



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, February 4, 2025		
Application Types:	Zoning By-law Amendment (the “Application”)		
Owner:	Warden Angus Developments Inc. (the "Owner")		
Agent:	Malone Given Parsons Ltd. (Emily Grant)		
Proposal:	Zoning By-law Amendment (with an associated Draft Plan of Subdivision) to permit the development of approximately 847 residential units, a mixed-use mid-rise block, a portion of a secondary school, a portion of two elementary schools, a portion of two neighbourhood parks including one dual-use park, a parkette, a stormwater management facility and the supporting road and lane network of (the “Proposed Development”).		
Location:	10565 Warden Avenue (the “Subject Lands”)		
File Numbers:	PLAN 24 194063/PLAN 24 194066	Ward:	6
Prepared By:	Daniel Brutto, MCIP, RPP, CPT ext. 2468 Senior Planner, West Planning District		
Reviewed By:	Rick Cefaratti, MCIP, RPP Acting Manager, North Markham	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Application on November 15, 2024 and deemed the Application complete on November 29, 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on February 27, 2025 for the Zoning By-law Amendment application and the 120-day period for the Draft Plan of Subdivision ends on March 29, 2025.

NEXT STEPS

- Statutory Public Meeting, which is only required for the Zoning By-law Amendment application, is scheduled for February 4, 2025

- If required, a Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment and Draft Plan of Subdivision approval subject to conditions.

BACKGROUND

Subject Lands and Area Context

The Subject Lands have an area of 46.72 ha (115.44 ac) and are located south of Elgin Mills Road East, on the east side of Warden Avenue, as shown on Figure 1. The Subject Lands have approximately 340 m (1,115 ft) of frontage along Warden Avenue and are currently used for agricultural purposes, as shown on Figure 2. Figure 3 shows the surrounding land uses.

Angus Glen Secondary Plan (OPA 47)

The Angus Glen Secondary Plan (AGSP) was approved by the Ontario Land Tribunal on July 26, 2023 and applies to the Subject Lands. The AGSP provides detailed policies to guide the future development of the surrounding lands with approximately 7, 500 dwelling units, 19,700 residents and 1,300 jobs planned at full build out.

The Proposed Development is shown in Figures 4 and 5 and summarized in Table 1 below

Table 1: Proposed Unit Mix	
Single Detached:	345
Lane Access Townhouses:	66
Street Townhouses:	46
Mixed Use Mid-Rise:	153 (estimate)
Future Development Lots:	86
Part Lots:	151
Total:	847

The following table summarizes the Angus Glen Secondary Plan information.

Table 3: Angus Glen Secondary Plan Amendment Information (OPA 47)	
Current Designations:	“Residential Low Rise”, “Residential Mid Rise I”, “Mixed Use Mid Rise – Neighbourhood Service Node”, “Greenway” and includes symbols denoting the general locations of a Catholic Secondary School, Public Elementary School, Catholic Elementary School, two (2) Neighbourhood Parks and a Stormwater Management Facility.
Permitted uses:	<u>“Residential Low Rise”</u>: a dwelling unit including a home occupation, a secondary suite, convenience retail and personal services, day car centres, place of worship, public school provided it is approved at a location on a arterial or collector road, shared housing small scale and the uses provided for in all designations listed in Section 8.1.1 of the 2014 Official Plan. <u>“Residential Mid Rise I”</u>: townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses located above a garage on a laneway and buildings associated with day cares, places of worship and public schools. <u>“Mixed Use Mid Rise – Neighbourhood Service Node”</u>: a various commercial and housing uses listed in Section 8.3.1.2 as well as places of worship, public schools and private schools in accordance with Section 8.13.5. <u>“Greenway”</u>: intended to protect <i>natural heritage and hydrologic features</i> while supporting natural heritage enhancement opportunities, active and passive recreation uses and nature appreciation.
Permitted building types:	<u>“Residential Low Rise”</u>: detached dwelling, semi-detached dwelling, townhouse excluding back-to-back townhouse, duplex, small multi-plex building containing 3 to 6 units, all with direct frontage on a public street. A zoning by-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial or a major collector road, or where individual lots have frontage on a public park which fronts a public street. Also coach houses above a laneway garage and day cares, places of worship and public schools are permitted. <u>“Residential Mid Rise I”</u>: townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses above a

