



Staff Report for Council Meeting

Date of Meeting: March 24, 2021

Report Number: SRPI.21.031

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.031 – Request for Approval –Zoning By-law Amendment Application – Amir-Hessam Limited & 668152 Ontario Limited – City File D02-17016 – Related File D06-17040

Owners:

Amir-Hessam Limited and 668152 Ontario Limited
3985 Highway 7 East, Unit 202
Markham, Ontario
L3R 2A2

Agent:

Macaulay Shiomi Howson Ltd.
520 Industrial Parkway, Unit 202
Aurora, Ontario
L4G 6W8

Location:

Legal Description: Part of Lot 29, Concession 2, E.Y.S.
Municipal Address: 11280 Leslie Street

Purpose:

A request for approval concerning a revised Zoning By-law Amendment application to facilitate the construction of a medium density residential development on the subject lands.

Recommendations:

- a) That the revised Zoning By-law Amendment application submitted by Amir-Hessam Limited and 668152 Ontario Limited for lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11280 Leslie Street), City File D02-17015, be approved, subject to the following:

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- (i) that the subject lands be rezoned from Agricultural (A1) Zone under By-law 2325-68, as amended, to Multiple Residential Four (RM4) Zone and Open Space (O) Zone under By-law 55-15, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.031;
 - (ii) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the applicant's Site Plan application (City File D06-17040) be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;
 - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands;
- b) That the authority to assign servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11; and,
- c) That all comments pertaining to the applicant's related Site Plan application (City File D06-17040) be referred back to Staff.

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

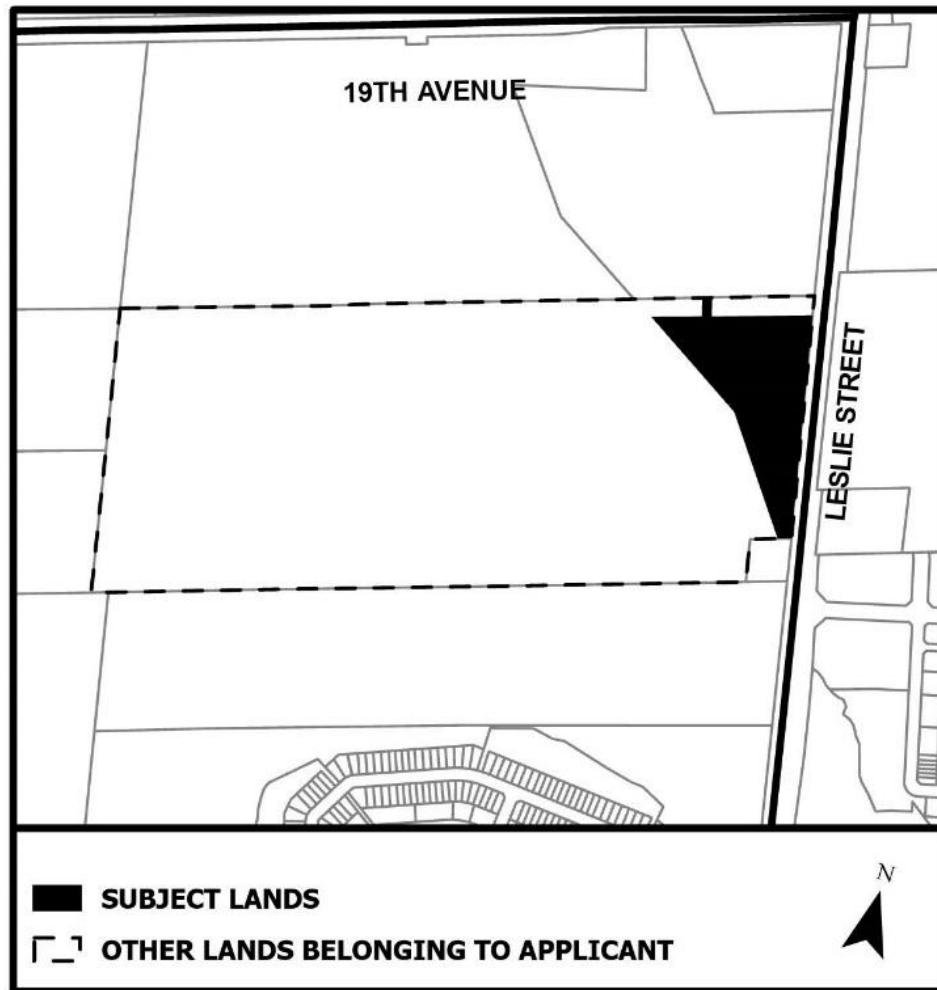
Approved by: Mary-Anne Dempster, City Manager

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.

