



Staff Report for Council Public Meeting

Date of Meeting: May 19, 2021

Report Number: SRPI.21.057

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.057 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. – City Files D01-18003 and D02-18013

Owner:

2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc.
87 Front Street East, Suite 300
Toronto, ON M5E 1B8

Agent:

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

Location:

Legal Description: Part of Lots 1, 2 and 3, Registered Plan 2260
Municipal Addresses: 9675, 9697 and 9699 Yonge Street

Purpose:

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

Recommendation:

- a) That Staff Report SRPI.21.057 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. for lands known as Part of Lots 1, 2 and 3, Registered Plan 2260 (Municipal Addresses: 9675, 9697 and 9699 Yonge

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Street), City Files D01-18003 and D02-18013, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

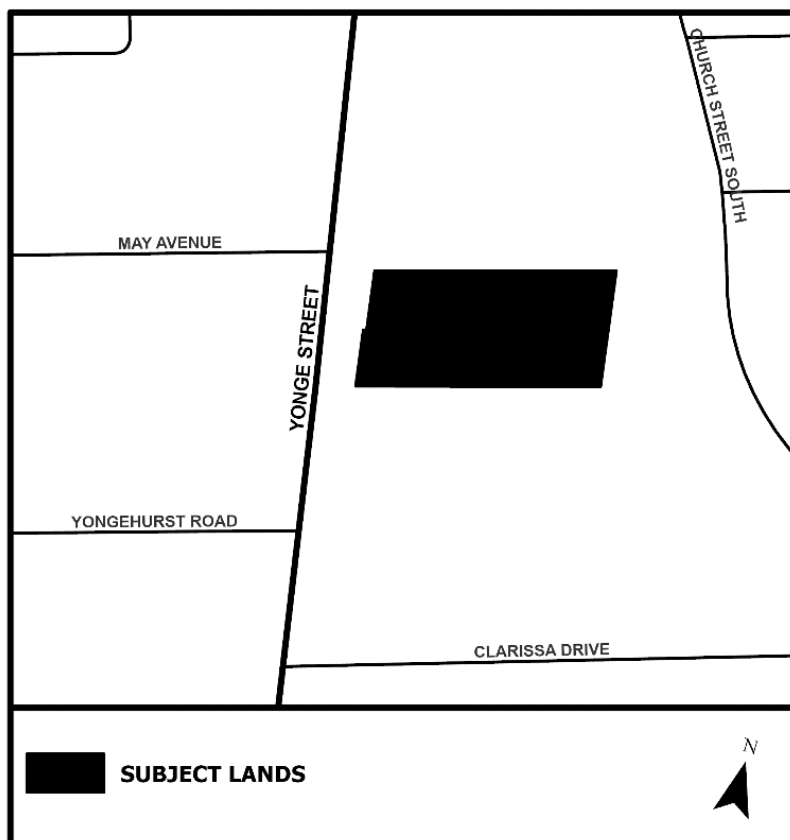
Submitted by: Kelvin Kwan, Commissioner, Planning and Infrastructure Department

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:

Official Plan and Zoning By-law Amendment applications for the subject lands were submitted by the original owner of the property, NYX Capital Corp. The applications were received and deemed complete by the City on May 14, 2018. The applications sought approval of a high density mixed use residential/commercial development comprised of two 15 storey residential buildings with ground floor retail/commercial uses having a density of 3.97 FSI.

NYX Capital Corp. subsequently revised the proposal to address comments received from City departments and external agencies received from the initial circulation which increased the height of the proposed buildings to 18 and 16 storeys respectively, resulting in a corresponding increase in density from 3.97 to 3.99 FSI.

A Residents Information Meeting hosted by the local Ward Councillor was held on March 7, 2019 was attended by approximately 40 residents. A statutory Council Public Meeting was subsequently held on March 20, 2019 regarding the revised proposal at which Council received Staff Report SRPRS.19.045 for information purposes only and referred all comments back to staff (refer to Appendix “A”).

Concerns were raised by members of the public at both meetings with respect to the applicant’s development proposal with respect to traffic congestion, vehicular and pedestrian movements, pedestrian safety, increased building heights and density, reduced minimum building setbacks, increased noise and lack of green space.

In August 2019, the property was sold to the current owner, 2705785 Ontario Ltd. The current owner submitted re-applications for Official Plan and Zoning By-law Amendment on December 21, 2020 which were deemed complete on March 9, 2021. The revised applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment and are the basis for this report.

Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the current owner’s development proposal 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 east side of Yonge Street, north of Clarissa Drive (refer to Map 1). The lands have a total combined lot area of approximately 0.74 hectares (1.83 acres) and a lot frontage of approximately 62 metres (203.41 feet) along Yonge Street.

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The lands are rectangular in shape and are comprised of contiguous parcels which presently support an existing automobile service centre and motor vehicle repair establishment that are to be demolished to facilitate the proposed development.

The lands abut a neighbourhood shopping centre to the north (Richmond Centre), a 15 storey residential condominium building to the east (22 Clarissa Drive), Yonge Street to the west and retail/commercial uses to the south (refer to Map 2). Uses beyond the subject lands include high and medium density residential uses to the north, retail/commercial uses to the south, high and low density residential uses to the east and retail/commercial and low density residential uses to the west.

It should be noted that the subject lands are located approximately 400 metres walking distance from the newly constructed Weldrick Bus Rapid Transit (BRT) Station at the intersection of Yonge Street and Weldrick Road.

Revised Development Proposal

The applicant is seeking Council's approval of its revised 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 and 6).

The revised proposal is comprised of two residential apartment buildings with heights of 19 storeys (Tower A) and 16 storeys (Tower B) that are to be connected by a five storey podium and at-grade townhouse dwelling units, with a combined total of 352 dwelling units. The proposal is also to include an attached two storey retail/commercial podium along Yonge Street which is to contain an Audi automobile sales dealership and related uses.

Indoor and outdoor at-grade amenity space are proposed to be provided at the first and sixth floors, including an outdoor amenity terrace at the sixth floor along with a green roof atop the two storey retail/commercial podium. The development shall also provide three levels of underground vehicular parking, underground and surface bicycle parking areas and a commercial loading area.

Primary vehicular access to the site is proposed by way of a right-in/right-out driveway onto Yonge Street (refer to Map 5). Secondary access is also proposed from the private driveway abutting the northern boundary of the subject lands and a connection via the property to the south of the subject lands (refer to Maps 5 to 15).

The following page contains a summary table outlining the relevant statistics of the applicant's previous development proposal and current development proposal based on the plans and drawings submitted to the City in support of the applications:

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STATISTICS	CURRENT PROPOSAL	ORIGINAL PROPOSAL
• Total Lot Area:	0.74 hectares (1.83 acres)	0.74 hectares (1.83 acres)
• Number of Buildings:	2	2
• Number of Dwelling Units:	352 dwelling units	366
○ 1 Bedroom Units:	203 dwelling units	128 dwelling units
○ 2 Bedroom Units (incl. townhouse units):	59 dwelling units	229 dwelling units
○ 3 Bedroom Units:	90 dwelling units	9 dwelling units
○ Townhouse Dwellings	2 bedroom units	N/A
• Building Height:		
○ Tower A:	19 storeys or 62.80 metres (206.04 feet)	18 storeys or 55.57 metres (182.32 feet)
○ Tower B:	16 storeys or 53.80 metres (176.51 feet)	16 storeys or 49.67 metres (162.96 feet)
• Podium Height:		
○ Interior Podium:	5 storeys / 18.80 metres (61.68 feet)	5 storeys / 16.12 metres (52.89 feet)
○ Yonge Street/Retail Podium:	2 storeys / 12.70 metres (41.67 feet)	4 storeys / 16.12 metres (52.89 feet)
• Total Gross Floor Area:	33,043.40 square metres (355,687.83 square feet)	29,590.30 square metres (318,517.76 square feet)
○ Residential:	29,584.20 square metres (318,452.09 square feet)	29,077.80 square metres (313,001.07 square feet)
○ Retail/Commercial:	2,666.20 square metres (28,699.68 square feet)	512.50 square metres (5,516.68 square feet)
• Floor Space Index (FSI):	4.35	3.99
• Building Coverage:	55.1%	35.9%
• Total Amenity Area:	1,620.0 square metres (17,438.11 square feet)	1,669.1 square metres (17,966.63 square feet)
○ Indoor:	793.0 square metres (8,536.06 square feet)	690.5 square metres (7,432.72 square feet)
○ Outdoor:	827.0 square metres (8,902.05 square feet)	978.6 square metres (10,533.91 square feet)
• Total Parking Spaces:	566 (combined parking rate of 1.61 spaces)	490 (combined parking rate of 1.34 spaces)
○ Residential:	389 (residential parking rate of 1.11 spaces)	412 (residential parking rate of 1.13 spaces)
○ Visitor:	52 (visitor parking rate of 0.15 spaces)	52 (visitor parking rate of 0.14 spaces)
○ Retail:	125	21
○ Car-Share	N/A	5
○ Accessible:	13 (10 visitor spaces, 3 retail spaces)	Not Specified
• Bicycle Parking Spaces:	216 (combined parking rate of 0.61 spaces)	216 (combined parking rate of 0.59 spaces)
○ Residential:	202	209
○ Non-Residential:	14	7

