



## **Staff Report for Council Meeting**

**Date of Meeting:** April 8, 2020

**Report Number:** SRPRS.20.040

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.20.040 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Maple Park Homes (GP) Inc. 9155856 Canada Inc., 2606345 Ontario Limited and Giuseppe and Maddalena Perone - City Files D02-18012 and D03-18006**

---

### **Owners:**

Maple Park Homes (GP) Inc., 9155856 Canada Inc., and 2606345 Ontario Limited  
305 16<sup>th</sup> Avenue  
Richmond Hill, Ontario  
L4C 7A6

Giuseppe and Maddalena Perone  
4 Aubrey Avenue  
Richmond Hill, Ontario  
L4E 2T6

### **Agent:**

JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, Ontario  
L4E 5E9

### **Location:**

Legal Description: Lots 3, 4 and 5, Plan M-18 and Part of Lot 63, Plan 202  
Municipal Addresses: 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue.

### **Purpose:**

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development

## **Page 2**

comprised of 12 semi-detached dwelling units and 30 townhouse dwelling units on the subject lands.

### **Recommendations:**

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Maple Park Homes (GP) Inc. 9155856 Canada Inc., 2606345 Ontario Limited and Giuseppe and Maddalena Perone for lands known as Lots 3, 4 and 5, Plan M-18 and Part of Lot 63, Plan 202 (Municipal Addresses: 7, 9 and 11 Maple Grove Avenue and 4 and 6 Aubrey Avenue), City Files D02-18012 and D03-18006, be approved, subject to the following:**
  - (i) **that the subject lands be rezoned from Residential Urban (RU) Zone and Commercial (C) Zone under By-law 1275, as amended, to Multiple Residential One (RM1) Zone and Semi-Detached One (RD1) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as set out in Appendix “B” to Staff Report SRPRS.20.040;**
  - (ii) **that the amending Zoning By-law be forwarded to Council for consideration and enactment;**
  - (iii) **that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPRS.20.040 be draft approved, subject to the conditions set out in Appendix “C”;**
  - (iv) **that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 108-19;**
- b) **That Council approve the Site Plan Control By-law as set out in Appendix “D” to Staff Report SRPRS.20.040 to implement the applicant’s sustainability commitments and that said by-law be brought forward to Council for consideration and enactment; and,**
- c) **That 109.7 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with the provisions of By-law 109-11, as amended.**

### **Contact Person:**

Jeff Healey, Senior Planner - Subdivisions, phone number 905-771-6452 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

## Page 3

### Report Approval:

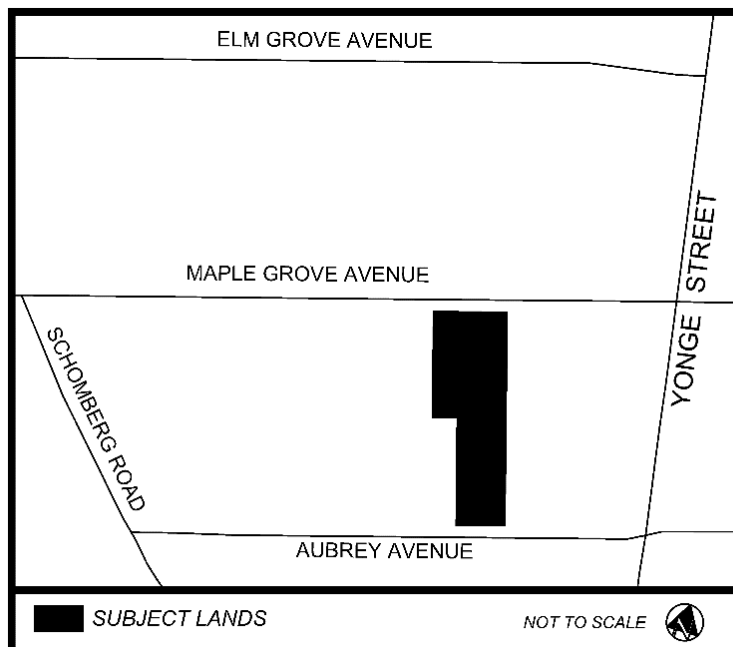
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, Interim City Manager

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

### Location Map:

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



## Page 4

### Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting on May 22, 2019, wherein Council received Staff Report SRPRS.19.087 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). A number of comments and concerns were raised by the public with respect to compatibility with adjacent residential uses, traffic, sewage capacity and noise.

