



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 12, 2024

Report Number: SRPBS.24.071

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.071 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Weldrick West Developments 20-26 Inc., Weldrick West Developments 24-28 Inc., Weldrick West Developments 30 Inc. – City Files D02-18028 and D03-1801**

Owners:

Weldrick West Developments 20-26 Inc.
Weldrick West Developments 24-28 Inc.
Weldrick West Developments 30 Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Registered Plan 1923

Municipal Addresses: 20, 24, 26, 28 and 30 Weldrick Road West

Purpose:

A request for approval concerning Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 42 townhouse dwelling units on the subject lands.

Page 2

Recommendations:

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Weldrick West Developments 20-26 Inc., Weldrick West Developments 24-28 Inc., Weldrick West Developments 30 Inc., for the lands known as Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Plan 1923 (Municipal Addresses: 20, 24, 26, 28 and 30 Weldrick Road), City Files D02-18028 and D03-18014, be approved subject to the following:
- (i) that the subject lands be rezoned from Third Density Residential (R3) Zone to Multiple Residential One (RM1) Zone and Open Space (OS) Zone under By-law 2523 as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPI.24.071;
 - (ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* to the satisfaction of the Commissioner of Planning and Building Services;
 - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;
 - (iv) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPBS.24.071 be draft approved, subject to the conditions as set out in Appendix “C” hereto;
 - (v) 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 94-23.
- b) that the authority to assign 103.25 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services subject to the City’s Interim Growth Management Strategy, and the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

Contact Person:

Sarah Mowder, Planner II – Subdivisions, phone number 905-771-5475 and/or Sandra DeMaria, Manager of Development, phone number 905-747-6312

Page 3

Deborah Giannetta, Acting Director of Development Planning, phone number 905-747-5542

Report Approval:

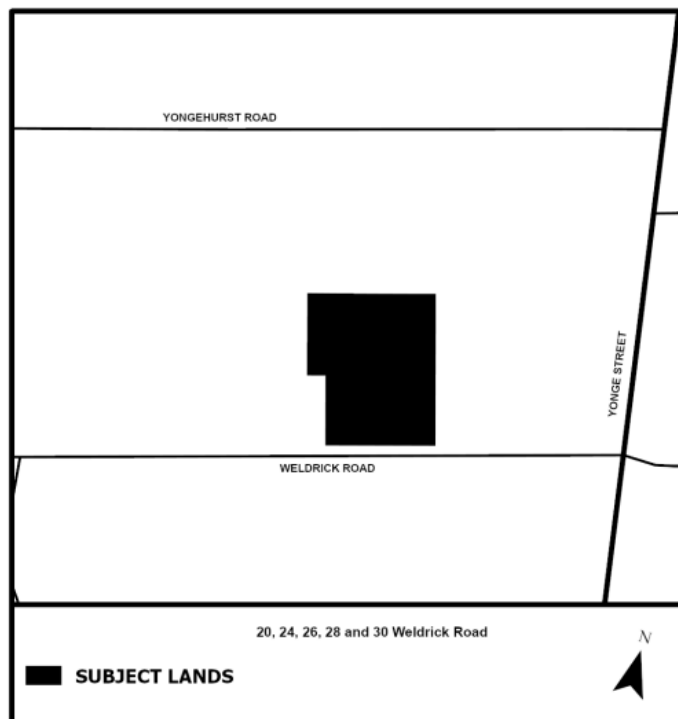
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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 report 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.



Page 4

Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on April 17, 2019 wherein Council received Staff Report SRPRS.19.056 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). A number of comments and concerns were raised at the Council Public Meeting related to the proposed density, height and increased traffic, lack of greenspace, impacts on municipal servicing and the change to the character of the area, which are addressed in later sections of this report.

