



Staff Report for Council Meeting

Date of Meeting: May 29, 2024
Report Number: SRPBS.24.055

Department: Planning and Building Services
Division: Development Planning

Subject: SRPBS.24.055 - Request for Approval - Zoning By-law Amendment Application - Neuhaus Puccini Villas Ltd. - 7 Poplar Drive and 11, 15 and 17 McCachen Street - City File D02-22009

Owner:

Neuhaus Puccini Villas Ltd.
410 Chrislea Road, Unit 20
Woodbridge, ON
L4L 8B5

Agent:

Evans Planning Inc.
9212 Yonge Street
Richmond Hill, ON
L4C 7A2

Location:

Legal Description: Part of Lots 6 and 7, and Lots 9 and 10, Registered Plan 484
Municipal Addresses: 7 Poplar Drive and 11, 15 and 17 McCachen Street

Purpose:

A request for approval concerning a Zoning By-law Amendment application to permit the construction of a low density residential development on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Neuhaus Puccini Villas Ltd. for lands known as Part of Lots 6 and 7, and Lots 9 and 10, Plan 484 (Municipal Addresses: 7 Poplar Drive and 11, 15 and 17 McCachen Street), City File D02-22009, be approved, subject to the following:

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- (i) that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, and Single Detached Five (R5) Zone under By-law 313-96, as amended, to Semi-Detached One (RD1) Zone and Single Detached Six (R6) Zone under By-law 313-96, as amended, with site-specific development standards to facilitate the development proposal as outlined in Staff Report SRPBS.24.055;
 - (ii) that prior to the amending Zoning By-law being brought forward for enactment, appropriate restrictions have been registered on title of the subject lands under Section 118 of the *Land Titles Act*;
 - (iii) that the amending Zoning By-law be brought forward to a future Council meeting for consideration and enactment; and,
 - (iv) that pursuant to Section 34(18) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands.
- b) that Council assign 40.67 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands, to be released by the Commissioner of Planning and Building Services in accordance with By-law 109-11, as amended.

Contact Person:

Marc Mitanis, Planner II, phone number 905-771-2459 and/or

Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-771-5563

Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

Report Approval:

Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services

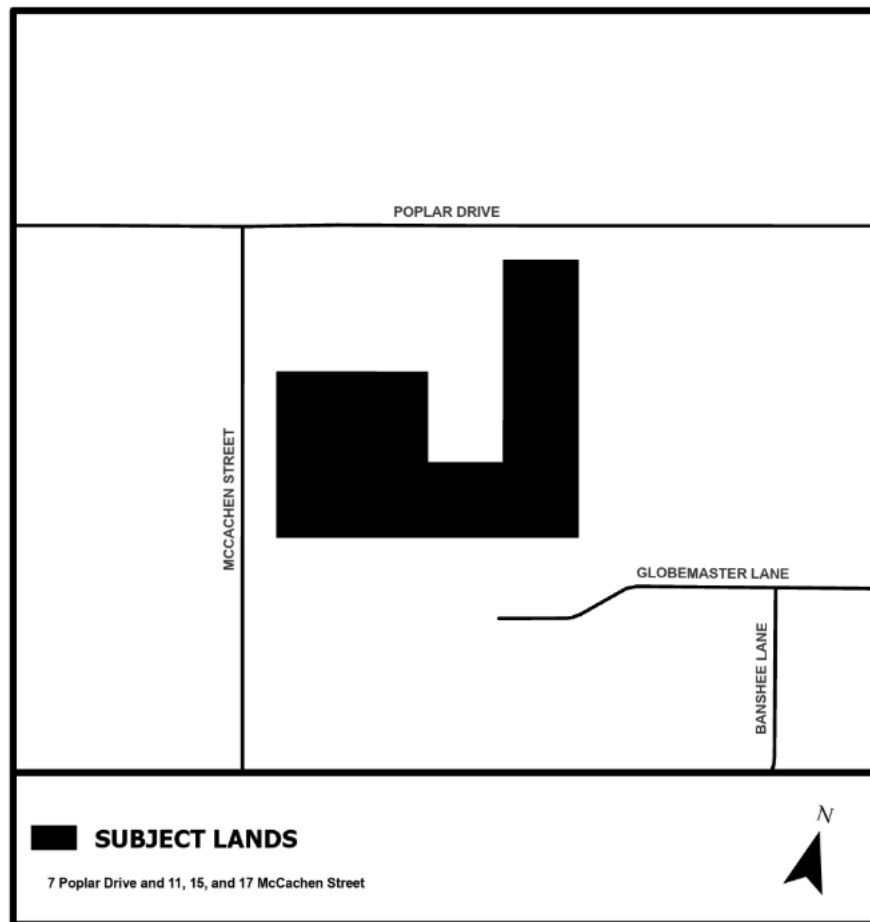
Approved by: Darlene Joslin, City Manager

