



## MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Daniel Brutto, Senior Planner, North District  
Amanda Crompton, Planner II, North District

Date: May 26, 2020

**Re: INFORMATION MEMORANDUM**

Recommendation Report: Berczy Elgin Holdings Inc. Applications for a Draft Plan of Subdivision and Zoning Bylaw Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof and one park block on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2) File Nos.: SU/ZA 18 235522

AND

Recommendation Report: Berczy Warden Holdings Inc. Applications for Draft Plan of Subdivision and Zoning Bylaw Amendment to facilitate the creation of approximately 894 residential units and mixed uses on the subject property known municipally as 10348 Warden Avenue (Ward 2) File Nos.: ZA/SU 18 235516

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### PURPOSE

This memo provides additional information with respect to select questions raised at the Development Services Committee (DSC) on April 21, 2020. Since the meeting, planning staff has had discussions with various City departments and the applicant.

### BACKGROUND

- The applications are for lands located within the Berczy Glen Secondary Plan Area, which is bounded by Elgin Mills Road East to the north, Warden Avenue to the east, the residential estate subdivision to the south and the hydro corridor to the west, within the City's Future Urban Area (See Figure 1: Location Map).
- Berczy Elgin Holdings Inc. has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof and one park block on the subject property known municipally as 3575 Elgin Mills Road East.
- Berczy Warden Holdings Inc. has submitted Draft Plan of Subdivision and Zoning By-law Amendment applications to the City to facilitate the creation of approximately 894 residential units, an elementary school, a neighbourhood park, a parkette, part of a community park, an open space block, two stormwater management blocks, and the supporting road/lane network on the subject

property known municipally as 10348 Warden Avenue (See Figure 2: Berczy Glen Land Use Plan - Draft Plans of Subdivision Received to Date Overlay).

## **DISCUSSION**

- At the DSC Meeting on April 21, 2020, members of the Committee raised questions pertaining to both properties.
- No public comments were made and one written deputation was received with respect to the Berczy Warden Holdings Inc.
- The following subjects were discussed which necessitated further information: Heritage; Zoning; Senior Friendly Housing; Section 37; Purpose Built Rental Housing; Community Mailboxes; Tree Replacement; Sprinkler Requirements; Cycling Facilities; Fencing; and, Back to Back Townhouses.
- Table 1 attached outlines the questions raised pertaining to each subject, the applicant's response to those questions and Staffs comments providing explanations and/or indicating how the matters have been addressed, based on input received from the applicant and other City departments and external agencies.

## **NEXT STEPS**

- If approved, the Owner can clear conditions of Draft Plan of Subdivision approval attached in Appendix B, enter into a subdivision agreement with the City and register the draft plan.

## **ATTACHMENTS:**

- A. Figure 1: Location Map
- B. Figure 2: Berczy Glen Land Use Map - Draft Plans of Subdivision Received to Date Overlay
- C. Table 1: April 21 Development Services Committee Comments Response Matrix
- D. Berczy Elgin Holdings Inc. Conditions of Draft Plan of Subdivision Approval
- E. Berczy Warden Holdings Inc. Conditions of Draft Plan of Subdivision Approval