



## **Staff Report for Council Meeting**

**Date of Meeting:** February 10, 2021

**Report Number:** SRPI.21.009

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.21.009 – Request for Direction – Official Plan Amendment and Zoning By-law Amendment Applications – Metroview Developments (Elmwood) Inc. – City Files D01-18004 and D02-18029

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### **Owner:**

Metroview Developments (Elmwood) Inc.  
5690 Steeles Avenue West  
Vaughan, Ontario L4L 9T4

### **Agent:**

M. Behar Planning & Design Inc.  
25 Valleywood Drive, Unit 23  
Markham, Ontario L3R 5L9

### **Location:**

Legal Description: Part of Lots 11 and 12 and Lots 35 and 36, Registered Plan 2383  
Municipal Addresses: 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South.

### **Purpose:**

The purpose of this report is to request direction from Council regarding revised Official Plan and Zoning By-law Amendment applications appealed to the Local Planning Appeal Tribunal (LPAT) to permit a mixed use, high density residential/commercial development on the subject lands.

### **Recommendations:**

- a) That Staff Report SRPI.21.009 be received for information purposes;
- b) That the LPAT be advised as follows:

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- i) **That Council supports the applicant's revised development proposal in principle as generally depicted on Maps 6 to 11 of Staff Report SRPI.21.009, and subject to the revisions as recommended in this report;**
- ii) **that the LPAT be requested to withhold the issuance of its Final Order with respect to the Official Plan and Zoning By-law Amendments until such time as the City advises the Tribunal that a Site Plan application for the development has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure;**
- c) **that Council authorize the Commissioner of Planning and Infrastructure to negotiate a Section 37 Community Benefits package based on the revised development proposal as described in Staff Report SRPI.21.009, to be incorporated into the implementing Zoning By-law Amendment for the proposed development, to the satisfaction of the Commissioner of Planning and Infrastructure;**
- d) **That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and any further agreements or documentation as necessary to implement the applicant's revised development proposal and secure a Section 37 Community Benefits Package; and,**
- e) **That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal as necessary in support of Council's position concerning the subject applications.**

### Contact Person:

Jeff Healey, Senior Planner - Subdivisions, phone number 905-771-6452 and/or  
Deborah Giannetta, Manager of Development-Site Plans, phone number 905-771-5542

### Report Approval:

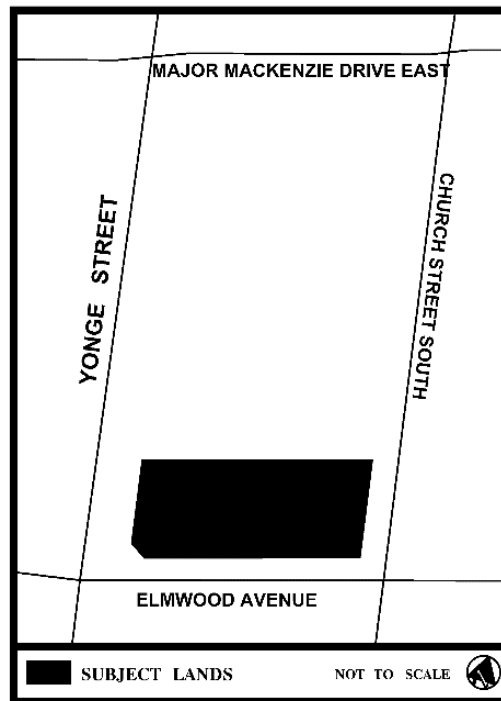
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure Department  
**Approved by:** Mary-Anne Dempster, City Manager

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:**

On November 6, 2019, the subject development applications were appealed to the Local Planning Appeal Tribunal (LPAT) pursuant to Sections 22(7) and 34(11) of the *Planning Act* on the basis that Council did not make a decision on the applications within the statutory timeframes prescribed under the *Planning Act*. The appeals related to the applicant's original proposal for an eight storey mixed use residential/commercial building containing 141 dwelling units and a Floor Space Index (FSI) of 3.75.