Notwithstanding some periods of inactivity on these applications, staff have worked collaboratively with the applicant and can advise that the comments and technical requirements related to the development proposal at this stage of the approval process have been satisfactorily addressed. All remaining technical matters will be addressed through the Site Plan approval 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.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Weldrick Road West, west of Yonge Street, and have a total lot area of 1.26 hectares (3.11 acres). The lands presently support five single detached dwellings and accessory structures all of which are proposed to be demolished to facilitate the proposed development. The rear of the subject lands, namely 24 and 30 Weldrick Road West, contain a substantial number of mature trees some of which are proposed to remain. Further, the rear portion of 30 Weldrick Road West is located within a floodplain.

Surrounding land uses include single detached dwellings to the east, north and west. Further west is a tributary of the East Don River and further to the east is an existing commercial building and gas station at the corner of Yonge Street and Weldrick Road West. The lands also abut Weldrick Road West to the south beyond which is an existing high density residential complex consisting of five (5) apartment buildings (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development. The applicant’s original development proposal sought approval for 47 townhouse dwellings and 2 semi-detached dwelling units fronting onto a private street (refer to Map 8). Through the application review process and in response to the resolution of environmental and technical matters, the proposal has been revised to consist of a medium density residential development comprised of 42 townhouse dwelling units on a

Page 5

private road on its land holdings (refer to Maps 9 and 10). The applicant's revised development proposal reflects, among other matters, modifications to the original proposal as follows:

- a portion of the subject lands are to be zoned "**Open Space (OS) Zone**" under By-law 2523, as amended, to facilitate the preservation of environmental lands;
- a reduction to the developable area of the property which as a result has reduced the proposed number of dwelling units from 49 to 42 townhouse dwelling units; and,
- reduced number of parking spaces relative to the reduced number of proposed dwelling units.

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

- **Total Lot Area:** 1.26 hectares (3.11 acres)
 - **Development Area:** 0.98 hectares (2.42 acres)
 - **Open Space Zone:** 0.18 hectares (0.44 acres)
 - **Lands to be Conveyed for Road Widening:** 0.11 hectares (0.27 acres)
- **Total Dwelling Units:** 42 townhouse dwelling units
- **Density:** 42.86 units per hectare (17 units per acre)
- **Building Height:** 3 storeys
- **Total Parking Spaces:**
 - **Resident:** 84 spaces (2 spaces per unit)
 - **Visitor:** 10 spaces (0.2 spaces per unit)

Related Site Plan application and Draft Plan of Condominium applications (City Files D05-18005 and D06-18054) remains under review at the time of writing this report. More details concerning the status of the Site Plan application are provided in a later section of this report.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 (Land Use) of the City's Official Plan (the "Plan") (refer to Map 4). Medium density residential development such as townhouses as proposed, are permitted within the **Neighbourhood** designation subject to specific policy criteria defined in Chapter 4 of the Plan. In accordance with **Section 4.9.1.2**, of the Plan, medium density residential development may be permitted within the **Neighbourhood** designation on lands with frontage on a collector street that are within walking distance to a public transit stop and as identified in a Tertiary Plan undertaken by the City and approved by Council. Where permitted, the maximum site density for medium density residential uses within the **Neighbourhood** designation shall be 50 units per hectare (20 units per acre). The

Page 6

proposed development conforms with the maximum permitted density and the locational criteria for medium density residential development permissions of the Plan.

Further, in accordance with **Section 4.9.2** of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. In this regard, the subject lands are located within the Weldrick Road Tertiary Plan area in accordance with **Appendix 9** of the Plan which sets out criteria and a conceptual plan, as approved by Council to guide development in this area

Weldrick Road West Tertiary Plan

As noted above, the subject lands are located within the study area boundaries of the Weldrick Road West Tertiary Plan (“Tertiary Plan”) approved by Council in 2016 which include lands to the west of Yonge Street, forming part of the block between Weldrick Road West and Yongehurst Road (refer to Map 5). The purpose of the Tertiary Plan is to provide guidance through planning and design principles for development applications in the specific study area. The Tertiary Plan establishes Council’s intent and direction for the subject area on matters related to, amongst others, the location and type of new residential uses, residential built forms including detailed design and compatibility and connectivity requirements for development, potential new public infrastructure such as new streets or sidewalks to accommodate the new uses, the retention of the Greenway System, and considerations for how development may be established over time.

