



Staff Report for Council Public Meeting

Date of Meeting: April 7, 2021

Report Number: SRPI.21.033

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.033 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Hazelview Developments Inc. City Files: D01-20013 and D02-20025**

Owner:

Hazelview Developments Inc.
1133 Yonge Street, 4th Floor
Toronto, Ontario
M4T 2Y7

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario
M5M 4A8

Location:

Legal Description: Part of Lots 4 and 6 and Part of Block A, Registered Plan 1642
Municipal Addresses: 11160 and 11172 Yonge Street

Purpose:

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a high density mixed use residential/commercial development on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.033 with respect to the Official Plan Amendment Zoning By-law Amendment applications submitted by Hazelview Developments Inc. for lands known as Part of Lots 4 and 6 and Part of Block A, Registered Plan 1642 (Municipal Addresses: 11160 and 11172 Yonge Street), City Files

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D01-20013 and D02-20025, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Jeff Healey, Senior Planner-Subdivisions, phone number 905-747-6452 and/or
Deborah Giannetta, Manager of Development-Site Plans, phone number 905-771-5542

Report Approval:

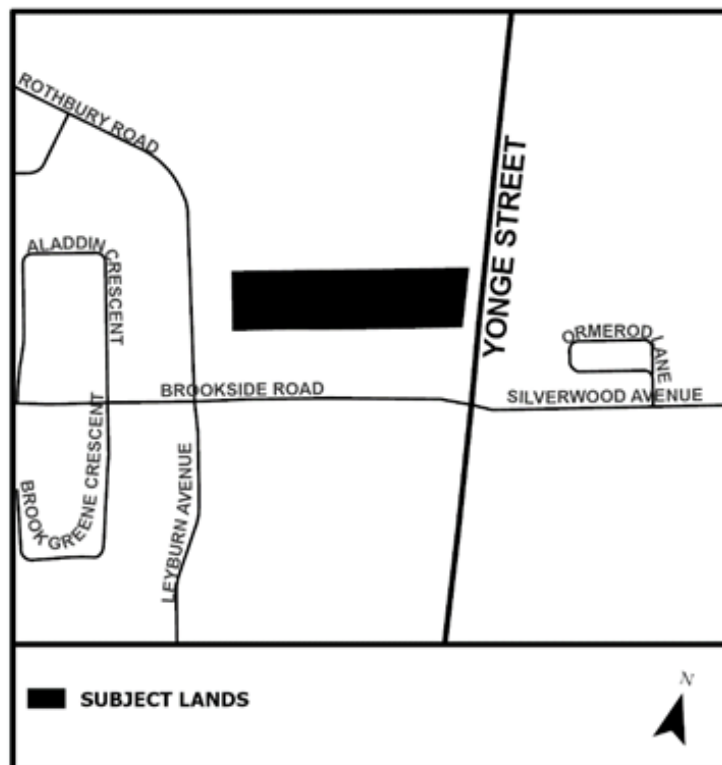
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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 Information:

The subject Official Plan and Zoning By-law Amendment applications were received by the City on November 2, 2020 and deemed complete on December 18, 2020. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Yonge Street approximately 100 metres (328 feet) north of Brookside Road. The lands have a total lot area of 1.611 hectares (3.98 acres) (refer to Map 1). The lands are composed of two parcels. 11160 Yonge Street supports a two storey commercial building and associated parking area. 11172 Yonge Street is vacant and contains existing underground municipal services running parallel to Yonge Street.

Notwithstanding the separate addressing of the properties, the properties function as a single entity and the existing commercial building and related parking area are proposed to be demolished to facilitate the proposed development. Additionally, a tributary of the Rouge River runs through the western portion of the subject lands. Surrounding land uses include a motor vehicle sales establishment to the north, Yonge Street to the east, existing single detached residential uses to the west and a proposed 15 storey high density residential development (City Files D01-18001 and D02-18007), a future five storey medium density medical office development (City Files D02-14031, D06-19061) and existing single detached residential uses to the south (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking approval of its Official Plan and Zoning By-law Amendment applications to facilitate the construction of a high-density mixed-use residential/commercial development on its land holdings (refer to Maps 5 to 10). The proposed development is to be comprised three high-rise towers, 15, 35 and 18 storeys in height. The development is to have a combined gross floor area of 58,940 square metres (634,424 square feet) and contain a total of 731 dwelling units and 510 square metres (5,489.59 square feet) of commercial floor space at grade fronting onto Yonge Street.