Table 3: Angus Glen Secondary Plan Amendment Information (OPA 47)

	laneway garage and buildings associated with day cares, places of worship and public schools. <u>“Mixed Use Mid Rise – Neighbourhood Service Node”</u>: apartment buildings, multi storey non-residential or mixed-use buildings and stacked townhouses as a secondary and transitional built form subject to certain criteria being met.
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A Zoning By-law Amendment application is required to permit the Proposed Development, which is subject to By-law 304-87, as amended, and shown in Figure 3

Table 4: Zoning By-law Amendment Information

Current Zones:	“Agricultural One (A1)”, “Open Space One Zone (O1)” and “Commercial Recreation Zone (CR)”
Permitted Uses:	<u>“Agricultural One (A1)”</u>: agricultural uses and an accessory dwelling. <u>“Open Space One Zone (O1)”</u>: golf courses, park, athletic fields and public conservation projects. <u>“Commercial Recreation Zone (CR)”</u>: golf courses (and accessory uses), outdoor skating rink, athletic fields, children’s day camp and a riding stable.
Proposal:	The Owner proposes to rezone the Subject Lands from “Agricultural One (A1)”, “Open Space One Zone (O1)” and “Commercial Recreation Zone (CR)” under By-law 304-87, to numerous zones under By-law 177-96, with site-specific zone standards.

Staff identified the following preliminary matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required.

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, specifically the AGSP and Section 51(24) of the Planning Act.
- b) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the density, built form, road/laneway network and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iii) Traffic impact and ensuring there is an appropriate supply of parking spaces.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed considering the appropriate amount and location of parkland dedication and/or cash-in-lieu of parkland. .
 - ii) The appropriateness of the proposed dual use neighbourhood park/stormwater management facility (Block 373), including but not limited to, conformity with policies 4.4.5 and 4.4.6 of the AGSP.
- d) Purpose built secondary suites, seniors housing and affordable housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**
 - i) Staff are currently reviewing the Functional Servicing Report submitted. The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved.
- f) Sustainable Development**
 - i) The Applications will be reviewed in consideration of the City's Sustainability Metrics Program.
 - ii) The Applications are expected to implement the requirements of the Future Urban Area Community Energy Plan.
- g) External Agency Review**
 - i) York Region, the Toronto and Region Conservation Authority, the School Boards, among other agencies, have been circulated the Application, including the associated Draft Plan of Subdivision application, and any applicable requirements may be incorporated into the Proposed Development.

h) Required Future Applications

- i) The Owner must submit applications for Site Plan Control for Block 367, should the Applications be approved.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Lotting Distribution Plan

