



Staff Report for Council Public Meeting

Date of Meeting: June 10, 2025

Report Number: SRPBS.25.056

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.056 – Request for Comments –
Revised Official Plan and Zoning By-law
Amendment Applications – Mason Sanglakhi
and 2101071 Ontario Inc. – City Files D01-21006
and D02-21011

Owners:

Mason Sanglakhi and 2101071 Ontario Inc.
10212 Yonge Street, Unit 200
Richmond Hill, Ontario
L4C 3B6

Agent:

MEHI Planning Services
28 Ellery Drive
Richmond Hill, Ontario
L4C 8Z6

Location:

Legal Description: Part of Lot 69, Concession 1, W.Y.S.
Municipal Addresses: 13564 and 13580 Yonge Street and 40 Coon's Road

Purpose:

A request for comments concerning revised Official Plan and Zoning By-law Amendment applications to permit a mixed use mid-rise and low density residential on the subject lands.

Recommendation:

- a) That Staff Report SRPBS.25.056 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Mason Sanglakhi and 2101071 Ontario Inc. for lands known as Part of Lot 69, Concession 1, W.Y.S.

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(Municipal Addresses: 13564 and 13580 Yonge Street and 40 Coon's Road), City Files D01-21006 and D02-21011, be received for information purposes only and that all comments be referred back to staff.

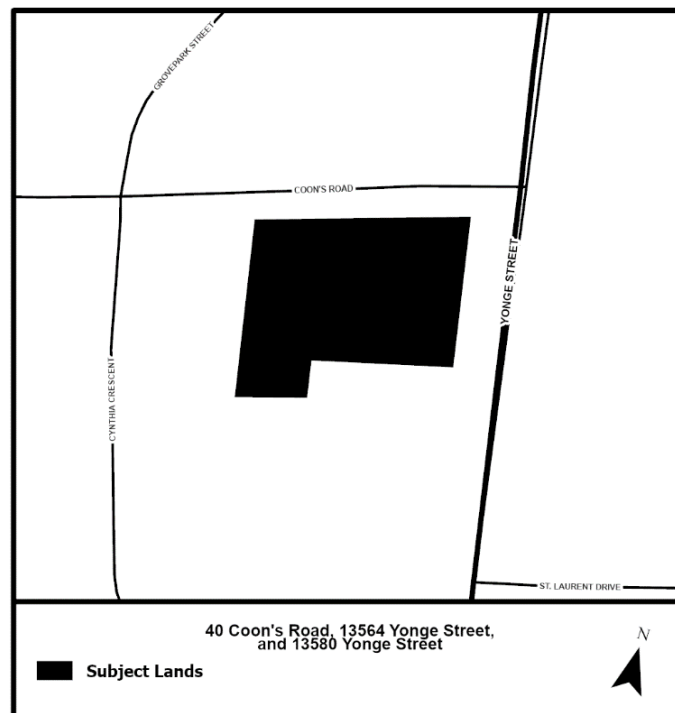
Contact Person(s):

- Darren Ding, Planner II, Development Planning, phone number 905-771-2459 and/or
- Matthew Shilton, Manager of Development Planning, phone number 905-747-6312
- Deborah Giannetta, Director of Development Planning, phone number 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, phone number 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:



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Key Messages:

- the applicant has submitted revised Official Plan Amendment and Zoning By-law Amendment applications to permit an eight (8) storey residential apartment building, twelve (12) townhouse dwelling units and one (1) single-detached dwelling on the subject lands; and,
- 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:

On June 28, 2021, the applicant submitted Official Plan and Zoning By-law Amendment applications to permit an (8) eight storey residential apartment building on the subject lands (refer to Map 6). The applications were heard at the October 20, 2021 Council Public Meeting (Staff Report SRPI.21.096) and all comments were referred back to staff (refer to Appendix A). At the meeting, a number of concerns were raised by members of the public and Council related to the proposed underground parking in light of existing hydrological conditions, increased traffic in the surrounding area, building massing and shadowing, the appropriateness of the proposed building height, and potential child safety concerns associated with the proposed development.

