



Staff Report for Council Meeting

Date of Meeting: December 7, 2022

Report Number: SRPI.22.112

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.112 – Request for Approval – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Leslie Richmond Developments Limited – City Files D01-21002, D02-21003 and SUB-21-0001 (D03-21001)

Owner:

Leslie Richmond Developments Limited
2 St. Clair Avenue West, 16th Floor
Toronto, ON M4V 1L5

Agent:

Humphries Planning Group Inc.
190 Pippin Road, Suite A
Vaughan, ON L4K 4X9

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.
Municipal Address: 11491 Leslie Street

Purpose:

A request for approval concerning proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development to be comprised of 18 townhouse dwelling units on the subject lands.

Recommendations:

- a) That the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for the lands known as Part of Lot 30, Concession 3,

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E.Y.S. (Municipal Address: 11491 Leslie Street), City Files D01-21002, D02-21003 and SUB-21-0001 (D03-21001), be approved, subject to the following:

- (i) that the North Leslie Secondary Plan be amended to redesignate the subject lands from Employment Corridor to Medium Density Residential as outlined in Staff Report SRPI.22.112, and that the draft Official Plan Amendment attached as Appendix “B” be finalized and forwarded to a future meeting of Council for consideration and adoption;**
- (ii) that the subject lands be rezoned from Agricultural (A1) Zone under By-law 2325-68, as amended, to Multiple Residential Four (RM4) 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.22.112;**
- (iii) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the following take place;**
 - (a) that the draft Zoning By-law attached as Appendix “C” be finalized and updated to address the comments in Staff Report SRPI.22.112 to the satisfaction of the Commissioner of Planning and Infrastructure;**
 - (b) that the applicant submit a Site Plan application, and that the Site Plan approval process be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;**
 - (c) that confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act*;**
- (iv) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands;**
- (v) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPI.22.112 be draft approved subject to the conditions set out in Appendix “D”;**
- (vi) 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 68-21, as amended; and,**

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- b) **That the authority to assign 53.82 persons equivalent of servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended.**

Contact Person:

Giuliano La Moglie, Planner II - Subdivisions, phone number 905-747-6465 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

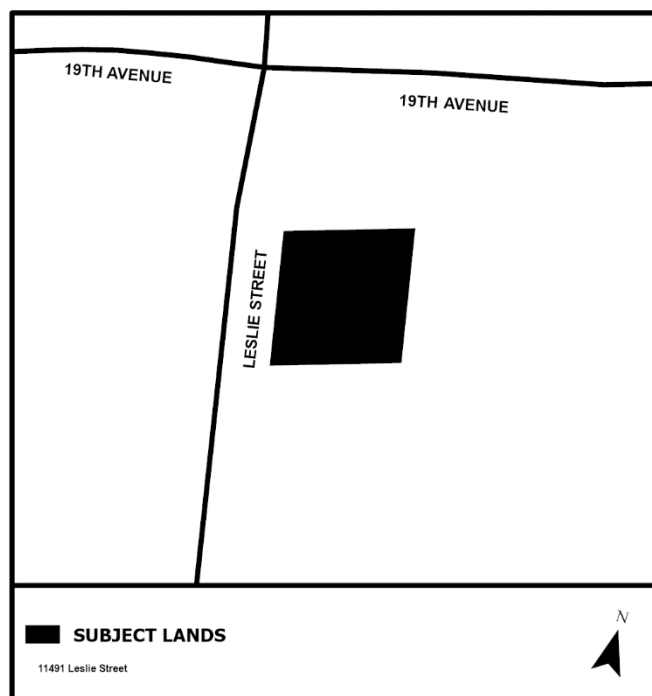
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on November 17, 2021 wherein Council received Staff Report SRPI.21.095 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). No concerns respecting the applicant’s development proposal were raised by members of Council or the public.

The applicant has filed a revised submission with the City in order to address various design and technical matters. All significant comments raised by circulated City departments and external agencies have now been satisfactorily addressed by the applicant for this stage in the approvals process, and the balance of any technical matters will need to be addressed as part of a future Site Plan approval process. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Leslie Street, south of 19th Avenue and north of Elgin Mills Road East within the North Leslie Secondary Plan Area (refer to Map 1). The lands have a total lot area of 0.355 hectares (0.877 acres) and 60.98 metres (200 feet) of frontage along Leslie Street. The lands previously accommodated a dog kennel which has now ceased operation, and currently support a single detached dwelling and several accessory buildings which are to be demolished to facilitate the applicant’s development proposal.