The Tertiary Plan is divided into four study areas and the subject lands are located within the area identified as “Medium Density Residential Area” and “Wooded Area”. The proposed development is in keeping with the direction of the Tertiary Plan as it achieves a medium density residential development and also provides for appropriate environmental protection which has been accepted through the review of the subject development applications.

The Tertiary Plan directs that development shall front onto Sorrento Drive and financial contribution and/or land dedication shall be provided to the City to ensure the construction of Sorrento Drive. Accordingly, the development proposal includes the conveyance of a 10 metre strip along the rear portion of the property to be dedicated to the City to facilitate the future extension of Sorrento Drive, shown as Block 1 on the draft Plan of Subdivision (refer to Map 6). It should be noted that the construction of Sorrento Drive necessitates further acquisition of land through future development in order to be developed fully.

Further, the Tertiary Plan identifies that the maximum density shall be 50 units per hectare (20 units per acre) and minimum unit widths for rear garage or front yard single car garage townhouses for shall be 6 metres (19.68 feet). As noted previously, the

Page 7

proposed development conforms with the maximum permitted density. With respect to the unit widths, the proposed development is seeking approval of unit widths ranging from 5.8 metres (19.03 feet) to 6.45 metres (21.16 feet). City staff have reviewed the proposed unit configurations and widths and are satisfied that a minor reduction in unit width for a portion of the proposed units maintains the design principles of the Tertiary Plan and is therefore appropriate for the proposed development.

In addition to the land use policies of the Plan, where environmental features are existent on a property, applicable studies are required to ensure proper environmental protection. Accordingly, through the subject application review process, it was determined that the northwest corner of the subject lands is within a floodplain. In accordance with **Policy 3.2.2.3.5** of the Plan, development and site alteration is prohibited within the Natural Hazard (floodplain) and a minimum protection zone (or buffer) of 10 metres should be provided and enhanced from the outer limits of the flood hazard. The applicant was required to submit an Environmental Impact Study (EIS) and associated plans to determine the impacts, if any, of the proposed development and compliance with the applicable policies of the Plan. The Toronto and Region Conservation Authority (TRCA) as well as the City's Park and Natural Heritage Planning staff have reviewed the EIS and are satisfied with the delineation of the feature and the 10 metre buffer, and the proposed development limits as shown on the proposed development plans. In this regard, the proposal conforms with the applicable policies of the Plan.

Further to the above, in accordance with **Policy 3.2.1.8** of the Plan, the City shall seek the dedication of environmental lands which are shown as Block 2 on the Proposed Revised Site Plan (refer to Map 9) to ensure environmental protection. The Block 2 lands were intended to form part of a third block to be dedicated to a public authority, however the applicant has requested to retain the lands under private ownership. Staff are satisfied that these lands can be adequately protected through a protective zone category which the applicant has agreed to and is reflected in the proposed Zoning By-law Amendment accordingly.

In addition, and in accordance with the Tertiary Plan, two "Wooded Areas" were identified on the subject lands. One is located along the northwestern portion of the property in the rear of the lands municipally known as 30 Weldrick Road West and a second "Wooded Area" was also identified at the rear of the lands known as 24 Weldrick Road West. Pursuant to the Tertiary Plan and through the review of the subject applications, it was determined that the "Wooded Area" located on 30 Weldrick Road West is worthy of preservation; however, the "Wooded Area" depicted on the lands known as 24 Weldrick Road West was not considered significant and therefore is deemed acceptable to be removed. Appropriate compensation for the removal of the trees on the subject lands will be sought through the Site Plan approval process in accordance with City's standard requirements.

Page 8

On the basis of the preceding, Planning staff are of the opinion that the proposed development conforms with the relevant policies of the Plan and meets the general principles of the Tertiary Plan that have been approved by Council for the area.

