



Staff Report for Council Public Meeting

Date of Meeting: May 19, 2021

Report Number: SRPI.21.050

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.050 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2721854 Ontario Inc. (Metropole – Nord Hub JV) – City Files D01-20016 and D02-20030

Owner:

2721854 Ontario Inc. (Metropole – Nord Hub JV)
17 Old English Lane
Markham, Ontario
L3T 2V1

Agent:

Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario
M5E 1M2

Location:

Legal Description: Part of Lot 10, Registered Plan 4342
Municipal Address: 45 Observatory Lane

Purpose:

A request for comments concerning Official Plan and Zoning By-law Amendment applications to permit an eight storey mid-rise residential development on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.050 with respect to Official Plan and Zoning By-law Amendment applications submitted by 2721854 Ontario Inc. (Metropole – Nord Hub JV) for lands known as Part of Lot 10, Registered Plan 4342 (Municipal Address: 45 Observatory Lane), City Files D01-20016 and D02-

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20030, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Katherine Faria, Acting Senior Planner, Site Plans, phone number 905-771-5543 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

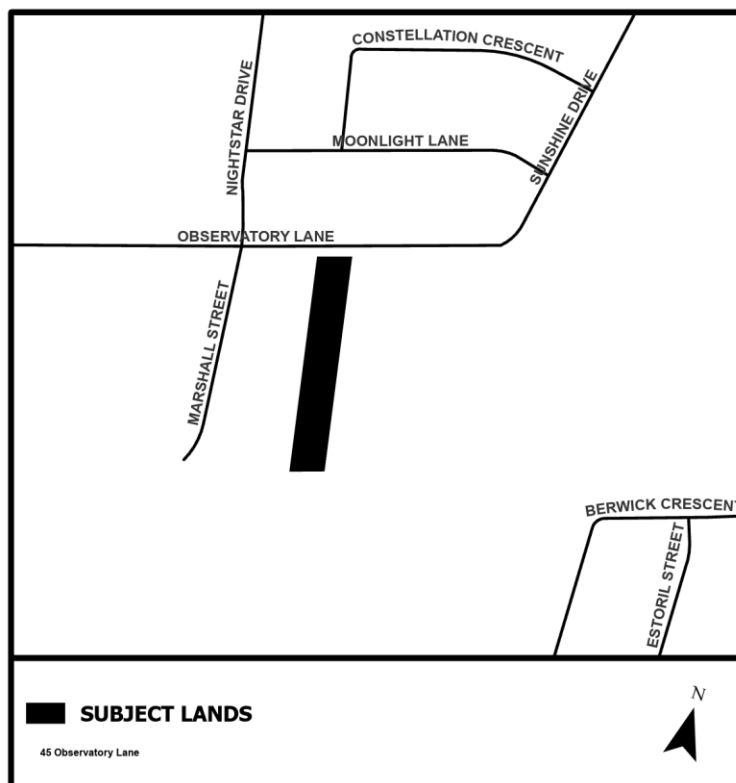
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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 December 21, 2020 and were deemed complete on February 12, 2021. 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 south side of Observatory Lane, east of Yonge Street and have a total lot area of approximately 0.567 hectares (1.4 acres) (refer to Map 1). The lands currently support a steel fabricating establishment as well as accessory office uses. The lands abut existing rental apartment buildings to the west, Bridgeview Park to the south, industrial uses to the east and Observatory Lane to the north. In terms of the broader context of the site, the surrounding lands support a range of built form typologies, including low, medium and high-density residential uses to the north and west as well as existing industrial uses on the south side of Observatory Lane to the east of the subject lands (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a mid-rise residential development comprised of two eight-storey apartment buildings to contain a total of 255 residential dwelling units on its land holdings (refer to Maps 5 to 8). Vehicular access for the development is proposed from Observatory Lane which is to connect the street to a pick-up and drop-off area, a loading area, visitor parking spaces and two levels of underground parking. The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans submitted to the City:

