



*WAT*  
*Aug 27/15*

TO: Andy Taylor, Chief Administrative Officer  
FROM: *RB*  
Ron Blake, Acting Senior Development Manager  
PREPARED BY: Gary Sellars, Senior Planner, West District  
DATE: August 20, 2015  
RE: Delegation of Authority to CAO to call a Statutory Public Meeting  
Angus Glen Village Ltd.  
4073 Major Mackenzie Drive  
South side of Major Mackenzie Drive, west of Kennedy Road  
Applications for Official Plan Amendment, Zoning By-law Amendment and  
Draft Plan of Subdivision  
File No. OP/SU/ZA 15 107807

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**RECOMMENDATION:**

That the CAO authorize staff to schedule a Statutory Public Meeting to consider the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (OP/SU/ZA 15 107807) submitted by Angus Glen Village Limited.

**PURPOSE:**

This memorandum provides information on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, and seeks authorization to hold a Statutory Public Meeting regarding the proposal. This memorandum contains general information in regards to applicable Official Plan or other policies as well as other issues and the memorandum should not be taken as Staff's opinion or recommendation on the application. In addition, a Preliminary Report will be brought forward to Development Services Committee prior to the Public Meeting.

**BACKGROUND:**

The subject lands consist of 7.5 ha. (18.6 acres) on the south side of Major Mackenzie Drive, west of Kennedy Road, within the Angus Glen West Village (see Figures 1, 2 and 3). A portion of the Bruce Creek valley and a woodlot are located on the northwest corner of the lands. To the north, across Major Mackenzie Drive, is the Angus Glen Golf Club; to the south and east are the Bruce Creek valley, Angus Glen Golf Club and three rural single detached lots with access from Major Mackenzie Drive; to the west is the Bruce Creek valley.

**PROPOSED DEVELOPMENT:**

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit 54 single detached residential lots with frontages of 15m (50 ft.) or greater have been submitted. The proposed plan of subdivision also includes a valleyland block and environmental buffer blocks, a woodlot/park block, a small park block and a stormwater management pond block (see Figure 4). The applications have not yet been deemed complete. The applicant has advised that they expect to submit shortly the outstanding items required for deeming the applications complete.

## **OFFICIAL PLAN AND ZONING**

### Markham Official Plan

The in force Markham Official Plan (revised 1987) designates the subject lands Urban Residential and Hazard Lands (valleylands). The Angus Glen Secondary Plan designates the lands Urban Residential - Low Density and High Density, Hazard Lands (valleylands) and Open Space (woodlot/park, stormwater management pond and environmental buffers).

The low density residential designation permits single detached, semi-detached, street townhouse and linked dwellings. The high density residential designation permits row houses, stacked townhouses and apartments.

The City's 2014 Official Plan (not yet in force) designates the subject lands Residential Mid Rise and Greenway. The residential designation provides for townhouses, including back to back townhouses, small multiplex buildings containing 3 to 6 units, stacked townhouses and apartment buildings.

### Zoning

The subject lands are zoned Residential Four \*387(H2), and Open Space (01) by By-law 177-96, as amended (see Figure 2). The Residential zone category on the subject lands permits an apartment building, with a maximum of 8 storeys and a maximum of 252 units, multiple dwellings and townhouses. Single detached units are not permitted.

### **COMMENTS:**

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed through a staff recommendation report to Development Services Committee:

