

COMMITTEE OF THE WHOLE JUNE 21, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.023
SITE DEVELOPMENT FILE DA.99.093
1366950 ONTARIO LIMITED
REPORT #P.2003.33**

Recommendation

The Commissioner of Planning recommends:

1. THAT Council deems the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for driveway access width, reduced parking, and the addition of a drive-through facility for a permitted bank use to be minor, and that a further Public Hearing is not required.
2. THAT the minor revisions to the site plan and building elevations for Site Plan Application DA.99.093 (1366950 Ontario Limited) BE APPROVED.

Purpose

To consider minor amendments to the zoning provisions to be included in the implementing by-law for approved Zoning Amendment Application Z.03.023, and minor revisions to the site layout and building elevations for approved Site Plan Application DA.99.093. Council approved the Zoning Amendment and Site Plan applications on June 23, 2003.

Background - Analysis and Options

The site is located on the west side of Regional Road #27, north of Regional Road #7, in Lot 6, Concession 9, City of Vaughan. The 1.66 ha rectangular site has 21m frontage on Regional Road #27 and a depth of 77.5m, and is vacant. A full access has been constructed to the site, mid-way along Regional Road #27.

The site is designated "Prestige Area" by OPA #450 (Employment Area Plan), and subject to the Service Node policies. The site is currently zoned EM1 Prestige Employment Area Zone (south portion) and C7 Service Commercial Zone (north portion) by By-law 1-88, subject to Exception 9(1126).

On June 23, 2003, Council approved Zoning Amendment Application Z.03.023 to rezone the southerly portion of the site to a C7 Zone, consistent with the northerly portion, with exceptions for rear yard, front yard, landscaping width, loading, parking, establishing a maximum site gross floor area (GFA) for eating establishments, and excluding a banquet hall use. At the same meeting, Council also approved Site Plan Application DA.99.093 to permit the development of a 2-storey office building, and two 1-storey multi-unit service commercial buildings, having a combined GFA of 5,328.8 m² and 286 parking spaces.

Since the June 2003 meeting, the applicant has made slight modifications to the site layout and building elevations, resulting in minor amendments to the zoning provisions to be included in the implementing by-law, and requiring approval from Council, as follows:

Driveway Access

By-law 1-88 requires the maximum access width for a joint ingress and egress driveway to be 7.5m. However, the Region of York has approved and constructed a driveway access width of 9.96m as part of the recent reconstruction of Regional Road #27. Therefore, the implementing by-law will include an exception for a 9.96m wide driveway access width.

Drive-through Facility

The applicant has requested that the implementing by-law include a drive-through facility in association with a permitted bank use in Building "A". Staff has no objection to the inclusion of this additional exception in the C7 Zone. The location of the drive-through facility has been reviewed by City Departments and was found to be acceptable.

Parking

Council previously approved a minimum parking requirement of 286 spaces based on a total site GFA of 5,328.8 m². The overall site GFA has decreased to 5,088.85 m² (does not include the 147.11 m² mezzanine in Building "D"). Also, the required parking for the entire site will be based on a higher standard of 6 spaces/100 m² GFA, whereas Staff previously applied 3.5 spaces/100 m² to the office building (Building "A").

Based on the revised site plan, the required parking is 306 spaces (5,088.85 m² x 6 spaces/100 m² GFA), whereas 277 spaces are proposed (a deficiency of 29 spaces or 9.5%). A parking study is not required by the Engineering Department for deficiencies of less than 10% reduction. Staff has no objection to the revised parking exception for the site.

Site Layout

In addition to the above-noted revisions, the site plan has changed from the previous approved site plan in the following manner:

- a total of 4 buildings on the site, whereas the previous site plan showed 3 buildings (previous Building "C" is now proposed as Buildings "C" and "D" on the revised site plan); and,
- the revised front yard for Buildings "A" and "D" is now 6m, whereas an exception was previously allowed for 4.5m.

The revisions to the site layout have been reviewed by City Departments and found to be acceptable.

Building Elevations

The configuration of the buildings is relatively consistent with slightly modified exterior elevations from the previous design. Staff is satisfied with the revised building elevations for the four buildings, which are consistent in design, colour, and materials:

Building "A" is a 2-storey office building with the first floor in a taupe-matte coloured face brick, second-storey in taupe coloured stucco, and a metal-siding pitched roof in a French-grey colour. Blue-tinted windows are provided extensively on all four sides of the building. The main entrance is on the north elevation.

Buildings "B" and "C" are one-storey, flat-roofed, multi-unit buildings with the main entrances primarily on the east façade. Building "D" is a 2-storey, flat-roofed (with mezzanine) building with the primary entrances facing east and south. A metal-siding canopy in a French-grey colour is

provided on the mid-way point of the primary facades of each building. Upper level windows are provided on the rear elevations of the multi-unit buildings.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff has no objections to the minor amendments to the Zoning Amendment application previously approved by Council. The implementing by-law is on the Council agenda for the June 28, 2004 meeting, and should Council concur, the recommendation in this report can be adopted and the by-law can be enacted.

Also, Staff has no objections to the minor revisions to the Site Plan application previously approved by Council. The revisions to the site layout and building elevations are minor, provide good site and urban design, and a positive streetscape, and can therefore be supported, in accordance with the Staff recommendation in this report.

Attachments

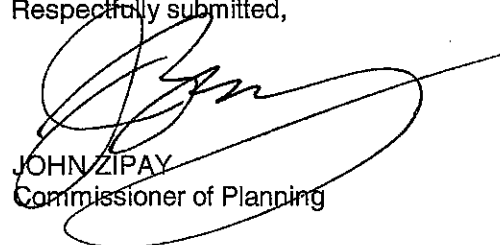
1. Location Map
2. Site Plan (June 21, 2004)
3. Building Elevations for Buildings "A" & "B" (June 21, 2004)
4. Building Elevations for Buildings "C" & "D" (June 21, 2004)
5. Council Minutes of June 23, 2003

Report prepared by:

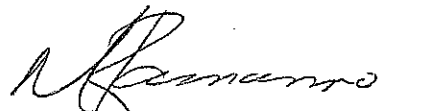
Grant Uyeyama, Senior Planner, Development, ext. 8635



