



Staff Report for Council Public Meeting

Date of Meeting: March 21, 2023

Report Number: SRPI.23.031

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.23.031 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 101 Bloomington Development Inc. – City Files OPA-22-0008 and D02-19020

Owner:

101 Bloomington Development Inc.
279 Sheppard Avenue West
Toronto, ON
M2N 1N4

Agent:

Brutto Consulting
113 Miranda Avenue
Toronto, ON
M6B 3W8

Location:

Legal Description: Part of Lot 70, Concession 1, W.Y.S.
Municipal Address: 101 Bloomington Road West

Purpose:

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

Recommendation:

- a) That Staff Report SRPI.23.031 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 101 Bloomington Development Inc. for lands known as Part of Lot 70, Concession 1, W.Y.S. (Municipal Address: 101 Bloomington Road), City Files OPA-22-0008 and

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D02-19020, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Sarah Mowder, Planner II – Subdivisions, phone number 905-771-5475 and/or
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Report Approval:

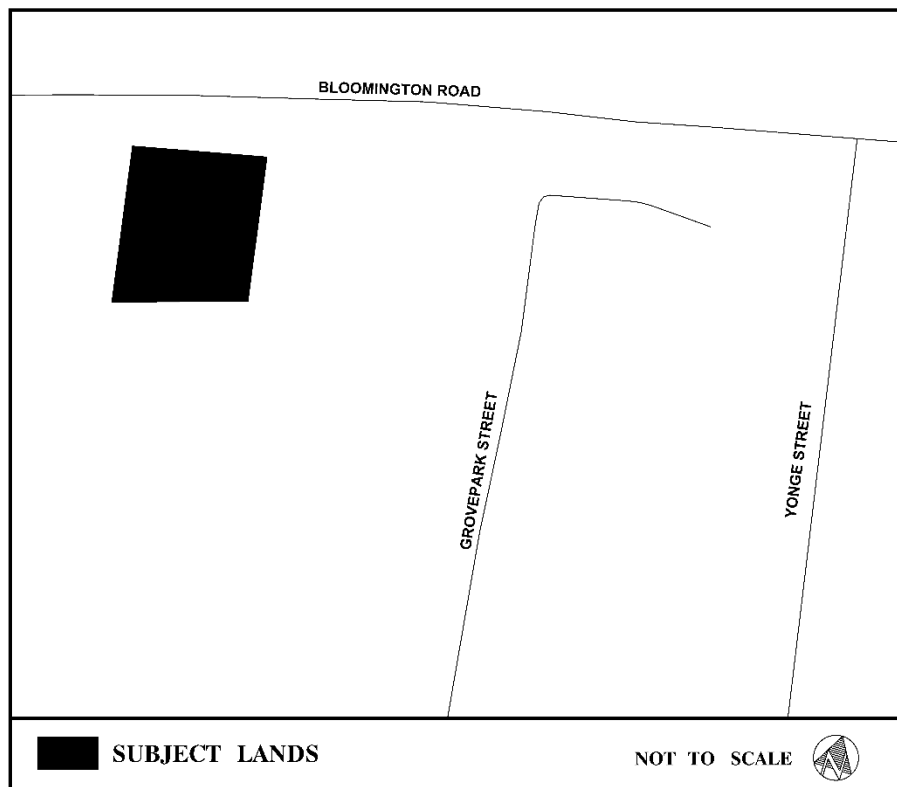
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

In November 2019, the City received and deemed complete Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-19020 and D03-19005) to permit a medium density residential development comprised of 18 townhouse dwelling units on the subject lands. The applications were considered at a Council Public Meeting on February 19, 2020, wherein Council received Staff Report SRPRS.20.019 for information purposes and referred all comments back to staff.

