

**COMMITTEE OF THE WHOLE MARCH 3, 2003**

**ZONING AMENDMENT FILE Z.02.047  
SITE DEVELOPMENT FILE DA.02.036  
ROWHEDGE CONSTRUCTION LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.02.047 (Rowhedge Construction Limited) BE APPROVED, and that the implementing by-law:
  - a) rezone the northerly Block 1 to C7 Service Commercial Zone, with the following uses not being permitted: automobile gas bar, automotive retail store, service or repair shop, veterinary clinic;
  - b) provide the following exceptions on the entire property:
    - permit all EM1 Zone uses, as additional uses in the C7 Zone
    - that the development not be considered a shopping centre for the purposes of calculating the required parking
    - that Langstaff Road be deemed as the front lot line
    - a minimum rear yard of 15m
    - a minimum 3m wide landscape strip abutting Pippin Road
    - a maximum building height of 17m
    - no loading spaces required for an office building.
  
2. THAT Site Development Application DA.02.036 (Rowhedge Construction Limited) BE APPROVED, subject to the following conditions:
  - a) That prior to the registration of the site plan:
    - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
    - ii) the final grading and servicing, storm water management, and access and on-site vehicular circulation, shall be to the satisfaction of the Engineering Department;
    - iii) access onto Jane Street shall be to the satisfaction of the Region of York Transportation and Works Department;
    - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
    - v) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
    - vi) the implementing zoning by-law shall be in full force and effect.
  - b) The site development agreement contain the following provisions:
    - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of

the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

### **Purpose**

On May 24, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the northerly block to C7 Service Commercial Zone, and to provide for the following exceptions on the entire property:

- to permit all Employment uses, with accessory office and retail sales, and a Car Brokerage as additional uses in the C7 Zone;
- that the development not be considered a shopping centre for the purposes of calculating the required parking;
- that Langstaff Road be deemed as the front lot line;
- a minimum rear yard of 15m, whereas 22m is required;
- a minimum 3m wide landscape strip abutting Pippin Road, whereas 6m is required;
- a maximum building height of 17m, whereas 11m is permitted; and
- no loading spaces for an office building, whereas 2 are required.

A corresponding site development application was also submitted to permit a three-storey office building (future phase) and two multi-unit employment buildings on a 3.1 ha site, as follows:

Building "A" (3 storey office - 2 <sup>nd</sup> phase):	3,402.3m <sup>2</sup>
Building "B" Ground Floor:	3,768.3m <sup>2</sup>
Mezzanine:	621 m <sup>2</sup>
Building "C" Ground Floor:	6,831.1m <sup>2</sup>
<u>Mezzanine:</u>	<u>1,081.4m<sup>2</sup></u>
Total Gross Floor Area:	15,704.1m <sup>2</sup>
Proposed Parking:	331 spaces

### **Background - Analysis and Options**

#### Location

The subject lands are located at the southeast corner of Jane Street and Langstaff Road, being Blocks 1 and 12, Plan 65M-2696, in Lot 10, Concession 4, City of Vaughan. The vacant 3.1 ha site has approximately 82m frontage on Langstaff Road and Pippin Road, and 288m flankage on Jane Street. The surrounding land uses are:

- North - Langstaff Road; employment area (C7 Service Commercial and EM1 Prestige Employment Zones)
- South - Pippin Road; employment area (EM1 Zone)
- West - Jane Street; employment area (C7 Zone and C8 Office Commercial Zone)
- East - employment area (EM1 Zone and EM2 General Employment Zone)

## Public Hearing

On July 26, 2002, a notice of Public Hearing was mailed to all property owners within 120m of the subject site. No comments have been received to date.

The recommendation of the Committee of the Whole on August 19, 2002, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on August 26, 2002.

## Official Plan

The subject lands are designated "Prestige Area" by OPA #450 and subject to the "Service Node" policies. The land use policies for Service Nodes, applicable to this site, are as follows:

- Service Nodes shall generally be located at intersections of arterial and/or collector roads. Other areas that are conveniently located, or are predominantly devoted to another use, such as an office complex, hotel or retail warehousing, may also be considered;
- prior to approving an application to permit a service node, the approval of an urban design plan and traffic impact study may be required;
- the maximum area of a service node shall be approximately 1.2 ha; a service node may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing; and
- uses permitted shall be for the day to day convenience and service needs of businesses, industries and their employees; retail uses which service the convenience needs of employees (i.e convenience retail store or pharmacy) and the needs of business (i.e business supplies) are considered to conform; the detailed range of uses shall be established in the zoning by-law.