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 report's approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format, call person listed under the "Contact Person" above.

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Background:

A statutory Council Public Meeting was held on September 7, 2022 to consider the subject Zoning By-law Amendment application wherein Council received Staff Report SRPI.22.099 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). A number of comments and concerns were raised at the meeting and in written correspondence received with respect to the proposed development related to height and density, the proximity of the proposed dwellings to existing adjacent properties, the loss of sunlight and privacy, and traffic impacts, which are addressed in detail in later sections of this report.

Staff has been working closely with the applicant to resolve various matters and can advise that as of the time of writing of this report, all comments from City departments and external agencies have been satisfactorily addressed. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

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Summary Analysis:

Site Location and Adjacent Uses

The subject lands are comprised of four (4) contiguous parcels, including one (1) lot with frontage on Poplar Drive and three (3) lots with frontage on McCachen Street. Together, the subject lands have a total lot area of approximately 0.47 hectares (1.16 acres). The lands support one (1) single detached dwelling, located at 11 McCachen Street that is to be demolished in order to facilitate the subject development proposal. The lands abut McCachen Street to the west, single detached dwellings and Poplar Drive to the north, single detached dwellings to the east, and semi-detached dwellings to the south (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the construction of a 15 unit residential development to be comprised of both semi detached and single detached dwellings on its land holdings (refer to Maps 6 and 7). In this regard, one (1) single detached dwelling and six (6) semi-detached dwellings are proposed to have frontage on existing public streets (McCachen Street and Poplar Drive), while four (4) single detached dwellings and four (4) semi-detached dwellings are proposed to have frontage on a proposed private condominium road which is to be accessed from McCachen Street.

Each dwelling unit is proposed to have rear yard amenity areas as well as rooftop amenity areas above the third storey, except for the proposed single detached dwelling on Poplar Drive (Lot 7). Privacy screening is proposed on the rooftop amenity spaces on Lots 6, 11 and 12 to reduce overlook conditions to the adjacent townhouse dwellings on the north side of Globemaster Lane.

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

- **Total Lot Area:** **0.47 hectares (1.16 acres)**
- **Total Number of Units:** **15**
 - **Single Detached:** **5**
 - **Semi-Detached:** **10**
- **Proposed Lot Frontages:**
 - **Single Detached (Freehold):** **22.86 metres (75.0 feet)**
 - **Single Detached (Condominium):** **9.11 metres (29.89 feet) to 11.44 metres (37.53 feet)**
 - **Semi-Detached (Freehold):** **13.60 metres (44.62 feet) to 15.20 metres (49.87 feet)**
 - **Semi-Detached (Condominium):** **14.90 metres (48.88 feet) to 15.23 metres (49.97 feet)**
- **Proposed Building Height:**

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- **Single Detached (Freehold):** **2 Storeys or 11.0 metres (36.09 feet)**
- **Single Detached (Condominium):** **3 Storeys or 12.0 metres (39.37 feet)**
- **Semi-Detached (Freehold):** **3 Storeys or 12.0 metres (39.37 feet)**
- **Semi-Detached (Condominium):** **3 Storeys or 12.0 metres (39.37 feet)**

The applicant’s current development proposal reflects a number of modifications relative to its original 2022 development proposal. Key differences between the original 2022 development proposal and the current 2024 revised development proposal are summarized below:

