



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 6, 2023

Report Number: SRPBS.23.033

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.23.033 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 0 Leslie Street – City Files D02-22015 and SUB-22-0007**

Owner:

The Canada Life Assurance Company and The Canada Life Insurance Company of Canada c/o GWL Realty Advisors Inc.

33 Yonge Street, Suite 1000

Toronto, ON

M5E 0A9

Agent:

Arcadis Professional Services (Canada) Inc.

55 St. Clair Avenue West

Toronto, ON

M4V 1N5

Location:

Legal Description: Part of Lot 18, Concession 3, E.Y.S.

Municipal Address: 0 Leslie Street

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision Applications to facilitate the development of an industrial/commercial subdivision on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by The Canada Life Assurance Company and The Canada Life Insurance Company of Canada for the lands known as Part of**

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Lot 18, Concession 3, E.Y.S. (Municipal Address: 0 Leslie Street), City Files D02-22015 and SUB-22-0007, be approved, subject to the following:

- (i) that the subject lands be rezoned from “Agricultural (A1) Zone” under By-law 2325-68, as amended, to “High Performance Commercial Industrial (MC-1) Zone”, “High Performance Industrial (M-1) Zone” and “Flood (F) Zone” under By-law 150-80, as amended, with site specific exceptions as set out in Appendix “B” to Staff Report SRPBS.23.033;**
- (ii) that the amending Zoning By-law be brought forward to the December 13, 2023 Council meeting for consideration and enactment;**
- (iii) that the draft Plan of Subdivision as depicted on Map 5 to Staff Report SRPBS.23.033 be draft approved, subject to the conditions as set out in Appendix “C”; and,**
- (iv) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 83-22.**

Contact Person:

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

Report Approval:

Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

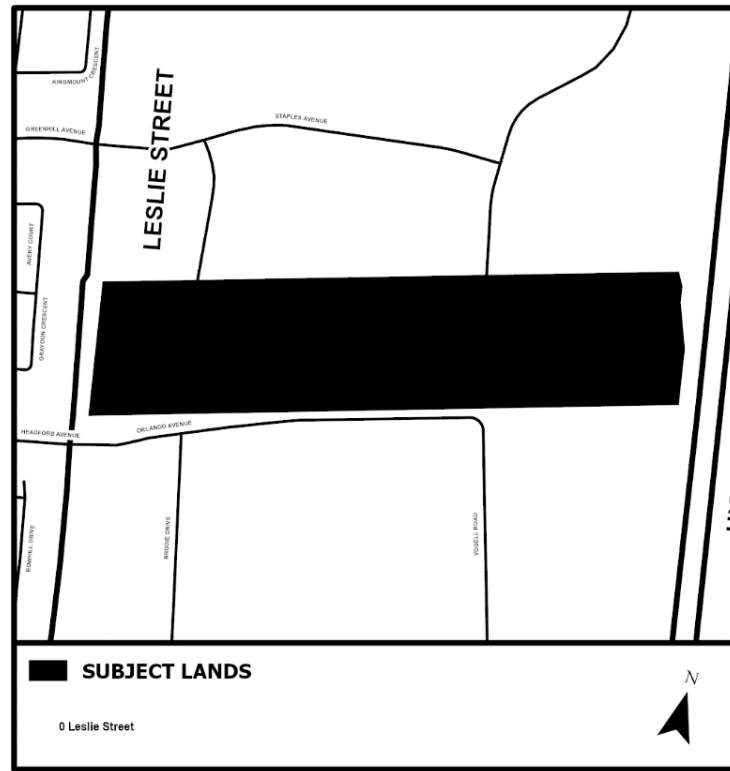
Approved by: Darlene Joslin, City Manager

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.

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Location Map:

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



Background:

On September 7, 2022, a statutory Council Public Meeting was held regarding the subject Zoning By-law Amendment and draft Plan of Subdivision applications wherein Council received Staff Report SRPI.22.103 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Members of Council expressed support of the applicant’s development proposal and provided comments with respect to ensuring the development has regard for the residential neighbourhood to the west as well as ensuring that the proposal complies with the Buttonville Airport Regulations. Comments regarding the provision of appropriate landscaping along Leslie Street and the integration of permeable materials for the proposed parking lots were also raised. These matters will be discussed further in the report. No members of the public were in attendance at the meeting.

