



Item
Meeting..... 2020 December 14

COUNCIL REPORT

TO: CITY MANAGER 2020 December 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-10009
High-Rise Market Residential, Retail, and Office Building and High Rise Rental Residential Building
Metrotown Downtown Plan

ADDRESS: 6450, 6486, 6488 and 6508 Telford Avenue (see *attached* Sketches #1 and #2)

LEGAL: Strata Lots 1 – 33, DL 153, Group 1 NWD Strata Plan NW 608
Lot 5, DL 153, Group 1, NWD Plan 1566
Strata Lots 1 – 5, DL 153, Group 1, NWD Strata Plan NW 1563
Lot 7, District Lots 152 and 153, Group 1 NWD Plan 1566

FROM: R5 Residential District, RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District as guidelines)

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “6450, 6486, 6488 & 6508 Telford Avenue, Proposed Mixed-Use Development, Burnaby BC” prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Chris Dikeakos Architect AIBC
#212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
Attn: Chris Dikeakos

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 January 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 26 at 5:00 p.m.

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2. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
- f) The registration of a Housing Covenant and Housing Agreement.
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- h) Compliance with the Council-adopted sound criteria.
- i) The submission of a stormwater and ground water management plan, the submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- l) The review of on-site loading facilities by the Director Engineering.

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- m) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The provision of facilities for cyclists in accordance with this report.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- p) The undergrounding of existing overhead wiring abutting the site.
- q) Compliance with the guidelines for underground parking for visitors and commercial patrons.
- r) The submission of a Public Art Plan.
- s) The submission of a detailed Comprehensive Sign Plan.
- t) The submission of a Green Building Strategy.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable Regional Transportation Development Cost Charge.
- y) The deposit of the applicable Metrotown Open Space Charge.
- z) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise market residential building atop a retail and office podium, and a high-rise rental residential building.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Metrotown Downtown Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities and governments.
- Social Connection – Enhance social connections throughout Burnaby.

A Dynamic Community

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

An Inclusive Community

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community.
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

3.0 BACKGROUND

- 3.1 The subject site is within the Maywood neighbourhood of the Metrotown Downtown Plan area and is comprised of four properties: 6450, 6486, 6488 and 6508 Telford Avenue (see *attached* Sketches #1 and #2). 6450 Telford Avenue is zoned RM3 Multiple Family Residential District and improved with a three-storey, 33-unit, strata-titled apartment building. 6486 Telford Avenue is zoned R5 Residential District and improved with a two-storey, eight-unit rental apartment building. 6488 Telford Avenue is zoned RM3 Multiple Family Residential District and improved with a three-storey, five-unit strata-titled apartment building. 6508 Telford Avenue is zoned R5 Residential District and vacant.

The adopted Plan designates the subject site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. Under the ‘s’ zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. In accordance with the City’s Rental Use Zoning Policy, Stream 1 – Rental Replacement, and Stream 2 – Inclusionary Rental apply to the subject rezoning application, and thus the RM5r District is also proposed for inclusion in the CD zoning for the site.

- 3.2 On 2019 July 24, Council received an initial rezoning report for the subject site and authorized staff to continue working with the applicant towards a suitable plan of development for a high-rise market residential building atop a retail and office podium, and a high-rise rental residential building.
- 3.3 It is noted that the Rental Use Zoning Policy and Initial Implementation Framework was first adopted by Council on 2019 April 30. It was later superseded by the Finalized Rental Use Zoning Policy, which was adopted by Council on 2020 March 09. Given that design development was well advanced when Council adopted the finalized policy, the applicant is proposing to advance this application under the Initial Implementation Framework.

The primary differences between the Initial Implementation Framework and the Finalized Rental Use Zoning Policy are outlined in Table 1 below:

	Inclusionary Rental Obligation	Affordability Requirement	Density Offset	Additive RMr Rental Rates
Initial Implementation Framework	20%	Minimum 25% of rental obligation	Up to 1.1 FAR, proportionate to % affordability	Market rates, with vacancy control
Finalized Rental Use Zoning Policy	20%	100% of rental obligation	1.1 FAR	1:1 CMHC median and market rates

Table 1

The primary difference between the policies was the proportionate affordability and offset (minimum of 25% of inclusionary rental obligation), and the use of “vacancy control” for RMr density above the inclusionary rental obligation. The use of “vacancy control” and the Initial Implementation Framework was not considered feasible by a majority of rezoning applicants that were in-stream, and as such, this application is likely to be one of a select few applications pursued under the Initial Implementation Framework.