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Key differences between the previous development proposal presented at the March 20, 2019 Council Public Meeting and the current development proposal are as follows:

- the addition of a two storey retail/commercial podium fronting Yonge Street for an automotive sales dealership;
- the addition of at-grade townhouse dwelling units;
- a reduction in the total number of residential dwelling units from 366 to 352;
- an increase in the building height respecting Tower A from 18 storeys to 19 storeys;
- an increase in the total gross floor area from 29,590.30 square metres to 33,043.40 square metres and specifically from 512.50 square metres to 2,666.20 square metres respecting the total retail/commercial gross floor area proposed;
- an increase in the density from 3.99 FSI to 4.35 FSI; and,
- an increase in parking supply from 490 to 566 spaces.

Applications for Site Plan approval and draft Plan of Condominium (if required) will be required to facilitate the development proposal. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development. It is noted that the applicant is also relying on certain materials submitted as part of the original development applications to support the subject revised applications:

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Adjacent Property Plan;
- Topographical Survey;
- Context Plan;
- Statistics;
- Site Plan/Roof Plan;
- Underground Levels;
- Floor Plans;
- Elevations;
- Building Sections;
- 3D Perspectives;
- Shadow Studies;
- Landscape Plan and Details;
- Removals and Erosion and Sediment Control Plan;
- Grading Plan;
- Servicing Plan;
- Notes and Details Plan;

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- Urban Design Brief;
- Arborist Report and Tree Preservation Plan;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Assessment;
- Source Water Protection Assessment;
- Phase 1 and 2 Environmental Site Assessments; and,
- Mobility Plan/Traffic Impact Study.

Revised Official Plan and Zoning By-law Amendment Applications

The applicant has submitted a revised Official Plan Amendment application that seeks approval of the following site specific amendments in order to facilitate the proposed development:

- an increase in the permitted density from 2.5 to 4.35 FSI; and,
- an increase in the permitted building height from 15 storeys to 19 storeys (Tower A) and 16 storeys (Tower B).

Additionally, the applicant is seeking approval to rezone its land holdings from **General Commercial One (GC1) Zone** under Zoning By-law 2325-68, as amended, (refer to Map 4) to **Residential Tenth Density (RM10) Zone** with site specific development standards to facilitate the proposed development. Given that there are no general development standards for the **RM10 Zone** under By-law 2325-68, development standards for the proposed high density mixed use residential/commercial development will have to be implemented on a site specific basis. In this regard, the applicant's Zoning By-law Amendment application seeks to permit the following:

- to add *Apartment Dwelling, Private Home Daycare and Accessory Building to Apartment Dwelling Uses, Financial Institution, Business and Professional Office, Medical Office, Retail Store, Convenience Retail Store, Home Occupation, Restaurant, Fast Food Restaurant, Personal Service Establishment, Clinic, Private Club, Institutional Use and Sales and Service of Motor Vehicles* as additional permitted uses under the **GC1 Zone** in By-law 2325-68, as amended;
- to amend the definitions in By-law 2325-68, as amended, pertaining to *Amenity Space, Apartment Dwelling, Bicycle Parking, Car Share, Dwelling Unit, Established Grade, Gross Floor Area, Height, Mechanical Penthouse and Motor Vehicle*; and,
- site specific development standards relating to ground floor dwelling units, landscaping, landscape buffers, parking and loading space requirements.