The applicant subsequently acquired the lands know municipally as 40 Coon's Road and have revised the development proposal to include these additional lands to accommodate twelve (12) townhouse dwellings and one (1) single-detached dwelling in addition to an eight (8) storey residential apartment building. The revised Official Plan and Zoning By-law Amendment applications and supporting materials were submitted and deemed complete by the City on April 3, 2025. The revised applications have been circulated to relevant City departments and external agencies for review and comment.

The purpose of this report is to seek comments from Council and the public with respect to the applicant's revised development proposal pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Discussion:

Site Location and Adjacent Uses

The subject lands are comprised of three contiguous properties located at the southwest corner of Yonge Street and Coon's Road having a total combined lot area of 0.88 hectares (2.18 acres) (refer to Map 1). The lands are currently occupied by two single detached dwellings that are to be demolished to facilitate the proposed development. Abutting uses include an established low-density residential neighbourhood to the west, Coon's Road to the north beyond which are low-density residential uses, vacant lands to the south that are subject to inactive applications for a proposed mixed-use development consisting of a four-storey office building, a four-storey residential building and 10 townhouse dwelling units (City Files D01-18006, D02-

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18032 and D03-18017), and Yonge Street to the east beyond which are future residential development blocks along Yonge Street that form part of the larger subdivision (City File D03-93005) (refer to Map 2). The subject lands are located along the Yonge Street Rapid Transit Corridor.

Revised Development Proposal

The applicant is seeking Council's approval of its revised Official Plan and Zoning By-law Amendment applications to permit an eight (8) storey residential apartment building to be comprised of 272 units, twelve (12) townhouse dwelling units and one (1) single-detached dwelling on its land holdings (refer to Maps 6 to 9). A full move access is proposed from Coon's Road as well as a right-in, right-out access from Yonge Street. Parking is to be accommodated within two levels of underground parking with some visitor parking spaces to be located at grade.

The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted in support of its development proposal:

- **Lot Area:** 0.88 hectares (2.18 acres)
- **Total Gross Floor Area:** 24,542 square metres (264,167.89 square feet)
- **Total Dwelling Units:** 285
 - **Apartment:** 272
 - **Townhouse Dwelling:** 12
 - **Single Detached:** 1
- **Building Heights:**
 - **Apartment:** 8 storeys or 30.59 metres (100.36 feet)
 - **Townhouse:** 3 storeys or +/-9.75 metres (+/-31.99 feet)
 - **Single Detached:** 3 storeys or +/- 9.09 metres (+/-29.82 feet)
- **Overall Density:** 324 units per hectare (130.7 units per acre) or 2.78 Floor Space Index (FSI)
- **Total Parking Spaces:** 371
 - **Residential Spaces:** 328
 - **Visitor Spaces:** 43 (including 3 accessible spaces)
- **Bicycle Parking Spaces:** 226
- **Underground Parking:** 2 levels
- **Amenity Space:** 394 square metres (4,240.98 square feet)
 - **Indoor:** 324 square metres (3,487.51 square feet)
 - **Outdoor:** 70 square metres (753.47 square feet)

The key differences between the applicant's previous development proposal (October 2021) and the current development proposal are as follows:

- the applicant's landholdings now include additional lands (40 Coon's Road) and the development proposal has been revised to include 12 block townhouse units and

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one single-detached dwelling in addition to the proposed apartment building on the subject lands;

- the total number of dwelling units has increased from 214 to 285 with the inclusion of the townhouse and single-detached dwellings and the redesign of the proposed apartment building;
- the overall site density has been reduced from 3.05 to 2.78 FSI since the density is now to be calculated across the applicant's revised land holdings which have a mixed land use designation; and,
- an increase in the proposed parking supply from 341 to 371 spaces.