Subsequently, on November 15, 2019, the applicant submitted a significantly revised development proposal to permit a mixed use, high density residential commercial development comprised of a 20 storey apartment building to contain 263 dwelling units and 206 square metres (2,219 square feet) of commercial floor space at grade and having an FSI of 5.2. A Residents Meeting regarding the applicant's revised proposal was hosted by Deputy Mayor and Regional Councillor Perrelli on February 11, 2020 and a Council Public Meeting was held on February 19, 2020 to consider the revised concept for the lands (refer to Appendix A). A number of comments were raised at both the Residents Meeting and the Council Public Meeting by members of the public which are discussed in detail in the later sections of this report.

An LPAT Prehearing Conference was held on October 15, 2020 which was attended by representatives of the applicant, City staff, staff from the Region of York and five members of the public. The Region of York requested and was granted Party status for the hearing and two of the five members of the public requested and were granted Participant status for the hearing. The Tribunal ordered that the Parties provide a written update by no later than February 16, 2021 advising whether a Settlement has been reached in order to determine the need for hearing dates.

Since that time, staff have been actively working with the applicant to reach a Settlement that is in keeping with the provisions of the City's Official Plan and the objectives of ensuring a well designed, appropriate and compatible development. In this regard, City staff and the applicant have come to an agreement in principle on a further revised proposal submitted to the City in October 2020, subject to resolution of remaining outstanding matters identified as part of the review of that proposal. Accordingly, the purpose of this report to seek Council's direction with respect to the applicant's latest development proposal and for staff to provide an update to LPAT on the City's position on the applicant's revised applications.

### **Summary Analysis:**

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

The subject lands are comprised of five contiguous properties with frontages along Yonge Street and Church Street South. The lands have a total combined lot area of 0.365 hectares (0.903 acres) (refer to Maps 1 and 2). The properties known as 9929, 9935 and 9939 Yonge Street are currently vacant whereas 186 and 188 Church Street

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South contain single detached dwellings and accessory structures which are proposed to be demolished to facilitate the proposed development. The lands abut a two storey medical office building and single detached dwellings to the north, Church Street South to the east, Elmwood Avenue to the south and Yonge Street to the west.

### Revised Development Proposal

The applicant is seeking Council's direction with respect to its revised Official Plan and Zoning By-law Amendment applications to permit a high density residential development on its land holdings. The following is a summary table outlining the relevant statistics of the applicants' original 2018 proposal, revised November 2019 proposal and its revised October 2020 proposal (refer to Maps 6 to 11):

	<b>Original Proposal (December 2018)</b>	<b>Revised Proposal (November 2019)</b>	<b>Current Revised Proposal (October 2020)</b>
<b>Total Lot Area:</b>	0.365 hectares (0.903 acres)	0.365 hectares (0.903 acres)	0.365 hectares (0.903 acres)
<b>Gross Floor Area:</b>	13,704 sq. metres (147,508 sq. feet)	18,864 sq. metres (203,050 sq. feet)	18,039.1 sq. metres (194,171 sq. feet)
○ <b>Residential:</b>	13,534 sq. metres (145,678 sq. feet)	18,658 sq. metres (200,833 sq. feet)	17,729 sq. metres (190,829 sq. feet)
○ <b>Commercial:</b>	170 sq. metres (1,829.86 sq. feet)	206.2 sq. metres (2,219.5 sq. feet)	310.5 sq. metres (3,342 sq. feet)
<b>Total Units:</b>	141	263	254
○ <b>Apartment Units:</b>	137	249	240
○ <b>Townhouse Units:</b>	4	14	14
<b>Building Height:</b>	8 storeys	20 storeys	21 storeys
<b>Density (FSI)</b>	3.75	5.2	4.9
<b>Amenity Space:</b>	584 sq. metres (6,286.12 sq. feet)	1,875.6 sq. metres (20,188.8 sq. feet)	1,189 sq. metres (12,798.29 sq. feet)
○ <b>Indoor Amenity:     Space</b>	254 sq. metres (2,734.03 sq. feet)	632.9 sq. metres (6,812.4 sq. feet)	511.3 sq. metres (5,503.58 sq. feet)
○ <b>Outdoor Amenity:     Space</b>	330 sq. metres (3,552 sq. feet)	1,242.7 sq. metres (13,376.3 sq. feet)	677.7 sq. metres (7,294.7 sq. feet)
<b>Loading:</b>	1 space	1 space	1 space
<b>Parking:</b>	164	216	243
○ <b>Visitor/Commercial</b>	30	21	40
○ <b>Residential</b>	131	190	203
○ <b>Barrier Free</b>	3	5	4
○ <b>Bicycle</b>	49	211	211

