



Staff Report for Council Public Meeting

Date of Meeting: June 2, 2021

Report Number: SRPI.21.063

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.063- Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – J-G Cordone Investments Ltd. – City Files D01-20017 and D02-20032

Owner:

J-G Cordone Investments Ltd.
542 Eglinton Avenue East
Toronto, Ontario
M4P 1N9

Agent:

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

Location:

Legal Description: Part of Lot G, Plan 1916
Municipal Address: 12030 Yonge Street

Purpose:

A request for comments concerning proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a mid-rise, mixed-use development on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.063 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by J-G Cordone Investments Ltd. for lands known as Part of Lot G, Plan 1916 (Municipal

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Address: 12030 Yonge Street), City Files D01-20017 and D02-20032, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

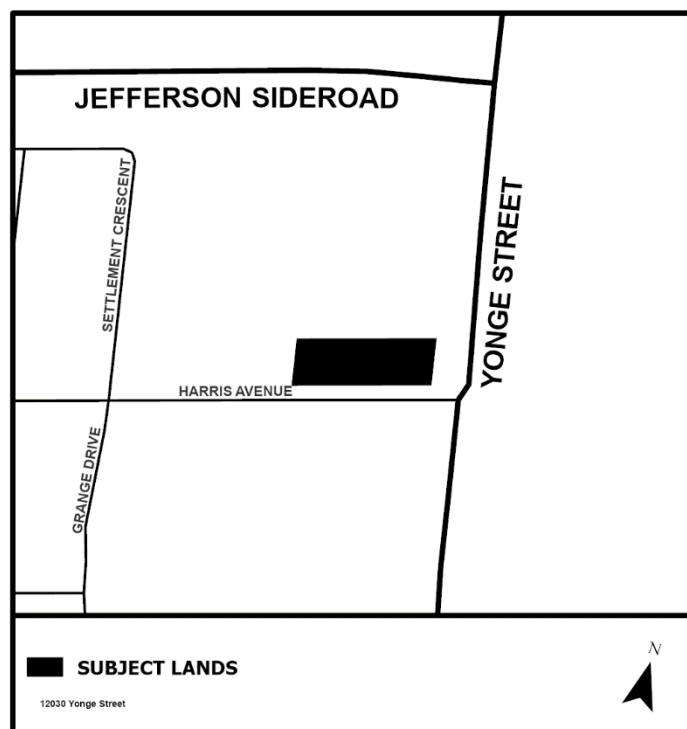
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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 on December 21, 2020 and deemed complete by the City on March 5, 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 at the northwest corner of Yonge Street and Harris Avenue (refer to Map 1). The lands have approximately 33 metres (108.3 feet) of frontage along Yonge Street and 98 metres (321.5 feet) of frontage along Harris Avenue, with a total lot area of 0.33 hectares (0.82 acres). The lands currently support an automobile dealership (Summit Auto Brokers Inc.) accommodated within a one-storey building which is proposed to be demolished to facilitate the proposed development. The lands abut an approved mid-rise, mixed-use commercial/residential development to the north, an approved townhouse development to the west, Harris Avenue to the south and Yonge Street to the east. Adjacent land uses also include an approved townhouse development currently under construction to the northwest and a proposed townhouse development to the southwest (City Files D02-14038 and D03-14016) (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a mid-rise, mixed-use development on its land holdings (refer to Maps 6 to 10). The proposed development is to be comprised of an 8 storey apartment building which is to contain a total of 156 dwelling units and 162 square metres (1,743.75 square feet) of commercial floor space at grade fronting onto Yonge Street, having an overall Floor Space Index (FSI) of 3.62 on the subject lands.

The proposed 8 storey mixed use building is to have an entrance situated at the southeast corner of the building along the Yonge Street frontage of the lands which will lead to a ground floor lobby, a commercial retail unit, indoor amenity space and five grade related residential units. Due to the topography of the site, the rear portion of the ground floor is to be used for underground parking.

