



Staff Report for Council Meeting

Date of Meeting: March 24, 2021

Report Number: SRPI.21.032

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.032 – Request for Approval –Zoning By-law Amendment and Draft Plan of Subdivision Applications – 1863106 Ontario Inc. – City Files D02-17015 and D03-17005

Owner:

1863106 Ontario Inc.
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 30, Concession 2, E.Y.S.

Municipal Address: 11430 Leslie Street

Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a low and medium density residential development on the subject lands.

Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 1863106 Ontario Inc. for lands known as Part of Lot 30, Concession 2, E.Y.S. (Municipal Address: 11430 Leslie Street), City Files D02-17015 and D03-17005, 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 Residential Wide Shallow Two (RWS2) Zone, Multiple Residential Four (RM4) Zone, Park (P) Zone, Environmental Protection Two (EPA2) Zone and Open Space (O) Zone under By-law 55-15, as amended, and that the amending Zoning By-laws establish site specific development standards as outlined in Staff Report SRPI.21.032;
 - (ii) that prior to the amending Zoning By-laws being brought forward to a future Council meeting for consideration and enactment respecting the lands to be zoned Multiple Residential Four (RM4) Zone, Site Plan applications be submitted to the City and be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure, and confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* where the proposed tenure is a Common Element Condominium;
 - (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 Zoning By-laws to implement the proposed development on the subject lands;
 - (iv) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPI.21.032 be draft approved subject to the conditions set out in Appendix “C” to this report;
 - (v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 106-20;
- b) That Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area to implement the applicant’s sustainability commitments and that said by-law be brought forward to a future Council meeting for consideration and enactment; and,
- c) 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.

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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:

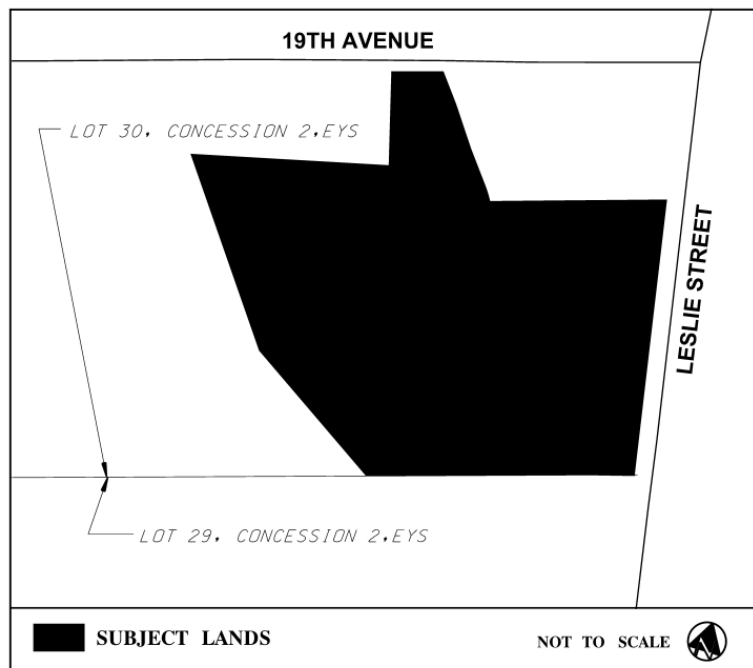
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.

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 draft Plan of Subdivision applications were originally considered at a statutory Council Public Meeting held on February 21, 2018 wherein Council received Staff Report SRPRS.18.054 and directed that all comments be referred back to staff for consideration. No comments or concerns were raised by Council or members of the public (refer to Appendix “A”). Since the original applications were filed in 2017, the applicant has made formal resubmissions and revisions to the overall development proposal, including with respect to the following (refer to Maps 5 and 6):

- modifications to the road alignment of Street “B” along the western property boundary; and,
- refinements to the development limits based on the location of natural heritage features and required buffers.

The applicant is currently proposing a residential development comprised of 36 single detached dwellings in addition to blocks for future low and medium density residential development, a park block, a stormwater management culvert, servicing and road purposes on the subject lands.

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 and draft Plan of Subdivision applications.

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 total area of 11.42 hectares (27.53 acres), are presently vacant and are primarily used for agricultural purposes.

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, the TransCanada Pipeline right-of-way and a proposed development containing medium density residential uses to the south (Amir-Hessam and 668152 Ontario Limited, City Files D02-17016 and D06-17040), natural heritage features containing a major tributary to the Rouge River and Provincially Significant Wetlands to the west, and 19th Avenue, the former 19th Avenue right-of-way, a future City-owned community centre and natural heritage features to the north.

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Revised Development Proposal

The applicant is seeking Council's approval of its revised development proposal to facilitate a low and medium density residential development comprised of 36 single detached dwellings, in addition to blocks for future development, park, open space, servicing and road purposes on the subject lands (refer to Map 6).

