



Staff Report for Council Meeting

Date of Meeting: June 9, 2021

Report Number: SRPI.21.053

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.053 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2468390 Ontario Inc.– City Files D02-16010 and D03-16004

Owner:

2468390 Ontario Inc.
8333 Kennedy Road, Suite 2016
Markham, Ontario
L3R 1J5

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.
Municipal Address: 850 Elgin Mills Road East

Purpose:

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

Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2468390 Ontario Inc. for lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 850 Elgin Mills Road East), City Files D02-16010 and D03-16004, be approved, subject to the following:

Page 2

- (i) that the subject lands be rezoned from Rural Residential Four (RR4) Zone under By-law 2325-68, as amended, to Institutional (INST.) Zone under By-law 2325-68, as amended, Residential Wide Shallow Two (RWS2) Zone and Open Space (O) Zone under By-law 55-15, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.053;
 - (ii) that Blocks 1, 4 and 5 on the draft Plan of Subdivision be designated as a “Class 4 Area” as defined by the Ontario Ministry of the Environment, Conservation and Parks in its “Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC-300)”;
 - (iii) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPI.21.053 be draft approved subject to the conditions set out in Appendix “C” hereto;
 - (iv) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 105-20;
- b) that Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area for the purposes of securing the applicant’s sustainability commitments, and that said by-law be brought forward to Council for consideration and enactment; and,
 - c) That 143.52 persons equivalent of servicing allocation (48 townhouse dwelling units) be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with the provisions of By-law 109-11, as amended.

Contact Person:

Jeff Healey, Senior Planner - Subdivisions, phone number 905-771-6452 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

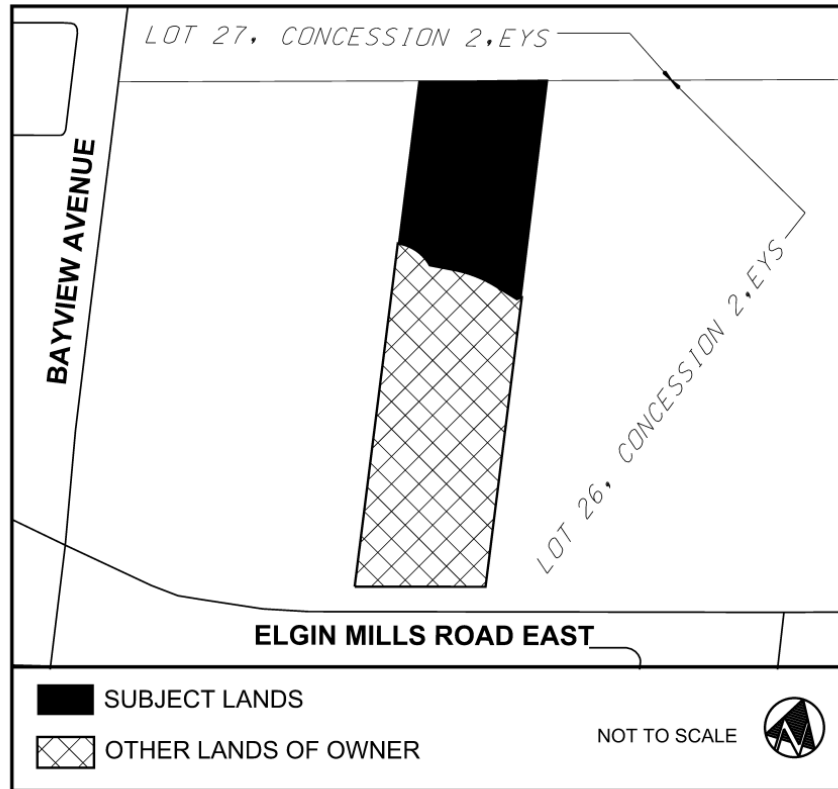
Approved by: Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

Page 3

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact” above.



Page 4

Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were originally considered at a statutory Council Public Meeting held on May 3, 2017 wherein Council received Staff Report SRPRS.17.075 and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). At the time, the applications proposed a residential development comprised 52 street townhouse dwellings, in addition to blocks for road purposes (refer to Map 5).

Since the original applications were filed in 2016, the applicant has made several formal re-submissions and revisions to its overall development proposal, including the following:

- a reduction in the number of street townhouse dwelling units from 52 to 48;
- modifications to the road alignment and unit distribution within the development;
- the inclusion of an open space block at the southwest corner of the subject lands; and,
- the inclusion of a landscape buffer block along the western boundary of the lands, to be conveyed as a lot addition to the Hindu Temple Society of Canada lands to the west.

