



Staff Report for Council Public Meeting

Date of Meeting: February 15, 2023

Report Number: SRPI.23.015

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.23.015 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Elm 9700 Yonge LP – City Files OPA-22-0006 and ZBLA-22-0020 (Related File SUB-22-0010)

Owner:

Elm 9700 Yonge LP
1931 Highway 7
Vaughan, ON
L4K 1V5

Agent:

Bousfields Inc.
3 Church Street
Toronto, ON
M5E 1M2

Location:

Legal Description: Part of Lots 11 to 15, Plan 1923
Municipal Address: 9700 Yonge Street

Purpose:

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit a high density mixed use residential/commercial development on the subject lands.

Recommendation:

- a) That Staff Report SRPI.23.015 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Elm 9700 Yonge LP for lands known as Part of Lots 11 to 15, Plan 1923 (Municipal Address: 9700 Yonge Street), City Files

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OPA-22-0006 and ZBLA-22-0020, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Simone Fiore, Senior Planner – Site Plans, phone number 905-771-2479 and/or
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Report Approval:

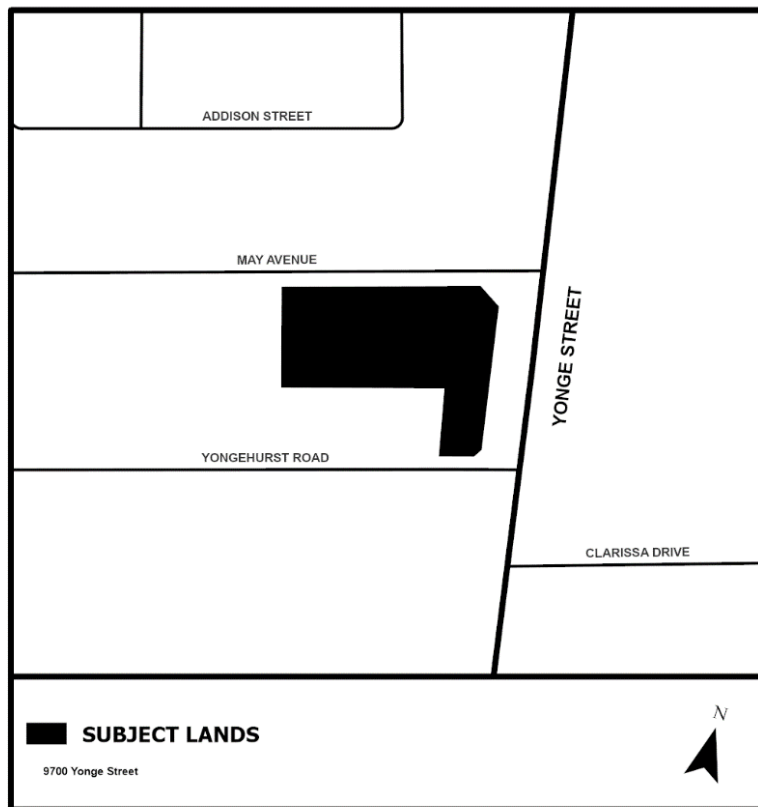
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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 and Zoning By-law Amendment applications were received by the City on October 20, 2022 and deemed complete on November 1, 2022. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. Staff notes that a related draft Plan of Subdivision application (City File SUB-22-0010) has been submitted but is not subject to the statutory public meeting notice requirements in accordance with Bill 23, and is included herein for information purposes only.

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 located on the west side of Yonge Street, between May Avenue and Yongehurst Road and have a total lot area of 1.28 hectares (3.16 acres) (refer to Map 1). The southerly portion of the lands fronting Yonge Street support an existing gas station (Petro Canada) which will be closed to facilitate the proposed development. The remaining lands are vacant and contain an unevaluated watercourse feature which traverses the western portion of the site.

