Report to the Committee of Adjustment
Minor Variance Application
Item A

Date:	Thursday, October 16, 2025
Address:	581 North Lake Road
Owner(s):	Mehdi Tahmasebinejad
Applicant:	Parisa Amiri
File Number(s):	A028/23
Related Application(s):	SP-24-0017
Hearing Date:	Thursday, October 23, 2023
Prepared By:	Melissa Giardina Papa, Planner

Application Request

The following relief to Zoning By-law 256-88, as amended, is requested:

	By-law Requirement	Proposed	Deficiency
Minimum Side Yard Setback (East)	1.40 m (4.59 ft.)	0.90 m (2.95 ft.)	0.50 m (1.64 ft.)
Minimum Side Yard Setback (West)	1.40 m (4.59 ft.)	0.90 m (2.95 ft.)	0.50 m (1.64 ft.)

In addition, the following relief to Zoning By-law 93-25, as amended, is requested:

	By-law Requirement	Proposed	Deficiency
Minimum Side Yard Setback (East)	1.20 m (3.94 ft.)	0.90 m (2.95 ft.)	0.30 m (0.99 ft.)
Minimum Side Yard Setback (West)	1.20 m (3.94 ft.)	0.90 m (2.95 ft.)	0.30 m (0.99 ft.)
Minimum Front Yard (based on established building line)	5.95m (19.52 ft.)	5.61m (18.41 ft.)	0.34m (1.11 ft.)

The applicant is seeking approval of the requested variances to facilitate the construction of a proposed single detached dwelling.

Background

Subject Property and Area Context

The subject lands, municipally known as 581 North Lake Road, are generally located on the south side of North Lake Road, West of Bayview Avenue, within the Lake Wilcox community of Richmond Hill. The property has a lot area of approximately 690.216 sq.m (7500.00 sq.ft) and a lot frontage of approximately 7.62 m (25.0 ft). The subject lands are currently vacant, and the proposal seeks to facilitate the development of a two-storey single detached dwelling. Surrounding land uses consist primarily of established low-density residential dwellings, as well as Lake Wilcox directly south.

Official Plan

The subject lands are designated as “Neighbourhood” in accordance with the City’s Official Plan (the “Plan”). This designation permits low-density residential uses, and the intent of the ‘Neighbourhood’ designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design.

Zoning

The subject lands are zoned “Residential Single Family Six (R6)” pursuant to Zoning By-law 256-88, as amended. This zone permits single detached dwellings, subject to specific lot and building standards.

The subject lands are zoned “Neighborhood Two (N2)” pursuant to Zoning By-law 93-25, as amended. This zone permits single detached dwellings, subject to specific lot and building standards.

The City references both zoning by-laws because Comprehensive Zoning By-law 93-25, approved on September 24th, is subject to a statutory appeal period in accordance with the *Planning Act* and is therefore not yet final and binding.

Related applications on the subject lands

A related site plan application (City File SP-24-0017), proposing the construction of a two-storey single detached dwelling on the subject lands, is currently under review by the City. Zoning staff remain the only outstanding signoff, which is contingent on the approval of this minor variance application.

Planning Comments

Planning Staff have evaluated the requested minor variance(s) pursuant to the prescribed tests as set out in Section 45 (1) of the *Planning Act*, as follows:

1) **Do(es) the proposed variance(s) meet the general intent of the Official Plan?**

   The intent of the Neighbourhood designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design. Compatible new development should represent a “good fit” within the physical context and character of the surrounding areas, which this proposal does. Opportunities for small-scale infill development are encouraged to support a greater mix of housing.

   The subject lands are located within an established residential neighbourhood. The neighbourhood features predominantly older single detached dwellings, as well as some newer-style homes that have been rebuilt. Planning staff have reviewed the subject application and consider the proposed two-storey single-detached dwelling to be compatible with, and in keeping with, the overall character of the residential neighbourhood. From a planning perspective, the overall massing of the proposed dwelling is similar to the built form of the dwellings in the surrounding area.