Respectfully submitted,



JOHN ZIPAY
Commissioner of Planning



MARCO RAMUNNO
Manager of Development Planning

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Location Map

Part Lot 6,
Concession 9
APPLICANT:
 1366950 ONTARIO LIMITED

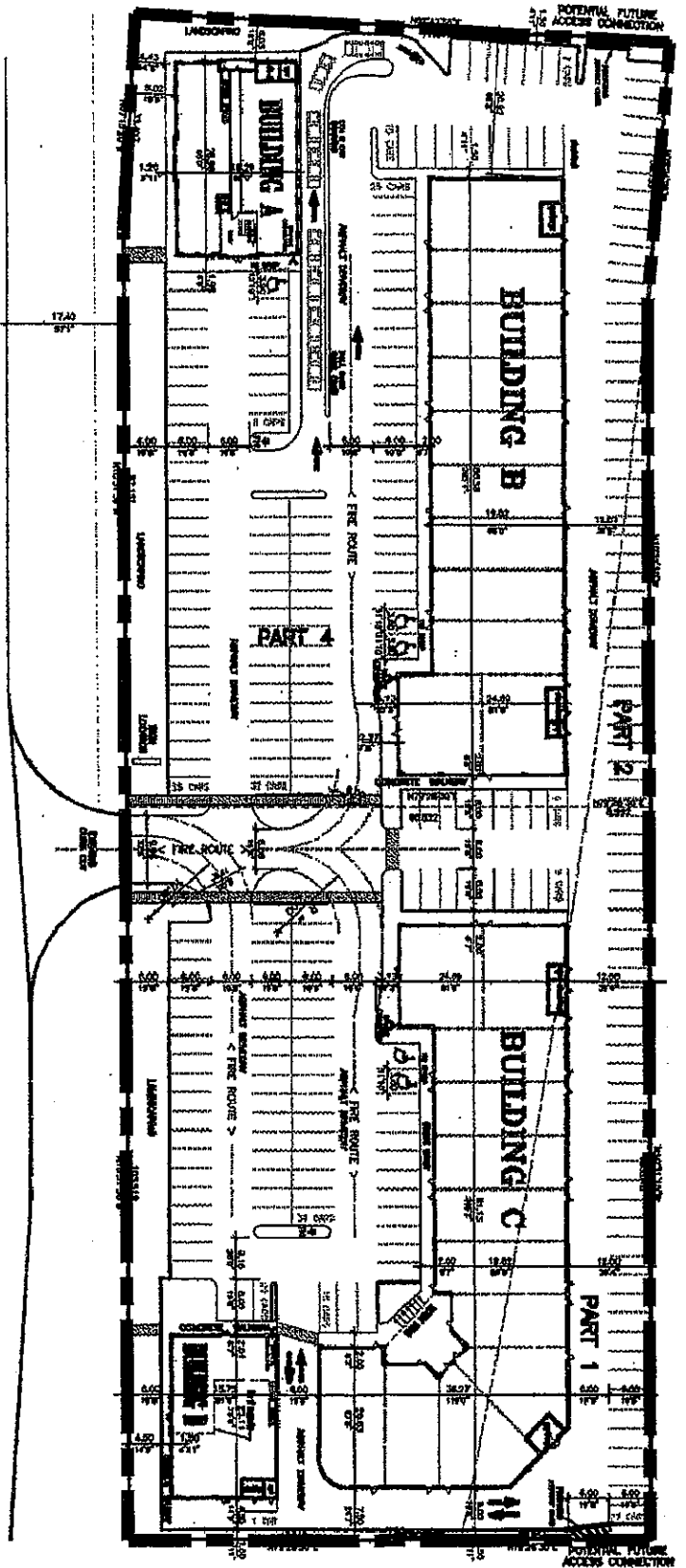
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Community Planning Department

Attachment 

FILE No.:
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 & Z.03.023
 Not to Scale
 June 21, 2004



Regional Road 27

SUBJECT LANDS

BUILDING	AREA (SQ. FT.)	AREA (SQ. METERS)	NO. OF CHRS
A =	515,241 SQ. FT.	55,459 SQ. METERS	30,100 CHRS
B =	178,326 SQ. FT.	19,194 SQ. METERS	10,000 CHRS
C =	190,734 SQ. FT.	20,530 SQ. METERS	11,442 CHRS
D =	367,771 SQ. FT.	39,617 SQ. METERS	22,118 CHRS
TOTAL	1,252,072 SQ. FT.	134,799 SQ. METERS	73,660 CHRS

TYPE	AREA (SQ. FT.)	AREA (SQ. METERS)	NO. OF CHRS
GROUND FLOOR AREA	457,651 SQ. FT.	49,229 SQ. METERS	27,483 CHRS
LANDSCAPED AREA	280,629 SQ. FT.	30,332 SQ. METERS	16,594 CHRS
PAVED AREA	924,800 SQ. FT.	99,839 SQ. METERS	55,583 CHRS
TOTAL	1,663,080 SQ. FT.	179,399 SQ. METERS	99,660 CHRS

Site Plan

Part Lot 6,
Concession 9

APPLICANT:
1366950 ONTARIO LIMITED

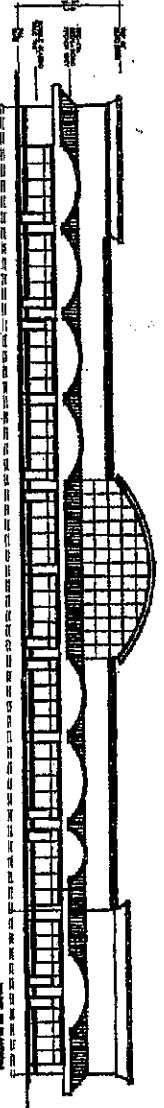
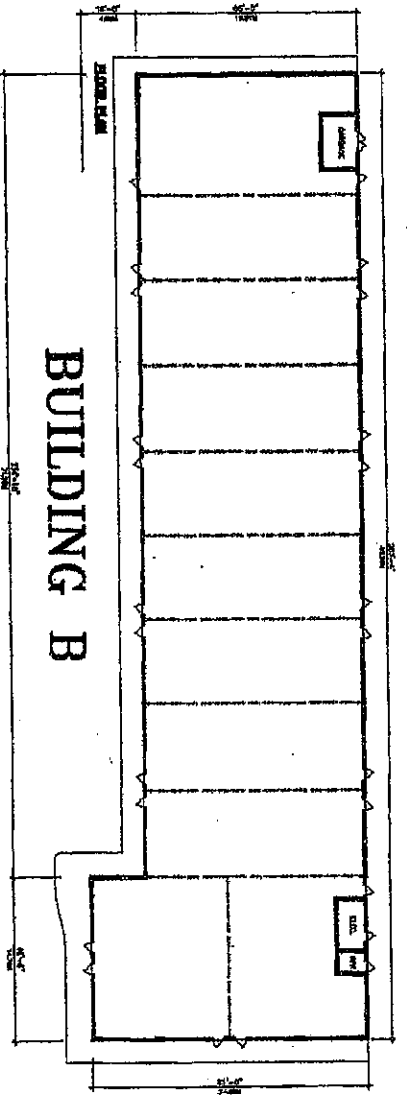
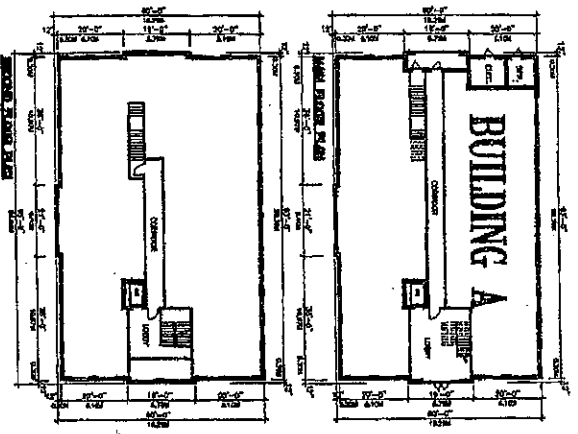


