



## **Staff Report for Council Public Meeting**

**Date of Meeting:** June 15, 2022

**Report Number:** SRPI.22.073

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.22.073 – Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Elgin Developments Inc. – City Files D01-22004, D02-22005 and SUB-22-0002 (D03-22002)

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### **Owner:**

Elgin Developments Inc.  
55 Regalcrest Court, Unit 1A  
Vaughan, Ontario  
L4L 8P3

### **Agent:**

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

### **Location:**

**Legal Description:** Part of Lot 7, Plan 2404  
**Municipal Addresses:** 196 Elgin Mills Road West and 41 Cooperage Crescent

### **Purpose:**

A request for comments concerning proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of three single detached dwelling units and 14 townhouse dwelling units on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPI.22.073 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications

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**submitted by Elgin Developments Inc. for lands known as Part of Lot 7, Plan 2404 (Municipal Addresses: 196 Elgin Mills Road West and 41 Cooperage Crescent), City Files D01-22004, D02-22005 and SUB-22-0002 (D03-22002), be received for information purposes only and that all comments be referred back to staff.**

### Contact Person:

Katherine Faria, Acting Senior Planner, Subdivisions, phone number 905-771-5543 and/or

Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### Report Approval:

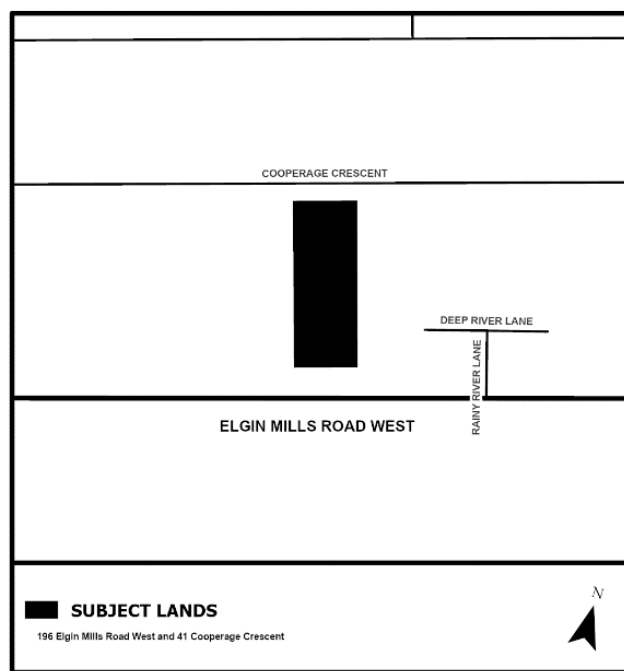
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, Interim 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 Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were received by the City on February 25, 2022 and were deemed complete on March 4, 2022. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. Accordingly, 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 comprised of two contiguous parcels, including an L-shaped through-lot having frontage on both Elgin Mills Road West and Cooperage Crescent and a lot on Cooperage Crescent, and have a total area of approximately 0.38 hectares (0.94 acres). Each parcel presently supports an existing single detached dwelling, both of which are proposed to be demolished to facilitate the applicant's development proposal (refer to Map 1). The lands abut Elgin Mills Road West to the south, Cooperage Crescent to the north, and existing institutional uses, including a child care centre and a place of worship to the east and west, respectively (refer to Map 2).

In terms of the broader context of the site, the surrounding lands support both low and medium density residential uses, including single detached dwellings and an existing common element condominium development comprising 19 townhouse dwelling units on a private laneway to the east of the subject lands. To the west of the subject lands (282 and 292 Elgin Mills Road West), proposed Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications have been submitted to the City to permit a residential development comprised of 15 townhouse dwelling units (City Files D02-19018, SUB-22-0004 and D06-21008). On the south side of Elgin Mills Road West (181 and 187 Elgin Mills Road West), proposed Zoning By-law Amendment and Site Plan applications have been submitted to the City to facilitate a proposed medium density residential development comprising 15 townhouse dwelling units (City Files D02-20013 and D06-21080). The above referenced development applications remain under review by the City at the time of writing of this report.

#### **Development Proposal**

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of three (3) single detached dwelling units and 14 townhouse dwelling units on its land holdings (refer to Maps 6 to 9). In this regard, the applicant's proposed draft Plan of Subdivision application contemplates the creation of two additional single detached dwelling lots having frontage on Cooperage Crescent, a proposed medium density residential condominium block and a road widening block on Elgin Mills Road West.

