

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 2, 2021

WARD: 4

TITLE: PENGUIN-CALLOWAY (VAUGHAN) INC.

OFFICIAL PLAN AMENDMENT FILE OP.20.013

ZONING BY-LAW AMENDMENT FILE Z.20.029

101 EDGELEY BOULEVARD

VICINITY OF BUTTERMILL AVENUE AND APPLE MILL ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.013 and Z.20.029 to permit a mixed-use development consisting of 624 residential units, ground floor commercial uses and a standalone pavilion containing indoor amenity / flex space, within 4 buildings ranging from 4 to 38-storeys in height, centered around a semi-private internalized courtyard and served by 1 level of underground parking and 1 vehicular access via Buttermill Avenue.

Report Highlights

- To receive comments from the public and the Committee of the Whole on a mixed-use development consisting of 624 residential units, 590 m² of ground floor commercial uses and a standalone pavilion with 852 m² of indoor amenity / flex space within 4 buildings ranging from 4 to 38-storeys in height, centered around a semi-private internalized courtyard and served by 1 level of underground parking and 1 vehicular access via Buttermill Avenue.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- A Site Development application has also been submitted to facilitate the proposed development.
- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio, will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.013 and Z.20.029 (Penguin-Calloway (Vaughan) Inc.) BE RECEIVED; and that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located in the Vaughan Metropolitan Centre ('VMC') on the north-west corner of Apple Mill Road and Buttermill Avenue and are municipally known as 101 Edgeley Boulevard, as shown on Attachment 1. Specifically, the Subject Lands encompass the southeast quadrant of the existing surface parking lot used to serve the recently decommissioned Walmart store. The remainder of the Walmart lands are not proposed for redevelopment at this time. The surrounding uses are also shown on Attachment 1.

The proposed development is comprised of low, mid and high-rise buildings with heights of 4, 6, 18 and 38-storeys. A mix of uses are proposed including residential, commercial and indoor amenity / flex space, with a semi-private internalized courtyard as shown on Attachments 2-8.

Specifically, the proposal consists of the following:

- A 38-storey tower (Tower 'A') and an 18-storey tower (Tower 'B') located on a shared 4-storey podium containing residential uses only

- A 6-storey standalone mixed-use building (Building 'C') containing commercial uses at-grade and residential uses above
- A 4-storey standalone pavilion (Building 'D') proposed with indoor amenity / flex space
- A total of 624 residential units
- An overall Gross Floor Area ('GFA') of 51,124 m²
 - Residential GFA – 49,682 m²
 - Amenity space / flex space GFA – 852m²
 - Commercial GFA – 590 m²
- A total of 1,131 m² of amenity space (409 m² of indoor and 722 m² of outdoor) within Tower 'B'
- A density of 4.63 FSI (inclusive of Buttermill Avenue) or 5.69 (exclusive of Buttermill Avenue) times the area of the lot
- One (1) level of underground parking containing 220 parking spaces
- A total of 383 bicycle parking spaces.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the proposal, as shown on Attachments 2 to 8 to permit a mixed-use development consisting of 624 residential units, 590 m² of commercial uses at-grade within 6, 18 and 38-storey buildings and a standalone 4-storey pavilion containing 852 m² of indoor amenity / flex space, served by 1 level of underground parking and vehicular access via Buttermill Avenue (the 'Development'):

1. Official Plan Amendment File OP.20.013 to amend the Vaughan Official Plan 2010 ("VOP 2010") and Volume 2 of VOP 2010, specifically, the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") to permit the following:
 - a) A minimum building height of 4-storeys and a maximum building height of 38-storeys
 - b) A maximum density of 4.63 FSI (inclusive of Buttermill Avenue) or 5.69 FSI (exclusive of Buttermill Avenue)
 - c) A minimum residential tower separation distance of 21.5 m between the northwest corner of Tower A and southeast corner of Tower B
2. Zoning By-law Amendment Z.20.029 to amend By-law 1-88, as amended, to permit the site-specific development standards generally in accordance with Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date of Notice of Public Meeting was circulated: January 8, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and the two Notice Signs were installed along Buttermilk Avenue and Apple Mill Road in accordance with the City's Notice Signs Procedures.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and expanded to residential towers that are currently occupied, including the Met and Expo City/Nord Condo Towers 1 through 4, located in the vicinity of Jane Street and Highway 7.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the VMC Program, Planning and Growth Management Portfolio as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") are required to permit the Development

The Subject Lands are designated "Station Precinct" by the VMCSP, which forms part of Volume 2 of VOP 2010. This designation permits a broad mix of uses and a wide variety of building types including residential dwellings, retail, office, and service commercial uses. The Development includes residential, commercial and amenity uses which conforms to the VMCSP.