The northerly block that is subject to rezoning is located at an intersection of two arterial roads. The development of the entire site includes a three-storey office building, and is a predominant use that supports a service node area in excess of 1.2 ha. The applicant will be required to satisfy the appropriate authority on all traffic and access requirements. Both the Region of York and the City of Vaughan Engineering Department have no objections in principle to the proposed development. The proposed Prestige Employment uses, in addition to the Service Commercial uses, are appropriate for the Employment Area and are consistent with the uses permitted on the service nodes located on the northwest and southwest corners of Jane Street and Langstaff Road.

The proposed C7 Zone and additional Prestige Employment uses would conform to the land use requirements in OPA #450 for Service Nodes.

## Zoning

The north portion (Block 1) of the subject lands is zoned C8 Office Commercial Zone, and the south portion (Block 12) is zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(526B). The application proposes to rezone the north portion to a C7 Zone, and permit all the EM1 Zone uses on the entire property, together with exceptions necessary to implement the proposed site plan.

Exception 9(526) does not permit certain C7 Zone uses on the property, including automobile gas bar, automotive retail store, service or repair shop and a veterinary clinic. Zoning on the north parcel should have the same restriction on uses as the south parcel, to maintain consistent zoning for the entire property. Similarly, these uses are not permitted on the C7 zoned site at the northwest corner of Jane Street and Langstaff Road.

Staff can support the proposed exceptions to the zoning standards to implement the proposed site plan for two employment buildings and an office building as a comprehensive development form.

### Site Design

The site plan (Attachment 2) consists of two multi-unit employment buildings and one three-storey office building (future phase). Both, the office building near the intersection of Langstaff Road and Jane Street, and the multi-unit buildings, face Jane Street with loading areas at the rear. Three driveways are proposed, one from each abutting roads, with 331 parking spaces located throughout the site. Landscape strips are proposed along abutting roads, with planting in front of the buildings and walkways providing a pedestrian connection between the buildings and the adjacent roads.

### Access/Parking

The site plan shows three, full-movement entrances to and from the site, one from each abutting road. The Region of York advises there is no objection to the proposal. The full-movement driveway onto Jane Street is acceptable, provided it aligns with the driveway on the west side of Jane Street. The access to this driveway will require the introduction of a northbound right-turn lane and taper. As a condition of site plan approval, access onto Jane Street will require approval from the Region of York. Similarly, the accesses onto Langstaff Road and Pippin Road, together with on-site vehicular circulation, require approval from the Vaughan Engineering Department.

Parking for the site is being provided on the following basis:

Building "A" (Office Building)	3402.3m <sup>2</sup> @ 3.5 spaces/100m <sup>2</sup>	= 119.1 spaces
Building "B" (accessory office)	1317.39m <sup>2</sup> @ 2.0 spaces/100m <sup>2</sup>	= 26.35 spaces
(Employment use)	3071.94m <sup>2</sup> @ 1.5 spaces/100m <sup>2</sup>	= 46.08 spaces
Building "C" (accessory office)	2337.35m <sup>2</sup> @ 2.0 spaces/100m <sup>2</sup>	= 46.75 spaces
(Employment use)	5575.43m <sup>2</sup> @ 1.5 spaces/100m <sup>2</sup>	= <u>83.63 spaces</u>
Total Parking Required:		= 322 spaces
Total Parking Provided:		= 331 spaces

Parking for the multi-unit buildings is being provided on the basis of employment uses other than warehousing, for buildings with greater than 3700m<sup>2</sup> GFA. Provided that only employment uses occupy the multi-unit buildings, there would be a parking surplus of 9 spaces. Uses other than for employment use will be subject to the parking requirements in Section 3.8 (a) of By-law 1-88.

### Site Servicing, Grading and Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department.

### Landscaping

The landscape plan (Attachment 3) shows a mix of coniferous and deciduous trees and shrubs along the abutting roads, with some planting along the front facades of the multi-unit buildings. A concrete sidewalk is proposed on three sides of the multi-unit buildings and surrounding the office building, with connections to existing sidewalks along the adjacent streets.

As a condition of site plan approval, the final landscape plan, including detailed drawings and a landscape cost estimate, shall be approved by the Urban Design Department.

### Building Design

The two multi-unit buildings are similar in design and materials. Both buildings are approximately 9m high with entrances to the units facing Jane Street. A double row of windows is proposed along the front facades, together with white and beige precast concrete panels as the primary building material. Horizontal banding is proposed on the sides and rear elevations of the buildings.

No elevations are proposed for the office building at this time. The office elevations will require Council approval, prior to its construction.

