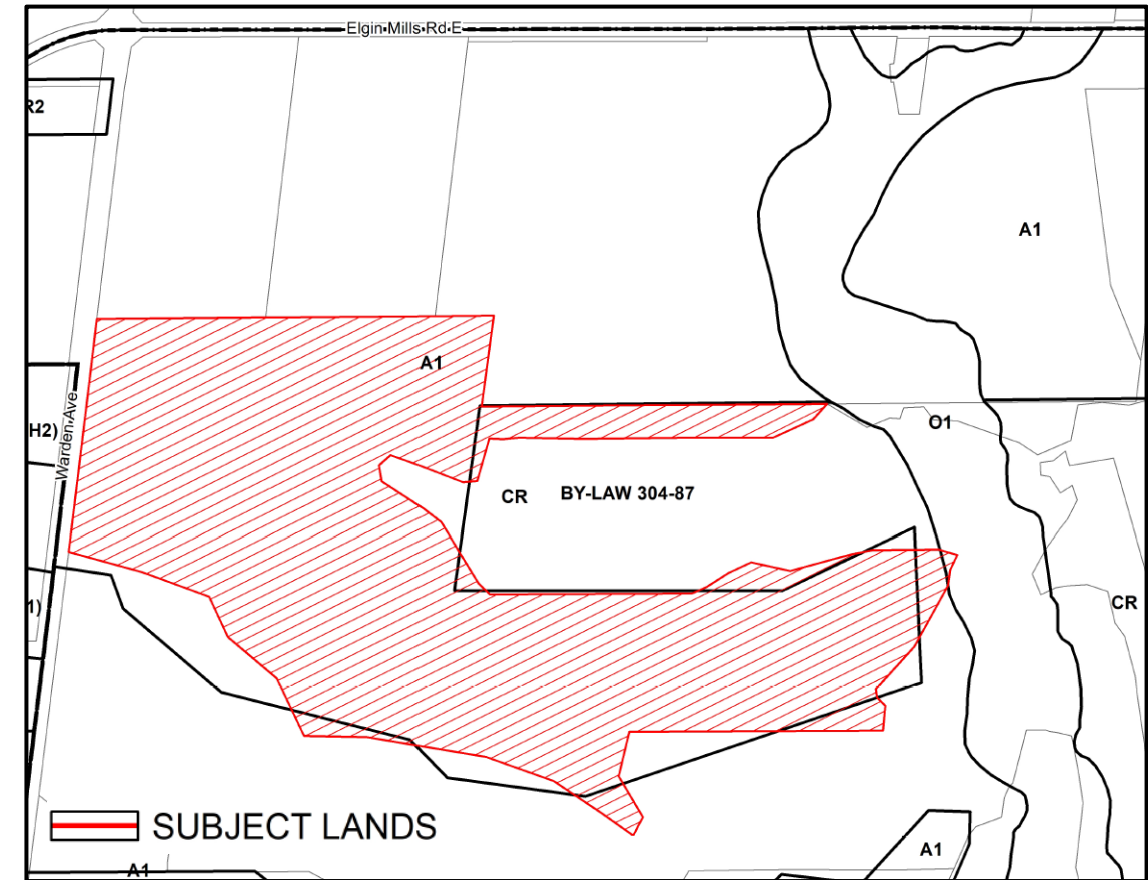
Strategic Plan 2020-2026

Building Markham's Future Together

## By-law 304-87

- **Agricultural One (A1)** permits agricultural uses and an accessory dwelling
- **Commercial Recreation (CR)** permits golf courses, outdoor skating rink, athletic fields, childrens day camp and a riding stable.
- **Open Space (O1)** permits golf courses, parks, athletic fields and public conservation projects.