Location Map

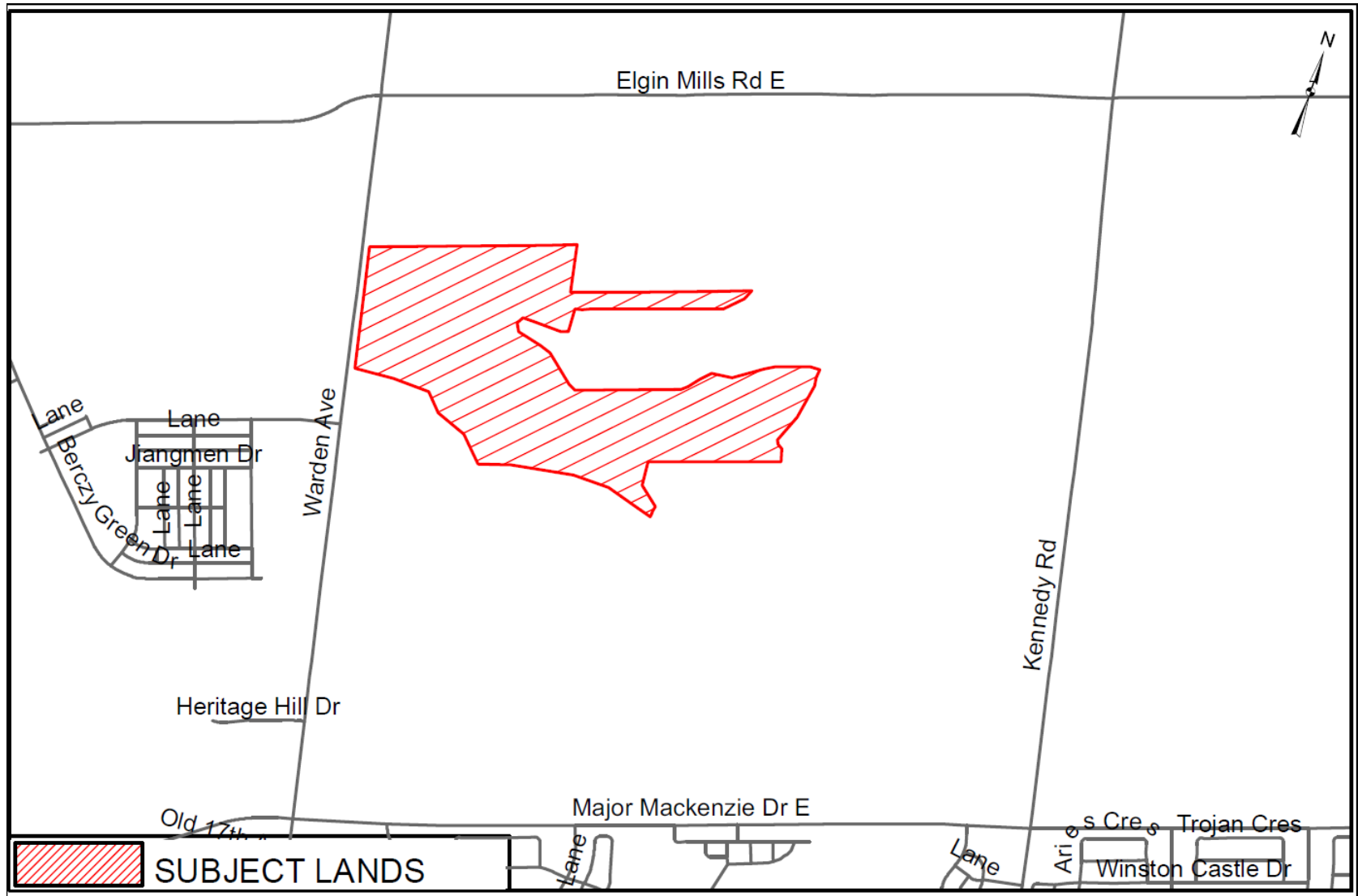


Figure 2

Aerial Photo

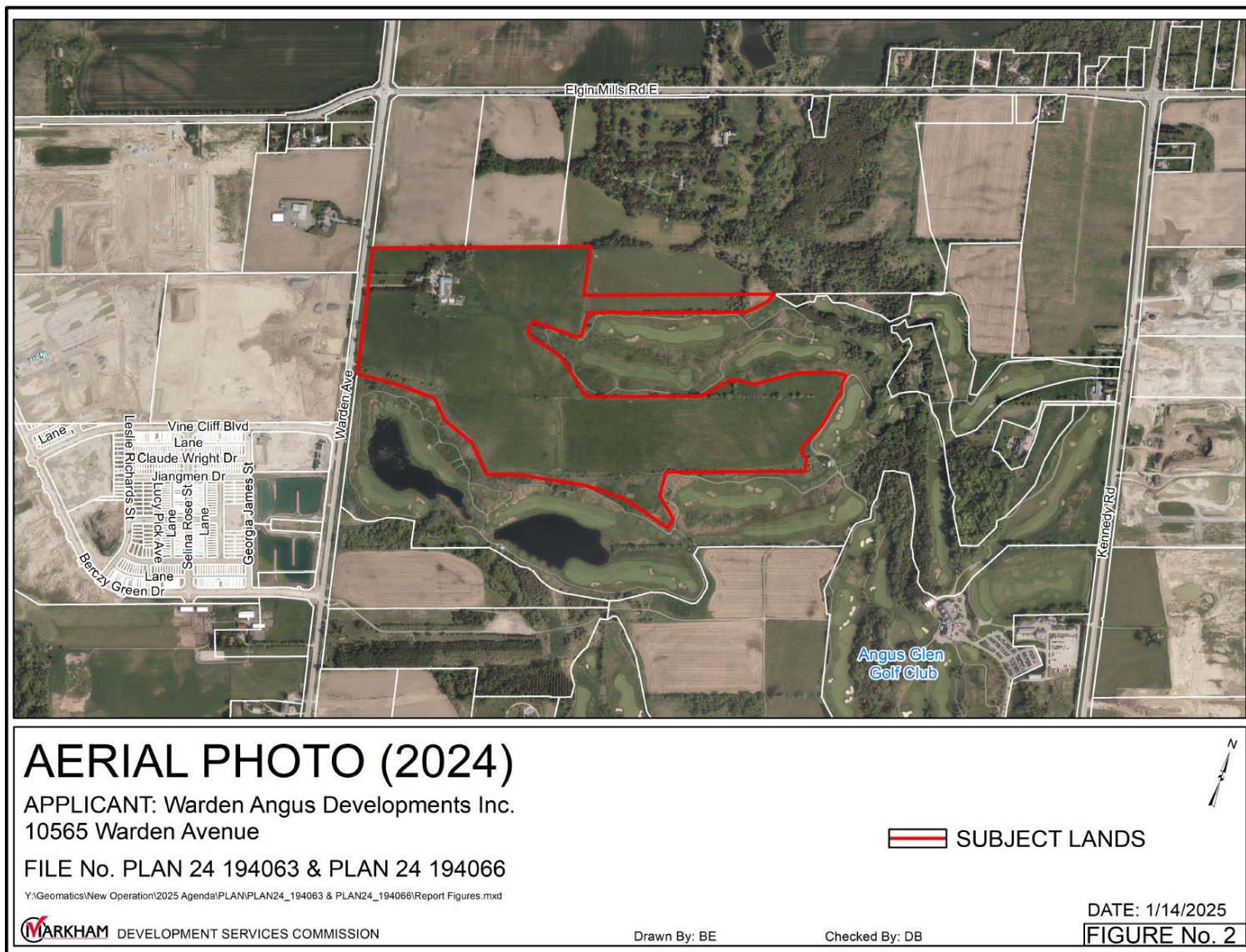


