



Statutory Public Meeting

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

TH (Markham) Developments (BT) Corp.

Part of Lots 21, 22 and 23, Concession 5 (Ward 6)

PLAN 24 198202

March 18, 2025



Area Context

Strategic Plan 2020-2026

Building Markham's Future Together

- 24 ha (59 ac)
- Existing agricultural uses with mature vegetation
- Included in the Angus Glen Secondary Plan (OLT-approved in 2023)



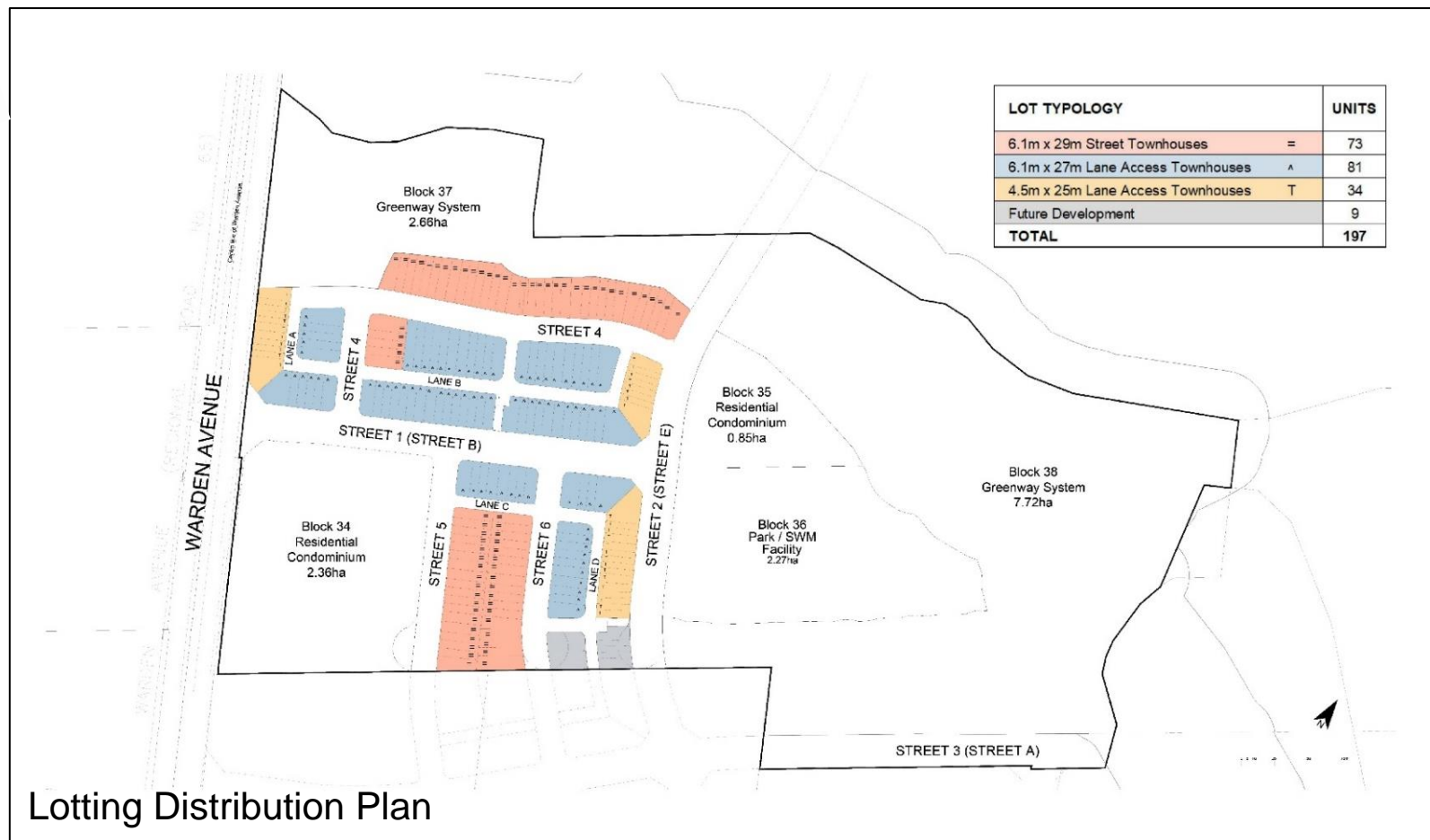


The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

- Approximately 699 residential units
 - 115 lane-based townhouses
 - 73 street townhouses
 - 502 stacked back-to-back units
 - 9 future development lots
- Dual-use park/stormwater facility
- Supporting road and lane network