- 3.4 The applicant has now submitted a plan of development that is suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is proposing rezoning of the subject site to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, and Metrotown Downtown Plan as guidelines). The development concept is to reconfigure the site into two separate, legal parcels. The northern parcel is proposed to support a 49-storey high rise building comprised of 42 levels of market strata residential uses atop a commercial podium with six levels of offices and one level of street fronting retail. The southern parcel is proposed to be developed with a 20-storey market and non-market rental apartment building. Vehicular access to the site is from the rear lane and from an internal mews, with all parking to be provided underground.
- 4.2 Overall, the proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality, thus meeting the standards and objectives for such development in the Maywood Neighbourhood. To complement the built form, a progressive landscape treatment is proposed on-site within a central courtyard and along the bounding streets, including broad separated sidewalks on Telford Avenue and Beresford Street, complete with street trees and rain gardens.
- 4.3 The CD (RM5s) District permits a maximum market residential density of 6.1 FAR (comprised of a maximum 3.4 FAR base density, maximum 1.6 FAR amenity density bonus, and maximum 1.1 FAR density offset for the provision of affordable rental housing). The CD (RM5r) District permits a maximum rental residential density of 2.2 FAR. The CD (C2) District permits a maximum commercial density of 1.3 FAR. The total potential density for the subject site is therefore 9.6 FAR.

Table 2 below outlines the total potential density vs. the proposed density by use.

	RM5s	RM5r	Offset	C2	TOTAL
Permitted FAR	5.0 (incl. 1.6 bonus)	2.2	1.1	1.3	9.6
Proposed FAR	5.0 (incl. 1.6 bonus)	2.2	0.63	1.3	9.13

Table 2

With respect to the rental component of the project, as previously noted, this application is proposed to be processed in accordance with the City's Rental Use Zoning Policy Initial Implementation Framework. In this regard, the applicant is proposing 408 market (strata) residential units (358 from RM5s density, and 50 from offset density) and is required to provide 72 rental units (20% of 358 RM5s market units). Under the Initial Implementation Framework the rental rates of the required 72 inclusionary units are as follows:

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- 13 replacement rental units to be rented at pre-development rents for returning tenants, or 20% below CMHC *average* market rates for new tenants;
- 28 inclusionary non-market units rented at 20% below CMHC *average* market rates; and,
- 31 inclusionary units to be rented at market rates that are limited to Residential Tenancy Act maximum increases, including following a change in tenancy (vacancy control).

Under this policy the provision of 41 non-market rental units (56.94% of the 72 required inclusionary units), enables the applicant to access 0.63 FAR of density offset (56.94% of the total available 1.1 FAR density offset).

The applicant is also proposing to develop an additional 95 market rental units utilizing the remaining 1.28 FAR available under the RM5r District in order to achieve additional rental units above the inclusionary requirement. It is noted that under the Initial Implementation Framework, the RMr density that is surplus to the housing obligation is at the discretion of Council. If supported by Council, the units derived from this density would have their rents tied to Residential Tenancy Act maximum increases, including following a change in tenancy (vacancy control). This arrangement would be secured through a Housing Agreement and/or Housing Covenant.

Due to the timing and mid-stream nature of the application; the strong likelihood of the application being unique; the broad mix of housing affordability within the development; affordability growing over time; and the significant number of rental units provided, staff support the proposal to pursue development under the Initial Implementation Framework. Further the proposed use of the Initial Implementation Framework will provide diversity of housing choice and affordability in the Maywood neighbourhood of Metrotown.

- 4.4 As noted above in Table 2, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR in amenity density bonus, which translates into 7,823.5 m² (84,211.2 sq.ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.

- 4.5 A total of 408 strata apartment units is proposed. It is noted that the smaller one-bedroom units are 50.3 m² (555.5 sq.ft.) in area, in accordance with the P11e District (SFU). This

is balanced with a higher percentage of two bedroom plus den and three-bedroom units proposed within the building. The use of the P11e District for smaller one-bedroom units supports the affordability of units for first time home buyers and those looking to enter the housing market.

- 4.6 The development is providing 82 adaptable units with 41 accessible parking stalls within the proposed high-rise strata apartment building, and 34 adaptable units with 17 accessible parking stalls within the rental building, which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy.
- 4.7 Given the site's location near the Metrotown SkyTrain Station (Expo Line SkyTrain), a parking ratio of 1.1 spaces per market (strata) residential unit and 0.6 spaces per rental residential unit is considered appropriate. Of these ratios, 0.1 spaces per unit is for visitor parking. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw.