Figure 3

Area Context and Zoning

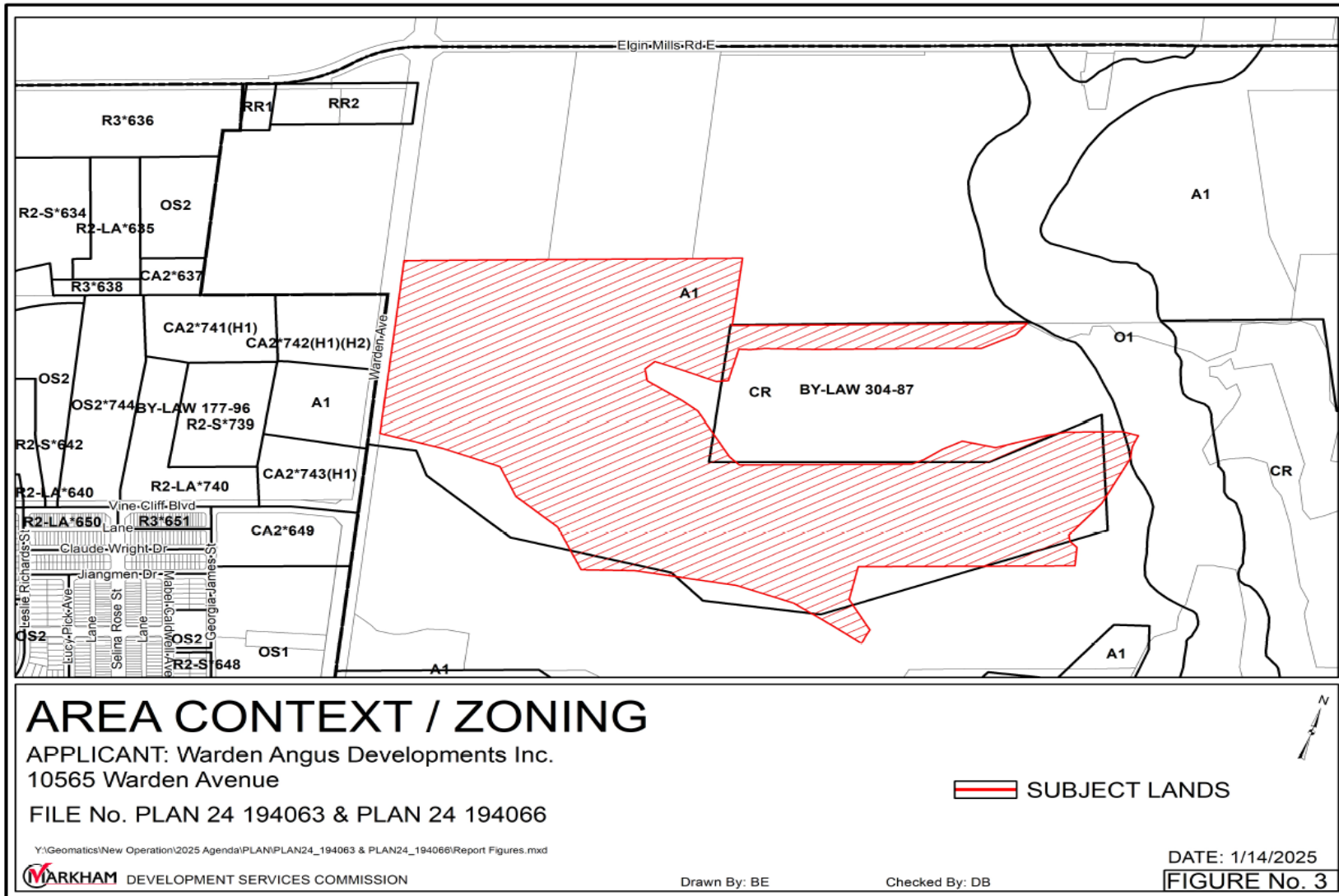


Figure 4

