



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** June 5, 2018

**Report Number:** SRPRS.18.130

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.18.130 – Request for Approval – Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Site Plan Applications – Bluegrove Investments Inc. – Town Files D02-14035, D03-14014, D05-17003 and D06-17041**

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### **Owner:**

Bluegrove Investments Inc.  
361 Four Valley Drive  
Vaughan, Ontario  
L4K 5Z3

### **Agent:**

Humphries Planning Group Inc.  
216 Chrislea Road, Suite 103  
Vaughan, Ontario  
L4L 8S5

### **Location:**

Legal Description: Part of Lot 26, Concession 2, E.Y.S.  
Municipal Address: 1080 Elgin Mills Road East

### **Purpose:**

A request for approval concerning proposed Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Common Element Condominium and Site Plan applications to permit a residential development comprised of 80 block townhouse units on the subject lands.

### **Recommendations:**

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Bluegrove Investments Inc. for lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 1080 Elgin Mills Road East), Town Files D02-14035 and D03-14014 be approved, subject to the following:**

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- (i) That the subject lands be rezoned to the appropriate zoning categories under By-law 55-15 (the North Leslie Area Secondary Plan Zoning By-law), discussed in Staff Report SRPRS.18.130 and generally illustrated on the maps included in that report;
  - (ii) That prior to finalization of the amending Zoning By-law, the applicant receive Site Plan approval from the Town with respect to the proposed residential development to be constructed on the subject lands and pay the applicable Zoning By-law Amendment processing fee;
  - (iii) That the Zoning By-law Amendment designate Block 14 on Map 6 (Site Plan) as a “Class 4 Area” as defined by the Ontario Ministry of Environment and Climate Change in its “Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC-300)”; and,
  - (iv) That the subject draft Plan of Subdivision be draft approved, subject to the conditions set out in Appendix “B” to Staff Report SRPRS.18.130 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17.
- b) That approval of the applicant’s draft Plan of Common Element Condominium application be deferred until such time as the related Site Plan application has been approved by the Town; and,
  - c) That all comments concerning the applicant’s Site Plan application (Town File D06-17041) be referred back to staff.

### Contact Person:

Bruce Robb, Senior Planner, phone number 905-771-2459 or

Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

### Report Approval:

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

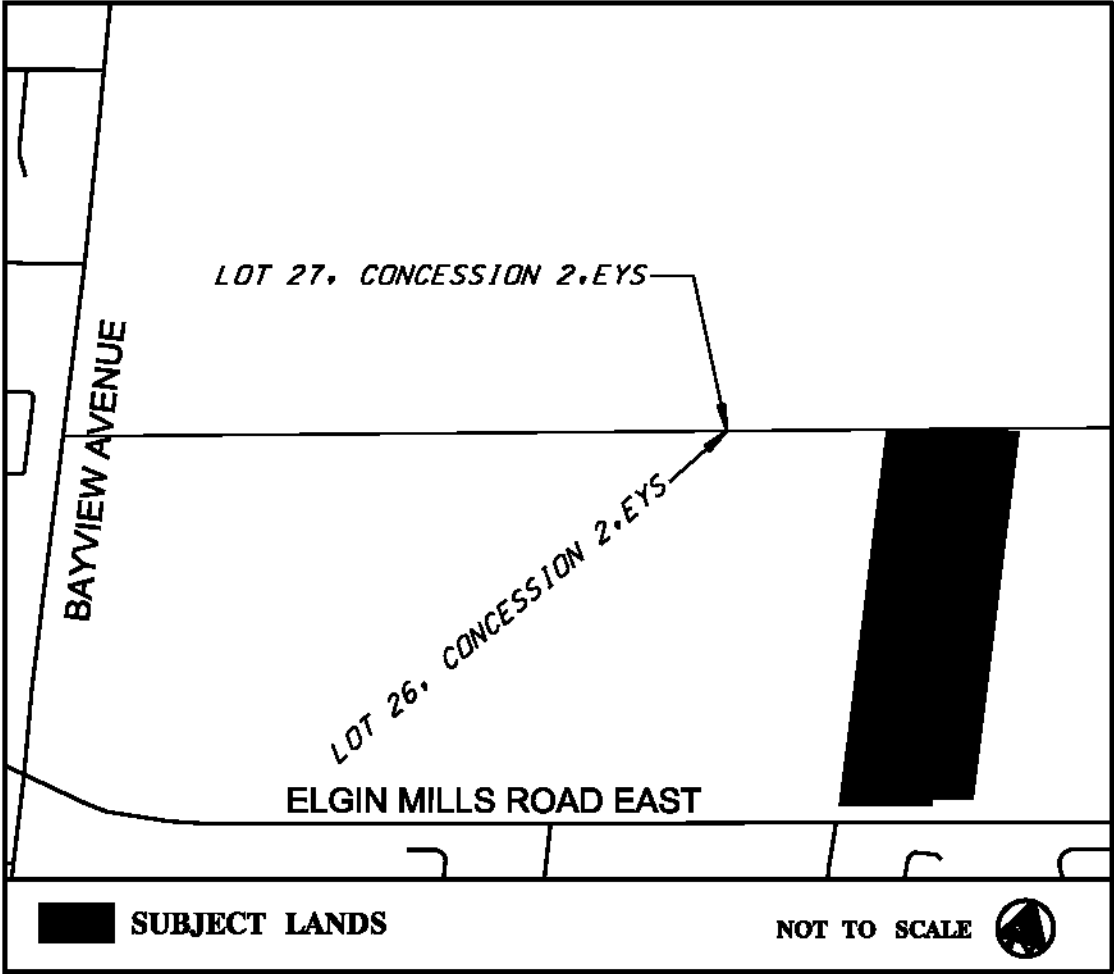
**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