There is the requirement to provide 587 parking spaces in the mixed-use building: 408 residential spaces, 41 residential visitor spaces, and 138 commercial spaces. The proposed mixed-use building provides all of the residential parking and 97 of the 138 commercial spaces. In accordance with Zoning Bylaw provisions, the applicant is providing a \$10,000 per space cash in-lieu contribution for the 41 commercial parking spaces not provided on site. The proposed rental building provides 101 parking spaces, in accordance with Zoning Bylaw requirements.

To supplement the proposed parking standard, the applicant will be providing a comprehensive Transportation Demand Management strategy including:

- a transit pass subsidy of the cost of a monthly two-zone transit pass (\$120) for each residential (strata and rental) unit for 24 months;
 - six car share spaces - four in the strata residential building and two in the rental use building;
 - two bike parking spaces for each residential (strata and rental) unit, and bicycle repair rooms within each of the residential parking areas; and
 - a communications strategy to ensure all building residents and management companies (i.e. strata lot owners, strata corporation, strata management company, tenants, and rental management company) have an understanding of how best to utilize each of the alternative transportation options.
- 4.8 Overall, the proposed development demonstrates a superior urban design, public realm and architectural standard, and meets the City's goals and objectives relating to transportation, the environment, and social sustainability, as required by the 's' zoning category. As well, it meets the design guidelines of the Metrotown Downtown Plan and the Rental Use Zoning

Policy Initial Implementation Framework, and will be expected to meet the City's Tenant Assistance Policy. The proposed plan of development is therefore considered suitable for presentation to a Public Hearing.

- 4.9 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Telford Avenue to its final Town Centre standard (Local Road), with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Beresford Street to the final Town Centre standard (Beresford Art Walk) with separated sidewalks, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
 - provision of a pedestrian and cycling linkage, and separate vehicular connection mid-site, connecting Telford Avenue to the rear lane; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.10 No road dedication is required as part of this application. Consolidation and re-subdivision of the subject site into two legal parcels will be pursued in connection with this application.
- 4.11 Any necessary statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant restricting the use of guest suites (one in the rental building and two in the market (strata) residential building);
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant ensuring that the density of development of the two new legal parcels comply with the approved CD zoning for the site;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that all accessible parking stalls in the underground residential parking areas supporting the strata portion of the development be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art; and
 - Statutory rights-of-way for pedestrian/cycling, and vehicular connections between Telford Avenue and adjacent lane.
- 4.12 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the affordable rental and the

market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.

- 4.13 The submission of a Tenant Assistance Plan that meets the City's Tenant Assistance Policy is required.
- 4.14 Due to the proximity of the subject site to the Expo SkyTrain Line and Central Boulevard, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.15 The provision of four separate car wash stalls for the strata building and two car wash stalls in the rental building is required.
- 4.16 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.17 The submission of a groundwater and storm water management plan is required. As well, a suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.18 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.19 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.20 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 4.21 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 4.22 The submission of a Comprehensive Sign Plan detailing sign numbers, locations sizes and attachment details is required.
- 4.23 The submission of a Green Building Strategy is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water,

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energy and waste management) initiatives. The applicant has indicated that both residential towers will meet Step 1 of the BC Energy Step Code.

- 4.24 The submission of a Communications Strategy that provides the Owners, Strata, Renters, Rental Management Company and Strata Management Company an understanding of the development is required.
- 4.25 Applicable development cost charges are:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS&DD Sewerage Charge;
 - Regional Transportation Charge; and,
 - Metrotown Public Open Space Charge.

5.0 DEVELOPMENT PROPOSAL

5.1	<u>Site Area</u> (subject to detailed survey)	4,889.7 m ² (52,632 sq.ft.)
5.2	<u>Site Coverage</u>	32.8%
5.3	<u>Density</u>	9.13 FAR TOTAL
	RM5s District	
	Base	2.2 FAR
	Bonus	0.4 FAR
	Supplemental base	1.2 FAR
	<u>Supplemental bonus</u>	<u>1.2 FAR</u>
	Subtotal	5.0 FAR
	RM5r District	
	Replacement /inclusionary rental units	0.9 FAR
	<u>Additional market rental units</u>	<u>1.3 FAR</u>
	Subtotal	2.20 FAR
	Density Offset	0.63 FAR
	Commercial	1.3 FAR
5.4	<u>Gross Floor Area</u>	44,619.9 m² (480,285 sq.ft.) TOTAL
	Market (strata) residential	27,507.4 m ² (296,088 sq.ft.)
	- Amenity space exemption	795.3 m ² (8,560 sq.ft.)
	- Adaptable unit exemption	151.6 m ² (1,632 sq.ft.)

