



**10565 Warden Avenue, Part of Lots 22, 23 and 24, Concession 5  
Warden Angus Developments Inc.**

**Applications for Zoning By-law Amendment and Draft Plan of Subdivision**

**PLAN 24 194063 and  
PLAN 24 194066**

**STATUTORY PUBLIC MEETING  
February 4, 2025**

**MALONE GIVEN PARSONS LTD.**

# SITE AREA CONTEXT

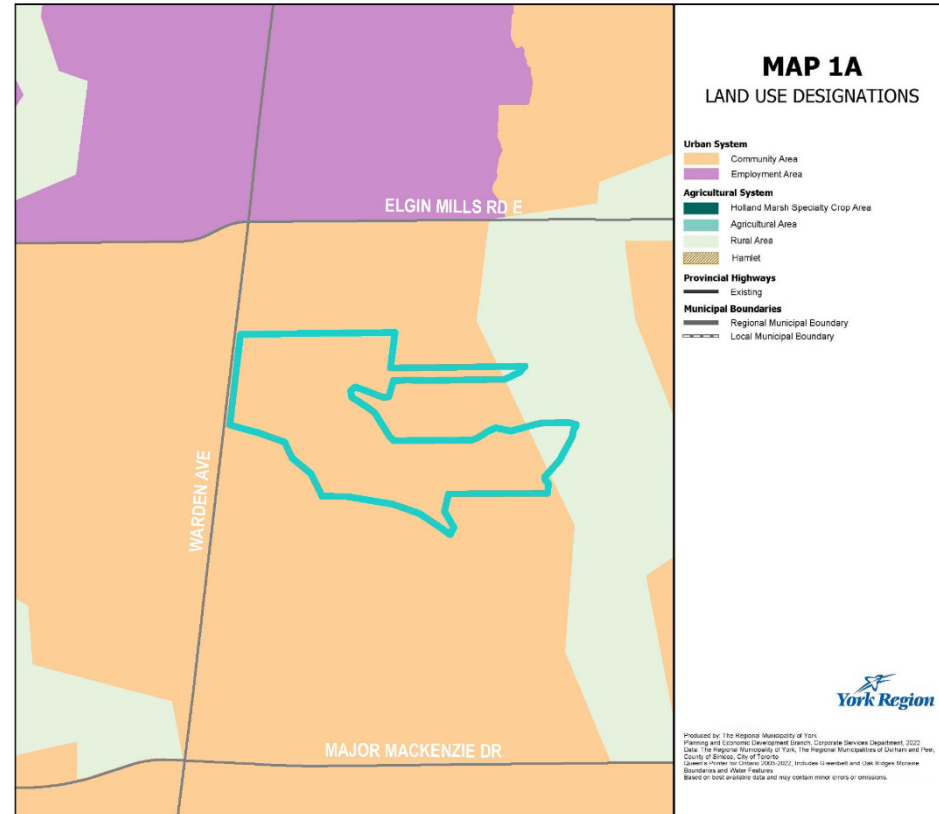
- Subject Lands located at 10565 Warden Avenue total approx. 46.72 ha (115.4 ac)
- Subject Lands are located within the Angus Glen Community and the Angus Glen Secondary Plan Area (OPA No. 47)
- Surrounding existing uses include golf course uses, agricultural and rural
- Angus Glen Block lands are planned as future urban residential
- Applications Deemed Complete on November 29, 2024
  - Zoning By-law Amendment
  - Draft Plan of Subdivision