   Staff are of the opinion that the requested variances are in keeping with the general intent and purpose of the Official Plan.

2) **Do(es) the proposed variance(s) meet the general intent of the Zoning By-law?**

   The intent of the minimum side yard setback is to ensure adequate separation from the side lot lines to accommodate lot drainage and access for maintenance, while also mitigating potential impacts related to shadowing and overlook on adjacent properties. The proposed side yard setbacks on both the east and west sides (0.90 metres) represent a modest reduction the by-law standards and are not anticipated to result in any adverse impacts on neighbouring properties or the

overall usability of the lot. Sufficient spatial separation will be maintained between the proposed single detached dwelling and the existing dwellings on the adjacent lands.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of both applicable Zoning By-laws.

3) Is(Are) the proposed variance(s) considered desirable for the appropriate development of the land?

The proposed two-storey single detached dwelling is considered desirable for the appropriate development of the land, as it represents a built form that is compatible with the surrounding residential context. The development maintains the general character, scale, and massing found within the established neighbourhood and reflects the evolving pattern of residential redevelopment in the area, which includes both older dwellings and newer, reconstructed homes.

Staff are of the opinion that the proposed variances are desirable for the appropriate development of the land.

4) Is(Are) the proposed variance(s) considered minor in nature?

In the opinion of staff, the proposed variances are considered minor in nature as the proposed single detached dwelling will not adversely impact the neighbourhood. Furthermore, the proposed single detached dwelling will not result in negative impacts to the streetscape or functionality of the subject lands and abutting properties

Staff are of the opinion that the requested variances are minor in nature.

Additional Comments

The subject minor variance application was circulated to Municipal Departments and external agencies for review and comment. The following comments were provided:

Department or Agency	**Comments**
Zoning	The requested variances are correct. No other areas of non-compliance were identified.
Development Engineering/Transportation	No objections.
Parks & Natural Heritage	No objections. **Comments to the applicant, for future reference:** • The property is subject to Tree Preservation By-law No. 19-25. Permission is required to remove or injure trees greater than or equal to 15 cm DBH (diameter measured 1.4 metres from the ground) from City staff prior to the undertaking. Tree replacement will be a condition of any tree removal permission. Ensure the City's tree protection standards are adhered to prior to any construction commencing on the subject property.
Heritage and Urban Design	Not Applicable. The property is not located within the Village Core, are not on the City's Heritage Register, nor adjacent to a property on the City's Heritage Register.
Corporate & Financial Services	Not Applicable.
Alectra	No Objections. See Appendix D.
Bell Canada	No comments received.
York Region: Transportation &	No Comment.

Community Planning Department	
Toronto & Region Conservation Authority	No Comment. See Appendix E.
CN Rail	No comments received.
TransCanada Pipeline	No comments received.
Abutting Municipality	No comments received.
Ministry of Transportation	No comments received.
Ministry of Housing	No comments received.
Infrastructure Ontario	No comments received.