The proposed development is to be integrated into the applicant’s adjacent townhouse development which is in the final stages of the Site Plan approval process (File D06-18030) (refer to Maps 6 to 8). The lands abut an existing rural residential use at the corner of 19th Avenue and Leslie Street to the north, Leslie Street to the west, and a townhouse development block within the applicant’s draft approved Plan of Subdivision to the south and east.

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 a medium density residential development to be comprised of 18 townhouse dwelling units on a private condominium road (refer to Maps 5, 6 and 9). The proposed rear lane townhouse dwelling units are to be three storeys in height and accessed by a proposed private road to be extended from the townhouse development proposal on the applicant’s adjacent landholding.

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The following is a summary outlining the relevant statistics of the subject development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.36 hectares (0.89 acres)**
 - **Development Block:** **0.34 hectares (0.84 acres)**
 - **Road Widening Block:** **0.02 hectares (0.05 acres)**
- **Total Number of Units:** **18**
- **Density:** **50 units per hectare (20.22 units per acre)**
- **Building Height:** **3 storeys**
- **Unit Widths:**
 - **Interior lots:** **6.0 metres (19.7 feet)**
 - **Exterior lots:** **7.7 metres (25.26 feet)**

Applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming will be required to facilitate the intended form and tenure of the development proposal. This includes establishing the future Parcels of Tied Land (POTLs). At the time of preparation of this report, the aforementioned applications have not been submitted to the City.

Planning Analysis:

Provincial Policy Statement/Growth Plan

The subject lands are designated **Employment Corridor** in the City's Official Plan and the applicant is seeking to redesignate and convert these lands to non-employment uses in order to facilitate its medium density residential development proposal. In this regard, both the Provincial Policy Statement (PPS) and the Growth Plan contain policies with respect to municipalities planning for and protecting employment areas. Pursuant to **Policies 1.3.2.4** and **1.3.2.5** of the PPS, where lands are not identified as being Provincially or Regionally Significant, planning authorities may consider the conversion of employment lands outside of a Municipal Comprehensive Review (MCR) process (i.e. site specific planning application) to permit non-employment uses, subject to the following criteria:

- there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- the proposed uses would not adversely affect the overall viability of the employment area; and,
- existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

Policy 2.2.5.10 of the Growth Plan mirrors the aforementioned PPS criteria with respect to the potential conversion of designated employment lands to non-employment uses outside of an MCR process. In this regard, the subject lands represent a relatively small, isolated pocket of designated employment lands surrounded by lands designated for medium and high density residential uses in the North Leslie Secondary Plan. The

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current land use designations in the Secondary Plan are the result of past decisions by the former Ontario Municipal Board (OMB) to substantially reduce the amount of planned employment lands within the Secondary Plan area. In addition, through recent updates to the Growth Plan, the Province has designated Provincially Significant Employment Zones (PSEZ) in which employment uses are to be protected. The subject lands are not within a PSEZ and therefore do not need to be protected for employment uses at the Provincial level. Furthermore, the subject lands are not designated as **Employment Area** in the new York Region Official Plan, 2022 (ROP, 2022), which was adopted by Regional Council on June 30, 2022 and was approved as modified by the Ministry of Municipal Affairs and Housing on November 4, 2022.

Planning staff notes that the PPS and the Growth Plan contain policies with respect to creating and maintaining strong communities and healthy environments. The proposed development aligns with these goals and objectives by creating a compact form of development that will facilitate an efficient land use for the area and will further contribute to an appropriate supply and mix of housing options in the community, and meet the future growth needs of the City and the Region. In addition, the development of medium density residential uses on the subject lands naturally integrates with the approved and proposed adjacent development, and eliminates potential compatibility issues should the lands be developed for employment uses.

Planning staff is of the opinion that the applicant's development proposal is consistent with the PPS and conforms with the Growth Plan.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the York Region's Official Plan (the "ROP"). The **Urban Area** policies permit a wide range of residential, commercial, institutional and industrial uses to accommodate a significant portion of planned growth within the Region. The **Urban Area** designation permits a medium density townhouse development as proposed by the subject applications. Additionally, Leslie Street and 19th Avenue are identified as a **Regional Transit Priority Network** in accordance with Map 11 (Transit Network) of the ROP which compliments a comprehensive pedestrian and cycling network, expanded bus services, and the development of transit-supportive communities. The Region of York has completed an update to the ROP and introduced the new York Region Official Plan, 2022 ("ROP 2022"), which was adopted by Regional Council on June 30, 2022, and was approved as modified by the Ministry of Municipal Affairs and Housing on November 4, 2022. The subject lands are designed **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP 2022.

