

10506 and 10508 WARDEN AVE

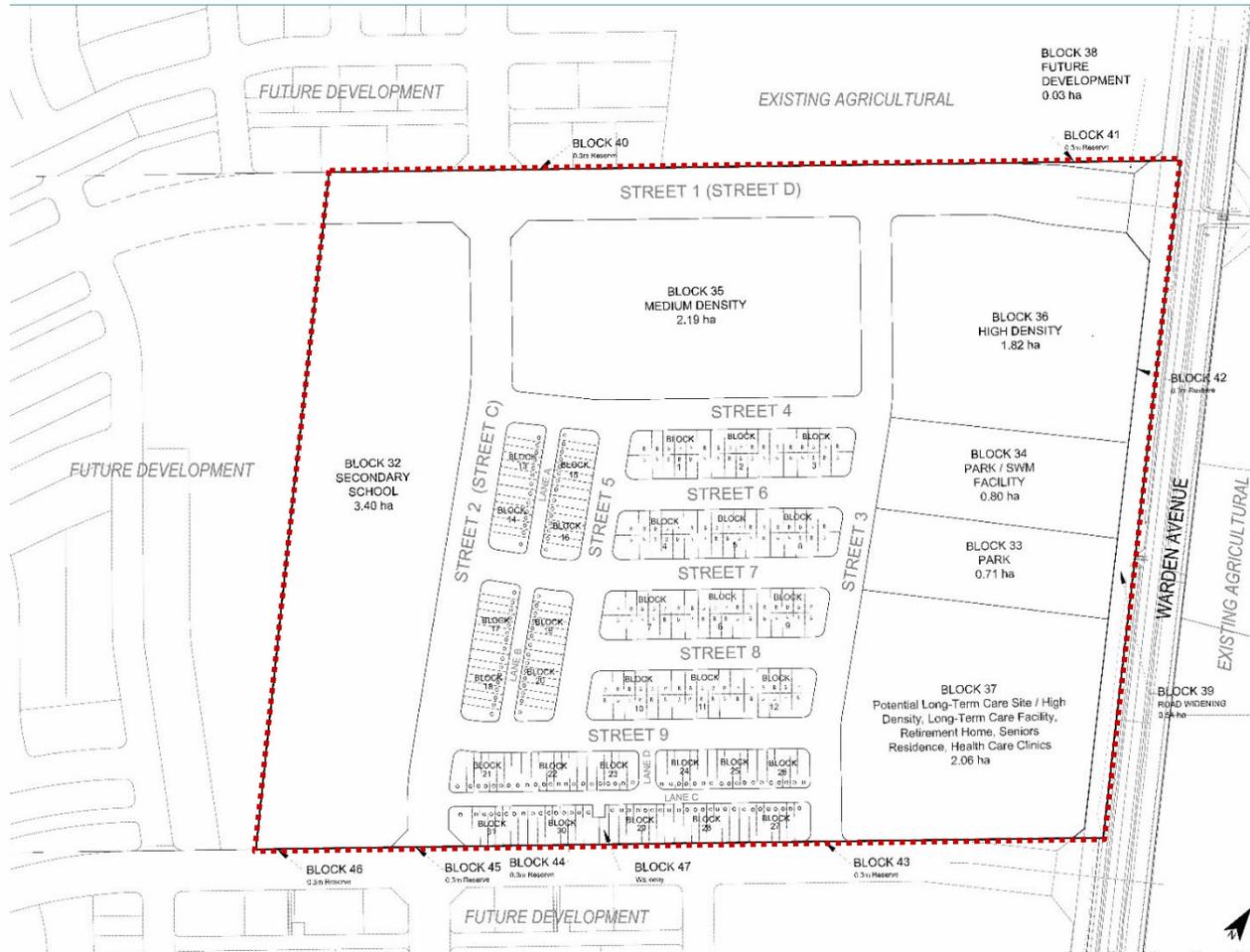
BERCZY GLEN
OPA No. 24

ANGUS GLEN
OPA No. 47

10506 and 10508 Warden Avenue
TH (Warden) Developments (BT) Inc.
OPA, ZBA and Draft Plan of Subdivision Applications

PLAN 22 265291
DEVELOPMENT SERVICES
COMMITTEE MEETING
April 23, 2024

ORIGINAL DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION
 Part of Lot 24,
 Concession 4
 City of Markham
 Regional Municipality of York