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Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



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### **Background:**

A statutory Council Public Meeting was held on April 1, 2015 to receive comments from members of Council and the public concerning the subject applications for a Zoning By-law Amendment and draft Plan of Subdivision. At that meeting, Council considered Staff Report SRPRS.15.060. Five landowner representatives within the North Leslie Secondary Plan addressed Council, acknowledging the Staff Report and inquiring as to the potential impact of the proposed development on their property (refer to Appendix “A”). Subsequently, the applicant submitted associated Site Plan and draft Plan of Common Element Condominium applications to the Town on May 16, 2017 which were deemed complete on June 9, 2017.

The purpose of this report is to seek Council's approval regarding the subject Zoning By-law Amendment and draft Plan of Subdivision applications, and to make recommendations on the related draft Plan of Common Element Condominium and Site Plan applications.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located on the north side of Elgin Mills Road East, midway between Bayview Avenue and Leslie Street, opposite Melbourne Drive, and have a total area of 5.53 hectares (13.66 acres). The lands are vacant of buildings and are partially used for agricultural purposes while the remainder of the site contains the natural heritage system associated with a tributary of the Rouge River (refer to Map 1).

The current surrounding land uses are primarily vacant, agricultural and environmental lands to the west and north while to the east is York Region's Elgin Mills Community Environmental Centre and the Town's Operations Centre. Portions of the adjacent lands to the west and north are designated for urban development under the policies of the North Leslie Secondary Plan (the “Secondary Plan”) (refer to Maps 2 and 3).

#### **Revised Development Proposal**

The applicant submitted a revised development proposal to the Town on January 25, 2018, in response to comments arising from previous submissions of its draft Plan of Subdivision (refer to Map 4). The previous draft plan (Map 5) also proposed block townhouses; the main differences between the original and revised draft plans are the location of the proposed stormwater management pond and the configuration of the natural heritage system lands.

