



Staff Report for Council Public Meeting

Date of Meeting: May 2, 2023

Report Number: SRPI.22.050

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.23.050 - Request for Comments - Zoning By-law Amendment Application - Islamic Society of Regional Municipality of York - City File D02-22006 (Related Files SUB-22-0003 and CON-22-0001)**

Owner:

Islamic Society of Regional Municipality of York
1200 and 1380 Stouffville Road
Richmond Hill, ON L4E 3S3

Agent:

MHBC Planning, Urban Design & Landscape Architecture
230-7050 Weston Road
Woodbridge, ON L4L 8G7

Location:

Legal Description: Part of Lot 1, Concession 2, E.Y.S.
Municipal Addresses: 1200 and 1380 Stouffville Road

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a high density mixed use development on the subject lands.

Recommendation:

- a) That Staff Report SRPI.23.050 with respect to the Zoning By-law Amendment application submitted by the Islamic Society of Regional Municipality of York for lands known as Part of Lot 1, Concession 2, E.Y.S. (Municipal Addresses: 1200 and 1380 Stouffville Road), City File D02-22006 (Related Files SUB-22-0003 and CON-22-0001), be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Diane Pi, Planner II - Site Plans, phone number 905-747-6436 and/or

Deborah Giannetta, Manager of Development - Subdivisions, phone number 905-771-5542

Report Approval:

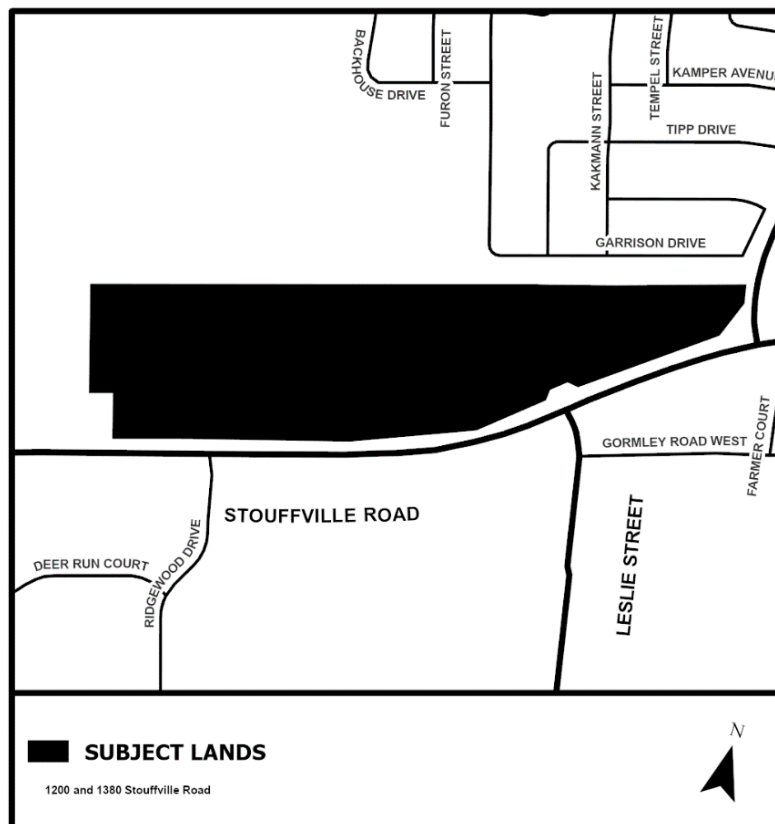
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 Zoning By-law Amendment application was received by the City on March 9, 2022 and deemed complete on November 25, 2022 following the receipt of additional information. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. Related draft Plan of Subdivision and draft Plan of Condominium applications (City Files: SUB-22-0003 and CON-22-0001) have also been submitted by the applicant but are not subject to the statutory public meeting requirements of the *Planning Act*.

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 north side of Stouffville Road, west of Leslie Street and have a total lot area of 13.40 hectares (33.11 acres) (refer to Map 1). The lands currently support a number of existing buildings including a single detached dwelling (Imam's residence) which is currently under construction, the Islamic Centre/place of worship and a private school. The residence and private school are to remain, however the Islamic Centre/place of worship building will be demolished to facilitate the proposed development. The western portion of the lands are traversed by a tributary of the Rouge River.