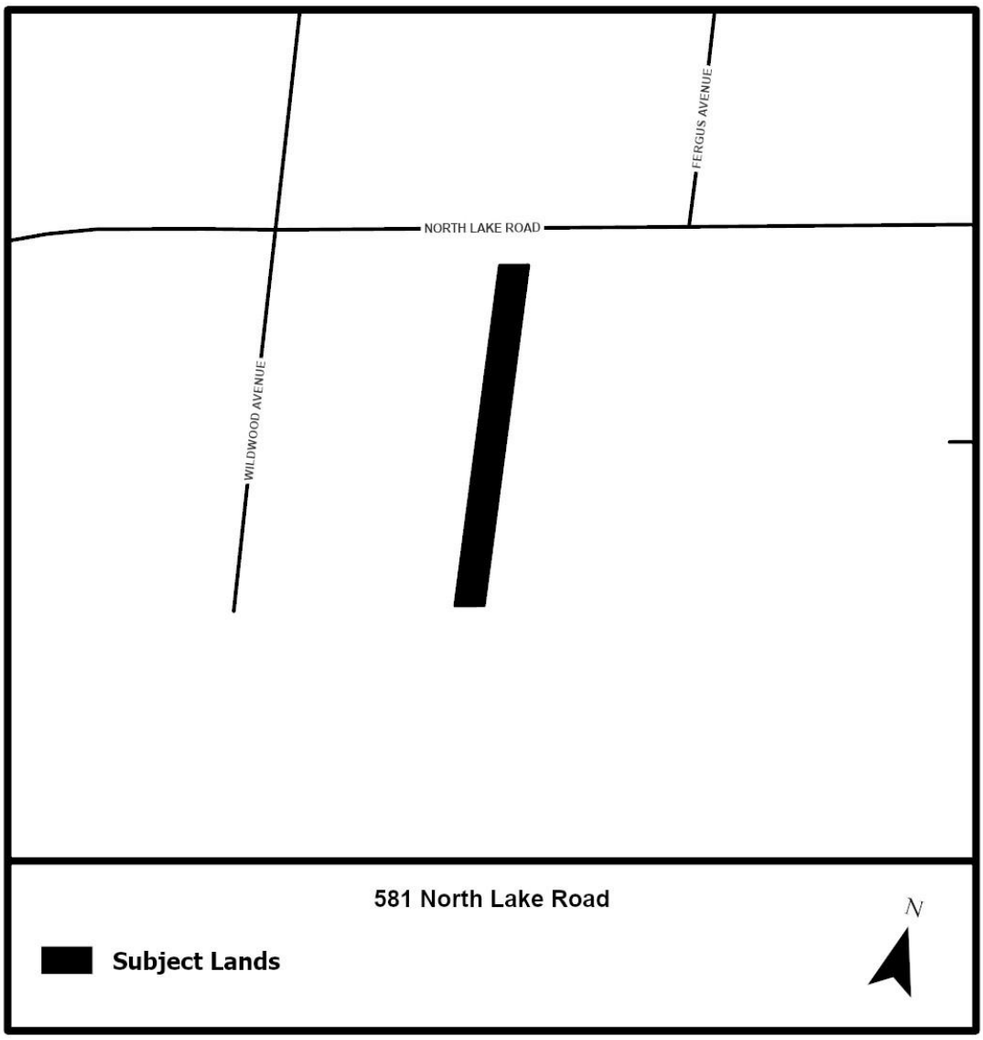
Conclusion

Planning Staff have reviewed the requested variances pursuant to Section 45 (1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variances meets the four tests of the *Planning Act* for granting of minor variances. Staff recommend approval of the requested variances, subject to the conditions outlined in Appendix 'B.'

Attachments

Appendix 'A' — Location Map
Appendix 'B' — Recommended Conditions of Approval
Appendix 'C' — Site Plan
Appendix 'D' – Alectra Comments
Appendix 'E' – TRCA Comments

Appendix ‘A’ – Location Map



Appendix ‘B’ – Recommended Conditions of Approval

The following conditions are recommended should application A028/23 be approved by the Committee of Adjustment:

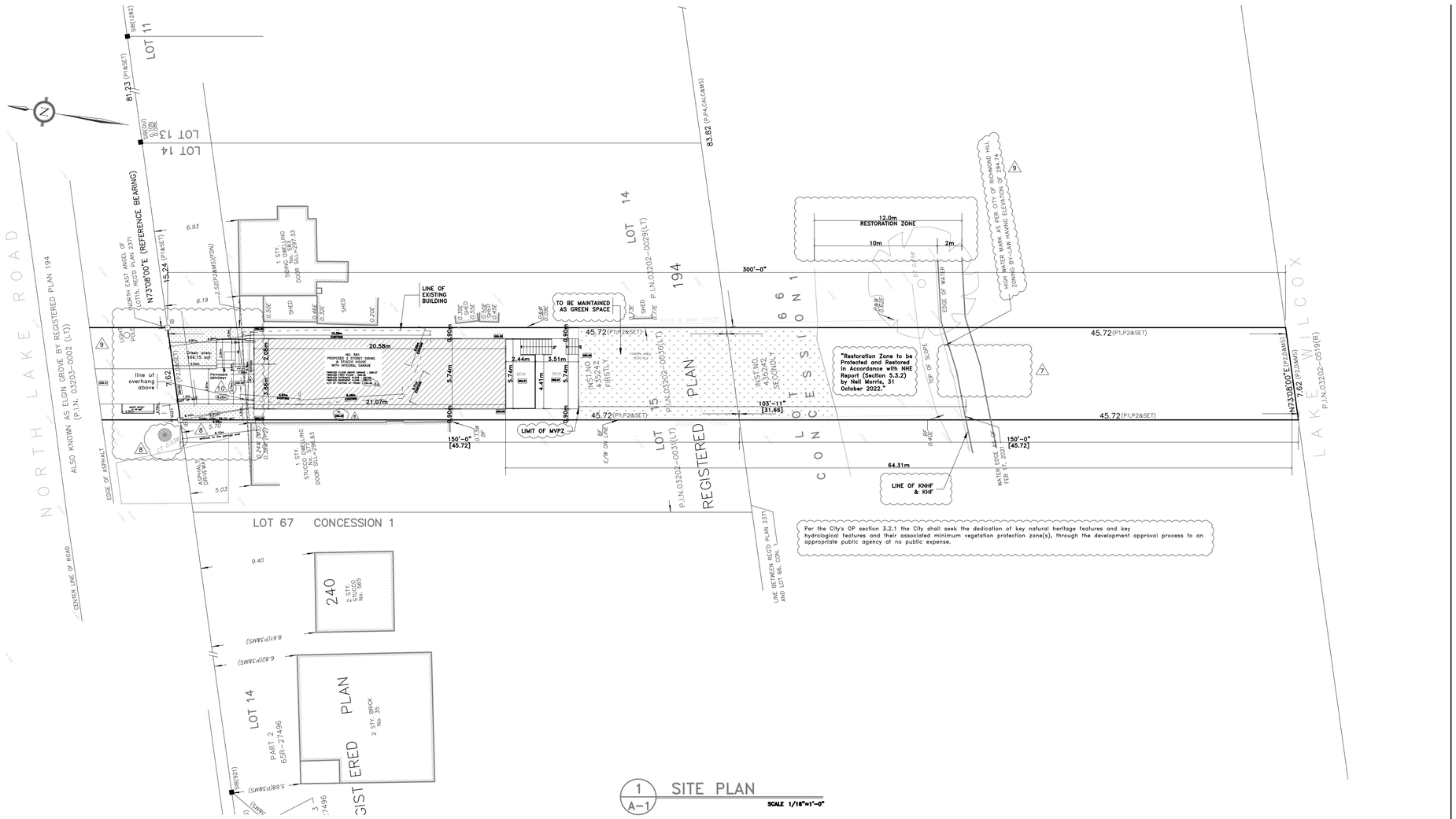
1) That the variance pertains only to the request as submitted with the application.

2) That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

3) TRCA (Nida Mirza, 437-880-2133 or nida.mirza@trca.ca)

   Conditional approval based on the following condition(s):

   - The applicant submits the minor variance application review fee of $660 payable to TRCA.
   - The applicant obtains a TRCA permit in accordance with Section 28.1 of the CA Act.



1 / A-1 SITE PLAN

SCALE 1/16"=1'-0"

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN WITH TOPOGRAPHIC DETAIL OF
PART OF LOT 15 REGISTERED PLAN 194
AND PART OF LOT 66 CONCESSION 1
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH, COUNTY OF YORK)

SITE PLAN INFORMATION HAS BEEN TAKEN FROM
LAND SURVEY PREPARED BY:
BARICH GRENKIE SURVEYING LTD.
MAJID FATHI, ONTARIO LAND SURVEYOR
JOB No.: 21-7007
JUNE., 30, 2021