• Total Lot Area:	0.567 hectares (1.4 acres)
• Number of Buildings:	2
• Number of Residential Units:	255
• Building Height:	8 storeys
• Density:	3.61 Floor Space Index or 449.74 units per hectare
• Gross Floor Area (GFA):	20,473.60 square metres (220,376 square feet)
• Coverage:	40.51%
• Underground Parking:	2 levels
• Total Parking Spaces:	280
○ Residential:	217
○ Visitor:	38
○ Car share:	25
• Total Amenity Space:	
○ Indoor Amenity Space:	169.3 square metres (1,822.33 square feet)
○ Outdoor Amenity Space:	894.5 square metres (9,628.32 square metres)

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In support of the development proposal, the applicant has submitted a block plan (refer to Map 9) which provides for the redevelopment of the subject lands as well as the three properties along the south side of Observatory Lane (inclusive of the City owned lands). The block plan includes the provision of a future private road network that would include a connection to the north-south driveway proposed as part of the subject development, residential apartment buildings ranging in height from 8 to 14 storeys and the creation of a linear parking adjacent to the CN rail corridor.

Applications for Site Plan Approval and draft Plan of Condominium will be required to facilitate the proposed development. At the time of writing of this report, the aforementioned applications have 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:

- Planning and Urban Design Rationale;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Context Plan, Site Plan and Site Statistics;
- Floor Plans and Underground Parking Plans;
- Elevation Plans and Section;
- Rendering;
- Functional Servicing and Stormwater Management Report;
- Functional Servicing and Functional Grading Plans;
- Noise and Vibration Impact Study;
- Preliminary Hydrogeological Assessment with Water Balance Assessment;
- Geotechnical Investigation;
- Transportation Study;
- Sun/Shadow Study Summary;
- Urban Design Brief, including Comprehensive Block Plan;
- Streetscape Elevation;
- Surveyor's Real Property Report;
- Topographic Survey;
- Tree Inventory and Preservation Plan and Report;
- Landscape Concept; and,
- Phase 1 and Phase 2 Environmental Site Assessments;

Official Plan Amendment and Zoning By-law Amendment Applications

The applicant is seeking Council's approval to amend the City's Official Plan (the "Plan") in order to implement the following site-specific exceptions in order to facilitate the proposed mid-rise residential development on its land holdings:

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- a maximum building height of 8 storeys whereas the **Neighbourhood** designation permits a maximum building height of 3 storeys; and,
- a maximum a site density of 3.61 Floor Space Index (FSI) for medium density residential development whereas a maximum density of 50 units per hectare is permitted under the **Neighbourhood** designation.

In terms of zoning, the applicant is proposing to amend the existing **Residential Multiple Family Four (RM4) Zone** under By-law 2325-68, as amended to establish site specific development standards to permit the proposed development on its land holdings, as outlined below:

Development Standard	By-law 57-88, as amended (RM4 Zone)	Proposed Standard (RM4 Zone)
Minimum Lot Frontage (Interior Lot)	30 metres (98.43 feet)	Complies
Minimum Lot Area (Interior Lot)	10,000 square metres (107,639.1 square feet)	5,673.30 square metres (61,066.9 square feet)
Minimum Front Yard	7.5 metres (24.6 feet) or one half of the Building Height, whichever is greater	7.5 metres (24.6 feet)
Minimum Side Yard	7.5 metres (24.6 feet) or one half of the Building Height, whichever is greater	5.0 metres (16.4 feet)
Minimum Rear Yard	7.5 metres (24.6 feet) or one half of the Building Height, whichever is greater	7.5 metres (24.6 feet)
Maximum Building Height	10 storeys, not to exceed 30 metres (98.43 feet)	Complies 8 storeys and 26 metres (85.3 feet)
Maximum Lot Coverage	50%	Complies
Maximum Density	99 units per hectare	3.61 FSI
Parking Standards	1.5 parking spaces per dwelling unit, 20% of which shall be for visitor parking	0.90 spaces per unit (1 bedroom) 1.0 spaces per unit (2 bedroom) 1.2 spaces per unit (3 bedroom) 0.15 spaces per unit (visitor)

Site specific development standards have also been proposed with respect to first floor height, calculation of site density, loading space requirements, and both indoor and outdoor amenity space requirements. It should be noted that the appropriateness of the proposed zoning provisions, as well as the need for additional standards and/or restrictions, will continue to be evaluated through the review of the submitted development standards with regard to policy conformity, compatibility, design and function.