York Region has advised that the subject site is not identified as an "Employment Area" within the Regional inventory of "Employment lands" and is not designated for employment uses in the Regional Official Plan update. In addition, York Region has advised that the proposed development generally conforms to the ROP as it will assist in building complete communities and will help in ensuring that a minimum of 40% of all

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residential development occurs within the built-up area as defined by the Province's Built Boundary in Places to Grow. York Region staff has no objections to the proposed development and in accordance with Policy 8.3.8 of the ROP, the proposed Official Plan Amendment does not adversely affect Regional Planning policies or interests. As such, the Region has exempted the proposed Official Plan Amendment from Regional approval. Given all of the above, staff is of the opinion that the proposed Official Plan Amendment application conforms to the ROP.

City of Richmond Hill Official Plan

The subject lands are designated **Employment Corridor** on Schedule "A" - Land Use Plan of the North Leslie Secondary Plan (refer to Map 3). Lands designated **Employment Corridor** are intended to accommodate a range of high performance industrial and office uses, in addition to limited types of institutional, retail and personal service uses which serve the office and industrial uses, subject to the locational criteria and additional policies set out in the Secondary Plan. The applicable policies of the **Employment Corridor** designation does not permit any form of residential uses.

The applicant is proposing to redesignate the subject lands to **Medium Density Residential**, which permits a range of residential uses including single detached, semi-detached, duplex, triplex, quadraplexes, street townhouses, block townhouses and back to back townhouses at a minimum density of 35 units per net residential hectare (14 units per net residential acre) and a maximum density of 60 units per net residential hectare (25 units per net residential acre). In addition, the maximum building height in the designation shall be 4 storeys. In terms of the land use and building height, the proposed 3 storey townhouse dwelling units are consistent with the **Medium Density Residential** designation, and the proposed density of approximately 50 units per hectare (20.22 units per acre) conforms to the maximum density allowed.

Official Plan Amendment Application

The applicant has submitted an Official Plan Amendment application that proposes to redesignate its land holding from **Employment Corridor** to **Medium Density Residential** in order to facilitate the proposed development on the subject lands. No specific policy changes are to be made to the **Medium Density Residential** designation. The draft Official Plan Amendment is included as Appendix "B" to this report.

Planning staff notes that the subject lands are not considered Provincial or Regional employment lands as identified by York Region. As such, the proposed redesignation of the lands is not subject to a Municipal Comprehensive Review for employment land conversions by York Region and can be assessed through a local Official Plan Amendment application. Staff note that the North Leslie Secondary Plan designates the adjacent lands **Medium/High Density Residential** which will support a future townhouse development block in a draft approved Plan of Subdivision. As such, the proposed residential development is more compatible with the planned residential development in the area as opposed to the current employment permissions. The

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proposed development provides for building types that are envisioned in the Secondary Plan, and is similar in density, form, and scale to planned development to the east and south of the subject lands. In addition, staff note that the location and lot area of the subject lands raises potential compatibility concerns should future employment uses be proposed.

Based on the unique location of the subject lands at the northerly end of the North Leslie community and its site-specific characteristics, the development of residential uses is more compatible with the approved and proposed adjacent development in comparison to stand-alone employment uses. Given that the proposal is to integrate the subject lands with the adjacent townhouse proposal to the east, Planning staff does not have concerns with the redesignation to accommodate residential development. On the basis of the preceding, staff is of the opinion that the Official Plan Amendment application is consistent with the PPS, and conforms with the Growth Plan and the ROP. Further, the proposal has appropriate regard for and is consistent with the principles and broader policy direction in the North Leslie Secondary Plan and represents good planning.

