



TH (Markham) Development (BT) Corp.

**Official Plan Amendment, Zoning By-law Amendment &
Draft Plan of Subdivision Applications**

**PLAN 24 198202 &
PLAN 24 198207
STATUTORY PUBLIC MEETING
March 18, 2025**

MALONE GIVEN PARSONS LTD.

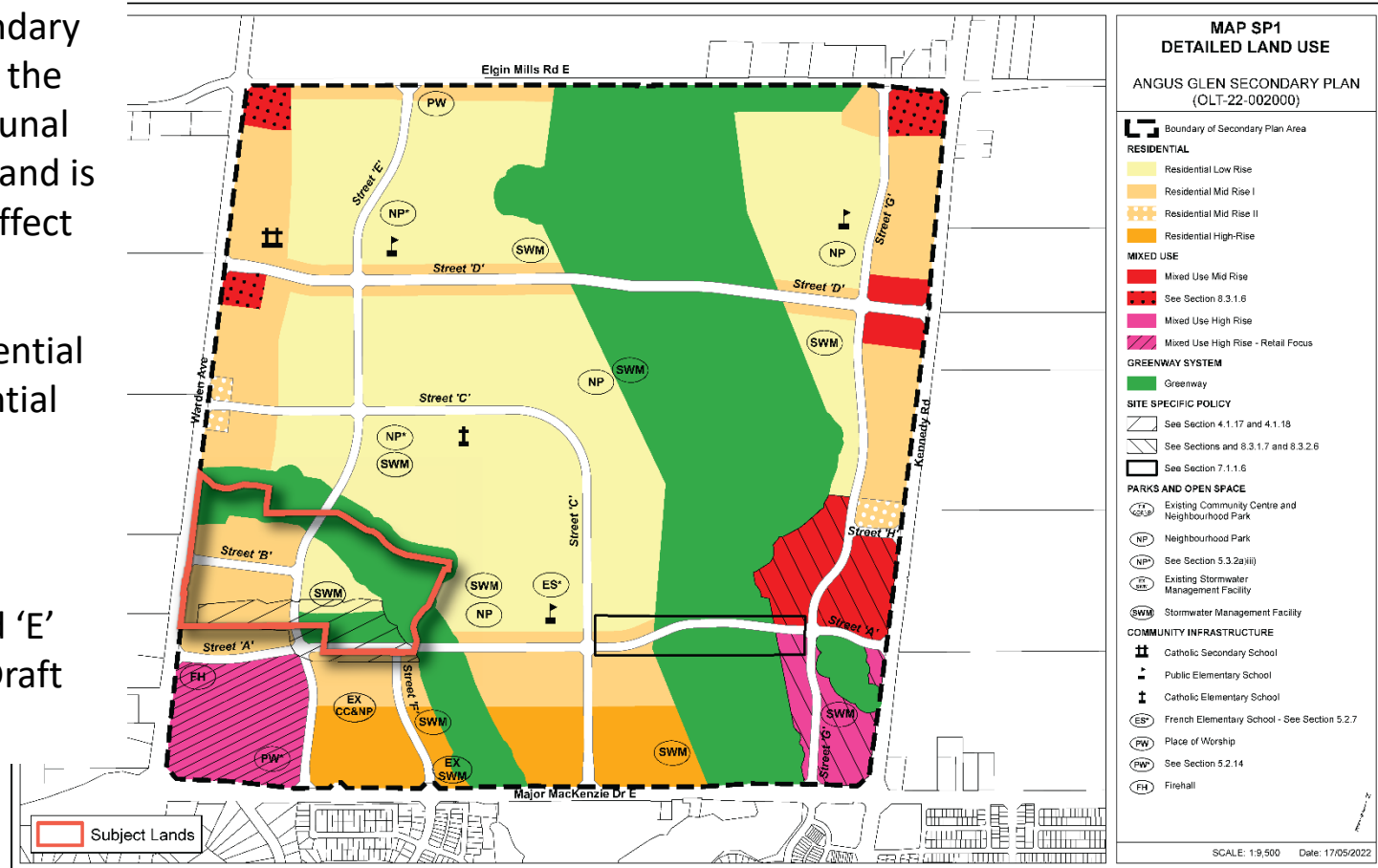
SITE AREA CONTEXT

- Subject Lands located at Part of Lots 21, 22, and 23, Concession 5, along Warden Avenue, total approx. 24 ha (59 ac)
- Subject Lands located in the Angus Glen Community, and the Angus Glen Secondary Plan Area (OPA No. 47)
- Surrounding existing uses include agricultural, golf course uses, existing and future urban residential
- Application Date: November 21, 2024
 - Official Plan Amendment & Zoning By-law Amendment
 - Draft Plan of Subdivision
- Notice of Complete Application: January 10, 2025

