



Staff Report for Council Public Meeting

Date of Meeting: September 19, 2023

Report Number: SRPBS.23.003

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.23.003 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 9712 Yonge Street General Partner Inc. - City Files OPA-23-0004 and ZBLA-23-0005

Owner:

9712 Yonge Street General Partner Inc.
81 Highland Crescent
Toronto, Ontario
M2L 1G7

Agent:

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

Location:

Legal Description: Part of Lots 1, 2 and 3, Registered Plan 1987
Municipal Address: 9712 Yonge Street

Purpose:

A request for comments concerning proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a 24 storey mixed use residential/commercial building on the subject lands.

Recommendation:

- a) That Staff Report SRPBS.23.003 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 9712 Yonge Street General Partner Inc. for lands known as Part of Lots 1, 2

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and 3, Registered Plan 1987 (Municipal Address: 9712 Yonge Street), City Files OPA-23-0004 and ZBLA-23-0005, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Jeff Healey, Senior Planner - Subdivisions, phone number 905-771-6452 and/or
Sandra DeMaria, Manager of Development - Site Plans, phone number 905-771-6312

Report Approval:

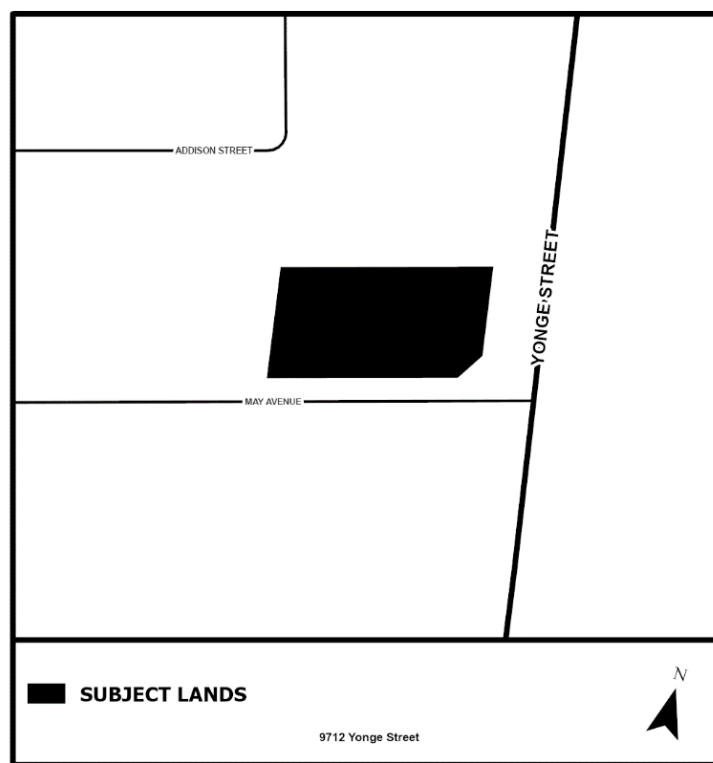
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services

Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



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Background Information:

The subject Official Plan and Zoning By-law Amendment applications were received on March 17, 2023 and were deemed complete by the City on April 12, 2023. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. 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 northwest corner of Yonge Street and May Avenue, approximately 750 metres south of Major Mackenzie Drive West and have a total lot area of 0.39 hectares (0.97 acres). The lands contain an existing one storey commercial building that is proposed to be demolished. The lands abut existing commercial uses to the north, May Avenue to the south, Yonge Street to the east and existing residential uses to the west.

Development Proposal

The applicant is seeking Council's approval of its proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a 24 storey mixed use residential/commercial building to contain a total of 341 apartment dwelling units and 844.57 square metres (9,090.92 square feet) of commercial floor space at grade on its land holdings (refer to Maps 5 to 10). Both indoor and outdoor amenity areas are proposed on the ground level and 9th floor. An interim full movement vehicular access is proposed from May Avenue, however, the ultimate full movement vehicular access will be from the future Addison Street extension. Outlined below is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City.

