



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, March 18, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	TH (Markham) Developments (BT) Corp. (the "Owner")		
Agent:	Malone Given Parsons Ltd. (Emily Grant)		
Proposal:	Official Plan and Zoning By-law Amendments (with an associated Draft Plan of Subdivision) to permit the development of approximately 699 residential units (comprised of street, lane, and stacked back-to-back townhouse units), a dual-use park/stormwater management facility, and the supporting road and lane network (the “Proposed Development”).		
Location:	Part of Lots 21, 22 and 23, Concession 5 (the “Subject Lands”)		
File Numbers:	PLAN 24 198202 and PLAN 24 198207	Ward:	6
Prepared By:	Sabrina Bordone, MCIP, RPP, ext. 8230 Manager, Central Planning District		
Reviewed By:	Stephen Lue, MCIP, RPP Senior Manager, Development		

PURPOSE

This preliminary information pertains to the Applications 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 Applications on December 5, 2024, and deemed the Applications incomplete on December 23, 2024. Following receipt of the missing information, the Applications were deemed complete on January 10, 2025. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on May 10, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for March 18, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)

- In the event of approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment and approval of the Draft Plan of Subdivision subject to conditions.
- Submission of future applications for Site Plan Control, Part Lot Control, and Draft Plan of Condominium.

BACKGROUND

Subject Lands and Area Context

The Subject Lands are comprised of two parcels with a combined area of 24 ha (59 ac) and are located north of Major Mackenzie Drive, on the east side of Warden Avenue, as shown on Figure 1. The Subject Lands have approximately 439 m (1,440 ft) of frontage along Warden Avenue, are currently used for agricultural purposes and contain mature vegetation, as shown on Figure 2. Figure 3 shows the surrounding land uses.

Angus Glen Secondary Plan ("AGSP") - OPA 47

The 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.

In addition to the Applications to permit the Proposed Development, the Owner also submitted a Draft Plan of Subdivision, as shown in Figures 4 and 5, and summarized in Table 1

Table 1: the Proposed Draft Plan of Subdivision			
Land Use	Lot/Block Number(s)	Units	Area (ha)
Street Townhouses	1 to 12 (6.1 m x 29 m)	73	1.54
Lane Access Townhouses	13 to 27 (6.1 m x 27 m); 28 to 33 (4.5 x 25 m)	115	2.32
Residential Condominium (stacked back-to-back townhouse units)	34 to 35	502	3.21
Park/Storm Water Management Facility	36	n/a	2.27
Greenway System	37 to 38	n/a	10.38
Walkway	39 to 40	n/a	0.03
Future Development Lots	41 to 46	9	0.20
0.3 m Reserves	47 to 54	n/a	0.01

Table 1: the Proposed Draft Plan of Subdivision			
Road Widening	55	n/a	0.08
Streets and Laneways		n/a	3.96
Total:		699	24

The Owner proposes to amend the AGSP (OPA 47) to permit the Proposed Development

Table 2: Angus Glen Secondary Plan Amendment Information (OPA 47)	
Current Designations:	“Residential Low Rise”, “Residential Mid Rise I”, “Greenway”, a symbol denoting a Stormwater Management Facility within the easternmost portion of the Subject Lands, and a site-specific policy area (4.1.17 and 4.1.18) related to the existing woodlands, plantations, and wetlands.
Permitted uses:	<u>“Residential Low Rise”</u>: a dwelling unit including a home occupation, a secondary suite, convenience retail and personal services, day care centres, place of worship, public school provided it is approved at a location on an 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>“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

Table 2: Angus Glen Secondary Plan Amendment Information (OPA 47)	
	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 laneway garage and buildings associated with day cares, places of worship and public schools.
Proposal:	The Owner proposes to amend OPA 47 to include site specific policies related to density and use permissions to implement the Proposed Development.

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 3: Zoning By-law Amendment Information	
Current Zones:	“Agricultural One Zone (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, as amended, to facilitate the Proposed Development including site-specific development standards for a stacked back-to-back townhouse block, rear lane townhouses, street townhouses and a park block with below grade stormwater management facility uses.