- a reduced rear yard setback of 5.05 metres (16.57 feet) from 6.22 metres (20.41 feet) for the lots fronting McCachen Street to accommodate relocated visitor parking spaces;
- an increase of visitor parking spaces from two (2) to three (3), including two (2) accessible parking spaces, to serve the dwellings fronting the private condominium road;
- an increased setback from the curvature of the proposed private condominium road to the proposed dwelling units on Lots 10 and 13 from 0.21 metres (0.68 feet) to 0.9 metres (2.95 feet) to allow for greater separation from the front porch to the road;
- relocation of the waste storage areas on Lots 5, 8 and 9 to the attached garages; and,
- reconfiguration of the proposed retaining wall along the side yard of Lot 8 to protect the private tree owned by the abutting landowner at 9 Poplar Drive.

Additionally, draft Plan of Condominium and Part Lot Control Exemption applications (City Files CON-23-0001 and PLC-23-0003) have been submitted to establish the proposed common element condominium tenure. These applications remain under review by staff and will be brought forward for approval following the enactment of the subject Zoning By-law Amendment.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the City’s Official Plan (“the Plan”) (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are within the boundaries of the Puccini Drive Neighbourhood Residential Infill Study.

In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include low density residential uses, such as single detached and semi-detached dwellings as proposed by the subject applications. Building heights within the **Neighbourhood** designation shall be a maximum of three (3) storeys, except on arterial streets, where the maximum building height may be four

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(4) storeys. As set out in **Policy 4.9.2.4**, development within the **Neighbourhood** designation shall be compatible with the character of adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments and the general pattern of yard setbacks. Where development is subject to an Infill Plan, Tertiary Plan or Concept Plan, the criteria as set out therein and approved by Council shall also apply.

Furthermore, applications for development within the **Neighbourhood** designation may be required to submit a Concept Plan to guide the overall pattern of development within an area and to demonstrate how the proposed development meets the applicable land use and design policies of the Plan, in accordance with **Section 5.2** of the Plan. In this regard, staff have reviewed the Concept Plan submitted by the applicant in support of the subject applications and are satisfied that the proposed development is compatible with the overall urban form, character and relationship to abutting lands. Additionally, the proposed residential uses and building heights are permitted within the **Neighbourhood** designation and represent an opportunity for small-scale infill development and a greater mix of housing, as encouraged by the Plan.

The subject lands are also located within the **Settlement Area** designation of the ORMCP. In accordance with **Policy 3.2.1.1.18** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area**. The subject lands are identified as within an Area of High Aquifer Vulnerability. Lands located within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. **Policy 3.2.1.1.37** of the Plan identifies specific uses prohibited within an Area of High Aquifer Vulnerability, including the storage of hazardous waste or liquid industrial waste and waste disposal sites. The proposed residential development is not a prohibited land use and therefore is considered to comply with the Plan.

On the basis of the preceding, Planning staff is of the opinion that the proposed development conforms with the relevant policies of the Plan and represents an appropriate form of infill development within the context of the neighbourhood.

Puccini Drive Neighbourhood Residential Infill Study

The subject lands are located within the boundaries of the Puccini Drive Neighbourhood Infill Study (“Infill Study”) endorsed by Council in 1998 and revised in November 2017 to expand the Puccini Drive Study Area easterly to Parker Avenue through a Tertiary Plan. The Tertiary Plan identifies three (3) demonstration scenarios which envision the development of medium density residential uses along King Road and low density residential uses such as single detached and semi-detached dwellings in the remainder of the Study Area, including the subject lands (refer to Map 5).

The development scenarios included within the Tertiary Plan illustrate several potential development options for the Study Area but are not intended to preclude alternate

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lotting patterns and site layouts where it is demonstrated that such alternative scenarios are consistent with the objectives of the Tertiary Plan. The objectives of the Tertiary Plan build upon the principles and recommendations contained within the Study, while refining and providing clear direction for the locations of various built form typologies, transportation infrastructure and neighbourhood character. In this regard, the Tertiary Plan outlines the following key objectives:

- the predominant land use within the Study Area shall be residential;
- focus medium density residential development along King Road;
- maintain the established single-detached residential character of Poplar Drive; and,
- protect Environmental Features and Hazardous Lands.