The applicant is seeking Council's approval of its revised development proposal, consisting of blocks of land intended for block townhouse dwellings, protection of the natural heritage system and a stormwater management pond. The draft Plan of Subdivision also contains two streets, which will become part of the collector road system of the Secondary Plan (refer to Map 4). The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the Town:

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- **Total Lot Area:** 5.53 hectares (13.7 acres)
- **Block Townhouse Units:**
  - **Block 1:** 80 units
  - 6.1 metres / 20.0 feet unit width 37 units
  - 6.4 metres / 21.0 feet unit width 43 units
  - **Maximum height 3 storeys**
- **Natural Heritage System:** 1.66 hectares (4.1 acres)
- **Storm Water Management:** 0.48 hectares (1.2 acres)
- **Streets:** 0.57 hectares (1.4 acres)
- **Future Development Block:** 0.42 hectares (1.0 acres)
- **Density:**
  - **Medium Density Res. (35 - 60 units/hectare)** 35.0 units/hectare (14.2 units/acre)

## Planning Analysis:

### Town of Richmond Hill Official Plan

#### The North Leslie Secondary Plan

The North Leslie Secondary Plan (the “Secondary Plan”) was initially approved by the Ontario Municipal Board (OMB), through a series of Decisions released between November 23, 2006 and February 2, 2012. The Secondary Plan was subsequently included within Part II of the Town’s new Official Plan. The Secondary Plan applies to the lands located within the area generally bounded by Bayview Avenue to the west, Highway 404 to the east, Elgin Mills Road East to the south and Nineteenth Avenue to the north including lands located at the northwest corner of Nineteenth Avenue and Leslie Street.

The subject lands are designated “**Medium Density Residential**”, “**Mixed Use Commercial/Residential**” and “**Natural Heritage System**” on Schedule A - Land Use Plan of the Secondary Plan (refer to Map 2). Block 1 on the draft Plan of Subdivision (refer to Map 4) is designated “**Medium Density Residential**”, which permits a variety of low rise housing forms including street, block and stacked townhouses having a density range of between 35 and 60 units per net residential hectare (14 to 24 units per net residential acre) with a maximum building height of four storeys. Block 2 on the draft plan is designated “**Mixed Use Commercial/Residential**”, which permits both residential and commercial uses, including live-work dwellings. Residential uses are subject to the “**Medium Density Residential**” policies while the permitted commercial uses are those intended to serve the local community, such as service and convenience commercial and restaurants. The maximum permitted building height is four storeys.

Blocks 3 and 4 on the draft plan are designated “**Natural Heritage System**” and are to be set aside for environmental protection and conveyed to the Town or other public agency. The boundaries of these lands are to be established through the approved Master Environmental Servicing Plan (MESP) and the approval of a site-specific Environmental Impact Statement (EIS). The lands will also be placed in appropriate environmentally protective zoning.

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### Proposed Zoning By-Law Amendment

The subject lands are zoned **Rural Residential Four (RR4) Zone** under Zoning By-law 2325-68, as amended. The **RR4** zone permits one single family detached dwelling, a clinic and conservation projects. This zoning does not permit the uses envisioned by the Secondary Plan nor those proposed by the subject applications. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed development.

By-law 55-15 is the new parent Zoning By-law for the Secondary Plan area. The applicant is proposing to include the subject lands within the boundaries of By-law 55-15 and to rezone the lands accordingly to implement the draft Plan of Subdivision (refer to Map 4). The applicant's draft Zoning By-law Amendment proposes to zone the lands **Multiple Residential Four (RM4) Zone**, **Environmental Protection Two (EPA2) Zone**, and **Open Space (O) Zone** (refer to Appendix C). Blocks 1 and 2 on the draft plan are to be zoned **RM4** while Blocks 3 and 4 (Natural Heritage System lands) are to be zoned **EPA 2** and Block 5 (stormwater management pond) is to be zoned **O**.

Block 1 on the draft plan is intended for block townhouses (refer to Map 6). The future use of Block 2 has yet to be determined by the applicant. The detailed design of the development within Blocks 1 and 2 will be determined through approval of the applicant's Site Plan applications. It is the Town's practice to withhold passage of implementing Zoning By-laws where applicants require Site Plan approval from the Town. As discussed later in this report, a Site Plan application for the proposed development of Block 1 has been received and is under review. The applicant has not yet submitted a Site Plan application for Block 2 and, given the configuration of Block 2, its development will likely occur in conjunction with the abutting lands to the north. If Site Plan approval for Block 2 does not coincide with the timing of approvals for Block 1, Block 2 can either be included in the implementing Zoning By-law without site-specific development standards or excluded from the by-law.

