



## **Staff Report for Council Public Meeting**

**Date of Meeting:** September 23, 2020

**Report Number:** SRPRS.20.132

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.20.132 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Sabella Ridge Estates Inc. - 10684 and 10692 Yonge Street - City Files: D01-20004 and D02-20010**

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### **Owner:**

Sabella Ridge Estates Inc.  
1881 Langstaff Road  
Vaughan, ON L4K 5T3

### **Agent:**

Malone Given Parsons  
140 Renfrew Drive, Suite #201  
Markham, ON L3R 6B3

### **Location:**

**Legal Description:** Part of Lots 53 and 54, Plan 1931  
**Municipal Addresses:** 10684 and 10692 Yonge Street.

### **Purpose:**

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit a 28 storey high density residential apartment building on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPRS.20.132 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for the lands known as Part of Lots 53 and 54, Plan 1931 (Municipal Addresses: 10684 and 10692 Yonge Street), City Files D01-20004 and D02-20010, be received for information purposes only and that all comments be referred back to staff.**

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### Contact Person:

Doris Cheng, Senior Planner – Site Plans, phone number 905-771-5563 and/or  
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

### Report Approval:

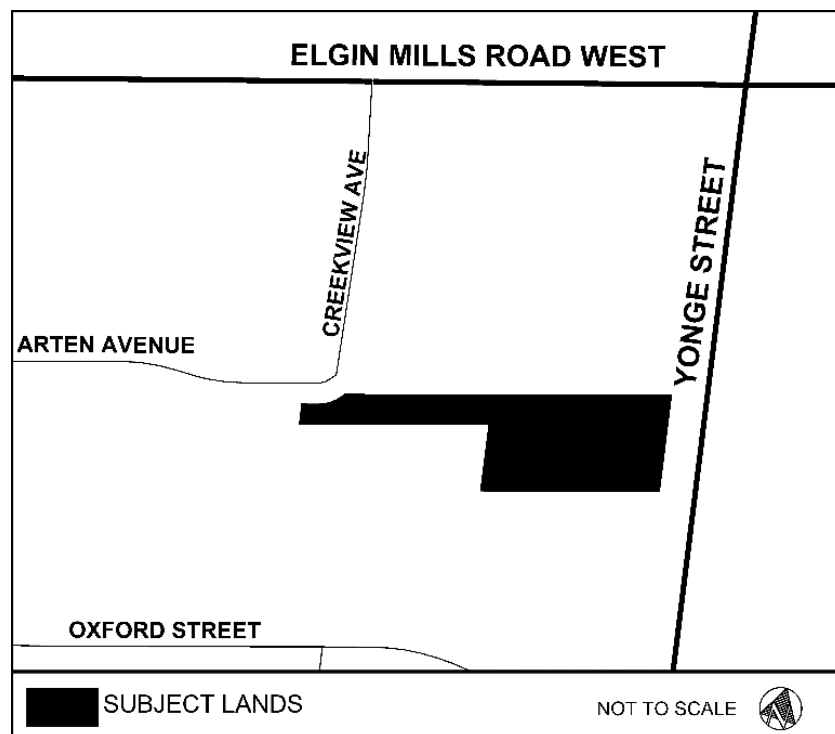
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, 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 the “Contact Person” above.



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### Background Information:

The subject Official Plan and Zoning By-law Amendment applications were submitted and deemed complete by the City on May 14, 2020. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the west side of Yonge Street, south of Elgin Mills Road West. The site is comprised of two parcels of land having a total lot area of 0.5 hectares (1.35 acres). The site has frontage on Yonge Street and a portion of the property has frontage onto Creekview Avenue/Arten Avenue (refer to Map 1). The lands are currently being used as a construction staging area for the York Region VIVA Bus Rapid Transit system presently under construction on Yonge Street. The lands abut existing commercial uses to the north and south, low density residential uses to the west, and Yonge Street to the east.

#### Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit a 28 storey, high density residential apartment building (rental tenure) on its land holdings. Vehicular access is proposed from Yonge Street, with an emergency access to be provided at the rear of the property onto Creekview Avenue/Arten Avenue (refer to Map 5). The applicant is also proposing a 273 square metre (2,938.55 square feet) public park at the rear of the site. The following is a summary table outlining the relevant statistics of the proposed development based on the plans and drawings submitted in support of the applications:

- **Lot Area:** 0.5 hectares (1.35 acres)
- **GFA:** 23,307 square metres (240,115 square feet)
- **Building Height :** 28 storeys (inclusive of 2 levels of above grade structured parking) or 86.75 metres (284.61 feet)
- **Total Number of Units:** 284 dwelling units
- **Parking:** 230 resident parking spaces  
43 visitor parking spaces
- **Bicycle Parking:** 182 spaces
- **Floor Space Index:** 4.12 FSI
- **Amenity Area:**
  - **Indoor:** 633 square metres (6,816 square feet)
  - **Outdoor:** 485 square metres (5,217 square feet)
- **Park Area:** 273 square metres (2,938.55 square feet)

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At the time of preparation of this report, a related Site Plan application had not been submitted in conjunction with the subject Official Plan and Zoning By-law Amendment applications. Prior to the enactment of the final Zoning By-law, a Site Plan application will be required in order to inform the submitted applications.

### Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

- Planning Opinion Report;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Site Plan;
- Site Plan Statistics;
- Context Plan;
- Residential Solid Waste Management Plan;
- Underground Level 1;
- Site/Ground Floor Plan;
- Floor Plans (Floors 2-28);
- Elevations;
- Building Sections;
- Rendered 3D Views / Perspectives;
- Sun Shadow Studies;
- Urban Design Brief;
- Adjacent Property Plan;
- Soil Investigation Report Update;
- Plan of Survey and Topography;
- Functional Servicing Report;
- Stormwater Management Report;
- Transportation Impact Study;
- Preliminary Hydrogeological Assessment;
- Flood Impact Study / Floodplain Risk Assessment;
- Environmental Noise Assessment;
- Landscape Master Plan;
- Tree Inventory and Arborist Report; and,
- Tree Inventory, Preservation & Removals Plan.

### Official Plan Amendment Application

The applicant has submitted an Official Plan Amendment application proposing site specific exceptions to the **Regional Mixed Use Corridor**, **Flood Vulnerable Area** and **Neighbourhood** designations applicable to the subject lands in order to facilitate the proposed development. The proposed amendment would include, amongst others, site specific provisions to:

- permit a minimum protection zone (or buffer) to the flood hazard of 0 metres;

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- allow development to proceed in advance of the implementation of the flood remediation program required in accordance with the final approved Yonge – Elgin Mills Area Flood Remediation Class Environmental Assessment Study;
- allow the 45-degree angular view plane to be measured from a point 10 metres vertically from the nearest residential lot line rather than the closest **Neighbourhood** designation as required by **Section 4.6.1.12** of the Plan;
- permit an increase in the maximum density from 2.0 to 4.15 FSI;
- permit an increase in the base building height from 4 storeys to 5 storeys; and,
- permit an increase in the maximum building height from 15 storeys to 28 storeys.

### Zoning By-law Amendment Application

The applicant is seeking approval to rezone its land holdings from **General Commercial One (GC1) Zone** and **Third Density Residential (R3) Zone** under Zoning By-law 2523, as amended, to **Multiple Family Six Density Residential (RM6) Zone** with site specific exceptions to facilitate the proposed high density residential development. As there is no **RM6 Zone** category under By-law 2523, outlined below are the proposed development standards being sought by the applicant as outlined in the draft Zoning By-law submitted in support of its development proposal:

Development Standard	Proposed Development
Minimum Lot Frontage	30.0 metres (157.48 feet)
Minimum Lot Area	0.5 hectares (1.35 acres)
Minimum Lot Depth	70 metres (229.66 feet)
Maximum Gross Floor Area	23,307 square metres (240,115 square feet)
Minimum Front Yard Setback (Yonge Street)	4.7 metres (15.42 feet)
Minimum Side Yard Setback (North)	1.0 metres (3.28 feet)
Minimum Side Yard Setback (South)	4.8 metres (15.75 feet)
Minimum Rear Yard Setback (West)	4.8 metres (15.75 feet)
Maximum Building Height	86.75 metres (284.61 feet)
Maximum Number of Storeys	28 storeys
Maximum Number of Podium Storeys	5 storeys
Maximum Floor Space Index	4.15
Indoor Amenity Area	633 square metres (6,816 square feet)
Outdoor Amenity Area	485 square metres (5,217 square feet)
Public Park Area	273.0 square metres (2938.6 square feet)
Parking	0.81 spaces per dwelling with minimum dimensions of 2.5 by 5.5 metres (8.2 by 18.04 feet).
Visitor Parking	0.15 spaces per dwelling
Loading	1 space with minimum dimensions of 4.0 by 13.0 metres (13.12 by 42.65 feet) and height of 6.5 metres (21.33 feet)

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It should be noted that the appropriateness of the proposed zoning provisions, as well as the need for additional development standards will continue to be evaluated through the review of the applications with regard to policy conformity, neighbourhood compatibility, urban design and function. Prior to the finalization of the Zoning By-law Amendment, a Site Plan Application will be required to inform the submitted applications.

### Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (PPS)*, the *Growth Plan for the Greater Golden Horseshow (2017)(Growth Plan)*, the *Regional Official Plan (ROP)* and the City's Official Plan (the Plan). Staff notes that the Plan is consistent with the *PPS* and conforms with the *Growth Plan* and the *ROP* that were in-force at the time of its approval. Since the Plan's approval, the *PPS* and the *Growth Plan* were updated in 2014 and 2017, respectively. Below is a more detailed outline of the proposal relative to the *ROP* and the Plan.

#### York Region Official Plan

The subject lands are designated **Urban Area** and are located along a **Regional Corridor** in accordance with Map 1 (Regional Structure) of the *ROP*. Growth within York Region is to be accommodated within the **Urban Area**, whereby **Regional Corridors** will serve as locations for the highest densities and mix of uses, as determined by the local municipality, with consideration for local community context and character. In accordance with the policies of the *ROP*, development within **Regional Corridors** is to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian and cyclist friendly, and transit supportive.

The site is also identified as a **Regional Rapid Transit Corridor** in accordance with Map 11 – Transit Network of the *ROP*. The applications have been circulated to York Region and comments have been included in this report. A more detailed review and evaluation of the proposed amendments in the context of the applicable policies in policies in the *ROP* will form part of the future recommendation report to Council.

#### City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor, Flood Vulnerable Area** and **Neighbourhood** in accordance with Schedule "A2" - Land Use of the Plan (refer to Map 3). The **Regional Mixed-Use Corridor** designation permits a broad range and mix of land uses to support compact, pedestrian-friendly and transit oriented development, including high density residential development as proposed by the subject applications. Development in the **Regional Mixed-Use Corridor** is permitted up to a maximum density of 2.0 FSI, with a maximum base building height of four storeys and an overall maximum building height of 15 storeys. Furthermore, development is to have due regard for the City's transition/angular plane policies where lands abut a **Neighbourhood** designation.

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The rear half of the property at 10684 Yonge Street is designated **Neighbourhood**, which generally contemplates low density residential uses and requires new development to be compatible with the physical context and character of the surrounding area. In addition, the lands are located within a priority infill area as per **Section 4.9.1.1.1(a)** of the Plan. This particular area is identified as the area bounded by Elgin Mills Road, Bathurst Street, the rear of the lot line on the south side of Oxford Street and Yonge Street. It is noted that there is no approved infill plan for this area.

The lands are also designated **Flood Vulnerable Area (FVA)**. These areas are susceptible to damage during flood events and, as such, the City has implemented **Section 3.2.2.5** of the Plan to address the matter of flood risk to the public prior to development occurring on the lands. This includes the completion and approval of the Yonge – Elgin Mills Area Flood Remediation Class Environmental Assessment Study (EA) and the implementation of the approved recommendations for the **FVA**. At the time of writing this report, the EA had been completed by the City; however the implementation of the remediation recommendations have not been implemented.

In addition, subsections of the above noted policy state that the development of lands can only proceed through the completion of a comprehensive Flood Risk Assessment Study to the satisfaction of the City and the Conservation Authority. The Assessment must demonstrate that the development either maintains or decreases the level of flood risk associated with the area. Specific actions and strategies for flood remediation, flood proofing, flood warning, emergency response measures, and the protection of any key natural heritage or hydrological features and their functions must be demonstrated through sustainable design solutions rather than traditional engineering solutions. The applicant has submitted the required study in support of the subject applications and it is currently under review by the City.

## Zoning

The subject lands are zoned **General Commercial One (GC1) Zone** and **Third Density Residential (R3) Zone** under Zoning By-law 2523, as amended (refer to Map 4). The site also contains a site specific exception (RH 146 1.8a) which provides site specific development standards associated with the **GC1 Zone**. The **GC1 Zone** allows for a range of commercial uses, including but not limited to, clinics, business and professional offices, restaurants, and financial institutions, while the **Third Density Residential (R3) Zone** permits a single detached dwelling, and institutional and recreational uses.