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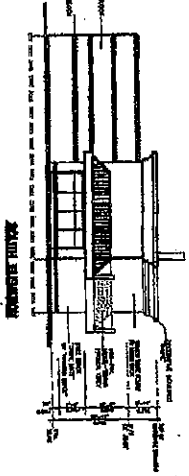
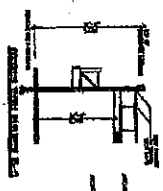
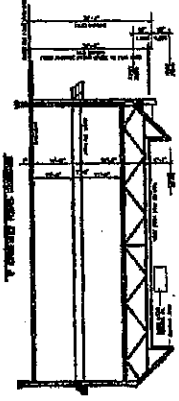
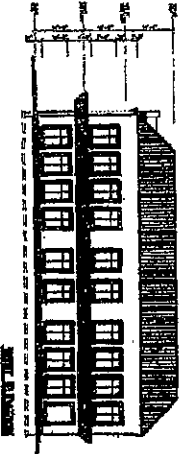
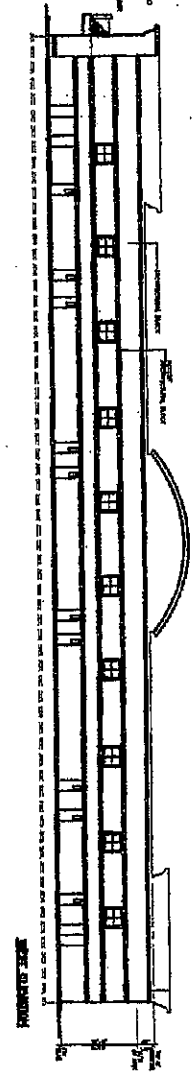
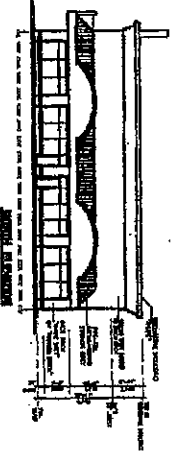
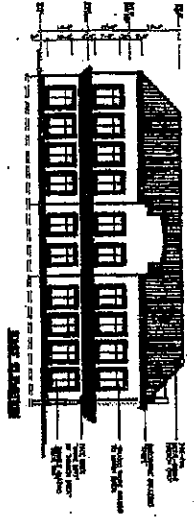
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& Z.03.023
Not to Scale
June 21, 2004

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REGIONAL ROAD 27



Elevations - Building 'A' & 'B'

Part Lot 6,
Concession 9

APPLICANT:
1366950 ONTARIO LIMITED

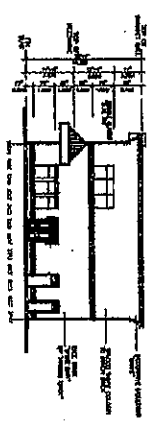
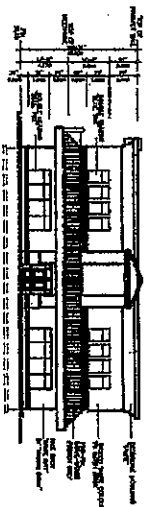
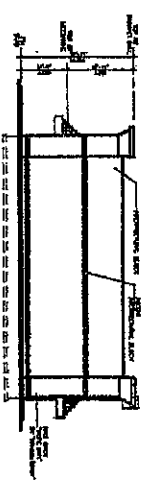
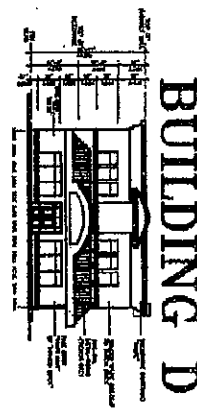
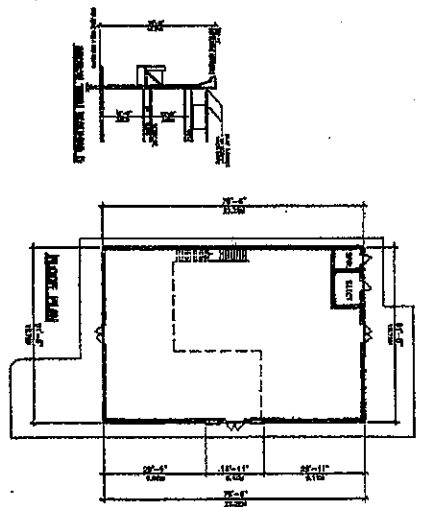
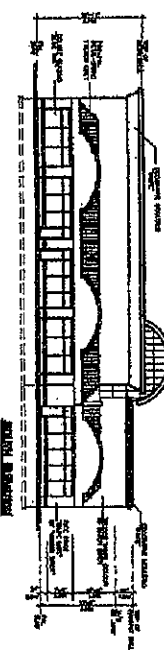
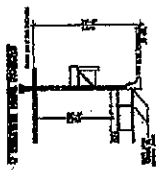
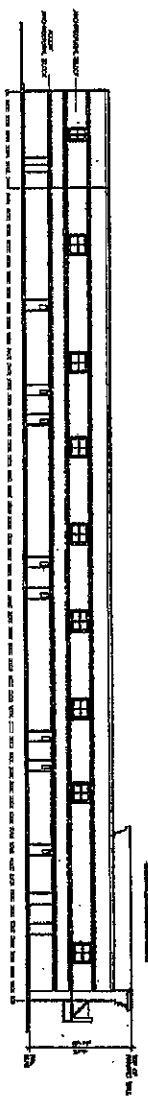
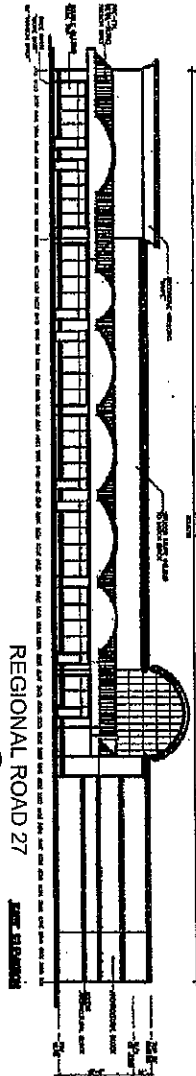
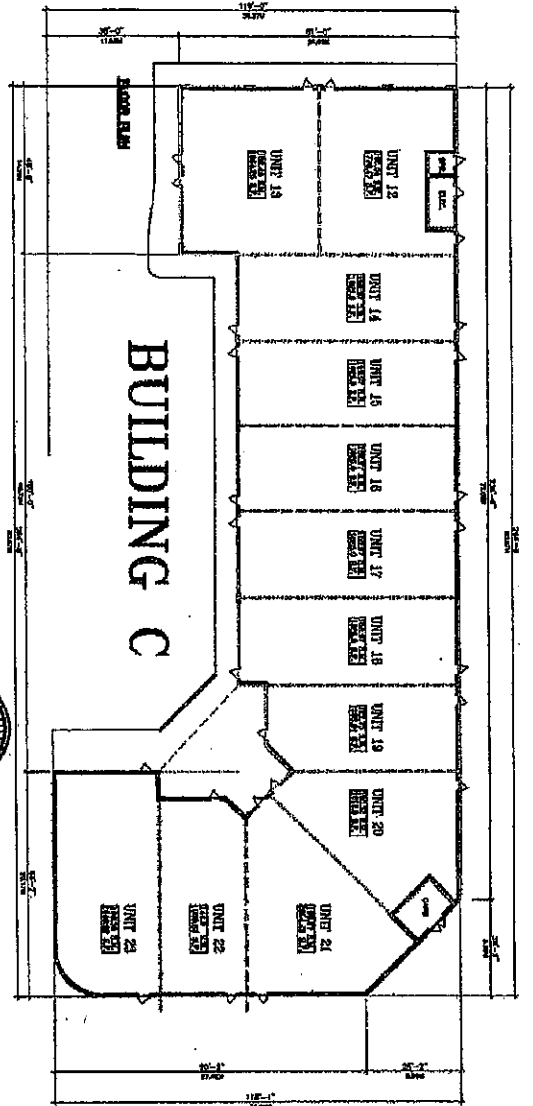