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With respect to the proposed medium density component, the development proposal contemplates the construction of three blocks of three-storey townhouse dwelling units with access onto a proposed private laneway. A vehicular access for the medium density residential component is proposed from Elgin Mills Road West, which is to connect the street to a proposed private laneway and at-grade visitor parking to serve the proposed townhouses. In this regard, the proposed private laneway is contemplated as a “shared” access to accommodate both vehicles and pedestrians. Furthermore, the applicant’s proposal contemplates a conceptual vehicular interconnection across the abutting lands immediately to the east of the subject lands and connecting to the existing condominium laneway (Deep River Lane) established further to the east.

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:** **0.382 hectares (0.94 acres)**
  - **Single Detached Lots:** **0.124 hectares (0.31 acres)**
  - **Townhouse Block:** **0.241 hectares (0.6 acres)**
  - **Road Widening Block:** **0.017 hectares (0.04 acres)**
- **Proposed Lot Frontages:**
  - **Single Detached Lots:** **12.48 metres (40.94 feet)**
  - **Townhouse Block:** **37.44 metres (122.83 feet)**
- **Total Number of Units:** **17**
  - **Single Detached Dwellings:** **3**
  - **Townhouse Dwellings:** **14**
- **Building Height:**
  - **Single Detached Dwellings:** **2 storeys**
  - **Townhouse Dwellings:** **3 storeys**
- **Unit Widths (Townhouses):**
  - **Block A:** **approximately 5.5 metres (18.04 feet)**
  - **Blocks B and C:** **approximately 7.0 metres (22.97 feet)**
- **Density:**
  - **Total:** **44.5 units per hectare (18.1 units per acre)**
  - **Townhouses:** **54.26 units per hectare (21.9 units per acre)**
- **Parking Spaces:**
  - **Single Detached Dwellings:** **2 spaces per dwelling unit**
  - **Townhouses:**
    - **Visitor:** **5 spaces (0.35 spaces per unit)**
    - **Resident:** **28 spaces (2 spaces per unit)**

It should be noted that a Site Plan application will be required to facilitate the applicant’s development proposal and at the time of writing of this report, this application had not been submitted to the City. In addition, draft Plan of Condominium and Part Lot Control Exemption applications will be required to facilitate the proposed common element condominium tenure and to establish the future parcels of tied land on the applicant’s land holdings.

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### Supporting Documentation/Reports

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

- Draft Official Plan and Zoning By-law Amendments;
- Planning Opinion Report;
- Draft Plan of Subdivision;
- Site Stats and Context Plan;
- Site Plan and Floor Plans;
- Elevation Plans and Sections (Townhouse Units);
- Survey;
- Transportation Operations Assessment, Parking and Loading Assessment, Site Plan Review and Transportation Demand Management Review;
- Urban Design Brief;
- Phase One Environmental Site Assessment and Reliance Letter;
- Environmental Noise Impact Study;
- Downstream Sanitary Sewer Analysis;
- Functional Servicing and Stormwater Management Report;
- Site Grading Plans, Servicing Plans and Sections;
- Landscape Cost Estimate;
- Proposed Landscape Plan and Landscape Details;
- Existing Tree Survey Plan and Details; and,
- Arborist and Tree Preservation Report.

### Official Plan Amendment Application

The applicant is seeking Council's approval to amend the City's Official Plan (the "Plan") in order to facilitate the proposed residential development on its land holdings. In this regard, the applicant's draft Official Plan Amendment seeks a site specific exception to increase the permitted density from a maximum of 50 to 60 units per hectare for medium density residential development, notwithstanding **Policy 4.9.1.2.3** of the Plan.

### Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Single Family Eight (R8) Zone** under By-law 190-87, as amended, which permits single detached dwellings, among other uses (refer to Map 4). The proposed medium density residential uses and single detached dwelling lot development standards are not permitted under the current zoning. Accordingly, the applicant is proposing to rezone the subject lands to **Residential Multiple Family One (RM1) Zone** and **Residential Single Family Four (R4) Zone**, under By-law 190-87, as amended, and to establish site-specific development standards to permit the proposed residential development on its land holdings.