It should be noted that a related Site Plan application (City File SP-25-0007) has been submitted concurrently with the subject Official Plan and Zoning By-law Amendment applications. At the time of preparation of this report, the Site Plan application is under review by relevant departments and external agencies.

Revised Official Plan and Zoning By-law Amendment Applications

In order to facilitate the subject revised development proposal, the applicant is proposing a site-specific exception under **Chapter 6** of the City's Official Plan to amend the policies of the **Neighbourhood** and **Oak Ridges Local Centre** designations to permit residential uses including single detached dwelling, block townhouse and a mid-rise building, with a maximum site density of 325 units per hectare (131.6 units per acre) and a maximum building height of eight (8) storeys (refer to Appendix B).

Further, the applicant is also seeking approval of a related Zoning By-law Amendment application to rezone the lands from **General Commercial Two (GC2) Zone** under Zoning By-law 366-86, as amended, to **Yonge Street Commercial (YSC) Zone** under By-law 313-96, as amended, with site-specific development provisions in order to permit the proposed medium and high-density residential development (refer to Appendix C).

Supporting Documentation/Reports

- Planning Justification Addendum;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Development Application Summary;
- Site Plan;
- Survey;
- Architectural Drawing Set, including Renderings, Underground Parking, Floor and Roof Plans and Elevation Plans;
- Angular Plane Analysis;
- Sun and Shadow Study;
- Urban Design Brief;
- Landscape Plans;
- Natural Heritage Evaluation and Oak Ridges Moraine Conformity Statement;
- Arborist Report and Tree Preservation Plan;

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- Tree Preservation Plan;
- Landform Conservation Report;
- Construction Management Plans;
- Functional Servicing and Stormwater Management Report;
- Site Grading and Servicing Plans;
- Erosion and Sediment Control Plan;
- Traffic Impact Study inclusive of Site Circulation Review, Traffic Demand Management Plan and Parking Study;
- Waste Management Plans;
- Photometric Plans;
- Pedestrian Level Wind Study;
- Noise Impact Report;
- Geotechnical Investigation;
- Hydrogeological Report;
- Affordable Housing Template; and
- Sustainability Metrics.

Planning Analysis:

Staff has undertaken a preliminary review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Planning Statement* (2024) (the "PPS") and the City's 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.

Provincial Legislative and Policy Framework

On August 20, 2024, the Province of Ontario released the *Provincial Planning Statement 2024 (PPS 2024)*, to streamline land use planning within the Province by integrating the *Provincial Policy Statement, 2020* (the "PPS 2020") and the *Growth Plan for the Greater Golden Horseshoe, 2020* (the "Growth Plan") into a single, cohesive planning document. The PPS 2024 came into effect on October 20, 2024, and all municipal planning decisions must be consistent with the PPS 2024 as of that date.

In this regard, **Policy 2.1.6 of** the PPS 2024 is supportive of complete communities by including policies to accommodate an appropriate range and mix of land uses including housing options, transportation, employment, public service facilities and other institutional uses, including schools, child care facilities, long-term care facilities, places of worship and cemeteries, recreation, parks and open spaces.

On the basis of the preceding, the proposal shall be further reviewed to ensure conformity with the policies of the PPS 2024 and the applicable provisions of the *Planning Act* in a future recommendation report as required.

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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 municipalities of Peel, Halton and York. Effective July 1, 2024, these Regions no longer have planning responsibilities under the *Planning Act* and are no longer approval authorities of local municipal Official Plans. To that end, York Region is no longer the approval authority of the City's Official Plan and its amendments, and the York Region Official Plan 2022 ("ROP") is now deemed to be an Official Plan of the City of Richmond Hill.

The subject lands are located within the **Urban Area** in accordance with Map 1 (Regional Structure) and designated **Community Area** in accordance with Map 1A (Land Use Designations) of the ROP. Lands designated **Community Area** support a wide range and mix of uses and are intended to accommodate a significant portion of planned growth within the Region.