On July 8, 2019 and November 19, 2019, respectively, the applicant filed revised submissions to address the comments received from circulated City departments and external agencies, as well as comments provided by members of the public. In the latest submission, it was also confirmed that the previous owner of 11 Maple Grove Avenue has since sold the property to Maple Park Homes (GP) Inc. A more detailed discussion of the above listed matters is provided in the later section of this report.

All comments from internal departments and external agencies have now been satisfactorily addressed by the applicant. As a result, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the south side of Maple Grove Avenue and the north side of Aubrey Avenue, west of Yonge Street (refer to Map 1). The lands consist of five residential properties, three of which have frontage onto Maple Grove Avenue and two of which have frontage on Aubrey Avenue. The lands currently support five single detached dwellings that are proposed to be demolished. The lands abut Maple Grove Avenue to the north, existing single detached dwellings to the east, Aubrey Avenue to the south, and existing single detached dwellings and the Oak Ridges Church to the west.

#### Revised Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development comprised of 12 semi-detached dwelling units and 30 street townhouse dwelling units fronting onto a new municipal road (refer to Maps 7 and 8). The following is a summary table outlining the pertinent statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the City:

<b>Total Lot Area:</b>	<b>1.07 hectares (2.66 acres)</b>
• <b>Semi-Detached Lots:</b>	<b>0.209 hectares (0.518 acres)</b>
• <b>Townhouse Blocks:</b>	<b>0.475 hectares (1.175 acres)</b>
• <b>Public Road Block:</b>	<b>0.347 hectares (0.858 acres)</b>
• <b>Reserve Blocks and 0.3 m reserve:</b>	<b>0.045 hectares (0.113 acres)</b>

## Page 5

<b>Total Number of Units:</b>	<b>42</b>
• <b>Semi Detached:</b>	<b>12</b>
• <b>Townhouses:</b>	<b>30</b>
• <b>Number of Storeys:</b>	<b>3</b>
<b>Overall Density:</b>	<b>39 units per hectare (15.78 units per acre)</b>
• <b>Density of Townhouses:</b>	<b>46.26 units per hectare (18.7 units per acre)</b>
<b>Total Parking Spaces:</b>	<b>84 (2 spaces per unit)</b>

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 4). The **Neighbourhood** designation provides opportunities for small-scale infill development. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road or lands that front on a local or collector road as identified as part of a Tertiary Plan approved by Council or identified as part of a priority infill area pursuant to **Policy 4.9.1.1 (1)** of the Plan. Pursuant to **Policy 4.9.1.2 (3)** and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation. Pursuant to **Policy 4.9.1.4**, development within the **Neighbourhood** designation shall have a maximum building height of three storeys.

The subject application proposes medium density uses on the east side of the subject lands, while low density uses are proposed on the west side of the lands. The density of the medium density component of the development is 46.26 units per hectare while the overall density of the site is 39 units per hectare, which conforms with the maximum density requirements of the Plan. The proposed development comprises of a three storey built form, which is also conforms with the height requirements of the Plan.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with **Section 3.2.1.1(18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP. Neither Key Natural Heritage Features (KNHF’s) nor Key Hydrologically Sensitive Features (HSF’s) as prescribed by the ORMCP have been identified within or adjacent to the subject lands. The lands are located within an

## Page 6

Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. The proposed development is not anticipated to affect the Area of High Aquifer Vulnerability.

Given all of the above, staff is of the opinion that the applicant's development proposal conforms to the Official Plan and the Oak Ridges Moraine Conservation Plan.