All comments from circulated City departments and external agencies have now been satisfactorily addressed by the applicant. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located north of Elgin Mills Road East, east of Bayview Avenue, and have a total area of 1.55 hectares (3.83 acres) (refer to Map 1). The lands represent the northerly portion of a larger landholding owned by the applicant, and will have frontage on a new local street to be constructed as part of an adjacent draft approved Plan of Subdivision (Saigon Drive). The lands are presently vacant and are primarily used for agricultural purposes, while the remainder of the applicant’s landholding supports a two storey detached dwelling and contains a natural heritage system associated with a tributary of the Rouge River.

Surrounding land uses include primarily natural heritage features and agricultural uses on lands that are also subject to planning applications to facilitate urban development within the North Leslie Secondary Plan area (refer to Maps 2 and 3). In this regard, the subject lands abut agricultural lands to the east, natural heritage features and future medium density residential uses to the south (City Files D02-16003, D03-16001, D05-16004 and D06-17057), natural heritage features and the existing Hindu Temple Society of Canada to the west, and a draft approved Plan of Subdivision which is to

Page 5

contain low and medium density residential uses to the north (City Files D02-03030 and D03-03006).

Revised Development Proposal

The applicant is seeking Council's approval of its revised development proposal to facilitate a medium density residential development comprised of 48 street townhouse dwellings, in addition to blocks for open space, landscaping buffer and road purposes on its land holdings (refer to Map 6). The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 1.55 hectares (3.83 acres)
 - **Street Townhouse Blocks:** 0.978 hectares (2.42 acres)
 - **Open Space Block:** 0.034 hectares (0.08 acres)
 - **Streets:** 0.511 hectares (1.26 acres)
 - **Landscape Buffer Block:** 0.017 hectares (0.04 acres)
 - **0.3 metre Reserve Blocks:** 0.002 hectares (0.005 acres)
- **Total Number of Units:** 48
- **Density:** 31.55 units per hectare
(12.77 units per acre)
- **Building Height:** 9.42 metres (30.91 feet)

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Low Density Residential** on Schedule A - Land Use Plan of the North Leslie Secondary Plan (Secondary Plan), in addition to being identified as a conceptual location for a stormwater management facility (refer to Map 2). The **Low Density Residential** designation permits a variety of low rise housing forms including single detached, semi-detached, duplex, triplex and street townhouse uses having a density range of between 17 and 35 units per net residential hectare (7 to 14 units per net residential acre) and a maximum building height of three-and-a-half storeys. The proposed street townhouse dwellings conform with the relevant land use, density and height policies prescribed in the Secondary Plan.

The abutting lands to the south are designated **Natural Heritage System** in the Secondary Plan and contain several natural heritage features including a major tributary of the Rouge River, a Wetland and Woodlands. These lands will be zoned **Environmental Protection Two (EPA2) Zone**, and are to be conveyed to the City for environmental protection purposes as part of the adjacent development approvals to the south.

The abutting lands to the west of the subject lands comprise the existing Hindu Temple Society of Canada. These lands are predominantly designated **Natural Heritage System** and are identified as **Places of Worship** on Schedule A - Land Use Plan of the

Page 6

Secondary Plan (refer to Map 2). Existing uses and places of worship are permitted in accordance with **Sections 9.5.2.2 and 9.6.5.4** of the Secondary Plan. As Block 10 on the applicant's draft Plan of Subdivision is proposed to be conveyed to the Hindu Temple Society of Canada, a minor boundary adjustment to the **Low Density Residential** designation is required to coincide with the location of Street "A" on the draft plan. The minor boundary adjustment does not require an amendment to the Secondary Plan in accordance with **Section 9.9.1**.

Given all of the above, staff is of the opinion that the applicant's development proposal conforms with the applicable policies of both the Official Plan and the North Leslie Secondary Plan.

Revised Zoning By-law Amendment Application

The subject lands are zoned **Rural Residential Four (RR4) Zone** under By-law 2325-68, as amended, which permits, among other uses, a single family dwelling and agricultural uses (refer to Map 4). The existing zoning does not permit the uses proposed by the subject applications and therefore an amendment to the Zoning By-law is required to facilitate the proposed development.