Staff Report SRPRS.16.110 recommended approval of three development applications within the western portion of the Secondary Plan. A series of general "housekeeping" revisions to By-law 55-15 were needed to better accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential lands. The revisions also correct redundancies in the existing document and provide more flexibility in housing design to assist landowners in achieving the minimum density requirements of the Secondary Plan. Council approved the recommended revisions to By-law 55-15 and the revisions have been included in all of the Zoning By-law Amendments for the approved developments within the "North Leslie West" community. It is therefore recommended that the applicant's Zoning By-law Amendment include the same general "housekeeping" amendments to By-law 55-15.

In summary, the applicant's Zoning By-law Amendment application is supported, as it will implement the proposed draft Plan of Subdivision (discussed below). The final form of the by-law will be forwarded to Council for passage at such time as the applicant receives Site Plan approval by the Town for the proposed development and upon payment of the applicable processing fee.

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### **Draft Plan of Subdivision Application**

The applicant's draft Plan of Subdivision is an integral component of the comprehensively planned Secondary Plan (refer to Maps 3 and 4).

The draft plan consists of five blocks and portions of two future streets (refer to Map 4). Block 1 is intended for 80 block (condominium) townhouse units and contains most of the developable land within the draft plan. Block 2 is a future development block which is intended to be developed in conjunction with abutting lands to the north. Street "A" on the draft plan provides a section of a north-south Major Collector Road shown on Schedule E (Transportation) of the Secondary Plan. This Major Collector Road (to be named John McCrae Street) will be constructed by the North Leslie Residential Landowners Group and individual developers and will extend from Elgin Mills Road East to 19<sup>th</sup> Avenue. It will provide access to many of the developments within the western portion of the Secondary Plan (refer to Map 3).

The extension of Street "A" from the subject lands southerly to Elgin Mills Road East will occur through lands now owned by the Region of York, within the Region's Elgin Mills Community Environmental Centre. On April 19, 2018, Regional Council authorized the transfer, to the Town, of the lands needed for the collector road extension to Elgin Mills and the enlargement of an existing stormwater management pond to the west of the future collector road. This portion of the collector road, as well as the pond enlargement, will be constructed by the North Leslie Residential Landowners Group.

Street "B" is a portion of a Minor Collector Road (to be named Nannyberry Street), also shown on Schedule E of the Secondary Plan and on Maps 3 and 4. The remainder of this minor collector road will be provided through development of the lands abutting to the west of the subject lands (Town File D03-17001) and other developments to the north. Block 2 on the draft plan cannot be developed until such time as this minor collector is constructed and dedicated as a Public Highway within both the subject lands and the lands to the west, thereby providing road frontage and access to Block 2.

Blocks 3, 4 and 5 on the draft plan are blocks of land intended for natural heritage system protection and a stormwater management pond.

### **Draft Plan of Common Element Condominium Application**

The applicant's draft Plan of Common Element Condominium application is to facilitate the creation of common element condominium tenure within Block 1 on the subject draft Plan of Subdivision. The common elements will consist of the common at-grade shared driveway, visitor parking, sidewalks and landscaping (refer to Map 9). The shared driveway will provide the townhouses with access to Street "A" and ultimately to Elgin Mills Road East.

As discussed below, a Site Plan application for the proposed development within Block 1 was submitted to the Town in May, 2017. As it is the Town's practice to not approve draft Plan of Condominium applications until such time as Site Plan approval has been given, it is recommended that approval of the applicant's condominium application be deferred until such time as the applicant receives Site Plan approval by the Town. This will ensure that the draft plan of condominium will be consistent with the approved Site Plan. It is noted that

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future conditions of draft approval may secure for the creation of reciprocal easements between the subject lands and the abutting lands to the north.