**The Owner proposes to rezone the Subject Lands from A1, CR and O1 under By-law 304-87, to numerous zones under By-law 177-96, with site-specific zone standards**



Zoning By-law 304-87 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



**Thank you**



# Appendices

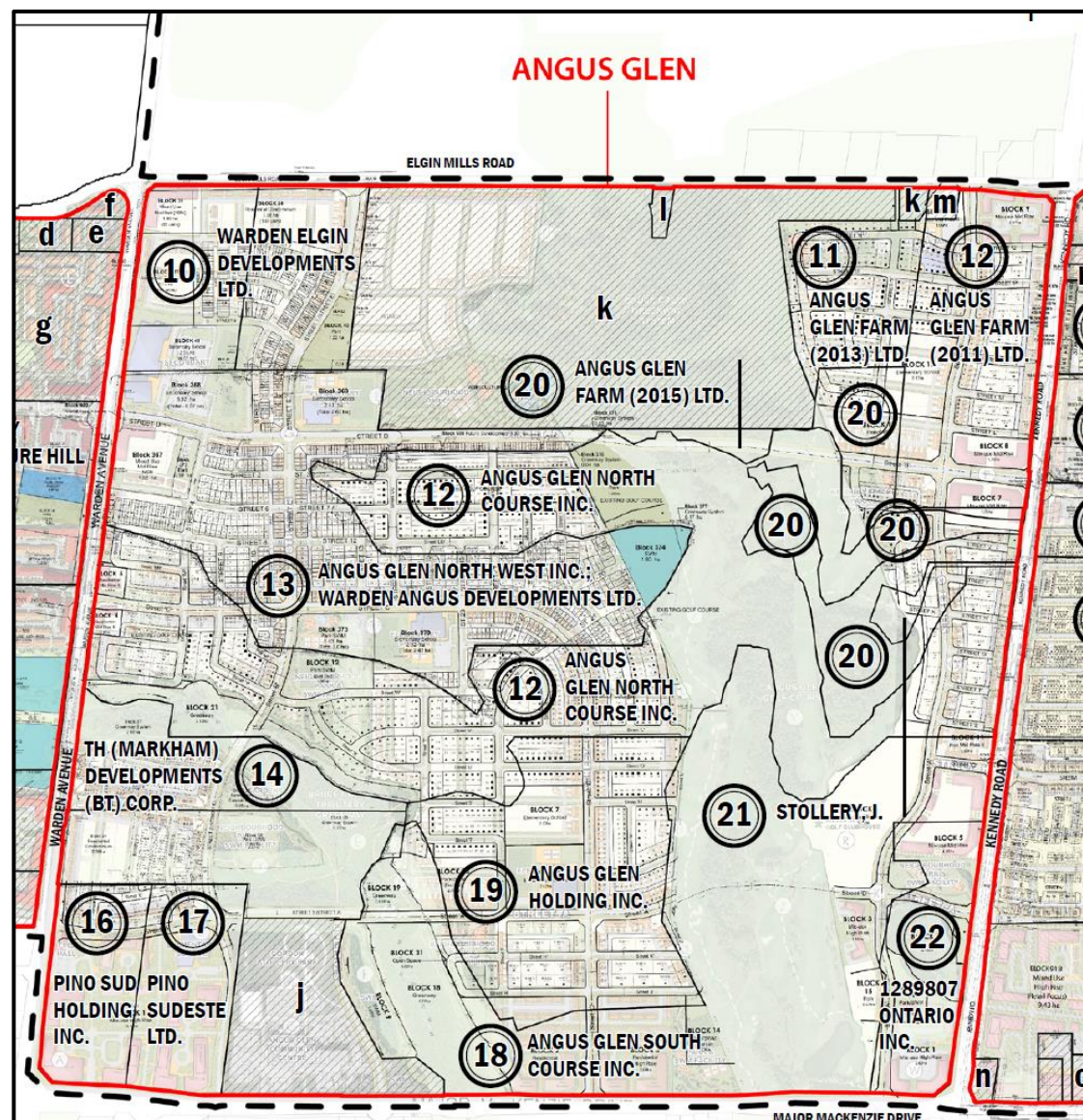