The applicant has satisfactorily addressed the comments raised at the Council Public Meeting and through the review process. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications.

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Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located in the City's Headford Business Park on the east side of Leslie Street, north of Orlando Avenue and have a frontage of approximately 205 metres (672.57 feet) along Leslie Street and a total site area of approximately 18.05 hectares (44.60 acres). The lands are vacant and abut existing industrial uses to the north, Highway 404 and the Rouge River valley corridor to the east, Orlando Avenue and existing industrial uses to the south, and Leslie Street to the west, beyond which is a low density residential neighbourhood and a place of worship (Headford United Church and cemetery) (refer to Map 1).

Development Proposal

The applicant is seeking approval of its proposal to establish an industrial/commercial subdivision on its land holdings. The proposed development is to be comprised of three large development blocks and would also provide for the extension of both Brodie Drive and Vogell Road from their existing termination points to the north and south of the subject lands (refer to Maps 4 and 5).

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

- **Total Lot Area:** **18.06 (44.63 acres)**
 - **3 Industrial Blocks:** **16.79 hectares (41.5 acres)**
 - **Roads:** **1.0 hectare (2.47 acres)**
 - **Environmental Block:** **1.6 hectares (3.95 acres)**
- **Proposed Number of Industrial Buildings:** **3**
- **Proposed Lot Areas:**
 - **Building 'A':** **2.58 hectares (6.38 acres)**
 - **Building 'B':** **8.54 hectares (20.76 acres)**
 - **Building 'C':** **5.66 hectares (14.0 acres)**
- **Proposed Building Heights:**
 - **Building 'A':** **13.7 metres (44.94 feet)**
 - **Building 'B':** **14.63 metres (48.0 feet)**
 - **Building 'C':** **14.05 metres (46.1 feet)**
- **Proposed Building Gross Floor Areas:**
 - **Building 'A':** **10,463.6 sq. m. (112,635 sq. ft.)**
 - **Building 'B':** **48,041.9 sq. m. (517, 119 sq. ft.)**
 - **Building 'C':** **29,173 sq. m. (314,016 sq. ft.)**
- **Proposed Number of Parking Spaces:**
 - **Building 'A':** **108 spaces / 16 loading spaces**
 - **Building 'B':** **282 spaces / 75 loading spaces**
 - **Building 'C':** **191 spaces / 47 loading spaces**

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Employment Lands** and **Natural Core** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the Plan) (refer to Map 3). Further, the northeastern portion of the lands are located within and adjacent to features of the **Greenway System**.

Permitted uses within the **Employment Area** designation predominately include high performance industrial uses such as manufacturing, assembling, processing, fabricating, wholesaling, and employee training facilities, office and major office uses. The **Employment Area** designation also permits hotels, convention centres, banquet facilities, automotive service commercial, community uses, linear parks and urban squares subject to specific criteria detailed in the Plan. Secondary uses, including day nurseries, and ancillary commercial and retail uses are also permitted in both designations subject to specific criteria. The uses being proposed conform with the permitted uses of the **Employment Area** designation.

The northeast portion of the subject lands designated **Natural Core** about the Rouge River valley corridor and are intended to remain and/or will be restored to the ecological integrity of its natural features and functions. Permitted uses in the **Natural Core** designation include fish, wildlife and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, un-serviced parks and accessory uses.

In accordance with Schedule A1 – Urban Structure and Schedule A4 – Key Natural Heritage Features (KNHF) and Key Hydrological Features (KHF) of the Plan, the subject lands are within the minimum area of influence of a Significant Woodland and Permanent and Intermittent Streams. In this regard, **Section 3.2.1.2** of the Plan establishes the minimum area of influence and the minimum vegetation protection zones that relate to key natural heritage features, key hydrological features, or Areas of Natural and Scientific Interest. The minimum vegetation protection zone (buffer) required from any portion of a KNHF or KHF is 30 metres (98.43 feet) unless a reduction can be justified through a Natural Heritage Evaluation approved by the City and Toronto and Region Conservation Authority (TRCA). Notwithstanding **Section 3.2.1.2, Section 3.2.1.2 (25)** of the Plan states that a Natural Heritage Evaluation will be used to determine or verify the significance of the woodlands and to define the minimum buffer, which in no case shall be less than 10 metres. Furthermore, in accordance with **Policy 3.2.1(8)** of the Plan, the City shall seek dedication of KNHF and KHF and their associated minimum vegetation protection zone(s) through the development approval process to an appropriate public agency at no public expense.