### Conclusion

Staff has reviewed the proposed Zoning Amendment Application in accordance with the policies of the Official Plan and has no objection to rezoning the north portion to C7 Service Commercial Zone, and permitting all EM1 Zone uses. Staff also has no objection to the exceptions necessary to permit the proposed site development. Staff has reviewed the proposed Site Plan Application and is satisfied that the subject lands can be appropriately developed as a service node. No elevations for the office building have been provided at this time, which will require Council approval at a later date.

### Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building "B"
5. Elevations - Building "B"
6. Elevations - Building "C"
7. Elevations - Building "C"

### Report prepared by:

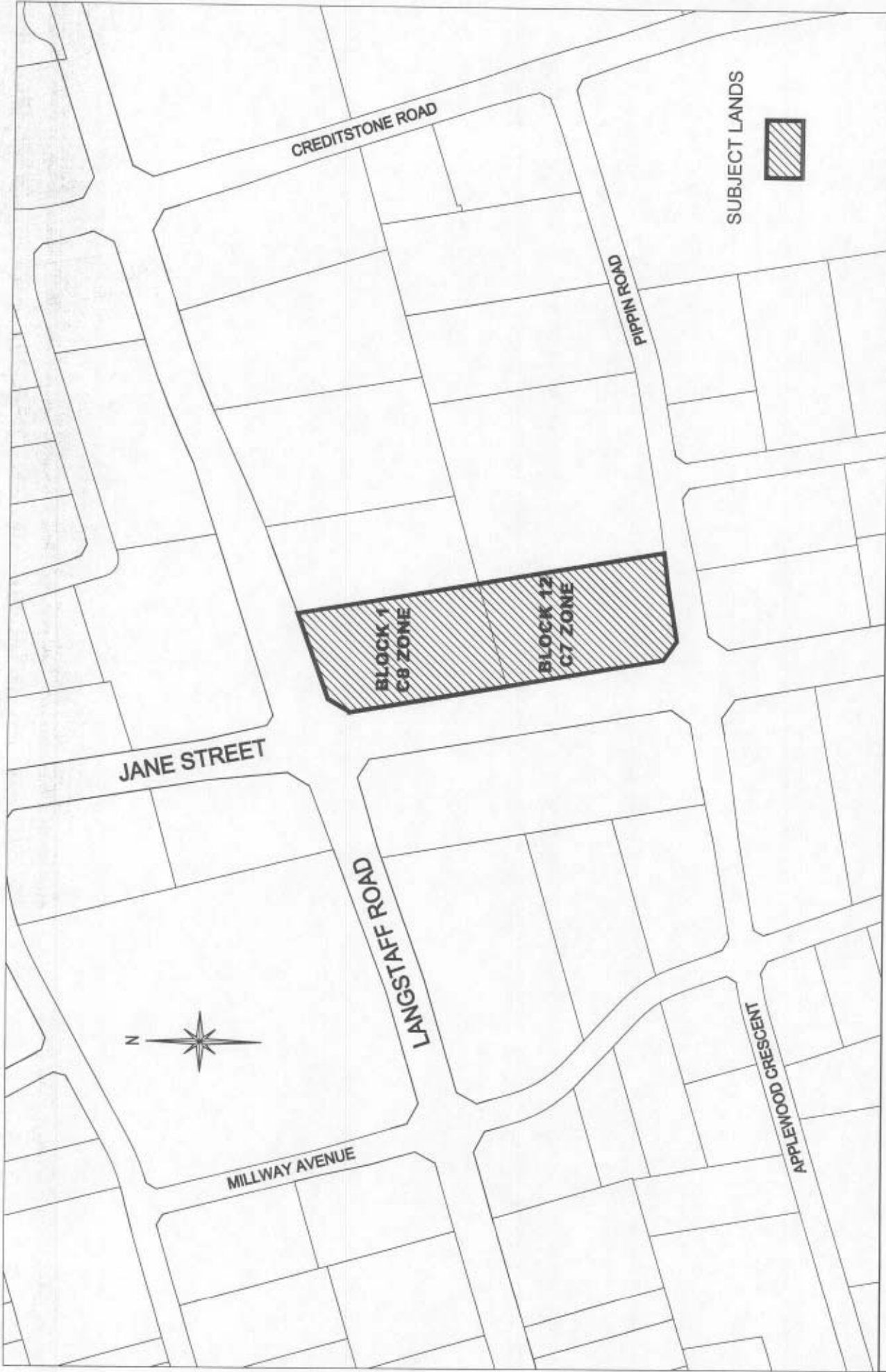
Duncan MacAskill, Planner, ext. 8017  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



**Location Map**

Lot 10,  
Concession 4  
APPLICANT:  
ROWHEDGE CONSTRUCTION LTD.