Zoning By-law Amendment Application

The applicants are seeking approval to rezone their land holdings from “**Third Density Residential (R3) Zone**” under By-law 2523, as amended, to “**Open Space (OS) Zone**” and “**Multiple Residential One (RM1) Zone**” with site specific provisions in order to facilitate the construction of 42 townhouse dwelling units on a private road. It should be noted that there is currently no **RM1 Zone** category within By-law 2523, as amended. As such, a site specific RM1 Zone will be established under By-law 2523, as amended to facilitate the proposed development. The following tables provide a general summary of the applicable development standards proposed by the applicant for the lands to be zoned to “**Multiple Residential One (RM1) Zone**” under **By-Law 2523, as amended**:

Development Standard (per unit)	Proposed RM1 Standard
Minimum Lot Frontage	5.8 m (19.03 ft) to 6.0 m (19.7 ft)
Minimum Lot Area	128 sq. m (1,377.8 sq. ft) to 133 sq. m (1,431.6 sq. ft)
Minimum Front Yard Setback	4.5 m (14.76 ft)
Minimum Flankage Yard Setback	1.2 m (3.94 ft) to 2.4 m (7.78 ft)
Minimum Side Yard Setback	0.75 m (2.46 ft) to 2.45 m (8.03 ft)
Minimum Rear Yard Setback	5.5 m (18 ft)
Maximum Lot Coverage	56%
Maximum Building Height	11.75 m (38.55 ft) or 3 storeys
Unit Widths	5.8 metres (19.03 feet) to 6.45 metres (21.16 feet)
Parking Requirements	2 parking spaces per dwelling unit 0.2 visitor parking spaces per dwelling unit

In addition to the above, the applicant has requested site specific development standards with respect to minimum landscape area, deck, porch and balcony encroachments, among other provisions (refer to Appendix “B”).

Further to the above, the proposed **OS Zone** does not have development standards as it serves to provide for environmental protection. However, the **OS Zone** under By-law 2523, as amended permits various uses not appropriate to ensure the protection of the portion of the subject lands. In this regard, staff are recommending that the **OS Zone** category to be applied to a portion of the subject lands be restricted to permit flood control, conservation and forestry uses to ensure the long term protection of the lands.

Planning staff has undertaken a review of the applicant’s Zoning By-law Amendment request and is satisfied that the proposed **RM1** and **OS** zone categories and associated site specific provisions and development standards meet the general principles of development established within the Tertiary Plan and are appropriate for the

Page 9

development of the lands. In consideration of the proceeding, staff recommend that the draft Zoning By-law attached as Appendix “B” hereto be supported.

Draft Plan of Subdivision Application

As noted previously, the applicant’s original draft Plan of Subdivision has been revised through the review of the subject applications from the creation of 12 blocks to two (2) blocks to facilitate the development of 42 townhouse units (refer to Map 6). Block 1 will be conveyed to the City and would serve to facilitate the future Sorrento Drive extension. Block 2 is the residential development block which will be further divided through a future Part Lot Control Exemption application to create Parcels of Tied Lands (“POTL’s”) related to the associated draft Plan of Condominium (Common Element) application (City File D05-18005).

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

Draft Plan of Condominium Application

A draft Plan of Common Element Condominium application (City File D05-18005) has been submitted to facilitate the creation of common element condominium tenure within the proposed development. The common element features include amenity areas, visitor parking, sidewalks, landscaping, streets and private services (refer to Map 7). The draft Plan of Condominium application shall be brought forward to a future Council meeting following Site Plan approval.

Site Plan Application

The submitted Site Plan application (City File D06-18054) is intended to address all remaining technical matters of the applicant’s development proposal (refer to Map 9 and 10):

The related Site Plan application has been reviewed and is nearing finalization and approval. Final site plan approval and the registration of the Site Plan Agreement will not be able to proceed until the enactment of the Zoning By-law and the registration of the draft plan of subdivision.

Council and Public Comments:

As noted previously, comments from members of Council were raised at the Council Public Meeting held on April 17, 2019 held in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the sections below.