Building A is a 15 storey building and is located within the northwest quadrant of the subject lands east of the Rouge River Tributary, Building C is an 18 storey building and is located within the northeast quadrant of the subject lands and Building B is a 35 storey building and is located between Buildings A and C in the centre of the property, oriented southward. A four storey podium is to be located at the base of each tower with a connected podium between proposed Buildings A and B. Indoor amenity areas are proposed on the P1 level of Buildings A and B, and on the 5th floor of Building C. Outdoor amenity areas are proposed

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on the ground level immediately south of Building A and on the 5th floor of Building C. A right-in, right-out vehicular access is proposed from Yonge Street and a private driveway is proposed providing vehicular access and on site vehicular circulation. A total of three levels of shared underground parking are proposed. Outlined below is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City.

- **Total Lot Area:** 1.61 hectares (3.98 acres)
 - **Developable Area:** 1.17 hectares (2.89 acres)
 - **Natural Heritage System:** 0.43 hectares (1.07 acres)
- **Number of Buildings:** 3
- **Total Gross Floor Area:** 58,940 square metres (634,424 square feet)
 - **Residential Floor Area:** 58,430 square metres (628,935 square feet)
 - **Commercial Floor Space:** 510 square metres (5,489.59 square feet)
- **Total Amenity Space:** 2,924 square metres (31,473.67 square feet)
 - **Indoor Amenity:** 1,462 square metres (15,736.83 square feet)
 - **Outdoor Amenity:** 1,462 square metres (15,736.83 square feet)
- **Total Number of Dwelling Units:** 731
 - **Building A:** 204
 - **Building B:** 373
 - **Building C:** 154
- **Density (Floor Area Ratio):** 3.65 FSI
- **Building Heights:**
 - **Building A:** 18 storeys (62.0 metres) (203.41 feet)
 - **Building B:** 35 storeys (113.6 metres) (372.7 feet)
 - **Building C:** 15 storeys (53.4 metres) (175.0 feet)
- **Parking Spaces:** 785
 - **Residents:** 675
 - **Retail:** Details not provided
 - **Visitor:** 110
 - **Barrier Free:** 15
- **Loading Spaces:** 2
- **Bicycle Parking Spaces:** 463
 - **Residents:** 439
 - **Visitor:** 24

Supporting Documentation/Reports

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

- Development Application Summary;
- Planning and Urban Design Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Site Plan;
- Underground Parking Plans;
- Floor Plans;
- Cross Section Plan;
- Coloured Elevation Plans;
- Survey;
- Landscaping Plans;
- Arborist Report including Tree Inventory and Preservation Plan;

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- Hydrogeological Report;
- Geotechnical Investigation Report;
- Functional Servicing and Stormwater Management Report;
- Phase 1 Environmental Site Assessment;
- Transportation Impact Study;
- Noise Report;
- Sun/Shadow Study; and,
- Pedestrian Wind Study.

Official Plan Amendment Application

The applicant is proposing the following site specific amendments to the City of Richmond Hill Official Plan 2010 (the Plan) in order to facilitate the proposed development on the subject lands:

- **Section 3.4.1.59** of the Plan for high-rise residential buildings shall generally have a floorplate above the podium of approximately 750 square metres, whereas the subject application proposes a maximum floorplate of 775 square metres;
- **Section 4.6.1.8** of the Plan requires a maximum site density of 2.0 FSI, whereas the subject application proposes a density of 3.65 FSI; and,
- **Section 4.6.1.10** of the Plan requires a maximum building height of 8 storeys whereas the applicant is proposing building heights of 15, 18 and 35 storeys.