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Location Map:

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



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Background:

The subject Zoning By-law Amendment and related Site Plan applications were originally considered at a statutory Council Public Meeting held on February 21, 2018 wherein Council received Staff Report SRPRS.18.055 and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Comments were raised at the meeting with respect to snow storage, barrier free parking and amenity area which are addressed in the later sections of this report. At the time, the applications proposed a medium density residential development comprised of 112 block townhouse dwellings in addition to blocks for stormwater management and open space purposes.

Since the original applications were filed in 2017, the applicant has made several formal resubmissions and revisions to the overall development proposal, including the following (refer to Maps 5 and 6):

- modifications to the boundaries, road alignment, unit types, unit distribution and density of the development;
- conversion of Blocks T and S from block townhouses to back-to-back townhouses;
- removal of the proposed stormwater management facility, which has now been relocated to the applicant’s draft Plan of Subdivision application to the west (City File D03-18003);
- accommodation of the Lake-to-Lake trail system; and,
- the inclusion of additional lands along the southern limit of the property. These lands (known as Block 96) were previously part of the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-18005 and D03-18003) to the west, and have now been consolidated with the subject lands to accommodate a potential four storey apartment building in the future.

The applicant is currently proposing a residential development comprised of 118 block townhouse dwellings with standard condominium tenure on the subject lands. Although the proposed zoning will also allow a four storey apartment building on the subject lands, the applicant has advised that the proposal is only conceptual at this time and will form part of a future Site Plan application submission.

All comments from circulated City departments and external agencies have now been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment application and to seek comments from Council on the related Site Plan application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are irregularly shaped and are located on the west side of Leslie Street, south of 19th Avenue (refer to Map 1). The lands have a frontage of 318.28

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metres (1,044.26 feet) along Leslie Street and have a total lot area of 3.31 hectares (8.18 acres). The lands are presently vacant and are primarily used for agricultural purposes that form part of a larger landholding owned by the applicant.

Surrounding uses include primarily natural heritage features and agricultural uses on lands that are also subject to planning applications to facilitate urban development within the North Leslie Secondary Plan area (refer to Maps 2 and 3). In this regard, the lands abut Leslie Street to the east, natural heritage features and existing rural residential uses to the south, natural heritage features and a proposed draft Plan of Subdivision containing low and medium density residential uses to the west (Amir-Hessam and 668152 Ontario Limited, City Files D02-18005 and D03-18003), and the TransCanada Pipeline right-of-way and a proposed draft Plan of Subdivision containing low and medium density residential uses to the north (1863106 Ontario Inc., City Files D02-17015 and D03-17005).

Revised Development Proposal

The applicant is seeking Council's approval of its revised development proposal to facilitate a medium density residential development comprised of 118 townhouse dwellings, in addition to a block to potentially accommodate a future four storey apartment building on the subject lands (refer to Maps 6 to 10). The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **3.31 hectares (8.18 acres)**
 - **Townhouse Block:** **3.09 hectares (7.64 acres)**
 - **Apartment Block:** **0.19 hectares (0.47 acres)**
 - **Private Road Crossing:** **0.03 hectares (0.07 acres)**
- **Total Number of Units:** **118 ⁽¹⁾**
 - **Block Townhouse:** **96**
 - **Back-to-Back Townhouse:** **22**
 - **Apartment Dwelling:** **TBD ⁽¹⁾**
- **Density:** **44 units per hectare
(17.77 units per acre) ⁽²⁾**
- **Building Height:**
 - **Townhouses:** **3 storeys**
 - **Apartment Dwelling:** **4 storeys**
- **Parking (Townhouses):**
 - **Residents:** **236 spaces (2 spaces per unit)**
 - **Visitors:** **30 spaces (0.25 spaces per unit)**
 - **Barrier Free:** **3 spaces**
- **Parking (Apartment):** **TBD ⁽³⁾**

(1) The total number of dwelling units within the subject lands will be determined at a future date, upon the submission of a Site Plan application to implement the conceptual four (4) storey

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apartment building. This building is presently anticipated to accommodate a total of 26 apartment dwelling units.

