



## **Staff Report for Council Public Meeting**

**Date of Meeting:** May 13, 2025

**Report Number:** SRPBS.25.053

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.25.053 – Request for Comments –  
Official Plan Amendment and Zoning By-law  
Amendment – Inspired Estate Inc. – City File  
OPA-25-0001 and ZBLA-25-0001

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### **Owner:**

Inspired Estates Inc.  
43 Conklin Crescent  
Aurora, Ontario  
L4G 0Z3

### **Agent:**

Innovative Planning Solutions  
647 Welham Road, Unit 9  
Barrie, Ontario  
L4N 0B7

### **Location:**

Legal Description: Part of Lots H and J, Registered Plan 1916  
Municipal Address: 11 Harris Avenue

### **Purpose:**

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPBS.25.053 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Inspired Estates Inc. for lands known as Part of Lots H and J, Registered Plan 1916 (Municipal Address: 11 Harris Avenue), City Files OPA-25-0001 and ZBLA-25-0001, be received for information purposes only and that all comments be referred back to staff.

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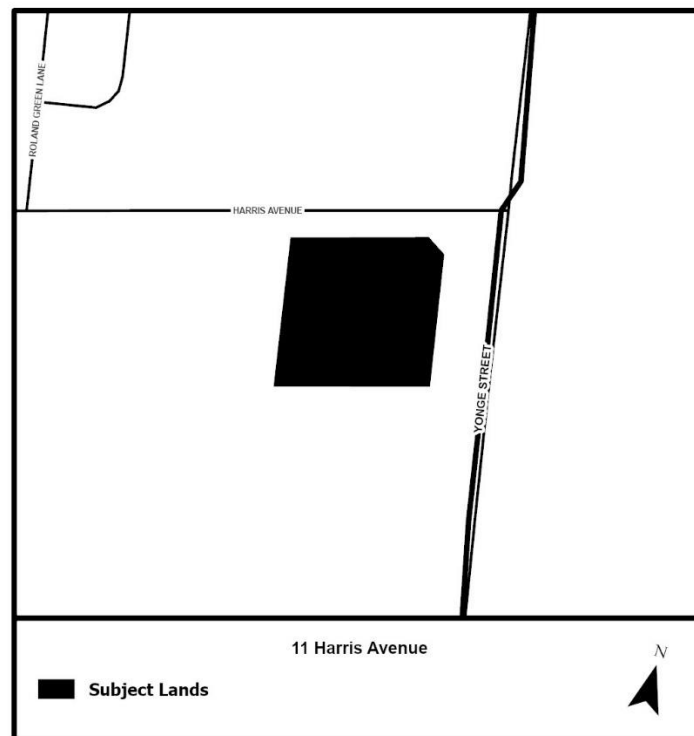
### Contact Persons:

- Giuseppe Russo, Planner II, 905-771-2403
- Kaitlyn Graham, Acting Manager Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

### Report Approval:

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:



### Key Messages:

- the applicant is seeking approval of Official Plan and Zoning By-law Amendment applications to permit a ten (10) storey high density mixed-use residential/commercial development to contain 119 residential apartment dwelling units, 269.38 square metres (2,899.58 square feet) of ground floor commercial space, at a density of 3.26 Floor Space Index (FSI) on its landholdings; and,

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- 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*.

### Background:

The subject Official Plan and Zoning By-law Amendment applications were received by the City and deemed complete on January 20, 2025. The applications and supporting materials were circulated to relevant City departments and external agencies for review and comment. Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

### Discussion:

#### Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Yonge Street and Harris Avenue. The lands have frontages of 49.61 metres (162.77 feet) along Yonge Street and 52.24 metres (171.39 feet) along Harris Avenue and, a total lot area of 0.33 hectares (0.80 acres). The lands support an existing single detached dwelling which is proposed to be demolished to facilitate the subject development. Surrounding uses include Harris Avenue to the north beyond which is an existing used car dealership (Summit Auto Broker) which has been approved for an eight (8) storey mixed use development (City Files D01-20017 and D02-20032), Yonge Street to the east beyond which is the Summit Golf and Country Club, existing townhouse dwellings to the south and an approved medium density townhouse development currently under construction to the west (City Files D02-17002 and D03-17004).

#### Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a high density, mixed-use development on its land holdings. The proposed development is to be comprised of a ten (10) storey high rise building to contain 119 apartment units, 269.38 square metres (2,899.58 square feet) of commercial space at grade, indoor and outdoor amenity space including a rooftop amenity area, and three (3) levels of underground parking. Additionally, the proposed development is to be accessed via a driveway to/from Harris Avenue which is to be located at the west limit of the site.

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

- Lot Area:** 3,257 square metres (35,058.06 square feet)
- Lot Frontage (Harris Ave.):** 52.24 metres (171.3911 feet)
- Lot Frontage (Yonge St.):** 49.6 metres (162.77 feet)
- Total Number of Units:** 119
- Building Height:** 10 Storeys and (35.71 metres (117.16 feet))

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- **Total Gross Floor Area:** 10,398.89 square metres (111,933.65 square feet)
  - **Total Residential Area:** 9,417.59 square metres (101,370.10 square feet)
  - **Total Commercial Area:** 269.38 square metres (2,899.58 square feet)
- **Density:** 3.26 Floor Space Index (FSI)
- **Total Parking Spaces:** 162
  - **Residential:** 131
  - **Visitor:** 18
  - **Commercial** 13
- **Underground Parking:** 3 levels
- **Total Amenity Space:** 359.36 square metres (3,868.12 square feet)
  - **Outdoor Amenity:** 225.10 square metres (2,422.96 square feet)
  - **Indoor Amenity:** 134.26 square metres (1,445.16 square feet)

### 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;
- Affordable Housing Template;
- Development Charge Certificate;
- Architectural Plans including Building Elevations with Angular Plane, Site Plans, Floor Plans, and Building Sections;
- Shadow Study;
- Exterior Materials Board;
- Urban Design Brief;
- Arborist Report and Tree Inventory and Preservation Plan;
- Landscape Plans;
- Archaeological Assessment – Stage 1;
- Phase 1 Environmental Site Assessment;
- Hydrogeological Report;
- Geotechnical Investigation;
- Functional Servicing and Stormwater Management Report;
- Site Grading Plan;
- Site Servicing Plan;
- Scoped Natural Heritage Evaluation (including Oak Ridges Moraine Conformity Statement and Landform Conservation Assessment);
- Traffic Impact Study;
- Pedestrian Level Wind Study; and,
- Noise Feasibility Study.

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### Official Plan and Zoning By-law Amendment Applications

The applicant is seeking Council's approval of its Official Plan Amendment application to add a site-specific exception to the **Regional Mixed-Use Corridor** designation policies applicable to the subject lands in order to facilitate the proposed development. The site specific policies proposed are as follows:(refer to Appendix "A"):

- an increase in the maximum permitted building height from 6 to 10 storeys; and,
- an increase in the maximum permitted density from 2.0 to 3.3 FSI.

The related Zoning By-law Amendment application would rezone the subject lands from **Urban (UR) Zone** under by-law 128-04, as amended, to **Multiple Residential One (RM1) Zone** under By-law 235-97, as amended, with site-specific development standards to implement the proposed development (refer to Appendix "B").

### Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Planning Statement*, 2024 (the "PPS"), the *Oak Ridges Moraine Conservation Plan*, 2017 (the "ORMCP"), the Regional Official Plan, 2022 (the "ROP"), and the City of Richmond Hill Official Plan, 2010 (the "Plan"). Staff notes that the City is currently conducting a Municipal Comprehensive Review (MCR) to update the Plan as necessary to align with recent Provincial and Regional planning direction. The following sections provide an overview of the policies relevant to the subject applications.

### York Region Official Plan

On June 6, 2024, *Bill 185, Cutting Red Tape to Build More Homes Act* received Royal Assent bringing into effect a series of changes to the *Planning Act* among which included the removal of planning responsibilities from the Regional Municipality of York (the "Region"). Effective July 1, 2024, the Region no longer has planning responsibilities under the *Planning Act* and is no longer the approval authority of the City's Plan or its amendments. Accordingly, the ROP is now deemed to be an Official Plan of the City of Richmond Hill.