Zoning By-law Amendment Application

The subject lands are currently zoned **General Commercial One (GC1) Zone** and **Residential Single Family Six (R6) Zone** under By-law 190-87, as amended. The lands are also zoned **Flood (F) Zone** under By-law 2523 as amended (refer to Map 3). The **General Commercial One (GC1) Zone** permits a variety of commercial uses and the **Residential Single Family Six (R6) Zone** permits single detached dwellings, home occupations and private home day cares. The **Flood (F) Zone** permits flood controls and conservation uses and prohibits buildings or structures within floodplains and watercourses.

All of the applicable zone categories would not permit high density residential uses as proposed by the subject applications. Accordingly, the applicant is proposing to rezone the subject lands to **Multiple Residential Ten (RM10) Zone** to permit additional uses and associated site specific development standards to facilitate the proposed development on the subject lands. Outlined below is a comparison of the proposed development standards relative to those of the current zone category, with the requested and required site specific exceptions in bold:

Development Standard	Existing Zoning (GC1 Zone)	Proposed Zoning (RM10 Zone)
Minimum Lot Area	0.4 ha	1.611 ha (3.98 acres)
Minimum Lot Frontage	30.0 metres (98.42 feet)	65.48 metres (214.83 feet)
Minimum Front Yard Setback from Yonge Street	6.0 metres (19.68 feet)	3.7 metres (12.14 feet)
Minimum Side Yard Setback (North)	6.0 metres (19.68 feet)	9.0 metres (29.52 feet)

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Minimum Side Yard Setback (South)	6.0 metres (19.68 feet)	9.0 metres (29.52 feet)
Minimum Rear Yard Setback	12.0 metres (39.37 feet)	65.6 metres (215.22 feet)
Maximum Building Height	7.5 metres (24.60 feet)	35 storeys/ 113.6 metres (372.7 feet)
Maximum Lot Coverage	N/A	35%
Maximum Density	N/A	3.65 FSI
Minimum Parking Standards	<p>Apartment Use: 1.5 spaces per dwelling unit, 20% of which shall be for visitors parking</p> <p>Commercial/Retail Uses: 3.2 spaces per 100 square metres of Gross Floor Area (in accordance with shared parking formula as per By-law 222-96)</p> <p>Adult Education Day School: 6.0 spaces per 100 square metres of Gross Floor Area (in accordance with shared parking formula as per By-law 222-96)</p>	<p>Bachelor: 0.7 spaces per dwelling unit 1 Bedroom: 0.8 spaces per dwelling unit 2 Bedroom: 0.9 spaces per dwelling unit 3 Bedroom: 1.0 spaces per dwelling unit</p> <p>Visitor: 0.15 spaces per dwelling unit.</p> <p>Retail: 2.8 spaces per 100 square metres of Gross Floor Area</p> <p>Above grade parking shall not be permitted between the building and Yonge Street.</p>
Loading Space Standards	1 space per apartment building	<p>2 spaces</p> <p>No loading or service areas shall be permitted along Yonge Street.</p>
Bicycle Parking Spaces	N/A	<p>Residential Use- 0.6 spaces per dwelling unit</p> <p>Visitor- 5% of the minimum require bicycle spaces for a residential use</p> <p>Non-Residential Use- 0.13 spaces per 100 square metres of gross floor area</p> <p>Visitor (Non-Residential)- 0.15 spaces per 100 square metres of gross floor area.</p>

In addition to the above, the applicant is also requesting that a number of definitions be added to the proposed Zoning By-law including commercial uses, apartment dwelling, gross floor area, floor area ratio, established grade, building height, lot coverage, mechanical penthouse, storey, tower floor plate and veterinary clinic. Additional provisions with respect to building height exemptions for various architectural elements (including but not limited to mechanical penthouses, parapets and staircases) and dimensions for bicycle parking spaces are also proposed by the applicant. As part of the review of the subject applications, staff will review, among other matters, the appropriateness of the proposed zone category as well as the appropriateness of the proposed uses, development standards and definitions to be applied to the lands.