### Site Plan Application

The owner submitted a Site Plan application on May 16, 2017 for proposed development within Block 1 of its draft Plan of Subdivision. As noted above, a Site Plan application has not been submitted for Block 2. Through the review of the Site Plan applications, detailed site design matters will be addressed, including the following:

- Common elements (including visitor parking, landscaping and snow storage areas), internal and external access requirements and individual unit/lot sizes and orientation within the proposed development blocks;
- Appropriately sized amenity areas and building setbacks for the proposed units;
- Site servicing, grading and stormwater management, including excavation and basement elevations, to ensure protection of the natural heritage system and the groundwater regime;
- Noise attenuation measures in accordance with an approved Noise Study; and,
- Compliance with the approved Master Environmental Servicing Plan (MESP) for North Leslie West.

### Parkland

For the North Leslie West area, the parkland dedication requirements have been determined at the Block Plan level. This approach to parkland dedication is beneficial from the Town's perspective because it will facilitate significant parkland over-dedications within specific subdivisions and thereby enable the Town to consolidate large parkland parcels (e.g. community parks) without the need to purchase land outside the development approvals process.

On January 30, 2017, Council approved the recommendations of Staff Report SRPRS.17.018, which recommended approval of a North Leslie West Master Parks Agreement for the North Leslie West community. The purpose of the Master Parks Agreement is to balance the inequitable distribution of parkland amongst the individual subdivisions through a single guiding agreement that simplifies administration. The recommended Conditions of Draft Approval (Appendix B) require the owner to enter into this Master Parks Agreement with the Town and for the Trustee for the North Leslie Residential Landowners Group Inc. to provide the Town with confirmation that the Master Parks Agreement has been adhered to, prior to registration of the subdivision.

### Class 4 Noise Designation

On July 10, 2017, Council accepted the recommendations of Staff Report SRPRS.17.128, which recommended approval of a **Medium/High Density Residential** development application at 1000 Elgin Mills Road East. In addition to recommending approval, the report also recommended that the site be classified as a "Class 4 Area" under the Ontario Ministry of Environment and Climate Change ("MOECC") noise criteria guideline known as **"Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (NPC-300)"**. That guideline replaced four different noise guidelines



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and was created for the approval of stationary noise sources by the MOECC and for land use approvals by municipalities. The “Class 4 Area” designation was implemented through Official Plan Amendment 9 which was adopted by Council on December 11, 2017.

One of the goals of the new guidelines is to resolve conflicts between stationary noise sources, such as industrial or commercial activity, and noise sensitive land uses, such as residential. One of the changes is the introduction of a “Class 4 Area”, which is meant to be a tool to allow municipalities to promote intensification in areas of existing stationary noise sources, through the approval of Class 4 Areas, which have higher sound level limits than Class 1, 2 and 3 Areas. In the case of the subject lands (and adjacent lands in the Secondary Plan), the main stationary noise sources affecting the proposed development are certain operations at the Town’s Operations Centre, Richmond Green Community Park and the Region of York’s Community Environmental Centre, to the east of the subject lands.

Guideline NPC-300 defines a Class 4 Area as an area or specific site that would otherwise be defined as Class 1 or 2 and which meets the following criteria:

- The site is an area intended for development with new noise sensitive land use(s) that are not yet built;
- The site is in proximity to existing, lawfully established stationary source(s); and,
- The site has formal confirmation of the Class 4 Area designation from the land use planning authority, which is determined during the land use planning process.

The Class 4 Area designation increases the sound level limits, therefore requiring less noise mitigation. For outdoor points of reception, the difference between Class 1 (which would apply to the subject proposal) and Class 4 is 5 dBA from 7:00 am to 11:00 pm. There are no sound level limits for outdoor points of reception during the night. For indoor points of reception (the inside of windows in noise sensitive spaces), the difference between Class 1 and Class 4 is 10 dBA at all times of the day.