The subject lands are designated **Urban Area** in accordance with Map 1 – Regional Structure of the ROP. The **Urban Area** is envisioned to support a wide range of land uses and to accommodate a significant portion of the planned growth within the Region. Growth within York Region is to be accommodated within the **Urban Area** whereby **Regional Corridors** will serve as locations for the highest densities and greatest mix of uses, as determined by the local municipality, with consideration for local community context and character. Development within **Regional Corridors** is to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian and cyclist friendly, and transit supportive. The subject lands are also identified as being located on a **Regional Rapid Transit Corridor** in accordance with Map 10 – Rapid Transit Network of the ROP but are not located within a Protected Major Transit Station Area (PMTSA) or a Future Major Transit Station Area.

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Notwithstanding the above, the City of Richmond Hill Official Plan is to be relied upon to set out more specific policies related to land use and design that refine the broader direction established in the ROP.

### 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 3). The predominant land uses and activities within the **Regional Mixed-Use Corridor** are to be mixed-use, pedestrian-friendly and transit-oriented. Further, 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. Accordingly, the **Regional Mixed-Use Corridor** designation supports a range and mix of uses, including medium and high density residential uses as well as a full range of commercial, retail and office uses. Development within this portion of the **Regional Mixed-Use Corridor** shall have a maximum density of 2.0 FSI in accordance with **Policy 4.6.1.8** and a maximum building height of six (6) storeys with the tallest buildings directed to the Yonge Street frontage in accordance with **Policies 4.6.1.11.b** and **4.6.1.11.c** of the Plan.

Further to the above, development is subject to the design criteria set out under **Section 3.4.1** of the Plan. As the proposed building is taller than 9 storeys, the design criteria applicable to high-rise development would apply. In this regard, high-rise buildings shall generally have a slender floorplate above the podium of approximately 750 square metres (8,072 square feet) and shall be designed with sufficient separation distances of approximately 25 metres (82 feet) between proposed and existing towers to maintain appropriate light, view and privacy conditions.

As the proposed development contemplates a high-rise built form along a corridor adjacent to the **Neighbourhood** designation, the development must also adhere to the principle of a 45-degree angular plane. The applicant has submitted an Urban Design Brief, Shadow Study, Wind Study, and Architectural Plans in support of their applications. These plans and reports have been reviewed by Urban Design and Heritage staff who have provided comments which are summarized in later sections of this report.

In addition, high density development is subject to the City's affordable housing policies as set out in **Section 3.1.5** of the Plan, which require a minimum of 25% of new housing units within the **Settlement Area** to be affordable, and a minimum of 5% of units to contain three (3) or more bedrooms. In this regard, the applicant has submitted an Affordable Housing Template in support of the development applications which does not propose any of the units to be affordable but does identify 13 of the units or 11% of the proposed units to contain three (3) or more bedrooms.

The subject lands are further situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with Schedule A3 - Settlement Area of the Plan and the ORMCP, and within an area of High Aquifer Vulnerability with portions of lands within Landform Conservation Area Category 1 and Category 2 in accordance with Schedules

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A5 and A6 of the Plan. Under the provisions of the ORMCP and according to **Section 3.2.1.1.18** of the Plan, all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP. In this regard, the applicant has submitted a Natural Heritage Evaluation, inclusive of an Oak Ridges Moraine Conformity Statement and a Landform Conservation Assessment which have been reviewed by the City's Park and Natural Heritage Planning Section and the comments have been summarized in later sections of this report.

### Harris-Beech Neighbourhood Infill Study

The subject lands are located within the area of the Harris Beech Neighbourhood Infill Study (the "Study") as identified under **Section 4.9.1.1.3** of the Plan and shown on Appendix 9 of the Plan. The Study area encompasses the lands located between Yonge Street to the east, the rear of the properties along the west side of Beech Avenue, Jefferson Sideroad to the north and the rear of the properties along the south side of Harris Avenue. The Study was approved by Council on February 24, 2014 along with a supporting Master Environmental Servicing Plan (MESP).

The objective of the Study is to establish a framework to guide potential future development in the Study area over the long-term. The Study includes four (4) development scenarios and urban design criteria that will guide the development within the Study area. The infill study contemplates mixed-use buildings along Yonge Street, medium density residential along Jefferson Sideroad and predominantly low density within the neighbourhood. The proposed mixed-use building is consistent with the designated location for a Mixed-Use/Commercial land use along Yonge Street as identified in all four (4) scenarios of the Study.