The subject Official Plan Amendment application and revised Zoning By-law Amendment application proposing a high density residential development to be comprised of a 12 storey apartment building were received on December 2, 2022 and deemed complete on December 14, 2022. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The related Draft Plan of Subdivision Application (D03-19005) has since been closed. 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 south side of Bloomington Road, west of Yonge Street (refer to Maps 1 and 2). The lands have a frontage of approximately 60.46 metres (198.36 feet) along Bloomington Road and a total area of 0.41 hectares (1.0 acres). The lands presently support a single detached dwelling and accessory structures, including a detached garage and an in-ground pool, which are proposed to be demolished to facilitate the proposed development. The subject lands have a significantly higher grade than Bloomington Road and gradually slope down to the south and west. The property is vegetated and contains a number of mature trees.

Surrounding land uses include natural heritage lands owned by the City of Richmond Hill (Briar Nine Park and Reserve) to the west and south, and to the east is a vacant remnant block from a registered Plan of Subdivision (19T-81038) which contains a portion of a woodlot. Beyond that remnant parcel is an existing low density residential neighbourhood. To the north is Bloomington Road, beyond which are lands within the Town of Aurora that consist of the York Catholic District School Board head office, Cardinal Carter Catholic High School, a water tower, and land owned by the Province of Ontario. The Provincially owned lands contain a number of natural heritage features, offices for the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks offices, Service Ontario offices, the Land Registry Office, and a separate building for the Ontario Provincial Police offices.

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to facilitate the construction of a 12 storey apartment building

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to contain 153 residential units with three levels of underground parking and one level of above ground parking, to be accessed by a private driveway. The proposed private driveway is to also provide a connection to the vacant lands to the east (refer to Maps 5 and 6). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

| | |
|---|--|
| • Total Lot Area: | 0.41 hectares (1.0 acres) |
| • Total Lot Frontage: | 60.46 metres (198.36 feet) |
| • Total Number of Buildings: | 1 |
| • Proposed Building Height: | 12 storeys/38.47 metres (126.21 feet) |
| • Proposed Gross Floor Area (GFA): | 12,275 sq. metres (132,127 sq. feet) |
| • Floor Space Index (FSI): | 3.02 |
| • Proposed Dwelling Units: | 153 |
| ○ 1 Bedroom: | 127 |
| ○ 2 Bedroom: | 17 |
| ○ 3 Bedroom: | 9 |
| • Proposed Parking Spaces: | 206 |

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 and Zoning By-law Amendment applications. In addition to the submission of a Site Plan application, a future draft Plan of Condominium application will also be required to facilitate the proposed development.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law;
- Survey;
- Site Plan;
- Architectural Plans (Floor Plans and Elevation Plans);
- Grading and Servicing Plans;
- Erosion and Sediment Control Plan;
- Landscape Plans;
- Transportation Impact Study;
- Noise Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Geotechnical Report;
- Hydrogeology Assessment;

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- Natural Heritage Evaluation and Landform Conservation Assessment;
- Oak Ridges Moraine Conformity Statement;
- Affordable Housing Template;
- Urban Design Brief;
- Shadow Study;
- Arborist Report, Tree Inventory and Tree Preservation Plan; and,
- Sustainability Metrics.

Official Plan and Zoning By-law Amendment Applications

The applicant's Official Plan Amendment application seeks to amend the policies of the **Neighbourhood** designation applicable to the subject lands in order to:

- include a site specific exception within the **Neighbourhood** designation to permit a high density residential use;
- permit a density of 3.5 FSI, a gross floor area of 13,475.2 square metres (145,045.85 square feet) and 153 dwelling units;
- increase the maximum permitted building height from 4 storeys to 12 storeys; and,
- permit reductions to the minimum vegetation protection zones.

The related revised Zoning By-law Amendment application seeks approval to introduce two new zone categories under Township of King By-law 986, as amended, which only contains general land use provisions rather than specific zoning categories. The applicant's proposed draft by-law includes an "**Apartment Residential (AR) Zone**" and an "**Environmental Protection (EP) Zone**" with site specific development standards in order to facilitate the proposed development.

The appropriateness of the proposed amendments to the City's Official Plan policies and applicable Zoning By-law provisions are currently under review. The site specific exceptions sought through the amendments shall be considered and refined through the detailed application review process.