SCHEDULE OF LAND USE

Block No.	Area (ha)	Land Use	Code
32	3.40	Secondary School	SS
33	0.71	Park	P
34	0.80	Park / SWM Facility	P/SWM
35	2.19	Medium Density Residential	MD
36	1.32	High Density Residential	HD
37	2.06	Potential Long-Term Care Site / High Density, Long-Term Care Facility, Retirement Home, Seniors Residence, Health Care Clinics	PLTCC
38	0.03	Future Development	FD
39	0.54	Road Widening	RW
40	0.30	Reserve	R
41	0.30	Reserve	R
42	0.30	Reserve	R
43	0.30	Reserve	R
44	0.30	Reserve	R
45	0.30	Reserve	R
46	0.30	Reserve	R
47	0.30	Reserve	R

OWNER'S AUTHORIZATION
 I hereby authorize Malone Givens Planners Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Markham.

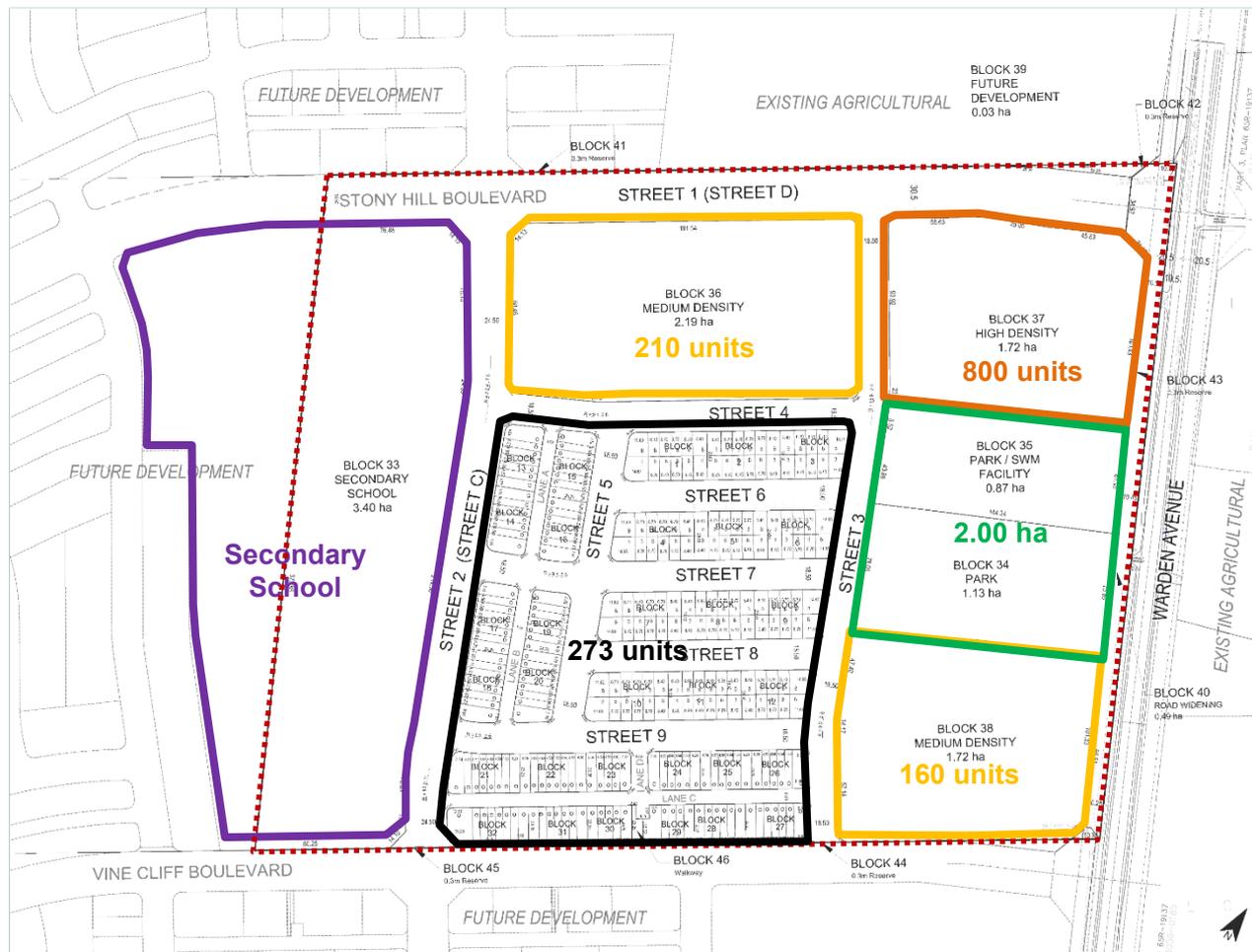
SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 5 (17) OF THE PLANNING ACT, CHAPTER P-139R, S.O. 1990.