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 impacts, road network, 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 park/stormwater management facility (Block 36) 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 Applications, 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, Part Lot Control, and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development.

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

Figure 1

Location Map

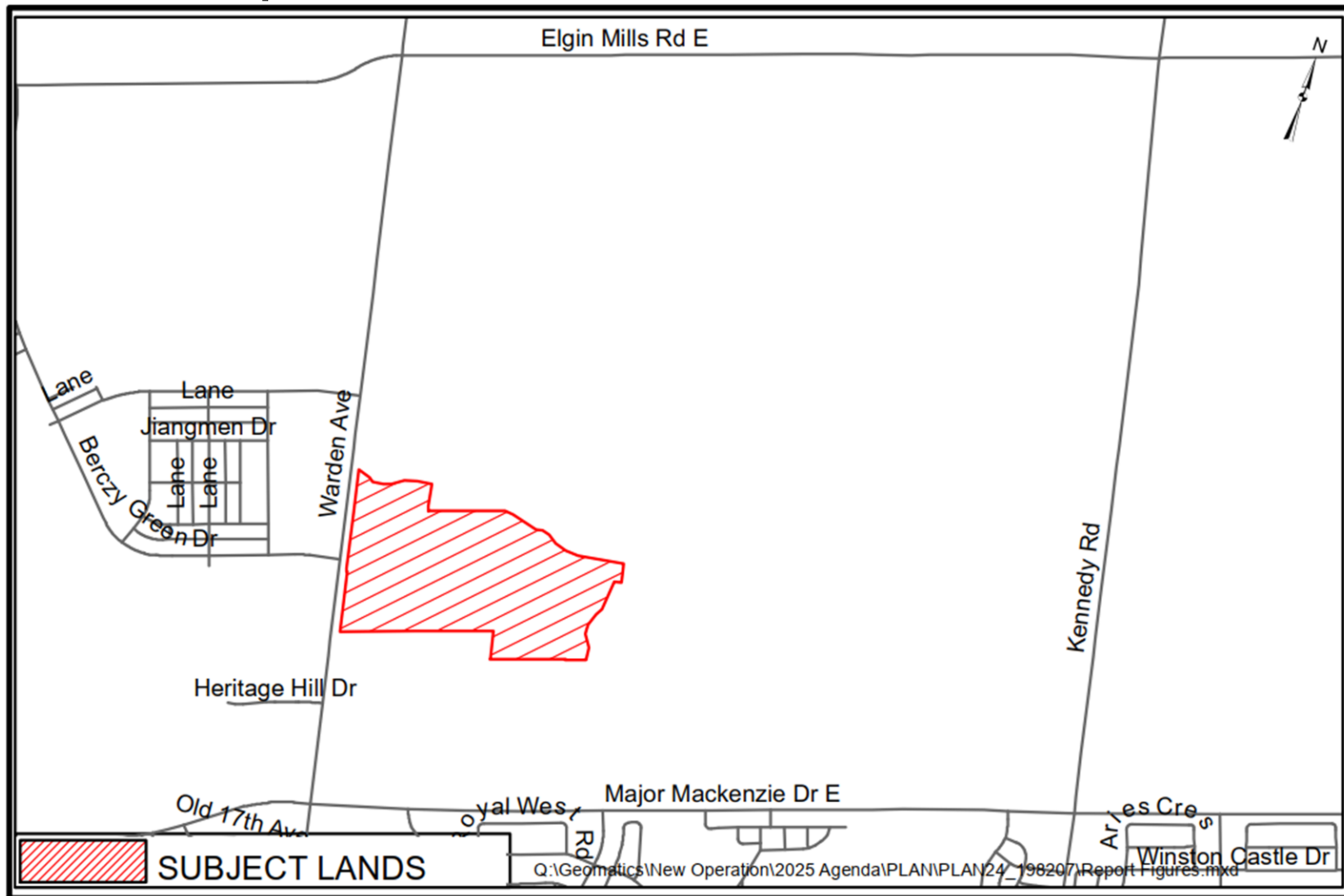


Figure 2

Aerial Photo

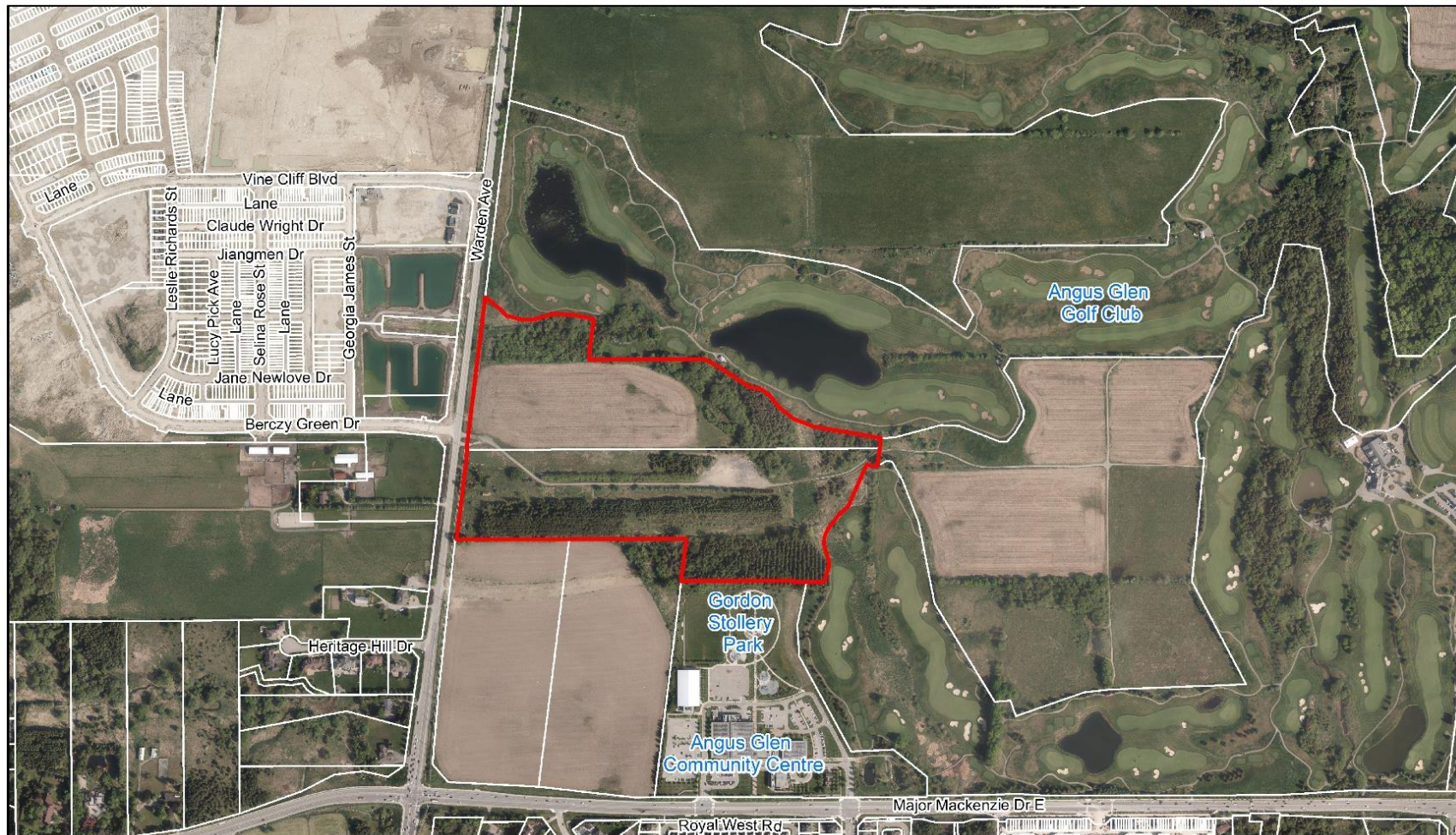