Abutting uses include Stouffville Road to the south, beyond which are existing single detached dwellings, vacant rural lands and a place of worship (Gormley Missionary Church), Leslie Street to the east beyond which are agricultural lands, open space lands and an approved low density residential subdivision (City File D03-03020) to the immediate north, and existing single detached dwellings to the west.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a high density mixed use development on its land holdings to be comprised of three 11 storey residential buildings, three 10 storey residential buildings, one four storey mixed use building to contain residential and commercial uses and a two storey institutional building which is to contain a private school and place of worship, with a total of approximately 960 dwelling units and 1,055 parking spaces on the eastern portion of the subject lands (refer to Map 5). The associated draft Plan of Subdivision submitted proposes to create 15 development blocks (refer to Map 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:

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Total Lot Area:	13.40 hectares (33.11 acres)
Proposed Residential Block:	3.15 hectares (7.78 acres)
Proposed Mixed Use Block:	0.33 hectares (0.81 acres)
Proposed Institutional Block:	0.74 hectares (1.82 acres)
Proposed Future Development Block:	1.42 hectares (3.51 acres)
Proposed Common Element Condominium Block:	1.01 hectares (2.50 acres)
Number of Buildings:	8
Proposed Total Gross Floor Area:	101,058.46 sq. m. (1,087,784.21 sq. ft.)
Proposed Building Heights:	2 to 11 storeys
Proposed Dwelling Units:	960
Proposed Parking Spaces:	1055

Building “A” is proposed as a new place of worship and private school, has a proposed building height of two storeys and is to be located on the northeastern portion of the site, immediately south of the recently approved low density residential development abutting the subject lands. Building “B” has a proposed height of four storeys, with commercial uses on the ground floor and three levels of senior’s apartment uses above, and is to be situated on the southeastern portion of the subject lands, immediately north of Stouffville Road. Buildings “C”, “D”, “E”, “F”, “G” and “H” are proposed as senior’s apartment buildings with building heights of 10 and 11 storeys, and are to be situated in the middle-eastern portion of the subject lands. One vehicular access to the site is proposed via Stouffville Road and vehicular parking for the site is to be accommodated through a combination of surface parking and underground parking garages. A total of 1055 parking spaces are proposed, including 14 accessible spaces.

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

Supporting Documentation/Reports

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

- Planning Justification Report;
- Survey;
- Site Plan;
- Concept Plans;
- Elevation Plans;
- Draft Phase One Environmental Assessment;
- Draft Zoning Bylaw;
- Draft Plan of Subdivision;
- Draft Plan of Common Elements Condominium;
- Development Charges Certificate;
- Urban Design Brief;
- Tree Inventory;
- Waste Management Plan;
- Natural Heritage Evaluation and Oak Ridges Moraine Conformity Statement;

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- Geotechnical Report;
- Hydrogeological Report;
- Functional Servicing and Stormwater Management and Report;
- Traffic Impact Study;
- Traffic Demand Management Report;
- Noise Report;
- Site Servicing and Grading Plan; and,
- Erosion and Sediment Control Plan.

Zoning By-law Amendment Application

The applicant's Zoning By-law Amendment application seeks approval to rezone the subject lands from **Urban (UR) Zone** under By-law 128-04, as amended, to **Residential High Rise (RHR) Zone, Residential Mixed Use (RMU) Zone, Institutional (I) Zone** and **Development Reserve (DR) Zone** with site specific provisions under Zoning By-law 128-04, as amended, in order to facilitate the proposed development (refer to Appendix "A"). It is noted that proposed zone categories are not existent within the City's Zoning By-Laws. Outlined below are the proposed development standards for each of the proposed zone categories to facilitate the proposed development:

Development Standard	Proposed RHR Standards
Permitted Uses	Senior's Housing
Minimum Lot Area	3,900.0 sq. m. (41,979.25 sq. ft.)
Minimum Lot Frontage	40.0 metres (131.23 feet)
Minimum Front Yard Setback (above grade)	3.0 metres (9.84 feet)
Minimum Front Yard Setback (below grade)	0 metre (0 feet)
Minimum Interior Side Yard Setback (above grade)	2.0 metres (6.56 feet)
Minimum Interior Side Yard Setback (below grade)	0 metre (0 feet)
Minimum Rear Yard Setback	10.0 metres (32.81 feet)
Maximum Height	11 Storeys