Vehicular access for the development is to be provided from two access points along Harris Avenue. The westerly access is to lead to another residential lobby which is to be located on the second floor at the rear of the building. The access is also intended to function as a pick-up, drop-off and loading area. The second access at the midpoint of

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the building along Harris Avenue shall lead directly to 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 and drawings submitted to the City:

• Total Lot Area:	0.33 hectares (0.82 acres)
• Existing Lot Frontage:	
○ Yonge Street:	33 metres (108.27 feet)
○ Harris Avenue:	98 metres (321.52 feet)
• Total Gross Floor Area (GFA):	11,918.5 square metres (128,289.67 square feet)
○ Residential GFA:	11,756.5 square metres (126,545.91 square feet)
○ Commercial GFA:	162.0 square metres (1,743.75 square feet)
• Number of Dwelling Units:	156
• Number of Storeys:	8
• Building Height:	26.5 metres (86.9 feet) and 33 metres (108.3 feet) to mechanical penthouse
• Lot Coverage:	46%
• Floor Space Index (FSI):	3.62
• Underground Parking Levels:	2 and a half
• Total Parking Spaces:	188
○ Residential:	158 (1.0 spaces per dwelling unit)
○ Visitor:	23 (0.15 spaces per dwelling unit)
○ Commercial:	7 (4.3 spaces per 100 square metres)
• Number of Loading Spaces:	1
• Number of Bicycle Parking Spaces:	114 (14 short-term and 100 long-term)
• Total Amenity Space:	
○ Indoor Amenity Space:	334.0 square metres (3,595.15 square feet)
○ Outdoor Amenity Space:	305.0 square metres (3,282.99 square feet)

Applications for Site Plan Approval and draft Plan of Condominium (if applicable) will be required to facilitate the intended form and tenure of the development proposal. At the time of writing 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:

- Planning Justification Statement;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Legal Survey;
- Site Plan;
- Adjacent Property Plan;
- Underground Parking Plans;
- Floor Plans;
- Elevation Plans;

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- Renderings;
- Shadow Study;
- Urban Design Brief;
- Site Servicing, Grading & Stormwater Management Plans;
- Landscape Plans;
- Arborist Report;
- Water Balance Analysis;
- Hydrogeological Assessment;
- Geotechnical Investigation Report;
- Functional Servicing, Stormwater Management and Water Balance Report;
- Master Servicing Report;
- Transportation Impact Study;
- Phase 1 Environmental Site Assessment;
- Oak Ridges Moraine Conformity Statement;
- Natural Heritage Evaluation; and,
- Noise Study.

Official Plan Amendment Application

The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule A2 (Land Use) of the City's Official Plan (the "Plan") (refer to Map 3). The applicant has submitted an Official Plan Amendment application that seeks the following amendments in order to facilitate the proposed mid-rise, mixed-use development on the subject lands:

- to permit an increase in the maximum permitted building height from 6 storeys to 8 storeys (**Section 4.6.1.11.b**); and,
- to permit an increase in the maximum site density from a Floor Space Index (FSI) 2.0 to 3.62 (**Section 4.6.1.8**).

Zoning By-law Amendment Application

The subject lands are zoned **General Commercial One (GC1)** under By-law 2523, as amended, which permits a variety of commercial uses including restaurants, business and professional offices, medical offices, financial institutions, personal service shops, laundromats, bakeries, among other commercial related uses on the lands (refer to Map 5). The **GC1 Zone** does not permit an apartment building as proposed by applicant. Accordingly, the applicant is proposing to amend the current **GC1 Zone** provisions to permit an apartment building and to add site specific development standards in order to facilitate a mid-rise, mixed-use development proposal on its land holdings.

Notwithstanding the foregoing, staff notes that By-law 235-97, as amended, is a newer Zoning By-law for the Jefferson Planning District that contains a **Village Centre Commercial (VCC) Zone** category that contemplates apartment buildings and contains relevant development standards. Since lands in the area are being rezoned under By-law 235-97 as redevelopment occurs, staff recommends that the applicant amend its

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Zoning By-law Amendment request to bring the subject lands into By-law 235-97 rather than retaining the existing **GC1 Zone** under By-law 2523, as amended.