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Development Standard	Proposed Standard, RM10 Zone under By-law 2325-68, as amended
Minimum Frontage	30.0 metres
Minimum Lot Area	N/A
Maximum Lot Coverage	56%
Minimum Front Yard (Yonge Street)	4.0 metres (13.12 feet)
Minimum Interior Side Yard (South)	12.0 metres (39.37 feet)
Minimum Interior Side Yard (North)	5.0 metres (16.40 feet)
Minimum Rear Yard (East)	9.0 metres (29.53 feet)
Maximum Building Height (Tower A)	19 storeys / 63.0 metres (206.69 feet)
Maximum Building Height (Tower B)	16 storeys / 54.0 metres (177.17 feet)
Maximum Podium Height (1)	
• Yonge Street Podium:	5 storeys / 19.0 metres (62.33 feet)
• Interior Podium:	5 storeys / 19.0 metres (62.33 feet)
Maximum Floor Area Ratio	435%
Maximum Residential Gross Floor Area (1)	29,600.0 square metres (318,622.17 square feet)
Minimum Retail/Commercial Gross Floor Area	2,700.0 square metres (29,063.51 square feet)
Minimum Amenity	4.5 square metres / dwelling unit (48.44 square feet / dwelling unit)
Minimum Parking Spaces	
• 1 Bedroom Dwelling Unit:	0.9 parking spaces / dwelling unit
• 2 Bedroom Dwelling Unit:	1.2 parking spaces / dwelling unit
• 3 Bedroom Dwelling Unit:	1.5 parking spaces / dwelling unit
• Visitor Parking Space:	0.15 parking spaces / dwelling unit
• Retail/Commercial Uses:	2.6 parking spaces / 100 square metres of Gross Floor Area
Minimum Bicycle Parking Spaces	
• Residential – Short Term:	0.07 bicycle parking spaces / dwelling unit
• Residential – Long Term:	0.5 bicycle parking spaces / dwelling unit
• Non-Residential – Short Term:	3 + 0.25 bicycle parking spaces / 100 square metres of Gross Floor Area
• Non-Residential – Long Term:	0.13 bicycle parking spaces / 100 square metres of Gross Floor Area

- (1) In accordance with the applicant's submitted draft Zoning By-law, a mezzanine, as defined by the Ontario Building Code ("OBC") is not considered a storey.

The draft Zoning By-law submitted in support of the development proposal is currently under review. The appropriateness of the proposed site specific zoning provisions and exceptions, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with regard to policy conformity, land use compatibility, urban design and function.

Planning Analysis:

Staff has undertaken a preliminary review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (2020) (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe* (2019) (the "Growth Plan"), the *Regional Official Plan* (2010) (the "ROP") and the City's

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Official Plan (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 its approval. Since the Plan’s approval, the *PPS* was updated in 2020 and the *Growth Plan* was updated in 2019. In this regard, both York Region and the City are currently conducting Municipal Comprehensive Reviews (MCRs) to update their Official Plans as necessary to align with more recent Provincial planning direction. Below is a more detailed outline of the proposal relative to the current Regional and City Official Plans.

York Region Official Plan

The subject lands are designated **Urban Area** and are located along a **Regional Corridor** in accordance with Map 1 (Regional Structure) of the ROP. Lands designated **Urban Area** are intended to support a full range and mix of urban uses which are intended to accommodate a significant portion of planned growth within the Region. In this regard, the **Urban Area** policies would permit a high density mixed use residential commercial development as proposed by the subject applications.

Growth within York Region is to be accommodated within the **Urban Area** whereby **Regional Corridors** will serve as locations for the highest densities and mix of uses, as determined by the local municipality, with consideration for local community context and character. Development within **Regional Corridors** is to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian and cyclist friendly, and transit supportive. The subject lands are also identified as being located on a **Regional Rapid Transit Corridor** or in accordance with Map 11 (Transit Network) of the ROP.

At its meeting of September 24, 2020, Regional Council adopted the recommendations, as amended, of a staff report entitled “Major Transit Station Areas Endorsement Report”, thereby endorsing boundary delineations, minimum density targets and preliminary policy directions for each of the Region’s identified Major Transit Station Areas (MTSA). These recommendations serve to guide the ROP update currently being undertaken through a Municipal Comprehensive Review (MCR) in order to implement the policies of the *Growth Plan for the Greater Golden Horseshoe* (2019). In this regard, a MTSA is centered at the newly constructed Bus Rapid Transit (BRT) Station at the intersection of Yonge Street and Weldrick Road, referred to as MTSA 39.

