

Committee of the Whole (2) Report

DATE: Tuesday, April 13, 2021

WARD(S): 4

TITLE: GRANEROLA RESIDENCES LTD.
SITE DEVELOPMENT FILE DA.19.084
8960 JANE STREET
VICINITY OF JANE STREET AND RUTHERFORD ROAD

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from Committee of the Whole for Site Development File DA.19.084 to permit a mixed-use development consisting of 26 and 28-storey apartment buildings connected by a 5 and 6-storey podium, having a total of 566 residential dwelling units, 688.36 m² of at-grade commercial uses, approximately 420 m² of community space and 779 underground parking spaces, as shown on Attachments 3 to 8.

Report Highlights

- The Owner is proposing a development consisting of 26 and 28-storey apartment buildings connected by a 5 and 6-storey podium, 566 residential dwelling units, 688.36 m² of at-grade commercial uses, approximately 420 m² of community space and 779 underground parking spaces.
- The Owner must obtain approval from the Committee of Adjustment for the necessary exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
- The Development Planning Department supports the application, as it is consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

Recommendation

1. THAT Site Development File DA.19.084 (Granerola Residences Ltd.) BE DRAFT APPROVED, SUBJECT TO CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a mixed-use development consisting of 26 and 28-storey apartment buildings connected by a 5 and 6-storey podium, having a total of 566 residential dwelling units, 688.36 m² of at-grade commercial uses, approximately 420 m² of community space, and 779 underground parking spaces, as shown on Attachments 3 to 8.

Background

The subject lands (the 'Subject Lands') are municipally known as 8960 Jane Street, are located on the west side of Jane Street, south of Rutherford Road. The Subject Lands form part of a larger landholding of 3.9 ha and represents the first phase of Block B (Buildings B1 and B2) of a phased development, as shown on Attachment 9. The surrounding land uses are shown on Attachment 2.

A Site Development Application has been submitted to permit the proposed Development

Granerola Residences Ltd. (the 'Owner') has submitted Site Development File DA.19.084 (the 'Application') to permit the development of the Subject Lands with 26 and 28-storey apartment buildings that are connected by a 5 and 6-storey podium, a total of 566 residential dwelling units, 688.36 m² of at-grade commercial uses and approximately 420 m² of community space (the 'Development'), as shown on Attachments 3 to 8. A total of 779 parking spaces, in four (4) levels of underground parking, are proposed to serve the Development, as shown on Attachment 2.

The Local Planning Appeal Tribunal issued an Order on September 17, 2018, for the overall landholdings

The Local Planning Appeal Tribunal ('LPAT') on September 17, 2018 issued an Order approving the Zoning By-law for the Subject Lands. The LPAT's decision was implemented through By-law 033-2019 and incorporated into Zoning By-law 1-88 as site-specific Exception 9(1472). This By-law permits the development of the overall landholding in 2 phases, as shown on Attachment 9, with conditions required to be satisfied prior to the removal of the Holding Symbol "(H)" on any part of the landholding.

The By-law for the overall landholdings includes permission for five apartment buildings, the conveyance of part of a planned public park and local future public road (Korda Gate) that would connect Jane Street and Fishermens Way, as follows:

Phase 1

- Phase 1A consisting of 24 and 26-storey apartment buildings (Buildings A1 and A2)
- Phase 1B consisting of 26 and 28-storey apartment buildings (Buildings B1 and B2)
- permits a maximum of 1,125 dwelling units

Phase 2

- Building C – permits a maximum of 342 dwelling units subject to transportation improvements

Phases 1 and 2

- a maximum of 1,467 dwelling units permitted
- a maximum total Gross Floor Area ('GFA') of 131,702 m², consisting of 128,962 m² of residential GFA and 2,740 m² of non-residential GFA is permitted for Phases 1 and 2

Vaughan Council on October 23, 2019 approved Phase 1A

Vaughan Council on October 23, 2019, approved Phase 1A (Buildings A1 and A2 - Site Development File DA.18.047 (Dulcina Investments Inc.)) consisting of 24 and 26-storey apartment buildings with a total of 586 residential dwelling units, ground related commercial uses and a 6-storey podium. The subject Application relates to Phase 1B (Buildings B1 and B2) as shown on Attachments 2 and 9 consisting of 26 and 28-storey apartment buildings with a total of 566 residential dwelling units.

Phase 1A and 1B together contain a proposed total of 1,152 dwelling units exceeding (by 27 units) the maximum permitted 1,125 dwelling units for Phase 1. Amendments to Zoning By-law 1-88, subject to site-specific Exception 9(1472), are required to permit the Development as discussed below.