Abutting uses include May Avenue to the north, beyond which are existing restaurants (Mr. Congee and The Three Crowns Pub), Yonge Street to the east beyond which is an existing one storey commercial plaza, an approved 9 storey residential building to the immediate southwest (8 to 14 Yongehurst Road) (City Files D02-17043 and D06-19035), Yongehurst Road to the south, and existing single detached dwellings to the west.

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development on its land holdings. The proposed development is to be comprised of two purpose-built rental apartment buildings 18 and 24 storeys in height with an 8 storey podium, to contain a total of 658 residential units and 1,394.7 square metres (15,012.43 square feet) of at-grade commercial space. The proposed development is to have a total gross floor area of 47,083.6 square metres (506,803.65 square feet) (refer to Maps 5 to 8). The applicant has also submitted an associated draft Plan of Subdivision to create 2 development blocks and a block for the extension of Addison Street.

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

- **Total Lot Area:** **1.28 hectares (3.16 acres)**

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- **Proposed Mixed-Use Block:** 0.82 hectares (2.03 acres)
- **Proposed Future Development Block:** 0.29 hectares (0.72 acres)
- **Proposed Public Road Block:** 0.17 hectares (0.42 acres)
- **Number of Buildings:** 2
- **Proposed Gross Floor Area (GFA):** 47,083.6 sq. m. (506,803.65 sq. ft.)
 - **Residential GFA:** 45,688.9 sq. m. (491,791.22 sq. ft.)
 - **Commercial GFA:** 1,394.7 sq. m. (15,012.43 sq. ft.)
- **Proposed Density (FSI):** 4.2
- **Proposed Building Heights:**
 - **Building “A”:** 18 storeys (56.05 metres/203.58 feet)
 - **Building “B”:** 24 storeys (78.27 metres/256.79 feet)
 - **Building “B” Podium Height:** 8 storeys (29.15 metres/95.64 feet)
- **Proposed Dwelling Units:** 658
- **Proposed Parking Spaces:** 520
- **Proposed Bicycle Parking Spaces:** 400
- **Proposed Amenity Space:** 2,468.1 sq. m. (26,566.41 sq. ft.)
 - **Indoor:** 822.3 sq. m. (8,851.16 sq. ft.)
 - **Outdoor:** 1,645.8 sq. m. (17,715.24 sq. ft.)

Building “A” has a proposed building height of 18 storeys and is to be located on the northwestern portion of the site, immediately east of the proposed Addison Street extension. Building “B” has a proposed height of 24 storeys, with an 8 storey podium and at grade commercial/retail uses and is situated on the eastern portion of the subject lands with frontage along Yonge Street. Vehicular access to the site is proposed via Yonge Street and May Avenue. The site will also be serviced by the proposed Addison Street extension in the future. Vehicular parking for the site is to be accommodated within a 3-level below-grade parking garage, to be accessed by a parking ramp located in Building “B”. A total of 520 parking spaces are proposed, including 10 accessible parking spaces.

It should be noted that at the time of the preparation of this report, a related Site Plan application had not yet been submitted to the City in conjunction with the subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Draft Plan of Subdivision;
- Topographic Plan of Survey;
- Site Plan and Statistics;
- Conceptual Master Plan;

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- Underground Parking Plans;
- Floor Plans;
- Mechanical Penthouse Plan;
- Roof Plans;
- Building Elevations;
- Building Sections;
- Massing Views;
- Sun and Shadow Study;
- 3D Renderings;
- Streetscape Elevation;
- Urban Design Brief;
- Pedestrian-Level Wind Study;
- Tree Inventory and Preservation Plan;
- Arborist Report;
- Phase One Environmental Site Assessment;
- Noise Report;
- Lighting Plans;
- Traffic Impact Study and Parking Study;
- Hydrogeological Report and Water Balance;
- Geotechnical Study;
- Functional Servicing and Stormwater Management Report;
- Natural Heritage Evaluation;
- Landscape Plans;
- Archaeological Report;
- Affordable Housing Template; and,
- Concept Plan.