The subject revised applications have been circulated to York Region and remain under review at the time of writing this report. Among other matters, the Region will need to confirm whether the proposed Official Plan Amendment may be exempted from Regional approval and delegated to the City for final consideration. As a result, a more detailed review and evaluation of the proposed amendment in the context of the applicable policies in the ROP will form part of a future recommendation report to Council where deemed necessary.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor** (refer to Map 3) and also identified along a **Regional Rapid Transit Corridor** in accordance with Appendix

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A5 (Public Rapid Transit) of the Plan. The predominant land uses and activities within the **Regional Mixed Use Corridor** are to be mixed use, pedestrian friendly and transit oriented uses and therefore medium/high density residential uses as well a full range of commercial, retail and office uses are permitted within this designation. Furthermore, 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 (**Policy 4.6.1.4**).

With respect to density, **Policy 4.6.1.5** of the Plan establishes a maximum density within this portion of the **Regional Mixed Use Corridor** of 2.5 FSI. Further, In accordance with **Policy 4.6.1.6**, the permitted height requirements for lands within this portion of the **Regional Mixed Use Corridor** is to be 15 storeys, with the tallest buildings to be directed to the Yonge Street frontage and a maximum base building height of four storeys.

Based on a preliminary review of the proposed development relative to the **Regional Mixed Use Corridor** policies, the subject development proposal is generally consistent with the land use permissions of this designation; however, the proposal does not conform with the applicable density and height provisions established in the Plan. A more detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future recommendation report to Council.

Department and External Agency Comments:

The subject revised Official Plan and Zoning By-law Amendment applications and the associated background studies and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comments. As the subject applications were only deemed complete in March 2021, the applications remain under review by a number of City departments and external agencies.

Development Planning Division

Development Planning staff have undertaken a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan, which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- York Region and the City have initiated Municipal Comprehensive Review (MCR) processes to update their respective Official Plans to align with the updated policy direction in the *Provincial Policy Statement* (2020) and the *Growth Plan* (2019). In this regard, it is noted that the subject lands are located within the boundaries of a Major Transit Station Area (MTSA) as currently endorsed by Regional Council as part of their MCR process;

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- in accordance with **Policy 4.6.1.1**, the proposed development is consistent with the **Regional Mixed Use Corridor** policies of the Plan with respect to land use, the provision of a mix of uses and development that is transit oriented;
- appropriate development standards will be required to accommodate landscaping, building separation. Outdoor amenity space that reflects a high density development shall be provided;
- **Policy 3.1.5.1** of the Plan encourages a mix and range of housing types and affordability in order to meet the needs of the community. Staff acknowledge that the development proposal contemplates a mixed use built form with apartment dwelling units and at-grade townhouse dwellings;
- **Policy 3.1.5.3** of the Plan requires a minimum of 25% of new housing units to be affordable. In this regard, the applicant will be required to demonstrate how this policy will be satisfied. Additionally, **Policy 3.1.5.3** requires a portion of the units to be accessible for people with disabilities. In this regard, the development proposal includes a total of 54 barrier-free apartment dwelling units. The design of the individual units will need to be addressed as part of a future Site Plan application that demonstrates accessibility and consistency with this policy;
- 25.6% (90 units) of the proposed dwelling units are to be three bedroom units which is consistent with **Policy 3.1.5.6** of the Plan that encourages the provision of family sized units within high density residential development;
- the proposed towers are separated by a distance of approximately 21 metres (68.90 feet) which is inconsistent with **Policy 3.4.1.58** of the Plan wherein a minimum separation distance between high-rise towers of approximately 25 metres (82.02 feet) in order to maintain appropriate light, views and privacy is required;
- **Policy 3.4.1.59** of the Plan generally requires a tower floorplate above the podium of approximately 750 square metres (8,073.20 square feet). The proposed tower floorplates are approximately 754 square metres (8,116.25 square feet) in size which is consistent with this policy;
- the subject applications propose an FSI of 4.35 which exceeds the maximum 2.5 FSI permitted within this portion of the **Regional Mixed Use Corridor**;
- the proposed building heights of 16 and 19 storeys exceeds the maximum building height of 15 storeys permitted within this portion of the **Regional Mixed Use Corridor**. In addition to the preceding, the submitted plans appear to contemplate a mezzanine area and second storey loft spaces for proposed ground floor residential units for which additional detail is required. In this regard, the appropriateness of the applicant's development proposal with respect to maximum building height will continue to be reviewed;
- the development proposal shall protect for and provide a future vehicular and pedestrian interconnection to the adjacent properties to the north and south of the subject site and access to the existing signalized intersection at May Avenue and Yonge Street and to Clarissa Drive to the south. Access easements to facilitate this connection will be required;
- the development proposes a parking rate of 1.11 spaces per dwelling unit and a visitor parking rate of 0.15 spaces. It is noted that the Mobility Plan/Traffic Impact