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FILE No.:
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& Z.03.023
Not to Scale
June 21, 2004

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Elevations - Building 'C' & 'D'

Part Lot 6,
Concession 9

APPLICANT:
1366950 ONTARIO LIMITED



Community Planning Department

Attachment

FILE No.:
DA.99.093
& Z.03.023
Not to Scale
June 21, 2004

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

Item 31, Report No. 51, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 23, 2003, as follows:

By approving the following in accordance with the memorandum from the Director of Community Planning, dated June 23, 2003:

"That Council deems that the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for rear yard, front yard and loading space requirements is minor and that a further Public Hearing is not required"; and

By receiving the written submission from Mr. Chris Barnett, Davis & Company, 1 First Canadian Place, Suite 5300, P.O. Box 367, 100 King Street West, Toronto, M5X 1E2, dated June 28, 2003.



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ZONING BY-LAW AMENDMENT FILE Z.03.023
SITE DEVELOPMENT APPLICATION FILE DA.99.093
1366950 ONTARIO LIMITED
REPORT #P.2003.33

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Community Planning, dated June 16, 2003, be approved;
- 2) That Council deems that the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for rear yard, front yard and loading space requirements is minor and that a further Public Hearing is not required;
- 3) That the following be approved, in accordance with the memorandum from the Director of Community Planning, dated June 13, 2003:

"That the recommendation contained in the June 16, 2003 report of the Director of Community Planning, be amended by:

1. Deleting the following partial sentence after the word "and" in Condition 1.a) "...limiting the number of eating establishments to one (1) per commercial building;" and replacing it with "...that the gross floor area of any or all eating establishment uses does not exceed twenty percent (20%) of the total gross floor area of the development".
 2. Deleting the number "267" identified in Condition 1.b) as being the minimum number of parking spaces for the entire site, and replacing it with "286".";
- 4) That staff meet with the applicant and adjacent landowners to discuss outstanding issues, and provide a report to the Council meeting of June 23, 2003;
 - 5) That the following deputations be received:
 - a) Mr. Claudio Brutto, Brutto Consulting, 61 Creditview Road, Woodbridge, L4L 9N4;
 - b) Mr. Glenn Lucas, Lucas & Associates, 24 Debra Crescent, Barrie, L4N 3T1; and
 - c) Mr. Keith Lu, representing the applicant; and
 - 6) That the coloured renderings submitted by the applicant be received.

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

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Recommendation

The Director of Community Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) BE APPROVED, and that the implementing by-law:
 - a) rezone the southerly portion of the subject lands to C7 Service Commercial Zone, with the exception of a banquet hall and limiting the number of eating establishments to one (1) per commercial building;
 - b) include the following exceptions on the entire property, and any necessary exceptions to implement the approved site plan:
 - a minimum 4.5m wide landscape strip and front yard adjacent to the office building on Regional Road 27, and a 6m landscape strip and front yard along the remainder of the frontage;
 - a minimum 12m rear yard;
 - a reduction to a minimum 267 parking spaces for the entire site;
 - no loading spaces required for the office building;
2. That should Council concur, the following resolution be adopted:

“THAT Council deems that the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for rear yard, front yard and loading space requirements is minor and that a further Public Hearing is not required.”
3. THAT Site Development Application DA.99.093 (1366950 Ontario Limited) BE APPROVED, subject to the following conditions:
 - a) That prior to the registration of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Director of Community Planning;
 - ii) the final site grading and servicing, stormwater management, future access connections and on-site vehicular circulation, shall be to the satisfaction of the Engineering Department;
 - iii) access to Regional Road 27 and the proposed landscaping within the Regional transportation and Works Department; right-of-way shall be to the satisfaction of the Region of York
 - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department; and
 - v) the requirements of Vaughan Hydro Distribution Inc. shall be satisfied;
 - b) That the site plan agreement shall 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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

Act. The Owner shall submit an appraisal of the subject lands prepared by an

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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.

- ii) the owner shall upon future development of the adjacent lands to the north and south, acquire and/or grant from or to (as the case may be) any adjacent landowners all necessary cross-easements for the purpose of mutual internal driveway connections, and all required easements to be determined and in a form satisfactory to the City.

Purpose

On March 18, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the southerly portion of the subject lands (0.86 ha) from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone. The application also proposes exceptions to the zoning standards to permit a reduction in the minimum landscape width adjacent to Regional Road 27 from 9m to 4.5m, and a reduction to a minimum 267 parking spaces for the entire site.

On May 16, 2003, the Owner submitted revised drawings for site plan application DA.99.093, for two multi-unit service commercial buildings and a one-storey office building, as follows:

Building 'A' (2 storey office):	1140.24m
Building 'B':	1823.82m
Building 'C':	<u>2364.74m</u>
Total Gross Floor Area:	5328.8m
Proposed Parking:	267 spaces

Background - Analysis and Options

The site is located on the west side of Regional Road 27, north of Regional Road 7, in Lot 6, Concession 9, City of Vaughan. The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone (south portion) and C7 Service Commercial Zone (north portion) by By-law 1-88, subject to Exception 9(1126). The lands are also subject to an approved Block Plan for the Vaughan West Corporate Business Park.

The 1.66 ha rectangular-shaped site has 221m frontage on the west side of Regional Road 27 and a depth of 77.5m, and is vacant. A full access has been constructed on Regional Road 27 at the mid-way point of the subject lands. The surrounding land uses are:

- North - vacant employment lands (C7 Service Commercial Zone)
- South - vacant employment lands (C7(H) Zone)
- East - Regional Road 27; employment (EM1 Prestige Employment Area Zone and C6 Highway Commercial Zone)
- West - vacant employment lands (EM2 General Employment Area Zone)

Public Hearing

On April 11, 2003, a notice of Public Hearing was mailed to all property owners within 120m of the subject site. In a letter dated May 8, 2003, the solicitor on behalf the property owner to the north

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

of the subject lands, advised of concerns with respect to the proposal. On June 2, 2003, a

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landowner further to the north advised of their objection with respect to the size of the parcel proposed for service commercial use, particularly when combined with the area of the abutting C7-Zoned lands.

Further to the notice of Public Hearing, additional exceptions to the By-law have been found based on the latest site plan, including a reduced rear yard of 12m, whereas 22m is required; a 4.5m front yard, whereas 9m is required; and no loading spaces for the office building, whereas one loading space is required. These exceptions were not specifically considered at the public hearing, but are considered minor and not requiring a further public hearing. A resolution in this regard has been provided in to the recommendation of this report.

The recommendation of the Committee of the Whole on March 3, 2003, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on March 17, 2003.