-  Subject Lands
-  Angus Glen Secondary Plan Area

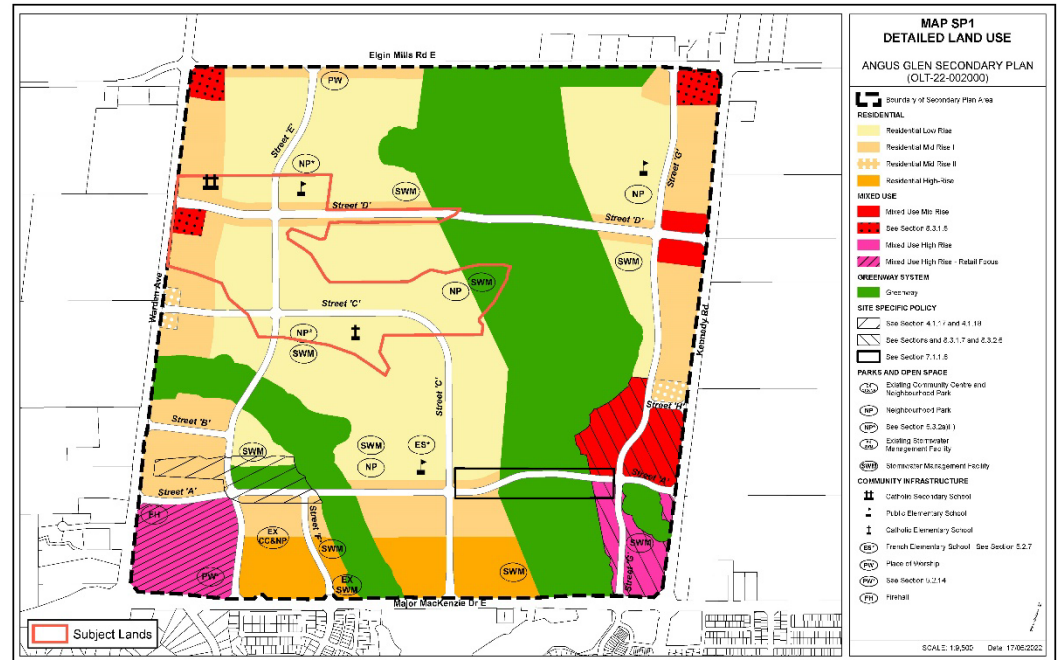
# REGIONAL PLANNING CONTEXT

- Subject Lands designated as Urban Area (Map 1) and Rural Area and Community Area (Map 1A) per the 2022 York Region Official Plan