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Study submitted in support of the proposed development is currently under review by the City's Transportation Engineering Division;

- the applicant will be required to demonstrate conformity with the urban design policies of the Plan and the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines as it relates to design, compatibility and acceptable transition within the public realm;
- the applicant will be required to address the comments and concerns raised by members of the public at the March 7, 2019 Residents Information Meeting and the March 20, 2019 Council Public Meeting;
- the applicant must satisfactorily address any issues and requirements identified by City departments and external agencies that have been requested to review the subject development proposal. In this regard, a number of City departments and external agencies continue to review the applications at the time of writing this report;
- applications for Site Plan approval and draft Plan of Condominium (as required) will be required to facilitate the proposed development; and,
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments with respect to height, density and built form, as well as the site specific development standards requested by the applicant such as setbacks and parking.

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. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

Other City Department and External Agency Comments

Comments have also been received from Alectra Utilities, Rogers Cable, Hydro One, Enbridge Gas, Metrolinx, the York Region District School Board and the French School Board, in addition to the City's Financial Services Division. 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.

As of the writing of this report, the subject applications remain under review by the City's Development Engineering Division, Urban Design and Heritage Section, Park and Natural Heritage Planning Section, Community Services – Public Works Operations and Fire and Emergency Services Division, as well as the Regional Municipality of York, Toronto and Region Conservation Authority, the York Catholic District School Board, Canada Post and Bell Canada.

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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. An overview of how the subject applications are aligned with Council's 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 recommendations of this report do 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 revised Official Plan and Zoning By-law Amendment applications 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 – Extract from Council Public Meeting C#12-19 held March 20, 2019
- Map 1, Aerial Photography
- Map 2, Neighbourhood Context
- Map 3, Official Plan Schedule A2 – Land Use
- Map 4, Existing Zoning
- Map 5, Proposed Site Plan/Roof Plan
- Map 6, Proposed Ground Floor Plan
- Map 7, Proposed Building Elevations
- Map 8, Proposed Building Elevations
- Map 9, Proposed Building Elevations
- Map 10, Proposed Building Sections
- Map 11, Proposed Building Sections
- Map 12, Proposed 3D Perspectives
- Map 13, Proposed 3D Perspectives
- Map 14, Proposed 3D Perspectives
- Map 15, Proposed Landscape Plan

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Report Approval Details

Document Title:	SRPI.21.057 - Request for Comments - Dilawri - D01-18003 and D02-18013.docx
Attachments:	- Appendix A - Extract from Council Public Meeting C_12-19.pdf - SRPI.21.057 - Map 1 - Aerial Photograph.docx - SRPI.21.057 - Map 2 - Neighbourhood Context.docx - SRPI.21.057 - Map 3 - Official Plan Designation.docx - SRPI.21.057 - Map 4 - Existing Zoning.docx - SRPI.21.057 - Map 5 - Proposed Site Plan-Roof Plan.docx - SRPI.21.057 - Map 6 - Proposed Ground Floor Plan.docx - SRPI.21.057 - Map 7 - Proposed Building Elevations.docx - SRPI.21.057 - Map 8 - Proposed Building Elevations.docx - SRPI.21.057 - Map 9 - Proposed Building Elevations.docx - SRPI.21.057 - Map 10 - Proposed Building Sections.docx - SRPI.21.057 - Map 11 - Proposed Building Sections.docx - SRPI.21.057 - Map 12 - Proposed 3D Perspectives.docx - SRPI.21.057 - Map 13 - Proposed 3D Perspectives.docx - SRPI.21.057 - Map 14 - Proposed 3D Perspectives.docx - SRPI.21.057 - Map 15 - Proposed Landscape Plan.docx
Final Approval Date:	May 5, 2021

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

Gus Galanis - Apr 29, 2021 - 5:13 PM

Kelvin Kwan - May 3, 2021 - 9:56 AM

MaryAnne Dempster - May 5, 2021 - 8:18 AM