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 policy. Furthermore, given that the site

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is located within the Oak Ridges Moraine, the *Oak Ridges Moraine Conservation Plan* (the “ORMCP”) (2017) policies shall be considered.

York Region Official Plan

The subject lands are located within the **Urban Area** in accordance with Map 1 (Regional Structure) and designated **Community Area** in accordance with Map 1A (Land Use Designations) of the ROP. Lands designated **Community Area** support a wide range and mix of uses and are intended to accommodate a significant portion of planned growth within the Region. The lands are also located within the Oak Ridges Moraine and include areas identified as Woodlands in accordance with Map 5 (Woodlands) of the ROP which form significant portions of the Region’s natural systems and are to be protected to provide environmental, social and economic benefits to the residents of York Region.

The ROP provides an overarching policy vision that establishes a Regional intensification framework and stipulates principles and objectives to guide the form and location of development across the Region, which are to be refined through local planning policy. In accordance with **Section 4.4** of the ROP, intensification shall be directed within strategic growth areas, which consists of Regional Centers, subway stations, major transit station areas (MTSA), Regional Corridors, and local Centres and Corridors and be further directed in accordance with the Regional intensification hierarchy outlined in policy 4.4.2 which directs intensification in the following areas, from highest to lowest densities:

- Regional Centres;
- Major Transit Station Areas – Subway Station;
- Major Transit Station Areas – Other;
- Regional Corridors – Outside of Major Transit Station Areas; and,
- Local Centres and Corridors – Outside of Major Transit Station Areas.

The subject lands are not located within a strategic growth area as identified in the ROP. Furthermore, in accordance with **Policy 4.4.25**, development within a strategic growth area shall be contingent on the availability of existing or planned infrastructure and other services. With respect to proximity to transportation infrastructure, the subject lands are not located within a Protected or Future MTSA as identified on Map 1B (Urban System Overlays) in the ROP. However, the lands are located approximately 260 metres from Yonge Street which is classified as a Rapid Transit Corridor.

A more detailed review and evaluation of the proposed applications in the context of the applicable policies of the ROP will form part of the future recommendation report to Council where deemed necessary.

City of Richmond Hill Official Plan

The City’s urban structure framework, as outlined in the Plan, guides where development and intensification should be planned for and directs the land use policies

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defined in **Section 4** for each area. In accordance with **Section 3.1.3**, the Plan establishes an urban structure framework to depict and guide the physical make-up of the City over the long-term planning horizon, and includes centres and corridors, neighbourhood areas, employment lands and the **Greenway System**. The majority of the City's population growth and intensification is to be accommodated within a network of centres and corridors supported by existing or planned higher order public transit, in accordance with the following intensification hierarchy:

- Richmond Hill Centre;
- Key Development Areas and Regional Corridors;
- Local Centres;
- Local Development Areas and Local Corridors;
- Neighbourhood Infill; and,
- Secondary Suites.

In accordance with Schedule A1 (Urban Structure) of the Plan, the subject lands are located within the **Neighbourhood** and **Greenway System**. **Policy 3.1.3.14**, directs that limited intensification at a lower scale and intensity than any other area of the urban structure may be accommodated within the Neighbourhood Areas, and **Policy 3.1.3.16** does not accommodate any intensification within the **Greenway System**.

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 (Land Use Plan) of the Plan (refer to Map 4). In accordance with **Section 4.9** of the Plan, permitted uses within the **Neighbourhood** designation include low density residential uses, medium density residential uses, as well as commercial uses, community uses, parks and urban open spaces, and automotive service commercial uses, subject to specific policies and criteria. Lands designated **Natural Core** form part of the City's Greenway System and are to be protected and restored. In accordance with **Policy 4.10.5.1** of the Plan, uses permitted in the **Natural Core** designation are restricted to fish, wildlife and forest management, conservation projects, essential infrastructure, low-intensity recreation uses, unserviced parks and accessory uses.