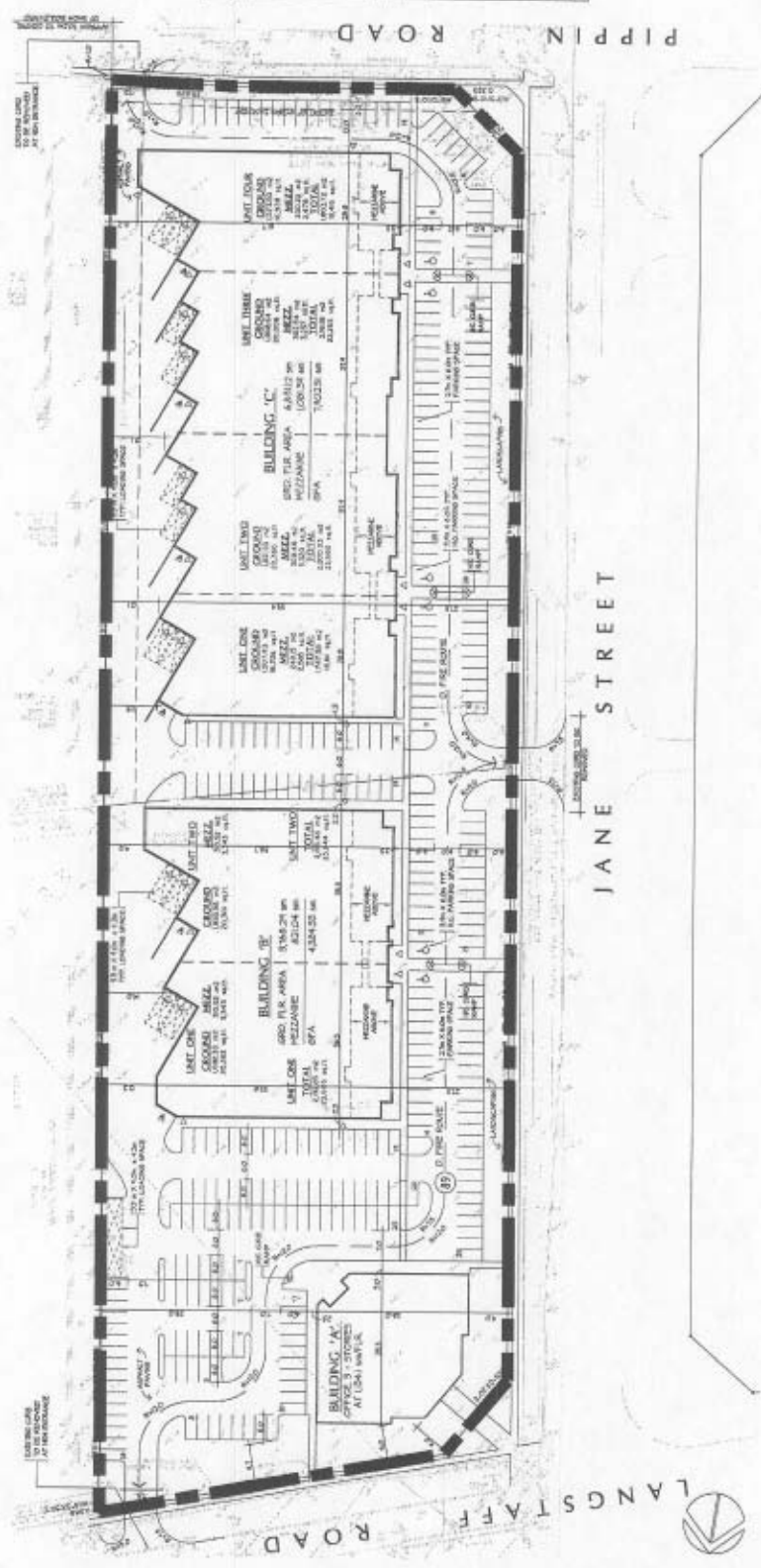


Community Planning Department

**Attachment**

**1**

FILE No.:  
DA.02.036 &  
Z.02.047  
January 28, 2003  
Not to scale



SITE STATISTICS	
SITE AREA:	5141.8 sq. Ft. (0.118 Acres)
BUILDING A.P.A.	
BUILDING 'A'	TOTAL 16022 sq.
BUILDING 'B'	27942 sq.
BUILDING 'C'	6250 sq.
BUILDING 'D'	8302 sq.
BUILDING 'E'	10917 sq.
BUILDING 'F'	10917 sq.
BUILDING 'G'	10917 sq.
BUILDING 'H'	10917 sq.
BUILDING 'I'	10917 sq.
BUILDING 'J'	10917 sq.
BUILDING 'K'	10917 sq.
BUILDING 'L'	10917 sq.
BUILDING 'M'	10917 sq.
BUILDING 'N'	10917 sq.
BUILDING 'O'	10917 sq.
BUILDING 'P'	10917 sq.
BUILDING 'Q'	10917 sq.
BUILDING 'R'	10917 sq.
BUILDING 'S'	10917 sq.
BUILDING 'T'	10917 sq.
BUILDING 'U'	10917 sq.
BUILDING 'V'	10917 sq.
BUILDING 'W'	10917 sq.
BUILDING 'X'	10917 sq.
BUILDING 'Y'	10917 sq.
BUILDING 'Z'	10917 sq.
TOTAL BUILDING A.P.A.	110584 sq. 2170 sq.
LANDSCAPED AREA	524432 sq. 10.97 sq.
LANDSCAPED AREA	1405258 sq. 31.26 sq.