Required Official Plan Amendment

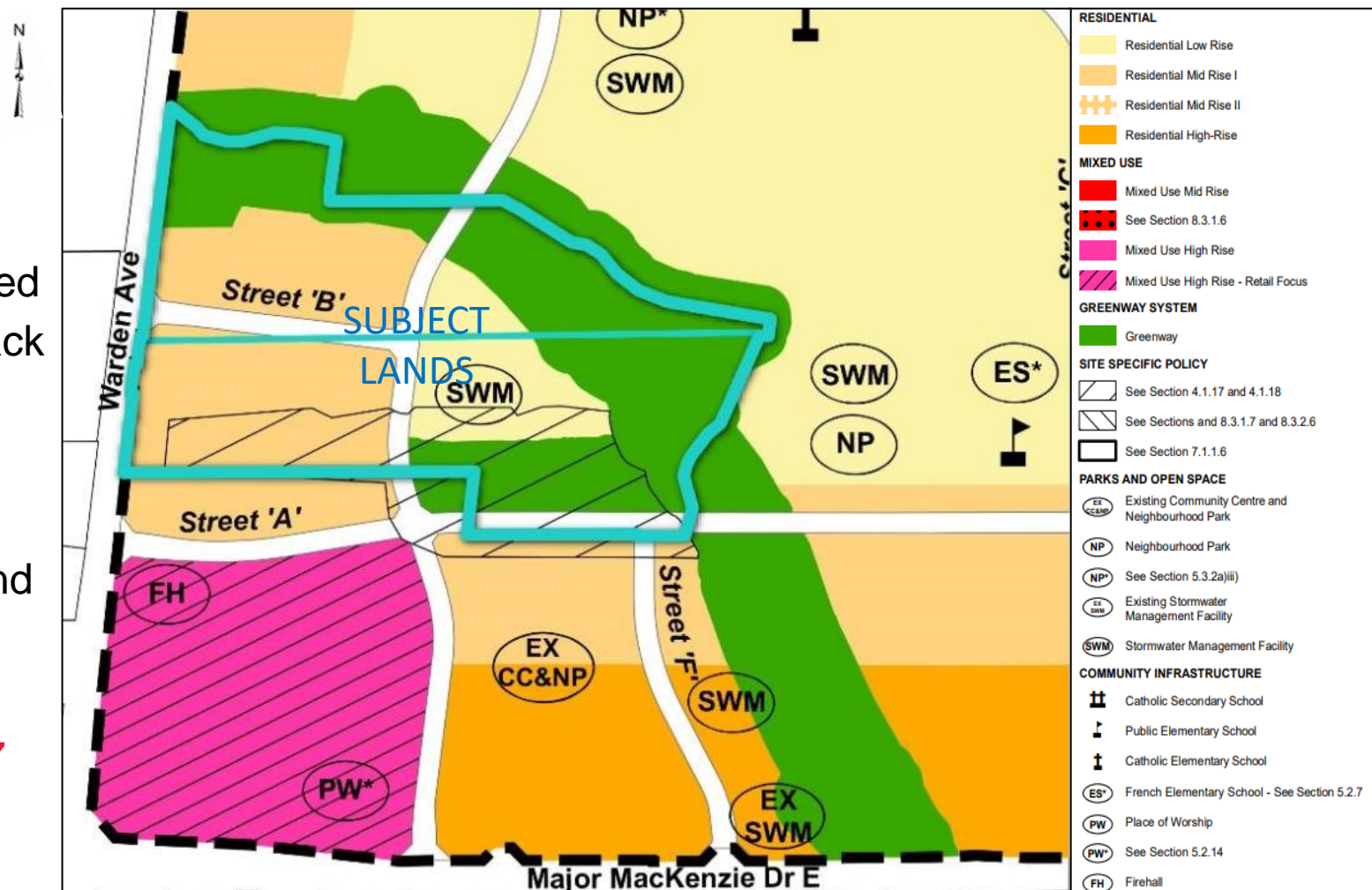
Strategic Plan 2020-2026

Building Markham's Future Together

Angus Glen Secondary Plan (OPA 47)

- **Residential Low Rise** permits detached and townhouses, excluding back-to-back townhouses.
- **Residential Mid Rise I** permits townhouses, including back-to-back.
- **Greenway** protects natural heritage and hydrologic features.