- (2) The final density of the subject lands will be determined at such time as a Site Plan application has been submitted to implement the conceptual four (4) storey apartment building. Based on the proposed zoning and permitted built form on the subject lands, the applicant's overall development proposal is expected to meet the minimum density of 35 units per net residential hectare (14 units per net residential acre) within the Medium Density Residential designation of the Secondary Plan.
- (3) The total number of parking spaces within the four (4) storey apartment building will be determined at a future date, upon the submission of a Site Plan application.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Medium Density Residential** on Schedule A - Land Use Plan of the North Leslie Secondary Plan. In addition, the northern portion of the lands are identified as a **Green Link** along the TransCanada Pipeline right-of-way (refer to Map 2).

The **Medium Density Residential** designation permits a variety of low and medium density housing forms including single detached, semi-detached, duplex, triplex, street townhouse, block townhouse, back-to-back townhouse and other low rise housing forms having a density range of between 35 and 60 units per net residential hectare (14 to 25 units per net residential acre) and a maximum building height of four storeys. In this regard, the proposed block townhouses, back-to-back townhouses and low-rise apartment building on the subject lands conform with the relevant land use, density and height policies prescribed in the Secondary Plan.

A portion of the subject lands bisects the **Green Link** and the TransCanada Pipeline right-of-way. The **Green Link** lands are identified as a major open space link that may be used for passive parkland purposes subject to TransCanada's easement rights. Development or site alteration within 30 metres of the right-of-way requires consultation with TransCanada Pipelines.

Given all of the above, staff is of the opinion that the applicant's development proposal conforms to the North Leslie Secondary Plan.

Revised Zoning By-law Amendment Application

The subject lands are zoned **Agricultural (A1) Zone** under By-law 2325-68, as amended, which permits, among other uses, agriculture, forestry and conservation uses (refer to Map 4). 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.

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The applicant has submitted a revised Zoning By-law Amendment application that seeks approval to include the subject lands within the boundaries of By-law 55-15 (North Leslie Zoning By-law) and to rezone the lands accordingly to implement the subject Site Plan application. In this regard, the applicant is proposing to rezone the lands to **Multiple Residential Four (RM4) Zone** and **Open Space (O) Zone** under By-law 55-15, as amended (refer to Appendix “B”).

On July 11, 2016, Council passed By-law 82-16, which implemented a series of general “housekeeping” revisions to By-law 55-15 to better accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential lands. The revisions also correct redundancies in the existing document and provide more flexibility in housing design to assist landowners in achieving the minimum density requirements of the Secondary Plan. Council approved the recommended revisions to By-law 55-15 and these have been included in all relevant Zoning By-law Amendments for the approved developments within the North Leslie West community. It is therefore recommended that the applicant's Zoning By-law Amendment include the same general “housekeeping” amendments to By-law 55-15.

The applicant is proposing site specific exceptions within the proposed **RM4 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	RM4 Zone Standard (Block Townhouse)	Proposed Standard
Minimum Lot Frontage	30.0 metres (98.43 feet)	Complies
Minimum Lot Area	N/A	Complies
Maximum Lot Coverage	60%	Complies
Minimum Required Front Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Side Yard	1.2 metres (3.94 feet)	Complies
Minimum Required Rear Yard	7.5 metres (24.61 feet)	6.0 metres (19.69 feet)
Maximum Height	4 Storeys	Complies
Minimum Setback from the TransCanada Pipeline Right-of-Way	N/A	7.0 metres (22.97 feet)
Accessory Structures and Decks within the TransCanada Pipeline Right-of-Way	N/A	No permanent Building or Structure, except for Accessory Structures and Decks, shall be located within 7.0 metres from TransCanada Pipelines Right-of- Way. Accessory Structures and Decks, shall have a minimum Setback of 3.0 metres from the TransCanada Pipelines Right-of-Way
Maximum Floor Area Ratio	N/A	Complies