The ROP establishes a comprehensive policy framework that outlines a Regional intensification strategy, setting forth principles and objectives to guide the form and location of development across the Region, which are to be further refined through local planning policies. In accordance with **Section 4.4** of the ROP, intensification shall be directed within strategic growth areas, which consists of Regional Centers, subway stations, MTSAs, Regional Corridors, and local Centres and Corridors. It is noted that the subject lands are not located within proximity of a MTSA.

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood, Natural Core** and **Oak Ridges Local Centre**, in accordance with Schedule A2 – Land Use (refer to Map 3) of the City of Richmond Hill Official Plan (the Plan). Specifically, the western portion of the lands, 40 Coon's Road, is designated primarily **Neighbourhood** with a small area designated **Natural Core**. The eastern portion of the lands, 13564 and 13580 Yonge Street, are entirely designated **Oak Ridges Local Centre** as established through Official Plan Amendment 18.8 (OPA 18.8).

The **Neighbourhood** designation permits low density residential uses including single detached dwellings and provides opportunities for small-scale infill development, including medium density residential uses such as low-rise townhouses and walk up apartments. Further, the **Neighbourhood** designation allows development up to a maximum of three storeys, except on an arterial street where the maximum building height can be four (4) storeys. In accordance with **Section 4.9.2** of the Plan, development is to 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 and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

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The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine. Accordingly, the **Natural Core** designation permits fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential transportation, infrastructure, utilities, low-intensity recreational uses, unserviced parks and uses accessory thereto, subject to the policies in **Section 4.10.5.1.2** of the Plan. The Plan includes policies in which the City will seek dedication of key natural heritage features and their associated minimum protection zones through the development approval process to an appropriate Public Authority.

The **Oak Ridges Local Centre** designation permits medium and high-density residential uses among other uses. In accordance with **Section 4.3.2.1(7)** and Schedule F1 – Oak Ridges Local Centre Density Allocation of the Plan, a maximum building height of six (6) storeys is permitted, with a base building height of four (4) storeys and step-backs required above. Additionally, a maximum Floor Space Index (FSI) of 2.0 applies to the **Oak Ridges Local Centre** designation on the subject lands. Based on a preliminary review of the proposed development relative to the **Oak Ridges Local Centre** designation policies of the Plan, the proposal does not conform with the applicable height and density policies of the Plan.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with **Section 3.2.1.1 (18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

In accordance with Schedule A1 – Urban Structure and Schedule A4 – Key Natural Heritage Features (KNHF) and Key Hydrological Features of the Plan (KHF), the subject lands are adjacent to a **Greenway System** which includes a Significant Woodland feature to the east. **Policy 3.2.1.1 (27)** of the Plan requires applications for development or site alteration on lands within the minimum area of influence, but outside the KNHF, to submit a Natural Heritage Evaluation. In this regard, the applicant has submitted a Natural Heritage Evaluation which is currently being reviewed by City staff and the Toronto and Region Conservation Authority.

The lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands located within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. **Section 3.2.1.1 (37)** of the Plan identifies specific uses prohibited within an Area of High Aquifer Vulnerability such as storage of hazardous waste or liquid industrial waste and waste disposal sites.

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The lands are also located within a **Category 1 Oak Ridges Moraine Landform Conservation Area** in accordance with Schedule A6 – Landform Conservation Areas of the Plan. A Landform Conservation Area serves an important role in the ecological functions of the Oak Ridges Moraine. **Section 3.2.1.1 (35)** of the Plan identifies that disturbance within a Landform Conservation Area should be kept to a minimum for development within the **Settlement Area** and must demonstrate conformity with the provisions of the ORMCP.

A more detailed review of the subject applications and the supporting studies and documents will be undertaken to ensure the proposed development is in keeping with the policies of the ORMCP and the Plan.