The Owner proposes to amend OPA 47 to include site specific policies related to density and use permissions.



Angus Glen Secondary Plan Map SP1 – Detailed Land Use



Required Zoning Amendment

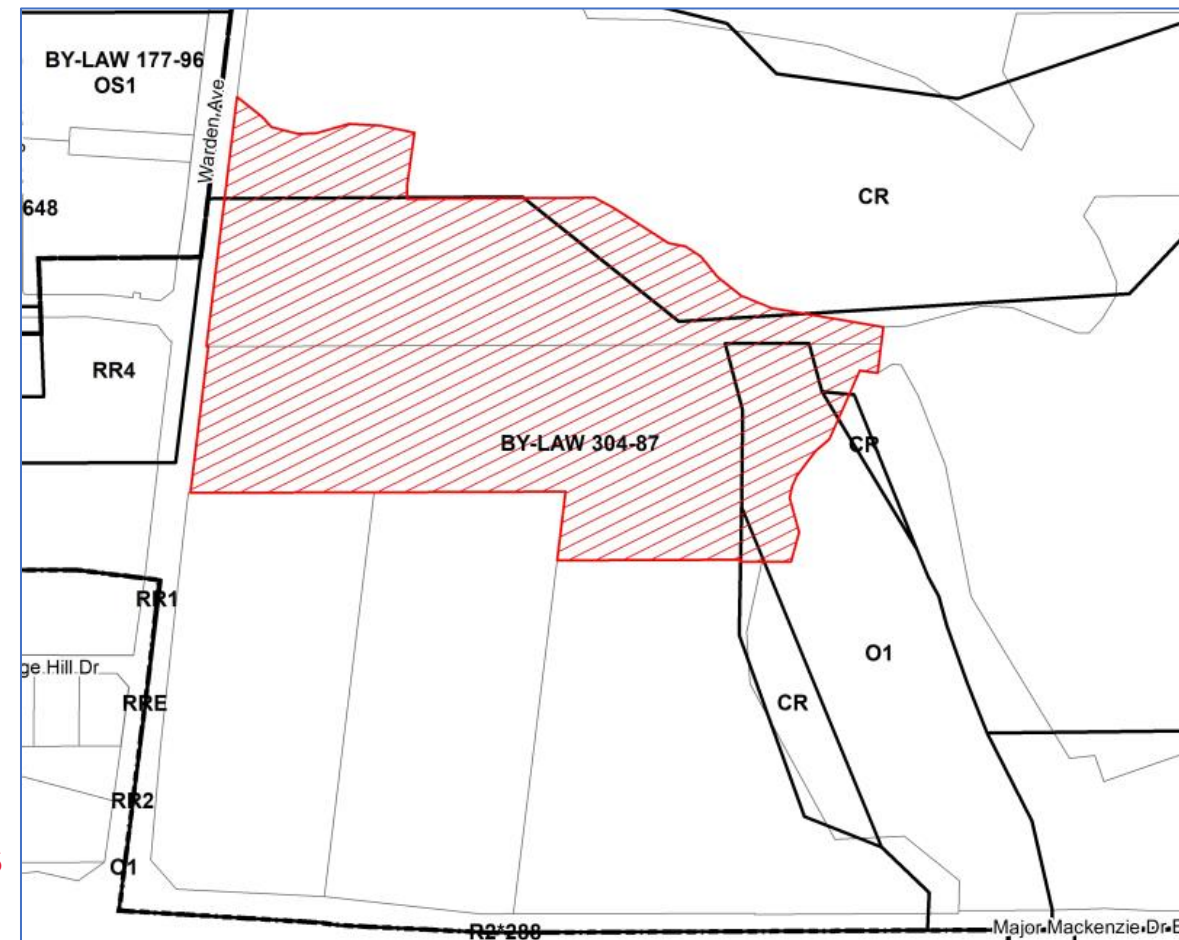
Strategic Plan 2020-2026

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 Applications be referred back to Staff for a future Recommendation Report