PARKING PROVIDED	
BUILDING 'A'	10000 sq.
BUILDING 'B'	10000 sq.
BUILDING 'C'	10000 sq.
BUILDING 'D'	10000 sq.
BUILDING 'E'	10000 sq.
BUILDING 'F'	10000 sq.
BUILDING 'G'	10000 sq.
BUILDING 'H'	10000 sq.
BUILDING 'I'	10000 sq.
BUILDING 'J'	10000 sq.
BUILDING 'K'	10000 sq.
BUILDING 'L'	10000 sq.
BUILDING 'M'	10000 sq.
BUILDING 'N'	10000 sq.
BUILDING 'O'	10000 sq.
BUILDING 'P'	10000 sq.
BUILDING 'Q'	10000 sq.
BUILDING 'R'	10000 sq.
BUILDING 'S'	10000 sq.
BUILDING 'T'	10000 sq.
BUILDING 'U'	10000 sq.
BUILDING 'V'	10000 sq.
BUILDING 'W'	10000 sq.
BUILDING 'X'	10000 sq.
BUILDING 'Y'	10000 sq.
BUILDING 'Z'	10000 sq.
TOTAL PARKING PROVIDED	320 spaces

SUBJECT LANDS

**Attachment 2**  
 FILE No.: DA.02.036 & Z.02.047  
 January 28, 2003  
 Not to scale

**City of Vaughan**  
 Community Planning Department

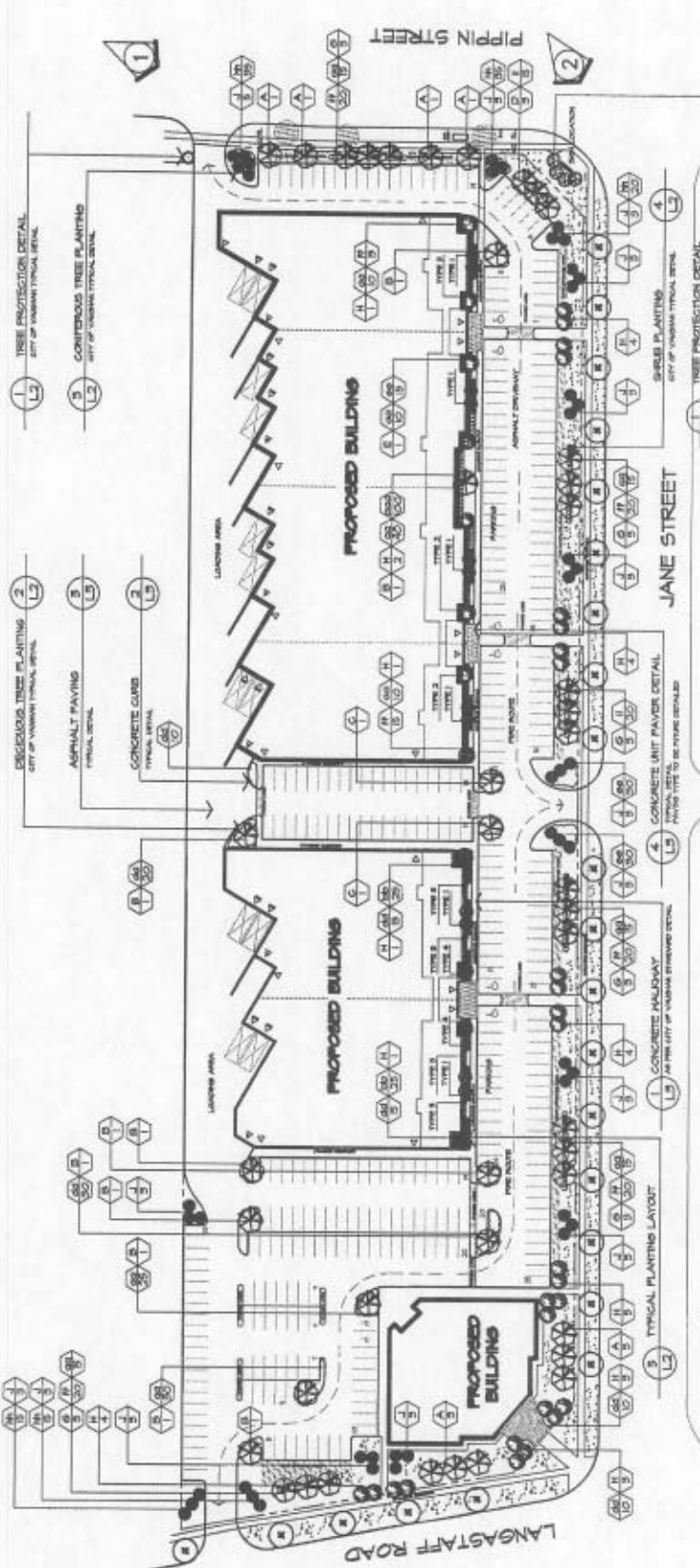
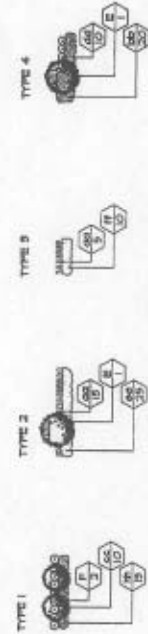
**Site Plan**  
 Lot 10, Concession 4  
 APPLICANT: ROWHEDGE CONSTRUCTION LTD.