Below is a summary table outlining the relevant development standards of the existing **GC1 Zone**, the development standards proposed by the applicant in the current **GC1 Zone**, and the applicable standards in the recommended **VCC Zone**, with the requested and required site specific exceptions highlighted in bold text:

Development Standard	Current Standards, GC1 Zone under By-law 2523, as amended	Proposed Standards, GC1 Zone under By-law 2523, as amended	Applicable Standards, VCC Zone under By-law 235-97, as amended
Minimum Lot Frontage	30 metres (98.43 feet)	20 metres (65.62 feet)	20 metres (65.62 feet)
Minimum Lot Area	0.4 hectares (0.99 acres)	0.33 hectares (0.82 acres)	0.2 hectares (0.49 acres)
Minimum Front Yard	15 metres (49.21 feet)	2 metres (6.56 feet)	0 metres (0 feet) ¹
Minimum Side Yard	6 metres (19.69 feet)	3 metres (9.84 feet)	6.0 metres (19.69 feet) ¹
Minimum Flankage Yard	6 metres (19.69 feet)	2.5 metres (8.2 feet)	0 metres (0 feet) ¹
Minimum Rear Yard	12 metres (39.37 feet)	Complies	7.5 metres (24.6 feet)
Maximum Height	12 metres (39.37 feet)	33 metres (108.27 feet)	4 storeys
Maximum Coverage	50%	Complies	n/a
Maximum Floor Area Ratio	60%	362% or 3.62 FSI	75% for a building containing both residential and non-residential uses
Minimum Parking Standards	Residential Apartment Building– Not Applicable Office – 3.2 spaces per 100 square metres of gross floor area Financial Institution – 6.5 spaces per 100 square metres of gross floor area Restaurants – 11 spaces per 100 square metres of gross floor area Other Commercial Uses – 3.2 space per 100 square metres of gross floor area	Residential – 1.0 spaces per unit (1, 2 and 3 bedrooms) 0.15 visitor spaces per unit Retail – 4.3 spaces per 100 square metres of GFA	2.25 spaces per dwelling unit of which 0.25 parking spaces per dwelling unit shall be for visitor parking

(1) The maximum front yard, side yards or flankage yard shall be 7.5 metres.

In addition to the above, the applicant is requesting approval of site specific provisions with respect to the minimum number of loading spaces, bicycle parking space rates,

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and minimum amenity space. The draft Zoning By-law submitted in support of the proposed development is currently under review. As such, 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 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** in accordance with Map 1 (Regional Structure) of the Regional Official Plan ("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. Growth within York Region is to be accommodated within the **Urban Area** whereby **Regional Corridors** will serve as the location 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** 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" (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 that will inform the update to the ROP being undertaken through an MCR in keeping with Provincial policy direction. Staff notes that the closest proposed MTSA is to be centred on the newly constructed Bus Rapid Transit (BRT) station at Yonge Street and

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19th Avenue/Gamble Road, approximately 1.4 kilometres south of the subject lands. In this regard, the subject lands are not within the boundaries of an MTSA as currently endorsed by Regional Council.

York Region has identified that the submitted Official Plan Amendment application does not adversely affect Regional planning policies or interests, and, as such, is exempted from Regional approval. Further comments have been received from the Region, and will be discussed in a later section of this report.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule A2 (Land Use) of the Official Plan (the “Plan”) (refer to Map 3) and are identified as being along a **Regional Rapid Transit Corridor** in accordance with Appendix A5 (Public Rapid Transit). The predominant land uses and activities within the **Regional Mixed-Use Corridor** are to be mixed use, pedestrian-friendly and transit-oriented. Further, 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 uses permitted in the **Regional Mixed-Use Corridor** include a broad range and mix of uses such as high density residential, office, commercial, and retail uses, amongst other uses.

The maximum permitted density within the **Regional Mixed-Use Corridor** designation is a Floor Space Index (FSI) of 2.0 in accordance with **Section 4.6.1.8**. The permitted building height for development on Yonge Street located north of Townwood Drive and south of the **Oak Ridges Local Centre** designation is between 2 to 6 storeys, with the tallest buildings to be directed to the Yonge Street frontage in accordance with **Sections 4.6.1.11** of the Plan.

Further to the above, all development is subject to the design criteria set out under **Section 3.4.1** of the Plan, which includes policies specific to mid-rise development. **Section 3.4.1.60** states that where proposed, mid-rise buildings shall have a step back above the base building height to provide a clearly discernable top to the street wall and to minimize shadow impact on the public realm. As the subject applications propose to introduce a mid-rise built form adjacent to a **Neighbourhood** designation, the associated policies with respect to transition and step backs are applicable. In this regard, **Section 4.6.1.12** of the Plan requires that new development provide a transition to abutting **Neighbourhood** designations in accordance with the angular plane policies outlined in **Section 3.4.1.55** of the plan which states that development must adhere to the principle of a 45 degree angular view plane measured from adjacent low density and medium density residential uses.