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Commercial component	6,355.4 m ² (68,409 sq.ft.)
Rental residential	10,757.1 m ² (115,788 sq.ft.)
- Amenity space exemption	371.0 m ² (3,993 sq.ft.)
- Adaptable unit exemption	70.6 m ² (760 sq.ft.)

5.5 Residential Unit Mix

575 UNITS TOTAL

Market (strata) residential

82 – Studio	36.9 to 37.9 m ² (398 to 409 sq.ft.)
80 – P11e One bedroom	50.3 m ² (555.5 sq.ft.)
41 – One bedroom	56.0 m ² (603 sq.ft.)
41 – One bedroom adaptable	56.0 m ² (603 sq.ft.)
15 – One bedroom + den	53.2 to 60.9 m ² (625 to 645 sq.ft.)
5 – One bedroom + den adaptable	53.2 to 60.9 m ² (625 to 645 sq.ft.)
36 – Two bedroom adaptable	72 to 73 m ² (773.5 sq.ft.)
72 – Two bedroom + den	73.4 m ² (757 to 766 sq.ft.)
<u>36 – Three bedroom</u>	84 m ² (904.2 sq.ft.)
408 units	

Rental residential

39 – P11e Studio	29.5 to 35.5 m ² (331 to 369 sq.ft.)
38 – P11e One bedroom	44.9 to 46.7 m ² (541.8 to 539 sq.ft.)
17 – P11e One bedroom adaptable	44.9 to 46.7 m ² (541.8 to 539 sq.ft.)
38 – P11e Two bedroom	67.6 to 69.8 m ² (700 to 750.7 sq.ft.)
17 – P11e Two bedroom adaptable	67.6 to 69.8 m ² (700 to 750.7 sq.ft.)
<u>18 – P11e Three bedroom</u>	84.6 m ² (874.6 sq.ft.)
167 units	

5.6 Building Height

- Market (strata) residential	51 storeys, 175.3 m (575 ft.)
- Rental residential	22 storeys, 67.7 m (222 ft.)

5.7 Vehicle Parking

Total Required:	688 spaces
- Market (strata) residential @ 1.1 per unit	449 spaces (<i>including 41 visitor spaces</i>)
- Rental residential @ 0.6 per unit	101 spaces (<i>including 17 visitor spaces</i>)
- Commercial @ 1 per 495 sq. ft. GFA	138 spaces
Total Provided:	647 spaces
- Market (strata) residential	449 spaces (<i>including 41 visitor spaces and 41 accessible spaces</i>)
- Rental residential	101 spaces (<i>including 17 visitor spaces and 17 accessible spaces</i>)
- Commercial	97 spaces (plus cash in lieu contribution for 41 spaces not provided)

5.8 Bicycle Parking

Total Required:	
- Secured residential: 575 units @ 2.0 spaces per unit	1,150 spaces
- Visitor spaces: 575 units @ 0.2 spaces per unit	115 spaces
- Commercial 10% of required car parking	14 spaces
Total Provided:	
- Secured residential:	1,170 spaces
- Visitor spaces:	121 spaces
- Commercial spaces:	22 spaces

5.9 Loading

Total Required and Provided	
- Market (strata) residential & retail/office building	2 spaces
- Rental residential building	1 space

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5.10 Communal Facilities (excluded from FAR calculations)

Communal facilities amounting to 795.3 m² (8,560 sq.ft.) are provided for market (strata) residential building residents, and include an amenity lobby, concierge, mail room and meeting room on the main floor and two amenity guest suites on the 13th floor. On the 49th floor there are additional amenity facilities including a fitness area, study room, games area, lounge, dining area, and kitchen. For the rental residential building, 371 m² (3,993 sq.ft.) of amenity space is provided on the main floor as an entrance lobby with concierge, a mail room, lounge room including kitchen facilities and a seating area, a guest unit, and a fitness area. The total amenity space for the development, 1,166 m² (12,553 sq.ft.), is less than the permitted five percent (1,913 m² / 20,594 sq.ft.) exemption from gross floor area permitted within the Zoning Bylaw. Outdoor amenities for the overall development include outdoor amenity patios, play spaces, landscaped and lawn areas, and public art.