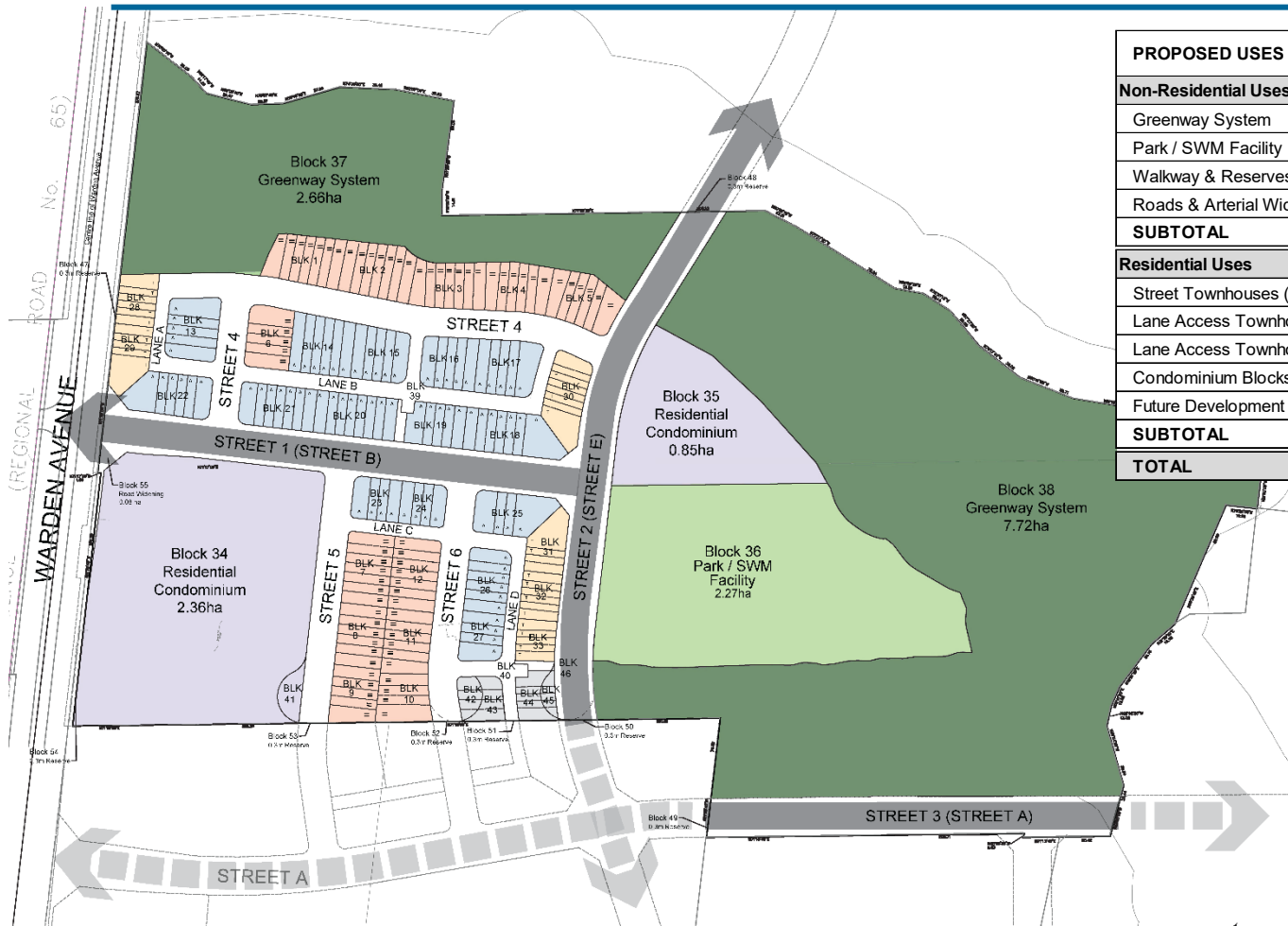


ANGUS GLEN SECONDARY PLAN (OPA No.47)

- Angus Glen Secondary Plan approved by the Ontario Land Tribunal on July 26, 2023, and is in full force and effect
- Subject Lands are designated Residential Low Rise, Residential Mid Rise, and Greenway
- Collector roads Streets 'A', 'B' and 'E' included on the Draft Plan



PROPOSED DRAFT PLAN OF SUBDIVISION



PROPOSED USES		UNITS	AREA	% OF AREA
Non-Residential Uses				
Greenway System			10.38	43.3%
Park / SWM Facility			2.27	9.5%
Walkway & Reserves			0.04	0.2%
Roads & Arterial Widenings			4.04	16.8%
SUBTOTAL			16.73	69.7%
Residential Uses				
Street Townhouses (6.1m)	=	73	1.54	6.4%
Lane Access Townhouses (6.1m)	^	81	1.78	7.4%
Lane Access Townhouses (4.5m)	T	34	0.54	2.3%
Condominium Blocks		502	3.21	13.4%
Future Development		9	0.20	0.8%
SUBTOTAL		699	7.27	30.3%
TOTAL		699	24.00	100.0%

COMMUNITY DESIGN ATTRIBUTES

- Contributes to the creation of a compact, complete community locating density adjacent to and in close proximity to planned transit routes
- Contributes to the achievement of 70 residents & jobs per hectare and 20 units per hectare, as required by the York Region Official Plan
- Locates parkland within 400m to all future residents through the use of innovative stormwater management technology
- Proposes a range of housing including street and lane access townhouses with opportunities for secondary suites
- Proposed stacked back-to-back townhouses in Blocks 34 and 35 which will be subject to future Site Plan applications (following approval of the Draft Plan)
- Protects the Greenway System in accordance with the Markham Official Plan and Angus Glen Secondary Plan policies

PROPOSED ZONING BY-LAW AMENDMENT

Zoning By-law Amendment to remove Subject Lands from By-law 304-87 and incorporate into By-law 177-96. Lands are exempt from By-law 2024-19. Proposes the following site-specific exceptions:

- **Residential Two (R2) Zones** to permit freehold townhouses
- **Residential Three (R3) Zone** to permit stacked back-to-back townhouses (Blocks 34 and 35)
- **Open Space One (OS1) Zone** to permit the dual-use facility
- **Greenway (G) Zone** to protect the Greenway System lands



LIST OF SUBMITTED STUDIES

The following studies were submitted in support of the applications for an **Official Plan Amendment, 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
- Environmental Impact Study
- Phase One and Two Environmental Site Assessments
- Noise Study
- Geotechnical Investigation Report
- Hydrogeological Report
- Sustainability Assessment Tool