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Development Standard	RM4 Zone Standard (Block Townhouse)	Proposed Standard
Development Standard	RM4 Zone Standard (Back-to-Back Dwelling)	Proposed Standard
Minimum Lot Frontage	6.0 metres (19.69 feet)	Complies
Minimum Lot Area	85.0 square metres (914.93 square feet)	Complies
Maximum Lot Coverage	80%	Complies
Minimum Required Front Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Side Yard	1.2 metres (3.94 feet)	Complies
Minimum Required Rear Yard	0.0 metres (0.0 feet)	Complies
Maximum Height	4 Storeys	Complies
Maximum Floor Area Ratio	N/A	Complies
Development Standard	RM4 Zone Standard (Apartment Dwelling)	Proposed Standard
Minimum Lot Frontage	20.0 metres (65.62 feet)	Complies
Minimum Lot Area	N/A	Complies
Maximum Lot Coverage	N/A	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Rear Yard	4.5 metres (14.76 feet)	Complies
Maximum Height	4 Storeys	Complies
Maximum Floor Area Ratio	N/A	Complies

As the subject lands abut the TransCanada Pipeline right-of-way to the north, a 7.0 metre (22.97 feet) building setback had been requested by TransCanada to ensure adequate separation of the proposed development from the edge of the right-of-way. Zoning provisions are recommended by staff to allow deck projections and accessory structures into the required setback up to 3.0 metres (9.84 feet) from the right-of-way.

A private access road and associated municipal services are proposed immediately north of the subject lands in order to provide access from the adjacent proposed draft Plan of Subdivision. As the private road traverses the TransCanada Pipeline, the lands are proposed to be zoned **Open Space (O) Zone** with site specific permissions to allow a private access road. The private road has been reviewed by TransCanada Pipeline and meets their standards and requirements for roads and servicing installation across the right-of-way. The lands are proposed to be conveyed to the City through the associated draft Plan of Subdivision application for the balance of the applicant's landholdings (City File D03-18003), with appropriate easements to allow the private access road and services.

The proposed stormwater management facility to be established immediately to the west of the subject lands will service both the subject development and development applications further to the north (City File D03-17005). Since the receipt of the original development applications on the subject lands, the applicant has incorporated the proposed stormwater management facility as a block within its draft Plan of Subdivision application to the west. In this regard, the proposed stormwater management facility will be zoned **Open Space (O) Zone** as part of the development applications to the west. In the interim, stormwater management ponds are permitted within the existing

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Agricultural (A1) Zone as a public authority use and may be constructed in advance of implementation of an appropriate **Open Space (O) Zone** in the future. It should be noted that Council has already authorized the construction and conveyance of the stormwater management pond to the City through a separate Servicing Agreement.

Given all the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the submitted Site Plan application and represents good planning. The amending Zoning By-law will be forwarded to Council for enactment at such time as the applicant finalizes the related Site Plan application for the lands.

Site Plan Application

The applicant has submitted a Site Plan application to facilitate the construction of 118 townhouse dwelling units on its land holdings (refer to Maps 6 to 10). Furthermore, the applicant has included a four storey apartment building in the Site Plan for conceptual and feasibility purposes only which will be implemented as part of a future Site Plan application submission. Four private roads are proposed within the Site Plan to provide vehicular access to the development blocks. The primary access road to the site is to be from Leslie Street, generally located at the southeast corner of the development block. The primary access is intended to be a full movement, non-signalized intersection.

A secondary private access road is proposed to the north which is to cross over the TransCanada Pipeline right-of-way to the proposed draft Plan of Subdivision to the north (City File D03-17005). The applicant is proposing Standard Condominium tenure and common elements shall include visitor and barrier free parking spaces, a playground and pedestrian walkways. A portion of the Lake-to-Lake trail will be provided at the southern end of the site connecting the trail between Leslie Street to the east and the stormwater management pond and natural heritage system lands to the west and north.