Zoning By-law

The eastern portion of the subject lands (13564 and 13580 Yonge Street) are currently zoned **General Commercial Two (GC2) Zone** under Zoning By-law 366-86, as amended (refer to Map 4), which generally permits a range of business and professional offices as well as retail/commercial uses. The western portion (40 Coon's Road) are zoned under By-law 986 which does not contain specific zone categories. Neither zone category permits the proposed development and therefore, the applicant is seeking Council's approval to rezone the subject lands to **Yonge Street Commercial (YSC) Zone** under By-law 313-96, as amended, with site-specific development standards to permit the proposed development. The proposed **YSC Zone** permits apartment buildings and a range of commercial uses. However, it does not permit other forms of residential development, including single detached dwellings and block townhouse dwellings.

Below is a summary table that outlines the proposed site-specific development standards:

Development Standard	YSC Zone Standards under By-law 313-96, as amended	Proposed Development
Permitted Use(s)	Apartment	Single Detached Dwelling, Block Townhouse Dwelling
Minimum Lot Frontage onto Yonge Street	20 metres (65.62 feet)	Complies
Minimum Lot Area	0.2 hectares (0.49 acres)	Complies
Minimum Front Yard Setback	0 metres (0 feet)	Complies
Minimum Interior Side Yard Setback	6 metres (19.69 feet)	2.88 metres (9.45 feet)
Minimum Exterior Yard Setback	0 metres (0 feet)	Complies
Minimum Rear Yard Setback	7.5 metres (24.61 feet)	6 metres (19.69 feet)

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Maximum Building Height	4 storeys	30.59 metres (100.36 feet)
Maximum Density	75 units per hectare (30.36 units per acre)	325 units per hectare (131.6 units per acre)
Maximum Lot Coverage	NIL	50%

The appropriateness of the proposed 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 have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing this report.

Development Planning Division

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

- in accordance with **Section 4.9.1.2** of the Plan, medium-density residential uses such as low-rise townhouses may be permitted within the **Neighborhood** designation only where the site fronts an arterial street. Medium-density residential development may also be permitted to front a street, where the lands proposed for development are adjacent to an area designated Centre or Corridor, and as identified in a Concept Plan approved by Council in accordance with **Section 5.2** of the Plan. The proposed townhouses front an internal private road which does not meet the locational criteria for medium-density residential development;
- the limits of the **Natural Core** designation, including development limits and any related buffers that may be required will be confirmed through the review of the submitted Natural Heritage Evaluation;
- the **Oak Ridges Local Centre** designation permits a range of site-specific densities in accordance with Schedule F1 – Oak Ridges Local Centre Density Allocation of the Plan, which establishes a maximum FSI of 2.0 for the eastern portion of the subject lands. **Section 4.3.2.1(7)** of the Plan further requires a minimum height of 2 storeys, a maximum base building height of 4 storeys (after which a stepback is required for any additional storeys), and a maximum overall building height of 6 storeys. Additional review is required to determine whether the proposed apartment building should be considered eight (8) or nine (9) storeys in height, due to the inclusion of amenity and storage areas above the eighth storey in addition to a proposed