Total Lot Area:	0.39 hectares (0.07 hectares)
Building Height:	24 storeys
Residential Floor Area:	22,921.6 square metres (246,726.5 square feet)
Commercial Floor Area:	844.6 square metres (9090.9 square feet)
Total Number of Dwelling Units:	341
Density:	6.09 FSI
Loading Spaces:	1
Vehicle Parking Spaces:	337
• Residents	300
• Visitors	26
• Barrier Free	9
Bicycle Parking Spaces	94

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Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Site Plan;
- Elevation Plans, Floor Plans, Cross Section Plans
- Streetscape Elevations;
- Underground Parking Plans;
- Demonstration Plan;
- Development Application Summary;
- Functional Servicing Report and Stormwater Management Report;
- Angular Plane Analysis;
- Geotechnical Investigation;
- Hydrogeological Study;
- Noise Feasibility Study;
- Pedestrian Wind Study;
- Traffic Impact Study;
- Sun Shadow Analysis;
- Urban Design Brief
- Waste Management Plan;
- Transportation Impact Study; and,
- Sustainability Metrics.

Official Plan and Zoning By-law Amendment Applications

The applicant is proposing the following site specific amendments to the City of Richmond Hill Official Plan (the Plan) in order to facilitate the proposed development:

- to permit a building that exceeds a 45 degree angular view plane whereas **Section 3.4.1.55** of the Plan stipulates that high rise buildings adjacent to low and medium density residential areas must provide a 45 degree angular plane from the property line;
- to permit a density of 6.09 FSI whereas **Section 4.6.1.5** of the Plan requires a maximum density of 2.5 FSI,
- to permit a building height of 24 storeys whereas **Section 4.6.1.6** of the Plan permits a maximum building height of 15 storeys; and,
- to permit a base building height of 6 storeys whereas **Section 4.6.1.6** of the Plan permits a maximum base building height of 4 storeys.

The related Zoning By-law Amendment application seeks approval to rezone the subject lands from **General Commercial One (GC1) Zone** to **Multiple Residential Ten (RM10) Zone** with site specific provisions under Zoning By-law 2523, as amended, to permit the proposed development. The appropriateness of the proposed amendments

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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 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"). 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 approval. Since the Plan's approval, the PPS and the *Growth Plan* were updated in 2020 and the ROP was updated in 2022. The Province has recently initiated a further update of the PPS and the *Growth Plan* to combine both documents into a consolidated PPS. In this regard, the City is currently conducting a Municipal Comprehensive Review (MCR) to update the Plan as necessary to align with more recent Provincial and Regional planning direction. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

York Region Official Plan

The subject lands are designated **Urban Area** and are located along a **Regional Corridor** in accordance with Map 1 (Regional Structure) and more specifically designated as **Community Area** in accordance with Map 1A (Land Use Designations) of the ROP. The lands are further identified as being located on a **Rapid Transit Corridor** in accordance with Map 10 (Rapid Transit Network). The **Urban Area** is considered to be the primary location of growth and development within York Region, which includes Towns, Villages, Centres and Corridors. The **Community Area** policies are intended to support a wide range and mix of urban uses and to accommodate a significant portion of planned growth within the Region.

The **Regional Corridor** is also intended to support a range and mix of land uses, housing types, employment, active transportation amenities and activities. Further to this, Yonge Street is also identified as a **Regional Rapid Transit Corridor**, which prioritizes development along existing corridors with water and wastewater. The subject lands are also located approximately 400 metres (1,312.3 feet) from the Weldrick BRT Station and are located within the boundary of a Protected Major Transit Station Area – 51 associated with the Weldrick BRT station, as illustrated in Appendix 2 – York Region Major Transit Station Areas of the ROP (2022), which has a proposed density target of 200 people/jobs per hectare. The applications have been circulated to York Region for review and comment and shall be reviewed in the context of the applicable policies in the ROP that will form part of a future recommendation to Council.

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City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule - A2 of the Plan (refer to Map 4). Yonge Street is identified as a Regional Rapid Transit Corridor on Appendix – A5 of the Plan. The **Regional Mixed Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. Accordingly, development within the **Regional Mixed Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site.