The Study Area is intended to support a range of residential uses while achieving an appropriate interface and transition in character with respect to the adjacent and surrounding low density neighbourhood through variation in built form, building height and site design. In accordance with the Tertiary Plan, the greatest intensity of residential development shall be oriented towards King Road, medium density residential uses contemplated along McCachen Street and Parker Avenue, and lower density residential uses directed towards the interior. In addition, the Tertiary Plan carries forward the approved Infill Study with respect to the provision of low density residential uses along Poplar Drive.

Along existing streets, lot frontages are intended to be no less than 15.24 metres (50 feet) wide, with minimum side yard setbacks of 1.5 metres (4.92 feet). In this regard, the applicant is proposing minimum lot frontages between 13.60 metres (44.62 feet) and 15.20 metres (49.87 feet) along McCachen Street and minimum side yard setbacks of 1.24 metres (4.07 feet). Although the proposed frontages and side yard setbacks are less than those recommended by the Tertiary Plan, staff are of the opinion that the proposed lot standards are compatible with the pattern of development in the area and will not preclude the development of adjacent lots.

As noted previously, four (4) single detached dwellings and four (4) semi-detached dwellings are to be accessed from a new proposed private condominium road. In this regard, staff are satisfied that the proposed site design will facilitate vehicular and pedestrian connections throughout the Study Area and will not inhibit future infill development on adjacent lands.

On the basis of the preceding, Planning staff is of the opinion that the proposed development conforms with the relevant policies of the Plan and represents an appropriate form of infill development within the context of the neighbourhood.

Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (7 Poplar Drive and 11 McCachen Street), and **Single Detached Five (R5) Zone** under By-law 313-96, as amended (15 and 17 McCachen Street) (refer

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to Map 3). The **RU Zone** and **R5 Zone** both permit single detached dwellings but do not permit semi-detached dwellings. Furthermore, the proposed single detached dwellings and lots do not comply with the development standards in either zone category. Accordingly, the applicant is proposing to rezone the subject lands to **Semi-Detached One (RD1) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, and to establish site specific development standards to permit the proposed residential development.

The following tables provide a general summary outlining the applicable development standards within the proposed **Semi-Detached One (RD1) Zone** and the **Single Detached Six (R6) Zone** under By-law 313-96, as amended, including key site-specific provisions proposed by the applicant which are highlighted in bold (refer to Appendix “B”):

Semi-Detached Dwellings – Freehold (Lots 1-6)

Development Standard	RD1 Zone Standards under By-law 313-96, as amended	Proposed RD1 Zone Standards
Minimum Lot Frontage	16.6 metres (54.46 feet)	13.4 metres (43.96 feet)
Minimum Lot Area	555.0 sq. m (5,973.97 sq. ft)	330 sq. m (3,552.09 sq. ft)
Maximum Lot Coverage	50%	52%
Minimum Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	1.2 metres (3.94 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	5.0 metres (16.4 feet)
Maximum Height	11.0 metres (36.09 feet)	12.0 metres (39.37 feet)

Single Detached Dwellings – Condominium (Lots 8, 9, 14 and 15)

Development Standard	RD1 Zone Standards under By-law 313-96, as amended	Proposed RD1 Zone Standards
Minimum Lot Frontage	9.0 metres (29.53 feet)	Complies
Minimum Lot Area	300 sq. m (3,229.17 sq. ft)	240 sq. m (2,583.34 sq. ft)
Maximum Lot Coverage	40%	45%
Minimum Front Yard	4.5 metres (14.76 feet)	4.0 metres (13.12 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	0.6 and 1.2 metres (1.97 and 3.94 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	7.0 metres (22.97 feet)
Maximum Height	11.0 metres (36.09 feet)	12.0 metres (39.37 feet)

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Semi-Detached Dwellings – Condominium (Lots 10-13)