Page 10

Density

Concerns were raised regarding the proposed density. As noted previously, the proposed density conforms to the maximum permitted density of 50 units per hectare (20 units per acre) in accordance with the **Neighbourhood** designation of the Plan and the Council-approved Tertiary Plan.

Height and Design

Concerns were raised regarding the height and design of the proposed townhouse dwellings and its compatibility with the character of the existing neighbourhood. The proposed building height of three (3) storeys is permitted in accordance with the **Neighbourhood** designation of the Plan and within the “Medium Density Residential Area of the Tertiary Plan.

Traffic

Concerns regarding the potential impacts of increased traffic generated by the proposed development were raised. The City is protecting for an east-west road connection, being Sorrento Drive, between Weldrick Road and Yongehurst Road to the north, which will facilitate traffic flow through the area. As noted previously, the conveyance of an area of land 10 metres in width will be required through the development approval process to contribute to the future road connection. Further, the City is also planning for a new north-south connection to the east of the subject lands, being the Addison Street extension. The Addison Street extension will also serve to facilitate traffic flow through this and the surrounding area. It is noted that the EA process for the Addison Street extension is currently underway. On the basis of the proceeding, the City’s Transportation Engineering staff are satisfied that the trips and volume of traffic generated by this proposal can be adequately accommodated within the local road network and future planned public roads.

Lack of Greenspace and Environmental Protection

Concerns were raised regarding the lack of greenspace being provided. The applicant’s revised development proposal includes an environmental protection area, approximately 1,751.34 square metres (18,851.27 sq. ft.) in size. As noted previously in this report, this area serves to protect the features associated with the floodplain and the required 10 metre buffer. Additionally, the site has been designed to provide a midblock amenity space which will provide for green space and pedestrian connection through the site.

Municipal Services

A concern was raised with respect to the impact of the proposed development on sanitary sewer and watermain capacity in this area. Infrastructure Planning and Development Engineering staff have reviewed the submitted Functional Servicing and Stormwater Management Report and associated civil engineering plans in support of the proposed development and are satisfied that the proposed development can be accommodated with no an adverse impact on the existing municipal services.

Page 11

Waste Management Design

A concern was raised with respect to the need to address the City's Waste Management Design and Collection Standards. The proposed development meets the City's Community Services Department requirements and therefore has advised of no concerns with the proposed development.

Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications, including, but not limited to, York Region, TRCA, the City's Engineering Division, the City's Heritage and Urban Design Section, as well as the City's Park and Natural Heritage Planning Section. As noted above, minor technical comments remain to be addressed as part of the related Site Plan approval process that is nearing approval.

Recommendation:

Staff has undertaken a comprehensive review and evaluation of the subject Zoning By-law Amendment and draft Plan of Subdivision applications and are in support of same, for the following principal reasons:

- the proposed development conforms with the locational criteria for the medium density residential development as well as the height and density permissions of the **Neighbourhood** designation of the Plan;
- the proposed development is consistent with the contemplated height and density of the Council-approved Tertiary Plan;
- the environmental features have been appropriately delineated to the satisfaction of the TRCA and the City's Parks and Natural Heritage Planning staff pursuant to the policies of the Plan and Tertiary Plan. Further, the environmental lands and associated 10 metre buffer will be appropriately zoned to ensure the long term protection of the lands;
- Block 1 on the draft Plan of Subdivision is intended to provide for half of the future Sorrento Drive right-of-way the which will facilitate the future extension of Sorrento Drive as contemplated pursuant to the Plan and Tertiary Plan;
- the applicants have satisfactorily addressed all City Department and external agency comments as it relates to their Zoning By-law Amendment and draft Plan of Subdivision applications;
- the applicant shall register restrictions over the subject lands under Section 118 of the *Land Titles Act* prior to the By-law being brought forward to a Council meeting to ensure that individual POTLs are not conveyed to future homeowners prior to condominium registration; and,
- the submission of Private Street Naming, Municipal Addressing and Part Lot Control Exemption applications will be required in the future to implement the development proposal.