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The following tables provide a general summary outlining the applicable development standards within the proposed **Residential Multiple Family One (RM1) Zone** and the **Residential Single Family Four (R4) Zone** under By-law 190-87, as amended, including key site-specific provisions proposed by the applicant highlighted in bold:

### Proposed Single Detached Dwelling Lots (Lots 1 to 3)

Development Standard	R4 Zone Standards under By-law 190-87, as amended	Proposed R4 Zone Standards
Minimum Lot Frontage (Interior Lot)	12.0 metres (39.4 feet)	To Comply
Minimum Lot Area (Interior Lot)	402.0 square metres (4,327.1 square feet)	To Comply
Maximum Lot Coverage	40%	<b>Shall not apply</b>
Minimum Front Yard	4.5 metres (14.8 feet), subject to additional criteria	To Comply
Minimum Front Yard Setback to a Private Garage	6.0 metres (19.7 feet)	To Comply
Minimum Side Yard	1.5 metres (4.9 feet), or 1.2 metres (3.9 feet) where specific criteria have been met	<b>1.2 metres (3.9 feet)</b>
Minimum Rear Yard	7.5 metres (24.6 feet)	To Comply
Maximum Height	11.0 metres (36.1 feet)	To Comply

### Proposed Medium Density Residential Block (Block 4)

Development Standard	RM1 Zone Standards under By-law 190-87, as amended	Proposed RM1 Zone Standards
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.7 feet)	To Comply
Minimum Lot Frontage (Corner Lot)	9.0 metres (29.5 feet)	To Comply
Minimum Lot Area (Interior Lot)	200.0 square metres (2,152.8 square feet)	To Comply
Minimum Lot Area (Corner Lot)	301.0 square metres (3,239.9 square feet)	To Comply
Maximum Lot Coverage	50%	<b>Shall not apply</b>
Minimum Front Yard	4.5 metres (14.8 feet), subject to additional criteria	<b>1.1 metres (3.6 feet)</b>
Minimum Front Yard to a Private Garage	6.0 metres (19.7 feet)	To Comply
Minimum Setback to Arterial Roads	15.0 metres (49.2 feet)	<b>1.1 metres (3.6 feet)</b>
Minimum Side Yard	1.5 metres (end units) (4.9 feet)	To Comply
Minimum Flankage Yard	3.0 metres (9.8 feet)	To Comply
Minimum Rear Yard	7.5 metres (24.6 feet)	<b>6.0 metres (19.7 feet)</b>
Maximum Height	11.0 metres (36.1 feet)	To Comply
Minimum Number of Parking Spaces (Townhouse Dwellings)	1.5 parking spaces per dwelling unit, including 20% to be allocated for visitor parking	To Comply

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Site-specific provisions have also been requested by the applicant with respect to the definition of “parking space” and the lands that are to be considered as a “lot”. 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 subject applications with regard to policy conformity, compatibility, design and function. Furthermore, the applicant’s draft Zoning By-law will be required to be updated to address the individual parcels of tied land (“POTLs”) associated with the proposed common element condominium development in order to facilitate a future Part Lot Control Exemption application.

### Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application to facilitate the creation of three single detached dwelling lots as well as a medium density residential block to accommodate the proposed townhouse development and a road widening block along Elgin Mills Road West on its land holdings (refer to Map 5). The proposed single detached dwelling lots are to have lot frontages of 12.48 metres (40.9 feet) on Cooperage Crescent and the proposed medium density residential block is to maintain the existing frontage of approximately 37.44 metres (122.83 feet) along Elgin Mills Road West. The applicant’s draft Plan of Subdivision reflects an existing east-west municipal servicing easement bisecting the proposed medium density residential block.

### 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 *Oak Ridges Moraine Conservation Plan* (the “ORMCP”), the Regional Official Plan (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 approval. Since the Plan’s approval, the PPS, the Growth Plan and the ORMCP 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 in order to align the Region’s and the City’s policies with the current Provincial policy regime. Below is a more detailed outline of the proposal related to the ROP and the Plan.

### 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 intended to support a wide range of land uses and to accommodate a significant portion of the planned growth within the Region.

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.

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### City of Richmond Hill Official Plan

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, such as single detached dwellings, as well as medium density residential and various other land uses subject to specific criteria. Medium density residential development may be permitted within the **Neighbourhood** designation on lands that have frontage on an arterial street and on a collector or a local street, but only under specific conditions as set out in the Plan. In accordance with Schedule A8 (Street Classification) of the Plan, Elgin Mills Road West and Cooperage Crescent are defined as an “Arterial Street” and a “Local Street”, respectively. Where permitted, medium density residential uses shall have a maximum site density of 50 units per hectare.