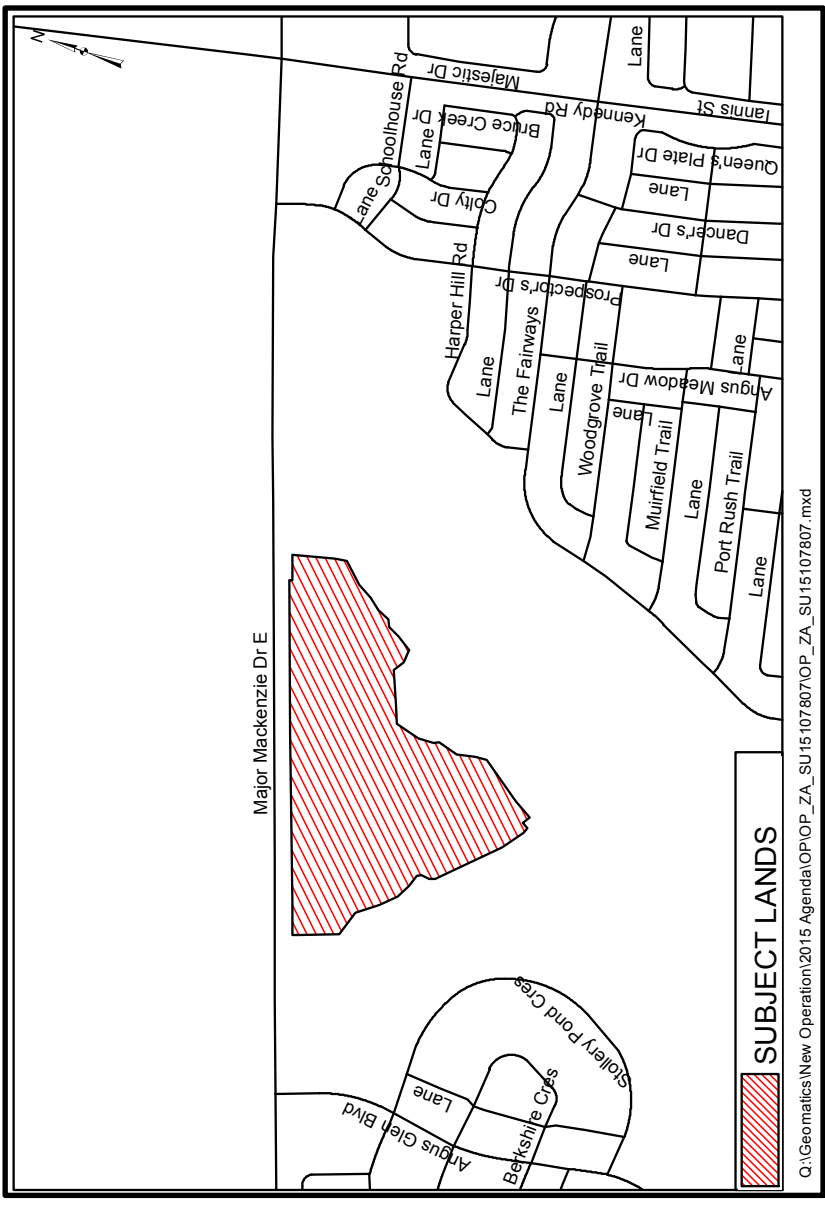
The Markham 2014 Official Plan (not yet in effect) and the Region of York Official Plan contain policies related to the proposed density reduction. These policies would prohibit such density reductions, unless the need for such reductions is determined through a municipal comprehensive review. The Markham 2014 Official Plan policy is under appeal; however, Council should still have regard for the policy when making a decision on these applications.