Official Plan and Zoning By-law Amendment Applications

The applicant's Official Plan Amendment application seeks to amend the permitted height and density policies of the **Regional Mixed Use Corridor** designation applicable to the subject lands in order to permit the following:

- an increase to the maximum permitted density of a development block from 2.5 FSI to 4.2 FSI;
- an increase to the maximum permitted height from 15 storeys to 24 storeys; and,
- an increase to the maximum permitted base building height from 4 storeys to 8 storeys.

The related Zoning By-law Amendment application seeks approval to rezone the subject lands from **Service Station (SS) Zone** and **General Commercial One (GC1) Zone** to **Multiple Residential Ten (RM10) Zone** with site specific provisions under Zoning By-law 2523, as amended, in order to permit the proposed development. The appropriateness of the proposed amendments are currently under review. The site specific exceptions sought through the amendments shall be considered and refined through the detailed application review process.

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Draft Plan of Subdivision Application

The proposed draft Plan of Subdivision application seeks to create three blocks to facilitate the high density, mixed use development as proposed (refer to Map 4). Block 1 is proposed as a high density mixed-use residential/commercial development block with an area of 0.815 hectares (2.014 acres). Block 2 is proposed as a future development block with an area of 0.297 hectares (0.734 acres). Block 3 with an area of 0.170 hectares (0.42 acres) is proposed to form a portion of the proposed Addison Street extension. The suitability of the size, location, and configuration of the proposed blocks, including the blocks proposed for the public road will be reviewed and considered through the detailed application review process. As noted previously, the draft Plan of Subdivision application is not subject to the statutory public meeting requirements of the *Planning Act* and has been included in this report for information purposes only.

Planning Analysis:

Staff has undertaken a preliminary review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (2020)* (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe (2020)* (the "Growth Plan"), the new *Regional Official Plan (2022)* (the "ROP") and the City's *Official Plan (2010)* (the "Plan"). In this regard, staff advises that the Plan is consistent with the PPS and conforms with the Growth Plan and the ROP that were in force at the time of its approval. Since the Plan's approval, the PPS and the Growth Plan were updated in 2020 and the ROP was updated in 2022. In this regard the City is currently undertaking a Municipal Comprehensive Reviews (MCR) to update the Plan as necessary in order to align with more recent Provincial and Regional planning direction. Below is a more detailed outline of the applicant's proposal relative to the current ROP and Plan.

York Region Official Plan

The subject lands are designated **Community Area** and are located along a **Regional Corridor** in accordance with Map 1 (Regional Structure) and Map 1A (Land Use Designations) of the ROP and further identified as being located on a **Rapid Transit Corridor** in accordance with Map 10 (Rapid Transit Network). Lands designated **Community Area** are intended to support a full range and mix of urban uses which are intended to accommodate a significant portion of planned growth within the Region. **Regional Corridors** are intended to serve as locations for the highest densities and mix of uses, as determined by the local municipality, with consideration for local community context and character. Further, development within **Regional Corridors** is to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian and cyclist friendly, and transit supportive. In this regard, the **Community Area** policies would permit a high density mixed use residential commercial development on the lands.

Additionally, the subject lands are also located within the boundary of Protected Major Transit Station Area (PMTSA) 51 associated with the Weldrick Bus Rapid Transit (BRT) Station, as illustrated in Appendix 2 – York Region Major Transit Station Areas of the ROP (2022) which

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has a proposed density target 200 people and jobs per hectare. The lands are approximately 300 metres (984.25 feet) north of the Weldrick BRT Station.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor** and **Neighbourhood** in accordance with Schedule A2 – Land Use (refer to Map 2) of the City of Richmond Hill Official Plan (the “Plan”). Additionally, the site is located along Yonge Street which is identified as a **Regional Rapid Transit Corridor** on Appendix 5 – Public Rapid Transit of the Plan.