The City’s Park and Natural Heritage Planning Staff and the TRCA have reviewed the Natural Heritage Evaluation submitted by the applicant and find it acceptable for the

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proposed development. It has been determined that the woodland feature on the site is not considered a Significant Woodland and thus a reduced buffer is permitted. Furthermore, it is noted that the proposed draft Plan of Subdivision includes an open space block, identified as Block 4 (refer to Map 5), which is to be conveyed into public ownership. This block encompasses the valleylands associated with the Rouge River, its associated meander belt and buffers.

As noted above, the subject lands are located within the City's Headford Business Park. In accordance with **Policy 4.8.1.2(3)**, the Headford Business Park Design Guidelines shall be utilized in the review and evaluation of development applications. The extension of Brodie Drive and Vogell Road are consistent with the intended street network. The overall site design will be reviewed through the related Site Plan applications of each block.

In consideration of the preceding, staff is of the opinion that the applicant's development proposal conforms with the applicable policies of the Plan.

Zoning By-law Amendment Application

The subject lands are currently zoned **Agricultural (A1) Zone** under Zoning By-law 2325-68, as amended (refer to Map 2). This zone category permits agricultural and related uses, a single detached dwelling, a home occupation, and a medical clinic among other uses but does not permit the proposed industrial uses. Accordingly, the applicant is seeking to rezone its land holdings to **High Performance Industrial (M-1) Zone**, **High Performance Commercial/Industrial (MC-1) Zone**, and **Flood (F) Zone** under By-law 150-80, as amended, with site specific development standards to facilitate the future development of three industrial/commercial buildings on its land holdings.

The **F Zone** would permit public and private parks, as well as buildings or structures intended for flood and erosion control. The **F Zone** does not have development standards and is therefore not included in the comparison table below.

The **M-1 Zone** permits a range of industrial and commercial uses including warehousing, manufacturing or assembling of manufactured goods/materials, printing establishments, research and development, and offices accessory to a permitted use on the same lot. In addition, some limited commercial uses are permitted including retail sales ancillary to manufactured goods on the same lot, and data processing centres. The **MC-1 Zone** permits all of the uses in the **M-1 Zone**, in addition to banks and financial establishments, technical and commercial schools, restaurants, parking garages, businesses and professional offices, and hotels subject to specific criteria.

Notwithstanding the permitted uses, the proposed Zoning By-law amendment restricts additional commercial uses in the **MC-1 Zone in order** to meet the intent of the **Employment Area** designation of the Plan.

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Outlined below is a comparison of the proposed development standards relative to those of the **M-1 Zone** and **MC-1 Zone** with the requested and required site specific exceptions highlighted in bold text:

Development Standard	M-1 Zone, By-law 150-80, as amended	MC-1 Zone, By-law 150-80, as amended	Proposed Development Standards, M-1 Zone	Proposed Development Standards, MC-1 Zone
Minimum Lot Frontage	30 metres (98.43 feet)	60 metres (196.85 feet)	Complies	Complies
Minimum Lot Area	0.4 hectares (0.99 acres)	0.8 hectares (1.98 acres)	Complies	Complies
Maximum Floor Area Ratio	75% for all industrial uses	75% for all industrial uses	Complies	Complies
Minimum Ground Floor Area	900 sq. m (9,687.52 sq. ft)	900 sq. m (9,687.52 sq. ft)	Complies	Complies
Minimum Setback from Leslie Street	21 metres (68.9 feet)	21 metres (68.9 feet)	Complies	Complies
Minimum Front Yard Setback	12 metres (39.37 feet)	12 metres (39.37 feet)	6 metres (19.69 feet)	Complies
Minimum Rear Yard	12 metres (39.37 feet)	12 metres (39.37 feet)	Complies	Complies
Minimum Flankage Yard	6 metres (19.69 feet)	6 metres (19.69 feet)	Complies	Complies
Minimum Side Yard	6 metres (19.69 feet)	6 metres (19.69 feet)	Complies	Complies
Maximum Building Height	14 metres (45.93 feet) for industrial buildings	14 metres (45.93 feet) for industrial buildings	14.63 metres (48 feet) or 16 metres (52.59 feet)	Complies
Minimum Number of Parking Spaces	1 space per 42 sq. m of floor area, and for floor area in excess of 2,800 sq. m, 1 space per 93 sq. m of floor area 1	1 space per 42 sq. metres of floor area, and for floor area in excess of 2,800 sq. m, 1 space per 93 sq. m of floor area	0.59 spaces per 100 sq. m of floor area (Building 'B') 0.65 spaces per 100 sq. m of floor area (Building 'C')	0.65 spaces per 100 sq. m of floor area (Building 'A') for M-1 uses 3.2 spaces per 100 sq. m for Office Uses
Minimum Loading Spaces	2 spaces per building	2 spaces per building	Complies	Complies