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* (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan"), the Regional Official Plan (the "ROP"), and the City's Official Plan (the "Plan"). Staff notes

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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 have been updated. At the time of writing of this report, both York Region and the City are undertaking a mandatory Municipal Comprehensive Review (MCR) and Official Plan update, respectively. Below is a more detailed outline of the proposal relative to the PPS, ROP and the Plan.

Provincial Policy Statement

The PPS provides policy direction on matters of Provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. As described in the earlier sections of this report, the subject lands abut existing industrial uses to the east. In this regard and in accordance with **Section 1.2.6** of the PPS, major facilities, which include manufacturing uses and industries among other uses, and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted subject to specific criteria in accordance with provincial guidelines, standards and procedures. In this regard, it must be demonstrated that there is an identified need for the proposed use, alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations, adverse effects to the proposed sensitive land use are minimized and mitigated and potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP. The **Urban Area** is envisioned to support a wide range of land uses and to accommodate a significant portion of the planned growth within the Region. At its meeting of September 24, 2020, Regional Council adopted the recommendations, as amended, of a Report of the Commissioner of Corporate Services and Chief Planner entitled "Major Transit Station Areas Endorsement Report" (the "Report"). The Growth Plan generally defines major transit station areas ("MTSAs") as areas within an approximate 500 to 800 metre radius of a transit station and sets out minimum density targets for MTSAs on the basis of order of transit. The Report, including amendments, outlines various recommendations concerning boundary delineations, minimum density targets and preliminary policy directions for the MTSAs identified in the Report that will inform the update to the ROP being undertaken through the MCR in keeping with Provincial policy direction.

The subject lands are within proximity of two MTSA's, the "Weldrick BRT Station MTSA" to be established along Yonge Street at Weldrick Road and the "16th-Carrville BRT

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Station” to be established to the south of the subject lands at Yonge Street and 16th Avenue/Carrville Road. The lands are located within the 800 metre radius and partially within the 500 metre radius to the Welckrick BRT Station MTSA and are located within the 800 metre radius, but outside of the 500 metre radius of the 16th-Carrville BRT Station as outlined in Attachment 3 to the Report.

The subject applications have been circulated to York Region and remain under review at the time of writing of this report. In this regard, a more detailed review and evaluation of the proposed amendment in the context of the applicable policies of the ROP will form part of a future recommendation report to Council.

City of Richmond Hill Official Plan

As noted previously, the subject lands are designated **Neighbourhood** in accordance with Schedule A2 (Land Use) of the Plan (refer to Map 3). In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include primarily low density residential uses as well as medium density residential uses subject to specific criteria. Development within the **Neighbourhood** designation permits maximum building heights of three storeys, except on an arterial street where the maximum height can be four storeys. In accordance with **Policy 4.9.1.5** of the Plan, new development greater than three storeys shall only be permitted in accordance with the policies of the Plan.

The applicant has requested through its Official Plan Amendment application that the proposed eight storey building be considered a medium density residential use. Medium density residential is defined in **Section 7.2** of the Plan as *triplex, fourplex, townhouse, or multi-unit apartment forms of dwelling units* and accordingly, permission for low rise townhouses and walk-ups apartments are permitted within the **Neighbourhood** designation subject to **Section 4.9.1.2 of the Plan**. In accordance with **Section 7.2** of the Plan, mid-rise *means buildings or structures with heights ranging between 5 storeys and 8 storeys*. The proposed eight storey mid-rise residential built form with a density of 3.61 FSI is not contemplated for lands within the **Neighbourhood** designation.