Development in the **Neighbourhood** designation is restricted to a maximum building height of three storeys, except where located on an arterial street where a maximum building height of four storeys is permitted. In accordance with **Section 4.9.1.2(3)** of the Plan a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential development fronting onto arterial streets within the **Neighbourhood** designation. The applicant's development proposal seeks to increase the maximum density to 373.17 units per hectare (153 units per acre) and increase the maximum permitted storeys from four to 12 storeys.

High-rise development, which includes buildings at a height of nine storeys or greater, is not permitted within the **Neighbourhood** designation. However, where permitted, high-rise development is subject to specific urban design policies under **Section 3.4.1** of the Plan which requires the provision of a 45-degree angular plane measured from the

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adjacent low density residential or medium density residential property line to ensure built form compatibility and transition of building heights, a sufficient separation distance of approximately 25.0 metres between towers to maintain appropriate light, view and privacy conditions as well as slender floor plates of approximately 750.0 square metres to limit shadow and wind impacts and loss of sky view. High-rise buildings are also required to introduce stepbacks above the base building to create a discernable podium and street wall as per **Section 3.4.1.58**.

Further to the above, development is additionally required to address the City's affordable housing targets. In accordance with the policies under **Section 3.1.5** of the Plan, a minimum of 25% of new housing units within the **Settlement Areas** are to be affordable and offer a range of affordability for low and moderate income households of varying sizes, including the provision of family sized units.

As noted above, a portion of the lands are designated **Natural Core** which is associated with the natural heritage features abutting the property to the west and south. The limit of the **Natural Core** area will be subject to the delineation of the natural heritage feature, and supported by an approved Natural Heritage Evaluation to the satisfaction of the City and the Conservation Authority. Furthermore, the report will be evaluated to determine if the proposed development complies with **Sections 3.2.1.1.21** and **3.2.1.1.27** of the Plan with respect to an appropriate vegetative protection zones.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the ORMCP. Pursuant to **Policy 3.2.1.1.18** of the Plan, all uses are permitted within the **Settlement Area** subject to the requirements of Section 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan, which further requires the establishment of Minimum Vegetation Protection Zones to provide for appropriate buffer distances to Key Natural Heritage and Key Hydrological Features. Pursuant to **Policy 3.2.1.8**, the City shall seek dedication of these features and their associated buffers into public ownership, where appropriate. Schedule A4 of the Plan (Key Natural Heritage Features and Key Hydrological Features) identifies that a portion of the lands contain Significant Woodlands.

Further, the lands are located within Wellhead Protection Area Q1 and Q2 in accordance with Schedule A5 (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas) and Landform Conservation Area Category 1 in accordance with Schedule A6 (Landform Conservation Areas). The Landform Conservation Category 1 policies ensure minimal impact and disturbance to the landform character by maintaining significant landform features (such as, but not limited to, slopes, kames and ridges), limiting the net developable area of the site that is disturbed to not more than 25 percent of the total site area, and limiting the portion of net developable area of the site that has impervious surfaces to not more than 15 percent of the total site area.

Based on a preliminary review of the proposed development relative to the policies of the Plan, the proposed high-rise, high density residential use on the portion of the lands within the **Neighbourhood** designation would not be permitted, nor does it conform with

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angular plane policies of the Plan. With respect to the lands within the **Natural Core** designation, the applicant has submitted a Natural Heritage Evaluation including a Landform Conservation Assessment and Oak Ridges Moraine Conformity Statement which are currently under review as part of the evaluation of the proposed development. 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 By-law