Zoning By-law Amendment Application

The subject lands are zoned **Agricultural (A1) Zone** under By-law 2325-68, as amended, which permits agricultural uses, a single detached dwelling, kennels and veterinary establishments, places of worship and home occupation 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 townhouse development. Accordingly, the applicant is proposing to rezone the subject lands to **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended, with various site-specific exceptions to facilitate the construction of 18 rear lane townhouse dwelling units (refer to Appendix “C”). The applicant is also proposing to include semi-detached units as additional permitted uses within the implementing zoning by-law. Outlined below is a comparison of the applicant’s proposed development standards relative to those of the associated parent **RM4 Zone**, with requested and required site specific development standards noted in bold:

Development Standards	RM4 Zone Standards under By-law 55-15, as amended	Proposed Standards Rear Lane Townhouses
Minimum Frontage (Interior)	6.0 metres (19.69 feet)	Complies
Minimum Frontage (Corner)	8.4 metres (27.56 feet)	7.7 metres (25.26 feet)
Minimum Lot Area (Interior)	105 sq. metres (1,130.21 sq. feet)	Complies
Minimum Lot Area (Corner)	135 sq. metres (1,453.13 sq. feet)	Complies
Maximum Lot Coverage	90%	Complies
Minimum Front Yard	3.0 metres (9.84 feet)	2.3 metres (7.55 feet)
Minimum Side Yard	1.2 metres (3.94 feet)	0.75 metres (2.46 feet)
Minimum Flankage Yard	2.4 metres (7.87 feet)	1.35 metres (5.43 feet)
Minimum Rear Yard	6.3 metres (20.67 feet)	1.0 metre (3.28 feet)
Maximum Height	3.5 storeys	Complies
Minimum Parking Spaces	2 parking spaces per unit	Complies

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As previously mentioned, the subject lands are to be an extension to a draft approved Plan of Subdivision on the adjacent townhouse proposal to the east (refer to Map 8) which are currently zoned **Multiple Residential Four (RM4) Zone** as per By-law 55-15, as amended by By-law 66-21. In this regard, the implementing Zoning By-law intends to consolidate the zoning standards and provisions of By-law 66-21 with the proposed development standards required for the subject lands under one comprehensive site specific exception zone within By-law 55-15, as amended, as identified in Appendix “C”.

Staff has undertaken a comprehensive review of the applicant’s proposed Zoning By-law Amendment, including the requested site-specific provisions and considers them to be appropriate in light of the existing physical context of the subject lands and the surrounding area. Staff note that the POTL boundaries and development standards will be confirmed and refined through the finalization of Site Plan and draft Plan of Condominium applications. Based on the preceding, staff supports the Zoning By-law Amendment application in principle, subject to satisfactorily addressing the identified comments. Should Council approve the development proposal, the final form of the amending Zoning By-law will be forwarded to Council for passage at such time as the applicant substantially completes the Site Plan approval process.

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that seeks approval to create a development block and a road widening block (Leslie Street) to be dedicated to York Region (refer to Map 5). The submitted draft Plan of Subdivision is technical in nature, and ultimately serves to place the subject lands within a registered Plan of Subdivision for the purpose of utilizing the Part Lot Control Exemption provisions of the *Planning Act* to create the future Parcels of Tied Land (POTLs) in conjunction with the planned common element condominium tenure of the applicant’s townhouse development proposal.

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

City Department and External Agency Comments:

All City departments and external agencies have indicated no objections in principle to the Official Plan Amendment and Zoning By-law Amendment applications, and conditions of draft Plan of Subdivision approval have been provided by the City’s Park and Natural Heritage Planning Section and Development Engineering Division, in addition to the Regional Municipality of York. The schedule of draft plan conditions is attached as Appendix “D”.

The following is a brief overview of the comments received from circulated City departments and external agencies that will need to be addressed as part of finalizing the Plan of Subdivision.

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Development Engineering Division

The City's Development Engineering Division has indicated that a complete technical review will be carried out as part of the subsequent submission of a Site Plan application to implement the applicant's development proposal. Transportation staff have noted that as part of the Site Plan approval stage, reciprocal easements for the use of roads and site servicing are to be coordinated with the surrounding lands.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments to be considered as part of the future Site Plan approval process, including the provision of adequate soil for tree planting and demonstrating how water balance will be achieved.

Regional Municipality of York

The Regional Municipality of York has no objections to the applicant's Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications. In this regard, York Region has exempted the applicant's Official Plan Amendment from Regional approval and has provided conditions of draft Plan of Subdivision approval. Technical details pertaining to the development are to be addressed as part of a future Site Plan application.