The applicant's Site Plan Application remains under review as a number of technical matters will need to be addressed prior to final approval. The following comments must be addressed as part of a Site Plan application resubmission:

- the applicant is required to address detailed comments respecting the submitted Grading Plan, Servicing Plan, Erosion and Sediment Control Plan and Traffic Demand Management Plan;
- all driveways and sidewalks are to be designed and constructed in accordance with City standards;
- the plans are to be revised to incorporate appropriate signage and pavement markings for the proposed "Y" intersection within the private road network and the applicant is to investigate reconfiguring this intersection to create a more typical configuration;
- the applicant must provide a minimum of 30 cubic metres of soil per planted tree to meet City standards;

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- the applicant must provide a 5-metre wide right-of-way and easement to accommodate the proposed Lake-to-Lake Trail at the southern end of the site; and;
- the applicant is required to submit updated Sustainability Metrics for review, which are required to meet the City's IGMS requirements for the consideration of the assignment of servicing allocation.

Staff is satisfied that the comments related to the Site Plan application are largely technical in nature and would not prevent the approval of the related Zoning By-law Amendment application at this time. Once the applicant has satisfactorily addressed the comments and the Site Plan application is in a position to be finalized, the corresponding amending Zoning By-law will be finalized and brought forward to Council for enactment.

Council and Public Comments:

As noted previously, a Council Public Meeting was held on February 21, 2018 regarding the applicant's development proposal, wherein residents and Members of Council provided comments. No concerns were raised by the public at the Council Public Meeting with respect to the applicant's development proposal. The following items provide clarification to questions raised by Members of Council:

Snow Storage Areas:

A question was raised with respect to the location of snow storage on the subject lands. In this regard, the applicant has indicated that snow storage is to be accommodated within proposed landscaped areas on-site and any excess snow will be removed off-site. The appropriateness of the snow storage areas conceptually identified by the applicant will be determined prior to the finalization of the Site Plan approval process.

Barrier Free Parking:

A question was raised with respect to the number of barrier free parking spaces to be provided on the subject lands. In this regard, a total of three barrier free parking spaces are currently proposed for the townhouse component which complies with the City's requirements. Further review of barrier-free parking requirements for the future apartment building will occur upon the submission of a Site Plan application.

Second Storey Amenity Space:

A question was raised with respect to the proposed amenity space above the attached garages within the proposed townhouse blocks and whether the amenity spaces between the townhouses units were separated between the dwelling units. In this regard, the applicant is proposing private amenity spaces on the second floor over the attached garages of each townhouse unit as depicted on the submitted Elevation Plans (refer to Map 9). Partitions are proposed between the dwelling units with independent access to the amenity areas from each dwelling unit.

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Department and External Agency Comments:

All circulated City Departments and external agencies have indicated that they have no further comments and/or no objections with respect to the applicant's revised Zoning By-law Amendment application. Technical comments pertaining to the proposed development will be addressed through the finalization of the related Site Plan application process.

Development Engineering Division

The City's Development Engineering Division has no concerns with the submitted Zoning By-law Amendment application. Detailed technical comments continue to be addressed as part of the related Site Plan approval process. It is noted that stormwater management for the subject development is reliant upon the adjacent lands to the west. Council has authorized the execution of a Servicing Agreement with the landowner to the west to facilitate the construction of the required stormwater management pond. The proposed stormwater facility is anticipated to be created as a block through the draft Plan of Subdivision to the west (File D03-18003) which is under the same ownership as the subject lands.

Development Engineering staff understand that the applicant intends to register a phased condominium for the subject development in the future (comprising of the townhouse block and the apartment building). As such, the appropriate servicing connections and easements to service the future apartment building will need to be provided as part of the approval of the townhouse development.

The Lake-to-Lake trail is a future Regional trail system connecting Lake Ontario and Lake Simcoe. Travelling north from Leslie Street, the trail system will enter the subject lands through the primary access point at the south end of the development and cross into the Stormwater Management Pond to the west. The trail will continue north along the Stormwater Management Pond where it will continue onto neighbouring lands to the north. It should also be noted that the trail system is anticipated to intersect with another planned City trail, running east to west along the TransCanada Pipeline right-of-way also identified as 'Green Link' on Schedule A - Land Use Plan of the North Leslie Secondary Plan (refer to Map 2).