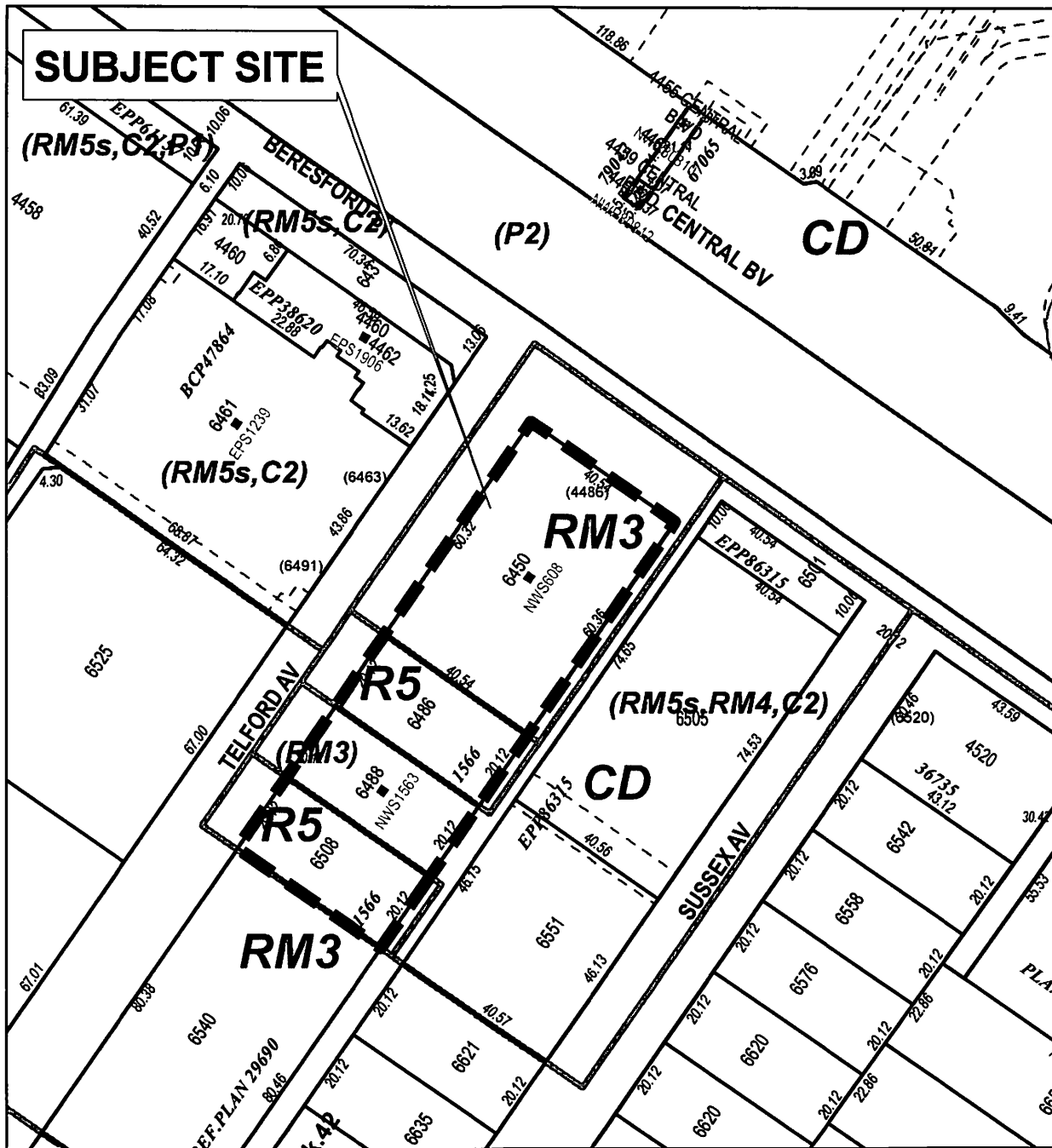


E.W. Kozak, Director
PLANNING AND BUILDING

KH/JDC:tn

Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JUL 11 2019

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #17-10009
6450, 6486, 6488 AND 6508 TELFORD AVENUE



Subject Site

Sketch #1