Development Planning Division

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

- the format and content of the draft Official Plan Amendment attached as Appendix "B" is to be finalized prior to being forwarded to Council for adoption;
- the proposed development meets the minimum and maximum density provisions for residential development within the proposed **Medium Density Residential** designation in the North Leslie Secondary Plan;
- the proposed 3-storey built form conforms with the maximum building height policies within the proposed **Medium Density Residential** designation in the North Leslie Secondary Plan and the proposed **RM4 Zone** provisions of By-law 55-15, as amended;
- the proposed site specific **RM4 Zone** category under By-law 55-15, as amended, is consistent with the zoning implemented on the abutting lands owned by the applicant;
- the applicant will be required to obtain Site Plan approval for the proposed development to address various design and technical matters, including but not limited to, architectural design, building and siting setbacks, outdoor amenity space for each individual dwelling unit, pedestrian connections, parking requirements, tree protection, landscaping, tree planting, site servicing, grading, drainage, and lighting. It is noted that all matters must be addressed prior to final approval;
- staff supports the applicant's proposed development standards and finds them appropriate for the subject development and in the context of the area in which the

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lands are located. The amending by-law and details of the site specific provisions will be refined through the finalization of the Site Plan approval process;

- the proposed development conforms with the approved Master Environmental Servicing Plan (MESP) for the North Leslie East area;
- reciprocal access and servicing easements are to be implemented between the abutting development blocks in a future Site Plan Agreement;
- the Site Plan approval process must be substantially completed, and all technical comments are to be addressed before bringing forward the implementing Zoning By-law to Council for enactment;
- the applicant will be required to submit draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming applications to facilitate the intended form and tenure of the proposed development;
- the applicant will be required to submit a Sustainability Performance Metrics Tool in support of the Site Plan application to ensure that the minimum threshold score for Site Plans is satisfied and that servicing allocation assignment is warranted; and,
- it is recommended that the draft amending Zoning By-law be finalized and forwarded to Council for enactment following substantial completion of the Site Plan approval process, and registration of Section 118 restrictions to address the proposed common element condominium tenure of the proposed development.

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 a **Strong Sense of Belonging** by providing alternative housing and contributing to the building of the North Leslie community.

Climate Change Considerations:

The recommendations of this report are aligned with Council's Climate Change Considerations as the development proposal is providing internal sidewalks and pedestrian connections which shall contribute to climate change mitigation by encouraging zero-emission modes of transportation. The planned sidewalk from the subject lands is to provide a pedestrian connection to the draft approved Plan of Subdivision (File 19T(R)-15007) and townhouse development block (File D06-18030). The subdivision will enable access to the existing and planned pedestrian and cycling network, existing trail network, as well as public transit stops located along Leslie Street, which will reduce the need for single occupancy vehicle trips and help to lower emissions in Richmond Hill.

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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 a medium density residential development which is to be comprised of 18 townhouse dwelling units on its landholdings. Staff has completed a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted applications are consistent with the PPS, conform with the Growth Plan and the York Region Official Plan, are consistent with the principles and broader policy direction for this area in both the 2010 Official Plan and the North Leslie Secondary Plan, and represent good planning. Furthermore, the subject draft Plan of Subdivision has appropriate regard for the criteria described under Subsection 51(24) of the *Planning Act*. On the basis of the preceding, staff recommends that Council approves the subject applications, in accordance with the conditions and directions outlined in this report.

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#47-21 held November 17, 2021
- Appendix "B", Draft Official Plan Amendment
- Appendix "C", Draft Zoning By-law
- Appendix "D", Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, North Leslie Secondary Plan - Schedule "A"
- Map 4, Existing Zoning
- Map 5, Draft Plan of Subdivision
- Map 6, Proposed Site Plan (Subject Lands)
- Map 7, Proposed Site Plan (D06-18030)
- Map 8, Leslie Richmond Overall Phasing Plan
- Map 9, Proposed Elevations – Townhouse Units

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Report Approval Details

Document Title:	SRPI.22.112 - Request for Approval D01-21002, D02-21003 and SUB-21-0001 (D03-21001).docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Extract from Council Meeting.docx- Appendix B - Draft Official Plan Amendment.docx- Appendix C - Draft Zoning By-law Amendment.docx- Appendix D - Draft Plan of Subdivision Conditions.docx- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - North Leslie Secondary Plan.docx- Map 4 - Existing Zoning.docx- Map 5 - Draft Plan of Subdivision.docx- Map 6 - Proposed Site Plan (Subject Lands).docx- Map 7 - Proposed Site Plan (D06-18030).docx- Map 8 - Leslie Richmond Overall Phasing Plan.docx- Map 9 - Proposed Elevations – Townhouse Units.docx
Final Approval Date:	Nov 16, 2022

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

Gus Galanis - Nov 16, 2022 - 2:03 PM

Kelvin Kwan - Nov 16, 2022 - 4:08 PM

Sherry Adams on behalf of Darlene Joslin - Nov 16, 2022 - 4:34 PM