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

The **Regional Mixed Use Corridor** designation south of the **Downtown Local Centre** permits a maximum density of 2.5 FSI, a maximum building height of fifteen storeys and a maximum base building height of 4 storeys. Based on a preliminary review of the proposed development relative to the **Regional Mixed Use Corridor** policies, it appears that the subject proposal is generally consistent with respect to land use; however the proposal does not conform with the applicable height and density provisions.

Policy 3.1.5.3 of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** shall be affordable. In accordance with **Policy 3.1.5.3** of the Plan, a portion of the units should be designed to be accessible for people with disabilities. Affordable housing units should include a mix and range of types, unit sizes, functions and tenures to provide opportunity for all household types across the City. As defined in **Section 7.2** of the Plan, Affordable means:

“in the case of ownership housing, the least expensive of:

- a. housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households; or*
- b. housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.”*

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In terms of ownership housing, “low and moderate-income households” is defined to include ***households with incomes in the lowest 60% of the income distribution for the regional market area.***

The applicant will have to demonstrate how the proposed development will incorporate affordable housing as prescribed by the Plan. Furthermore, the applicant will be required to demonstrate a minimum of 5% family sized units within high density residential development in accordance with **Policy 3.1.5.6** of the Plan.

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

In accordance with Schedule A8 of the Plan, the western portion of the lands abut a future local street (Addison Street extension). The subject lands have been included within the Addison Street Environmental Assessment (EA) Study, which will be discussed later in this report.

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

Zoning

The subject lands are zoned **General Commercial One (GC1) Zone** under By-law 2523, as amended (refer to Map 3). The **GC1 Zone** permits a variety of commercial uses, including but not limited to clinics, restaurants, retail uses, offices, hotels and motels, personal service uses, banquet halls and commercial schools. Accordingly, the applicant is proposing to re-zone the lands to **Multiple Residential Ten (RM10) Zone** to facilitate its development proposal. Outlined below is a comparison of the proposed development standards relative to those of the current zone category, with the requested and required site specific exceptions in bold:

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Development Standard	Proposed RM10(X) Standards
Permitted Uses	Apartment Dwelling, Townhouse Dwelling, Convenience Retail, Clinic, Medical Offices, Retail Store, Restaurant including Fast Food Restaurant and Take-out Restaurant, Financial Institutions, Business or Professional Office, Personal Service Shop, Day Nursery, Artist or Photographic Studio, Private Club, Health Centre, Tavern, Bakery, Indoor Recreational Use, Liquor and Beer Stores, Supermarket, Home Occupation
Minimum Lot Frontage	40 metres (131.23 feet)
Minimum Lot Area	0.30 hectares (0.74 acres)
Maximum Lot Coverage	50%
Maximum Floor Area Ratio/Floor Space Index	620% FAR / 6.2 FSI
Maximum Height of Building	24 storeys/80.0 metres (262.47 feet)
Minimum Front Yard Setback	0.75 metres (2.46 feet) at grade, and 0.0 metres (0.0 feet) above the first storey
Minimum Side Yard Setback (North)	0.0 metres (0.0 feet)
Minimum Flankage Yard Setback	0.5 metres (1.64 feet) at grade, and 0.0 metres (0.0 feet) above the first storey
Minimum Rear Yard Setback	1.0 metres (3.28 feet)
Minimum Indoor Amenity Gross Floor Area	200 square metres (2,152.78 square feet)
Minimum Parking Spaces	Residential Uses: 0.83 spaces per dwelling unit Visitor and Non-Residential Uses: 0.15 spaces per dwelling unit, which may be shared between residential visitor and non-residential uses
Minimum Bicycle Parking Standards	0.25 spaces per dwelling unit

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

Department and External Agency Comments:

The subject Official Plan and Zoning By-Law Amendment applications and 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. The following is a summary of the comments received as of the time of writing of this report.