### **ATTACHMENTS:**

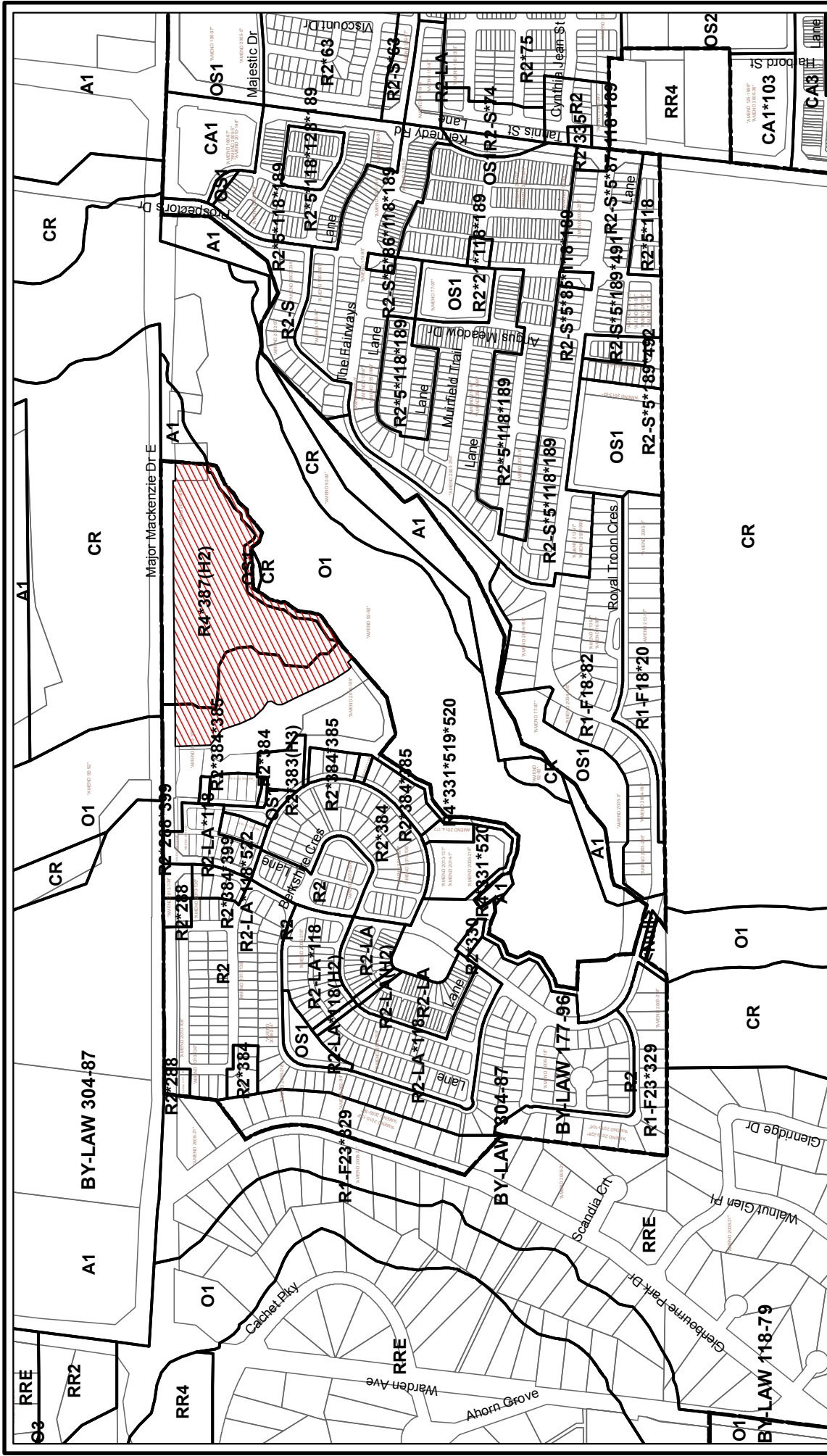
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Draft Plan of Subdivision

### **APPLICANT CONTACT INFORMATION:**

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9980 Kennedy Rd.  
Markham, ON  
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# AREA CONTEXT / ZONING