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Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (PPS)*, the *Growth Plan for the Greater Golden Horseshoe (2020)* (Growth Plan), the Oak Ridges Moraine Conservation Plan (2017) (ORMCP), the *Regional Official Plan (ROP)*, and the Plan. Staff notes that the City's in-force Plan is consistent with the *PPS*, and conforms with the *Growth Plan* and the ROP that were in-force at the time of approval. Since the Plan's approval, the *PPS* and the *Growth Plan* were both updated in 2020. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

York Region Official Plan

The subject lands are designated **Urban Area**, **Regional Greenlands System** and are located along a **Regional Corridor** in accordance with Map 1 - of the ROP. The **Urban Area** policies permit a full range and mix of urban uses which would permit a mixed use residential/commercial development, as proposed. The **Regional Greenlands System** serves to identify, protect and enhance Natural Heritage Features and provide an opportunity for passive recreation systems. Development and site alteration are prohibited within the **Regional Greenlands System** and the applicable policies require that any development located within 120 metres of a **Regional Greenlands System** provide sufficient environmental studies to measure impacts on nearby Natural Heritage Features.

The **Regional Corridor** is also intended to support a range and mix of activities with the most intensive and widest range of uses. Further to this, Yonge Street is also identified as a **Regional Rapid Transit Corridor**, which is identified for safe and efficient movement of all modes of transportation including pedestrian, cyclists and transit vehicles. In this regard, it is important to note that the subject lands are located approximately 500 metres from the Bernard BRT Station and are located within the Bernard BRT Station Major Transit Station Area (MTSA) recently approved by the Region on September 20, 2020. The applications have been circulated to York Region for review and comment and shall be reviewed in the context of the applicable policies in the ROP that will form part of a future recommendation to Council.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor**, **Natural Core** and **Neighbourhood** in accordance with Schedule - A2 of the Plan (refer to Map 4). Yonge Street is identified as a Regional Rapid Transit Corridor on Appendix – A5 of the Plan. The majority of the lands are designated **Regional Mixed Use Corridor** which supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. Accordingly, development within the **Regional Mixed Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site.

The maximum permitted density within the **Regional Mixed Use Corridor** designation is 2.0 FSI and the maximum building height on Yonge Street between Bernard Avenue

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and Townwood Drive is eight storeys. Based on a preliminary review of the proposed development relative to the **Regional Mixed Use Corridor** policies, it appears that the subject proposal is generally consistent with respect to land use; however, the proposal does not conform with the applicable height and density provisions.

The western portion of the lands are designated **Neighbourhood** which is generally characterized by low-density residential uses including low-rise single detached dwellings and contemplates small-scale infill development. In accordance with **Section 4.6.1.12** of the Plan, development abutting the **Neighbourhood** designation shall provide transition, subject to the angular plane provisions of **Section 3.4.1.55** of the Plan. As the subject lands abut the **Neighbourhood** designation to the west and south, it appears that the proposed development would provide appropriate transition to the adjacent residential uses to the west; however, the proposal would not provide appropriate transition to the **Neighbourhood** lands to the south.

A portion of the lands contain the Rouge River tributary which are designated **Natural Core**. The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine. Accordingly, the **Natural Core** designation permits fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential infrastructure and utilities, recreational uses, parks and uses accessory thereto. The Plan includes policies to seek the dedication of key natural heritage features and their associated minimum vegetation protection zones through the development approval process to an appropriate Public Authority.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the ORMCP. In this regard, **Section 3.2.1.1.18** of the Plan stipulates that all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP. A portion of the lands also appears to be located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. **Section 3.2.1.1.37** of the Plan identifies additional uses prohibited within an Area of High Aquifer Vulnerability however, the proposed development is not anticipated to affect the Area of High Aquifer Vulnerability.

Department and External Agency Comments:

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

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Urban Design Section

The City's Urban Design Section has advised of concerns with respect to the scale of the applicant's development proposal and therefore has recommended that the overall height and density of the proposed development be reduced to be more in keeping with the applicable policies of the Plan. Urban Design staff have also advised that in accordance with **Section 4.6.1.10** of the Plan, the tallest buildings must be directed towards the Yonge Street frontage and that the proposed development does not comply with the 45 degree angular plane requirements abutting the **Neighbourhood** designation to the south. Lastly, Urban Design have requested that consideration be given to the provision of additional porosity within the podium that connects proposed Buildings "A" and "B" in order to allow for better direct access between the eastern and western portions of the site (refer to Appendix "A").

