



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, December 9, 2025

APPLICATION TYPE: Official Plan and Zoning By-law Amendment (the “Applications”)

OWNER: TH (Markham) Developments (the “Owner”)

AGENT: Malone Given Parsons Ltd (the “Applicant”)

LOCATION | WARD: Elgin Mills Road East, Part of Lots 24 & 25, Concession 5 (the “Subject Lands”) | Ward 6

FILE NUMBER: PLAN 25 133512

PREPARED BY: Barton Leung, Senior Planner, Central District

REVIEWED BY: Stephen Corr RPP, MCIP, Manager, Central District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: To facilitate development of 740 residential units comprised of 285 street townhouses, 89 rear access townhouses, and a partial residential condominium block comprised of 366 stacked back-to-back townhouses (the “Proposed 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 August 27, 2025, and deemed the Applications complete on September 25, 2025. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on January 23, 2026.

NEXT STEPS

- Statutory Public Meeting is scheduled for December 9, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Concurrent review and approval of the Draft Plan of Subdivision application (PLAN 25 133521) upon the adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment

- Submission of future Site Plan Control Application(s) for each development block
- Submission of a Draft Plan of Condominium application for the condominium block (Block 64), where applicable for developments containing more than 10 units

BACKGROUND

Figures 1 to 2 show the 17.53 ha (43.32 ac) Subject Lands, located on the south side of Elgin Mills Road East, east of Warden Avenue and west of Kennedy Road. The Subject Lands are currently occupied by agricultural uses and provide driveway access to a dwelling located directly adjacent and east of the Subject Lands. Figure 3 shows the surrounding land uses.

Angus Glen Secondary Plan (“AGSP”) - OPA 47 and OPA 58

The AGSP (OPA 47) was approved by the Ontario Land Tribunal (“OLT”) 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.

OPA 58 that incorporates Amendment No. 1 to OPA 47 was approved by Council on November 20, 2024. OPA 58 introduced two site-specific policies that prohibit the location of a Place of Worship on the Subject Lands (Policy 5.2.19) and to confirm that the collector Street D is not located on the Subject Lands (Policy 7.1.2.2 h).

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, as summarized below

- **Dwelling Units:** 740 (9.47 ha)
 - 6.1m Street Access Townhouses – 285 units (5.69 ha)
 - 6.1m Rear Access Townhouses – 89 units (1.54 ha)
 - Block 64 (see Figure 6) – 366 stacked back-to-back townhouses (2.24 ha)
- **Community Uses:** 3.4 ha
 - Elementary School (0.2 ha)
 - Park (1.71 ha)
 - Stormwater Management Facility (1.49 ha)
- **Servicing/Walkways:** 0.03 ha
- **Grading Buffer:** 0.08 ha
- **0.3-metre Reserves:** 0.01 ha
- **Roads:** 4.54 ha
 - Streets A to H – 18.5 m right-of-way (4.31 ha)
 - Lanes A to B – 10 m lanes (0.23 ha)

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

- Current Designation: “Residential Low Rise”, “Residential Mid Rise I”, and “Greenway”. A Place of Worship, Public Elementary School and Neighbourhood Park are denoted on the Subject Lands on Map SP1 of OPA 47. Notwithstanding any symbols shown on Map SP1, a Place of Worship is not permitted per Policy 1.2, of OPA 58.
- Permitted Uses:
 - “Residential Low Rise” – a dwelling unit including a home occupation, a secondary suite, convenience retail and personal services, day care centres, place of worship, public school (along 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.
 - “Residential Mid Rise I” (portion adjacent to Elgin Mills Road) – 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.
 - “Greenway” – natural heritage and hydrologic features protection, while supporting natural heritage enhancement opportunities, active and passive recreation, and nature appreciation.
- Proposal: The Owner proposes to amend OPA 47 to include site-specific policies related to increasing the permitted density to 75 units per ha and use permissions to permit stacked back-to-back townhouses, to implement the Proposed Development.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 3.

- Current Zone: “Agricultural One (A1)”
- Permissions: agricultural uses and one single detached dwelling
- Proposal: The Owner proposes to rezone the Subject Lands from “Agricultural One (A1)” to numerous zones under By-law 2024-19, as amended, to facilitate the Proposed Development including site-specific development standards for street townhouses, rear lane townhouses, a stacked back-to-back townhouse condominium block, an elementary school block, and a park block with below grade stormwater management facility uses.

