



Staff Report for Council Public Meeting

Date of Meeting: May 2, 2023

Report Number: SRPI.23.049

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI-23-049 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Hall Street Development Corporation – City Files OPA-23-0001 and ZBLA-23-0002

Owner:

Hall Street Development Corporation
8 Steelcase Road West
Markham, Ontario
L3R 1B2

Agent:

Evans Planning Inc.
9212 Yonge Street, Unit 1
Richmond Hill, Ontario
L4C 7A2

Location:

Legal Description: Block 1, Plan 65M-4652
Municipal Address: 107 Hall Street

Purpose:

A request for comments concerning proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development and the retention of an existing designated heritage dwelling on the subject lands.

Recommendation:

- a) **That Staff Report SRPI.23.049 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Hall Street Development Corporation for lands known as Block 1, Plan 65M-4652 (Municipal Address: 107 Hall Street), City Files OPA-23-0001 and ZBLA-23-0002, be**

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received for information purposes only and that all comments be referred back to staff.

Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Sandra DeMaria, Manager of Development, Site Plans, phone number 905-771-6312

Report Approval:

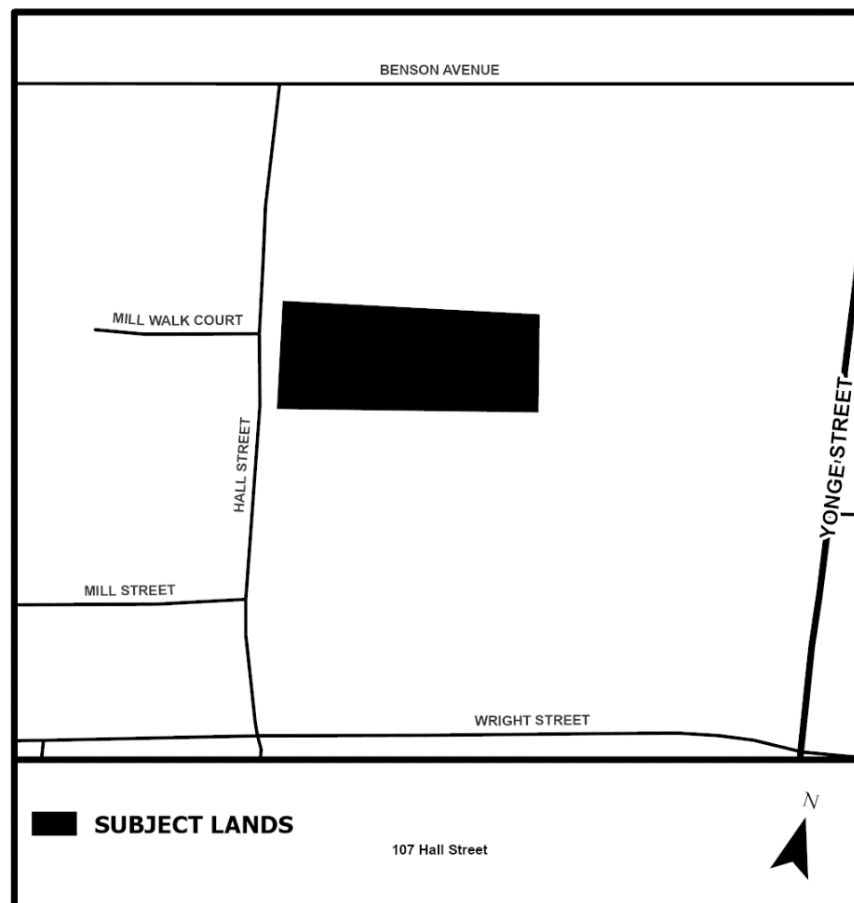
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

On May 21, 2015, the previous owner of the subject lands (FL (107 Hall) Inc.) submitted complete Zoning By-law Amendment and draft Plan of Subdivision applications (City Files: D02-15017 and D03-15005) to the City in order permit a medium density residential development to be comprised of 22 condominium townhouse dwelling units and a relocated heritage dwelling (the Dr. Langstaff House) on the subject lands. A Residents Information Meeting hosted by the local Ward Councillor was held on October 27, 2015 and a statutory Council Public Meeting was held on November 18, 2015 wherein Council received Staff Report SRPRS.15.185 for information purposes and directed that all comments be referred back to staff.