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Section have advised that the submitted Natural Heritage Evaluation does not appropriately delineate the limits of the **Natural Core** designation or the limits of Key Natural Heritage Features or Key Hydrologic Natural Features on the subject lands and their appropriate buffers. Given that the proposed development proposes the removal of 0.037 hectares (0.091 acres) of Woodland Area to facilitate the proposed development, staff requires additional information and justification as to why the woodland needs to be removed. Additionally, Parks staff have advised that a municipal trail system is proposed through the natural heritage system lands in accordance with the City's Draft Active Transportation Plan which should be incorporated within the proposed development (refer to Appendix "B").

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has identified that the subject property contains Significant Woodlands, Significant Valleylands, Floodplain, Significant Wildlife Habitat and Habitat of Threatened and Endangered Species (Redside Dace). As such, the applicant is required to identify the required environmental buffers associated with identified environmental features as part of the submitted the Natural Heritage Evaluation and associated plans for the subject development. Furthermore, the TRCA requires additional information with respect to the proposed impacts of the development on the watercourse bisecting the site, including the location of an outfall from the proposed development that is proposed to flow into the watercourse and approaches for water quality control into a natural system (refer to Appendix "C").

Regional Municipality of York

York Region staff have noted emerging development pressure along this portion of Yonge Street and have identified concerns with respect to the cumulative impacts of growth on the Region's arterial road network, water and wastewater systems and its ability to accommodate growth in planned intensification areas. York Region further notes that the proposed ground floor commercial uses on site represents only 0.87% of the total gross floor area of the development and therefore, additional commercial floor

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area and uses should be included in the proposed development to contribute to the mixed use nature of the Yonge Street **Regional Corridor**. The Region has also requested that the applicant consider the establishment of an interconnection between the proposed development and lands to the north in order to minimize the number of driveway access points for this portion of Yonge Street (refer to Appendix “D”).

Development Planning Division

In consideration of the policies of the Plan which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the proposed density of 3.65 FSI significantly exceeds the maximum density of 2.0 FSI permitted for lands within the **Regional Mixed Use Corridor**;
- the proposed maximum building height of 35 storeys significantly exceeds the maximum building height of 8 storeys permitted for the lands within the **Regional Mixed Use Corridor** designation;
- the proposed development seeks approval for significant increases in building height and density which are not contemplated under the policies of the Plan applicable to these lands for this portion of the Yonge Street corridor. The proposed heights and densities are akin to those permitted within a **Key Development Area (KDA)** which have been designated as specific locations along the Yonge Street Corridor to permit greater building heights and densities. Further to this end, it is noted that a number of development proposals along Yonge Street between Brookside Road and Nottingham Drive have recently been received by the City, which also contemplate high-rise mixed use residential/commercial development also proposing heights and densities not contemplated along this portion of Yonge Street. Staff will need to assess the cumulative impacts of these greater heights and densities in this area to ensure appropriate planning and servicing for existing and future development can be appropriately accommodated;
- staff recognize that the Region of York has endorsed locations for MTSA's in which the subject lands are located within MTSA #43 (Bernard BRT Station). However, as the MTSA and associated policy framework regarding built form is not currently reflected within the Plan, additional policy analysis and review is required to assess the implications of the MTSA with respect to built form, massing, roads, infrastructure and impacts on the adjacent **Neighbourhood** designation;
- the proposed increase to the tower floorplate size to 775 square metres that forms part of the requested site specific exceptions to the Regional Mixed Use Corridor policies is unnecessary as the proposed tower floor plates as shown in the applicant's floor plans complies with **Section 3.4.1.59** of the Plan;
- the proposed development does not meet the 45 degree angular plane from the **Neighbourhood** designation to the south and should be revised to provide appropriate transition to said lands;
- the **Multiple Residential Ten (RM10) Zone** is not a zone category within By-law 190-87, as amended. Staff will review the appropriateness of establishing this zone category in By-law 190-87 as part of its review of the applicant's development proposal. Furthermore, the proposed Zoning By-law Amendment will need to ensure