Previous Reports/Authority

Previous reports related to this Development can be found at the following links:

[March 18, 2014, Council Extract Vaughan Mills Centre Secondary Plan](#)

[October 23, 2019 Council Extract Dulcina Investments Inc.](#)

[Local Planning Appeal Tribunal's Approved Zoning By-law 033-2019](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS').

Consistency with the PPS was established through the LPAT's consideration of the appeal when the LPAT rendered its decision. Accordingly, Sections 1.1, 1.3, 1.4 and 1.7 of the PPS, which focus on the efficient use and management of land and infrastructure, providing sufficient housing to meet changing needs, protection of the environment, ensuring that appropriate transportation is available to accommodate present and future needs, capitalizing on existing water and sewer infrastructure and supporting employment uses within a mixed-use development to help promote long-term economic prosperity have been satisfied.

The Development conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, and diverse land uses.

Conformity with the Growth Plan was established through the LPATs consideration of the appeal when the LPAT rendered its decision. Accordingly, Policies in Section 2.2.1, 2.2.6, 4.2.5 of the Growth Plan that speak to the importance of providing a range of housing types, access to public open spaces and local amenities, and direct growth in settlement areas with existing municipal water and sanitary systems which can support new development have been satisfied.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by YROP and located within a "Regional Centre".

Conformity with the YROP was established through the LPATs consideration of the appeal when the LPAT rendered its decision. Accordingly, the Development conforms to YROP.

The Development conforms to the Vaughan Mills Centre Secondary Plan

The Subject Lands are designated "High-Rise Mixed-Use" by the Vaughan Mills Centre Secondary Plan ('Secondary Plan'), which forms Volume 2 of City of Vaughan Official Plan 2010 ('VOP 2010'). The Secondary Plan was adopted by Vaughan Council through Official Plan Amendment No. 2 ('OPA 2') and approved by York Region Council with modifications, on July 11, 2014. The Secondary Plan permits a maximum building height of 26-storeys with no building exceeding 28-storeys. No floor space index is identified for the Subject Lands. The Development conforms to VOP 2010 and the Secondary Plan.

The LPAT on September 17, 2018, issued its Order including a motion for partial approval and modifications to the Secondary Plan on the Subject Lands and for the approval of site-specific Zoning By-law Amendment File Z.09.038, to facilitate the development of the overall landholdings. Accordingly, conformity with VOP 2010 was established through the LPATs consideration of the appeal when the LPAT rendered its decision.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" and subject to site-specific Exception 9(1472) by Zoning By-law 1-88. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	By-law Standard	RA3“(H)” Apartment Residential Zone Requirements	Proposed Exceptions to the RA3“(H)” Apartment Residential Zone Requirements
a.	Maximum Permitted Building Height (Phase 1, Block ‘B’)	28-storeys (91.5 m) Building B2	28-storeys (92.95 m) Building B2
b.	Maximum permitted number of Dwelling units within the Phase 1 Lands	1,125 units	1,152 units

The Development Planning Department can support the proposed zoning amendments identified in Table 1. These amendments are considered appropriate, minor in nature and facilitate a mixed-use development that was approved by the LPAT.

The maximum increase in height of Building B2 from 91.5 m to 92.95 m is minor in nature and related to the overall floor to ceiling height required for the appropriate programming of the Public Indoor Recreational Space (‘PIRS’) option being considered by the City.

The additional 27 residential units being proposed in this phase of the Development, are as a result of a redistribution of units from Phase 2, Building C to Phase 1, Building B2. Notwithstanding the redeployment of the units from one building to the other, the entirety of the lands (Phase 1 and 2) would continue to maintain an overall residential GFA of 128,962 m² and 1,467 total units as established through Zoning By-law 1-88, subject to site-specific Exception 9(1472).

The Owner will be required to submit a Committee of Adjustment application to address the redistribution of 27 dwelling units from Phase 2 Block C to Phase 1 Block B. In doing this, the Owner will also need to address the reduction of 27 units for Phase 2. In addition, relief is required for the maximum building of 92.95 m for Building B2. Development Planning staff can support the proposed variances as the total maximum residential GFA of 128,962 m² for the entire landholdings (Phase 1 and 2) will remain unchanged and the height does not affect the permitted number of storeys.