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mechanical penthouse. If the building is deemed to be greater than eight (8) storeys in height, it would be classified as a high-rise building and be subject to the policies outlined in **Section 3.4.1** of the Plan. These policies stipulate high-rise buildings are to be designed with a stepback above the base building, 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 apartment building is adjacent to the **Neighbourhood** designation, it must adhere to the principle of a 45-degree angular plane. Further review is required to determine policy conformity as the applicant has provided the angular plane analysis measured from the limit of their land holdings rather than the limit of the designation in accordance with the Plan;
- The applicant has calculated the overall density across the entire landholding as 2.78 FSI. However, staff do not concur with this calculation, as it fails to reflect that the site includes two different land use designations, each with distinct density permissions. Specifically, staff have calculated the density for the portion of the lands designated **Oak Ridges Local Centre** at 3.86 FSI, which significantly exceeds the maximum permitted density of 2.0 FSI;
- the proposed single detached and townhouse dwellings, are intended to serve as a transitional buffer between the proposed apartment building and the existing low-density residential neighbourhood to the west. The appropriateness of the proposed transition is currently under review in terms of its compatibility with the existing built form and the character of the surrounding area as required by **Section 3.4.1** of the Plan;
- the proposed development does not provide commercial, retail, office or community uses at grade for the portion of the building with direct frontage on Yonge Street in accordance with **Section 4.3.2.1(3)** of the Plan. The objective of this policy is to activate the Yonge Street corridor with low-rise to mid-rise, pedestrian-oriented, human-scaled, mixed-uses to service the Oak Ridges community. The proposed at-grade uses along the Yonge Street frontage are primarily residential with the exception of a fitness room for the residents of the proposed building. The applicant is proposing to define the fitness room as a “community use”, however, the proposed fitness room does not meet the definition of the community uses in accordance with **Section 4.1.1** of the Plan wherein community uses include “*a range of public, private and not for profit institutions, facilities and services that support the health, educational, recreational and socio-cultural needs of the City*”. The applicant shall provide justification why this policy should not apply to this development and explore alternative or complementary non-residential uses on the ground floor of the proposed apartment building in accordance with the provisions of the Plan;
- **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units to be affordable. The applicant has submitted an Affordable Housing Template indicating that 30 out of the 285 proposed units are to be affordable. This equates to approximately 10.5% of the total units which does not meet the minimum

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requirement. As such, the applicant will be required to demonstrate how the proposal will be revised or otherwise satisfy this policy requirement;

- **Section 3.1.6** of the Plan requires that 5% of the units within high-density residential developments be three or more bedroom units. The proposed development exceeds this requirement by providing 11.9% (equivalent to thirty-four three-bedroom units);
- pursuant to Table B1 of Zoning By-law 313-96, as amended, where a building within the **YSC Zone** contains both residential and commercial uses, the apartment dwellings must be integrated with the commercial component. Residential units are not permitted on the ground floor, and separate access is required for the residential and commercial portions of the building. As previously noted, the proposed ground floor of the apartment building includes a fitness room to front onto Yonge Street with the remainder of the ground floor is proposed for residential uses. As such, the proposal does not comply with the applicable **YSC Zone** provisions and relief from the by-law will be required should the applicant wish to pursue the proposal as currently constituted;
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments as well as the site specific standards requested by the applicant with respect to the form, content and appropriateness of the amendments; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal.

A comprehensive review of the subject Official Plan Amendment and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

Other City Department and External Agency Comments

As of the writing of this report, the subject applications remain under review by all circulated City Departments and External Agencies.

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 are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

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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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Original Concept Plan
- Map 6, Current Revised Concept Plan
- Map 7, Renderings
- Map 8, Conceptual North and South Elevations
- Map 9, Conceptual East and West Elevations
- Appendix A, Extract from Council Public Meeting C#41-21 held on October 20, 2021
- Appendix B, Proposed Draft Official Plan Amendment
- Appendix C, Proposed Draft Zoning By-law Amendment

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Report Approval Details

Document Title:	SRPBS.25.056 - Request for Comments - OPA and ZBA - 13564 and 13580 Yonge Street and 40 Coons Road.docx
Attachments:	<ul style="list-style-type: none">- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Existing Official Plan Designation.docx- Map 4 Existing Zoning.docx- Map 5 Original Concept Plan.docx- Map 6 Current Revised Concept Plan.docx- Map 7 Renderings.docx- Map 8 Conceptual North and South Elevations.docx- Map 9 Conceptual East and West Elevations.docx- Appendix A Extract from Council Public Meeting C41-21 held on October 20, 2021.pdf- Appendix B Proposed Official Plan Amendment.pdf- Appendix C Proposed Draft Zoning By-law Amendment.pdf
Final Approval Date:	May 23, 2025

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

Deborah Giannetta - May 22, 2025 - 4:34 PM

Gus Galanis - May 22, 2025 - 4:42 PM

Darlene Joslin - May 23, 2025 - 8:51 AM