It should be noted that the *Official Plan Update Key Directions Report (2021)* was endorsed by Council at its meeting on February 9, 2022. The Key Directions Report forms the foundation for future amendments to the Plan and guides the next phase of the City’s Official Plan Update process while responding to Council’s Strategic Priorities and supporting the City’s commitment to address climate change. In accordance with Official Plan Amendment 18.3 (Vision and City Structure), **Regional Corridors**, such as Yonge Street, shall function as key connections between centres in York Region and are envisioned to accommodate intensification and transit supportive development. It is noted that OPA 18.3 was adopted by Council on June 27, 2022 and by the Region on September 9, 2022.

The easterly portion of the subject lands where development is proposed is designated **Regional Mixed Use Corridor**. Development within the **Regional Mixed Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian friendly and transit-oriented built form. Furthermore, development is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site. The maximum permitted density within the **Regional Mixed Use Corridor** designation is 2.5 FSI and the maximum building height for developments on Yonge Street south of the Downtown Local Centre designation is 15 storeys.

Further to the above, high-rise buildings are also subject to specific design criteria as set out under **Section 3.4.1** of the Plan. **Section 3.4.1.55** of the Plan requires development within the centres and corridors to provide a 45-degree angular plane from adjacent low or medium density residential uses. **Section 3.4.1.57** and **Section 3.4.1.58** of the Plan require sufficient building separation distance of approximately 25 metres between towers to maintain appropriate light, view and privacy conditions as well as slender floorplates of approximately 750 square metres to limit shadow and wind impacts and loss of sky view. Additionally, high-rise buildings are also required to introduce setbacks above the base building to create a discernable podium and street wall as per **Section 3.4.1.58**.

The westernmost portion of the site is designated **Neighbourhood**. Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Plan. At this time, no development is proposed on this portion of the subject lands.

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Based on a preliminary review of the proposed development relative to the **Regional Mixed Use Corridor** designation policies of the Plan, the proposed residential and commercial uses would be permitted within the **Regional Mixed Use Corridor** designation in a high-rise mixed-use building format. However, the development as currently proposed would not conform to the applicable height and density policies of the Plan. A more detailed review of the subject applications and the supporting studies and documents will be undertaken to ensure the proposed development is in keeping with the policies of the Plan.

Zoning

As previously noted, the subject lands are zoned **Service Station (SS) Zone** and **General Commercial One (GC1) Zone** under By-law 2523, as amended (refer to Map 3). The **SS Zone** permits automobile service stations and gas bars, and the **GC1 Zone** permits a range of commercial and office uses. Neither use would permit the proposed development. Accordingly, the applicant is seeking Council’s approval to rezone the subject lands to **Multiple Residential Ten (RM10) Zone** and to establish site specific development standards to facilitate the proposed development. Below is a summary table that outlines the proposed site specific development standards relative to the **RM10 Zone** standards under By-law 2523, as amended:

Development Standard	Proposed RM10(X) Standards
Permitted Uses	Apartment Dwelling, Café, Convenience Retail, Clinic and Medical Offices, Retail Store, Restaurant, Take-out Restaurant, Financial Institutions, Business or Professional Office, Personal Service Shop, Day Nursery, Sales Office
Maximum Gross Floor Area	48,000 square metres (516,667.7 square feet)
Maximum Residential GFA	46,000 square metres (495,139.88 square feet)
Maximum Non-Residential GFA	2,000 square metres (21,527.82 square feet)
Maximum Floor Space Index	4.2 FSI
Maximum Number of Dwelling Units	658
Maximum Height of Podium	8 storeys/28 metres (91.86 feet)
Maximum Height of Building	
Building “A”	18 storeys/57 metres (187.01 feet)
Building “B”	24 storeys/79 metres (259.19 feet)
Maximum Tower Floor Plate	860 square metres (6,027.79 square feet)
Minimum Front Yard Setback	0.8 metres (2.62 feet)
Minimum Side Yard Setback (North)	5.0 metres (16.4 feet)
Minimum Side Yard Setback (South)	0 metres
Minimum Rear Yard Setback	4.0 metres (13.12 feet)
Minimum Parking Spaces	
Bachelor Unit	0.9 spaces per dwelling unit
1-Bedroom Unit	1.0 spaces per dwelling unit
2-Bedroom Unit	1.2 spaces per dwelling unit
3+ Bedroom Unit	1.5 spaces per dwelling unit
Residential Visitor	0.15 spaces per dwelling unit
Commercial	0.43 spaces per 100 square metres of floor area