Draft Plan of Subdivision

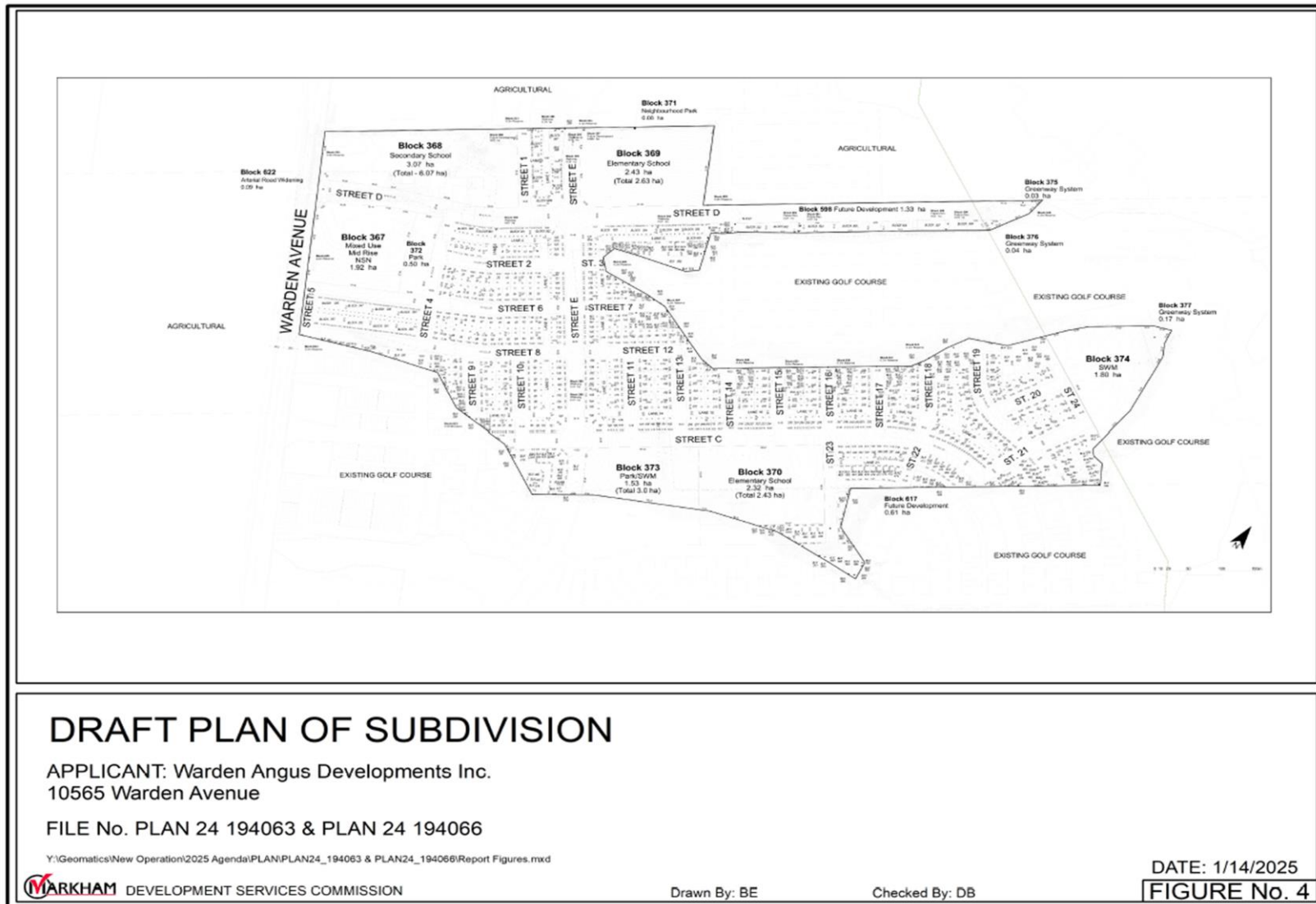


Figure 5

Lotting Distribution Plan