The applicant has submitted a revised Zoning By-law Amendment application that proposes to include the majority of its land holdings within the boundaries of By-law 55-15 (North Leslie Zoning By-law) and to rezone the lands accordingly to implement the proposed draft Plan of Subdivision. In this regard, the applicant is proposing to rezone the lands to **Residential Wide Shallow Two (RWS2) Zone** and **Open Space (O) Zone** under By-law 55-15, as amended, while a portion of the lands is proposed to be rezoned to **Institutional (INST.) Zone** under By-law 2325-68, as amended (refer to Appendix "B").

On July 11, 2016, Council passed By-law 82-16, which implemented a series of general "housekeeping" revisions to By-law 55-15 to better accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential lands. The revisions also corrected redundancies in the existing document and provided more flexibility in housing design to assist landowners in achieving the minimum density requirements of the Secondary Plan. Council approved the recommended revisions to By-law 55-15 and these have been included in all relevant Zoning By-law Amendments for the approved developments within the North Leslie West community. It is therefore recommended that the applicant's Zoning By-law Amendment include the same general "housekeeping" amendments to By-law 55-15.

Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested site specific exceptions in bold:

Page 7

Development Standard	RWS2 Zone Standard – Street Townhouses	Proposed Standard
Minimum Lot Frontage (Interior)	6.0 metres (19.69 feet)	Complies
Minimum Lot Frontage (Corner)	8.4 metres (27.56 feet)	Complies
Minimum Lot Area (Interior)	150 square metres (1,614.59 square feet)	Complies
Minimum Lot Area (Corner)	170 square metres (1,829.86 square feet)	Complies
Maximum Lot Coverage	60%	Complies
Minimum Required Front Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Side Yard	1.2 metres (3.94 feet)	Complies
Minimum Required Flankage Yard	2.4 metres (7.87 feet)	Complies
Minimum Required Rear Yard	7.0 metres (22.97 feet)	Complies
Maximum Height	3.5 Storeys	Complies
Maximum Height of Porch	4.5 metres (14.76 feet)	5.5 metres (18.04 feet)

It should be noted that Block 9 (Open Space) on the draft plan is to be zoned **Open Space (O) Zone** and Block 10 (Landscape Buffer Block) is to be zoned **Institutional (INST.) Zone** to match the zone category of the Hindu Temple property to the west.

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

Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision that proposes to facilitate a medium density residential development to be comprised of 48 street townhouse dwellings, in addition to blocks for open space, landscaping buffer and road purposes on the subject lands (refer to Map 6). The following is an overview of the various components of the submitted draft plan:

- Blocks 1 to 8 on the draft plan are intended to accommodate a total of 48 street townhouse dwellings;
- Street “A” on the draft plan provides a north-south and east-west local road which serves as a vehicular and pedestrian access for the draft plan, connecting with future residential development to the north. Street “B” on the draft plan provides an east-west local road. Street “A” and Street “B” terminate at the eastern lot line of the draft plan to facilitate for a future connection to the east;

Page 8

- Block 9 on the draft plan is intended as public open space and also serves as access to the Natural Heritage System lands to the south;
- Block 10 on the draft plan serves as a 1.98 metre (6.49 feet) wide landscaping buffer between Street “A” and the Hindu Temple lands and will be conveyed by the applicant to the Hindu Temple; and,
- Blocks 11 to 13 on the draft plan are intended to serve as 0.3 metre reserve blocks.

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

Proposed Class 4 Noise Designation

The Ministry of the Environment, Conservation and Parks’ (“MOECP”) “**Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (NPC-300)**” provides municipalities with the ability to formally recognize and declare a site as a “Class 4 Area”. This allows development and intensification in areas of existing stationary noise sources that have higher sound level limits than Class 1, 2 and 3 Areas, typically associated with residential areas. Should a Class 4 Area designation not be granted, there is no other flexibility to allow a development to proceed without addressing the exceedances of the sound limits of the NPC-300 Guidelines.

The main stationary noise sources affecting the proposed development are exhaust vents located on the roof of the Hindu Temple and a forklift that is operated by the Hindu Temple to the west. Guideline NPC-300 defines a Class 4 Area as an area or specific site that would otherwise be defined as Class 1 or 2 and which:

- is an area intended for development with new noise sensitive land use(s) that are not yet built;
- is in proximity to existing, lawfully established stationary sources; and,
- has formal confirmation of the Class 4 Area designation from the land use planning authority, which is determined during the land use planning process.

Areas with existing noise sensitive land uses cannot be classified as Class 4 Areas. The Class 4 Area designation increases the allowable sound level limits, therefore requiring less noise mitigation within new development. For outdoor points of reception, the difference between Class 1 (which would apply to the subject proposal) and Class 4 is 5 dBA from 7:00 am to 11:00 pm. There are no sound level limits for outdoor points of reception during the night. For indoor points of reception (the inside of windows in noise sensitive spaces), the difference between Class 1 and Class 4 is 10 dBA at all times of the day.