Schedule I – Height and Density Parameters of the VMCSP stipulates a minimum building height of 5-storeys and a maximum building height of 25-storeys on the Subject Lands. In order to facilitate the Development, amendments to the Secondary Plan are required to allow a minimum building height of 4-storeys (Building 'D') and a maximum building height of 38-storeys (Tower 'A'). Notwithstanding maximum height permissions on Schedule I, Policy 8.7.12 of the VMCSP allows individual towers within the same development block to exceed its maximum height by up to 7-storeys by transferring

storeys from one tower to another. Tower 'B' proposed at 18-storeys seeks to transfer 7-storeys to Tower 'A' which would allow a maximum of 32-storeys. However, Tower 'A' exceeds permissions of Policy 8.7.12 by 6-storeys since it is proposed at 38-storeys.

An amendment will also be required to increase the maximum density of the development. The Development results in an overall density of 4.63 FSI (inclusive of Buttermill Avenue) or 5.69 FSI (exclusive Buttermill Avenue), whereas Schedule I of the VM CSP permits a minimum density of 2.5 FSI and a maximum density of 4.5 FSI on the Subject Lands. In accordance with Policy 8.1.17 of the VM CSP, the land area to be used for the calculation of the area of the lot for the purposes of calculating density shall include new City streets. In order to determine the maximum permitted density of the Development, the applicant needs to provide confirmation to verify whether any of the land area of Buttermill Avenue has already been expended through a previously approved development application.

Policy 8.7.18 permits a maximum residential tower floorplate of 750 m² and a minimum residential tower distance separation of 25 m. The Development proposes a maximum tower floor plate of 752 m² for Tower 'A' and a maximum tower floor plate of 768.5 m² for Tower 'B', which are generally in keeping with the VM CSP. The Development also proposes a tower separation distance of 21.5 m between the northwest corner of Tower A and southeast corner of Tower B. An amendment to the VM CSP is required for the proposed decrease in separation distance between residential towers (Towers 'A' and 'B').

Retail, service commercial or public use frontages are required along Apple Mill Road. Commercial uses are provided on the ground floor of the 6-storey building (Building 'C'), facing Apple Mill Road. Building 'D', located at the northwest corner of Apple Mill Road and Buttermill Avenue, proposes indoor amenity / flex space. The applicant will be required to confirm whether the uses of Building 'D' are proposed to be for private use only or will be allowed to be used by the general public and community. If for private use only, an amendment to Schedule H – Areas for Retail, Service Commercial or Public Uses, will be required to remove the requirement of retail, service commercial or public uses from the portion of the Subject Lands where Building 'D' fronts onto Apple Mill Road. Details with respect to specific type of uses and how Building 'D' will be used are unknown at this time. The applicant will be required to provide additional details for Building 'D' prior to forwarding a technical report for this Development to a future Committee of the Whole meeting.

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

The Subject Lands are zoned “C10(H) Corporate District Zone” by By-law 1-88, which does not permit the proposed residential uses. The Owner proposes to amend By-law 1-88 and the existing site-specific Exception 9(959) to allow residential uses, together with the following site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 8:

Table 1:

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
a.	Permitted Uses	- Office Building - LCBO Outlet - Brewers = Retail Outlet - Automotive Retail Store - Business and Professional Office - Hotel, Motel, Convention Centre - Banquet Hall, including an Eating Establishment provided that such Eating Establishment does not exceed 20% of the GFA of the banquet hall - Car Rental Service - Club or Health Centre - Bank or Financial Institution - Pharmacy - Retail Store - Retail Warehouse - Supermarket - Eating Establishment with	Permit the following additional uses: - Apartment Dwelling

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		- or without Outdoor Patio - Eating Establishment, Convenience with or without Outdoor Patio - Eating Establishment, Convenience with Drive-Through - Eating Establishment, Take-out - Tavern - Service or Repair Shop - Photography Studio - Personal Service Shop - Employment Use - Print Shop - Place of Entertainment including a multi- screen cinema complex - Place of Amusement Technical School - Video Store - Veterinary Clinic - Recreational Uses - Office and Stationary Supply, Sales, Service and Rental	
b.	Definition – Lot	LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a	For the purposes of this By- law, the Subject Lands are deemed to be one lot, regardless of the number of