Development Standard	Proposed RMU Standards
Permitted Uses	Senior's Housing, Medical Uses and Accessory Commercial Uses
Minimum Lot Area	2,300.0 sq. m. (24,756.99 sq. ft.)
Minimum Lot Frontage	21.0 metres (68.90 feet)
Minimum Front Yard Setback (above grade)	3.0 metres (9.84 feet)
Minimum Front Yard Setback (below grade)	0 metre (0 feet)
Minimum Interior Side Yard Setback (above grade)	2.0 metres (6.56 feet)
Minimum Interior Side Yard Setback (below grade)	0 metre (0 feet)
Minimum Rear Yard Setback	4.0 metres (13.12 feet)
Minimum Rear Side Yard Setback (below grade)	1.0 metres (3.28 feet)
Maximum Height	4 Storeys

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Development Standard	Proposed I Standards
Permitted Uses	Place of Worship, Day-care Facilities, Private Schools and Community Centre
Minimum Lot Area	17,300 sq. m. (186,215.65 sq. ft.)
Minimum Lot Frontage	900.0 metres (2952.76 feet)
Minimum Front Yard Setback (above grade)	15.0 metres (49.21 feet)
Minimum Front Yard Setback (below grade)	0 metre (0 feet)
Minimum Interior Side Yard Setback (above grade)	9.0 metres (9.53 feet)
Minimum Interior Side Yard Setback (below grade)	0 metre (0 feet)
Minimum Rear Yard Setback	20.0 metres (65.62 feet)
Maximum Height	3 Storeys

Further to the above, the applicant is also proposing a **DR Zone** for future accessory uses to the adjacent institutional use; however, no development standards or details of the accessory uses are identified for this zone category. At this time, no development is being proposed within the **DR Zone**.

Draft Plan of Subdivision Application

The proposed draft Plan of Subdivision application seeks to create 15 blocks to facilitate the high density, mixed use development as proposed (refer to Map 6). A breakdown of the proposed development by block is outlined below:

- Block A is proposed as a Common Element Condominium block with an area of 1.01 hectares (2.50 acres) and is proposed to be zoned **RHR, RMU, DR** and **I**;
- Block B is proposed as an environmental buffer block with an area of 3.71 hectares (9.18 acres). No development is proposed on this block; therefore, the current **ORM Natural Linkage Zone** is not proposed to change;
- Block C is the existing single detached dwelling (Imam’s residence) block with an area of 3.03 hectares (7.50 acres). No development is proposed on this block; therefore, the current **ORM Natural Linkage Zone** is not proposed to change;
- Block D is proposed as a future development block with an area of 1.42 hectares (3.51 acres) and is proposed to be zoned **DR Zone**;
- Block E is proposed as mid-rise mixed use block with an area of 0.23 hectares (0.57 acres) and is proposed to be zoned **RMU Zone**;
- Block F is an existing private school block with an area of 0.10 hectares (0.24 areas) and is proposed to be zoned **RMU Zone**;
- Blocks G to L inclusive are proposed as high rise development blocks with areas of 0.43 hectares (1.06 acres), 0.45 hectares (1.12 acres), 0.42 hectares (1.05 acres), 0.69 hectares (1.71 acres), 0.76 hectares (1.87 acres) and 0.39 hectares (0.97 acres) respectively, and are proposed to be zoned **RHR Zone**; and,
- Block M is proposed as an institutional block with an area of 0.74 hectares (1.82 acres) and is proposed to be zoned **I Zone**.

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The suitability of the size, location, and configuration of the proposed blocks 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 Council's information and comment.

Draft Plan of Condominium Application

The submitted draft Plan of Condominium (Comment Elements) application seeks to facilitate the creation of 15 blocks including a Common Elements Condominium Block A (refer to Map 7). Accordingly, the proposed Blocks D to M inclusive will become Parcels of Tied Lands (POTL's) to Block A.

The suitability of the proposed Common Elements Condominium will be reviewed and considered through the detailed application review process. As noted previously, the draft Plan of Condominium application is not subject to the statutory public meeting requirements of the *Planning Act* and has been included in this report for Council's information and comment.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands have a split designation under the City's Official Plan (the "Plan") and the West Gormley Secondary Plan (the "Secondary Plan"). More specifically, the westerly portion of the lands are designated **ORM Natural Linkage** in accordance with Schedule A2 - Land Use of the Plan (refer to Map 2). This designation is intended to maintain, improve and restore the ecological integrity of the *Oak Ridges Moraine Conservation Plan (ORMCP)* Area as well as to maintain, improve and restore regional-scale open space linkages between the **ORM Natural Core** and river valleys and stream corridors. In this regard, pursuant to **Section 3.2.1(8)** of the Plan, the City shall seek dedication of environmental lands through the development process to be conveyed to an appropriate public agency.