Further to the above, **Policy 4.9.2.4** of the Plan requires development to be compatible with the character of the adjacent and surrounding area with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and general pattern of yard setbacks. Additionally, relevant urban design guidelines which have been approved by Council shall be utilized in the review and evaluation of development applications and related studies in accordance with the policies of **Section 3.4.1.2** of the Plan. As further outlined in **Section 4.9.2** of the Plan, applications for development may be required to submit a concept plan in accordance with **Section 5.2** of the Plan which demonstrates how the development meets the land use and design policies of the Plan and ensures that the site design of the proposed development does not inhibit future infill development on adjacent and surrounding lands.

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In addition to the applicable policies outlined above in **Section 4.9.1** of the Plan, the following is a general overview of the policies of the Plan that are relevant to the evaluation of the proposed development:

- in accordance with **Policy 3.1.3.3**, the majority of intensification in the City shall occur in the centres and corridors shown on Schedule A1 (Urban Structure) and defined by the land use designations shown on Schedule A2 (Land Use) and the policies of the Plan. Intensification outside of the centres and corridors shall be limited in accordance with the policies of the Plan;
- the City's hierarchy of intensification as described in **Policies 3.1.3.7** through **3.1.3.16** of the Plan and the appropriate type, mix, scale and intensity of development is to be provided based on the policies of the Plan;
- as set out in **Policy 3.1.3.14** of the Plan, the **Neighbourhoods** are expected to accommodate limited intensification through small-scale infill and redevelopment at a lower scale and intensity than any other area of the urban structure;
- in accordance with **Policy 3.1.5.3**, a minimum of 25% of new housing units within the **Settlement Area** shall be affordable and should be coordinated across the City including Secondary Plan and Tertiary Plan areas. A portion of these units should be designed to be accessible for people with disabilities. Affordable housing units should include a mix and range of types, lot sizes, unit sizes, functions and tenures to provide opportunity for all household types across the City including larger families, seniors and residents with special needs;
- in accordance with **Policy 3.2.3.12**, where a development application requests a change in land use to a more sensitive use, the applicant will be required to demonstrate that the site is either not contaminated or has been remediated in accordance with the standards and requirements identified in relevant Provincial legislation and regulations including but not limited to the *Environmental Protection Act* and regulations thereunder;
- further to the above and as set out in **Policy 3.2.3.13**, prior to development on sites which may be contaminated or potentially contaminated, the applicant shall be required to undertake a Phase 1 Environmental Site Assessment (ESA) in accordance with Provincial legislation and regulations. Where a Phase 1 ESA indicates a site subject to a development application may be contaminated, the City shall require that a Phase 2 ESA be undertaken in accordance with the relevant Provincial legislation and regulations;
- **Policy 3.4.1.26** sets out that development adjacent to the **Greenway System** shall maximize visual access and appropriate physical access to the system or feature through the incorporation of single-loaded streets and by siting parks, stormwater management works or other public uses adjacent to the system or feature;
- as set out in **Policy 3.4.1.34**, development located adjacent to the Greenway System including a park or urban open space shall be designed to frame the edges of these areas;
- in accordance with **Policy 3.4.1.55**, to ensure built form compatibility and transition of building heights with adjacent low-density residential and medium density residential areas, development shall be designed to provide a 45 degree angular

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view plane measured from the adjacent low density residential or medium density resident property line, together with suitable massing and design, in order to achieve appropriate skyview, light and separation; and,

- as outlined in **Policy 3.4.1.60**, mid-rise and high-rise development shall have a step back of the building above the base building height to provide a clearly discernible top to the street wall and to minimize shadow impact on the public realm.

On the basis of a preliminary review of the applicant's development proposal, the subject proposal does not conform with the applicable built form, density and height policies of the **Neighbourhood** designation. In this regard, the applicant's development proposal will continue to be reviewed and evaluated in the context of the relevant policies of the Plan and the appropriateness of the proposed land use designation, including the proposed site-specific exceptions.