Staff has reviewed the proposed site specific development standards and finds them to be appropriate for the development of the lands. The proposed **High Performance Industrial (M-1)**, **High Performance Commercial/Industrial (MC-1)**, and **Flood (F) Zone** categories are consistent with the zone categories for the abutting and surrounding lands located within the business park. With respect to land uses, it should be noted that the permitted land uses for the proposed **High Performance**

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Commercial/Industrial (MC-1) Zone for the lands fronting onto Leslie Street, shown as Block 1 (refer to Map 5) have been scoped in order to conform with the applicable policies of the Plan. In this regard, in addition to the uses consistent with the **M-1 Zone**, the proposed **MC-1 Zone** would permit Business and Professional Offices.

With respect to the proposed development standards, site specific exemptions are sought to permit increased height for the **M-1 Zone** Blocks, reduced parking for the three industrial/commercial blocks, permission for driveway access to Leslie Street for Block 1, increased driveway width for Blocks 2 and 3 and reduced front yard setback for Block 3. Additionally, clarification has been provided for what shall be considered the front lot line of the property.

The applicants are seeking an increase to the permitted maximum height of 14 metres (45.93 feet) for Blocks 2 and 3, and have requested a proposed maximum height of 16 metres (52.49 feet). It should be noted that the lands are subject to the Buttonville Airport Zoning Regulations which regulate building heights based on geodetic elevations in relation to the airport flight path which must be adhered to. The proposed increase to 16 metres does not comply with the Buttonville Airport Regulations. As part of its submission to the City, the applicants have provided a Certificate of Compliance prepared by an Ontario Land Surveyor confirming that the proposed heights, as illustrated in the submitted architectural plans (maximum height of 14.63 metres), comply with the Buttonville Airport Regulations.

Notwithstanding, it should be noted that earlier this year, Buttonville Airport announced their intent to cease operations as of November 30, 2023. In this regard, should the airport surrender their certificate of operation and the Zoning Regulations are repealed on the proposed date, the applicant is seeking Council's approval for their amending Zoning By-law to include a maximum height provision of 16 metres which is acceptable to staff. At the time of writing this report, the Zoning Regulations remain in effect, and, as such, a proposed height of 14.63 metres has been included in the draft by-law.

The applicant is seeking reduced parking for the proposed industrial uses and has submitted a Transportation Mobility Plan to support this request. The proposed reduction is based on the fact that the proposed uses are generally geared towards warehousing with modern adoption of robotic processes. The City's Transportation staff have conducted a fulsome review of the applicant's development proposal in relation to the context of the subject lands and proposed uses and finds the proposed parking rates to be acceptable for the proposed development. It should be noted that while a lower rate has been accepted for the industrial uses, higher rates have been applied to the commercial uses which will be permitted for the **MC-1 Zone**.

Further, site specific exemptions have been provided to permit a vehicular access from Block 1 to Leslie Street. This access is to be restricted to right-in/right-out movements and will facilitate vehicular access into and out of the site. The Regional Municipality of York has no concerns with the proposed access to Leslie Street. Additionally, a specific

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provision has been included to permit a larger driveway width for Blocks 2 and 3, which are to facilitate industrial truck movement throughout the sites. Transportation staff have reviewed the proposed accesses to the sites and are satisfied with the proposed design.