### **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study (1999)**

The lands are located within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area (the Study) in accordance with **Policy 4.9.1.1(p)** of the Plan. Approved by Council in 1999, the Study provides guidance for infill development within the Elm Grove/Maple Grove/Aubrey Avenue neighbourhood. The Study provides a number of findings intended to guide the redevelopment of the neighbourhood and provides two development scenarios for both low density residential and medium density residential uses within the subject lands (refer to Map 5). Outlined below is a summary of the proposal's conformity to the development scenarios of the Study.

- the proposed townhouse dwelling blocks meet the location criteria for medium density residential uses as identified within Concept Plan 2 of the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study. Furthermore, Concept Plans identified within the Infill Study depict medium density residential uses on the east side of the proposed north-south municipal road;
- the proposed semi-detached dwelling units are permitted within the **Neighbourhood** designation of the Plan. Furthermore, Concept Plan 2 (refer to Map 5) contemplates residential units fronting onto the east side of the proposed north-south municipal road. The revised draft Plan of Subdivision includes a shift in the proposed road network approximately 1 metre to the east, providing a 7.0 metre (22.96 feet) rear yard setback to existing residential uses to the west. The proposed setback will provide sufficient separation of buildings and is an appropriate rear yard to side yard condition within an infill area;
- the Concept Plan in the Infill Study shows the road connection to Maple Grove Avenue further east than the proposed draft Plan of Subdivision. Staff has reviewed the proposed location of the road connection and has determined that it is appropriate given the road will not preclude future development to the east. A Concept Plan was submitted by the owner, which demonstrates how development can be facilitated immediately east and west of the subject lands (refer to Map 12);
- a road allowance block has been proposed to facilitate a future east-west municipal road, which is consistent with the Study. The future road will allow for backlotting and the creation of residential lots to the west of the subject lands;
- the minimum lot area requirements for the proposed townhouse dwelling units within the Study is 200 square metres (2,152.78 square feet). It is recognized that the minimum lot area of the proposed townhouse lots (145 square metres, 1,560 square feet) are below the minimum lot area requirements as identified within the Study. Staff have reviewed the proposal and have determined that the proposed minimum lot area for the semi-detached units are generally consistent with the minimum lot area

## Page 7

requirements for the **R4** and **R5 Zone** requirements outlined within the Study. Furthermore, the proposed minimum lot area for the townhouse units are generally consistent with the minimum lot area requirements for the **RM1 Zone** requirements outlined within the Study;

- the lot frontages of the proposed interior townhouses have been increased to 6.0 metres (19.68 feet), which is consistent with City-wide Urban Design Guidelines and frontage requirements for interior lots within the Study; and,
- the lot frontages of the proposed exterior townhouses are proposed at 8.3 metres (27.23 feet), which is generally consistent with the 9.0 metre (29.52 feet) frontage requirements for corner lots within the Study.

Given all of the above, staff is satisfied that the proposed development is generally consistent with the Council approved Infill Study, is appropriate for this specific property and location and that the applicant's development proposal constitutes good and orderly planning.

### Revised Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** and **Commercial (C) Zone** under By-law 1275, as amended (refer to Map 3). Among other uses, the **RU Zone** permits existing buildings and structures, single detached dwellings on lots of record, home occupations and accessory uses, and infrastructure and utilities. The southeast corner of 4 Aubrey Avenue is zoned **Commercial (C) Zone**. The **C Zone** permits all **RU Zone** uses, and commercial uses including banks, hotels, retail stores, offices, clubs and laundromats. The existing zoning does not permit the uses proposed by the subject applications and therefore an amendment to the Zoning By-law is required to facilitate the proposed development.

By-law 313-96 is the parent Zoning By-law for the western portion of the Oak Ridges community, which provides updated zoning standards and permitted uses. The applicant has submitted a Zoning By-law Amendment application that proposes to include the subject lands within the boundaries of By-law 313-96 and to rezone the lands accordingly to implement the submitted semi-detached and townhouse development proposal (refer to Maps 7 to 11). The applicant is proposing to zone the lands **Multiple Residential One (RM1) Zone** and **Semi-Detached One (RD1) Zone**, under By-law 313-96 as amended (refer to Appendix "B"). Blocks 1 to 4 on the submitted draft Plan of Subdivision (townhouse units) are to be zoned **RM1 Zone**, and Lots 1 to 6 (semi-detached units) are to be zoned **RD1 Zone**.

Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested site specific exceptions in bold:

Development Standard (Semi-Detached Dwellings)	RD1 Zone Standards, By-law 313-96, as amended	Proposed RD1 Zone Standards
Minimum Lot Frontage	14.6 metres (47.90 feet) (interior lot)	<b>14.0 metres (45.93 feet) (interior lot)</b>

**Page 8**

<b>Development Standard (Semi-Detached Dwellings)</b>	<b>RD1 Zone Standards, By-law 313-96, as amended</b>	<b>Proposed RD1 Zone Standards</b>
	16.6 metres (54.46 feet) (corner lot)	<b>15.0 metres (49.21 feet) (corner lot)</b>
Minimum Lot Area	485 square metres (5,220.49 square feet) (interior lot) 555 square metres (5,973.97 square feet) (corner lot)	<b>325 square metres (3,498.27 square feet) (interior lot)</b> <b>360 square metres (3,875.0 square feet)</b>
Maximum Lot Coverage	40%	<b>55%</b>
Minimum Front Yard Setback	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
Minimum Interior Side Yard Setback	1.5 metres (4.92 feet)	<b>1.2 metres (3.94 feet)</b>
Minimum Flankage Yard Setback	3.0 metres (9.84 feet)	<b>2.4 metres (7.87 feet)</b>
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	<b>7.0 metres (22.96 feet)</b>
Maximum Building Height	11.0 metres (36.08 feet)	Complies
Minimum Parking Spaces	2 spaces per dwelling unit	Complies
Minimum Landscape Strip abutting a street line	3.0 metres (9.84 feet)	<b>2.0 metres (6.56 feet)</b>

<b>Development Standard (Townhouse Dwellings)</b>	<b>RM1 Zone Standard, By-law 313-96, as amended</b>	<b>Proposed RM1 Zone Standards</b>
Minimum Lot Frontage	6.0 metres (19.68 feet) (interior lot) 9.0 metres (29.52 feet) (corner lot)	Complies  <b>8.35 metres (27.4 feet) (corner lot)</b>
Minimum Lot Area	200 square metres (2,152.78 square feet) (interior lot) 300 square metres (3,229.17 square feet) (corner lot)	<b>145 square metres (1,560 square feet) (interior lot)</b> <b>190 square metres (2,045 square feet) (corner lot)</b>
Maximum Lot Coverage	50%	<b>55%</b>
Minimum Front Yard Setback	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
Minimum Interior Side Yard Setback	1.5 metres (4.92 feet)	<b>1.2 metres (3.94 feet)</b>
Minimum Flankage Yard Setback	3.0 metres (9.84 feet)	<b>2.4 metres (7.87 feet)</b>
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	<b>6.0 metres (19.68 feet)</b>
Maximum Building Height	11.0 metres (36.08 feet)	Complies
Minimum Parking Spaces	2 spaces per dwelling unit	Complies

The revised Zoning By-law Amendment application seeks relief to the minimum lot frontage, minimum lot area, minimum rear yard and side yard setbacks and maximum lot coverage provisions for the proposed semi-detached and townhouse uses. An amendment to the minimum landscaping provisions is also proposed for the semi-



## **Page 9**

detached uses. The proposed zoning of the semi-detached uses provides a 7.0-metre rear yard setback, which provides sufficient rear yard amenity and setback to the existing single detached residential uses to the west. The proposed reductions to the side yard and rear yard setbacks provide a minimal difference from the setback requirements in the Zoning By-law. As the proposed development will have frontage on a separate municipal road, the proposed reductions to minimum lot area will not negatively impact the surrounding residential lotting and character on existing municipal roads. The proposed development will also conform with the building height provisions of the Zoning By-law. The proposed by-law amendments are generally consistent with the built form of the proposed development and the zoning as recommended within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study.