Guideline NPC-300 identifies a number of considerations to apply to a proposed Class 4 Area designation and associated new noise sensitive land uses, including the following:

- Submission of a satisfactory noise impact assessment which includes noise measurements as required by NPC-300;
- Appropriate notification to prospective purchasers that the dwelling is located in a Class 4 Area, which may include, but is not limited to, agreements for noise mitigation (registered on title) and appropriate warning clauses in future agreements of purchase and sale;
- Providing a copy of the approved noise impact assessment and Class 4 Area designation confirmation to the surrounding owners of the stationary noise sources; and,
- Once a site is designated Class 4 Area, it would remain as such, subject to the continuing presence of the stationary noise sources.

The applicant has submitted a Noise Feasibility Study by Valcoustics Canada Ltd. which assesses the impact of transportation and stationary noise sources on the proposed

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development. This study recommends that one block of four townhouse units facing Street “A” (Block 14 on Site Plan Map 6) be designated a Class 4 Area based on the following:

- The excess noise levels predicted at the affected portion of the building, over the normally applied Class 1 sound level limits, are considered minor (up to 3 dBA);
- At-source mitigation is not considered feasible, as a sound barrier in excess of 6.0 metres (19.7 feet) would be required at the Town’s salt-sand dome within the Operations Centre as well as an 8.5 metre (28 feet) sound barrier on the subject lands; and,
- The Class 4 status was specifically designed for situations such as this where there is an existing stationary noise source and a new site, in proximity, is to be developed for residential use and there are no practicable/feasible ways to mitigate the noise.

Staff has reviewed the applicant’s Noise Feasibility Study and the request to re-classify townhouse Block 14 on the applicant’s Site Plan, from Class 1 to Class 4 Area, and supports the request based on the following:

- If townhouse Block 14 were to remain as a Class 1 Area, some of the affected units would require a redesign, so that noise sensitive spaces are not located along the east and south facing walls (those with direct exposure to the Region’s and Town’s facilities) or, alternatively, have facades with no windows. This would be undesirable from an urban design perspective. The alternative to such a building redesign - very high acoustic barriers – is also considered to be an impractical solution;
- Under the Class 4 Area noise criteria, the design of townhouse Block 14 will not require special mitigation measures to protect against stationary noise sources, as the predicted stationary sound levels would be below the Class 4 Area limits. As for transportation noise sources, indoor noise mitigation measures, including window glazing and building materials, will continue to be designed to Class 1 Area standards. The Class 4 Area designation applies to stationary noise sources only; and,
- The reclassification should apply to only townhouse Block 14 (refer to Map 6). The other townhouse blocks to the north along Street “A” are being designed primarily with non-noise sensitive spaces along the street, resulting in those units being able to comply with Class 1 Area standards.

If Council approves the Class 4 Area designation for townhouse Block 14, the Zoning By-law Amendment should implement the designation specific to that block, with language similar to that used in Official Plan Amendment 9 to implement the designation. The future Site Plan Agreement should also include appropriate clauses to ensure that the development complies with MOECC Guideline NPC-300, including appropriate noise warning clauses in future agreements of purchase and sale.

### **Department and External Agency Comments:**

The Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Common Element Condominium and Site Plan applications have been reviewed by circulated departments and external agencies and the following sections provide an overview of the comments received.

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### Development Planning Division

- The subject development proposal conforms with the policies of the Official Plan (2010), and the Secondary Plan;
- The proposed development conforms with the approved MESP for the North Leslie West area and the Town has approved a site-specific Environmental Impact Statement (EIS) for the site;
- The draft Plan of Subdivision meets the minimum and maximum density provisions for residential development within the “**Medium Density Residential**” and “**Mixed Use Commercial/Residential**” land use designations;
- The draft Plan of Subdivision includes portions of two streets which are designated as Collector Roads in the Secondary Plan; and,
- The areas designated “**Natural Heritage System**” in the Secondary Plan will be protected through environmentally protective zoning and the Conditions of Draft Approval which require the conveyance of those lands to the Town.

### Development Engineering Division – Subdivision

Staff has reviewed the draft Plan of Subdivision and has provided conditions of draft approval contained in Appendix B.

### Development Engineering Division – Site Plan

Detailed technical comments regarding servicing, grading, stormwater management, groundwater protection and erosion and sediment control measures have been provided to the applicant.