Uses permitted within the **ORM Natural Linkage** designation are limited and include fish, wildlife and forest management; conservation projects and flood and erosion control projects; agricultural uses; transportation, infrastructure, and utilities; home businesses; home industries; bed and breakfast establishments; farm vacation homes; low-intensity recreational uses; unserviced parks; mineral aggregate operations; wayside pits; uses accessory to the uses set out previously; and existing uses subject to specific policy criteria as outlined in Chapter 4 of the Plan. A preliminary review of the plans indicates that a portion of the proposed development may encroach into the **ORM Natural Linkage** area which is not permitted. As such, revisions to the limits of the proposed development may be required to ensure conformity with the Plan.

The easterly portion of the subject lands where the majority of the development is proposed, are designated **Institutional** in accordance with Schedule A - Land Use Plan of the Secondary Plan (refer to Map 3). **Section 8.6.4(c)** of the Secondary Plan acknowledges the current use of the lands for "**a place of worship with recreational and cultural facilities. Additional uses such as day nurseries, private schools, seniors housing and other uses**

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considered accessory to the Institutional use may be permitted without amendment to this Secondary Plan subject to the following requirements:

- a) that the proposed development be subject to Site Plan control including urban design review;
- b) that the applicant submit and receive approval of a detailed and comprehensive Concept Plan showing all of the existing and proposed land uses together with related studies such as traffic, servicing, urban design prior to the adoption of an amending Zoning By-law;
- c) that the applicant submit and receive approval of a detailed Streetscape Plan for the Stouffville Road and Leslie Street frontages of the lands as part of the associated Site Plan application; and,
- d) that the urban design review for the proposed development have consideration for the Hamlet of Gormley Heritage Conservation District located to the south of Stouffville Road.

The subject lands are also situated within the **Settlement Area** and **Natural Linkage Area** of the Oak Ridges Moraine, as defined in accordance with the ORMCP. In accordance with **Section 3.2.1.1 (18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**. Further review and analysis of the subject application and the supporting studies and documents are needed to ensure the proposed development is in conformity with the policies of the Plan, the Secondary Plan and the ORMCP.

Zoning

The subject lands are currently zoned **Urban (UR) Zone** and **Oak Ridges Moraine Natural Linkage (ORMNL) Zone** under By-law 128-04, as amended (refer to Map 4). The **UR Zone** permits existing buildings, structures and uses including, but not limited to, existing institutional uses, single detached dwellings, home businesses, bed and breakfast establishments, public park and uses accessory to the above permitted uses. The **ORMNL Zone** permits existing buildings, structures and uses, agricultural uses, single detached dwellings, conservation projects and flood and erosion control projects, agricultural related uses, fish, wildlife and forest management, low intensity recreational uses, public park and use accessory to the above permitted uses. Neither zone category permits the proposed development and therefore the applicant is seeking Council's approval to rezone its land holdings in order to facilitate the proposed development.

The applicant's draft Zoning By-law Amendment is attached as Appendix "A" hereto. As part of the review of the subject application, staff will review, among other matters, the appropriateness of the proposed zone categories, the proposed uses and development standards to be applied to the lands.

Department and External Agency Comments:

The subject Zoning By-law Amendment, draft Plan of Subdivision and draft Plan of Condominium applications and the associated background studies and reports submitted in support of the same have been circulated to various City departments and external agencies

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for their review and comment. The following is a summary of the comments received as of the time of writing this report.

Urban Design Section

The City's Urban Design Section has reviewed the subject applications in accordance with the applicable policies of the Plan, the Secondary Plan and the City-wide Urban Design Guidelines (UDG). Amongst other matters, concerns have been raised with respect to building separation distances between the proposed high rise buildings, proposed setbacks, the need for pedestrian wayfinding within the development, shadow impacts, the need for publicly-accessible amenities, the orientation of the proposed built forms, the need for a strengthened response to public realm, floor plate sizes and the general design approach of the proposed buildings. Urban Design comments have been attached as Appendix "B" hereto.

Other City Department and External Agency Comments

Comments have also been received from the City's Building Services Division - Zoning Section, Financial Services Division, and Community Services Department - Waste Management Section, in addition to Alectra Utilities, Enbridge Gas, Rogers Communications, Bell Canada, York Region District School Board, and York Catholic District School Board. These City departments and external agencies have no objections to the proposed Zoning By-law Amendment, draft Plan of subdivision and draft Plan of Condominium applications and/or have provided comments or conditions to be addressed by the applicant during the more detailed implementation stage of the approval process.

As of writing this report, the applications remain under review by the City's Development Engineering Division, Parks and Natural Heritage Planning Section, and Fire and Emergency Services Division, the Regional Municipality of York, the Toronto and Region Conservation Authority, Canada Post, le Conseil Scolaire Catholique MonAvenir, and Conseil scolaire Viamonde.

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 place of worship, private school, day nurseries and seniors housing as proposed by the subject applications are permitted within the **Institutional** designation of the Secondary Plan. However, **Section 8.6.4(c)** of the Secondary Plan indicates that "**other uses considered accessory to the Institutional use may be permitted**". The proposed accessory office/commercial uses are not permitted within the **Institutional** designation therefore, the applicant shall demonstrate that the proposed commercial uses are considered **accessory** to the institutional use as directed by the Secondary Plan or an Official Plan Amendment application may be required;

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- notwithstanding that most of the proposed land uses appear to be permitted, the Secondary Plan does not provide direction with respect to the scale and intensity of these uses, namely with respect to the proposed heights and densities. Additionally, it should be noted that pursuant to **Section 8.6.4(c)** of the Secondary Plan, the permission of additional uses is contingent on any such uses being **accessory** to the main permitted uses on the property in conjunction with the approval of a Site Plan application, and a detailed Concept Plan in combination with technical studies to determine the appropriateness of said uses, among other requirements. In this regard, staff has concerns with the intensity and scale of the proposed development on this site in the context of the surrounding land uses as well as the policies of the ORMCP;
- it is noted that the heights and densities as proposed by the subject applications are not contemplated anywhere within the Secondary Plan, in particular as it relates to the high density built forms associated with the proposed seniors housing. The Secondary Plan is predominantly comprised of ORMCP lands that do not contemplate new development. Where appropriate, the Secondary Plan does contemplate some pockets of low and medium density residential development combined with limited mixed use areas, commercial uses, institutional uses and the acknowledgement of existing uses, all of which can be generally characterized as low intensity uses of lands. In accordance with **Sections 8.6.2.2** and **8.6.2.3** of the Secondary Plan, **Residential Low Density** areas permit a maximum density of approximately 25 units per net residential hectare (10 units per acre) with a maximum height of 3.5 storeys, and **Residential Medium Density** areas permit a maximum density of 60 units per net residential hectare (10 units per acre) with a maximum height of four storeys. The proposed development far exceeds both the height and densities contemplated within the Secondary Plan;
- a portion of the proposed high density residential development appears to encroach into the **ORM Natural Linkage** designation which does not permit new residential uses as proposed by the subject applications. Accordingly, the applicant will need to revise their proposed plan and/or confirm that there is no encroachment into the area of the property designated **ORM Natural Linkage**;
- further review and clarification is needed to determine whether the proposed residential buildings are considered seniors housing as contemplated by the **Institutional** designation of the Secondary Plan or as defined in By-law 128-04, as amended, as Senior's Citizen Dwellings. The applicant will be required to provide additional information/confirmation in this regard;
- the proposed high rise buildings do not have regard for **Section 3.4.1** of the Plan and the City wide Urban Design Guidelines with respect to tower floor plate sizes, minimum tower separation as well as the provision of transition between high density buildings and low density residential uses (i.e. angular plane) applicable to high rise buildings. Additional review is required to determine the appropriateness of the proposed heights and densities of the proposal in the context of relevant policies of the Plan;
- staff question the appropriateness and feasibility of the proposed common element tenure as it relates to the high density seniors buildings. Further clarification of how the

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- condominium shall operate is required as common element condominium tenure is not typically applied to high density buildings on parcels of tied land;
- comments from the City's Development Engineering Division are critical to determining the availability of services, stormwater management requirements, whether infrastructure upgrades may be required for the scale of development proposed by the subject applications and ultimately compliance with the West Gormley Rouge Master Environmental Servicing Plan;
 - the subject lands are proposed to be accessed by only one vehicular access point via Stouffville Road with a private road system serving the entirety of the development. Transportation Engineering comments are critical in determining the adequacy of this singular point of access to support the proposed development. Fire and Emergency Services comments in this regard are also critical so as to ensure the proposed singular access and the private road system are appropriate for the delivery of fire and emergency services to the proposed development;
 - comments from the Toronto and Region Conservation Authority (TRCA) and the City's Park and Natural Heritage Planning Section are critical in determining whether the limits of the proposed development have been accurately determined in accordance with the applicable policies of the Plan and the ORMCP and whether the proposed development, given its scale and intensity, will have any impact on the Rouge River tributary, the associated environmental features and hazards on the subject and adjacent lands;
 - multiple Site Plan applications may be required in order to facilitate the proposed development;
 - there appears to be a number of inconsistencies between the proposed Site Plan and the proposed draft Plan of Subdivision in terms of the number of development blocks proposed and the statistical information provided. All supporting documents and reports shall be confirmed and reconciled through a revised submission;
 - the applicant must satisfactorily address the issues and requirements identified by City departments and external agencies that have been requested to review the development proposal;
 - staff will continue to review the appropriateness of the size, location, and configuration of the proposed blocks through the draft Plan of Subdivision; and,
 - staff will also review the form, content and appropriateness of the proposed draft Zoning By-law Amendment including the proposed new zoning categories and 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 Zoning By-law Amendment, draft Plan of subdivision and draft Plan of Condominium 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.

Financial/Staffing/Other Implications:

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

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Relationship to Strategic Priorities

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 their Zoning By-law Amendment, Draft Plan of Subdivision and draft Plan of Condominium applications to permit a high density mixed use 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 these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

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

- Appendix "A", Applicant's Draft Zoning By-law
- Appendix "B", Memo from the Urban Design Section dated February 6, 2023
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 West Gormley Secondary Plan Designation
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed Draft Plan of Subdivision
- Map 7 Proposed Draft Plan of Common Elements Condominium
- Map 8 Proposed Elevations - Building A
- Map 9 Proposed Elevations – Building B
- Map 10 Proposed Elevations – Building C
- Map 11 Proposed Elevations – Building D
- Map 12 Proposed Elevations – Building E
- Map 13 Proposed Elevations – Building F
- Map 14 Proposed Elevations – Building G
- Map 15 Proposed Elevations – Building H

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Report Approval Details

Document Title:	SRPI.23.050 - Request for Comments - 1200 and 1380 Stouffville Road - D02-22006.docx
Attachments:	<ul style="list-style-type: none">- SRPI.23.050 - Appendix A - Applicant's Draft Zoning By-law.pdf- SRPI.23.050 - Appendix B - Memo from the City's Urban Design Section dated February 6, 2023.pdf- SRPI.23.050 - Map 1 - Aerial Photograph.docx- SRPI.23.050 - Map 2 - Official Plan Designation.docx- SRPI.23.050 - Map 3 - West Gormley Secondary Plan Designation.docx- SRPI.23.050 - Map 4 - Existing Zoning.docx- SRPI.23.050 - Map 5 - Proposed Site Plan.docx- SRPI.23.050 - Map 6 - Proposed Draft Plan of Subdivision.docx- SRPI.23.050 - Map 7 - Proposed Draft Plan of Common Elements Condominium.docx- SRPI.23.050 - Map 8 - Proposed Elevations - Building A.docx- SRPI.23.050 - Map 9 - Proposed Elevations - Building B.docx- SRPI.23.050 - Map 10 - Proposed Elevations - Building C.docx- SRPI.23.050 - Map 11 - Proposed Elevations - Building D.docx- SRPI.23.050 - Map 12 - Proposed Elevations - Building E.docx- SRPI.23.050 - Map 13 - Proposed Elevations - Building F.docx- SRPI.23.050 - Map 14 - Proposed Elevations - Building G.docx- SRPI.23.050 - Map 15 - Proposed Elevations - Building H.docx
Final Approval Date:	Apr 17, 2023

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

Gus Galanis - Apr 17, 2023 - 9:39 AM

Kelvin Kwan - Apr 17, 2023 - 9:44 AM

Darlene Joslin - Apr 17, 2023 - 2:14 PM