The subject lands are also situated with the **Settlement Area** of the Oak Ridges Moraine, in accordance with Schedule A3 (Settlement Area) of the Plan and within the **Settlement Area** land use designation of the *Oak Ridges Moraine Conservation Plan* (ORMCP). Under the provisions of the ORMCP and according to Policy 3.2.1.1.18 of

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that document, **Minimum Vegetation Protection Zones (MVPZ)** are required from **Key Natural Heritage Features (KNHF)**. The proposed development is also subject to the provisions of **Section 3.2.2.3** – Natural Hazards and **Section 3.2.1** – Greenway System of the Plan. 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.

The lands are also located within a **Landform Conservation Area Category 2** in accordance with Schedule A6 (Landform Conservation Areas) of the Plan. A Landform Conservation Area serves an important role in the ecological functions of the Oak Ridges Moraine. Section **3.2.1.1.35** of the Plan identifies that disturbance within a Landform Conservation Area must be kept to a minimum for development within the **Settlement Area** and that any proposed development involving disturbance must demonstrate conformity with the ORMCP.

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.

Harris-Beech Neighbourhood Infill Study

The subject lands are located within the Harris Beech Neighbourhood Infill Study Area (Study Area) as identified under **Policy 4.9.1.1.1(j)** of the Plan. The Harris-Beech Neighbourhood Infill Study area encompasses the lands located between Yonge Street to the east, the rear of the properties along the west side of Beech Avenue, Jefferson Sideroad to the north and the rear of the properties along the south side of Harris Avenue.

The study was approved by Council on February 24, 2014 along with a supporting Master Environmental Servicing Plan (MESP). The objective of the study is to establish a framework to guide potential future development in the Study Area over the long term. The study includes four development scenarios and urban design criteria that will guide the development of the Study Area (refer to Map 4). The proposed mixed-use residential building meets the locational criteria for Mixed-Use/Commercial uses as identified in all four scenarios of the study.

City 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 circulated to various City departments and external agencies for 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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Regional Municipality of York

The Regional Municipality of York has advised that the subject development generally conforms with the Region's Official Plan, as it will assist in building complete communities and will help in ensuring that a minimum of 40% of all residential development in York Region occurs within the built-up areas as defined by Provincial policy. The Region has also provided technical comments to be addressed related to servicing capacity allocation, the submitted Traffic Impact Study, transportation demand management initiatives, and required road widening and daylighting triangle requirements, among other matters. As advised in earlier sections of this report, the Region has exempted the Official Plan Amendment from Regional Council approval (refer to Appendix A).

Development Planning Division

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

- the applicant previously submitted Official Plan and Zoning By-law Amendment applications to permit a mixed-use development comprised of a 9-storey apartment building containing 155 dwelling units and ground floor commercial space at an overall Floor Space Index (FSI) of 4.27 on the subject lands (City Files D01-13004 and D02-13037). The applicant appealed its applications to the former Ontario Municipal Board (OMB) due to the City's failure to adopt the requested Official Plan Amendment (OMB Case PL151114). In a decision issued on July 17, 2017, the OMB ordered that the appeals be dismissed due to insufficient planning justification in support of the development proposal;
- York Region and the City have both initiated Municipal Comprehensive Review (MCR) processes to update their respective Official Plans in order 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 not located within the boundaries of a Major Transit Station Area (MTSA);
- the proposed development is consistent with the **Regional Mixed-Use Corridor** policies of the Plan with respect to land use and the provision of a mix of uses;
- the proposed density of 3.62 FSI greatly exceeds the maximum density of 2.0 FSI for lands within the **Regional Mixed-Use Corridor**;
- the proposed maximum building height of 8 storeys exceeds the maximum building height of 6 storeys permitted for the lands within the **Regional-Mixed Use Corridor** designation along this portion of Yonge Street;
- adjacent mixed-use development has been facilitated to the north of the subject site through the implementation of a **Village Centre Commercial (VCC) Zone** under By-law 235-97, as amended. As such, staff recommends the applicant amend its Zoning By-law Amendment request to bring the subject lands into By-law 235-97, as amended;
- the applicant is proposing a parking rate of 1.0 spaces per dwelling unit, a visitor parking rate of 0.15 spaces per unit and a retail parking rate of 4.3 spaces per 100