Zoning

As noted in the earlier sections of this report, the subject lands are zoned **Residential Multiple Family Four (RM4) Zone** under By-law 2325-68, as amended by By-law 57-88. By-law 57-88 predates the adoption and approval of the Plan (refer to Map 4). The **RM4 Zone** permits apartment dwellings up to a maximum height of 10 storeys or 30 metres on the subject lands, in addition to various other related uses; however, the proposed development does not comply with the applicable development standards with respect to density, building setbacks and parking provisions.

Further to Zoning By-law 57-88, Zoning By-Law 60-88 was also approved by the former Ontario Municipal Board which authorized increases in height and density for development beyond the permissions of Zoning By-law 57-88, as amended, for particular lands. In this regard, the subject lands form a portion of the "Part 1 Lands" as defined within Zoning By-law 60-88. Zoning By-law 60-88 permitted a maximum density of 198 units per gross hectare and/or a maximum floor area ratio of 250% as well as maximum building height of up to the lesser of 14 storeys or 42 metres subject to specific locational criteria as set out in the by-law.

In conjunction with the standards related to increased height and density, Zoning By-law 60-88 stipulated specific conditions that were to be fulfilled prior to March 31, 1992 which required all industrial uses to cease, all industrial buildings and structures to be demolished and all industrial materials removed with respect to the Part 1 Lands. Furthermore, By-law 60-88 required that the proponent enter into an agreement(s) with the City with regard to the provision of certain facilities, services and matters in return for the increases in height and density authorized by same. The aforementioned conditions as set out in By-law 60-88 were not satisfied and therefore the increased heights and densities permitted under said by-law are not applicable. As such, Zoning By-law 57-88, as amended applies to the subject lands.

Department and External Agency Comments:

The subject Official Plan and Zoning By-law Amendment applications and the associated background studies and reports submitted in support of same have been

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circulated to various City departments and external agencies for review and comment. It should be noted that a number of comments from City departments and external agencies with respect to the applicant's initial submission have not yet been received.

Development Planning Division

Development Planning staff has completed a preliminary review of the applicant's development proposal, including the supporting plans and materials submitted in support of the proposed development. 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 applicable **RM4** Zone category under Zoning By-law 57-88, as amended permits apartment dwellings up to a maximum height of 10 storeys on the subject lands. However, the proposed development does not comply with the applicable development standards as outlined in Zoning By-law 57-88, as amended, related to minimum setbacks, parking supply and density. It is important to note that subsequent to the approval of the Zoning By-law 57-88, the City's current Plan came into effect, which re-designated the subject lands as **Neighbourhood**. As the development proposal does not comply with the existing zoning permissions, the Zoning By-law Amendment proposed by the applicant must conform with the **Neighbourhood** designation policies of the Plan;
- the applicant's development proposal contemplates building heights of eight storeys and an FSI of 3.61 which exceed the permitted building height of three storeys for lands within the **Neighbourhood** designation without frontage on an arterial street;
- the proposed eight storey mid-rise building, as defined by **Section 7.2** of the Plan, is not a built form contemplated within the **Neighbourhood** designation;
- the proposed mid-rise built form within this area of the **Neighbourhood** designation will continue to be reviewed as it relates to the principles of transition, compatibility and comprehensive development inclusive of the lands to the east, in addition to technical matters as identified by circulated City departments and external agencies. At the time of writing of this report, comments from the City's Urban Design Section have not been received;
- confirmation that the proposed development complies with the 45-degree angular plane requirement measured from the existing medium density residential uses (2 storey townhouse) on the north side of Observatory Lane is required to ensure built form compatibility and transition in accordance with **Section 3.4.1** of the Plan;
- a block plan has been submitted in support of the proposal that demonstrates a development concept for the industrial lands located on the south side of Observatory Lane, including the subject site. While the Block Plan remains under review at the time of writing of this report, staff provides the following preliminary comments with respect to the proposed development concept:
 - the block plan must be revised to exclude the City-owned parcel located adjacent to the CN rail corridor;
 - the built form, heights and densities contemplated by the block plan must be compatible with and sensitive to surrounding land uses;