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

### Zoning By-law

The subject lands are zoned **Urban (UR) Zone** under by-law 128-04, as amended, (refer to Map "4"). The **Urban (UR) Zone** generally permits existing building and structures, single detached dwellings, and home businesses and do not permit the proposed development. As noted previously in this report, the applicant is seeking to rezone the subject lands to **Multiple Residential One (RM1) Zone** under By-law 235-97, as amended, to add the proposed "apartment dwelling" use and to introduce site-specific development standards to facilitate the development proposal. The following table provide a summary of the site-specific development standards proposed within the **RM1 Zone** under by-law 235-97, as amended, relative to the site-specific provisions proposed to facilitate the development proposal:

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<b>Development Standard</b>	<b>Proposed Development RM1XX Zone Standard By-law 235-97, as amended</b>
Minimum Front Yard Setback	2.5 metres (8.20 feet)
Minimum Side Yard Setback	6 metres (19.69 feet)
Minimum Flankage Yard Setback	3 metres (9.84 feet)
Minimum Rear Yard Setback	9 metres (29.53 feet)
Maximum Lot Coverage	50%
Minimum Parking Spaces <ul style="list-style-type: none"> <li>One Bedroom</li> <li>Two Bedroom</li> <li>Three Bedroom</li> <li>Visitor</li> <li>Commercial</li> </ul>	1/unit 1.2/unit 1.5/unit 0.15/unit 4/100 sq.m. (4/1,076.4 sq.ft.)
Minimum Landscaping Strip	1.5 metres (4.92 feet)
Maximum Building Height	40 metres (131.23 feet)
Minimum Outdoor Amenity Space	2 sq.m. per unit (21.53 sq.ft. per unit)

Additionally, on March 26, 2025, Council enacted the Comprehensive Zoning By-law related to the City's Centres and Corridors (By-law 30-25) which will zone the lands **Regional Mixed Use Corridor Two (RMU-COR2) Zone** (refer to Map "5"). At the time of writing this report, By-law 30-25 is within its appeal period and is not in full force and effect. The appeal period is set to end on April 28, 2025. Should By-Law 30-25 become final and binding, the current in force by-law for the subject lands will be repealed and By-law 30-25 will apply to the subject lands. The **RMU-COR2 Zone** permits a range of housing types including but not limited to mid-rise and low-rise apartment dwellings, townhouse dwellings, and a range of non-residential uses. A preliminary review of the proposed site-specific provisions to facilitate the development proposal relative to the **RMU-COR2 Zone** is under By-law 30-25 is summarized in the following table below:

<b>Development Standard</b>	<b>RMU-COR2 Zone</b>	<b>Proposed RMU-COR2 Zone</b>
Minimum Front Yard Setback	3 metres (9.84 feet)	<b>2.5 metres (8.20 feet)</b>
Minimum Side Yard Setback	7.5 metres (24.61 feet)	<b>6 metres (19.69 feet)</b>
Minimum Flankage Yard Setback	3 metres (9.84 feet)	3 metres (9.84 feet)
Minimum Rear Yard Setback	7.5 metres (24.61 feet)	9 metres (29.53 feet)
Maximum Lot Coverage	N/A	50%
Minimum Parking Spaces <ul style="list-style-type: none"> <li>One Bedroom</li> <li>Two Bedroom</li> <li>Three Bedroom</li> <li>Visitor</li> <li>Commercial</li> </ul>	0.9/unit 1/unit N/A 0.15/unit 3/100 sq.m. (3/1,076.4 sq.ft.)	1/unit 1.2/unit 1.5/unit 0.15/unit 4/100 sq.m. (4/1,076.4 sq.ft.)
Minimum Landscaping	20%	<b>1.5 metre (4.92 feet)</b>
Maximum Building Height	6 Storeys	<b>10 Storeys</b>
Minimum Outdoor Amenity Space	2 sq.m. per unit (21.53 sq.ft. per unit)	2 sqm. per unit (21.53 sq.ft. per unit)
Maximum Floor Space Index	2.0	<b>3.26</b>



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The draft Zoning By-law submitted by the applicant in support of its development proposal is currently under review (refer to Appendix “B”). The appropriateness of the proposed parent by-law, zone category, uses, development standards, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with respect to policy conformity, compatibility, design and function.