STATISTIC		
ZONE: R6		
LOT AREA	7500.00 ft ²	690.216 m ²
LOT FRONTAGE	25'- 0"	7.62 m
LOT DEPTH	300'- 0"	91.44 m
EXIST BASEMENT AREA	893.00 ft ²	82.96 m ²
NEW BASEMENT AREA	893.00 ft ²	82.96 m ²
Exist FIRST FLOOR AREA	893.00 ft ²	82.96 m ²
NEW FIRST FLOOR AREA	1302.40 ft ²	121.00 m ²
SECOND FLOOR AREA	1257.70 ft ²	116.84 m ²
TOTAL FLOOR AREA	2288.72 ft ²	237.84 m ²

STATISTIC	BY-LAW	PROPOSED
ZONE: R6		
LOT COVERAGE	278.70 m ² 0.40	116.84 m ² 16.928%
HEIGHT	8.50 m MAX.	8.65 m
LENGTH		21.30 m
TOTAL FRONT YARD AREA		49.40 m²
provided FRONT YARD LANDSCAPE:		22.78 m²

REAR LANDSCAPING AREA: 1590 SQF
FRONT YARD AREA: 531.95 SQF
FRONT SOFT LANDSCAPING : 241.45 SQF > 45% front yard area
FRONT PORCH AREA: 79.45 SQF
DRIVEWAY AREA: 196.25 SQF

STATISTIC	BY-LAW	PROPOSED
ZONE: R6		
SETBACKS		
NORHT - FRONT		6.94 m 5.43 m
WEST - SIDE	0.90 m	0.90 m
EAST - SIDE	0.90m	0.90 m
SOUTH - REAR	7.50 m	64.31 m

Notes

The contractor shall check and verify all dimensions and shall report discrepancies to ARPA ARCHITECTS INC. prior to construction. Do not scale this drawing. ARPA ARCHITECTS INC. accepts no responsibility for measurements noted from this drawings. All drawings and specifications are the property of ARPA ARCHITECTS INC. and reserves the copyright in respect thereof and may not be loaned, copied or otherwise disposed of or used for any other purpose than that for which it was loaned and must be returned on completion of the contract. (c) ARPA ARCHITECTS INC.

True North

NO.	DESCRIPTION	DATE
10	ISSUED FOR SPA	JAN., 20, 2025
9	ISSUED FOR SPA	NOV., 28, 2024
8	ISSUED FOR SPA	JUL., 31, 2024
7	ISSUED FOR SPA	MAY, 02, 2024
6	ISSUED FOR SPA	APR, 19, 2024
5	ISSUED FOR SPA	JAN, 12, 2024
4	ISSUED FOR TRCA	JAN, 12, 2023
3	ISSUED FOR SPA	NOV, 25, 2022
2	ISSUED FOR SPA	JAN., 25, 2022
1	ISSUED FOR SITE PLAN CONTROL	OCT., 22, 2021

REVISIONS / ISSUES

ARPA architecs inc.
www.arpaarchitects.ca
info@arpaarchitects.ca
T 647 869 1797

ONTARIO ASSOCIATION OF ARCHITECTS
PARISA AMIRI KANKARI
LICENCE
7556

FOR ALL STRUCTURAL INFORMATION PLEASE SEE STRUCTURAL DRAWINGS.

Project Name

581 NORTH LAKE RD.
RICHMOND HILL, ON

Drawing Title

SITE PLAN
STATISTICS

Graphic Scale		Sheet no.
Drawn P.A.	Checked P.A	A—1
CAD File 581 North Lake	Scale 1/16"=1'—0"	
Date APRIL 2021	Project No. 111—21	Revision No. 1

Date:	August 19th 2025
Attention:	**Courtney Cullum**
RE:	Request for Comments
File No.:	**A028-23**
Related Files:	
Applicant:	Mehdi Tahmasebinejad
Location	581 North Lake Road

COMMENTS:

☐	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
☒	We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
☐	We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
E-mail: stephen.cranley@alectrautilities.com