N:\DPT\1 ATTACHMENTS\DA\06-02-036

PLANT LIST

1:10 Scale of 1/4" = 1'-0" Dimensions. To be printed on 24" x 36" sheet.

NO.	QUANTITY	SYMBOL	DESCRIPTION	UNIT	REMARKS
1	1	(Symbol)	10' x 10' CONCRETE PAVEMENT	SQ. YD.	SEE DETAIL
2	1	(Symbol)	4" ASPHALT PAVING	SQ. YD.	SEE DETAIL
3	1	(Symbol)	CONCRETE CURB	LINEAR FT.	SEE DETAIL
4	1	(Symbol)	CONCRETE UNIT PAVING	SQ. YD.	SEE DETAIL
5	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
6	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
7	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
8	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
9	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
10	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
11	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
12	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
13	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
14	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
15	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
16	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
17	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
18	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
19	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
20	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
21	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
22	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
23	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
24	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
25	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
26	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
27	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
28	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
29	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
30	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
31	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
32	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
33	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
34	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
35	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
36	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
37	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
38	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
39	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
40	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
41	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
42	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
43	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
44	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
45	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
46	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
47	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
48	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
49	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
50	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
51	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
52	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
53	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
54	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
55	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
56	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
57	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
58	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
59	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
60	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
61	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
62	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
63	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
64	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
65	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
66	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
67	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
68	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
69	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
70	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
71	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
72	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
73	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
74	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
75	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
76	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
77	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
78	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
79	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
80	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
81	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
82	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
83	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
84	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
85	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
86	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
87	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
88	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
89	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
90	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
91	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
92	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
93	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
94	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
95	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
96	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
97	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
98	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
99	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL
100	1	(Symbol)	CONCRETE HOLLOWWAY	LINEAR FT.	SEE DETAIL



**LEGEND**

- (Symbol) EXISTING VEGETATION TO REMAIN
- (Symbol) EXISTING VEGETATION TO BE PRESERVED
- (Symbol) STREET TREES BY CITY OF VAUGHAN AS REQUIRED
- (Symbol) DECIDUOUS TREES
- (Symbol) CONIFEROUS TREES
- (Symbol) ORNAMENTAL TREES
- (Symbol) SHRUBS AND PERENNIALS
- (Symbol) SOGGED AREA
- (Symbol) CONCRETE UNIT PAVING
- (Symbol) EXISTING FIRE HYDRANT
- (Symbol) EXISTING STREET LIGHT

**Landscape Plan**

Lot 10,  
Concession 4  
APPLICANT:  
ROWHEDGE CONSTRUCTION LTD.