### City 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. Comments have been received from the City’s Building Services – Zoning Division, as well as Alectra Utilities, Rogers, Enbridge, the York Region District School Board, and the York Catholic 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 and have not been appended to this report.

The applications remain under review by the City’s Financial Division, Fire and Emergency Services Division, as well as the Regional Municipality of York. The following is a summary of the main comments received to date.

### Heritage and Urban Design Section

The City’s Heritage and Urban Design Section have reviewed the subject development applications in accordance with the City’s Plan and the City-wide Urban Design Guidelines and have provided comments related to the applicant’s site-specific amendments related to the proposed height, massing, and built form, particularly in relation to the City’s urban structure and high-rise design policies. Staff have expressed concerns relating to the proposed height, noting that the development does not align with the City Structure of the Plan which permits building heights of up to six (6) storeys within this portion of the **Regional Mixed-Use Corridor** designation. Staff recommends reducing the building height to better align with the policies of the Plan and the context of the surrounding area which is characterized predominantly by low and mid-rise buildings. Staff have further provided comments on the applicant’s submitted Angular Plane Analysis, Shadow Study, and Wind Study in this regard.

Further to the above, Heritage and Urban Design Section staff have also provided comments with respect to site organization, including the need to provide for appropriate landscape buffers and plantings adjacent to neighbouring properties and to explore design strategies that would provide meaningful, at-grade amenity space and landscaping on site. In addition, staff have recommended the integration of the parking ramp into the building massing, incorporating low impact design features into a future site plan application, relocating unsightly building elements (i.e. exhaust vents, transformer, and other utilities) away from the public realm and providing direct access for grade related units to a public sidewalk.

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It is noted that the Stage 1 Archaeological Assessment submitted has recommended that a Stage 2 Archaeological Assessment be conducted for the lands (refer to Appendix “C”).

### **Park and Natural Heritage Planning Section**

The City’s Park and Natural Heritage Planning staff have reviewed the development applications and have provided comments related to the provision of outdoor amenity space in relation to the draft Zoning By-law Amendment and have requested the applicant explore opportunities to provide at-grade/ground level outdoor private amenity space. Staff have further recommended revisions to the proposal in order to provide for sufficient setbacks, including a 3 metre (9.84 feet) setback from Yonge Street to provide adequate growing space for tree plantings, as well as to maintain a 2.5 metre (8.2 feet) setback from neighbouring properties to provide landscaped screening. Staff have further advised that the parkland dedication resulting from this development would not yield a park of viable size and therefore recommend Council accept cash-in-lieu of parkland dedication. Lastly, staff have provided technical comments regarding tree plantings and landscape plan considerations which are to be addressed through a future Site Plan application (refer to Appendix “D”).

### **Infrastructure Planning and Development Engineering**

The City’s Infrastructure Planning and Development Engineering Division has reviewed the subject development applications and provided technical comments relating to functional servicing and stormwater management, noise, transportation, and hydrogeological matters. Staff have identified the need to revise the Functional Servicing and Stormwater Management Report to ensure conformity with the applicable Urban Master Environmental Servicing Plan (UMESP) specifically as it relates to storm, sanitary, water systems, stormwater management, and impacts to groundwater and surface water resources. Staff have further requested revisions to the plans and materials submitted to address comments related to parking, access, and transportation analysis, in addition to providing comments to be addressed through the detailed design stage (refer to Appendix “E”).

### **Community Services – Waste Management Section**

The City’s Community Services Division – Waste Management Section has reviewed the development applications and has requested additional information to demonstrate achievement of the City’s waste standards and specifications related to access route design details pertaining to minimum travel route widths, turning radii and vertical clearances. Specific comments have also been provided with respect to waste storage, separation and collection for the proposed development including the size and location of waste areas and loading space requirements. Staff notes that a separate waste storage room must be provided for the commercial uses that cannot be connected to the residential waste storage room (refer to Appendix “F”).