Given all the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the submitted draft Plan of Subdivision and overall development proposal, will conform with the Official Plan and Infill Study and represents good planning. Minor technical amendments may occur to the final by-law prior to enactment.

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

The applicant has submitted a revised draft Plan of Subdivision which consists of ten blocks, six lots and a future municipal road (refer to Map 7). Blocks 1 to 4 (inclusive) are intended to facilitate the construction of 30 freehold townhouse dwelling units. Lots 1 to 6 (inclusive) are intended to facilitate the construction of 12 semi-detached dwelling units. Block 7 serves as a residential reserve block and will be subject to a Section 118 restriction until such time future residential development is proposed to the west. Block 8 serves as a future road block to facilitate a new municipal road and future residential backlotting in accordance with the Infill Study. Block 6 serves as a future road block that will form part of the proposed municipal road once the City acquires additional lands to the west for the purposes of a daylighting triangle. Blocks 5, 9 and 10 are intended to serve as 0.3 metre reserve blocks. Street “A” on the draft plan provides a north-south local road which serves as a vehicular and pedestrian access to the draft plan and future development to the west. Street “A” connects to Maple Grove Avenue and Aubrey Avenue. Both streets are local roads located immediately north and south of the subject lands.

Subject to the conditions of draft approval contained in Appendix “C” attached hereto, staff is of the opinion that the draft Plan of Subdivision application conforms with the Official Plan and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

### **Public Meeting Comments:**

As noted previously, a Council Public Meeting was held on May 22, 2019 regarding the applicant’s development proposal, wherein residents and members of Council provided various comments. These comments are outlined below along with staff’s responses as follows:

## Page 10

- **Compatibility**

Concerns were raised with respect to the nature of the proposed development next to adjacent single detached residential uses. Further to the aforementioned Development Planning Division comments, the building type and form of development is consistent with the location of medium and low density development as indicated within the Infill Study and is consistent with the policies of the Official Plan. The subject development will comply with the height provisions of the Zoning By-law and will provide sufficient rear yard amenity to provide a buffer from existing single detached homes to the west.

- **Sewage Capacity**

Concerns were raised with respect to the impact of the proposed development on existing sewage capacity. The City's Development Engineering Division has reviewed the development proposal and has determined that existing sanitary and sewer infrastructure will be able to accommodate the proposed development.

- **Noise Impacts**

Concerns were raised with respect to the noise produced from the construction of the proposed development. The construction noise produced by the proposed development will be regulated by the City's Noise By-law.

- **Traffic and Parking**

Concerns were raised with respect to the amount of additional traffic and parking that would be generated by the proposed development. According to the Traffic Impact Study for the lands prepared by Trans-Plan, the site is anticipated to generate between 26 to 29 new two-way vehicular trips during the weekday morning and afternoon peak periods. With respect to parking, the proposal meets the parking standards as stipulated within By-law 313-96, as amended. No visitor parking spaces are required for the proposed development; however on-street parking will be provided along one side of the proposed north-south road in accordance with City standards. The City's traffic engineering staff have reviewed the Traffic Impact Study and proposed parking for the site and are satisfied that the proposed development will generate minimal traffic impact for the immediate area.

## Department and External Agency Comments:

All circulated City Departments and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the proposed draft Plan of Subdivision application, including the City's Park and Natural Heritage Planning Section, the City's Development Engineering Division, the Regional Municipality of York and the Toronto and Region Conservation Authority. The schedule of draft plan conditions is attached as Appendix "C".

## Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and notes that the applicant will be required to submit a Part Lot

## Page 11

Control Exemption application in order to facilitate the creation of individual lots for the townhouse blocks and semi-detached lots.

### Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject draft Plan of Subdivision application. Staff has reviewed the applicant's Metrics submission and find it acceptable as the proposed development demonstrates an overall "Application" score of 30 points, which achieves a "good" score and meets the threshold of 21 points for draft Plan of Subdivision applications (refer to Appendix "E"). In order to secure implementation of the sustainability commitments at the Building permit stage, staff recommends that a Site Plan Control By-law be passed and a Sustainability Agreement be required for the subject lands.