In 2016 the owner submitted Site Plan and draft Plan of Condominium applications to the City (City Files: D06-16095 and D05-16012) in support of its development proposal. On May 16, 2016, following the submission of said applications, the former landowner appealed its applications to the Ontario Municipal Board (now the Ontario Land Tribunal or “OLT”) on the basis that the City had failed to make a decision on its development proposal within the prescribed time frames under the *Planning Act*. On January 19, 2017, the Tribunal issued an Order allowing the appeals in part and withheld its Order concerning the approval of the related Zoning By-law Amendment until such time as the applicant received Site Plan approval from the City. On February 22, 2019, the Tribunal issued its final Order in respect of the by-law appeal; however, the requisite Site Plan Agreement was not executed and the draft Plan of Condominium was not finalized.

On February 17, 2023, the current owner of the lands (Hall Street Development Corporation) submitted the subject Official Plan and Zoning By-law Amendment applications to the City. These files were deemed complete by the City on March 13, 2023 following the submission of outstanding supporting materials. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment and are the basis for this report.

Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the applicant’s high density residential development proposal 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 west of Yonge Street on the east side of Hall Street, between Wright Street and Benson Avenue (refer to Map 1). The lands have a total lot area of 0.58 hectares (1.44 acres) and a total lot frontage of 50.4 metres (165.35 feet) along Hall Street. The lands presently support an existing designated heritage dwelling (Dr. Langstaff House) which is to be retained and incorporated into the site design of the proposed development. The lands abut an existing townhouse development to the north, existing commercial uses and an apartment building to the east, a French public school to the south and Hall Street to the west (refer to Map 2).

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Development Proposal

The applicant is seeking Council's approval of its proposed Official Plan and Zoning By-law Amendment applications to permit a high density residential development on its land holdings (refer to Map 6). The proposed development is to be comprised of two apartment buildings, 10 and 14 storeys in height connected by an eight storey podium. The existing heritage designated dwelling on the lands is proposed to be retained and relocated to the front of the property with a connection to the apartment podium via a one storey breezeway. The proposal is to incorporate indoor amenity space within the repurposed heritage building and outdoor at-grade amenity space, a green rooftop, surface level visitor vehicular parking, two levels of underground vehicular parking, underground and surface bicycle parking areas and vehicular access is proposed by way of a right-in/right-out driveway from Hall Street. Furthermore, the applicant's development proposal contemplates the future north-south public road extension of Crosby Road abutting the easterly limits of the subject lands (refer to Maps 6 to 10).

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

- **Site Area:** **0.58 hectares (1.44 acres)**
- **Lot Frontage:** **50.40 metres (165.35 feet)**
- **Total Number of Units:** **265**
- **Number of Buildings:** **2**
 - **Base building** **1**
- **Number of Storeys:** **10 and 14 (excludes mechanical penthouses)**
 - **Base building** **8**
- **Building Height:** **31.45 metres (103.18 feet) and 44.25 metres (145.18 feet) (excludes mechanical penthouses)**
- **Total Gross Floor Area:** **19,887.65 square metres (214,068.0 square feet)**
- **Floor Space Index (FSI):** **3.4**
- **Total Parking Spaces:** **307 (surface and 2 levels of underground parking)**
 - **Residential:** **267 (1.0 spaces per dwelling unit)**
 - **Visitor:** **40 (0.15 spaces per unit, incl. 9 H/C spaces)**
- **Bicycle Parking Spaces:** **168 (0.63 spaces per dwelling unit)**
 - **Resident:** **160**
 - **Visitor:** **8**

Applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the intended form of development and to implement the proposed condominium tenure. At the time of preparation of this report, the aforementioned applications have not been submitted to the City.

Supporting Documentation/Reports

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

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- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Property Survey;
- Concept Plan;
- Site Plan;
- Architectural Plans;
- Landscape Plans;
- Cultural Heritage Impact Assessment;
- Urban Design Brief;
- Arborist Report;
- Tree Inventory and Preservation Plan;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Study;
- Civil Engineering Drawing set;
- Transportation Impact Study;
- Noise Control Study; and,
- Sustainability Metrics.