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 southerly 0.86 ha portion that is subject to the rezoning, is conveniently located, and connects the properties at the Highway #27 intersections at Regional Road 7 and Zenway Boulevard. The development of the entire 1.66 ha site includes a two-storey office building, which is one of the predominant uses indicated in the Official Plan that supports a service node area in excess of 1.2 ha. The proposed C7 Zone is consistent with the existing zoning immediately to the north and south of the subject lands, and would be compatible with the surrounding employment and service commercial land uses. The applicant would be required to satisfy the appropriate authority on all traffic and access requirements. The Region of York has conditionally approved and constructed a full access onto Regional Road 27, and requires an internal driveway interconnection with the service commercial lands to the south. The approved Block Plan for the Vaughan West Corporate Business Park would allow for the proposed office and commercial uses.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

The proposed C7 Zone and site plan would conform to the land use requirements in OPA #450 for Service Nodes and with the approved Block Plan for the Vaughan West Corporate Business Park.

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Zoning

The north portion of the subject lands is zoned C7 Service Commercial Zone and the south portion is zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1126). The application proposes to rezone the south portion to a C7 Zone, with the exception of a banquet hall and limiting the number of eating establishments to one (1) per commercial building, together with exceptions necessary to implement the proposed site plan.

The following exceptions to the by-law are proposed to implement the site plan:

- a minimum 4.5m wide landscape strip and front yard along Regional Road 7, whereas 9m is required
- a minimum 12m rear yard, whereas 22 m is required
- a reduction to a minimum 267 parking spaces for the entire site, whereas 292 spaces are required - 8.6% deficiency)
- no loading spaces for the office building, whereas one loading space is required

The Urban Design Guidelines for this area, dated March 10, 2000, together with the site-specific Exception (1126) of By-law 1-88, require a 9m wide landscape strip adjacent to Regional Road 27. The Owner has met with City Staff in working towards a satisfactory site design. Staff supports a reduction to the landscape strip and to the rear and front yard requirements, given the shallow depth of the lot and the wide boulevard area between the front property line and the roadway, provided that additional landscaping is provided within the Regional Road 27 right-of-way. Further, relief to the front yard and landscape strip would allow the development, in particular the office building, to be closer to Regional Road 27, which would achieve a stronger building presence with the adjacent roadway. Therefore, Staff recommends a minimum 4.5m wide landscape strip and front yard adjacent to the office building, and a 6m landscape strip and front yard along the remainder of the frontage. In this regard the northerly commercial building should be built to the 6m front yard setback line in order to provide for a prominent street presence. This would require slight adjustments to the site design to facilitate the change.

Provided that the C7 Zone uses on the property exclude a banquet hall and limits the development to two eating establishments, the proposed reduction to the minimum parking space requirement is considered minor. Typically, banquet halls and eating establishments generate a high parking demand on a site. Staff can support a parking exception to implement the proposed site plan, in terms of achieving good urban design for the overall development and in the context of the surrounding employment area.

Site Design

The site plan (Attachment 2) consists of two multi-unit service commercial buildings and a two-storey office building. One full access is proposed on Regional Road 27, with potential future access connections to the properties to the north and south, with 267 parking spaces being provided. Landscape strips are proposed along Regional Road 27 and along the north and south property lines. Planting is proposed within the landscape strips, the Regional right-of-way and landscape islands throughout the site, together with walkways and lockstone pavers.

Access/Parking

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

The site plan provides one full-movement access onto Regional Road 27 and two future access driveway connections with the adjacent properties to the north and south, which are currently undeveloped. Arrangements will be made through the site plan agreement, and a Committee of Adjustment application, if necessary, to secure any required easements for shared driveway aisle

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connections. As a condition of site plan approval, access onto Regional Road 27 requires approval from the Region of York. Similarly, on-site vehicular circulation and parking layout requires approval from the Vaughan Engineering Department.

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

Building "A" (Office Building)	1140.24m ² @ 3.5 spaces/100m ²	= 39.91spaces
Building "B"	1823.82m ² @ 6.0 spaces/100m ²	= 109.43spaces
Building "C"	2364.74m ² @ 6.0 spaces/100m ²	= <u>141.88spaces</u>
Total Parking Required:		= 292 spaces
Total Parking Provided:		= 267 spaces

There will be a parking shortfall of 25 spaces on site (8.6% deficiency), which is supportable. Staff can recommend that the implementing by-law require a minimum of 267 spaces be provided on site, given the recommended uses.

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 deciduous and coniferous trees and shrubs within the landscape strips and the landscape islands. Deciduous trees and shrubs are proposed within the Regional right-of-way. A concrete walkway is provided along the front of the service commercial buildings, with paver walkways connecting to Regional Road 27. The lockstone pavers along the north and east sides of Building "C" are to be replaced with soft landscaping.

As a condition of site plan approval, the final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department. The landscaping proposed within the Regional right-of-way requires approval from within Region of York.

Building Design

The two multi-unit, service commercial buildings are similar in design and materials. Both buildings are approximately 11m high, with most of the entrances to the units facing Regional Road 27. At both ends of each building additional height is proposed with a pitched roofline and windows to give the appearance of a second storey. At the centre point of each building is a feature with a clock tower appearance, having columns and a peaked roof above the storefront. Blue-tinted windows are proposed along the front of the units, with some being provided along the side and rear portions of the building. Building materials consist of beige, precast panels, decorative mouldings and brown asphalt shingles.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2003

The square-shaped office building is two-storeys high. Entrances are proposed on three sides of the building. The first storey consists of blue-tinted windows with arch-shaped tops and a beige-coloured brick. The second storey consists of blue-tinted windows with a stucco dormer feature and brown decorative bricks. A pitched roof is proposed and finished with brown asphalt shingles.

.../7

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Conclusion

Staff has reviewed the proposed Zoning Amendment Application in accordance with the policies of the Official Plan and Vaughan West Corporate Business Park Plan, and has no objection to rezoning the south portion to C7 Service Commercial Zone. Staff also has no objection to the exceptions necessary to permit the proposed site development, as identified in the report. Staff has reviewed the proposed Site Plan Application and is satisfied that the subject lands can be appropriately developed as a service node.

Should the Committee concur, the recommendation provided in the "Recommendation" section of this report can be adopted.