Development Standard	RD1 Zone Standards under By-law 313-96, as amended	Proposed RD1 Zone Standards
Minimum Lot Frontage	16.6 metres (54.46 feet)	14.8 metres (48.56 feet)
Minimum Lot Area	555 sq. m (5,973.97 sq. ft)	400 sq. m (4,305.56 sq. ft)
Maximum Lot Coverage	50%	52%
Minimum Front Yard	4.5 metres (14.76 feet)	4.2 metres (1.28 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	1.2 metres (3.94 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	5.0 and 6.0 metres (16.4 and 19.69 feet)
Maximum Height	11.0 metres (36.09 feet)	12.0 metres (39.37 feet)

With respect to the proposed single-detached dwelling on Lot 7, the proposed development standards are in compliance with the R6 Zone standards under By-law 313-96, as amended.

Staff has undertaken a comprehensive review and analysis of the applicant's development proposal and are of the opinion that the application is appropriate, conforms with the applicable policies of the Plan, and represents good planning. In this regard, the proposed site-specific development standards are considered appropriate with respect to adjacent land uses and reinforce the low density streetscape of the neighbourhood.

Council and Public Comments:

As noted previously, comments from members of the public were raised and written correspondence was received at the Council Public Meeting held on September 7, 2022 in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the following sections.

Height, Density and Setbacks

Concerns were raised with respect to the proposed building height, density and setbacks from existing adjacent residential uses, particularly as it relates to privacy impacts on neighbouring residents. The proposed single detached and semi-detached dwellings and associated building heights of two (2) and three (3) storeys are permitted within the **Neighbourhood** designation of the Plan. The proposed development maintains the low density built form of the adjacent developments to the north, west and east, and provides for a suitable transition between the existing townhouses to the south and the single detached neighbourhood to the north. The proposed density is also consistent with the design principles and demonstration scenarios applicable to the subject lands within the Puccini Drive Neighbourhood Infill Study, which envisions the development of single detached and semi-detached dwellings on the subject lands.

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With respect to setbacks, the proposed side yard setbacks of at least 1.2 metres (3.94 feet) are considered sufficient to facilitate unencumbered access between the rear and front yards of the proposed single and semi-detached dwellings and are consistent with the development standards approved for 11 and 13 Poplar Drive (City File D02-17017) and 15 Poplar Drive (City File D02-17008). Similarly, the proposed front yard setbacks maintain appropriate spatial separation from the street and abutting lots to facilitate sufficient landscaping and reinforce the streetscape and prevailing pattern of setbacks within the surrounding neighbourhood. The proposed rear yard setbacks maintain sufficient space for landscaping and amenity space and facilitates an appropriate distance to adjacent properties to maintain privacy and minimize overlook. With respect to privacy, the applicant is proposing privacy screens to be installed on the rooftop amenity spaces of Lots 6, 11 and 12 to minimize overlook impacts on the adjacent townhouses on Globemaster Lane.

Waste Storage and Visitor Parking

Concerns were also raised with respect to the proximity of external waste storage areas and visitor parking spaces proposed on Lots 8 and 9 to existing residential uses. The applicant has revised their development proposal to integrate waste storage areas into the garages of the proposed single detached dwellings on Lots 8 and 9 and have relocated visitor parking spaces to avoid a zero-setback condition with neighbouring properties. The new locations of the waste storage areas and visitor parking spaces are appropriate and will minimize noise and odour impacts with adjacent residential uses.

Traffic

Concerns regarding the potential impacts of increased traffic and the safety of residents in the area were raised with respect to the proposed development. Traffic volumes in the area were reviewed as part of the Traffic Impact Study (TIS) submitted in support of the proposed development. The TIS concluded that the projected amount of trips to be generated from the development would have a minimal traffic impact on the road network in the area, which has been reviewed and accepted by the City's Infrastructure Planning and Development Engineering staff. Furthermore, the proposed parking supply aligns with the parking rates in the City's Parking Strategy.