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:** **11.14 hectares (27.53 acres)**
 - **Single Detached Lots:** **1.39 hectares (3.43 acres)**
 - **Low Density Residential Block:** **3.91 hectares (9.66 acres)**
 - **Medium Density Residential Block:** **1.83 hectares (4.52 acres)**
 - **Residential Reserve Block:** **0.02 hectares (0.05 acres)**
 - **Park Block:** **1.67 hectares (4.13 acres)**
 - **Open Space Block:** **0.002 hectares (0.005 acres)**
 - **Stormwater Management Block:** **0.02 hectares (0.05 acres)**
 - **Servicing Access Block:** **0.04 hectares (0.99 acres)**
 - **Road Widening:** **0.06 hectares (0.15 acres)**
 - **Public Streets:** **2.17 hectares (5.36 acres)**
 - **Total Number of Units:** **285 (1)**
 - **Single Detached:** **36**
 - **Low Density Residential Block:** **TBD (1)**
 - **Medium Density Residential Block:** **TBD (1)**
 - **Density:**
 - **Low Density Residential:** **33.1 units per hectare (2)**
(13.38 units per acre)
 - **Medium Density Residential:** **39 units per hectare (2)**
(15.62 units per acre)
 - **Height:**
 - **Single Detached:** **2 storeys, 8.1 metres (26.57 feet)**
 - **Townhouses:** **3 storeys, 11.3 metres (37.07 feet)**
- (1) The total number of dwelling units within the Low Density Residential Block (Block A) and the Medium Density Residential Block (Block B) will be determined at a future date upon the submission of Site Plan applications. Block A is presently anticipated to accommodate a total of 172 condominium townhouse dwelling units. Block B is presently anticipated to accommodate a total of 77 condominium townhouse dwelling units.
- (2) The final density of the draft Plan of Subdivision will be determined at such time as Site Plan applications have been submitted for Blocks A and B. Based on the proposed zoning and permitted built form within Blocks A and B, the applicant's overall development proposal will exceed the minimum density of 17 units per hectare (7 units per acre) within the Low Density Residential designation and 35 units per net residential hectare (14 units per net residential acre) within the Medium Density Residential designation of the Secondary Plan.

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Low Density Residential, Medium Density Residential, Employment Corridor** and **Natural Heritage System** on Schedule A - Land Use Plan of the North Leslie Secondary Plan, in addition to being identified as a conceptual location for a park (refer to Map 2).

The **Low Density Residential** designation permits a variety of low rise housing forms including single detached, semi-detached, duplex, triplex, street townhouse and other ground oriented housing types having a density range of between 17 and 35 units per net residential hectare (7 to 14 units per net residential acre) and a maximum building height of three-and-a-half storeys. The proposed single detached dwellings and the future block townhouses associated with Block A conform with the relevant land use, density and height policies prescribed in the Secondary Plan.

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 and back-to-back townhouse uses 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. The future block townhouses associated with Block B conforms with the relevant land use, density and height policies prescribed in the Secondary Plan.

The **Employment Corridor** designation permits a variety of employment uses including offices, manufacturing, assembling, warehousing and training facilities, in addition to limited institutional, retail and personal service uses which service the office and industrial uses, and automotive service stations, places of worship, private schools and a municipal recreation centre. The lands designated **Employment Corridor** are proposed to contain a public park, which is in accordance with the conceptual location of a park in accordance with the Secondary Plan.

The abutting lands to the west of the subject lands are designated **Natural Heritage System** in the Secondary Plan and form part of the **Protected Countryside Area** in the Greenbelt Plan. The abutting lands contain several natural heritage features including a major tributary of the Rouge River, a Provincially Significant Wetland and Woodlands, have been zoned **Environmental Protection Two (EPA2) Zone**, and are to be conveyed to the City for environmental protection purposes as part of the adjacent development approvals.

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The permitted uses in the **Natural Heritage System** include conservation uses and existing uses not subject to development applications. Through the submission of an Environmental Impact Statement (EIS), a small portion of lands immediately west of Lot 35 are identified as being within the required 30 metre buffer of the adjacent natural heritage features, and have been identified as **Natural Heritage System** lands to be conveyed to the appropriate public authority on the draft plan.

Given all of the above, staff is of the opinion that the applicant's development proposal conforms with the applicable policies of 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.