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arranges, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provision of Zoning By-law 1-88
c.	Amenity	No amenity requirement	1 m ² per dwelling unit
d.	Definition – Parking Space	2.7 x 6 m	2.7 x 5.7 m
e.	Minimum Parking Space Requirements	Residential: 1 Bed/Bach: 349 @ 0.7/unit = 244.3 2 Bed: 254 @ 0.9/unit = 228.6 3 Bed: 21 @ 1.0 unit = 21 Total: 494 spaces Visitor Parking: 624 @ 0.15/unit = 94 spaces	Residential: 220 spaces at 0.35 spaces/unit Visitor Parking: 0 on-site parking spaces; 63 off-site parking spaces on adjacent surface parking lot at 0.1 spaces / unit

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		Retail: 590 m² @ 2.0 parking space per 100 m² GFA = 12 Total Residential + Residential Visitor: 588 parking spaces Total Non-Residential Uses: 9 parking spaces Total Required: 600	Commercial: To permit no minimum parking requirements for retail uses. Total Non-Residential Uses including Visitor Uses: 0 Overall Total Parking Spaces on-site: 220 spaces
f.	Minimum Bicycle Parking Spaces	Residential: 63 Short Term (0.10/unit), 313 Long Term (0.5/unit) Non-Residential: 6 Short Term (0.15 per 100 m² or 6 spaces, whichever is greater, 1 Long Term (0.1 per 100 m²)	Total: 383 Bicycle Parking Spaces (314 Long-Term and 69 Short-Term)
g.	Minimum Landscape Area Requirements	6 m (Apple Mill Road & Buttermill Avenue)	0 m (All Streets)
h.	Maximum Building Height (residential and non-residential)	15 m	130 m (38-storeys (not including mechanical penthouse))
i.	Maximum Density (All-uses)	0.6 FSI	5.69 FSI (Maximum Gross Floor Area: 51,124 m ²)

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 2. Other zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Applications, the VMC Program has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region Official Plan and City of Vaughan Official Plans	The Applications will be reviewed in consideration of all applicable statutory policies including the Provincial Policy Statement (2020) ("PPS"), A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2020) ("The Growth Plan"), and York Region and VOP 2010 policies.
b.	VMCSP	The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including, but not limited to, the following: • the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; • the objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design; • the vision of buildings in the VMC, including ensuring the built form frames the streets and supports an engaging, comfortable and active public realm to bring vitality to the streets and contribute positively to the image of Vaughan's downtown;

	MATTERS TO BE REVIEWED	COMMENT(S)
		- the appropriateness of the proposed maximum density and building heights in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighbouring planned uses or the public realm, including shadowing and microclimatic impact on uses within the immediate area; - the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; - Policies 8.7.1 to 8.7.25 regarding built form, including location, massing and design of buildings, building facades, quality of materials fronting streets and mews and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation; and - Schedule C – Street Network of the VM CSP identifies the requirement for a new east-west public road located immediately to the north of the Subject Lands and is planned to traverse from Buttermill Avenue to Applewood Road. Subject to Policy 4.3.5, new streets identified in Schedule C shall be identified in all approved plans within the VMC and shall be conveyed to the municipality as a condition of approval of draft plan of subdivision. The Development as submitted does not propose the conveyance of the new east-west public road or a portion thereof. Through a technical review of the submitted materials and in consideration of the overall context of the entire Walmart block and its full future development potential, staff will determine

	MATTERS TO BE REVIEWED	COMMENT(S)
		whether the conveyance of this east-west road, or portion thereof, is required for this initial phase of development. If the road is determined to be required for this phase, the applicant will be required to submit a Draft Plan of Subdivision application to convey at least a portion of the east-west road to facilitate the Development. A subsequent statutory public meeting will be required for a Draft Plan of Subdivision application. If the road is not required at this initial phase, the Development will have to be designed to address and accommodate the future east-west street.
c.	Section 37 of the <i>Planning Act</i> Bonusing and Density	• Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSPP, the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height and density, will be reviewed in consideration of the following criteria: i) The appropriateness of the proposed increased building heights and density in consideration of the policies in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSPP. Should the proposed increase in building height and density be determined to meet the criteria of the Official Plan, the proposed community must be identified to the satisfaction of the City; ii) Should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building height and density. The Development must represent good planning and be consistent with the objectives of VOP 2010 and the VMCSPP, and there must be adequate community infrastructure to support the increase