The subject lands are comprised of five existing lots with existing single detached dwellings, resulting in a servicing allocation credit of 17.8 persons equivalent. In consideration that a total of 12 semi-detached and 30 townhouse dwelling lots are proposed to be constructed on the subject lands, staff recommends that an additional 109.7 persons equivalent of municipal servicing allocation be assigned to the subject lands.

### Financial/Staffing/Other Implications:

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

### Relationship to the Strategic Plan:

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

### Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development consisting of 12 semi-detached dwelling units and 30 townhouse dwelling units, a new public street and a reserve block on the subject lands. Staff has completed a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted applications conform with the applicable policies of the Plan and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. Staff is of the opinion that the Zoning By-law Amendment and draft Plan of Subdivision applications are appropriate and represent good planning. On the basis of the preceding, it is

## **Page 12**

recommended that Council approve the subject applications in accordance with the direction outlined in this report.

### **Attachments:**

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

- Appendix A, Extract from Council Public Meeting C#23-19 held on May 22, 2019
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions
- Appendix D, Draft Site Plan Control By-law
- Appendix E, Applicant's Sustainability Metrics Chart
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Zoning Map
- Map 4, Official Plan Designation
- Map 5, Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study – Concept Plan 2
- Map 6, Original Draft Plan of Subdivision (2019)
- Map 7, Revised Draft Plan of Subdivision (2020)
- Map 8, Proposed Site Plan
- Map 9, Perspectives of Semi-Detached Dwellings
- Map 10, Perspectives of Townhouse Dwellings
- Map 11, Streetscape of Proposed Development
- Map 12, Concept Plan

## Page 13

### Report Approval Details

Document Title:	SRPRS.20.040 - Request for Approval - ZBA and Draft Plan of Subdivision - Maple Park Homes.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPRS.20.040 Appendix A.pdf</li><li>- SRPRS.20.040 Appendix B.pdf</li><li>- SRPRS.20.040 Appendix C.pdf</li><li>- SRPRS.20.040 Appendix D.pdf</li><li>- SRPRS.20.040 Appendix E.pdf</li><li>- SRPRS.20.040 MAP 1 AERIAL PHOTOGRAPH.pdf</li><li>- SRPRS.20.040 MAP_2_NEIGHBOURHOOD CONTEXT_S218012_318006.pdf</li><li>- SRPRS.20.040 MAP_3_ZONING_MAP_S218012_318006.pdf</li><li>- SRPRS.20.040 MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- SRPRS.20.040 MAP_5_Elm Grove_Maple Grove_Aubrey Avenue_Residential Infill Study - Concept Plan 2.pdf</li><li>- SRPRS.20.040 MAP_6_ORIGINAL_DRAFT_PLAN_OF_SUBDIVISION_2019.pdf</li><li>- SRPRS.20.040 MAP_7_REVISED_DRAFT_PLAN_OF_SUBDIVISION_2020.pdf</li><li>- SRPRS.20.040 MAP_8_PROPOSED_SITE_PLAN.pdf</li><li>- SRPRS.20.040 MAP_9_PERSPECTIVES OF SEMI-DETACHED DWELLINGS.pdf</li><li>- SRPRS.20.040 MAP_10_PERSPECTIVES OF TOWNHOUSE DWELLINGS.pdf</li><li>- SRPRS.20.040 MAP_11_STREETSCAPE OF PROPOSED DEVELOPMENT.pdf</li><li>- SRPRS.20.040 MAP_12_CONCEPT_PLAN.pdf</li></ul>
Final Approval Date:	Mar 25, 2020

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

**Gus Galanis - Mar 25, 2020 - 12:03 PM**

**Kelvin Kwan - Mar 25, 2020 - 12:34 PM**

**MaryAnne Dempster - Mar 25, 2020 - 12:34 PM**