The applicant has submitted a Zoning By-law Amendment application that proposes 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 proposed draft Plan of Subdivision. In this regard, the applicant is proposing to rezone the lands to **Residential Wide Shallow Two (RWS2) Zone, Multiple Residential Four (RM4) Zone, Park (P) Zone, Environmental Protection Two (EPA2) 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 corrected redundancies in the existing document and provided 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 **RWS2 Zone**, which would apply to the single detached residential lots. 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:

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Development Standard	RWS2 Zone Standard	Proposed Standard
Minimum Lot Frontage (Interior)	11.0 metres (36.09 feet)	Complies
Minimum Lot Frontage (Corner)	12.2 metres (40.03 feet)	Complies
Minimum Lot Area (Interior)	290 square metres (3,121.53 square feet)	Complies
Minimum Lot Area (Corner)	320 square metres (3,444.45 square feet)	Complies
Maximum Lot Coverage	55%	Complies
Minimum Required Front Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Side Yard	1.2 metres (3.94 feet) - one side 0.6 metres (1.97 feet) - other side	Complies
Minimum Required Flankage Yard	2.4 metres (7.87 feet)	Complies
Minimum Required Rear Yard	7.0 metres (22.97 feet)	Complies
Maximum Height	3.5 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.

As the subject lands abut the TransCanada Pipeline right-of-way to the south, 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 its 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.

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Proposed Blocks A and B on the draft plan are intended to accommodate block townhouses fronting onto private streets. Furthermore, Block H is to provide a private road connection and servicing connections to the lands immediately south (City Files D02-17016 and D06-17040). The detailed design of the development will be determined through the submission, review and approval of future Site Plan applications. It is the City's practice to withhold passage of implementing Zoning By-laws where applicants require Site Plan approval from the City and the form of development is unknown.

At the time of writing of this report, Site Plan applications had not been received to implement a development proposal within Blocks A, B and H. As a result, the existing zoning for Blocks A, B and H will remain as **Agricultural (A1) Zone** until such time as future Site Plan applications have been submitted and sufficiently advanced to implement a medium density residential development in conformity with the policies of the Secondary Plan.

Block E on the draft plan is proposed to accommodate a public park and will be zoned **Park (P) Zone**. A stormwater management culvert is proposed in Block G between Lots 8 and 36 in order to provide a connection to a proposed stormwater management pond located to the south of the proposed development (City Files D02-18005 and D03-18003). The stormwater management culvert will be zoned **Open Space (O) Zone**.

It is noted that lands located immediately north of the draft Plan of Subdivision are also included as part of the lands to be rezoned. The lands form part of the former 19th Avenue right-of-way currently owned by York Region. The lands will be dedicated to the applicant and subsequently to the City pursuant to separate agreements between York Region and the North Leslie Landowners Group, the City and the applicant. The lands are proposed to be zoned **Park (P) Zone, Environmental Protection Two (EPA2) Zone** and **Residential Wide Shallow Two (RWS2) Zone** to recognize the proposed land uses.

Given all the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the submitted draft Plan of Subdivision application, conforms with the North Leslie Secondary Plan and represents good planning.

Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision that proposes to facilitate a low and medium density residential development comprised of 36 single detached dwellings, in addition to blocks for future development, park, open space, stormwater management, servicing and road purposes on the subject lands (refer to Map 6). The following is an overview of the various components of the submitted draft plan:

- Lots 1 to 36 on the draft plan are intended for single detached dwelling units, Block A is a future development block which is intended to accommodate approximately 172 condominium block townhouse dwelling units, and Block B is to be a future

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development block which is intended to accommodate approximately 77 condominium block townhouse dwelling units. Further details respecting the development of Blocks A and B are pending future Site Plan applications;

- Street “A” on the draft plan provides a collector road which serves as vehicular and pedestrian access between Leslie Street and 19th Avenue. An agreement is in place between York Region and the North Leslie Landowners group to convey parts of the former 19th Avenue right-of-way from the Region to the applicant. The portion of the lands that connects Street “A” to the realigned 19th Avenue will be conveyed to the City to complete the vehicular and pedestrian access to 19th Avenue;
- Street “B” on the draft plan provides a north-south and east-west local road which connects with Street “A” at its northern and southern terminus. Street “B” serves as a vehicular and pedestrian access for the western half of the draft plan which includes single detached dwelling units and Block A;
- Blocks C and D on the draft plan are identified as residential reserves blocks, but will be consolidated with Lot 36 as a condition of draft plan approval;
- Block E on the draft plan is located immediately north of Street “A”, west of Leslie Street, and is to be dedicated to the City for a future park;
- Block F on the draft plan (located immediately west of Lot 35) is intended for natural heritage system protection. Block G is intended to be a stormwater management culvert, which will traverse over the TransCanada Pipeline right-of-way to a proposed Stormwater Management Pond to the south. Blocks F and G are to be conveyed to the City;
- Block H provides a vehicular and servicing corridor which will connect with lands to the south over the TransCanada Pipeline right-of-way. The private road access will be to the benefit of the medium density residential development to the south, while the municipal services underneath the road will be to the benefit of the subject lands. Private agreements and easements will be required to secure the applicable road and servicing connections between the subject lands and the medium density residential development to the south; and,
- Block I is proposed as a road widening block, which will provide the appropriate daylighting triangles for the intersection between Street “A” and Leslie Street. This intersection is expected to be signalized in the future.