Committee of Adjustment Approval is required prior to the execution of the Site Plan Agreement

The Owner is required to successfully obtain approval of a Minor Variance Application for the required site-specific exceptions identified in Table 1 from the Committee of Adjustment (the 'Committee'). The Committee's decision regarding the Minor Variance shall be final and binding. Should the Site Development application be approved, the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

The Development is subject to the Holding Symbol "(H)". The Owner has submitted Zoning By-law Amendment File Z.19.032 to remove the Holding Symbol from the Subject Lands

The Subject Lands are zoned with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" from the Subject Lands is subject to the following conditions:

- execution and registration of a development agreement(s) to secure: the conveyance and finalization of Korda Gate; the conveyance of the Jane Street widening along the frontage of the Subject Lands; the conveyance of public parkland within the lands zoned OS2 Open Space Park Zone (Attachment 2); the payment of cash-in-lieu of parkland in accordance with Section 42 of the *Planning Act*; and the extension of public services with respect to the development of the Phase 1 Lands
- the extension of Bass Pro Mills Drive to Jane Street
- approval of a Site Development File DA.19.084
- the Section 37 Agreement for the community benefits has been registered
- sewage servicing capacity allocation being identified by the City of Vaughan
- execution and registration of a development agreement(s) to secure: the easements to facilitate the Public Indoor Recreation Space ('PIRS') respecting access, servicing utilities and maintenance; the final Facility Fit Study and cost estimate for the PIRS shall be provided to the no later than six (6) months prior to a PIRS Agreement; the PIRS Agreement for Block 'B' shall meet City's requirements but only in the event that the City decides to acquire the PIRS

The Owner has submitted a Zoning By-law Amendment File Z.19.032 to remove the Holding Symbol "(H)" from the Subject Lands. The Holding Symbol "(H)" will be removed from the Subject Lands upon the Owner satisfying the conditions included in Zoning By-law 1-88, subject to site-specific (Exception 9(1472)) and the conditions of approval included in Attachment 1.

The Development Planning Department supports the Development Site Design

The proposed site plan includes a 26-storey building fronting Jane Street and a 28-storey building accessed by a private street connecting Korda Gate to Fishermens Way, as shown on Attachment 3.

The LPAT decision specified the Owner had to construct a local east-west future public road ('Korda Gate'), as shown on Attachment 2, connecting Jane Street to Fishermens Way. In addition, the lands zoned "OS2 Open Space Park Zone" that abut Block 'B', as shown on Attachment 2, were to be dedicated to the City of Vaughan for a future public park.

The site plan incorporates a pedestrian connection from Jane Street and Korda Gate to provide access to the ground related commercial uses. A private open space is also proposed, as shown on Attachment 3, to provide amenity space for future residents.

The final site plan, including the signage and lighting plans shall be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Site Access

Access to the Subject Lands is from the proposed local east-west public road (Korda Gate), as shown on Attachment 3, which connects to an internal private condominium road granting access to the underground parking, temporary parking lay-by, loading entrance and residential lobby. A Draft Plan of Condominium application will be required to facilitate the private roadway.

Parking

A total of 779 parking spaces are proposed for the Development including accessible spaces, distributed over four levels of underground parking.

Landscape Plan

The landscape plan shown on Attachment 4 implements an urban streetscape along Jane Street, transitioning to enhanced hardscaping, including paving patterns and pedestrian amenities within the private property portion of the Jane Street frontage. Additional tree planting is also proposed which contributes to the area's tree canopy.

Street furniture is also proposed to provide comfort and accessibility for the residents of the Development and the public. Private roof-top amenity areas are proposed for the Development. The final landscape plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Building Elevations

The proposed building elevations shown on Attachments 5 to 8, include a signature grid articulation that is clad with precast concrete and glass window wall. The architectural expression is distinguished from the surrounding existing buildings and establishes a gateway entrance into the Vaughan Mills Centre. Approximately half of massing of Building 1B is oriented to maximize southern exposure, while the massing of Building 1A is oriented along Jane Street to create a street wall. The final building elevations must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

The Owner has addressed the Vaughan Design Review Panel's comments

The Design Review Panel (the 'DRP') considered the Development on May 31, 2018 and August 30, 2018 during the pre-application stage of the design of this Development. Comments from the DRP included the relationship of the Development to the existing and future context of the regional shopping centre within the overall vision of the Secondary Plan, with a focus along the edges of the Development and ground floor relationships. The DRP also recommended the blank wall located at the southwest corner of the site be re-examined due to its high visibility from the public park.

The Owner has proposed an art feature on the above-mentioned wall, to mitigate the visual impact of the scale of the wall. At this stage, the Owner is still working closely with staff to collaborate on the appropriate art feature and determine the final cost estimate. The Development Planning Department is satisfied that the Owner has addressed the comments of the DRP subject to the approval of the final plans. A condition to this effect has been included in Attachment 1.