Development and External Agency Comments:

As noted previously in this report, all comments from City departments and external agencies have been satisfactorily addressed. Additionally, all circulated City departments and external agencies have either indicated no objections or have provided comments to be addressed through the future Site Alteration Permit process.

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Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the subject Zoning By-law Amendment application and are in support of same, for the following principal reasons:

- the proposed single detached and semi-detached dwellings with building heights of two (2) and three (3) storeys are permitted within the **Neighbourhood** designation applicable to the subject lands;
- the proposed development is consistent with all three (3) development scenarios provided in the Puccini Drive Neighbourhood Residential Infill Study, which envisions low density residential uses as proposed on the subject lands;
- the proposed **Semi-Detached One (RD1) Zone** and **Single Detached Six (R6) Zone** categories under By-law 313-96, as amended, and the associated site-specific exceptions as proposed are appropriate to facilitate the proposed development;
- the proposed development includes a site layout that achieves appropriate pedestrian and vehicular connections to facilitate future infill development;
- the applicant has satisfactorily addressed all comments raised by City departments and external agencies; and,
- remaining technical matters will be addressed through the Site Alteration Permit process.

On the basis of the preceding, staff supports the applicant's Zoning By-law Amendment application and recommends approval subject to the recommendations outlined in this report. In this regard, prior to enactment of the amending Zoning By-law, the applicant is required to register Section 118 restrictions on the lands pursuant to the Land Titles Act in order to ensure that the related Plan of Condominium is registered prior to the conveyance of parcels to future homebuyers.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight (8) growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

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In this regard, the applicant has submitted a letter outlining how the proposal aligns with the IGMS criteria outlined above. Staff are satisfied that the proposal meets Criteria 1, 6 and 7 as follows:

- the subject lands are located within the Puccini Drive Neighbourhood Residential Infill Study, which identifies opportunities for low and medium density residential infill development;
- the proposed development provides for a mix of single detached and semi-detached dwelling types; and,
- the proposed development facilitates connections from McCachen Street and protects for a future connection eastward through the abutting lands to Parker Avenue.

In consideration of the proposed five (5) single detached and 10 semi-detached dwellings to be constructed on the subject lands and a credit of 6.58 persons equivalent for the single detached dwelling at 11 McCachen, staff recommends the assignment of 40.67 persons equivalent of servicing allocation to accommodate the proposed development, to be released in accordance with By-law 109-11.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Strategic Plan:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, in supporting a range of housing options and affordability, on the basis that the development proposal supports a diversified range of housing types within the City.

Climate Change Considerations:

The recommendations of this report are generally aligned with Council's climate change considerations as the proposed development facilitates residential infill development within an existing neighbourhood and makes use of existing transportation and municipal servicing infrastructure to efficiently utilize land.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the construction of a low density residential development on its land holdings. Staff has completed a comprehensive review and evaluation of the proposed development and is of the opinion that the submitted application conforms with the overarching principles of the Plan, is appropriate in the context of the area, and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject application, subject to the conditions outlined in this report.

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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.

- Appendix “A”, Extract from Council Public Meeting C#32-22, held September 7, 2022
- Appendix “B”, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Puccini Drive Infill Study - Demonstration Scenario A
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations

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Report Approval Details

Document Title:	SRPBS.24.055 - Request for Approval.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - CPM Extracts.docx- Appendix B - Draft Zoning By-law.docx- SRPBS 24.055 - Map 1 - Aerial Photograph.docx- SRPBS 24.055 - Map 2 - Neighbourhood Context.docx- SRPBS 24.055 - Map 3 - Existing Zoning.docx- SRPBS 24.055 - Map 4 - Existing Official Plan Designation.docx- SRPBS 24.055 - Map 5 - Puccini Drive Infill Study.docx- SRPBS 24.055 - Map 6 - Proposed Site Plan.docx- SRPBS 24.055 - Map 7 - Proposed Elevations.docx
Final Approval Date:	May 9, 2024

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

Deborah Giannetta - May 8, 2024 - 4:05 PM

Gus Galanis - May 8, 2024 - 5:35 PM

Darlene Joslin - May 9, 2024 - 11:36 AM