- Subject Lands were initially brought into the Urban Area to accommodate growth by 2031 through Regional Official Plan Amendment No. 3 (ROPA 3) per the 2010 York Region Official Plan



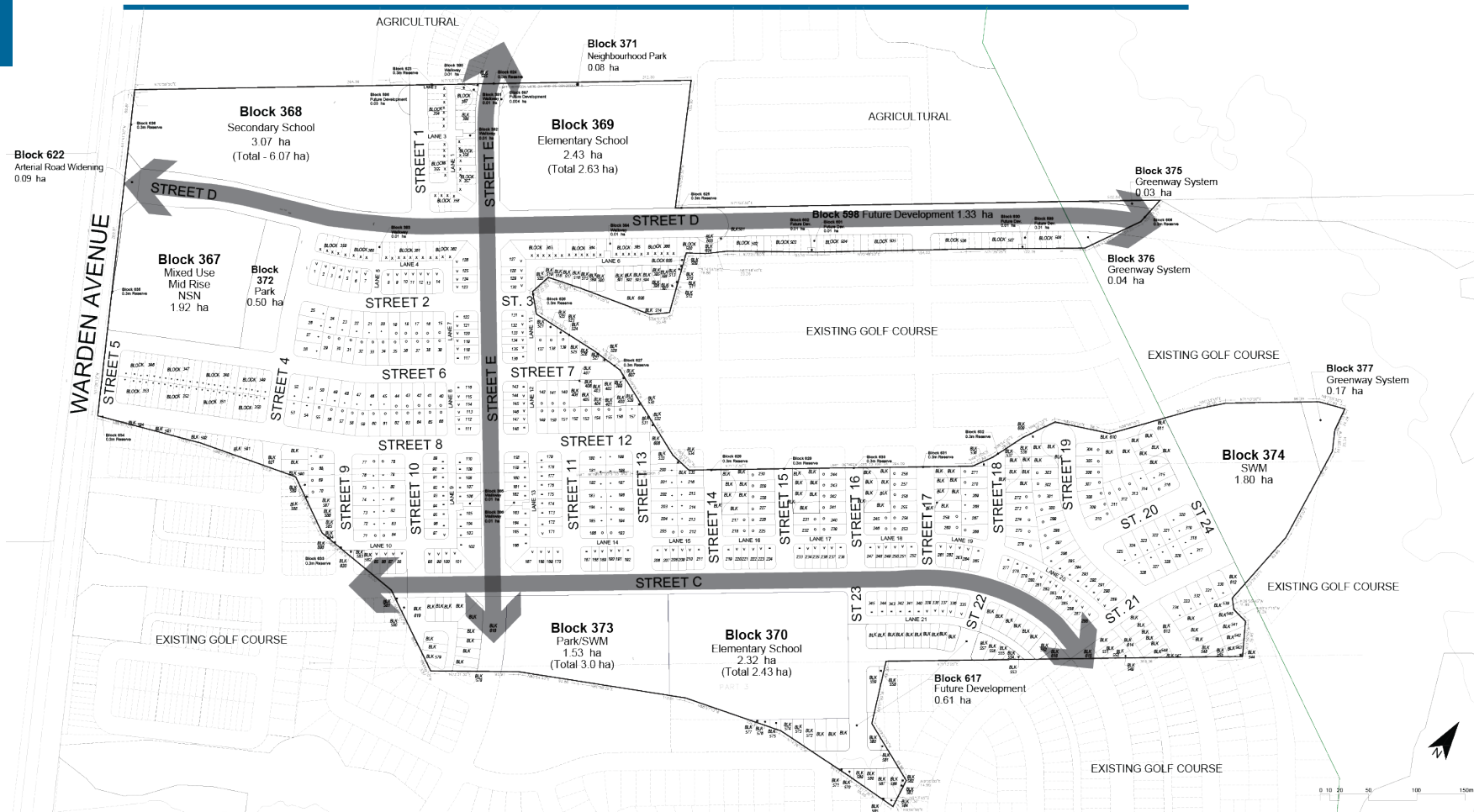
# ANGUS GLEN SECONDARY PLAN (OPA No. 47)