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Urban Design Section

The City's Urban Design Section has advised that the proposed 6 storey base building height is not appropriate and that a 4 storey base building height would assist in facilitating a more pedestrian scale streetscape along Yonge Street. Furthermore, staff advise that the proposed 24 storey building does not adhere to the angular plane policies as identified in **Section 3.4.1.55** of the Plan. Urban Design staff has also identified improvements to the site organization and suggest relocating the underground parking ramp to provide for a better location of outdoor amenity and have provided comments to improve site design and to improve pedestrian amenities (refer to Appendix "B").

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff have advised that additional outdoor amenity space should be provided on the site to provide future residents with opportunities for outdoor social and recreational activities. In this regard, a minimum 2.0 square metres per unit of outdoor amenity area should be provided on the site. The owner will be required to obtain permission from the adjacent property for the removal of co-owned boundary trees located on the property line of the subject lands. Minor modifications with respect to Landscaping Buffers and associated provisions are also requested by Parks and Natural Heritage Planning Staff.

Development Engineering Division

The City's Development Engineering Division has provided technical comments relating to functional servicing, hydrogeological, stormwater management, noise and transportation matters. Staff have identified the need for the applicant to revise the submitted Functional Servicing and Stormwater Management Report to ensure conformity with the City's Urban Master Environmental Servicing Plan (UMESP) specifically as it relates to sanitary sewer upgrades to support additional residential growth in the area. Furthermore, additional information is required to understand the impacts of the groundwater storage and treatment proposed within the underground parking garage. Staff has requested changes to the construction of the proposed underground parking structure to reduce the long term dewatering of the structure.

Development Engineering Transportation staff have provided technical comments with respect to traffic, parking, and the proposed Addison Street extension. Further parking justification is required to address the proposed reduction of the residential parking rates. Furthermore, staff has advised that the proposed blended parking rate for both the commercial and visitor parking is not acceptable.

Staff further advise that the City has initiated the Addison Street Environmental Assessment (EA) Study. The Addison Street extension alignment will be determined through the EA which may impact the applicant's proposed location of the road extension. The study was initialized in early 2023 and is scheduled to be completed by

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June 2024. Development Engineering comments have been attached as Appendix “C” hereto.

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 high density mixed-use residential/commercial land use proposed by the subject applications is permitted and encouraged within the **Regional Mixed Use Corridor** designation;
- the proposed tower height of 24 storeys and podium height of 6 storeys significantly exceed the maximum permitted building height of 15 storeys and podium height of 4 storeys permitted within this section of the **Regional Mixed Use Corridor** designation;
- the proposed density of 6.2 FSI significantly exceeds the maximum permitted density of 2.5 FSI within this section of the **Regional Mixed Use Corridor** designation;
- additional review is required to determine the appropriateness of the proposed height and density of the proposal in the context of the height and density policies of the **Regional Mixed Use Corridor** designation of the Plan and the high-rise building policies set out under **Section 3.4.1** of the Plan;
- staff has significant concerns with the request to exempt the proposed development from the angular plane policies of the Plan. **Section 3.4.1.55** of the Plan requires development within the centres and corridors to provide a 45-degree angular plane from adjacent low or medium density residential uses in the **Neighbourhood** designation. The proposed development does not meet the 45 degree angular plane from the **Neighbourhood** designation to the west and should be revised to provide appropriate transition to said lands. It is noted that the future alignment of the Addison Street extension may impact the final location of the angular plane for the lands;
- staff has significant concerns with a proposed setback of 0.0 metres (0.0 feet) for the proposed north side yard and a proposed setback of 1.0 metre (3.28 feet) for the proposed rear yard. Appropriate setbacks are needed for the provision of proper and effective building separation, outdoor amenity area at grade for residents and meaningful landscaping at grade. Accordingly, staff are recommending that the applicant provide appropriate setbacks that are more in keeping with setbacks on properties with typical high rise development;
- although the proposed development has provided a 12.5 metre (41.01 feet) setback from the tower to the northern lot line, staff note that the proximity of the proposed development and the high density residential development located at 9750 and 9760 Yonge Street will impact the ability for a high-rise tower to be sited on the lands to

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the immediate north of the subject lands (9724 Yonge Street) in accordance with **Section 3.4.1.57** of the Plan. The applicant has submitted a Demonstration Plan, which displays development opportunities with the lands to the north. The Demonstration Plan remains under review by staff;