Official Plan and Zoning By-law Amendment Applications

The subject lands are designated **Downtown Local Centre** in accordance with Schedule A2 (Land Use) of the City of Richmond Hill Official Plan (the “Plan”) (refer to Maps 3 and 4). The applicant has submitted an Official Plan Amendment application that seeks approval of a site specific exception to the **Downtown Local Centre** designation policies applicable to the subject lands in order to permit the following:

- an increase in the permitted density from 2.5 to 3.4 FSI;
- an increase to the maximum tower floor plate size of 750 square metres (8,073.20 square feet) to 850 square metres;
- a decrease in the minimum tower separation from 25 metres (82.02 feet) to 20 metres (65.62 feet); and,
- a decrease in the minimum separation distance to the abutting property lines to 11.68 metres (38.32 feet) to the north lot line and 9.50 metres (31.17 feet) to the south lot line to any component of a building in excess of six storeys.

The subject lands are zoned **Multiple Fifth Density Special (RM5-S) Zone** under Zoning By-law 76-91, as amended by By-law 47-18 (refer to Map 5). Permitted uses under the **RM5-S Zone** are restricted to townhouse dwelling units and a single detached dwelling which relates to the previous approval issued by the OLT on February 19, 2019. The related Zoning By-law Amendment application seeks approval to rezone the subject lands from **Multiple Fifth Density Special (RM5-S) Zone** to **Residential Multiple Sixth Density (RM6) Zone** under Zoning By-law 76-91, as amended, with site specific development standards to implement the proposed development. Amongst other matters, the proposed Zoning By-law Amendment application seeks to:

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- limit permitted uses to Apartment Dwelling and Existing Single Family Detached Dwelling which may be used for purposes accessory and ancillary to an Apartment Dwelling use;
- permit site specific development standards that allow for flexibility in design related to minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum floor area ratio and maximum lot coverage; and,
- establish site specific development standards relating to landscaping, amenity space, parking and loading space requirements.

It should be noted that there are no general development standards for the **RM6 Zone** under By-law 76-91, as amended. As such, development standards for high density residential development proposals are implemented on a site specific basis. In this regard, the applicant's draft Zoning By-law Amendment application seeks to permit the following:

Development Standard	Proposed Standard, RM6 Zone under By-law 76-91, as amended
Minimum Front Yard <ul style="list-style-type: none"> • Single Detached Dwelling: • Apartment Dwelling, exclusive of breezeway: 	3.5 metres (11.48 feet) 29.28 metres (96.06 feet)
Minimum Interior Side Yard (North)	8.5 metres (27.89 feet)
Minimum Interior Side Yard (South)	6.5 metres (21.33 feet)
Minimum Rear Yard (East)	11.29 metres (37.04 feet)
Maximum Building Height (exclusive of mechanical equipment)	14 storeys / 31.45 metres (103.18 feet)
Maximum Lot Coverage	40%
Maximum Floor Area Ratio	340%
Maximum Density	183 units / acre
Minimum Landscaped Area	40%
Minimum Amenity	2,795.0 square metres (30,086.11 square feet)
Minimum Parking Spaces <ul style="list-style-type: none"> • Resident: • Visitor: 	1.0 parking space / dwelling unit 0.15 parking spaces / dwelling unit
Minimum Bicycle Parking Spaces	0.63 bicycle parking spaces / dwelling unit

The draft Zoning By-law submitted in support of the applicant's development proposal is currently under review. The appropriateness of the proposed land uses, site specific zoning provisions and exceptions, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with regard to policy conformity, compatibility, urban design and function.

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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 *Regional Official Plan (2022)* (the "ROP") and the City's Official Plan (the "Plan"). Staff notes that the City's in force Plan is consistent with the PPS and conforms with the *Growth Plan* and the ROP that were in force at the time of 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 Review (MCR) to update its Official Plan as necessary in order to align with more recent Regional and Provincial planning direction. Below is a more detailed outline of the applicant's proposal relative to the current Regional and City Official Plans.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the Regional Official Plan ("ROP"). Lands designated **Urban Area** support a wide range and mix of uses which are intended to accommodate a significant portion of planned growth within the Region. Additionally the subject lands are located within the boundaries of the "Crosby BRT Station" Protected Major Transit Station Area (PMTSA), referred to as PMTSA 45, in accordance with Appendix 2 of the ROP (2022). A proposed density target of 160 people per jobs per hectare is contemplated within the ROP for this PMTSA. As set out within **Chapter 4.0** of the ROP, MTSA's represent a key component of the Region's intensification and growth management strategy and are intended to support higher density, mixed-use and transit-oriented development.