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has no concerns with respect to the submitted Zoning By-law Amendment application. It should be noted that there are outstanding matters related to TRCA wetland compensation requirements as they affect a portion of two wetlands (Wetlands 31 and 32) that are no longer present on the subject lands. In this regard, the applicant has agreed to create two wetland compensation/restoration areas on its land holdings to the west of the subject lands. City and TRCA staff will review the location of the wetland restoration areas and ensure appropriate buffers and restoration measures are adhered as part of the adjacent draft Plan of Subdivision application (City File D03-18003).

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Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed development conforms with the applicable provisions of the North Leslie Secondary Plan;
- staff supports the applicant's proposed zoning provisions and find them appropriate for the subject development. The by-law structure and details of the site specific provisions will be finalized prior to enactment by Council;
- the applicant will be required to submit a Site Plan application for the proposed four storey apartment building on the subject lands;
- the applicant will be required to submit a draft Plan of Condominium application in order to facilitate the Standard Condominium tenure of the proposed development on the subject lands;
- the applicant will be required to submit a Private Street Naming application for the proposed private streets to be established within the development; and,
- the applicant will be required to submit an updated Sustainability Performance Metrics Tool in support of the subject development.

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 criteria are as follows:

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

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject Site Plan application demonstrating an Overall Application score of 33 points, which achieves a "good" score and meets the threshold of 32 points for Site Plan applications. The *Sustainability Performance Metrics Tool* was submitted in 2018 and must be updated by the applicant to reflect the latest development proposal. A total of 352.82 persons equivalent of servicing allocation (118 townhouse dwellings) will be needed for this component of the development.

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A separate sustainability metrics submission will be required with respect to the assignment of municipal servicing allocation for the proposed apartment building upon the submission of a future Site Plan application.

In consideration of the preceding and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign servicing allocation to the Commissioner of Planning and Infrastructure.

Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection, and **Getting Around the City** by improving active transportation networks for cyclists and pedestrians.

Climate Change Considerations:

The recommendations of this report are aligned with Council's climate change considerations as the development proposal will connect the subject lands to a future Regional trail system (Lake-to-Lake Trail) and includes bicycle parking spaces, thereby contributing to climate change mitigation by encouraging zero-emission modes of transportation.

Conclusions:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit a residential development on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted application conforms with the North Leslie Secondary Plan and is consistent with the approved Master Environmental Servicing Plan (MESP) for the North Leslie West Area. Staff is also of the opinion that the applicant's revised Zoning By-law Amendment application is appropriate and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject application in accordance with the directions 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.

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- Appendix A, Extract from Council Public Meeting C#06-18 held on February 21, 2018
- Appendix B, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan – Schedule ‘A’
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, Existing Zoning
- Map 5, Original Site Plan (2017)
- Map 6, Revised Site Plan (2021)
- Map 7, Enlarged Site Plan – North
- Map 8, Enlarged Site Plan – South
- Map 9, Townhouse Elevation Plans
- Map 10, Apartment Building Elevation Plans

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Report Approval Details

Document Title:	SRPI.21.031 -Request for Approval - Zoning By-law Amendment -11280 Leslie Street.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Council Extract C06-18.pdf- Appendix B- Draft Zoning By-law.pdf- Map 1 Aerial Photograph.pdf- Map 2 North Leslie Secondary Plan - Schedule A.pdf- Map 3 North Leslie (West) Overall Concept Plan.pdf- Map 4 Existing Zoning.pdf- Map 5 Original Site Plan (2017).pdf- Map 6 Revised Site Plan (2021).pdf- Map 7 Enlarged Site Plan - North.pdf- Map 8 Enlarged Site Plan - South.pdf- Map 9 Townhouse Elevation Plans.pdf- Map 10 Apartment Building Elevation Plans.pdf
Final Approval Date:	Mar 4, 2021

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

Gus Galanis - Mar 3, 2021 - 2:15 PM

Kelvin Kwan - Mar 3, 2021 - 2:55 PM

MaryAnne Dempster - Mar 4, 2021 - 6:49 AM