Figure 3

Area Context and Zoning

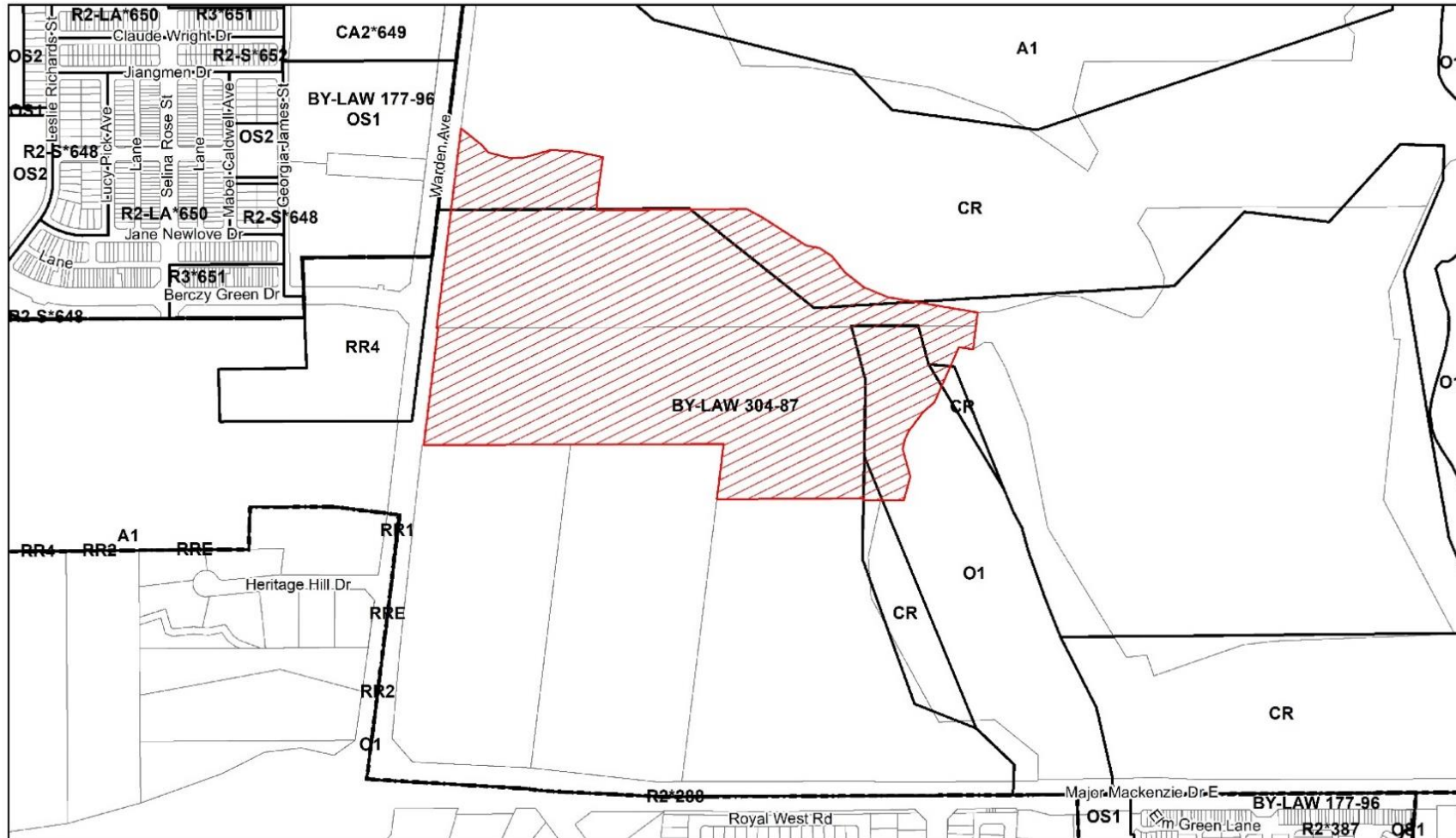


Figure 4

Draft Plan of Subdivision

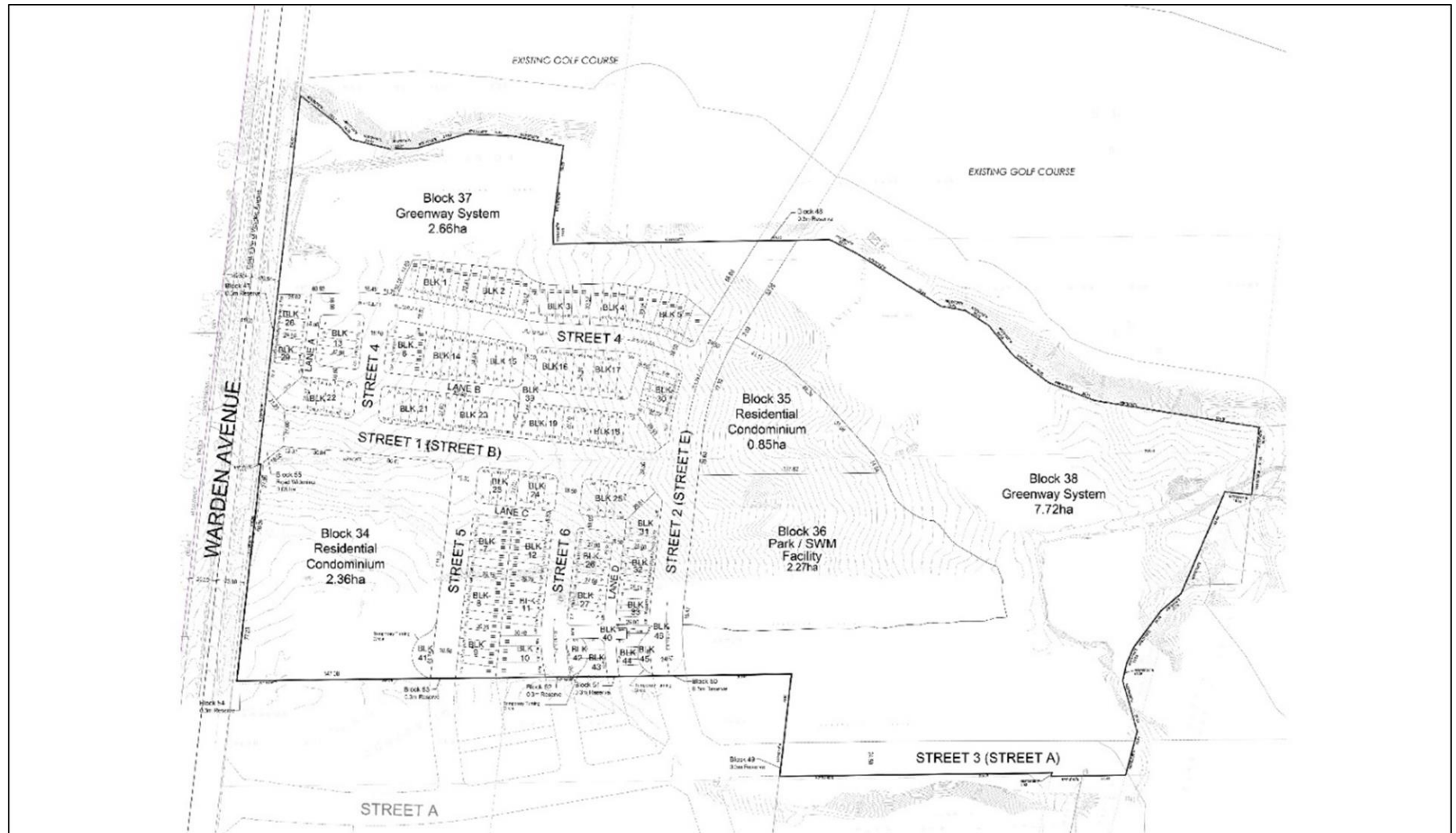


Figure 5

Lotting Distribution Plan