Page 9

Guideline NPC-300 identifies a number of considerations to apply to a proposed Class 4 Area designation and associated new noise sensitive land uses, including the following:

- submission of a satisfactory Noise Impact Assessment which includes noise measures as required by NPC-300;
- appropriate notification to prospective purchasers that the dwelling is located in a Class 4 Area, which may include, but is not limited to, agreements for noise mitigation (registered on title) and appropriate warning clauses in future agreements of purchase and sale;
- providing a copy of the approved Noise Impact Assessment and Class 4 Area designation confirmation to the surrounding owners of the stationary noise sources; and,
- once a site is designated Class 4 Area, it would remain as such, subject to the continuing presence of the stationary noise sources.

In consideration of the preceding, the applicant has submitted an Environmental Noise Impact Study Addendum prepared by Valcoustics Canada Ltd. which assesses the impact of transportation and stationary noise sources on the subject development. This addendum recommends that Blocks 1, 4 and 5 on the draft Plan of Subdivision be designated a Class 4 Area based on the following justification:

- the excess noise levels predicted at the site, over the normally applied Class 1 sound level limits, are considered minor (up to 2 dBA);
- in keeping with the design constraints of the site, the dwelling units cannot be set back farther from the stationary noise sources and there are no practical measures that could be used to mitigate the minor exceedances;
- the placement of additional noise screens on the rooftop of the Hindu Temple would result in higher loads that would exceed the estimated original design capacity of the structural columns. Furthermore, replacing the existing noise sources with quieter sources will result in similar structural issues;
- a 6.0 metre high sound barrier is required to address the noise emissions from the forklift used on the Temple lands. The sound barrier height is excessive and is not considered practical; and,
- the Class 4 status was specifically designed for situations such as this where there is an existing stationary noise source and a new site, in proximity, that is proposed to be developed for residential uses and there are no practical/feasible ways to mitigate the noise.

Staff has reviewed the applicant's request for re-classification of the site from Class 1 to Class 4 Area and supports the request based on the following:

- a Noise Mitigation Conceptual Design and Feasibility Review was prepared to demonstrate best efforts to mitigate the stationary noise impact generated by the Hindu Temple, and it has been determined that retrofits to mitigate noise at the

Page 10

Temple would require structural reinforcement to compensate for the additional weight on the roof of the existing building;

- Temple stakeholders have indicated that religious restrictions would limit the dimensions of any structures that could be added to the rooftop;
- a Class 4 designation shall only apply to Blocks 1, 4 and 5 on the draft Plan of Subdivision; and,
- under the Class 4 Area noise criteria, the design of this development will not require special mitigation measures to protect against stationary noise sources, as the predicted stationary sound levels would be below the Class 4 Area limits.

If Council approves the Class 4 designation, the conditions of draft plan approval will require that appropriate noise warning clauses be included in future agreements of purchase and sale and for same to be registered on title.

It must be noted that the Class 4 noise criteria will not address religious celebrations which are held at the Hindu Temple on a regular basis. Additional noise mitigation measures will be incorporated to address religious events, including the requirement for central air conditioning units and enhancements to windows and brick veneer to mitigate sound within the proposed development. Furthermore, warning clauses will be incorporated to advise future residents of religious celebrations at the Hindu Temple. These additional mitigation measures will be incorporated on all units in the proposed development.

Council and Public Comments:

As noted previously, a Council Public Meeting was held on May 3, 2017 regarding the applicant's development proposal, wherein residents and members of Council provided various comments. The following comments and concerns were raised by the public at the Council Public Meeting with respect to the applicant's development proposal.

Proximity to the Hindu Temple

A number of concerns were raised by members of the Hindu Temple Society of Canada in regards to the proximity of the proposed development to the existing Hindu Temple. A number of religious celebrations occur on the Hindu Temple lands on a regular basis, which may contribute to potential noise impacts on the subject development. To address this concern, the applicant has shifted the location of Street "A" to the west end of the subject lands and has provided a landscaping buffer to separate the proximity of the proposed development with the Temple as much as possible. The landscaping buffer is proposed to be conveyed to the Hindu Temple. The combination of the street relocation and landscaping buffer will provide approximately 20 metres of separation distance between the property line of the Temple lands and residential lots on the subject property. Further, noise mitigation measures and warning clauses will be implemented for all residential units.