It is noted that the intersection of Street “A” and 19th Avenue to the north will also be a signalized intersection. The northern terminus of Street “A” forms part of the draft Plan of Subdivision to the north (City File D03-03013) and the former 19th Avenue right-of-way as a result of the re-alignment of 19th Avenue.

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

Department and External Agency Comments:

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

Development Engineering Division

The City’s Development Engineering Division has provided conditions of draft approval with respect to the applicant’s draft Plan of Subdivision application, including comments to be addressed as part of the detailed design phase of the proposed development. It is noted that stormwater management for the subject development is reliant upon adjacent lands to the south. Council has authorized the execution of a Servicing Agreement with the landowner to the south to facilitate the construction of the required stormwater management pond.

Immediately north and west of the subject lands is a portion of the proposed Lake-to-Lake Trail, which is a future Regional trail system connecting Lake Ontario to Lake Simcoe. Trail connections will be provided from Street “B” to the Lake-to-Lake trail, connecting the lands to the south to 19th Avenue to the north. The trail will continue west along 19th Avenue where it will eventually turn north at Bayview Avenue.

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has provided conditions of draft approval with respect to the applicant’s draft Plan of Subdivision, as well as comments to be considered as part of the detailed design stage in the approval process.

Regional Municipality of York

The Regional Municipality of York has provided conditions of draft approval with respect to the applicant’s draft Plan of Subdivision application, in addition to general comments pertaining to the provision of improvements to 19th Avenue, water resources and servicing allocation.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has reviewed the applicant’s draft Plan of Subdivision and has provided conditions of draft approval with respect to the proposed development.

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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 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 Site Plan applications for low density residential Block A and medium density residential Block B and Block H;
- enactment of the proposed zoning for the subject lands will be phased. Zoning By-laws for Blocks A and B will be withheld until such time as associated Site Plan applications for each block have been submitted to the City and are substantially finalized; and,
- a red line revision to the current proposed draft Plan of Subdivision will be required as a condition of draft approval to merge Residential Reserve Blocks C and D with Lot 36 as no opportunities for development to the immediate south or west are available for Blocks C or D.

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 draft Plan of Subdivision application demonstrating an overall application score of 25 points, which achieves a "good" score and meets the threshold of 21 points for draft Plan of Subdivision applications. The submitted *Sustainability Performance Metrics Tool* in support of the development proposal is currently under review. A total of 126.36 persons equivalent of servicing allocation (36 single detached dwellings) will be needed for this component of the development.

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Servicing allocation for Block A (Low Density Residential) and Block B (Medium Density Residential) within the draft plan will be subject to a separate sustainability metrics review through future Site Plan approval processes.

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 consideration as the development proposal will connect the subject lands to a future Regional trail system (Lake-to-Lake Trail), thereby contributing to climate change mitigation by encouraging zero-emission modes of transportation.

Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development consisting of 36 single detached dwellings, in addition to blocks for future low and medium density residential development, a park block, environmental protection, stormwater management, servicing and road purposes on the subject lands.

Staff has completed a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted applications conform with the North Leslie Secondary Plan, are consistent with the approved Master Environmental Servicing Plan (MESP) for the North Leslie West Area and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. Staff is also of the opinion that the applicant's revised Zoning By-law Amendment and draft Plan of Subdivision applications are appropriate and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the conditions and directions outlined in this report.

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Attachments:

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

- Appendix A, Extract from Council Public Meeting C#06-18 held on February 21, 2018
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions
- 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 Draft Plan of Subdivision
- Map 6, Revised Draft Plan of Subdivision
- Map 7, Conceptual Development Plan
- Map 8, Conceptual Elevation Plans – Townhouses
- Map 9, Conceptual Elevation Plans – Townhouses
- Map 10, Conceptual Elevation Plans – Townhouses
- Map 11, Conceptual Elevation Plans - Singles

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Report Approval Details

Document Title:	SRPI.21.032 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision -11430 Leslie Street.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Council Extract C06-18.pdf- Appendix B - Draft Zoning By-law.pdf- Appendix C - Draft Plan Conditions.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 Draft Plan of Subdivision.pdf- Map 6 Revised Draft of Subdivision.pdf- Map 7 Conceptual Development Plan.pdf- Map 8 Conceptual Elevation Plans - Townhouses.pdf- Map 9 Conceptual Elevation Plans - Townhouses.pdf- Map 10 Conceptual Elevation Plans - Townhouses.pdf- Map 11 Conceptual Elevation Plans - Singles.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 - 2:18 PM

Kelvin Kwan - Mar 3, 2021 - 2:56 PM

MaryAnne Dempster - Mar 4, 2021 - 6:48 AM