### Park and Natural Heritage Planning Section

Park staff has provided technical comments pertaining to access to the natural heritage system and proposed landscaping. These comments are to be addressed through the related Site Plan application. Park staff has also provided conditions of approval contained in Appendix B attached hereto.

### Other Departments/External Agencies

Comments have been received from the Town's Community Services Department, Corporate and Financial Services Department, Regulatory Services Division, Fire Services Division, Urban Design Section, Region of York and the Toronto and Region Conservation Authority. All of these comments have been forwarded to the applicant for consideration but have not been appended to this report. These Town departments and external agencies have no objections to the applications and/or have provided their conditions of draft approval. The Schedule of Conditions of draft approval for the applicant's draft Plan of Subdivision is attached as Appendix B to this report.

### Richmond Hill Sustainability Metrics:

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the Town as part of its review and approval of the subject applications, including the allocation of servicing capacity. The applicant's Sustainability Metrics submission is currently

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being reviewed by Staff. Future recommendations concerning the allocation of servicing capacity will be based on the applicant's Sustainability Metrics submission in conjunction with the applicant's Site Plan applications for its proposed residential development.

### Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

### Relationship to Strategic Plan:

The applicant's development proposal would align with **Goal Two** of the **Town's Strategic Plan - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all stages of life. The proposal would also align with **Goal Four - Wise Management of Resources in Richmond Hill** by using land responsibly.

### Conclusions:

The applicant is seeking Council's approval of its Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Common Element Condominium and Site Plan applications to permit a residential development consisting of 80 block townhouse units, stormwater management facilities, new public streets and the preservation of the natural heritage system on the subject lands.

The draft Plan of Subdivision is in conformity with the land use policies of the North Leslie Secondary Plan and the approved Master Environmental Servicing Plan for the North Leslie West area. As the applicant has now satisfactorily addressed the issues and concerns raised during the circulation of the application, the draft Plan of Subdivision is recommended for approval, subject to the conditions set out in Appendix B and payment of the applicable processing fee.

Staff also recommends approval of the designation of townhouse Block 14 on the applicant's Site Plan (part of Block 1 on the draft Plan of Subdivision) as a "Class 4 Area" as defined by the Ontario Ministry of Environment and Climate Change in its "**Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (NPC-300)**". The Zoning By-law Amendment should implement Council's approval of the "Class 4 Area" noise designation specific to this portion of the site and the future Site Plan Agreement for the development of Block 1 should include appropriate clauses to ensure that the development complies with Guideline NPC-300, including noise warning clauses in future agreements of purchase and sale.

The proposed Zoning By-law amendment is recommended for approval in principle. At such time as the applicant's Site Plan application is approved by the Town, the implementing Zoning By-law Amendment will be forwarded to Council for passage, subject to the applicant paying the applicable processing fee. It is also recommended that all comments pertaining to the applicant's Site Plan application be referred back to Staff and that approval of the applicant's draft Plan of Common Element Condominium application be deferred until such time as the related Site Plan application has been approved by the Town.

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### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#16-15 held on April 1, 2015
- Appendix B, Schedule of Conditions of Draft Approval 19T(R)-14014
- Appendix C, Applicant's Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan – Schedule 'A' Land Use Plan
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, Revised Draft Plan of Subdivision
- Map 5, Original Draft Plan of Subdivision
- Map 6, Site Plan
- Map 7, Elevations – Rear Access Townhouses on Street 'A'
- Map 8, Elevations – Front Access Townhouses on Private Lane
- Map 9, Draft Plan of Common Element Condominium

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### Report Approval Details

Document Title:	SRPRS.18.130.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A.pdf</li><li>- Appendix B.pdf</li><li>- Appendix C.pdf</li><li>- Maps.pdf</li></ul>
Final Approval Date:	May 25, 2018

This report and all of its attachments were approved and signed as outlined below:

**Gus Galanis - May 23, 2018 - 6:19 PM**

**Kelvin Kwan - May 24, 2018 - 9:12 AM**

**Neil Garbe - May 25, 2018 - 3:16 PM**