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In addition to the above, the applicant is requesting approval of site specific provisions with respect to encroachments and has requested that a number of definitions be added or modified as part of the proposed Zoning By-law Amendment (see Appendix “A”). As part of the review of the subject applications, staff will review, among other matters, the appropriateness of the proposed zone category as well as the appropriateness of the proposed uses, development standards and definitions to be applied to the lands.

City Department and External Agency Comments:

The subject Official Plan Amendment and Zoning By-law Amendment applications and the associated background studies and reports submitted in support of the same have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing this report.

Development Engineering Division

The City’s Development Engineering Division has provided technical comments relating to functional servicing and stormwater management, lighting and transportation matters. Staff have identified the need to revise the Functional Servicing and Stormwater Management Report to ensure conformity with the applicable Urban Master Environmental Servicing Plan (UMESP) specifically as it relates to storm, sanitary and water systems, and stormwater management. Staff have also provided technical comments related to lighting, hydrogeological and water balance comments that are to be addressed through the detailed design stage.

Development Engineering Transportation staff have provided technical comments with respect to traffic, parking, and the proposed Addison Street extension. Staff advised that the City is currently in the process of initializing the Addison Street Environmental Assessment (EA) Study. Staff note that the Addison Street extension alignment will be determined through the EA which may impact the applicant’s proposed location of the road extension. The study is planned to be initialized early 2023. Development Engineering comments have been attached as Appendices “B” and “C” hereto.

Regional Municipality of York

The Regional Municipality of York (Region) has reviewed the subject development applications and has provided comments on the proposed Official Plan Amendment only at this time. The Region has advised that the purpose built-rental, mixed-use nature of the proposal generally conforms to the applicable policies of the **Community Area** designation of the ROP. The Region has identified that the subject lands are located within the Weldrick BRT PTMSA 51 which has a planned minimum density of 200 people and jobs per hectare. Regional staff defer to the City to determine appropriate heights and densities.

Development Planning Division

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

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- the high density mixed-use residential/commercial land use proposed by the subject applications is permitted and encouraged within the **Regional Mixed Use Corridor** designation;
- the proposed tower heights of 18 and 24 storeys and podium height of 8 storeys exceed the maximum permitted building height of 15 storeys and podium height of 4 storeys permitted within the **Regional Mixed Use Corridor** designation;
- the proposed density of 4.2 FSI exceeds the maximum permitted density of 2.5 FSI within the **Regional Mixed Use Corridor** designation;
- additional review is required to determine the appropriateness of the proposed height and density of the proposal in the context of the height and density policies of the **Regional Mixed Use Corridor** designation of the Plan and the high-rise building policies set out under **Section 3.4.1** of the Plan;
- **Section 3.4.1.55** of the Plan requires development within the centres and corridors to provide a 45-degree angular plane from adjacent low or medium density residential uses. The proposed development appears to provide the required angular plane and built form transition consistent with the policies of the Plan;
- a separation distance of 25 metres (82 feet) is to be provided between the proposed towers in accordance with **Section 3.4.1.57** of the Plan in order to maintain appropriate light, views and privacy conditions;
- the proposed tower floorplates for Building “B” is approximately 850 square metres (9,149.32 square feet) just above the podium whereas **Section 3.4.1.58** of the Plan generally requires a tower floorplate above the podium of approximately 750 square metres (8,072.93 square feet) to adequately limit shadow, wind impacts and loss of skyview;
- **Section 3.4.1.59** of the Plan requires that high rise development be stepped back from the maximum base height in order to **“provide a clear discernable top to the street wall and to minimize shadow impact on the public realm.”** While the design of the buildings and the appropriateness of the setbacks are still under review, it should be noted that the height of the podium also exceeds the permitted height of four storeys. In this regard, the height policies with respect to transition within the public realm requires further evaluation;
- the applicant is advised that the proposed density has been calculated using the gross lot area which includes both the **Regional Mixed Use Corridor** and **Neighbourhood** designations. However, the density will change following the approval of the draft Plan of Subdivision and the creation of the development blocks and the establishment and approval of the Addison Street alignment. In this regard, the applicant is advised to recalculate their density using the approximate size of the high density mixed/use development block subject to this application;
- **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units to be affordable. In this regard, the applicant has indicated that the proposed development is to be a purpose-built rental building with affordable units. The applicant will be required to further demonstrate how this policy shall be satisfied;
- the applicant has indicated that they are not providing any 3 bedroom units. As per **Section 3.1.5.6** of the Plan, high density residential development directs that a minimum of 5% of units shall contain 3 or more bedrooms. The applicant shall revise their plan to demonstrate how this policy is to be met;