Page 12

On the basis of the preceding, Planning staff finds that the proposed development has appropriate regard for, and is considered consistent with, the policy direction for this area as articulated in the Plan and Tertiary Plan. Accordingly, it is recommended that the proposed Zoning By-law Amendment and draft Plan of Subdivision applications be approved subject to the conditions and direction outlined in this report.

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.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicants have submitted a Sustainability Performance Metrics Tool in support of their Site Plan application to demonstrate how the proposed development achieves the minimum threshold score of 32 points in order to receive Site Plan approval. The proposed development has achieved the minimum threshold of 32 points (refer to Appendix D). The proposed development will require a total of 103.25 persons equivalent of servicing allocation (less 16.45 persons equivalent has been credited from the existing dwellings). The authority to assign servicing allocation to the Commissioner of Planning and Building services is recommended to be released in accordance with By-law 109-11 at the appropriate time.

Financial/Staffing/Other Implications:

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

Page 13

Relationship to Strategic Plan:

The recommendations of this report are aligned with **Pillar 1: Growing Livable, Sustainable Community**, in supporting a range of housing options and affordability and by ensuring the City's natural and environmental assets are protected and rehabilitated, on the basis that the development proposal supports a diversified range of dwelling unit sizes within the City and protects the adjacent environmental lands by maintaining adequate buffers and development limits pursuant to the policies of the Plan.

Climate Change Considerations:

The recommendations of this report are generally aligned with Council's climate change considerations as the design of the proposed development achieves the minimum threshold score of the City's Sustainability Metrics and that sustainability commitments relating to site and building design which will be secured through the Site Plan Agreement.

Conclusion:

The applicants are seeking Council's approval of their Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development comprised of 42 townhouse dwellings on its land holdings. Staff has completed a comprehensive review and evaluation of the proposed development and is of the opinion that the submitted applications conform with the overarching principles of the Plan, are appropriate in the context of the area and represent good planning. On the basis of the preceding, staff recommends approval of the proposed development, subject to the conditions and direction outlined in this report.

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, Extract Council Public Meeting C#18-19 held April 17, 2019
- Appendix B, Draft Zoning By-law
- Appendix C, Draft Plan of Subdivision Conditions
- Appendix D, Sustainability Metrics Summary
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Weldrick Road West Tertiary Plan
- Map 6, Proposed Draft Plan of Subdivision
- Map 7, Proposed Draft Plan of Condominium
- Map 8, Proposed Site Plan

Page 14

- Map 9, Proposed Revised Site Plan
- Map 10, Proposed Elevation Plans

Page 15

Report Approval Details

Document Title:	SRPBS.24.071 - Request for Approval - D02-18028 and D03-18014.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.24.071 - Appendix A.doc- SRPBS.24.071 - Appendix B.docx- SRPBS.24.071 - Appendix C.docx- SRPBS.24.071 - Appendix D.docx- SRPBS.24.071 - Map 1 - Aerial Photograph.docx- SRPBS.24.071 - Map 2 - Neighbourhood Context.docx- SRPBS.24.071 - Map 3 - Existing Zoning.docx- SRPBS.24.071 - Map 4 - Official Plan Designation.docx- SRPBS.24.071 - Map 5 - Weldrick Road West Tertiary Plan.docx- SRPBS.24.071 - Map 6 - Proposed Draft Plan of Subdivision.docx- SRPBS.24.071 - Map 7 - Proposed Draft Plan of Condominium.docx- SRPBS.24.071 - Map 8 - Proposed Site Plan.docx- SRPBS.24.071 - Map 9 - Proposed Revised Site Plan.docx- SRPBS.24.071 – Map 10 – Proposed Elevations Plan.docx
Final Approval Date:	May 25, 2024

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

Deborah Giannetta - May 24, 2024 - 6:16 PM

Maria Flores on behalf of Gus Galanis - May 24, 2024 - 7:18 PM

Darlene Joslin - May 25, 2024 - 5:19 PM