The applicant's revised development proposal includes the reduction and transfer of massing from the eastern portion of the development along Church Street South to the tower portion of the development along Yonge Street. Vehicular access remains from

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Elmwood Avenue and three full levels of underground parking plus a partial fourth level of underground parking is proposed. Noteworthy differences between the revised November 2019 development proposal and the current revised proposal are as follows:

- an increase in building height from 20 to 21 storeys;
- a reduction in the total gross floor area from 18,864 square metres to 18,039 square metres;
- a reduction in the density from 5.2 to 4.9 FSI;
- a reduction in the total residential units from 263 to 254;
- an increase in the proposed commercial floor area from 206 square metres to 310 square metres;
- a reduction in the amenity space provided from 1,875.6 square metres to 1,189 square metres (due to the conversion of a portion of the outdoor amenity space to a green roof area); and,
- an increased parking supply from 216 to 243 spaces.

It should be noted that an associated Site Plan application (City File D06-18056) to facilitate the applicant's original 8 storey proposal was submitted to the City (refer to Map 6). At this time, a revised Site Plan application has not been submitted in conjunction with the applicant's revised Official Plan and Zoning By-law Amendment applications and, as such, is not part of the appeals proceeding to the LPAT.

### Planning Analysis:

Planning staff has undertaken a comprehensive review and evaluation of the applicant's latest development proposal and are in support of same for the following principle reasons:

- the revised proposal conforms with the provisions of the Regional Official Plan (ROP) which designates the subject lands as **Urban Area** and identifies the property as being located along a **Regional Corridor**. The **Urban Area** policies permit a full range and mix of urban uses which would permit residential and commercial uses as proposed and encourages intensification and redevelopment within the **Urban Area** boundary as proposed by the revised development in terms of land use. The **Regional Corridor** is also intended to support a range and mix of activities with the most intensive and widest range of uses;
- the revised proposal conforms with the land use permissions of the **Downtown Local Centre** designation and more specifically, the **Civic District** in accordance with Schedule - A9 Downtown Local Centre Districts of the City's Official Plan (the Plan), which is intended to support a broad range and mix of land uses as proposed by the subject applications. In this regard, the revised proposal is to include at-grade commercial uses within the proposed high-rise residential building. The integration of such uses contributes to the development of complete communities and supports the efficient use of land, infrastructure and public transit, particularly

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- along Yonge Street where mixed use developments serve an important role in fostering an animated pedestrian-oriented main street character;
- in terms of height and density, the policies of the **Civic District** of the **Downtown Local Centre** designation permit a maximum density of 2.5 FSI within a development block (**Policy 4.3.1.1.11**) and building heights of six to eight storeys at the north end of the **Civic District** (**Policy 4.3.1.1.15**). The revised proposal contemplates the establishment of a 21 storey building with three storey elements at a density of 4.9 FSI. The proposed height and density has been directed to a more slender tower built form that is to front onto Yonge Street, with a reduction of the building massing on the eastern portion of the site in order to provide appropriate transition to the existing low density residential uses on Church Street South. Further, the proposed development conforms with the 45 degree angular plane provisions of the Plan which is intended to provide transition as well as balanced intensification alongside existing low density built forms like those existing along Church Street South in proximity to the lands and to achieve important development principles including skyview, light and separation. Finally, in consideration of the site's location along the Yonge Street corridor which is a **Regional Corridor** that will be served by bus rapid transit (BRT) and the future site of an MTSA to be located at Yonge Street and Major Mackenzie Drive, staff consider the increased height and density appropriate;
  - as noted above, the applicant's revised development proposal meets the required 45 degree angular from the adjacent low density residential uses along Church Street South in accordance with the Plan. However, **Section 4.3.1.2.10** of the Plan also requires that development fronting onto Yonge Street be designed to provide a 45 degree angular plane measured from the adjacent property line on the opposite side of Yonge Street in order **"to maintain the significant views to the church spires"** further north within the downtown. Staff find that the application of the angular plane along the Yonge Street frontage to be unnecessary as the proposed development would have no adverse impact on the proposed development on the west side of Yonge Street. In this regard, the City owned lands on the west side of Yonge Street are largely vacant and the lands immediately to the south which are approved for high density residential development (proposed heights ranging between 6 and 8 storeys fronting onto Yonge Street with taller towers ranging between 17 and 22 storeys set back further to the west) will not be impacted by the subject development proposal. Given the future development to the west and the proposed development on the subject lands, staff do not anticipate the creation of a "canyon" effect along Yonge Street, nor will the development create a negative impact on the views of the church spires located in the City's historic downtown area when viewed from Yonge Street;
  - notwithstanding the repeal of the Downtown Local Centre Secondary Plan, **Section 4.3.1.1.2** of the Plan stipulates that the *Downtown Design and Land Use Strategy Recommendation Report* (DDLUS) be utilized in the review and evaluation of development applications in conjunction with the policies of the Plan. In this regard, the DDLUS identifies the Yonge Street portion of the subject lands as **Downtown Centre** and the rear portion fronting onto Church Street South as **Village**