As noted previously, given that By-law 2523 does not include a zone category that accommodates high density residential development, the applicant is seeking approval to introduce a **Multiple Family Six Density (RM6) Zone** category into the by-law. It should be noted that the general provisions of the **RM6 Zone** found in other City by-laws would not support the density proposed for the subject development. As such, the appropriate Zone category and associated zoning provisions will continue to be evaluated through the review of the subject applications.

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### Department and External Agency Comments:

The subject Official Plan and Zoning By-law Amendment applications and the associated background studies and reports submitted in support of the same, have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

#### Development Planning Division

- the Planning Opinion Report provided in support of the subject applications provides a discussion with respect to conformity with the *Provincial Policy Statement (2020)*. However, the report does not sufficiently address **Policy 3.0 - Protecting Public Health and Safety** of the *PPS* with specific reference to **Subsection 3.1.7** pertaining to development within hazardous lands. While the issues of flood proofing standards and safe access are addressed in the Flood Risk Assessment submitted by the applicant, neither document addresses the creation of new hazards or not aggravating existing hazards;
- **Section 3.2.2.3** of the Plan prohibits development and site alteration within floodplains, subject to TRCA's regulations. Furthermore, a minimum protection zone of 10 metres (32.8 feet) applies to the flood hazard, which is to be conveyed to a public agency where appropriate. The applicability of this policy will be further considered subject to the findings of the applicant's Flood Risk Assessment, the updated floodplain modelling and determination of the location and level of risk associated with floodplain by the applicant, and the implementation of the recommendations and conclusions of the Assessment, to the satisfaction of the TRCA;
- a portion of the lands is located within the City's **FVA**, which is subject to the policies of **Section 3.2.2.5** of the Plan. **Section 3.2.2.5.1** further restricts development in the **FVA** until such time as the matter of flood risk is addressed on the lands and states that no new development shall occur until the EA for the **FVA** has been completed, approved and implemented in order to mitigate risk and liability in these hazard areas. As noted previously, the EA has been completed and approved, but the implementation of the measures have not been initiated to reduce or mitigate the flood risk in this area by the City;
- **Section 3.2.2.5.2** of the Plan states that where development is proposed in an **FVA**, a comprehensive Flood Risk Assessment Study must be completed to the satisfaction of the City and the TRCA to demonstrate that the development maintains or decreases the level of risk in the area. This includes, but is not limited to, flood remediation, flood warning and emergency response measures. Neither the Planning Opinion Report nor the Flood Risk Assessment submitted by the applicant addresses these issues, nor does it detail the potential impacts associated with diverted floodwaters onto adjacent lands;
- **Section 3.1.5.3** of the Plan requires a portion of the units to be accessible for people with disabilities. In this regard, the design of the individual units will need to be addressed as part of the future Site Plan application;



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- the Planning Opinion Report notes the building will be designed to be accessible by creating zero-step entrances. The entrances of the building are identified with a Finished Floor Elevation (FFE) of 240.40 metres, while the Flood Risk Assessments recommends an FFE of 240.51 metres to safely floodproof the building. As such, the building as proposed does not implement the recommendations of the applicant's submitted Flood Risk Assessment;
- the flood elevation for the site has been calculated in the submitted Flood Risk Assessment at 240.21 metres (to be approved by TRCA). In order for the building to implement zero-step entrances, the site will be required to be filled to meet the required grade. As a result, flood waters may have to be diverted from this property onto adjacent lands, which is not permitted in accordance with the **FVA** policies;
- **Section 3.1.5.6** of the Plan encourages high density residential development to provide units suitable for households with children. Of the 284 units proposed, 14 units (4.9%) are proposed as three bedroom units. The applicant will be required to provide further information with respect to how the proposal addresses the housing needs of York Region, including the need for family sized units;
- the tower floorplates between the 6<sup>th</sup> and 28<sup>th</sup> storeys are proposed to be approximately 750 square metres in size which is consistent with **Section 3.4.1.59** of the Plan;
- the proposal currently orients the primary entrance onto the north side of the building away from Yonge Street. **Section 3.4.1.36** of the Plan requires development within centres and corridors to orient the primary entrance of the building to the street. In this case, only a secondary entrance is proposed on Yonge Street. The applicant should consider orienting the primary access onto Yonge Street to demonstrate consistency with this policy;
- the rear portion of the lands are designated **Neighbourhood**. The **Neighbourhood** designation does not allow the lands to be used for uses associated with the **Regional Mixed-Use Corridor** portion of the property and therefore these lands must be re-designated to be consistent across the subject lands should the application be approved. Additionally, this portion of the lands is located within the boundaries of an approved Infill Area as per **Section 4.9.1.1.1 (a)** of the Plan. Given the size and configuration of the designation, an Infill Study is not required at this time; however, should the applicant not amend the designation, the applicant must demonstrate that the proposed use is permitted in the **Neighbourhood** designation and is compatible with the community;
- **Section 3.4.1.55** of the Plan states that development within the centres and corridors shall be designed to provide a 45 degree angular plane from the adjacent low density or medium density residential property line to ensure built form compatibility and transition of building heights. With respect to the **Regional Mixed-Use Corridors**, **Section 4.6.1.12** of the Plan states that the angular plane is to be applied to the abutting **Neighbourhood** designation. The applicant has measured the angular plane from the rear of the residential property on Creekview Avenue. However, as the closest abutting **Neighbourhood** designation is located at the property known as 14 Oxford Street and the angular plane should be measured from this property line. As such, the applicant is required to demonstrate compliance with **Section 3.4.1.55 and Section 4.6.1.12** of the Plan;