Lastly, a site specific zoning provision has been included for Block 3 to permit a reduced front yard setback of 6 metres to Vogell Road in order to accommodate the proposed industrial building on said lands. Block 3 abuts a proposed open space block (Block 4) and Highway 404. Appropriate setbacks from the open space block and the highway are required and have been incorporated into the plan.

Given the above, staff is of the opinion that the subject Zoning By-law amendment application implements the associated draft Plan of Subdivision application, conforms with the applicable policies of the Plan, and represents good planning.

Draft Plan of Subdivision Application

As noted previously, the applicant has submitted a draft Plan of Subdivision application to facilitate the establishment of an industrial/commercial subdivision which is to be comprised of three large development blocks, an open space block and the extension of both Brodie Drive and Vogell Road on its land holdings (refer to Map 5). The three proposed industrial blocks are to have a total combined lot area of 16.79 hectares (41.5 acres). The draft Plan of Subdivision also includes a road widening block and reserve block along Leslie Street.

The first industrial block (Block 1) is to have a proposed lot area of 2.58 hectares (6.38 acres) with frontage on Leslie Street and the proposed Brodie Drive extension. The second block (Block 2) is to have a proposed lot area of 8.54 hectares (20.76 acres) with frontage on Orlando Avenue and the proposed Brodie Drive and Vogell Road extensions. The third (Block 3) is to have a proposed lot area of 5.66 hectares (14.0 acres) with frontage on Orlando Avenue and the proposed Vogell Road extension. As noted above, the draft Plan of Subdivision proposes the extension of both Brodie Drive and Vogell Road with right-of-way widths of 23 and 26 metres respectively.

It should be noted that the subject lands abut two remnant parcels of land to the south that are under separate private ownership. These blocks were formed through the approval of a previous draft Plan of Subdivision and are subject to Section 118 restrictions requiring them to be developed in conjunction with the subject lands. The integration of these lands will continue to be explored through the development process.

Subject to the conditions of draft approval contained in Appendix “C” attached hereto, staff is of the opinion that the applicant’s draft Plan of Subdivision application conforms with applicable policies of the Plan and has appropriate regard for criteria under Section 51(24) of the *Planning Act*.

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Council Comments:

The following is a summary of and response to the comments and concerns expressed by members of Council at the Council Public Meeting held on September 7, 2022. As noted earlier in this report. No members of the Public attended the Council Public Meeting.

- **Regard for the Residential Neighbourhood to the West**

The subject lands are located within the City's Headford Business Park and the proposed development is in keeping with the intended function of the park. The overall site design will continue to be reviewed through the required Site Plan review process and the provision of appropriate screening, landscaping and design elements along the Leslie Street frontage shall be evaluated and incorporated accordingly.

- **Clarity Regarding Buttonville Airport Regulation**

During the statutory Council Public Meeting to consider the applicant's development proposal, the matter of seeking an exemption from the Buttonville Airport Zoning Regulations to facilitate taller buildings was raised. Notwithstanding the applicant's initial interest in seeking such exemption as explained earlier in this report, the applicant has provided a certificate prepared by an Ontario land Surveyor confirming the proposed building heights comply with the Zoning Regulations. As of the time of writing this report, the Zoning Regulations remain in effect. The applicant has requested that should the Buttonville Airport Regulations be repealed prior to bringing the Zoning By-law Amendment forward to the on December 13, 2023, Council Meeting, a maximum of 16 metres can be included in the provisions.

- **Inclusion of Permeable Surfaces in Parking Areas**

It was recommended that the applicant incorporate permeable surfaces within the proposed parking lots. The overall site design will continue to be reviewed through the required Site Plan review process and appropriate design features, such as permeable surfaces, will be considered.

Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications and are in support of same, for the following principle reasons:

- the proposed industrial subdivision is in keeping with the applicable policies of the **Employment Area** designation of the Plan;
- the proposed **High Performance Industrial (M-1)**, **High Performance Commercial/Industrial (MC-1)**, and **Flood (F) Zone** categories, inclusive of the site-specific provisions proposed, are appropriate in consideration of the surrounding context;

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- the proposed **M-1 Zone** and the permitted uses within said zone category meet the intent and purpose of the Employment Area designation;
- the proposed **MC-1 Zone** category for Block 1 is consistent with the zone category for the abutting lands and the proposed **MC-1 Zone** uses prescribed in the amending by-law meet the intent and purpose of the Employment Area designation;
- the proposed open space buffer shown as Block 4, its conveyance to the City and the proposed **F Zone** category shall serve to protect the key natural heritage features on the subject lands pursuant to **Policy 3.2.1(8)** of the Plan and therefore complies with the **Natural Core** designation;
- the proposed draft Plan of Subdivision application has appropriate regard for criteria under Section 51(24) of the *Planning Act*; and,
- it should be noted that the parcels of land located immediately to the south of the subject lands which are under separate ownership, have Section 118 restrictions to be developed in conjunction with the applicant's land holdings, namely proposed Blocks 1 and 2. The applicant shall continue discussion with the owner of said lands in order to develop the lands in conjunction with its development proposal.

On the basis of the preceding, it is recommended that the proposed Zoning By-law Amendment and draft Plan of Subdivision applications be approved.

It is noted that the applicant has submitted three Phase 2 – Pre-Application Submissions through the City's Collaborative Application Process (CAP) for Site Plan review for the development of the three blocks (City References PRE-23-0065, PRE-23-0066 and PRE-23-0067). The City will continue to work with the applicant on the review of the proposed Site Plans through the CAP process and future Site Plan applications under the *Planning Act*.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

Staff has reviewed the applicant's Sustainability Metrics submission and finds it acceptable as the proposed development demonstrates an overall "Application Score"

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of 29 points, which achieves a “good” score and meets the threshold of 21-35 points for draft Plan of Subdivision applications submitted under the City’s original Sustainability Metrics program applicable for applications submitted in 2022.

Notwithstanding the above, it should be noted that the City exempts certain forms of development from requiring to fulfil IGMS for approval which includes draft Plans of Subdivisions for the purpose of subdividing large parcels of land for the sole purpose of creating lots for future employment, industrial, commercial, or institutional development, and which will require a subsequent Site Plan approval. In this regard, the City will continue to review the applicant’s IGMS submission through the related Site Plan review for each development block, respectively. It should be noted that the development of each block shall meet a minimum score of 41 points in accordance with the City’s updated Metrics program (2023).

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Council’s Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Balancing Growth and Green** by recognizing the balance between economic development and environmental protection by supporting the creation of an industrial subdivision within the Headford Business Park and conveyance of an open space buffer.

Climate Change Considerations:

The recommendations of this report are aligned with Council’s climate change considerations as the proposal contemplates development within an existing business park within the City’s urban area.

Conclusion:

The applicant is seeking Council’s approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit an industrial/commercial subdivision on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant’s development proposal and is of the opinion that the submitted applications conform with the applicable policies of the Plan, have regard for the criteria described under Subsection 51(24) of the *Planning Act* and represent good planning. On the basis of the preceding, staff recommends approval of the subject applications in accordance with the direction outlined in this report.

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Attachments:

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”, Extract from Council Public Meeting C#32-22 held September 7, 2022
- Appendix “B”, Draft Zoning By-law
- Appendix “C”, Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Conceptual Site Plan

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Report Approval Details

Document Title:	SRPBS.23.033 - Request for Approval - D02-22015 and SUB-22-0007.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Council Public Meeting Extract C32-22.pdf- Appendix B - Draft Zoning By-law.docx- Appendix C - Schedule of Conditions.docx- SRPBS.23.033 - Map 1 - Aerial Photograph.docx- SRPBS.23.033 - Map 2 - Neighbourhood Context.docx- SRPBS.23.033 - Map 3 - Official Plan Designation.docx- SRPBS.23.033 - Map 4 - Existing Zoning.docx- SRPBS.23.033 - Map 5 - Proposed Draft Plan of Subdivision.docx- SRPBS.23.033 - Map 6 - Proposed Conceptual Site Plan.docx
Final Approval Date:	Nov 16, 2023

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

Maria Flores - Nov 16, 2023 - 11:12 AM

Gus Galanis - Nov 16, 2023 - 12:24 PM

Darlene Joslin - Nov 16, 2023 - 3:05 PM