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### Development Planning Division

Planning staff has undertaken a preliminary review of the applicant's development proposal, including the plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed 10 storey building represents a departure from the urban structure of the Plan that directs the intensification and growth to **Key Development Areas** and Local Centres. Further analysis may be required to assess the implications of this deviation on the surrounding context;
- the Region of York no longer has Planning approval authority, the ROP is now deemed to be the Official Plan of the City of Richmond Hill. As such, the proposed applications will need to be further evaluated in the context of both the Region and City's Plans with respect to the **Urban Area** and **Community Area** designations;
- the proposed 10 storey building is classified as a high-rise building and exceeds the maximum permitted building height and density for this portion of the **Regional Mixed-Use Corridor** where a maximum building height of 6 storeys and FSI of 2.0 is permitted;
- the proposed 10 storey building does not adhere to the urban design policies applicable to high rise buildings pursuant to **Section 3.4.1** of the Plan, particularly with respect to providing for a slender floorplate and defined podium;
- the proposed mixed-use building is consistent with the planned location for **Mixed-Use/Commercial** land uses as identified in all four (4) scenarios of the **Harris-Beech Infill Study**. However, the Study does not contemplate high-rise, high-density development;
- the submitted Stage 1 Archaeological Assessment recommends that a Stage 2 Archaeological Assessment be completed for the property as the area has archaeological potential;
- the applicant is encouraged to work with staff to explore opportunities to provide at-grade/ground level outdoor private amenity space to support the proposed development;
- in accordance with **Section 3.1.5** of the Plan, a minimum of 25% of new housing units within the **Settlement Area** shall be affordable and 5% shall contain three (3) or more bedrooms. The applicant is required to demonstrate how the proposed development will contribute to the City's affordable housing targets;
- the applicant is seeking Council's approval to rezone its landholdings to the **Multiple Residential One (RM1) Zone** under By-law 235-97, as amended. Based on a preliminary review at the time of the preparation of this report, staff recommend consideration of the **Village Centre Commercial (VCC) Zone** which permits an apartment dwelling use as proposed among other standards relevant to the proposed development. In addition, future submissions of the Zoning By-law amendment will also need to address the provisions of the **RMU-COR2 Zone** under By-law 30-25. Staff will continue to review the appropriateness of the proposed development standards;

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- the proposed development will be evaluated against the City-wide Urban Design Guidelines as it relates to design, compatibility and acceptable transition within the public realm;
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the subject development proposal; and,
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development.

### **Financial Implications:**

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

### **Relationship to Strategic Plan 2024-2027:**

The recommendation of this report does not have any direct implications with respect to Council's 2024-2027 Strategic Plan. An overview of how the subject applications align 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.

### **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" – Draft Official Plan Amendment
- Appendix "B" – Draft Zoning By-Law Amendment
- Appendix "C" Memo from Heritage and Urban Design, dated March 6, 2025
- Appendix "D" Memo from Park and Natural Heritage Planning dated March 4, 2025
- Appendix "E" Memo from Infrastructure Planning and Development Engineering, dated March 6, 2025
- Appendix "F" Memo from Community Services – Waste Management, dated February 20, 2025
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Land Use Designation
- Map 4 – Existing Zoning
- Map 5 – Existing Zoning By-law 30-25
- Map 6 – Proposed Elevations
- Map 7 – Proposed Site Plan
- Map 8 – Concept Rendering

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- Map 9 – Harris-Beech Infill Study – Scenario D

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### Report Approval Details

Document Title:	SRPBS.25.053 Request for Comments OPA and ZBLA 11 Harris.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A Draft OPA-.pdf</li><li>- Appendix B Draft ZBLA-.pdf</li><li>- Appendix C Comments-HUD-2025-03-06.pdf</li><li>- Appendix D Comments PNHP.pdf</li><li>- Appendix E Comments Engineering.pdf</li><li>- Appendix F - Waste Comments.pdf</li><li>- Map 1 Aerial Photograph.docx</li><li>- Map 2 Neighbourhood Context.docx</li><li>- Map 3 Official Plan Designation.docx</li><li>- Map 4 Existing Zoning.docx</li><li>- Map 5 Existing Zoning - bylaw30-25.docx</li><li>- Map 6 Proposed Elevations.docx</li><li>- Map 7 Proposed Site Plan.docx</li><li>- Map 8 Concept Rendering.docx</li><li>- Map 9 Infill Study Development Scenario D.docx</li></ul>
Final Approval Date:	Apr 24, 2025

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

**Deborah Giannetta - Apr 23, 2025 - 6:54 PM**

**Gus Galanis - Apr 24, 2025 - 8:51 AM**

**Darlene Joslin - Apr 24, 2025 - 10:06 AM**