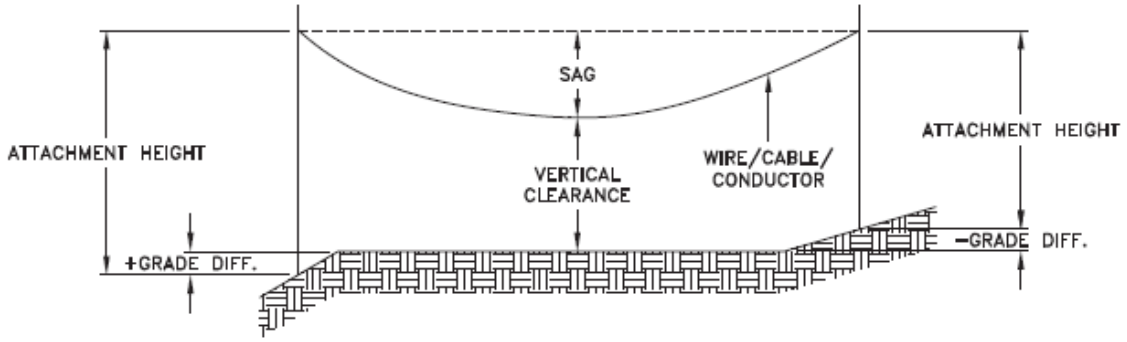
Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215
Email: Mitchell.Penner@alectrautilities.com

Power Stream
YOUR CURRENT CONNECTION

Construction Standard 03–1

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
+ MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
± GRADE DIFFERENCE
+ 0.3m (VEHICLE OR RAILWAY LOCATION)
+ SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'–0"
760cm	25'–4"
730cm	24'–4"
520cm	17'–4"
480cm	16'–0"
442cm	15'–5"
370cm	12'–4"
340cm	11'–4"
310cm	10'–4"
250cm	8'–4"

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

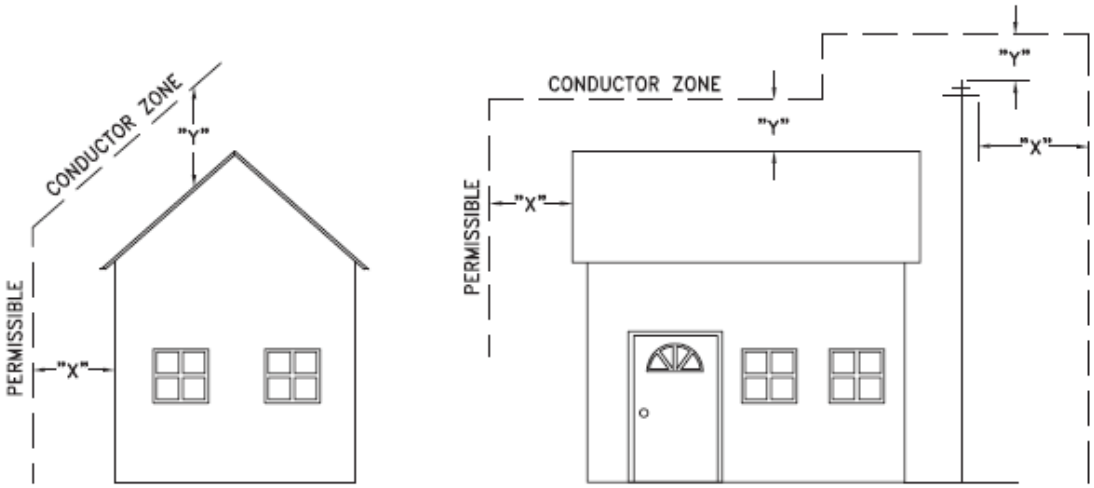
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010–DEC–24 REVISION NO: R1 REVISION DATE: 2012–JAN–09

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier

Construction Standard 03–4



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0–600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI–LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03–1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1–06 (TABLE–9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'–0"
300cm	10'–0"
250cm	8'–4"
100cm	3'–4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Debbie Dadwani, P.Eng. — Name
2010-MAY-05 — Date
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010–MAY–05 REVISION NO: REVISION DATE:

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September 5, 2025

PAR-DPP-2025-00954
XREF: CFN 68522, PAR-DPP-2024-00263

By Email Only (email: courtney.cullum@richmondhill.ca)

Courtney Cullum
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Dear Courtney Cullum,

Re: Minor Variance Application A028/23
581 North Lake Road
City of Richmond Hill, York Region
Owner: Mehdi Tahmasebinejad
Agent: Parisa Amiri

This letter acknowledges receipt of the above noted Minor Variance Application, received on August 18, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a provincial plan.