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- site remediation will be required on the lands based on the existing automobile service station located on the subject lands. In this regard, the applicant has submitted a Phase One Environmental Site Assessment which has identified the need for a Record of Site Condition and recommended a Phase Two Environmental Site Assessment be completed to further delineate the known impacts and to assess the potentially contaminating activities;
- the final location, alignment, and geometry of the proposed Addison Street extension is to be determined through the approval of the pending Addison Street EA Study;
- comments from the Toronto and Region Conservation Authority (TRCA) and the City's Park and Natural Heritage Planning Section are critical in determining if the unidentified watercourse feature has any impact on the proposed development;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines;
- the applicant must satisfactorily address the issues and requirements identified by the City departments and external agencies that have been requested to review the development proposal; and,
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments as well as the site specific standards requested by the applicant with respect to the form, content and appropriateness of the amendments.

A comprehensive review and evaluation of the subject Official Plan Amendment and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. Staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments, including the site specific uses, standards requested by the applicant with respect to the form, content and appropriateness of the amendments. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

Other City Department and External Agency Comments

Comments have been received from the Alectra Utilities, Bell Canada, and Enbridge Gas. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. At this time, comments remain outstanding from the City's Financial Services Division, Community Services Department – Waste Management Section, Fire and Emergency Services Division, Building Services Division – Zoning Section, Heritage and Urban Design Section, Parks and Natural Heritage Planning Section, Toronto and Region Conservation Authority, Canada Post, Rogers Communications, York Catholic District School Board, and York Region District School Board.

Financial/Staffing/Other Implications:

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

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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 Plan 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 Official Plan Amendment and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of the 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.

- Appendix A, Applicant’s Draft Zoning By-law
- Appendix B, Development Engineering Comments dated January 16, 2023
- Appendix C, Development Engineering – Transportation Section Comments dated December 14, 2022
- Map 1, Aerial Photograph
- Map 2, Existing Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Draft Plan of Subdivision
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevations – Building A
- Map 7, Proposed Elevations – Building B
- Map 7, Proposed 3D Renderings

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Report Approval Details

Document Title:	SRPI.23.015 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment - 9700 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- Map 1 - Aerial Photograph.docx- Map 2 - Official Plan Designation.docx- Map 3 - Existing Zoning.docx- Map 4 - Proposed Draft Plan of Subdivision.docx- Map 5 - Proposed Site Plan.docx- Map 6 - Proposed Elevations- Building A.docx- Map 7 - Proposed Elevations- Building B.docx- Map 8 - Proposed 3D Renderings.docx
Final Approval Date:	Feb 6, 2023

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

Gus Galanis - Jan 26, 2023 - 3:39 PM

Kelvin Kwan - Jan 26, 2023 - 3:45 PM

Darlene Joslin - Feb 6, 2023 - 1:16 PM