Attachments

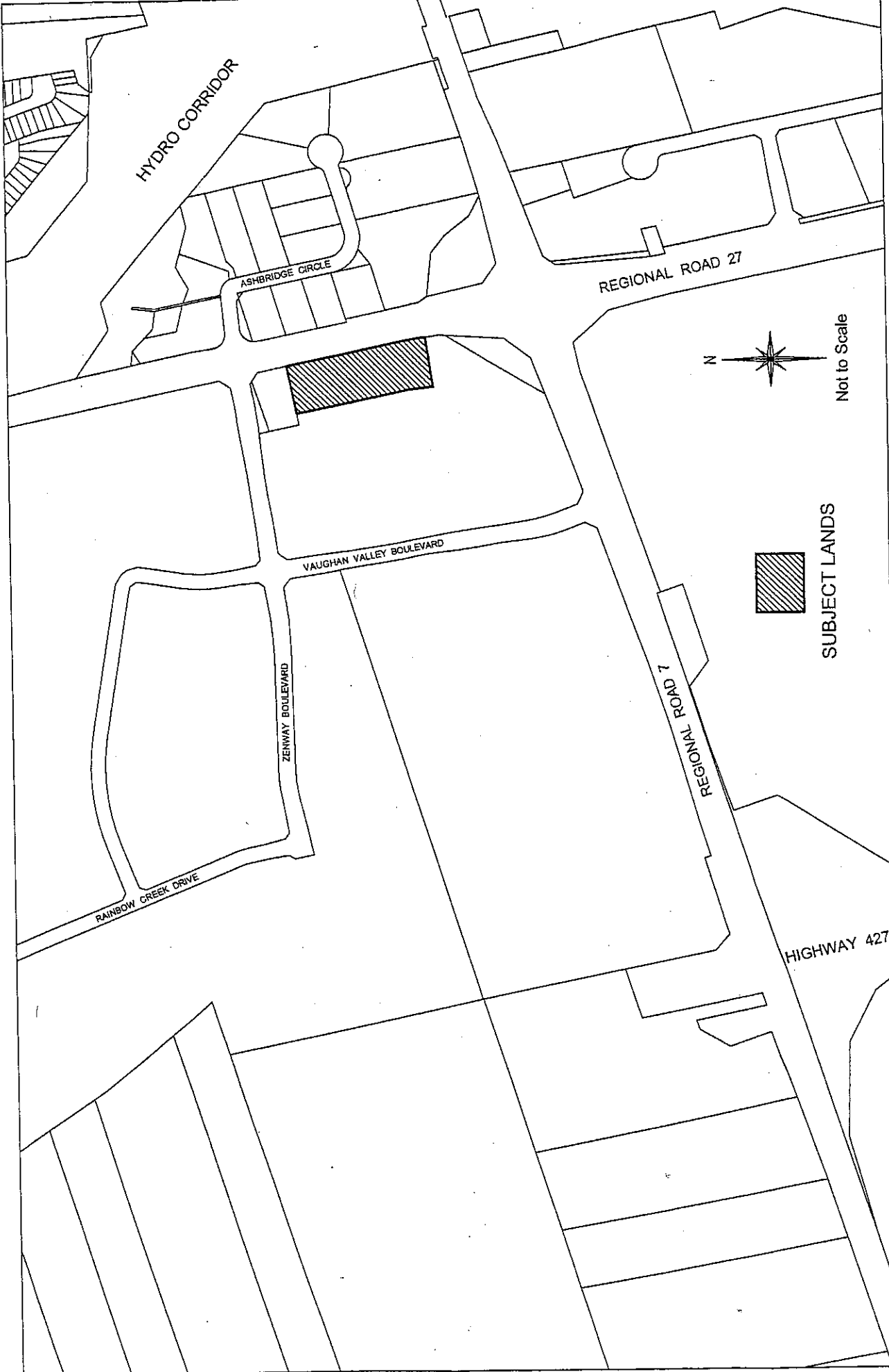
1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building "A"
5. Elevations - Buildings "B" and "C"

Report prepared by:

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

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



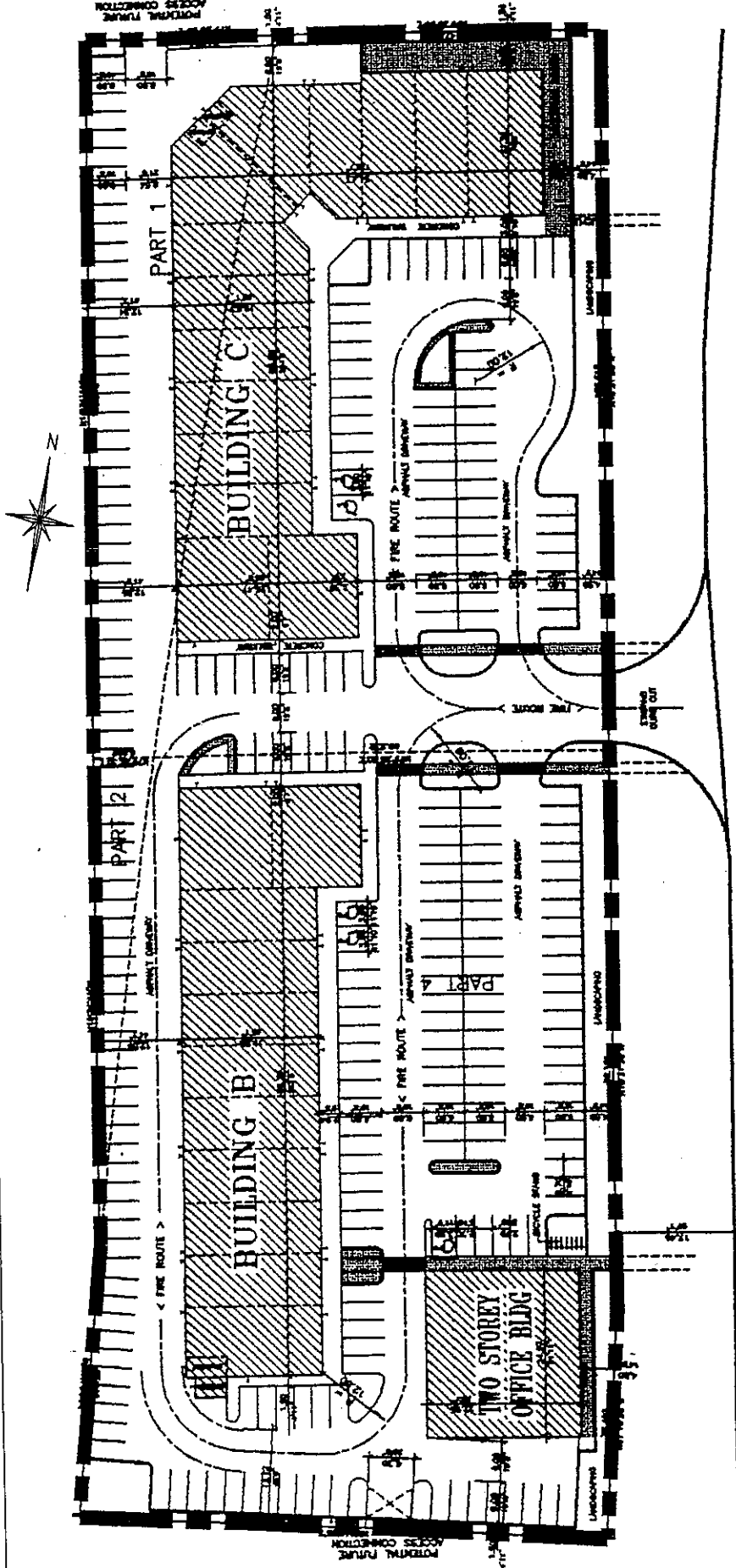
Attachment 1

FILE No.: DA.99.093
 RELATED FILE No.: Z.03.023
 May 26, 2003

City of Vaughan
 Community Planning Department

Location Map

Part Lot 6,
 Concession 9
 APPLICANT:
 1366950 ONTARIO LIMITED



Regional Road 27

BUILDING	AREA	CONCRETE	GROUND	SECOND	SM	SF	CONCRETE	SM	SF	CONCRETE	SM	SF	CONCRETE	SM	SF	CONCRETE	SM	SF	
A	=	570.12	6136.66	6136.66	570.12	6136.66	570.12	16642.00	179130.00	570.12	6136.66	570.12	16642.00	179130.00	570.12	6136.66	570.12	16642.00	179130.00
B	=	1823.82	19631.46	19631.46	1823.82	19631.46	1823.82	4750.60	51221.96	1823.82	19631.46	1823.82	4750.60	51221.96	1823.82	19631.46	1823.82	4750.60	51221.96
C	=	2364.74	25453.84	25453.84	2364.74	25453.84	2364.74	2748.42	28589.90	2364.74	25453.84	2364.74	2748.42	28589.90	2364.74	25453.84	2364.74	2748.42	28589.90
TOTAL	=	5724.60	57556.06	57556.06	5724.60	57556.06	5724.60	9134.90	98327.14	5724.60	57556.06	5724.60	9134.90	98327.14	5724.60	57556.06	5724.60	9134.90	98327.14