- Angus Glen Secondary Plan, OPA No. 47 was approved by the Ontario Land Tribunal on July 26, 2023, and is in full force and effect
- Subject Lands are designated Residential Low Rise, Residential Mid Rise, Mixed Use Mid Rise – Neighbourhood Service Node, and Greenway
- Map SP1 identifies general locations of community uses which will be provided through the various development applications
- Collector Road Street C, D, and E alignments are Class EA approved and reflected on the Draft Plan



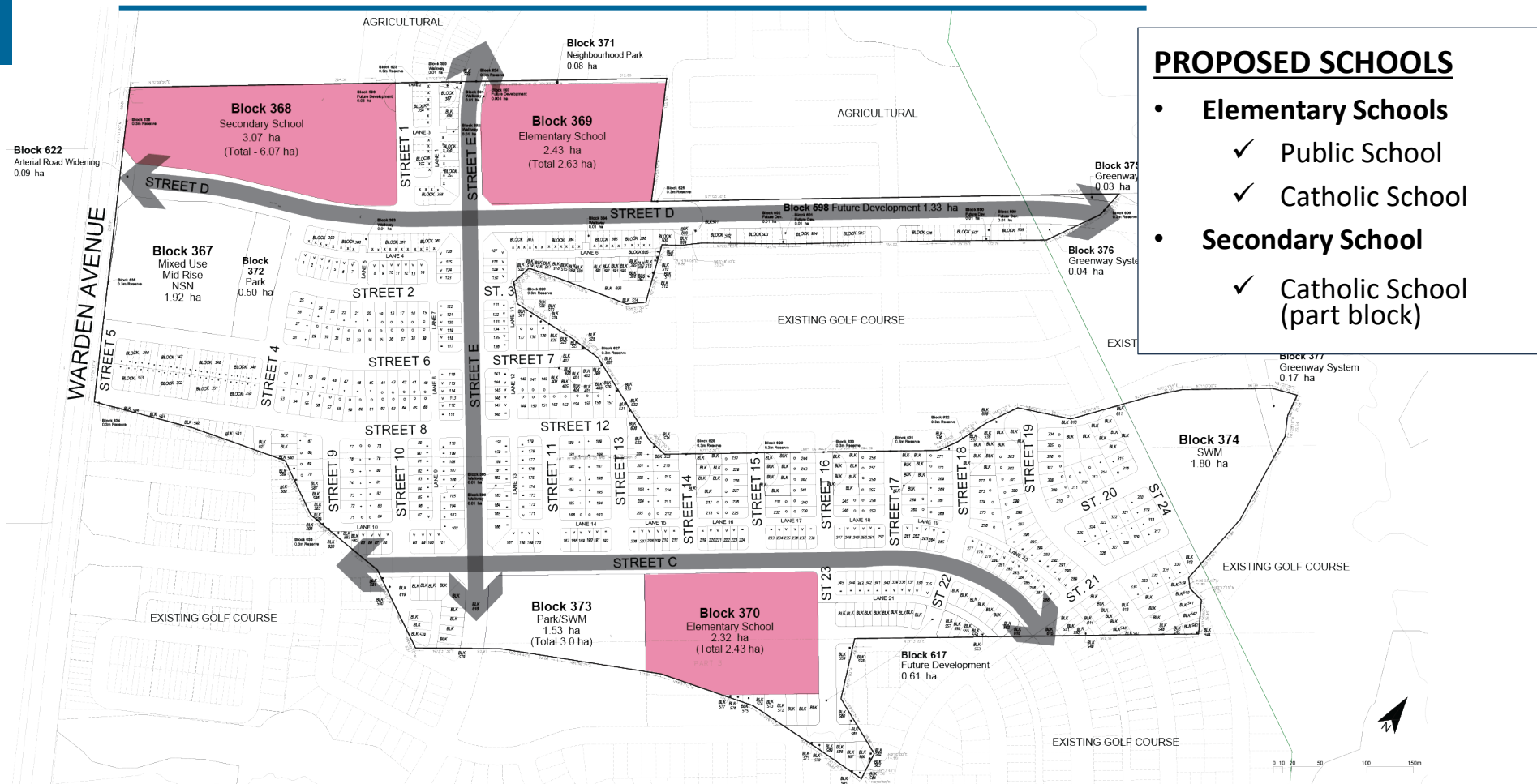


# PROPOSED DRAFT PLAN OF SUBDIVISION



## PROPOSED SCHOOLS

- **Elementary Schools**
  - ✓ Public School
  - ✓ Catholic School
- **Secondary School**
  - ✓ Catholic School (part block)



## PROPOSED OPEN SPACE

- Block 622**  
Arterial Road Widening  
0.09 ha





# COMMUNITY DESIGN ATTRIBUTES

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- Contributes to the creation of a compact, complete community with access to services and community facilities
- Conforms to the Angus Glen Secondary Plan (OPA No. 47) required densities for Residential Low Rise, Residential Mid Rise and Mixed Use Mid Rise designations, and achieves an overall density of 70 residents & jobs per hectare and 20 units per hectare
- Provides 7.82 ha of schools, located on planned transit/active transportation routes and co-located with parks where appropriate, in a manner that is consistent with OPA No. 47
- Distributes parkland in a manner that is generally consistent with OPA No. 47, and provides 2.1 ha of parkland to satisfy *Planning Act* requirements with any under-dedication to be reconciled through a Master Parks Agreement
- Proposes a range of housing including street and laneway singles and townhouse typologies in a variety of sizes/frontages with opportunities for secondary suites
- Proposes Mixed Use Mid Rise units and built form to be consistent with OPA No. 47, in a block that will be subject to a future Site Plan application



# LIST OF SUBMITTED STUDIES

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The following studies were submitted in support of the applications for a **Zoning By-law Amendment** and **Draft Plan of Subdivision**:

- Planning Opinion Report
- Environmental Impact Study
- Arborist Report & Tree Inventory and Preservation Plan
- Trail Design Brief & Park Facility Fits
- Archaeological Impact Assessments
- Transportation Impact Study
- Internal Functional Traffic Design Study
- Functional Servicing and Stormwater Management Report
- Environmental Noise Feasibility Study
- Phase One Environmental Site Assessment
- Preliminary Geotechnical Investigation;
- Preliminary Hydrogeological Investigation

# QUESTIONS?