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that the Natural Heritage System features and appropriate buffers are rezoned to an appropriate **Open Space** zone category;

- the proposed definitions to be included as part of the applicant's Zoning By-law Amendment need to be consistent with previously approved and City wide zoning definitions;
- further to the comments provided by York Region, there is a significant amount of commercial floor area that will be eliminated as a result of the proposed development. The owner is encouraged to include additional commercial floor space within the proposed development to offset the loss of the existing commercial uses and introduce a greater mix of commercial uses in keeping with the intent of the **Regional Mixed Use Corridor** designation;
- a Site Plan application will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to finalization of a Zoning By-law;
- as the subject applications propose residential development, servicing allocation will be required. The applicant will be required to submit a Sustainability Performance Metrics Tool as part of a future Site Plan application to satisfy the City's Interim Growth Management Strategy requirements;
- comments have yet to be received from the City's Development Engineering and Transportation Engineering Sections. Comments from these sections are critical in determining whether there are additional engineering, traffic and parking supply matters associated with the development proposal; and,
- the applicant shall satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal.

Further to the above, a comprehensive review of the subject Official Plan and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public.

Other City Department and External Agency Comments

Comments have also been received from the City's Corporate and Financial Services Department, Fire and Emergency Services, Community Services, York Region District Schoolboard, York Catholic District Schoolboard, Conseil Scolaire Viamonde, Alectra Utilities and Rogers Communications. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

As of the writing of this report, the applications remain under review by the City's Development Engineering Division and Transportation Engineering Section, Bell Canada, Buttonville Airport and Canada Post.

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Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2020-2022:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities 2020-2022. An overview of how the subject applications are aligned with the Strategic priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Climate Change Considerations:

The recommendation of this report does not have any direct implications with respect to Council's Climate Change considerations at this time. An overview of how the subject applications support Council's climate change mitigation and/or adaptation measures to reduce carbon emissions will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its request to permit a high density mixed use residential/commercial development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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Appendix Contents and Maps:

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

- Appendix A, Correspondence from Heritage and Urban Design dated March 3, 2021
- Appendix B, Correspondence from Park and Natural Heritage Planning dated February 22, 2021;
- Appendix C, Correspondence from Toronto and Region Conservation Authority dated February 22, 2021
- Appendix D, Correspondence from York Region dated February 25, 2021
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - Existing Official Plan Designation
- Map 5 - Proposed Site Plan
- Map 6 - Proposed Elevations (North)
- Map 7 - Proposed Elevations (South)
- Map 8 - Proposed Elevations (East and West)
- Map 9 - Perspectives (North East and South East)
- Map 10 - Perspectives (North West and South West)

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Report Approval Details

Document Title:	SRPI.21.033 - Request for Comments - OPA and ZBA - 11160 and 11172 Yonge Street - Hazelview Developments Inc.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.033 Appendix A - Urban Design Comments.pdf- SRPI.21.033 Appendix B - Parks Comments.pdf- SRPI.21.033 Appendix C - TRCA Comments.pdf- SRPI.21.033 Appendix D- York Region Comments.pdf- SRPI.21.033 Map 1 - Aerial Photograph.pdf- SRPI.21.033 Map 2 - Neighbourhood Context.pdf- SRPI.21.033 Map 3 - Existing Zoning.pdf- SRPI.21.033 Map 4 - Official Plan Designation.pdf- SRPI.21.033 Map 5 - Proposed Site Plan.pdf- SRPI.21.033 Map 6 - Proposed Elevations (North).pdf- SRPI.21.033 Map 7 - Proposed Elevations (South).pdf- SRPI.21.033 Map 8 - Proposed Elevations (East and West).pdf- SRPI.21.033 Map 9 - Perspectives (North East and South East).pdf- SRPI.21.033 Map 10 - Perspectives (North West and South West).pdf
Final Approval Date:	Mar 18, 2021

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

Gus Galanis - Mar 17, 2021 - 11:53 AM

Kelvin Kwan - Mar 17, 2021 - 12:56 PM

MaryAnne Dempster - Mar 18, 2021 - 10:17 AM