Community Planning Department

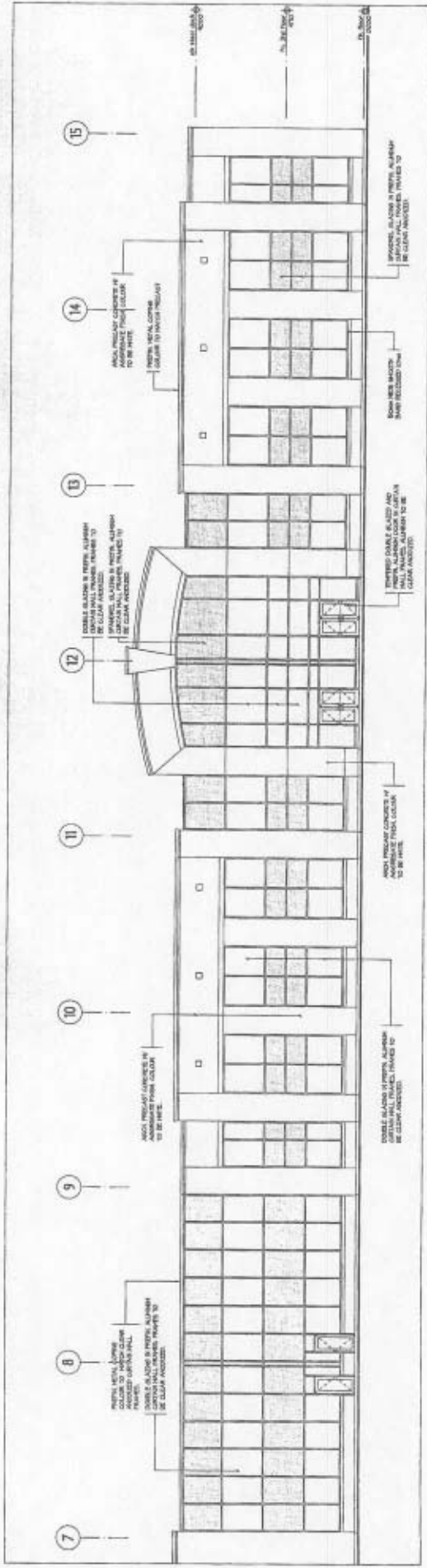
**Attachment 3**

FILE No.:  
DA.02.036 &  
Z.02.047  
January 28, 2003  
Not to scale



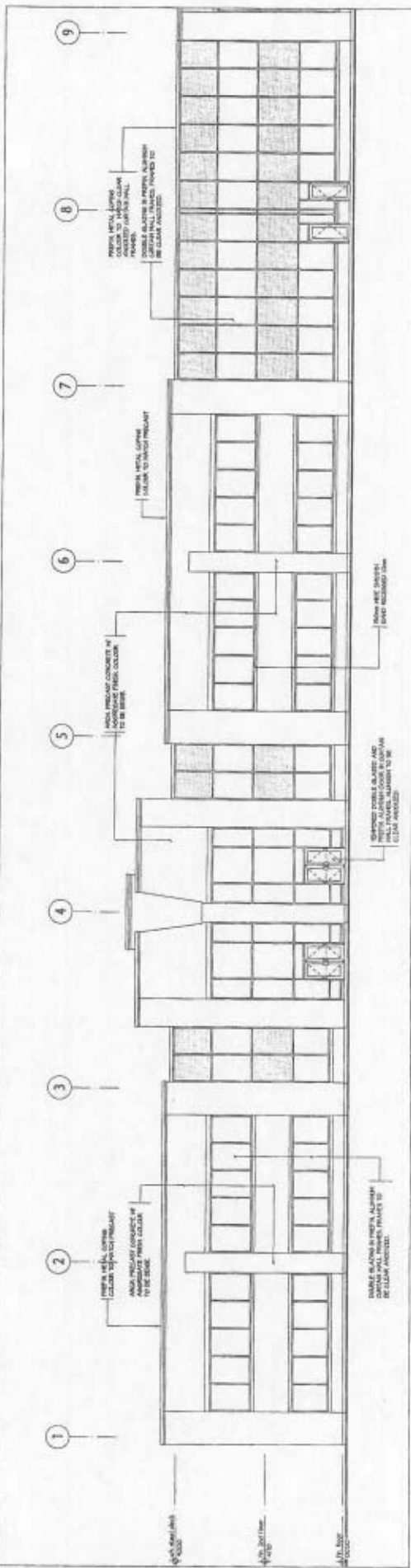






JANE STREET

2 West Elevation at South End  
Scale = 1/80



JANE STREET

1 West Elevation at North End  
Scale = 1/80

Elevations - Building C

Lot 10,  
Concession 4

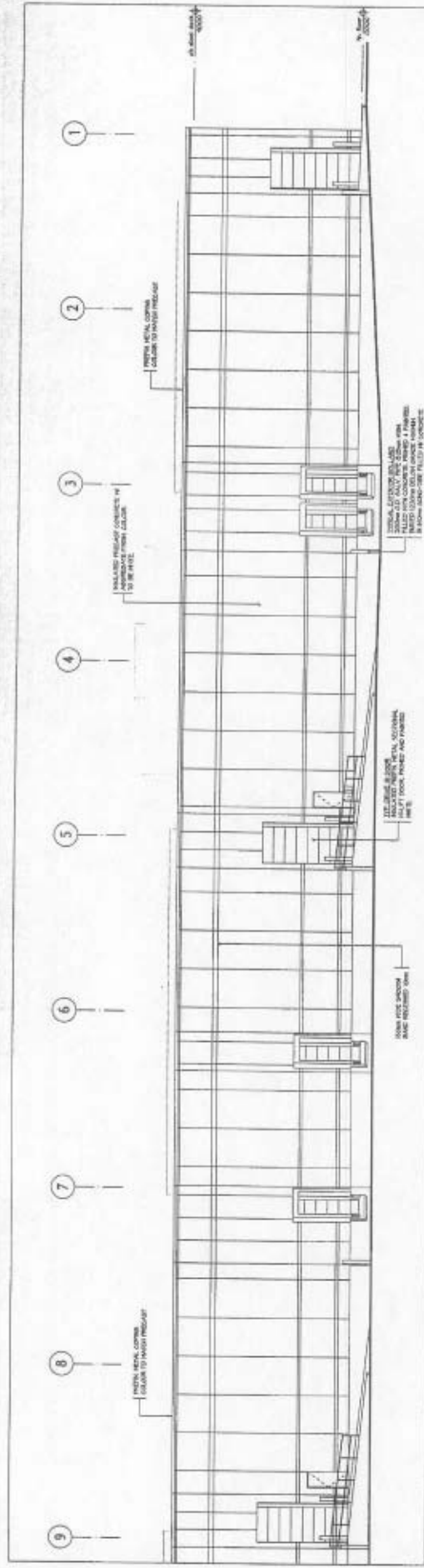
APPLICANT:  
ROWHEDGE CONSTRUCTION LTD.