Building heights within the **Neighbourhood** designation shall be a maximum of three storeys, except on an arterial street where the maximum building height may be four storeys. As set out in **Policy 4.9.2.4**, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments and the general pattern of yard setbacks. Additionally, the relevant urban design guidelines which have been approved by Council shall be utilized in the review and evaluation of development applications in accordance with the policies of **Section 3.4.1.2** of the Plan. Furthermore, applications for development within the **Neighbourhood** designation may be required to submit concept plans that demonstrate how the proposed development meets the applicable land use and design policies of the Plan, to be prepared in accordance with **Section 5.2** of the Plan. Site design that would inhibit future infill development is not permitted.

The subject lands are located on the Oak Ridges Moraine and are located within the **Settlement Area** designation as defined in accordance with the ORMCP, which shall focus and contain growth within the ORMCP area. Pursuant to **Section 3.2.1.1** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area**. In addition, permitted uses shall be subject to the requirements of Sections 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan. In this regard, Schedule A4 of the Plan identifies the presence of a “significant woodland” in proximity to the subject lands. It should be noted that the subject applications have been circulated to the Toronto and Region Conservation Authority (TRCA) and the City’s Park and Natural Heritage Planning Section and remain under review at the time of writing of this report.

On the basis of a preliminary review of the applicant’s development proposal, the subject proposal does not conform with the applicable density policies of the **Neighbourhood** designation with respect to medium density residential uses. In this regard, the applicant’s development proposal will continue to be reviewed and



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evaluated in the context of the relevant policies of the Plan and the appropriateness of the proposed site-specific exception.

### City Department and External Agency Comments:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision 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.

#### Building Services Division – Zoning Section

The City's Building Services Division (Zoning Section) has provided comments on the applicant's development proposal with respect to the development standards for the proposed single detached and townhouse dwelling units to be constructed on the subject lands.

#### Community Services Department - Waste Management

The City's Community Services Department (Waste Management) has advised that the proposed development must adhere to the City's Waste Management Design and Collection Standards for Development. In this regard, Waste Management staff has provided comments with respect to the requirements applicable to access routes to facilitate waste collection as well as curbside collection for individual dwelling units.

#### Development Planning Division

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

- the proposed single detached dwellings fronting onto Cooperage Crescent are permitted within the **Neighbourhood** designation;
- the proposed townhouse dwelling units are generally permitted along an arterial street such as Elgin Mills Road West, in accordance with the policies of **Section 4.9.1.2** of the Plan;
- the proposed Official Plan Amendment application seeks approval for an increased site density for the proposed medium density residential uses from 50 units per hectare, as permitted in accordance with **Policy 4.9.1.2** of the Plan, to 60 units per hectare. The requested increase in site density is equivalent to approximately one additional dwelling unit within the proposed medium density residential block. On the basis of the plans submitted to the City, it should be noted that the proposed density is approximately 54.26 units per hectare. The proposed site-specific exception with respect to maximum permitted site density will continue to be evaluated;

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- the applicant's development proposal contemplates building heights of two-storeys and three-storeys with respect to the proposed single detached and townhouse dwelling units, respectively, which conform with the maximum building height policies of the Plan for development within the **Neighbourhood** designation;
- this section of Elgin Mills Road West includes both an existing and a proposed medium density residential development, which comprise existing and proposed private east-west vehicular connections, respectively. Pursuant to **Policy 4.9.2.2** of the Plan and in consideration of the emerging pattern of development within the area, staff has identified the need for a Concept Plan to be prepared in association with the applicant's development proposal. In this regard, the applicant's submitted Site Plan demonstrates a conceptual vehicular interconnection across the adjoining lands to the east to connect to the east-west laneway established within the existing condominium development located adjacent to the existing child care centre. While the development proposal 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 specific boundaries of the proposed Concept Plan area must be delineated and must address future development opportunities along the north section of Elgin Mills Road West;
  - the Concept Plan must be updated to identify a vision for the area including urban form and character, including but not limited to a coordinated pattern of lots and blocks;
  - the Concept Plan must be updated to address a broader consideration of the layout and connections of both proposed and existing transportation infrastructure, including but not limited to laneways, accesses to adjacent streets and pedestrian connections;
  - the feasibility and appropriateness of the proposed interconnection will continue to be evaluated as it relates to the alignment of the driveways as well as compliance with municipal and Regional standards and other technical matters; and,
  - appropriate easements/rights-of-access will be required to be established to facilitate vehicular and pedestrian interconnections between the subject lands and adjacent properties.
- the proposed single detached dwelling lots are to have lot frontages of 12.48 metres (40.9 feet), which is less than the minimum lot frontages for the existing lots on Cooperage Crescent. In this regard, the character of Cooperage Crescent reflects an established and uniform lotting pattern, wherein existing interior lots along the north side of Cooperage Crescent generally have lot frontages of approximately 15.0 metres (49.2 feet). With the exception of through-lots, lands on the south side of Cooperage Crescent generally have frontages of at least 18.0 metres (59.1 feet) in accordance with the development standards of the **R8 Zone** under By-law 190-87, as amended. The appropriateness of the lot fabric contemplated by the applicant's draft Plan of Subdivision application will continue to be reviewed with consideration to compatibility as per the criteria outlined under **Section 4.9.2** of the Plan;