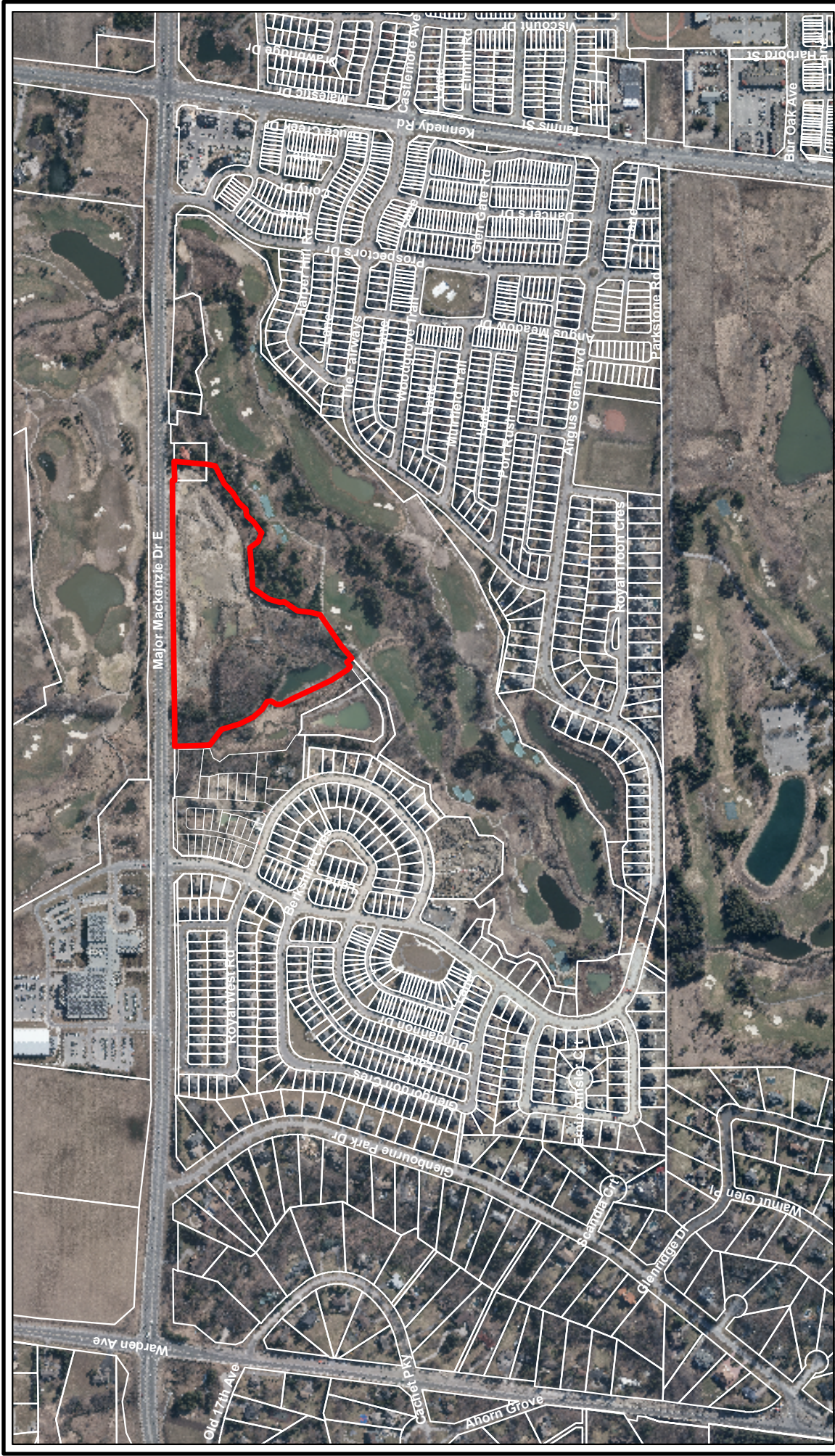
APPLICANT: ANGUS GLEN VILLAGE LTD.

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 SUBJECT LANDS





# AIR PHOTO

APPLICANT: ANGUS GLEN VILLAGE LTD.