As previously noted, the subject lands are zoned under the Township of King Zoning By-law 986, as amended, which does not include specific zone categories (refer to Map 3). The proposed development is not permitted under the current Zoning By-law. The applicant seeks to introduce two zone categories under the current Zoning By-law to facilitate their proposed development. Accordingly, the applicant is seeking to rezone the lands to **Apartment Residential (AR) Zone** and **Environmental Protection (EP) Zone** with site specific development standards in order to permit the proposed development. Below is a summary table that outlines the proposed site specific development standards:

| Development Standard | Proposed AR(XX) Standards under Zoning By-law 986 |
|--|---|
| Permitted Uses | Apartment Dwelling Units |
| Minimum Lot Frontage | 60.0 metres (196.85 feet) |
| Minimum Lot Area | 4,000.0 square metres (43,055.64 square feet) |
| Minimum Setbacks | |
| <ul style="list-style-type: none"> • Front Yard • Side Yard (East) • Side Yard (West) • Rear Yard | 5.9 metres (19.35 feet) 4.5 metres (14.46 feet) 10.0 metres (32.81 feet) 10.0 metres (32.81 feet) |
| Maximum Lot Coverage | 55% |
| Maximum Floor Area Ratio/Floor Space Index | 3.5 FSI |
| Maximum Building Height | 45.0 metres (147.64 feet) |
| Maximum Number of Storeys | 12 |
| Minimum Parking Spaces | |
| <ul style="list-style-type: none"> • 1 Bedroom • 2 Bedroom • 3 Bedroom • Visitor • Bicycle | 1.0 space per dwelling unit 1.2 spaces per dwelling unit 1.5 spaces per dwelling unit 0.15 spaces per dwelling unit 0.33 spaces per dwelling unit |

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In addition to the above provisions, the applicant is requesting additional specific provisions with respect to landscaping, buffers, loading, parking, and specific definitions be added as part of the proposed Zoning By-law Amendment (refer to Appendix “A”). It is noted that specific provisions are not proposed for the proposed **Environmental Protection (EP) Zone**. As part of the review of the subject applications, staff will review, among other matters, the appropriateness of the proposed zone categories 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 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.

Heritage and Urban Design Section

The City’s Heritage and Urban Design Staff has advised that their comments will be reserved until such time as the proposed height is reconsidered in order to comply with the City’s Official Plan (refer to Appendix “B”).

Regional Municipality of York

The Regional Municipality of York (hereinafter the “Region”) has reviewed the subject development applications and has provided comments on the proposed Official Plan Amendment only at this time (refer to Appendix “C”). The Region has advised that the subject lands are located within the Urban Area and are designated Community Area; however, they are not located in an area planned for significant levels of intensification or within a strategic growth area. In this regard, the Region advises that it appears the proposed development does not conform to the Regional Official Plan. Preliminary technical comments have also been provided for the applicant’s consideration to be addressed through a future Site Plan application.

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:

- the proposed high-rise, high density residential building is not a permitted use within the **Neighbourhood** designation;
- the proposed density of 373.17 units per hectare (153 units per acre) greatly exceeds the maximum permitted density of 50 units per hectare within the **Neighbourhood** designation;

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- the proposed building height of 12 storeys greatly exceeds the maximum height of 4 storeys permitted for lands fronting on arterial roads within the **Neighbourhood** designation;
- in accordance with **Policy 3.1.3.3** the majority of intensification shall be located within the City's centres and corridors as shown in **Schedule A1** of the Plan. Intensification outside of the centres and corridors shall be limited in accordance with the policies of the Plan. The subject lands are not located within a centre or corridor;
- in accordance with **Policy 3.1.3.14**, neighbourhoods will accommodate limited intensification through small-scale infill and redevelopment at a lower scale and intensity than any other area of the urban structure;
- the development proposal does not appear to conform with the ROP policies as the lands are not within a strategic growth area;
- 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 **Neighbourhood** designation under **Section 4.9** including compatibility with the character of adjacent and surrounding areas, and the urban design policies set out under **Section 3.4.1** of the Plan;
- the proposed development shall be revised to ensure conformity with **Section 3.4.1.55** of the Plan which requires a 45-degree angular plane to be measured from adjacent low density residential area. The proposal does not meet the required angular plane from the residential lands to the east;
- the applicant is required to demonstrate how the proposal meets the City's Housing Affordability requirements as outlined in **Section 3.1.5** of the Plan, including the provision of a minimum of 25% of new residential units as affordable units, as well as providing a mix of unit sizes, including family sized units of three bedrooms or larger;
- further clarification is required with respect to the delineation of the developable area of the site in relation to the proposed density sought by the applicant in accordance with the applicable policies of the Plan. In this regard, density is calculated based on the developable area of a given site excluding environmental features identified in the Growth Plan or the Regional Greenlands System, the Greenway System, Key Natural Heritage and Key Hydrological Features, major infrastructure rights-of-way and existing uses as defined in the Plan;
- the applicant shall demonstrate that that the proposed development conforms with the policies of the ORMCP and the Plan as they relate to the **Landform Conservation Area Category 1** policies, and the identification, assessment and protection of Key Natural Heritage and Key Hydrological Features and their associated buffers, including implementing an appropriate zoning category and dedicating these features and their associated buffers into public ownership, where appropriate;
- additional information is required regarding the proposed private driveway connection to the vacant lands to the east to ensure the proposed development does not preclude development on the adjacent property;