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**Neighbourhood** (refer to Map 5). The **Downtown Centre** is intended to accommodate high-density mixed-use development in a more urban form and is an essential component to support the high order transit existing on Yonge Street. The **Village Neighbourhood** is intended to accommodate primarily low and medium density residential infill residential development. The revised development proposal generally conforms with the contemplated land uses of the DDLUS;

- in terms of height and density, the DDLUS directs that maximum building heights to be between six to eight storeys within the **Downtown Centre** portion of the property and three to five storeys on the **Village Neighbourhood** portion of the property. For all the reasons identified above with respect to the proposed increases in height and density, staff are satisfied that the proposed increased height and density is appropriate for the subject lands. The design recommendations/guidelines of the DDLUS will be required to be addressed through the submission of a revised Site Plan application; and,
- the applicant will be required to address the technical requirements identified by City departments and external agencies prior to finalizing the form and content of the implementing draft Official Plan and draft Zoning By-law documents.

On the basis of the preceding, staff is of the opinion that the revised development proposal has appropriate regard for and is consistent with the broader policy direction as outlined in the Plan. Staff supports the revised development proposal in principle subject to the recommended revisions as outlined above and the submission of the technical information as required by the City. Accordingly, staff recommends Council support the applicant's revised Official Plan and Zoning By-law Amendment applications.

Notwithstanding the above, it is recommended that the LPAT be requested to withhold its final Order with respect to the applicant's revised Official Plan and Zoning By-law Amendments pending the approval of a Site Plan application in order to allow the applicant to make the recommended revisions to its plans and to provide some flexibility to facilitate further revisions to the associated planning instruments should the need arise during the review of a Site Plan application. The final form of the amending Official Plan and Zoning By-law Amendment documents will be forwarded to the LPAT for approval at such time as the applicant finalizes the Site Plan application for the development.

## Section 37 Community Benefits Package

Section 37 of the *Planning Act* provides municipalities with the means to secure community benefits where a proposal exceeds the permitted height and/or density provisions of its Official Plan. Based on the revised development proposal outlined in this report, the applicant is proposing increases in the height and density beyond the limits outlined in the Plan for the subject lands. As such, it is recommended that Council direct staff to continue to work with the applicant to negotiate an appropriate Section 37 Community Benefits Package in consideration of the its revised development proposal.



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### **Public Comments:**

City staff has received public comments related to the revised development proposal. Comments received to date are in relation to the applicant's previous proposal through written submission, as well as those identified at the Resident's Meetings held on April 8, 2019 and February 11, 2020 and the Council Public Meetings held on April 17, 2019 and February 19, 2020, respectively. These comments are outlined below along with staff's responses:

#### **Excessive height and density and compatibility to Church Street South:**

The proposed built form and massing has been reduced and shifted toward the Yonge Street frontage in order to provide an appropriate transition to, and contextual consideration for, the existing single detached dwellings along Church Street. Further, the proposed development meets the angular plane provisions of the Plan which is intended to balance intensification adjacent to established low density areas. Additionally, the rear portion of the development fronting onto Church Street South provides for the establishment of townhouses, which staff are recommending to be reduced to a maximum height of three storeys to provide a comparable built form to the built form existent on said street.