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- the applicant is also proposing to measure the angular plane 10 metres vertical from the ground. Based on the above, the applicant should provide justification in support of this proposal, including the identification of any potential impacts the proposed development may have on the adjacent low density residential neighbourhood;
- the proposed density of 4.15 FSI significantly exceeds the maximum density of 2.0 FSI permitted for lands within this portion of the **Regional Mixed-Use Corridor** (north of the **Downtown Local Centre** designation) in accordance with **Section 4.6.1.8** of the Plan;
- the proposed height of 28 storeys significantly exceeds the maximum building height of 15 storeys permitted for the lands within the **Regional Mixed-Use Corridor** designation on Yonge Street (north of the **Downtown Local Centre** designation) in accordance with **Section 4.6.1.9 (c)** of the Plan;
- the proposed podium building height of 5 storeys exceeds the maximum podium building height of 4 storeys permitted for the lands within the **Regional Mixed-Use Corridor** designation on Yonge Street (north of the **Downtown Local Centre** designation) in accordance with **Section 4.6.1.9 (b)**;
- due to the alignment of the York Region Bus Rapid Transit infrastructure, access to the site from Yonge Street is to be restricted to right-in/right-out movements only. The applicant must demonstrate sufficient site access for the residential component of the proposed development shall be provided which will be evaluated during the review of the application;
- the application is proposing a reduced parking rate as well as reduced parking space dimensions, the appropriateness of which will be determined as part of the review and evaluation of the subject applications;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the proposed development. In particular, comments associated with the technical issues pertaining to the feasibility of development in the **FVA** in advance of the implementation of the approved EA flood remediation recommendations. In this regard, it is noted that the applications are still under review by a number of City departments and external agencies; and,
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments as well as the site specific standards and land use permissions as requested by the applicant to ensure consistent application of standards across the City.

### Urban Design Section

Urban Design and Heritage staff have reviewed the subject applications and advise that in accordance with **Section 4.6.1.12** of the Plan, the angular plane is to be measured from the closest **Neighbourhood** designation, which is identified as the property west of the subject lands (14 Oxford Street). The applicant has provided no rationale or basis for the angular plane measurement at 10 metres above grade in the location proposed which is not consistent with **Section 3.4.1.55** of the Plan. Further, as provided for in **Section 4.5.1.55**, the applicant must ensure an adequate transition between uses. More detailed comments on urban design matters will be provided once the issues related to the proposed density and height are resolved from a policy perspective.

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### Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff advises that the proposed public park is not acceptable as it does not create a viable programmable space that contributes to the City's overall park system. As such, staff recommends accepting cash-in-lieu of parkland for the proposed development. Notwithstanding, staff does recommend the this area remain as a private outdoor amenity space for the residents of the proposed development to be used towards the provision of a minimum of 2.0 square metres of private outdoor amenity space per unit which is consistent with similar high density residential development proposals in the City.

With regard to the **Flood Vulnerable Area**, staff notes that the applicant has not demonstrated how the proposed development maintains or decreases the level of risk in the area, nor has the applicant provided information with respect to flood remediation, flood warning and emergency response measures in accordance with **Section 3.2.2.5.2** of the Plan.

### Development Engineering Division

Development Engineering staff have reviewed the applications and advise that the site is located within the City's Urban MESP study area. As such, the proposed development must have regard for and conform with the Urban MESP recommendations for City Growth Centres and Corridors, including impact assessments pertaining to the hydrogeological and geotechnical investigations. Staff recommends the installation of additional instrumentation to measure groundwater levels to inform preliminary construction and dewatering assessments, and to confirm how any anticipated impacts can be mitigated.