- (a) (i) (v) (g) (i) (j) - As shown on the Draft Plan;
- (ii) - As shown on the Draft and Key Plan;
- (k) - Land to be used in accordance with the Schedule of Land Use;
- (l) - Soil is silt and clay loam;
- (m) (k) - Full municipal services to be provided.

Prepared For:
TH (WARDEN) DEVELOPMENTS (BT) INC.

REVISED DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION

Part of Lot 24,
Concession 4
City of Markham
Regional Municipality of York

KEY PLAN



SCHEDULE OF LAND USE

CDP/BLOCK	LAND USE	LAND AREA (ha)	CDP/BLOCK AREA (ha)
1-12	Sub. 0.5 to 1.0 m Reserve to Block Intersections	1.08	1.24
13-17	Sub. 1.0 to 2.0 m Reserve to Lane Intersections	0.17	0.23
18	Neighbourhood	8.40	8.40
19	Park	1.13	1.13
20	Open Space (Local Transportation/Parade)	1.00	1.00
21	Medium Density Residential	209	2.19
22	High Density Residential	160	1.72
23	Medium Density Residential	160	1.72
24	Park / SWM Facility	0.87	0.87
25	Open Space	0.49	0.49
26-28	0.3 m Reserve	0.92	0.92
29-31	0.5 m Reserve	1.48	1.48
32-34	0.5 m Reserve	2.08	2.08
35-37	0.5 m Reserve	1.47	1.47
38-40	0.5 m Reserve	1.47	1.47
41-43	0.5 m Reserve	0.92	0.92
44-46	0.5 m Reserve	0.92	0.92
47-49	0.5 m Reserve	0.92	0.92
50-52	0.5 m Reserve	0.92	0.92
53-55	0.5 m Reserve	0.92	0.92
56-58	0.5 m Reserve	0.92	0.92
59-61	0.5 m Reserve	0.92	0.92
62-64	0.5 m Reserve	0.92	0.92
65-67	0.5 m Reserve	0.92	0.92
68-70	0.5 m Reserve	0.92	0.92
71-73	0.5 m Reserve	0.92	0.92
74-76	0.5 m Reserve	0.92	0.92
77-79	0.5 m Reserve	0.92	0.92
80-82	0.5 m Reserve	0.92	0.92
83-85	0.5 m Reserve	0.92	0.92
86-88	0.5 m Reserve	0.92	0.92
89-91	0.5 m Reserve	0.92	0.92
92-94	0.5 m Reserve	0.92	0.92
95-97	0.5 m Reserve	0.92	0.92
98-100	0.5 m Reserve	0.92	0.92

OWNER'S AUTHORIZATION

I hereby authorize Valone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Markham.

[Signature] November 20, 2022
TH (WARDEN) DEVELOPMENTS (BT) INC.
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

[Signature] November 20, 2022
B. LOCKER (M.B.S., P.L.S., F.R.S.)
SURVEYOR LTD.
Date

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT, CHAPTER P.15 (R.S.O. 1990), (S.46), (6), (3), (4) - As shown of the Draft Plan.
(S.16) - As shown on the Draft and Key Plan.
(S) - Land to be used in accordance with the Schedule of Land Use.
(1) - Soil is silt and clay loam.
(S.19) - Full municipal services to be provided.

Prepared For:
TH (WARDEN) DEVELOPMENTS (BT) INC.

DESCRIPTION OF REVISED PROPOSAL

- OPA and ZBA were endorsed by DSC on December 13, 2023 to permit the land uses, built form, density, and building heights on the Draft Plan
- Total number of units significantly reduced from 2,426 to 1,443 units to achieve a maximum overall density of 71 uph
- Proposal includes 137 rear lane townhouses, 136 back-to-backs, and 1,170 units in Blocks 36, 37 and 38 that are subject to future site plan applications
- Proposal accommodated 2.0ha of parkland of which 1.565 ha is eligible for parkland dedication
- Secondary School Block 32 to be combined with corresponding Secondary School block on abutting lands to west, and accommodate a 4 storey building height at the request of the York Region District School Board
- Maintain permissions for long term care, retirement home and seniors' care facility