In addition, TRCA staff have also reviewed this application in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA.

Purpose of the Application

It is our understanding that the applicant is seeking relief to Zoning By-law 256-88, as amended, for the reduction in the minimum side yard setback requirements for both the east and west sides of the property. The By-law requires a minimum setback of 1.40 metres (4.59 feet) on each side; whereas, the proposal seeks to permit a reduced setback of 0.90 metres

(2.95 feet) on both the east and west sides to facilitate the construction of a two-storey dwelling, front porch and rear deck.

O. Reg. 41/24 and CA Act

The entire subject property is located within TRCA's Regulated Area of the Humber River Watershed and is subject to O. Reg. 41/24 and the CA Act. The subject property is regulated as it is adjacent to a Provincially Significant Wetland (PSW) and entirely within the regulatory floodplain hazard. As such, a TRCA permit in accordance with Section 28.1 of the Conservation Authorities Act will be required for development activity within TRCA's regulated area.

Application Specific Comments

TRCA staff previously reviewed and issued a permit (Permit No. C-230617) issued June 2023 for the proposed works which subsequently expired on June 2025. As such, the applicant will require a new TRCA permit in accordance with Section 28.1 of the CA Act to complete the remaining works as they currently do not have an active TRCA permit.

TRCA staff have also reviewed an associated site plan application (City File No.SP-24-0017) and provided comments in our latest letter dated October 2, 2024. The applicant is advised to continue to ensure all openings to the proposed dwelling are above the flood elevation of 296.07 masl by providing the 0.3m freeboard (296.37 masl) floodproofing requirements for the subject property.

Given the above, staff have no concerns with the minor variance application as currently proposed. Notwithstanding, TRCA has an interest in all future development on the above-mentioned property as it may be subject to a TRCA permit in accordance with Section 28.1 of the CA Act.

Permitting

As noted above, a TRCA permit in accordance with Section 28.1 of the Conservation Authorities Act will be required for the proposed development activity located within TRCA's regulated area. Please contact the undersigned to obtain permit submission requirements. The applicable permit fees will be in accordance with our most recent fee schedule: Fee Schedule for TRCA Development **Permitting Services.**

Application Review Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This Minor Variance Application is subject to a $660 review fee (Minor Variance - Residential - Minor). The applicant can contact the undersigned via email to organize payment of this fee. For more information regarding this fee, the applicant can refer to TRCA's planning services fee schedule: Fee Schedule for TRCA Development Planning Services. The applicant is responsible for arranging payment of this fee to our office within 60 days of this letter.

Recommendations

Based on the comments noted in this letter, TRCA staff recommends **conditional approval** of Minor Variance Application A028/23 based on the following condition(s):

1. The applicant submits the minor variance application review fee of $660 payable to TRCA.
2. The applicant obtains a TRCA permit in accordance with Section 28.1 of the CA Act.

We trust these comments are of assistance. Should you have any questions, please contact me at nida.mirza@trca.ca

Sincerely,

Nida Mirza, M.Sc.Pl
Planner I
Development Planning and Permits | Development and Engineering Services

Appendix A: Materials Reviewed

- Circulation Memo;
- Drawing No. A-1, Site Plan Statistics, prepared by ARPA Architects Inc., Revision No. 10 dated January 20, 2025.
- Drawing No. A-2, Basement and First Floor Plan, prepared by ARPA Architects Inc., Revision No. 12 dated January 20, 2025.