The subject development applications have been circulated to York Region for review and comment; however, formal comments have yet to be provided at the time of writing this report. Among other matters, the Region will be required to provide written confirmation as to whether the proposed Official Plan Amendment may be exempted from Regional approval and delegated to the City for final consideration. A more detailed review and evaluation of the proposed amendment in the context of the applicable policies in the ROP will form part of a future recommendation report to Council.

City of Richmond Hill Official Plan

The subject lands are designated **Downtown Local Centre** in accordance with Schedule A2 – Land Use of the City's Official Plan (the "Plan") (refer to Map 3) and are located within the Uptown District as identified on Schedule A9 (refer to Map 4).

It should be noted that the *Official Plan Update Key Directions Report (2021)* which was endorsed by Council at its meeting on February 9, 2022, provides direction for future City initiated Official Plan Amendments. The Key Directions Report highlights proposed changes to the **Downtown Local Centre**, renaming the **Downtown Local Centre** to "**Village Local Centre**", outlines boundary adjustments of the **Village Local Centre**

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area, and sets out new policy framework. In this regard, staff notes that the proposed policy changes do not appear to affect the subject lands.

Furthermore, City initiated Official Plan Amendments (“OPA”) 18.3 and 18.4, which were adopted by Council as of July 6, 2022 and the Region on September 9, 2022, are now in full and partial force and effect, respectively. In accordance with OPA 18.3, the **Downtown Local Centre** has been renamed to the **Village Local Centre**.

Notwithstanding the preceding, the policy overview in this report will maintain the reference to the **Downtown Local Centre** designation as currently identified in Schedule A2 as well as **Section 4** of the City’s current Official Plan.

In accordance with **Section 4.3.1.1** of the Plan, the predominant land use within the **Downtown Local Centre** shall be for mixed-use, transit-oriented development. Uses permitted within the Uptown District of the **Downtown Local Centre** designation include low and medium density residential uses for lands without direct frontage on Yonge Street (**Policy 4.3.1.1(7)(b)**). In addition, the easterly portion of the subject lands are identified as an “Exception Area” under Schedule A9 which also permits high density residential uses (**Policy 4.3.1.1(9)**). The maximum density of a development block within the Uptown District for lands that do not have direct frontage on Yonge Street is 2.5 FSI. Furthermore, the maximum building height in the north end of the Uptown District shall be between nine storeys to 15 storeys with a maximum base height of six storeys and subject to a maximum 45 degree angular view plane (**Policy 4.3.1.1(14)**).

Policy 2.2.6.3 of OPA 18.4, updates the definition of “*medium density residential*” to mean “*low-rise triplex, fourplex, townhouse, or walk-up apartment forms of dwellings*”. In accordance with the policies of the updated Plan, the applicant’s proposal is considered a high density residential development which is not a permitted use within the westerly portion of the subject lands as noted above.

Policy 4.3.1.1(2) of the Plan directs the review and evaluation of development applications within the **Downtown Local Centre** through the land use and design guidelines as set out in the Council approved *Downtown Design and Land Use Strategy Recommendations Report* (the “DDLUS”) (2009) until such time as Council adopts a Secondary Plan for the **Downtown Local Centre**. The subject lands are located within the Uptown District identified by the DDLUS which promotes a high density, mixed use urban neighbourhood with buildings that range from mid to high-rise forms. In this regard, the subject lands are identified within the Downtown Neighbourhood land use category, which provides for transition to the adjacent lower density residential neighbourhoods, while acting as a buffer to the higher intensity of uses along Yonge Street.

Section 3.4.1 of the Plan sets out design criteria for all development which includes specific policies for high-rise residential buildings. Specifically, high-rise buildings shall generally have a slender floorplate above the podium of approximately 750 square metres and shall introduce step backs for tower elements proposed above base buildings to limit shadow and wind impacts and loss of skyview. High-rise buildings shall also be designed with sufficient separation distance of approximately 25 metres

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between proposed or existing towers to maintain appropriate light, view and privacy conditions.

As the applicant is proposing to introduce a high-rise built form of development, the associated policies with respect to transition are applicable. In this regard, a maximum 45 degree angular view plane projected from the adjacent low density residential or medium density residential property line shall be maintained for all other development on the edges of the **Downtown Local Centre (Policy 4.3.1.2(10)(c))**. Furthermore, **Policy 3.4.1(55)** states that development must adhere to the principle of a 45 degree angular plane measured from adjacent low density residential areas.

Staff notes that the applicant's development proposal includes a building height of 14 storeys which conforms with the maximum height provision of 15 storeys established in the Plan and appears to meet the required 45 degree angular plane from the edge of the westerly property line and the east side of Hall Street. Furthermore, staff notes that the applicant's development proposal includes a base building height of eight storeys that exceeds the maximum base building height of six storeys established in the Plan.

Section 3.4.2 of the Plan provides policy direction that protects and conserves cultural heritage resources. In this regard, the applicant is proposing to relocate the existing designated heritage dwelling on the subject lands and incorporate the building into its development proposal. The applicant has submitted a Cultural Heritage Impact Assessment in support of same.

A more detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies and changing policies anticipated through the City's Official Plan Update will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future recommendation report to Council.

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 same have been circulated to various City departments and external agencies for their review and comment. As the subject applications were only deemed complete at the end of March 2023, the applications remain under review by a number of City departments and external agencies.

Development Planning Division

Development Planning staff have undertaken 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, which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

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- the submitted Official Plan Amendment application and supporting Planning Justification need to be updated to reflect the changes in applicable policies as a result of the approval of City initiated OPAs 18.3 and 18.4;
- the applicant is advised that the City is undertaking a further review to the **Downtown Local Centre** (now “**Village Local Centre**”) policies as part of the ongoing Official Plan update. In this regard, consideration shall be made to these updates through the application review process;
- the subject lands are located within the boundaries of Protected Major Transit Station Area (PMTSA) 45 associated with the Crosby BRT Station;
- the lands are located within the Uptown District of the **Downtown Local Centre** designation as set out in **Policy 4.3.1.1** of the Plan. In this regard, the proposed building height and density will be comprehensively reviewed given the changing policies and context of the surrounding area;
- the proposed density of 3.4 FSI exceeds the maximum permitted development block density of 2.5 FSI for this area of the **Downtown Local Centre**;
- in accordance with **Section 4.3.1.1(9)**, high density residential uses may be permitted within the Uptown District of the **Downtown Local Centre**. With the approval of OPA 18.4, the proposed development is considered a high density residential development;
- **Policy 3.1.5(3)** of the Plan requires a minimum of 25% of new housing units within the Settlement Area to be affordable. In this regard, the applicant will be required to demonstrate how this policy will be satisfied. Additionally, **Policy 3.1.5(3)** requires a portion of the units to be accessible for people with disabilities. In this regard, the development proposal indicates that 15 percent of the dwelling units will be accessible. The design of the individual units will need to be addressed as part of a future Site Plan application that demonstrates accessibility and consistency with this policy;
- 19 units (7 percent) of the proposed total dwelling units are to be three bedroom units which is consistent with **Policy 3.1.5(6)** of the Plan that requires a minimum of 5 percent of units within high density residential development. It is also noted that 42 units (16 percent) of the total proposed dwelling units are to be two bedroom plus den units;
- **Policies 4.3.1.2(10)(c)** and **Policy 3.4.1(55)** of the Plan state that development must adhere to the principle of a 45 degree angular plane measured from adjacent low density residential areas. Staff notes that the applicant’s development proposal conforms with the applicable height provision of 15 storeys established in the Plan and appears to meet the required 45 degree angular plane from the edge of the westerly property line and the east side of Hall Street. Notwithstanding the preceding, staff notes that the applicant’s proposal exceeds the maximum base building height of six storeys established in the Plan;
- high-rise buildings are defined in the City’s Plan as structures with a height of nine storeys or greater. The proposed apartment buildings would qualify as a high-rise building. In this regard, **Policy 3.4.1(59)** of the Plan generally requires a tower floorplate above the podium of approximately 750 square metres (8,073.20 square feet) to adequately limit shadow and wind impacts and loss of skyview. The applicant will be required to demonstrate how this policy will be satisfied;