The Development meets the Gold Threshold Score with an Overall Application Score of 77

The Owner has submitted the completed Sustainability Scoring Tool dated November 15, 2019, in support of the Development. The Sustainability Metrics Package demonstrates an Overall Application Score of 77 and an Overall Community Score of 94, which meets the Gold Sustainability Threshold Score.

The Owner is required to enter into a Section 37 Bonusing Agreement in order to secure community benefits

Vaughan Council has the power under Section 37(1) of the *Planning Act*, in a by-law enacted under Section 34 of the *Planning Act*, to authorize an increase in height and density for the development above what the applicable zoning permits. In return the City can request the Owner provide community benefits. Through the LPAT proceedings dealing with Official Plan and Zoning By-law Amendment Files OP.07.001 and Z.09.038 (entire landholdings Phases 1 and 2), including the Subject Lands, Section 37 benefits were identified and included in Zoning By-law 1-88, subject to site-specific Exception 9(1472), and includes the following options:

- the monetary contribution payment of \$1,471,622.00 for the purpose of providing community benefits to the City in return for the increase in height and density, and/or
- the provisions of a Public Indoor Recreation Space ('PIRS') having an area of approximately 420 m² within the Development (Block B of Phase 1) and dedicate two parking spaces to the City which will be offset against the monetary contribution payment. A condition related to the PIRS is included in Attachment 1

The Owner shall enter into a Section 37 Bonusing Agreement, prior to the removal of the Holding Symbol "(H)" and prior to the execution of the Site Plan Agreement from the Subject Lands to the satisfaction of the City. A condition to this effect is included in Attachment 1.

The Owner will also be required to pay the Section 37 Bonusing Agreement Surcharge Fee, in accordance with the “Tariff of Fees By-law for Planning Applications”, in effect at the time of the execution of the Agreement. A condition to this effect is included in Attachment 1.

The Development Engineering Department supports the Development, subject to the conditions

The Development Engineering (‘DE’) Department has provided the following comments regarding the Development:

Water Supply Network

The Development will be serviced by an existing municipal watermain from Fishermens Way.

Sanitary Sewer Network

The Owner proposes to connect to a proposed private sanitary sewer along Jane Street within the Subject Lands, which will connect to the municipal sanitary sewer system within the Vaughan Mills Mall area. The Owner’s consultant has provided a downstream capacity analysis which indicates some sanitary sewer segments will be running above their maximum capacity, as defined in the City’s Engineering Design Criteria. The Owner is required to undertake additional studies such as flow monitoring and propose appropriate measures to minimize the sanitary system inflow and infiltration rate. The Owner shall enter into a Development Agreement to implement the recommendations of the report to ensure all sanitary sewers will be operating within their capacity. A condition to this effect is included in Attachment 1.

Stormwater Management Facilities and Storm Sewer Network

The Owner proposes to connect to the private storm sewer that runs parallel to Jane Street, and ultimately connects to the existing municipal storm sewer within the Vaughan Mills Mall access road, opposite Riverrock Gate. This storm sewer system discharges into the existing Keffer Stormwater Management (‘SWM’) Pond.

The Keffer SWM pond was designed to provide water quantity and quality for the area including the Subject Lands. Additional water quality and quantity requirements are proposed to ensure controlled flows to the pond with no impact to the downstream storm system. A condition to this effect is in Attachment 1.

Road Network

The Subject Lands will be served via two full movements access, one on a new east-west local road (Korda Gate), to be constructed by the Owner, connecting Jane Street to Fishermens Way, and one via a private street connecting to Fishermens Way, as shown on Attachment 3. The forecasted traffic impacts of the Development are acceptable.

Additional details involving the design of the site accesses and on-site transportation facilities will be required. These additional details include a functional and detailed

design of the east-west private driveway and its intersection with Fishermens Way, clarifying the location and design of bicycle parking spaces, separating visitor from resident parking, and implementing the appropriate pavement marking and signage to control traffic on-site.

Environmental Site Assessment (ESA)

The submitted ESA report was reviewed by the DE Department. A Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) was also filed on the Environmental Site Registry by the Owner. The ESA reports and RSC confirm that the Subject Lands are suitable for the proposed residential development, which is acceptable.

Noise Mitigation Measures

The submitted noise report has been reviewed as part of Phase 'A' of the Development and was accepted by the DE Department. Appropriate conditions and warning clauses will be provided for the associated Site Plan Agreement.

The Subject Lands are cleared of any concern for archaeological resources

No cultural heritage concerns have been identified and the Subject Lands have been cleared of concern for archaeological resources. The following clauses shall be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department shall be notified immediately; and
- b) If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ontario Ministry of Tourism Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

A condition to this effect is included in Attachment 1.