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square metres of gross floor area. A Transportation Impact Study has been submitted in support of the proposed development and is currently under review by the City's Transportation Engineering Section. The applicant is advised to ensure that the proposed parking rates as shown within the submitted draft Zoning By-law are consistent with the parking rates as shown on the submitted plans;

- 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's approved Urban Design Guidelines and the Harris-Beech Neighbourhood Infill Study;
- the applicant has submitted a Functional Servicing Report which identifies that water and wastewater services for the proposed development are to be provided through connections from the future water and wastewater infrastructure proposed as part of the Harris Avenue urbanization. Staff will continue to review the submitted materials and studies to ensure that the proposed servicing strategy complies with the Master Environmental Servicing Plan for the Harris-Beech Neighbourhood;
- the applicant has submitted a Natural Heritage Evaluation (NHE) as well as an Oak Ridges Moraine Conformity Statement as part of its application submission. The NHE has identified that an existing woodlot located on the western portion of the site is not classified as a Significant Woodland according to the ORMCP. The evaluation further identifies that the subject site does not appear to be within 30 metres of a Minimum Vegetation Protection Zone for adjacent natural features. However, two butternut trees were identified within the site, but are considered Category 1 (non-retainable) due to their poor condition. No other species at risk, or species at risk habitat was identified on or adjacent to the subject lands. The report concludes that the proposed development will not have a residual negative impact on the natural environment. The submitted NHE and Oak Ridges Moraine Conformity Statement are in the process of being reviewed by City staff and the Toronto and Region Conservation Authority to ensure the protection of the ORMCP key natural heritage features, species at risk and landform conservation features located on the subject lands in accordance with policies of the Plan and the ORMCP;
- 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 the finalization of a Zoning By-law for the development;
- as the subject applications propose residential development, appropriate 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 in order to satisfy the City's Interim Growth Management Strategy requirements;
- the applicant must satisfactorily address comments and/or requirements identified by City departments and external agencies that have been requested to review the proposed development. In this regard, it is noted that the application is still under review by a number of City departments and external agencies; and,
- staff will continue to work with the applicant through the review of the form, content and appropriateness of the proposed Official Plan and Zoning By-law Amendments.

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Other City Department and External Agency Comments

Comments have been received from the City's Financial Servicing Division, Fire and Emergency Services Division and Building Services Division - Zoning Section, in addition to the York Region District School Board, York Catholic District School Board, Enbridge Gas Distribution and Rogers Communication. 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.

The development proposal is still under review by the City's Development Engineering Division, Urban Design Section and Park and Natural Heritage Planning Section, in addition to Bell Canada, Canada Post and the Toronto and Region Conservation Authority.

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 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 Official Plan and Zoning By-law Amendment applications to permit a mid-rise, mixed-use 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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Harris-Beech Infill Study – Scenario D
- Map 5, Existing Zoning
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations (North and East)
- Map 8, Proposed Elevations (South and West)
- Map 9, Proposed Rendering from Yonge Street
- Map 10, Proposed Rendering from Harris Avenue
- Appendix A, Correspondence from the Regional Municipality of York dated April 22, 2021

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Report Approval Details

Document Title:	SRPI.21.063 - Request for Comments - 12030 Yonge Street - City Files D01-20017 and D02-20032.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.063 - Map 1 - Aerial Photograph.docx- SRPI.21.063 - Map 2 - Neighbourhood Context.docx- SRPI.21.063 - Map 3 - Official Plan Designation.docx- SRPI.21.063 - Map 4 - Harris-Beech Infill Study.docx- SRPI.21.063 - Map 5 - Existing Zoning.docx- SRPI.21.063 - Map 6 - Proposed Site Plan.docx- SRPI.21.063 - Map 7 - Proposed Elevations (North and East).docx- SRPI.21.063 - Map 8 - Proposed Elevations (South and West).docx- SRPI.21.063 - Map 9 - Proposed Rendering from Yonge Street.docx- SRPI.21.063 - Map 10 - Proposed Rendering from Harris Avenue.docx- SRPI.21.063 - Appendix A - Region of York Comments.pdf
Final Approval Date:	May 14, 2021

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

Gus Galanis - May 12, 2021 - 9:25 AM

Kelvin Kwan - May 12, 2021 - 9:52 AM

MaryAnne Dempster - May 14, 2021 - 10:04 AM