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- the proposed road network and connections and the locations of new open spaces will continue to be reviewed by the relevant City departments;
- the proposed setback to the CN rail corridor shall comply with the requirements of CN Rail; and,
- the proposed Block Plan will continue to be evaluated on the basis of built form compatibility, connectivity, and feasibility, among other technical matters.
- the applicant is encouraged to explore opportunities to develop the subject lands in conjunction with the adjacent industrial lands to the east;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines;
- the applicant shall demonstrate how the proposed development conforms with **Policy 3.1.5.3** of the Plan with respect to the provision of affordable housing;
- the proposed development shall provide for adequate resident, visitor and barrier-free parking in accordance with City standards;
- due to the proximity of the subject lands to existing industrial uses, the applicant will be required to demonstrate compliance with the Ministry of Environment, Conservation and Parks' Land Use Compatibility Guidelines to ensure appropriate separation distances are maintained from the proposed residential use to adjacent and surrounding incompatible land uses;
- the applicant has submitted a Phase 1 and Phase 2 Environmental Site Assessment in support of its development proposal. The recommendations of the Phase 2 ESA identify additional investigation and/or remedial measures may be required in order support the proposed residential land use. Confirmation that the investigation and/or measures as recommended in this regard will be required as part of the evaluation of the proposed development;
- the applicant must satisfactorily address issues and requirements identified by City developments and external agencies that have been requested to review the applicant's development proposal. It should be noted that the subject application remains under review by a number of City departments and external agencies at the time of the writing of this report; and,
- staff will continue to review the applicant's draft Official Plan and Zoning By-law Amendments with respect to the form, content and appropriateness of the proposed built form.

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

Other City Department and External Agency Comments

Comments on the applicant's initial submission have also been received from the City's Corporate and Finance Services Department, York Catholic District School Board, Alectra Utilities, Conseil Scolaire Viamonde, Rogers Communications, and Hydro One. These City departments and external agencies have no objections to the applicant's proposal and/or have provided comments to be considered by the applicant during a

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more detailed implementation stage of the approval process. These comments have not been appended to this report.

At the time of writing of this report, the subject applications remain under review by the City's Community Services Department, the City's Fire and Emergency Services Department, the City's Building Services Division – Zoning Section, the City's Heritage and Urban Design Section, the City's Development Engineering Division, the City's Park and Natural Heritage Planning Section, the Regional Municipality of York, the Toronto and Region Conservation Authority, Torontair Limited, Canada Post, Canadian National Railway, Enbridge Gas Inc., Bell Canada, and the York Region District School Board.

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 recommendation of this report does not have any direct implications with respect to Council's Climate Change Considerations. 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 Official Plan and Zoning By-law Amendment applications to permit the construction of a mid-rise residential development comprised of two eight storey buildings 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.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation (Schedule A2)
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed East and West Elevations
- Map 7 Proposed North and South Elevations
- Map 8 Proposed Rendering
- Map 9 Proposed Comprehensive Block Plan

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Report Approval Details

Document Title:	SRPI.21.050 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - D01-20016 and D02-20030.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.050 Map 1 Aerial Photograph.docx- SRPI.21.050 Map 2 Neighbourhood Context.docx- SRPI.21.050 Map 3 Official Plan Designation (Schedule A2).docx- SRPI.21.050 Map 4 Existing Zoning.docx- SRPI.21.050 Map 5 Proposed Site Plan.docx- SRPI.21.050 Map 6 Proposed East and West Elevations.docx- SRPI.21.050 Map 7 Proposed North and South Elevations.docx- SRPI.21.050 Map 8 Proposed Rendering.docx- SRPI.21.050 Map 9 Proposed Comprehensive Block Plan.docx
Final Approval Date:	Apr 30, 2021

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

Gus Galanis - Apr 28, 2021 - 7:45 PM

Kelvin Kwan - Apr 29, 2021 - 9:27 AM

MaryAnne Dempster - Apr 30, 2021 - 10:57 AM