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- the proposed townhouse development will be required to be designed to meet the City's standards to facilitate adequate vehicular movement and turnaround capabilities. In addition, adequate facilities for pedestrian circulation shall be provided within the proposed townhouse development;
- the proposed private laneway(s) must be named and municipal addresses must be assigned to the proposed residential units in accordance with the City's Municipal Street Naming and Addressing policies;
- the subject applications shall be assessed on the basis of the City-wide Urban Design Guidelines;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal. It should be noted that the subject applications remain under review by a number of City departments and external agencies at the time of writing of this report;
- staff will continue to review the applicant's draft Official Plan and Zoning By-law Amendments with respect to form, content and appropriateness of the proposed site specific exceptions, zoning categories and development standards. As it relates to the proposed condominium tenure and associated creation of the future POTLs, the registration of restrictive covenants over the subject lands under Section 118 of the *Land Titles Act* will be required prior to the passage of the applicant's Zoning By-law Amendment; and,
- the submission of Site Plan, Part Lot Control Exemption, draft Plan of Condominium, Private Street Naming and Municipal Addressing applications will be required to facilitate the applicant's development proposal. Prior to finalization of the applicant's Zoning By-law, the Site Plan application process will need to be substantially completed.

A comprehensive review of the subject 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 Bell Canada, Enbridge Gas Inc., the City's Corporate and Financial Services Department, Rogers Communications, York Catholic District School Board, and York Region District School Board. 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 more detailed implementation stage of the approval process. These comments have not been appended to this report.

At the time of preparation of this report, the subject applications remain under review by the City's Fire and Emergency Services Division, Heritage and Urban Design Section, Development Engineering Division and Park and Natural Heritage Planning Section, in addition to Alectra Utilities, Canada Post, Conseil Scolaire Viamonde, the Regional Municipality of York and the Toronto and Region Conservation Authority.

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### **Financial/Staffing/Other Implications:**

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

### **Relationship to Council's Strategic Priorities 2020-2022:**

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

### **Conclusion:**

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of three single detached dwelling units and 14 townhouse dwelling units 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.

### **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 Draft Plan of Subdivision
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations (Block A)
- Map 8, Proposed Elevations (Block B)
- Map 9, Proposed Elevations (Block C)

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### Report Approval Details

Document Title:	SRPI.22.073.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.073 Map 1 Aerial Photograph.docx</li><li>- SRPI.22.073 Map 2 Neighbourhood Context.docx</li><li>- SRPI.22.073 Map 3 Official Plan Designation (Schedule A2).docx</li><li>- SRPI.22.073 Map 4 Existing Zoning.docx</li><li>- SRPI.22.073 Map 5 Proposed Draft Plan of Subdivision.docx</li><li>- SRPI.22.073 Map 6 Proposed Site Plan.docx</li><li>- SRPI.22.073 Map 7 Proposed Elevations (Block A).docx</li><li>- SRPI.22.073 Map 8 Proposed Elevations (Block B).docx</li><li>- SRPI.22.073 Map 9 Proposed Elevations (Block C).docx</li></ul>
Final Approval Date:	May 25, 2022

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

**Task assigned to Gus Galanis was completed by delegate Deborah Giannetta**

**Deborah Giannetta on behalf of Gus Galanis - May 25, 2022 - 9:21 AM**

**Kelvin Kwan - May 25, 2022 - 9:25 AM**

**Darlene Joslin - May 25, 2022 - 10:42 AM**