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- in addition to the previous comment, a Concept Plan will be required and shall be prepared in accordance with **Section 5.2** of the Plan. The Concept Plan must demonstrate how the proposed development meets the land use and design policies of the Plan, including interconnections with the adjacent lands to the east;
- the applicant is encouraged to contact the adjacent landowner to the east (Calgas Investments Limited) to determine the potential to undertake a joint development with the said lands. The abutting property contains lands approximately 0.18 hectares (0.44 acres) in size forming a remnant block from the adjacent subdivision (19T-81083) that was registered in August 2019;
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development. Staff recommend submission of a Site Plan application prior to finalizing the Zoning By-law Amendment;
- the proposed by-law has been drafted to add two new zone categories under the old Township of King By-law 986. Consistent with other development, Zoning By-law 986 shall be repealed from the subject lands, and the landholdings shall be appropriately zoned under a current City of Richmond Hill Zoning By-law. The applicant shall explore rezoning the lands under By-law 313-96, as amended;
- 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 standards requested by the applicant with respect to the form, content and appropriateness of the amendments; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal.

A comprehensive review and evaluation of the subject Official Plan 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. 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 City's Financial Services Division, Community Services Department – Waste Management Section, Urban Design and Heritage Planning Section, Building Services Division – Zoning Section, as well as Alectra Utilities, the York Region District School Board and the York Catholic District School Board. 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. As of the time of writing this report, the subject applications remain under review by the City's Park and Natural Heritage Planning Section, the City's Fire and Emergency Services Division, the Toronto and Region Conservation Authority, Canada Post, Bell Canada and le Conseil Scolaire de District Catholique Monavenir.

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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 and Zoning By-law Amendment applications to permit a high-rise, high density residential 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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan
- Map 5, Proposed Development Plan
- Map 6, Proposed Elevations
- Appendix A, Applicant's Draft Zoning By-law
- Appendix B, Heritage and Urban Design Section Comments dated February 8, 2023
- Appendix C, York Region Comments dated January 16, 2023

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Report Approval Details

| | |
|----------------------|---|
| Document Title: | SRPI.23.031 - 101 Bloomington Road.docx |
| Attachments: | <ul style="list-style-type: none">- SRPI.23.031 - Map 1 - Aerial Photograph.docx- SRPI.23.031 - Map 2 - Neighbourhood Context.docx- SRPI.23.031 - Map 3 - Existing Zoning.docx- SRPI.23.031 - Map 4 - Official Plan Designation.docx- SRPI.23.031 - Map 5 - Proposed Development Plan.docx- SRPI.23.031 - Map 6 - Conceptual Elevation Plans.docx- Appendix A - SRPI.23.031.pdf- Appendix B - SRPI.23.031.pdf- Appendix C - SRPI.23.031.pdf |
| Final Approval Date: | Mar 2, 2023 |

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

Gus Galanis - Mar 1, 2023 - 4:07 PM

Kelvin Kwan - Mar 1, 2023 - 4:11 PM

Darlene Joslin - Mar 2, 2023 - 11:11 AM