- the proposed tower floorplate is approximately 745 square metres (8,019.11 square feet) appears to be in accordance with **Section 3.4.1.58** of the Plan, which generally requires a tower floorplate above the podium of approximately 750 square metres (8,072.93 square feet) to adequately limit shadow, wind impacts and loss of skyview;
- **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units to be affordable. In this regard, the applicant has indicated that the proposed development will provide apartment dwelling units, which will provide a greater mix of residential uses in the immediate area. The applicant has also indicated that the proposed development will provide residential dwelling units at market rates. The applicant will be required to submit an Affordable Housing Template to further demonstrate how this policy shall be satisfied;
- the applicant has provided ten (10) three-bedroom units within the proposed development, which comprises approximately 2.9% of all dwelling units. As per **Section 3.1.5.6** of the Plan, high density residential development directs that a minimum of 5% of units shall contain three or more bedrooms. The applicant shall revise their plan to demonstrate how this policy is to be met;
- the final location, alignment, and geometry of the proposed Addison Street extension is to be determined through the approval of the pending Addison Street EA Study., Furthermore the final location of the Addison Street extension will impact the angular plane of the proposed development;
- the applicant must relocate utilities from prominent pedestrian locations. Further comments in this regard will be provided as part of a future Site Plan Application;
- additional outdoor amenity space must be provided as part of the ultimate Site Plan configuration for the lands.
- the applicant must satisfactorily address the issues and requirements identified by the City departments and external agencies that have been requested to review the development proposal; and,
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments as well as the site specific standards requested by the applicant with respect to the form, content and appropriateness of the amendments.

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

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Other City Department and External Agency Comments

Comments have been received from the City's Building Services Division – Zoning Section, Community Services – Waste Division, Financial Services Division, Fire and Emergency Services Division, York Region, Toronto and Region Conservation Authority, Alectra Utilities, Enbridge Gas, York Catholic District School Board, and York Region 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. At this time, comments remain outstanding from 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 to permit a 24 storey mixed use residential/commercial building 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.

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- Appendix A - Applicant's Draft Zoning By-law
- Appendix B - Heritage and Urban Design Section Comments, dated June 9, 2023
- Appendix C - Development Engineering Division Comments, dated May 29, 2023
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - Existing Official Plan Designation
- Map 5 - Proposed Site Plan (Initial)
- Map 6 - Proposed Site Plan (Ultimate)
- Map 7 - Proposed Elevations (East-West)
- Map 8 - Proposed Elevation (South)
- Map 9 - Proposed Elevation (North)
- Map 10 - Proposed Renderings

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Report Approval Details

Document Title:	SRPBS.23.003.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.23.003 - Appendix A- Applicants Draft Zoning By-law Amendment.pdf- SRPBS.23.003 - Appendix B - Heritage and Urban Design Comments.pdf- SRPBS.23.003 - Appendix C - Development Engineering Comments.pdf- SRPBS.23.003 - Map 1 - Aerial Photograph AODA.docx- SRPBS.23.003 - Map 2 - Neighbourhood Context AODA.docx- SRPBS.23.003 - Map 3 - Existing Zoning AODA.docx- SRPBS.23.003 - Map 4 - Official Plan Designation AODA.docx- SRPBS.23.003 - Map 5 - Proposed Site Plan (Initial) AODA.docx- SRPBS.23.003 - Map 6 - Proposed Site Plan (Ultimate) AODA.docx- SRPBS.23.003 - Map 7 - Proposed Elevations (East-West) AODA.docx- SRPBS.23.003 - Map 8 - Proposed Elevation (South) AODA.docx- SRPBS.23.003 - Map 9 - Proposed Elevation (North) AODA.docx- SRPBS.23.003 - Map 10 - Proposed Renderings AODA.docx
Final Approval Date:	Sep 5, 2023

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

Gus Galanis - Aug 30, 2023 - 4:45 PM

Kelvin Kwan - Aug 30, 2023 - 5:57 PM

Darlene Joslin - Sep 5, 2023 - 1:13 PM