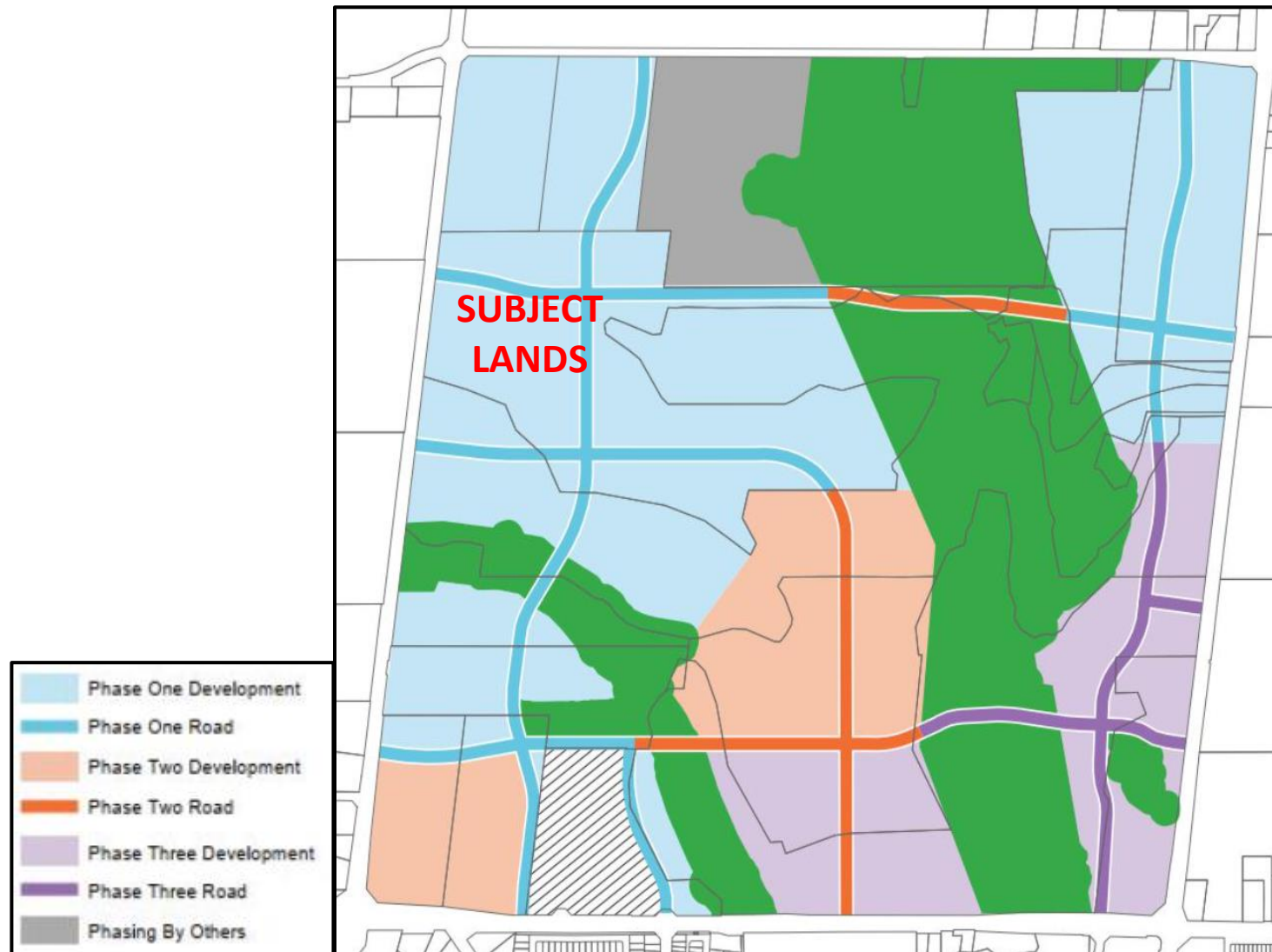


# Angus Glen Secondary Plan Area Development Status Strategic Plan 2020-2026

Building Markham's Future Together

- Bounded by Elgin Mills, Kennedy, Major Mackenzie and Warden
- Planned for ~7,500 units and ~19,700 residents
- 3 development proposals under review





Angus Glen Secondary Plan Phasing Plan (2024)