#### **Increased levels of traffic on Elmwood Avenue and Church Street South and the need for a signalized intersection at Yonge and Elmwood:**

The Yonge Street and Elmwood Avenue intersection has recently been signalized through the Region of York's Bus Rapid Transit work along Yonge Street. Accordingly, the signalization of this intersection will assist with traffic operations in this area. Further, City staff has also reviewed the proposed full moves access to the subject lands in the context of the signalization of the Yonge Street and Elmwood Avenue intersection and have no concerns from a transportation perspective.

#### **Loss of trees and lack of greenspace:**

As part of the development approval process, the applicant will be required to provide for landscaping and tree plantings on the site in accordance with City standards.

#### **Reduced parking requirements and lack of visitor parking:**

The applicant has increased the proposed overall parking supply for the development from 216 to 243 spaces, inclusive of an increase in visitor parking that now meets the City's requirements. The proposed overall parking supply and parking rates have been reviewed by the City's Transportation Engineering staff and based on the unit mix and commercial space identified by the applicant are satisfied that parking is adequate to support the proposed development.

#### **Shadow impacts on adjacent residential uses and the east side of Yonge Street:**

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Due to the shape, orientation and location of the proposed tower on the subject lands, any shadowing that may result from the proposed development shall be primarily projected northward. Therefore, the development is not expected to produce significant shadowing on Church Street South.

### **Servicing capacity and infrastructure upgrades along Yonge Street:**

The City's Development Engineering Division and the Region of York have carefully reviewed the subject development proposal and have not advised of any servicing constraints or infrastructure upgrades that are required to accommodate the proposed development. A more detailed and technical review of servicing, hydrogeological and geotechnical considerations will be undertaken as part of the required future Site Plan application for the revised development proposal.

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

The following sections provide a summary of the comments received based on the review of the revised development proposal and accompanying materials submitted to the City in support of same.

#### **Urban Design and Heritage Section**

Urban Design staff support the applicant's revised development proposal in principle but have provided the following comments on built form compatibility:

- as it relates to the proposed townhomes to front onto Elmwood Avenue and Church Street South, the built form of these dwellings present as four storeys in height due to the proposed ceiling heights. It is recommended that the townhouses be reduced to three storeys in order to provide appropriate transition and be contextually sensitive to the existing two storey detached dwellings on the east side of Church Street South;
- with respect to the tower component development to front onto Yonge Street, Urban Design staff have requested a step back of the tower from the building podium in order to break the massing of the tower and to ensure the preservation of the significant views to the north when viewed from the east side of Yonge Street. The height of the first storey is proposed at 7.75 metres (25.42 feet) which is equivalent to more than two storeys in height. This additional height is excessive along the Yonge Street façade and furthermore directly contributes to the height of the townhouse units facing Church Street South; and,
- additional comments with respect to building articulation and design elements for the proposed development shall be addressed through the review of the revised Site Plan application.

#### **Park and Natural Heritage Planning Section**

Park and Natural Heritage Planning staff advise that they do not object to approval of the revised proposal in principle. The applicant is providing 678 square metres (7,295

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square feet) of outdoor amenity space which meets the required minimum requirement of 2 square metres per unit. Further, Parks staff has provided technical comments with respect to the preceding, as well as with respect to on site tree planting replacement and landscaping which are required to be addressed prior to the finalization of the implementing Official Plan and Zoning By-law Amendments through the finalization of the Site Plan application.

### **Development Engineering Division**

Development Engineering staff has reviewed the applicant's revised development proposal and advise that they do not object to approval of the proposal in principle, subject to the resolution of outstanding technical matters to be addressed as part of the submission of a Site Plan application. These matters pertain to water balance, hydrogeology, geotechnical matters, required storm sewer improvements on Elmwood Avenue and sanitary sewer improvements identified within the Urban MESP.

With respect to transportation matters, as noted previously in this report, the City's Transportation Engineering staff have reviewed the applicant's revised development proposal and have no objections to the approval of the applicant's revised development proposal. The latest submission provided by the applicant includes three full levels of underground parking plus a partial fourth level that shall provide a parking supply of 243 parking spaces of which 203 spaces will be for residential uses, 2 spaces for ancillary commercial uses and 28 visitor spaces and compact car spaces.