SUBJECT LANDS

Not to Scale

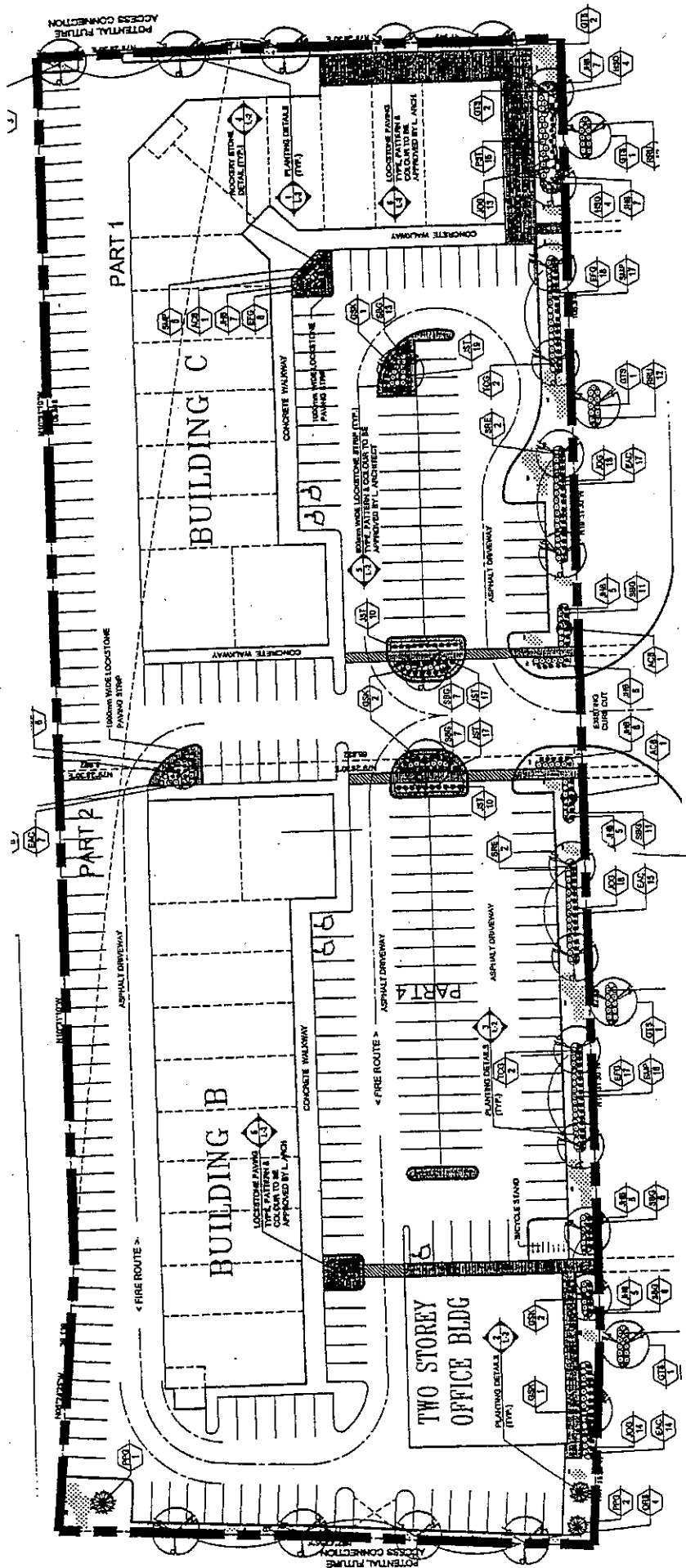
Attachment 2
 FILE NO.: DA.99.093
 RELATED FILE NO.: Z.03.023
 May 26, 2003