Staff identified the following preliminary list of 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

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan Amendment, in the context of the existing policy framework under the Provincial Policy Statement 2024, 2022 York Region Official Plan, 2014 Official Plan, and with regard to OPA 47 and OPA 58.

- b) Community Benefits Charges (“CBC”) By-law, where applicable**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) 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) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.
- f) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - ii) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
 - iii) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.
- g) Sustainable Development**
 - i) The Applications will be reviewed in consideration of the City’s Policies and Sustainability Metrics Program.
- h) External Agency Review**
 - i) The Applications must be reviewed by the York Region, the Toronto and Region Conservation Authority, and the School Boards and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit applications for Site Plan, Part Lot Control, Severance, Minor Variance, and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development and facilitate the freehold townhouses and the standard condominium tenure of Block 64.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Associated Draft Plan of Subdivision

Figure 5: Lotting Distribution Plan

Figure 6: Conceptual Site Plan for Condominium Block

Figure 1: Location Map

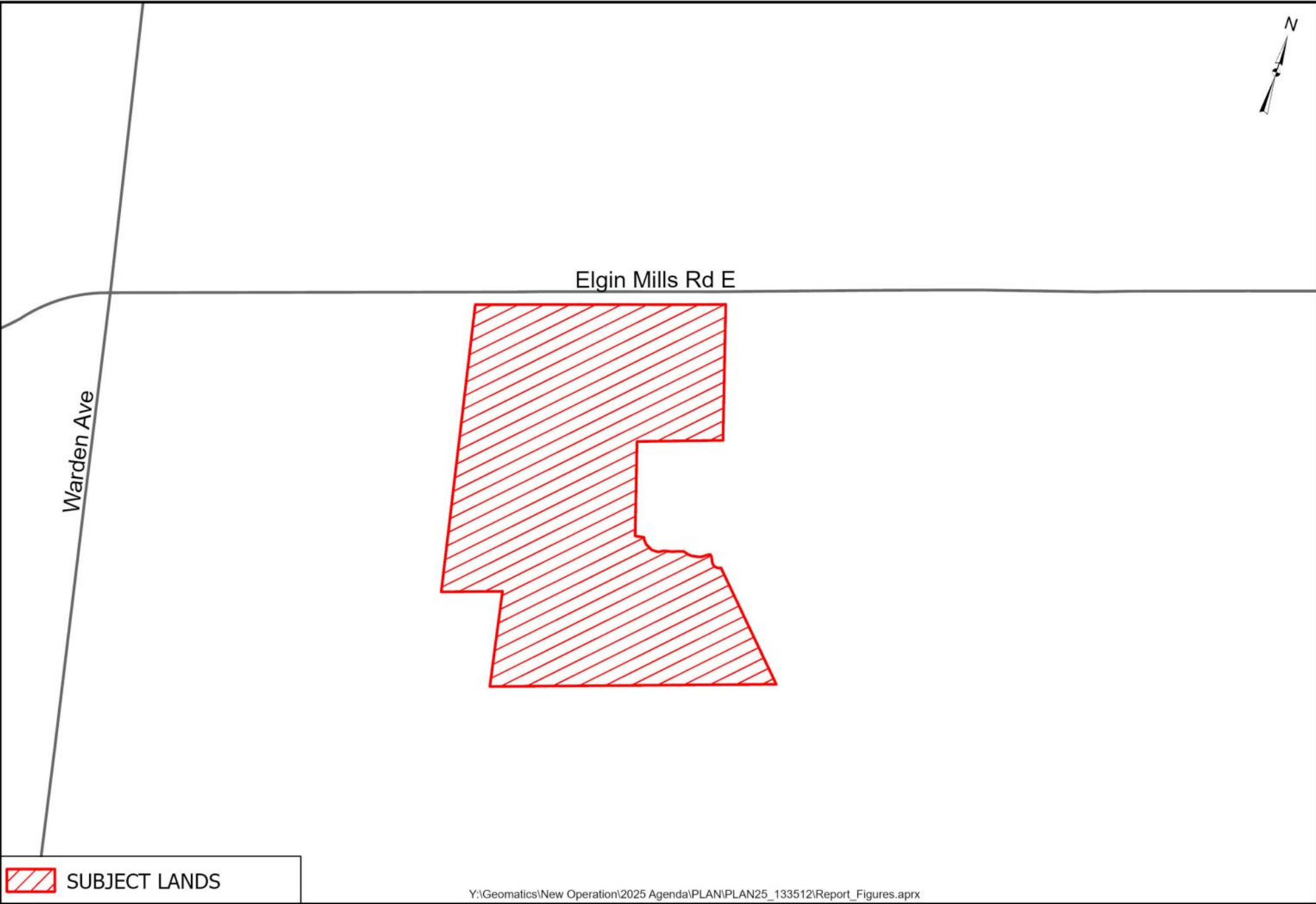


Figure 2: Aerial Photo

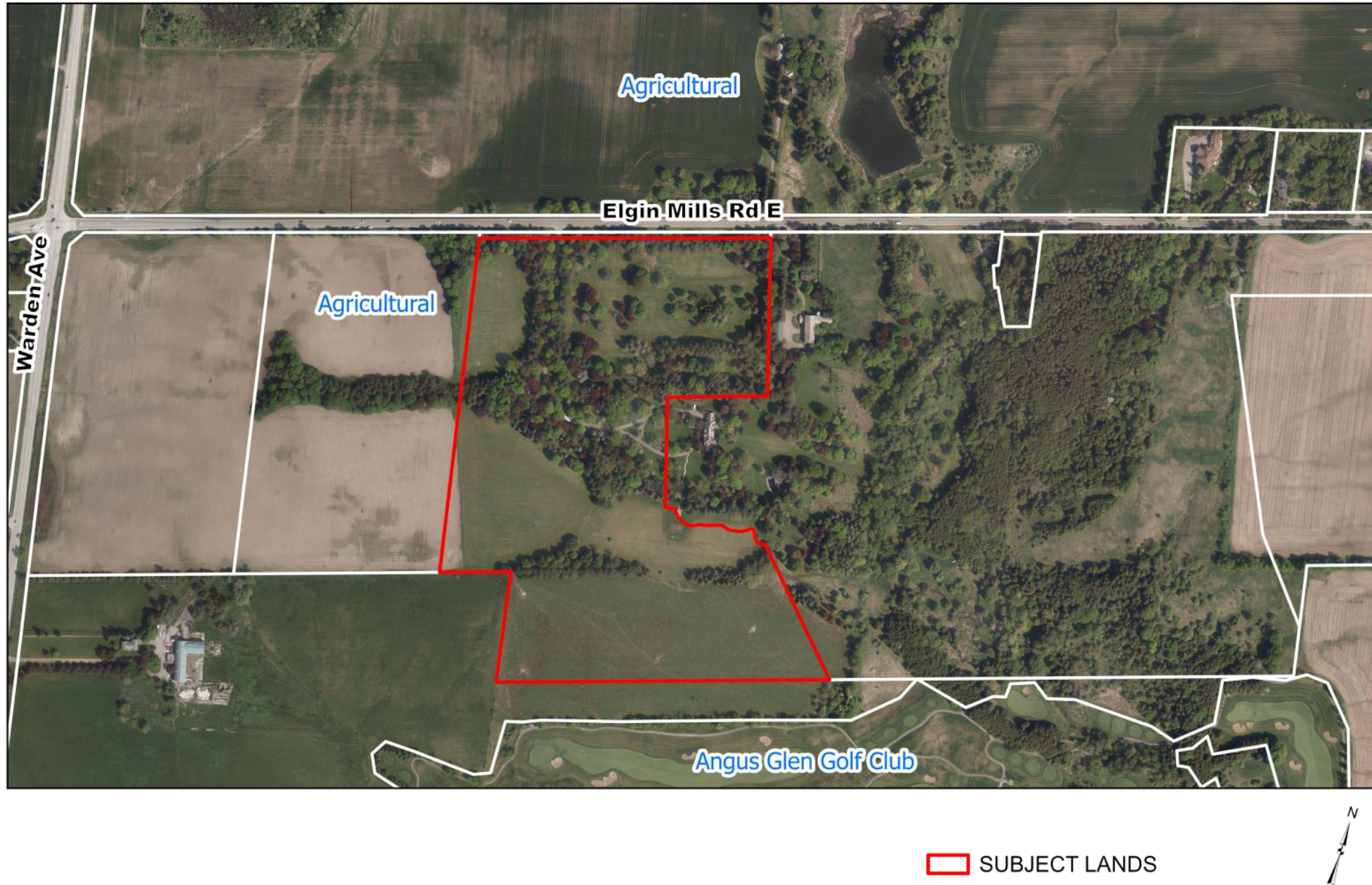


Figure 3: Area Context and Zoning

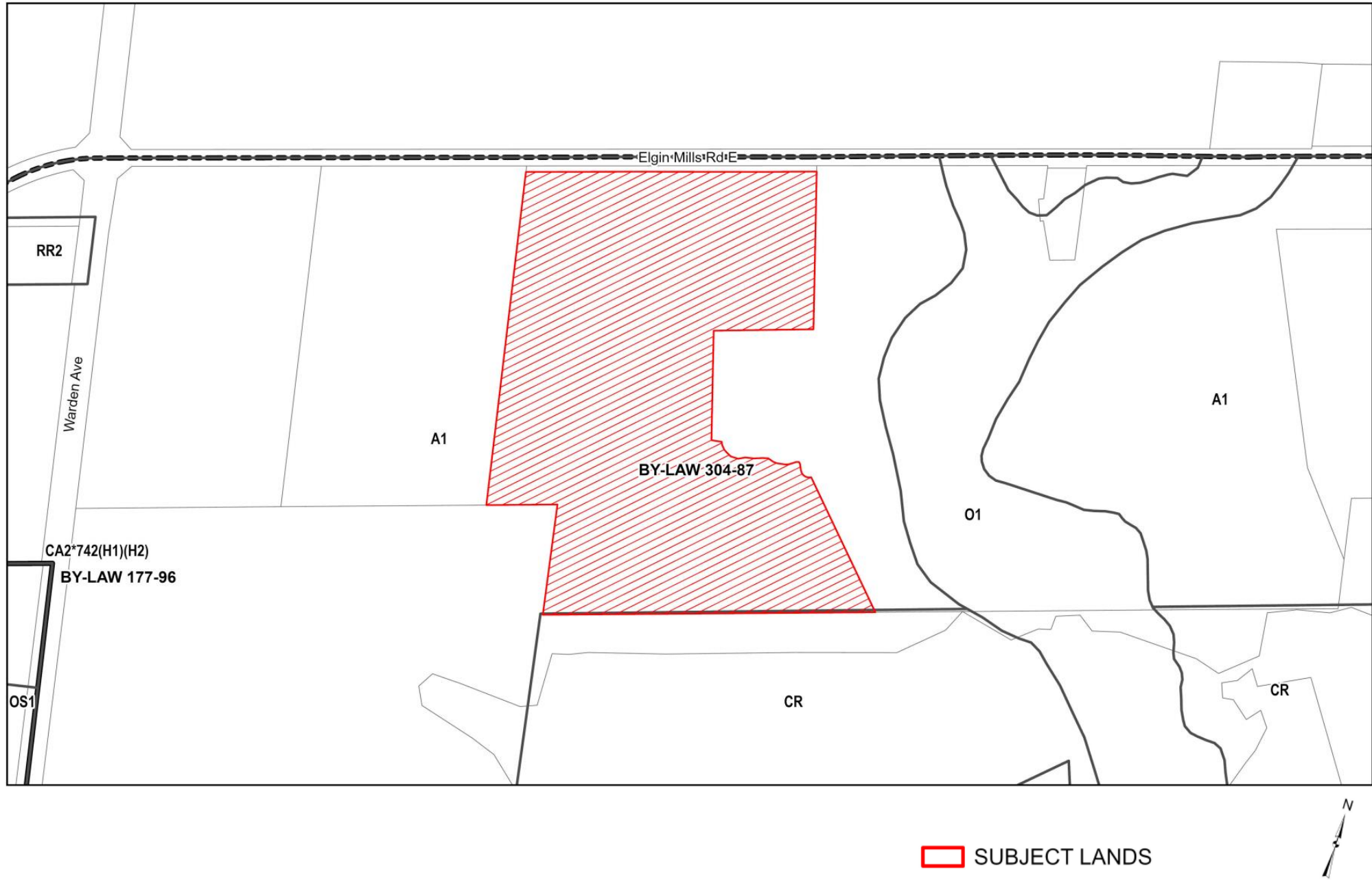


Figure 4: Associated Draft Plan of Subdivision

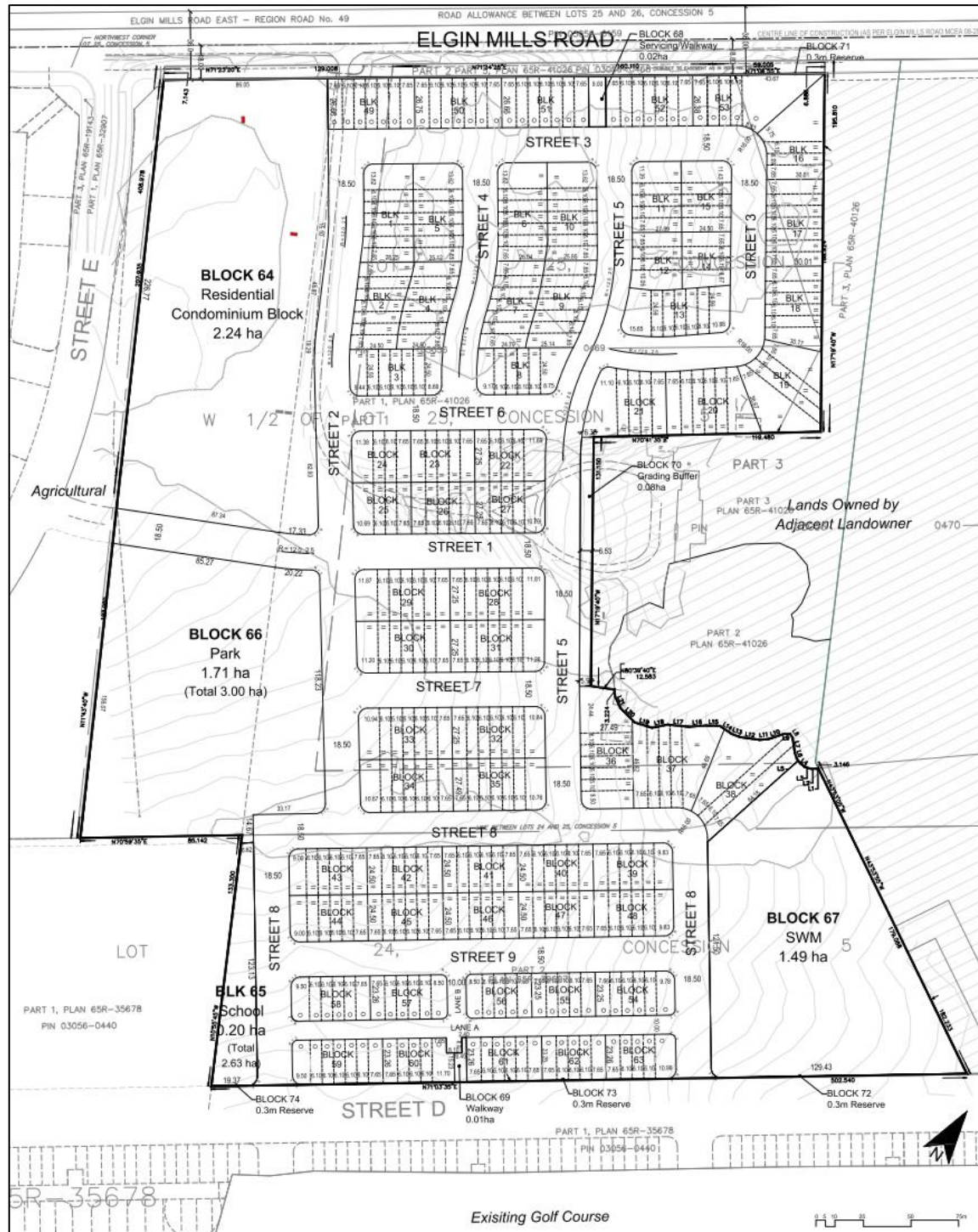


Figure 5: Lotting Distribution Plan

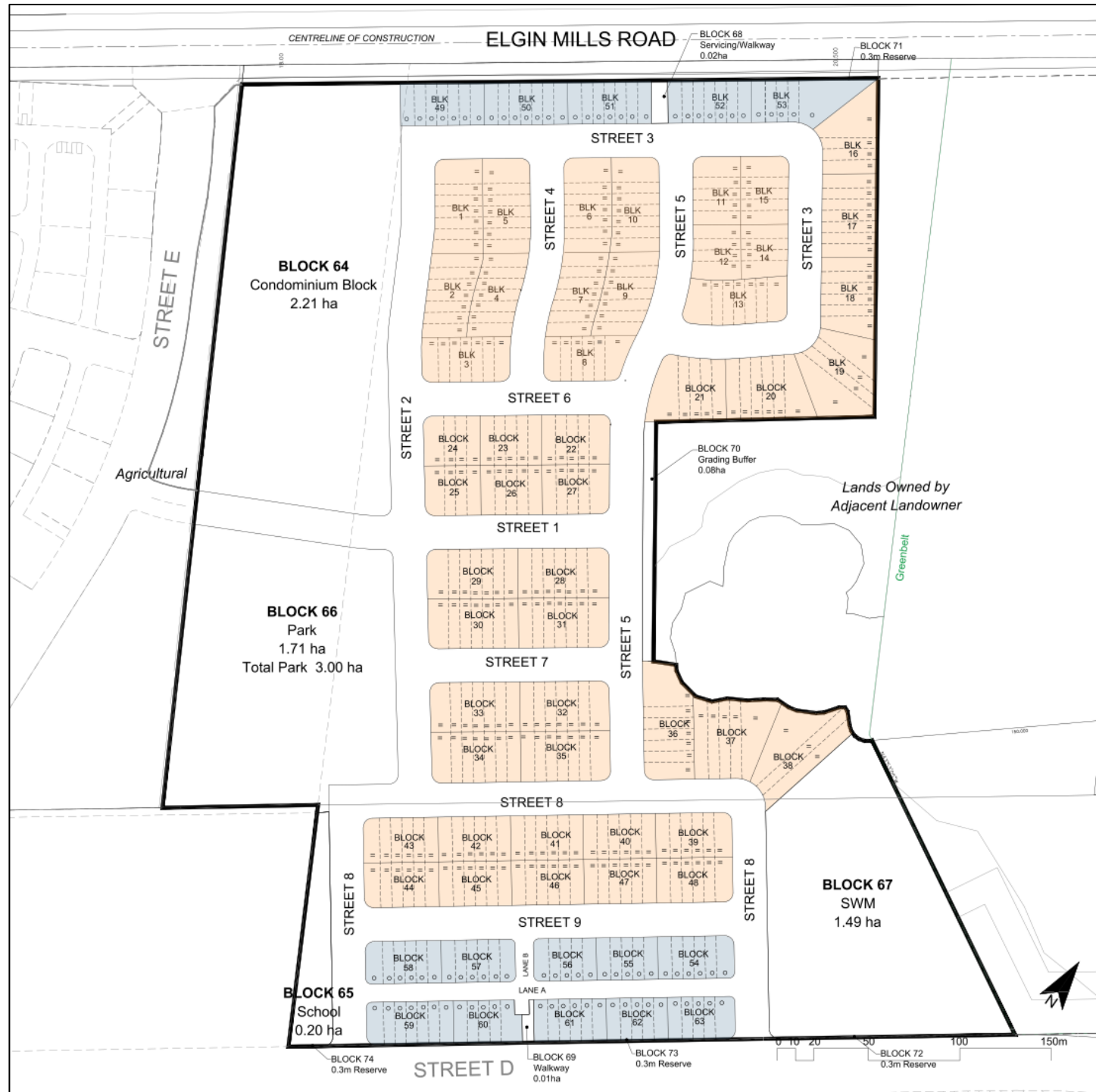


Figure 6: Conceptual Site Plan for Condominium Block