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- the submitted plans appear to contemplate a two storey ground floor. In this regard, the appropriateness of the applicant's development proposal with respect to maximum building height will continue to be reviewed;
- the applicant will be required to demonstrate conformity with the urban design policies of the Plan and will be assessed on the basis of the City-wide Urban Design Guidelines and the Village Core Neighbourhood Design Guidelines as it relates to design, compatibility, architectural detailing, incorporation of the existing designated heritage dwelling, and acceptable transition to adjacent low-density built forms. In this regard, **Section 3.4.1** of the Plan outlines Urban Design Criteria, specifically policies regarding Transition to Neighbourhoods, which are applicable to the proposed development;
- the development proposes a parking rate of 1.0 space per dwelling unit and a visitor parking rate of 0.15 spaces. It is noted that the Transportation Impact Study submitted in support of the proposed development is currently under review by the City's Transportation Planning staff;
- comments from the City's Development Engineering Division are required in order to address matters related to servicing, hydrogeology, traffic impact, access operations, on-site circulation, pedestrian connections, parking, transportation demand management measures and the future north-south alignment for the Crosby Road extension as it relates to the subject development proposal and the adjacent lands;
- comments from the City's Parks and Natural Heritage Planning Section are required to address matters related to parkland dedication and pedestrian connections;
- comments from York Region are required to address matters related to Regional Official Plan policy implications and transportation considerations;
- the applicant must satisfactorily address any issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal. In this regard, City departments and external agencies continue to review the applications at the time of writing this report;
- the applicants will be required to submit a Sustainability Performance Metrics Tool in support of its development proposal that satisfies the minimum threshold score for Site Plans through a future application for Site Plan approval;
- staff will continue to review the proposed development to determine the appropriateness of the request to amend the Official Plan and Zoning By-law with respect to height, density and built form, as well as the site specific development standards requested by the applicant; and,
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development.

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.

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Other City Department and External Agency Comments

Comments have been received from Alectra Utilities and the York Catholic District School Board. These 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 writing of this report, the subject applications remain under review by the City's Development Engineering Division, Urban Design and Heritage Section, Park and Natural Heritage Planning Section, Building Services, Community Services – Public Works Operations, Fire and Emergency Services Division and Financial Services Division, as well as the Regional Municipality of York, Toronto and Region Conservation Authority, the York Region District School Board, the French School Board, Rogers Cable, Enbridge Gas, Canada Post and Bell Canada.

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 Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Climate Change Considerations:

The recommendation of this report does not have any direct implications with respect to Council's Climate Change Considerations at this time. An overview of how the subject applications support Council's climate change mitigation and/or adaptation measures to reduce carbon emissions 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 their Official Plan and Zoning By-law Amendment applications to permit a high density residential development to be comprised of 10 and 14 storey apartment buildings connected by an eight storey podium and the retention of an existing designated heritage dwelling on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Downtown Local Centre Districts
- Map 5, Existing Zoning
- Map 6, Proposed Site Plan
- Map 7, Proposed North Elevation
- Map 8, Proposed South Elevation
- Map 9, Proposed Renderings
- Map 10, Proposed Landscape Plan

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Report Approval Details

Document Title:	SRPI.23.049 - Request for Comments - 107 Hall Street - OPA-23-0001 and ZBLA-23-0002.docx
Attachments:	<ul style="list-style-type: none">- SRPI.23.049 - Map 1 - Aerial Photograph AODA.docx- SRPI.23.049 - Map 2 - Neighbourhood Context AODA.docx- SRPI.23.049 - Map 3 - Official Plan Designation AODA.docx- SRPI.23.049 - Map 4 - Downtown Local Centre Districts AODA.docx- SRPI.23.049 - Map 5 - Existing Zoning AODA.docx- SRPI.23.049 - Map 6 - Proposed Site Plan AODA.docx- SRPI.23.049 - Map 7 - Proposed North Elevation AODA.docx- SRPI.23.049 - Map 8 - Proposed South Elevation AODA.docx- SRPI.23.049 - Map 9 - Proposed Renderings AODA.docx- SRPI.23.049 - Map 10 - Landscape Plan AODA.docx
Final Approval Date:	Apr 14, 2023

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

Gus Galanis - Apr 13, 2023 - 10:19 AM

Kelvin Kwan - Apr 13, 2023 - 1:50 PM

Darlene Joslin - Apr 14, 2023 - 10:59 AM