With respect to site servicing, the technical reports must also have regard for the Urban MESP. This includes (but is not limited to) the provision of relevant information to determine if all or a portion of the necessary infrastructure improvements required for this area are applicable to this specific development, including a comprehensive sanitary sewer analysis to assess capacity impacts. Furthermore, staff note that the proposed connections to the water service from Yonge Street will require Regional approval. These comments are attached as Appendix 'A' to this report.

### Region of York

The Region of York has reviewed the applications and has advised that the proposed development (from a land use perspective) appears to be generally consistent with a number of the Region's policy initiatives, including *Section 3.5 - Housing our Residents* by providing a mix of housing options such as rental units, and *Section 5.4 - Regional Centres and Corridors* by accommodating growth within planned intensification areas that is well served by transit, without compromising the integrity of the existing infrastructure. The applications are considered of local significance, and are therefore exempt from Regional Approval. However, Regional staff has advised that any issues associated with the approved EA and the Flood Risk Assessment Study will be required to be completed to the satisfaction of the TRCA and the City. All other site specific

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technical considerations provided by the Region will be required to be addressed at the time a Site Plan application is submitted.

### **Toronto and Region Conservation Authority (TRCA)**

The TRCA has reviewed the applicant's development proposal and has advised that the property is located within the Wellhead Protection Area Z2 (WHPA-Q2) area and an area of a Highly Vulnerable Aquifer Area as per the *Source Water Protection Plan* (SPP) and, as such, the applicant will be required to demonstrate conformity with the requirements of the SPP pursuant to the *Clean Water Act*.

TRCA staff has also acknowledged that the site is located in the City's **FVA** and, as such, the site and Yonge Street will be subject to hazard flooding. In this regard, alternative emergency access to the proposed development must be provided to the satisfaction of the TRCA and the City during a Regional Storm event. TRCA staff have also requested additional information be provided to assist their review of the floodplain model, including providing the necessary information to assess the model, its parameters and results, as well as providing additional information with respect to any potential impacts associated with any fill proposed within the floodplain and any potential impacts on adjacent lands. TRCA's comments have been attached as Appendix 'B' to this report for information.

### **Other City Department and External Agency Comments**

Comments have been received from Alectra Utilities, Canada Post, Enbridge Gas Inc., the York Catholic District School Board, the City's Financial Services Division, Fire and Emergency Services Division, and the Community Services Department. These external agency and departments have no objections to the proposed applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the Site Plan Application review and approval process. All comments have been forwarded to the applicant for consideration but have not been appended to this report.

As of the writing of this report, the applications remain under review by York Region District School Board, Bell Canada, the City's Building Services Division and Development Engineering – Transportation Planning Section.

### **Financial/Staffing/Other Implications:**

The recommendation of this report does not have any financial, staffing or other implications.

### **Relationship to the Strategic Plan:**

The recommendation of this report does not have any direct implications with respect to the City's Strategic Plan. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

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### **Conclusion:**

The owner of the subject lands is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit a high density residential development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

### **Appendix Contents and Maps:**

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.

- Map 1: Aerial Photograph
- Map 2: Neighbourhood Context
- Map 3: Official Plan Designation
- Map 4: Zoning
- Map 5: Proposed Site Plan
- Map 6: Proposed Elevations
- Appendix 'A' – Development Engineering Review Comments
- Appendix 'B' – TRCA Review Comments

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### Report Approval Details

Document Title:	SRPRS.20.132 Request for Comments - OP and Zoning Amendment - Sabella Ridge Estates - City File D01-20004 and D02-20010.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL PHOTOGRAPH.pdf</li><li>- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf</li><li>- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_4_EXISTING ZONING.pdf</li><li>- MAP_5_CONCEPTUAL SITE PLAN.pdf</li><li>- MAP_6_CONCEPTUAL_ELEVATIONS.pdf</li><li>- Appendix 'A' Development Engineering Comments.pdf</li><li>- Appendix 'B' TRCA Comments.pdf</li></ul>
Final Approval Date:	Sep 4, 2020

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

**Gus Galanis - Sep 2, 2020 - 3:59 PM**

**Kelvin Kwan - Sep 2, 2020 - 4:14 PM**

**MaryAnne Dempster - Sep 4, 2020 - 9:39 AM**