### **Regional Municipality of York**

As noted previously, the Region of York is a Party to the LPAT hearing to be held in consideration of the subject development proposal. In their comments dated November 25, 2020, the Region advised that they would have no objections to the applicant's revised Official Plan and Zoning By-law Amendment applications. Regional staff have also provided technical comments with respect to the applicant's revised development proposal, including but not limited to, water resources, servicing, hydrogeological and geotechnical considerations, road requirements and vehicular access which will be required to be addressed through the Site Plan application. The Region has also requested that the applicant work with City staff to provide for a vehicular interconnection from the subject lands to the abutting property to the north to accommodate future development and thereby minimize multiple Yonge Street access points.

### **Interim Growth Management Strategy**

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*

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2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), an updated *Sustainability Performance Metrics Tool* will be required by the applicant in support of its revised development proposal. The updated Metrics Tool will be required as part of the future revised Site Plan Application.

### Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications. However, due to the fact that the subject applications have been appealed to LPAT, there will be a draw on financial resources for staff to attend the proceedings on the applications.

### Relationship to the Strategic Plan:

The recommendations of this report are aligned with **Goal One – Stronger Connections in Richmond Hill** in providing for connections for people to access local amenities by means other than a car, **Goal Two - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all stages of life and **Goal Four - Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

### Conclusion:

Staff are seeking Council's direction with respect to a revised development proposal to permit a high density mixed use residential/commercial development on the subject lands. Staff has reviewed the applicant's revised development proposal and consider it appropriate, in principle. The proposed development is consistent with the PPS, conforms with the Growth Plan, and the ROP. Further, the proposal generally maintains the intent of the goals, objectives and policies of the City's Official Plan and represents good planning. Staff will continue to work collaboratively with the applicant to address the technical matters outlined in this report as well as determine an appropriate Section 37 Community Benefits package that will be acceptable to the City.

In consideration of the preceding, staff recommends that Council support the applicant's revised development proposal in principle, authorize the Mayor and City Clerk to execute agreements and documents necessary to implement the proposed Settlement and that the LPAT be advised to withhold its Final Order respecting the proposed

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Official Plan and Zoning By-law Amendment applications until such time as a Site Plan application has been finalized to the satisfaction of the Commissioner of Planning Infrastructure. Furthermore, it is recommended that City staff be directed to advise the LPAT of Council's position and appear at any future LPAT proceedings in support of Council's position concerning the revised applications.

### **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#05-20 held on February 19, 2020
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Civic District – Richmond Hill Downtown Design & Land Use Strategy
- Map 6 Original Site Plan (2018)
- Map 7 Revised Site Plan (2020)
- Map 8 Proposed Streetscape Elevations (East)
- Map 9 Proposed Streetscape Elevations (South)
- Map 10 Proposed Streetscape Elevations (West)
- Map 11 Proposed Streetscape Elevations (North)

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### Report Approval Details

Document Title:	SRPI.21.009 - Request for Direction - OPA and ZBA, Metroview Developments (Elmwood) Inc.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.21.009 -Appendix A.pdf</li><li>- SRPI.21.009 MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- SRPI.21.009 MAP_2_NEIGHBOURHOOD_CONTEXT.pdf</li><li>- SRPI.21.009 MAP_3_EXISTING_ZONING.pdf</li><li>- SRPI.21.009 MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- SRPI.21.009 MAP_5_CIVIC_DISTRICT-DDLUS.pdf</li><li>- SRPI.21.009 MAP_6_ORIGINAL_SITE_PLAN_2018.pdf</li><li>- SRPI.21.009 MAP_7_REVISED_SITE_PLAN_2020.pdf</li><li>- SRPI.21.009 MAP 8 - PROPOSED STREETSCAPE ELEVATIONS (EAST).pdf</li><li>- SRPI.21.009 MAP 9 - PROPOSED STREETSCAPE ELEVATIONS (SOUTH).pdf</li><li>- SRPI.21.009 MAP 10 - PROPOSED STREETSCAPE ELEVATIONS (WEST).pdf</li><li>- SRPI.21.009 MAP 11 - PROPOSED STREETSCAPE ELEVATIONS (NORTH).pdf</li></ul>
Final Approval Date:	Feb 1, 2021

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

**Gus Galanis - Jan 30, 2021 - 11:41 AM**

**Kelvin Kwan - Feb 1, 2021 - 9:18 AM**

**Task assigned to MaryAnne Dempster was completed by delegate Darlene Joslin**

**Darlene Joslin on behalf of MaryAnne Dempster - Feb 1, 2021 - 9:56 AM**