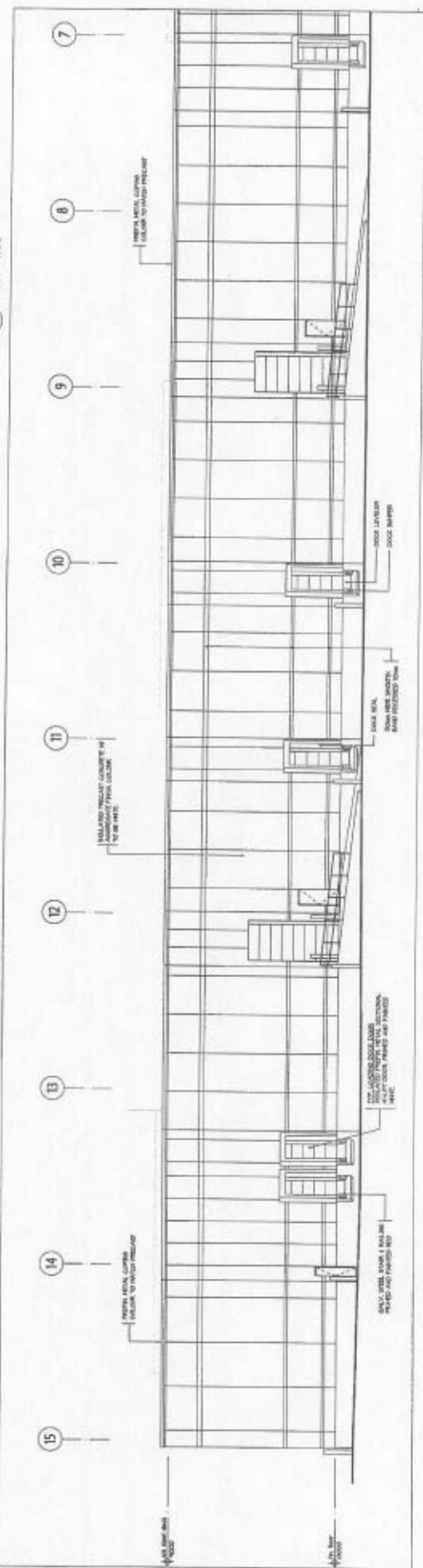
Community Planning Department

Attachment

FILE No.:  
DA.02.036 &  
Z.02.047  
January 28, 2003  
Not to scale



2 East Elevation at North End  
Scale = 1/100



East Elevation at South End  
Scale = 1/100

# Elevations - Building C

Lot 10,  
Concession 4

APPLICANT:  
ROWHEDGE CONSTRUCTION LTD.



Community Planning Department

# Attachment

FILE No.:  
DA.02.036 &  
Z.02.047

January 28, 2003  
Not to scale

# 7