Thank you



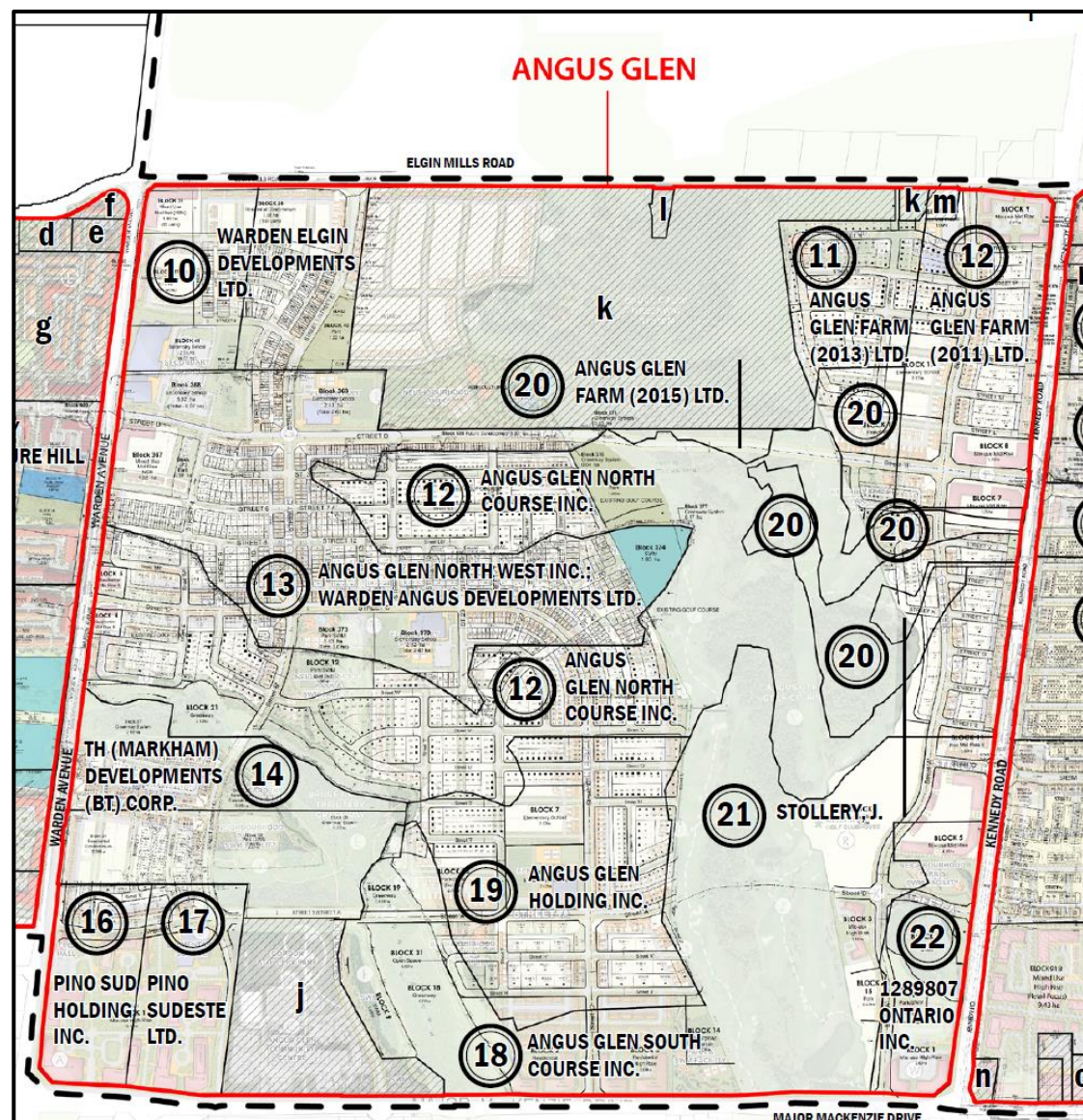
Appendices

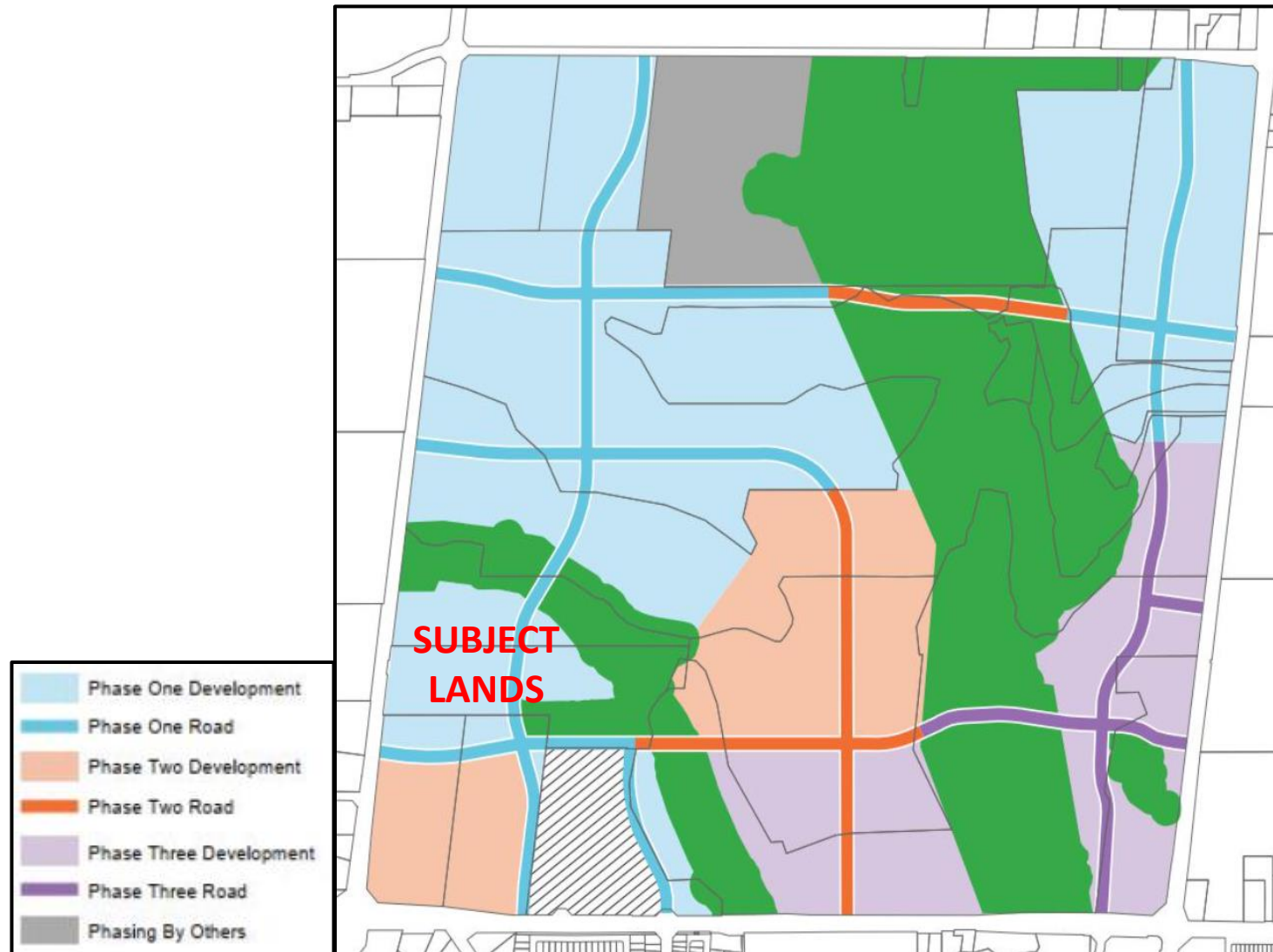


Angus Glen Secondary Plan Area Development Status Strategic Plan 2020-2026

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)