

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared By: Hailey Miller, Senior Planner, West District

Date: June 26, 2024

Re: TH (Warden) Developments (BT) Inc.
Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision
Development of 137 lane-based townhouses, 136 back-to-back townhouses, mixed
use blocks, a 2 ha. dual use park/stormwater management block, a secondary school
block, and the supporting road/lane network
10506 and 10508 Warden Avenue (Ward 2)
File PLAN 22 265291

RECOMMENDATION:

1. THAT the memorandum dated June 26, 2024, titled “TH (Warden) Developments (BT) Inc. Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision Development of 137 lane-based townhouses, 136 back-to-back townhouses, mixed use blocks, a 2 ha. dual use park/stormwater management block, a secondary school block, and the supporting road/lane network 10506 and 10508 Warden Avenue (Ward 2), File PLAN 22 265291”, be received;
2. THAT Draft Plan of Subdivision 19TM-22021 submitted by TH (Warden) Developments (BT) Inc. be approved subject to the conditions attached in Appendix ‘A’ as may be modified by the Director of Planning and Urban Design or designate;
3. THAT the Official Plan Amendment application submitted by TH (Warden) Developments (BT) Inc. and attached as Appendix ‘B’ be finalized and enacted without further notice;
4. THAT the Zoning By-law Amendment application submitted by TH (Warden) Developments (BT) Inc. and attached as Appendix ‘C’ be finalized and enacted without further notice;
5. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This memorandum recommends approval of the final Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, which were endorsed in principle by Council on December

13, 2023, and May 1, 2024.

BACKGROUND:

The attached appendices set out the recommended Official Plan Amendment, Zoning By-law Amendment, and Conditions of Draft Plan of Subdivision approval for TH (Warden) Developments (BT) Inc.'s development at 10506 and 10508 Warden Avenue, located in the Berczy Glen Secondary Plan area. The Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision were endorsed in principle by Council at the December 13, 2023 and May 1, 2024 Council Meeting, and the associated documents have now been finalized.

ATTACHMENTS:

Appendix A: Conditions of Draft Plan Approval

Appendix B: Official Plan Amendment

Appendix C: Zoning By-law Amendment