The Financial Planning and Development Finance Department requires the Owner to pay the applicable Development Charges

The Owner shall pay to the City applicable development charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District and York Catholic District School Boards.

The Owner must submit a Draft Plan of Condominium application to establish the condominium tenure for the Development

Should Council approve the Application, the proposed condominium tenure for the Development will be created through a future Draft Plan of Condominium application(s), which is subject to approval by Council. The future condominium corporation(s) will be

responsible for the Development and all common elements including, but not limited to private roads, parking, and all landscape elements.

The Environmental Services Department, Solid Waste Management Division, has no objection to the Development

The Environmental Services Department, Solid Waste Management Division has advised that the final plans shall be revised to their satisfaction, and that a waste storage room be provided for commercial use. The Owner must also provide a certified letter by a qualified Engineer that the structure can support a collection vehicle weighing 35,000 kg and confirm a minimum 7.5 m vertical clearance for the loading area. A condition requiring the Owner to satisfy all requirement of the Environmental Services Department, Solid Waste Management Division is included in Attachment 1.

The Parks Infrastructure Planning and Development Department have no objection to the Development, subject to conditions

The Parks Infrastructure Planning and Development Department has advised for high-density residential development, the Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A condition to include this clause in the Site Plan Agreement is included in Attachment 1.

The Owner shall enter into a Development Agreement, as identified in Zoning By-law 033-2019, Schedule 3 through the Development Engineering Department and shall agree, but not limited to the following:

- a) Conveyance of unencumbered parkland (approximately 0.6 ha) and the construction of the entirety of the public park approximately 1.54 ha straddling the Owner's Subject Lands and the abutting Mammone Lands (Attachment 2) and associated facilities in a timely manner in accordance with the City's "Developer Build Parks Policy, No. 07.2.05" to the satisfaction of the Parks Infrastructure Planning & Development Department;
- b) Prior to or upon conveyance of the Park Block to the City, the City and the Owner shall enter into an Access Agreement for the Park Block;
- c) The Owner will provide letters of credit in the amounts of \$84,730 for the park base works described on Parts I and II of the Parkland Base Development Requirements (as per Zoning By-law 033-2019) and \$62,500 for securing works required for the Park Block estimated for Part II of the Parkland Base Development through a Development Agreement between the Owner and the City of Vaughan; and
- d) The Owner shall enter into a separate cost sharing agreement with the owners of the Mammone Park Block site to the south to secure their proportionate share of the works required to service and deliver the park to the City.

These above noted Conditions have been included in Attachment 1.

NavCanada Aerospace have no objection to the Development

NavCanada Aerospace a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service (ANS) and Bombardier Aerospace, owner, and operator of the Toronto Downsview Airport, has advised they have no objection to the Development.

The Toronto and Region Conservation Authority has no objection to the Development

The Toronto and Region Conservation Authority ('TRCA') has advised it is satisfied with the rainwater reuse/harvesting system which has been proposed for the Development. Both the Policy Planning and Environmental Sustainability ('PPES') Department and TRCA staff support the proposed measure.

Canada Post has no objection to the Development

Canada Post has advised the Owner contact Canada Post to discuss a mailbox/mailroom location(s) to ensure Canada Post specifications are met. A condition to this effect is included in Attachment 1.

The School Boards have no objection to the Development

The York Region District and York Catholic District School Boards have no objection to or any conditions of approval for the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

The various utilities have no objection to the Development

Alectra Utilities, Bell Canada, Rogers, and Enbridge Gas have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates prior to the commencement of any site works. A condition to this effect is included in Attachment 1.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

York Region has no objection to the Development subject to York Region issuing their first engineering approvals. The first approval is for dewatering, shoring, crane swing, erosion and sediment control, hoarding, and construction management, and is subject to conditions that the Owner must satisfy. York Region's conditions must be satisfied prior the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

Conclusion

The Development Planning Department has reviewed Site Development File DA.19.084 in consideration of the applicable Provincial Policies, York Region and City Official Plan

policies, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies, and the surrounding area context.

The Development shown on Attachments 3 to 8 is consistent with the PPS, conforms to the Growth Plan, YROP, and implements the Secondary Plan, the use is permitted by Zoning By-law 1-88 and is compatible with the surrounding area context. Accordingly, the Development Planning Department supports the approval of the Application, subject to the conditions included in Attachment 1.

For more information, please contact Roberto Simbana, Planner I, Development Planning Department, extension 8810.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan and Zoning
4. Landscape Plan
5. Building Elevations - East
6. Building Elevations - South
7. Building Elevation - West
8. Building Elevation – North
9. Development Phasing By-law 033-2019

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