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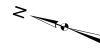
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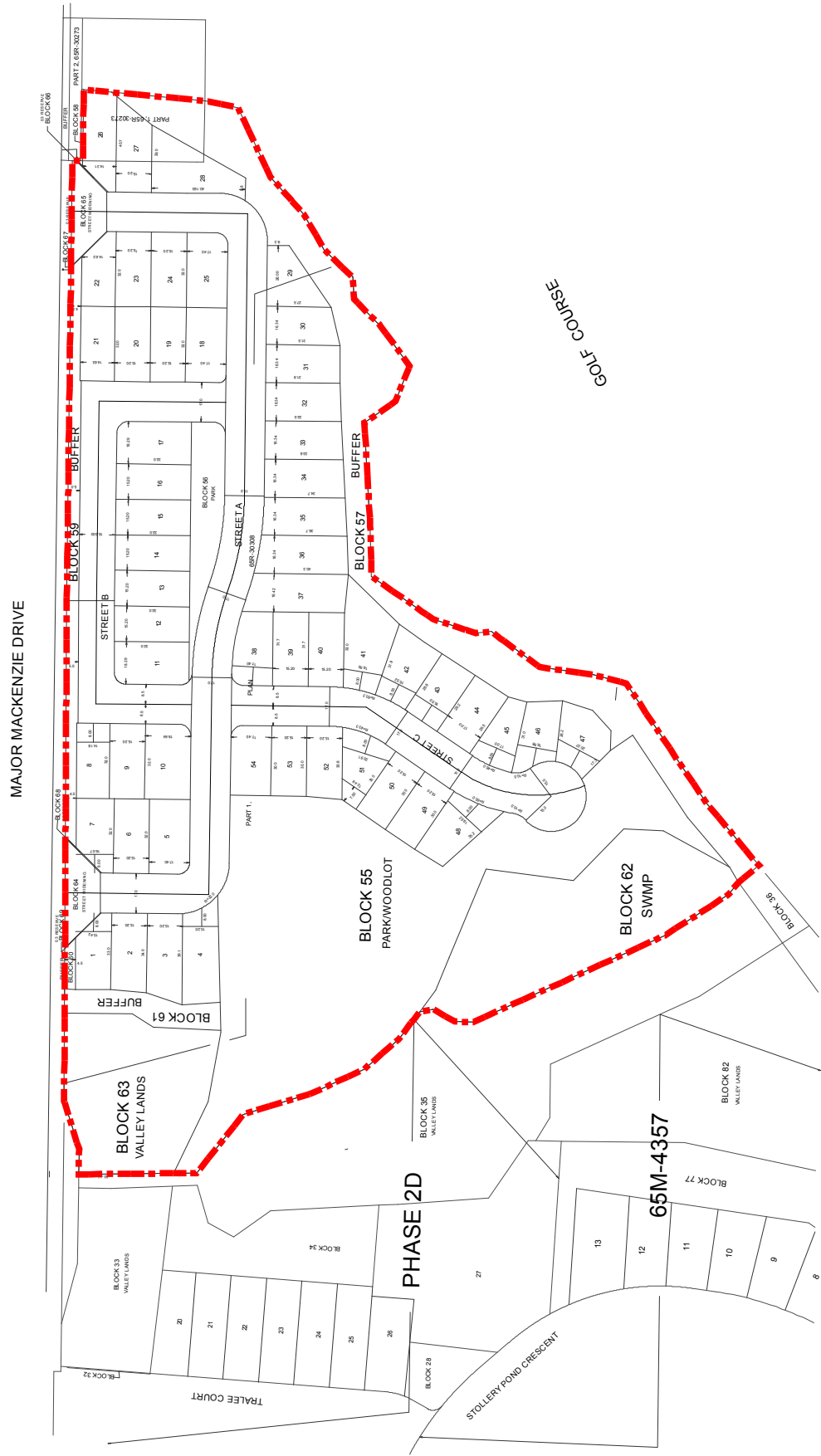
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FIGURE No. 3

 SUBJECT LANDS





# DRAFT PLAN OF SUBDIVISION

APPLICANT: ANGUS GLEN VILLAGE LTD.

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FIGURE No. 4