Community Planning Department

Site Plan
 Part Lot 6,
 Concession 9
 APPLICANT:
 1366950 ONTARIO LIMITED

H:\DP\1 ATTACHMENTS\Z\Z.03.023



Regional Road 27

SUBJECT LANDS

Not to Scale

Attachment 3
 FILE No.: DA.99.093
 RELATED FILE No.: Z.03.023
 May 26, 2003

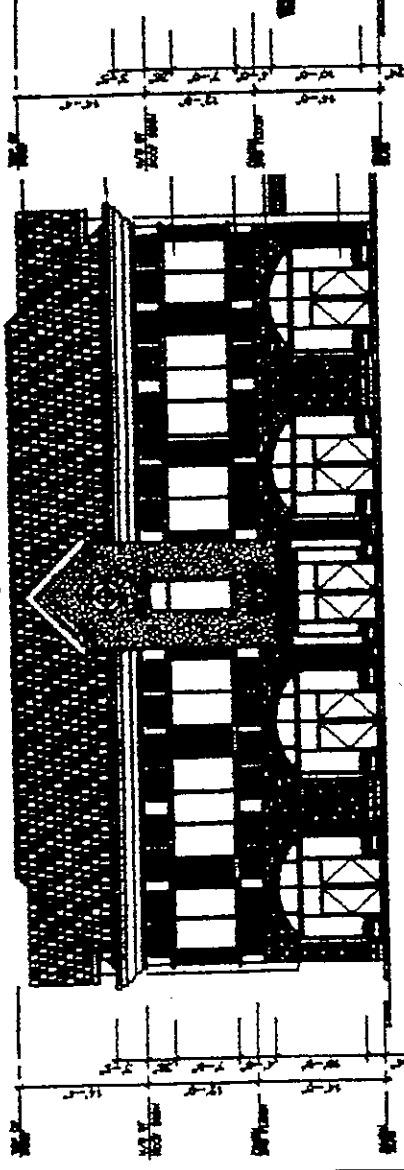
Landscape Plan

CITY of **Vaughan**

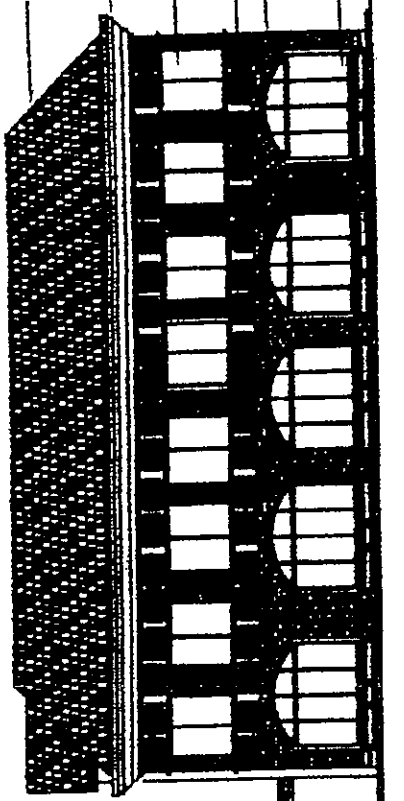
Community Planning Department

Part Lot 6,
 Concession 9
 APPLICANT:
 1366950 ONTARIO LIMITED

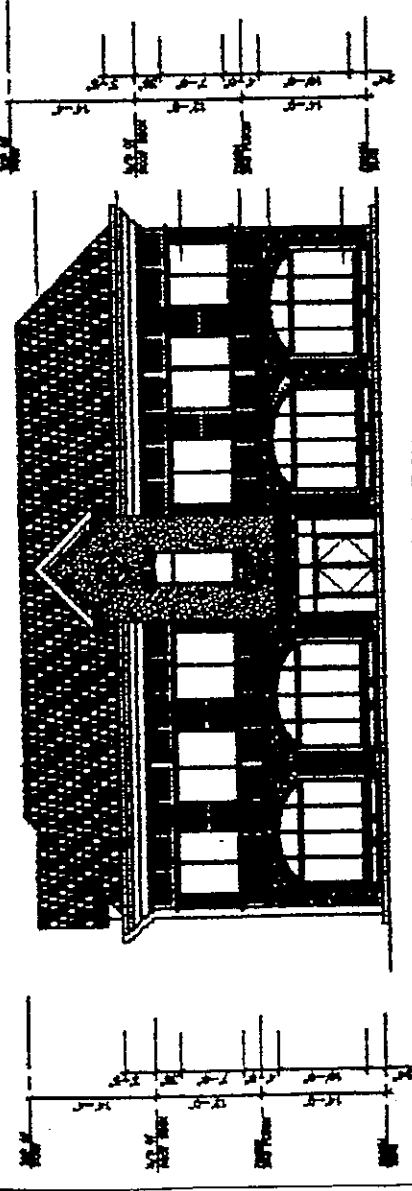
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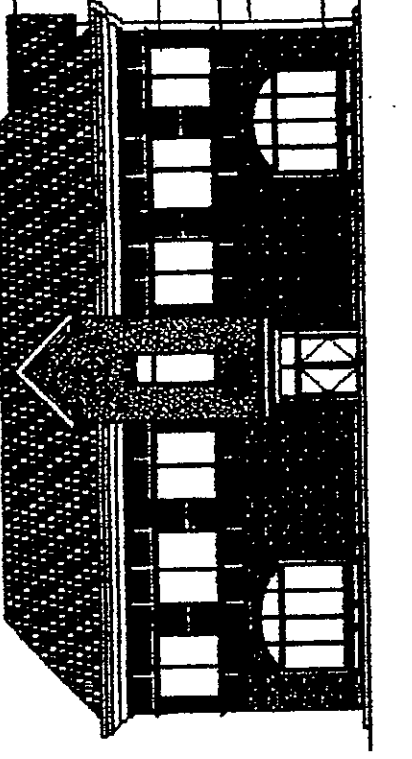
EAST ELEVATION
REGIONAL ROAD 27



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Elevations

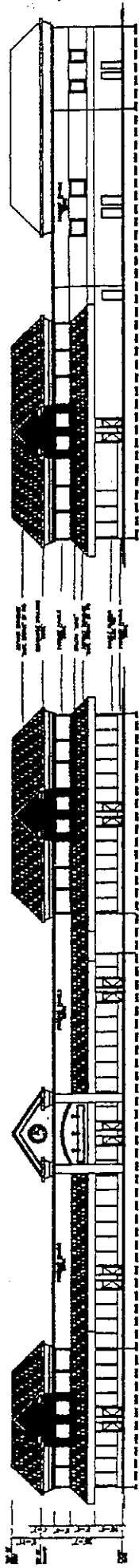
Part Lot 6,
Concession 9
APPLICANT:
1366950 ONTARIO LIMITED



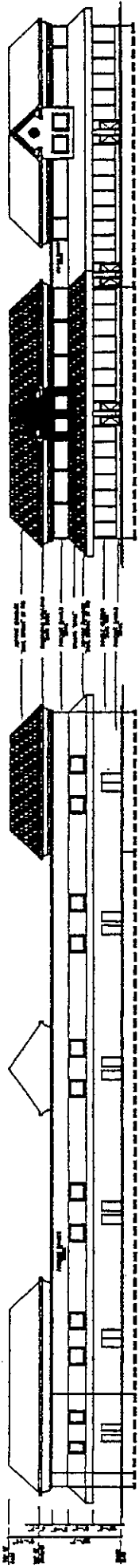
Community Planning Department

Attachment 4

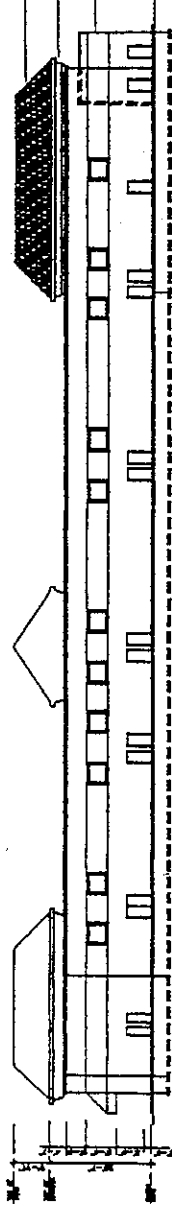
FILE No.:
DA 99.093
RELATED FILE No.:
Z.03.023
May 26, 2003



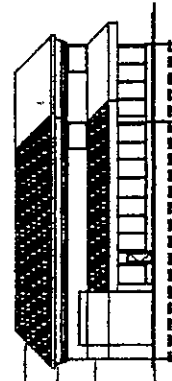
EAST ELEVATION 'X' REGIONAL ROAD 27



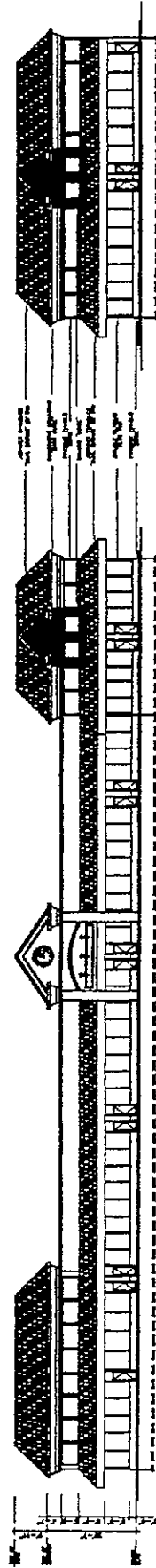
WEST ELEVATION 'X'



WEST ELEVATION 'X'



WEST ELEVATION 'X'



EAST ELEVATION 'X' REGIONAL ROAD 27

Elevations

Part Lot 6,
Concession 9

APPLICANT:
1366950 ONTARIO LIMITED

DATE: 03/03/03



Community Planning Department

Attachment 5

FILE No.: DA.99.093
RELATED FILE No.: Z.03.023
May 26, 2003