Page 11

Department and External Agency Comments:

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

Development Engineering Division

The City's Development Engineering Division has provided conditions of draft approval with respect to the applicant's draft Plan of Subdivision, including comments to be addressed as part of the detailed design phase of the proposed development. As referenced earlier in this report, Blocks 1, 4 and 5 are recommended to be re-classified to Class 4 Area under Guideline NPC-300.

It must be noted that the proposed development will not be initially connected to the existing stormwater management facilities in North Leslie. A permanent stormwater management facility is anticipated to be constructed as part of future residential development to the east. Until a permanent facility is installed, a temporary stormwater management pond will be constructed within Blocks 7 and 8 to provide stormwater management for the balance of the site. The temporary stormwater management pond will be designed to the satisfaction of the City.

The applicant is working with the Hindu Temple to install a sanitary servicing line from the main Temple Building to Street "A". Details in regards to the design of the servicing line will be addressed by the applicant during the detailed engineering design phase of the applicant's development proposal.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided conditions of draft approval with respect to the applicant's draft Plan of Subdivision, as well as comments to be considered as part of the detailed design stage in the approval process. The limits of the Natural Heritage System lands have been verified and will be dedicated to the City as part of the development by the same landowner to the south (City Files D03-16001 and D06-17057).

Regional Municipality of York

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

Page 12

Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed development conforms with the provisions of the North Leslie Secondary Plan;
- staff supports the applicant's proposed zoning provisions and finds them appropriate for the subject development. The by-law structure and details of the site specific provisions will be finalized prior to its enactment by Council; and,
- the applicant will be required to submit a future Part Lot Control Exemption application in order to facilitate the creation of lots for the proposed townhouses within each residential block (Blocks 1 to 8).

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject draft Plan of Subdivision application. Staff has reviewed the applicant's Metrics submission and find it acceptable as the proposed development demonstrates an overall "Application" score of 29 points, which achieves a "good" score and meets the threshold of 21 points for draft Plan of Subdivision applications (refer to Appendix "D"). In order to secure implementation of the sustainability commitments at the Building permit stage, staff recommends that a Site Plan Control By-law be passed and a Sustainability Agreement be required for the subject lands.

In consideration that a total of 48 townhouse dwelling lots are proposed to be constructed on the subject lands, staff recommends that 143.52 persons equivalent of municipal servicing allocation be assigned to the subject lands.

Page 13

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Council's Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection.

Climate Change Considerations:

The recommendations of this report are aligned with Council's climate change consideration as the development proposal will incorporate LED or photocell light fixtures on all exterior lights, which will help conserve energy within the development and reduce greenhouse gas emissions.

Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development consisting of 48 street townhouse dwellings, in addition to blocks for open space, landscaping buffer and road purposes on its land holdings.

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

On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the conditions and directions outlined in this report.

Page 14

Attachments:

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#15-17 held on May 3, 2017
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions
- Appendix D, Applicant's Sustainability Metrics Chart
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan – Schedule 'A'
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, Existing Zoning
- Map 5, Original Draft Plan of Subdivision (2016)
- Map 6, Revised Draft Plan of Subdivision (2021)
- Map 7, Revised Development Concept Plan
- Map 8, Proposed Elevations

Page 15

Report Approval Details

Document Title:	SRPI.21.053 - Request for Approval - 850 Elgin Mills (North).docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.053 Appendix A- Council Extract.pdf- SRPI.21.053 Appendix B- Draft Zoning By-law.pdf- SRPI.21.053 Appendix C- Schedule of Draft Plan Conditions.pdf- SRPI.21.053 Appendix D- Sustainability Metrics.pdf- SRPI.21.053 -Map 1 - Aerial Photograph.docx- SRPI.21.053 -Map 2 - North Leslie Secondary Plan - Schedule A.docx- SRPI.21.053 -Map 3 - North Leslie (West) Overall Concept Plan.docx- SRPI.21.053 -Map 4 - Existing Zoning.docx- SRPI.21.053 -Map 5 - Original Draft Plan of Subdivision (2016).docx- SRPI.21.053 -Map 6 - Revised Draft Plan of Subdivision (2021).docx- SRPI.21.053 -Map 7 - Revised Development Concept Plan.docx- SRPI.21.053 -Map 8 - Proposed Elevations.docx
Final Approval Date:	May 19, 2021

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

Gus Galanis - May 19, 2021 - 10:07 AM

Kelvin Kwan - May 19, 2021 - 1:01 PM

MaryAnne Dempster - May 19, 2021 - 3:45 PM