	MATTERS TO BE REVIEWED	COMMENT(S)
		in building heights and density. The provision of affordable housing in the form of land, residential units or cash contribution to be transferred to York Region (Housing York Inc.) or to a non-profit housing provider, free of cost (including maintenance and condominium fee, if applicable) will be considered as described below; and iii) The identified community benefits must be reflected in the implementing site-specific Zoning by-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on-title, should the Development be approved.
d.	Affordable Housing	• The Applications will be reviewed in consideration of the affordable housing policies contained in VOP 2010 including but not limited to the following: - Policy 7.5.1.1 that encourages and supports the provision of a full range of housing options, including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and families, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan's diverse population; - Policy 7.5.1.2 that requires the implementation of York Region's affordable housing policies in the following context: • Requiring 25% of all new housing units in Vaughan to be affordable and that a portion of these units should be accessible for people with disabilities; and

	MATTERS TO BE REVIEWED	COMMENT(S)
		- Requiring a minimum of 35% of new residential units in key development areas to be affordable housing units. Furthermore, Policy 8.1.3 of the VMC Secondary Plan identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households; - Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the City's housing objectives through the preparation of a housing options statement, required for all Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following: - The total distribution of housing types - Tenure types and distribution - The range of unit sizes, both in terms of floor area and number of bedrooms - Special residential components, such as social or senior housing - The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement The Owner will be required to provide a housing options statement in accordance with Policy 7.5.1.3, prior to consideration of a Technical Report by the Committee of the Whole.
e.	Parks and Open Space	In order to define and forecast the potential impacts of current residential growth trends in the VMC, since June of 2020, all development applications are required to submit a Parks and Open Space Brief ('P&OS Brief') as part of a complete application to ensure that the VMC is equipped with basic community service needs. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		Development will be reviewed in consideration of the submitted P&OS Brief which will determine whether provision of additional parks or facilities are required to serve existing residents, as well as future users as a result of this Development.
f.	Guidelines and other Area Plans	The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Plan and the VMC Parking Strategy.
g.	Vaughan Design Review Panel	The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel ("DRP"). The Applications were presented to the DRP on November 26, 2020. A second DRP to review the detailed design will be required for these Applications.
h.	NavCanada and Bombardier Review	The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier prior to consideration before a future Committee of the Whole.
i.	External Agencies	The Subject Lands are within the review areas of York Region. The Applications have been circulated to York Region for review. The Owner will be required to address the comments from all external agencies.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Studies and Reports	• The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: - Arborist Report - Functional Servicing Report - Geotechnical Engineering Report - Hydrogeological Report - Phase One Environmental Site Assessment - Planning Justification Report - Roadway Traffic Noise Assessment - Sustainability Metrics - Traffic Impact Study - Urban Design Brief - Qualitative Pedestrian Level Wind Assessment - Parks & Open Space Brief - Air Quality Assessment • These reports and studies are available on the City's website at http://maps.v Vaughan.ca/planit/ (PLANitViewer) • Additional studies and/or reports may be required as part of the Application review process.
k.	Servicing	• Servicing allocation must be identified and assigned to the Development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" may be applied to the Subject Lands. Removal of the Holding Symbol "(H)" will be conditional on servicing capacity being allocated to the lands.

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Site Development Application DA.20.052	- Site Development Application File DA.20.052 has been filed with the City to facilitate the mixed-use development, as shown on Attachments 2 to 8, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design; massing; access; site circulation; parking; landscape; amenity area; sun and shadow; wind; noise; servicing and grading; bird-friendly design; and, the appropriate built form interface with the surrounding uses and the public realm - Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as permeable pavers, bio-swales, drought tolerant landscape, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc. will be reviewed and implemented through the site plan approval process, if approved - In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score
m.	Future Draft Plan of Condominium Application(s)	A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development.
n.	Development Charges	The Owner will be required to pay the applicable Development Charges (DCs) and is subject to the Area-Specific Development Charges.
o.	Cash-in-Lieu of Parkland	The Owner will be required to pay to the City of Vaughan, cash-in-lieu of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject applications are approved.

Financial Impact

There are no requirements for new funding associated with these Applications.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment.

The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval, which has recently been granted by the Region. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Jessica Kwan, Senior Planner, VMC Program, Extension 8814.

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. South Elevation (Facing Apple Mill Road)
5. East Elevation (Facing Buttermilk Avenue)
6. North Elevation
7. West Elevation
8. Perspective Rendering

Prepared by

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Approved by

A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief
Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager