

COMMITTEE OF THE WHOLE OCTOBER 4, 2004

SITE DEVELOPMENT FILE DA.04.057/Z.04.054
IVANHOE CAMBRIDGE II INC. (1) & VAUGHAN MILLS ADVISORY SERVICES INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.04.057 (Ivanhoe Cambridge II Inc. (1) & Vaughan Mills Advisory Services Inc.) BE APPROVED, subject to the following conditions:
 - i) The final site plan, elevations, and landscape plan shall be approved by the Community Planning and Urban Design Departments.
 - ii) Retail Building "3" be revised as discussed in this report to address the following: the building elevations; the loading space location and configuration; and, the Ministry of Transportation requirement for a 14 metre setback to the sight triangle; to the satisfaction of the Community Planning Department.
 - iii) The final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iv) The final landscape plan and cost estimate shall be approved by the Urban Design Department;
 - v) The Applicant shall satisfy all requirements of the Ministry of Transportation;
 - vi) The final site plan and elevations shall be reviewed by The Vaughan Mills Design Review Committee as required by the Urban Design Guidelines;
 - vii) Prior to final site plan approval, the applicant shall make application and receive approval from the Committee of Adjustment for the necessary variances from the zoning by-law as required to implement the proposed site plan.
 - viii) Prior to the issuance of any building permits, the holding zone applicable to the subject lands shall be lifted.
 - ix) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the land, prior to the issuance of a building permit, in accordance with the *Planning Act*.
2. THAT Zoning Application Z.04.054 (Ivanhoe Cambridge II Inc. (1) & Vaughan Mills Advisory Services Inc.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, and that the implementing by-law be brought forward upon final site plan approval.

Purpose

On September 1, 2004, the Owner submitted a site plan application to facilitate the development of the subject lands with seven one-storey retail/commercial buildings and two eating establishments totaling 19,304m² and with 913 parking spaces. The plan also illustrates two future building pads closer to Edgeley Boulevard.

Background - Analysis and Options

The site is located on the northeast corner of Bass Pro Mills Drive and Fishermens Way being Part of Blocks 1 and 15 on Plan 65M-3696, in Lots 14 and 15, Concession 5, City of Vaughan. The property is one of the six outparcel sites located around the Vaughan Mills Shopping Centre.

The site is currently vacant and is surrounded by the following land uses:

- North - Vaughan Mills Shopping Centre (SCD Vaughan Centre Shopping Centre District Zone)
- South - Bass Pro Mills Drive; employment area subdivision under development (EM1 Prestige Employment Area Zone)
- West - Fishermens Way; vacant land, Highway #400 (C1(H) – Restricted Commercial with the Holding symbol "H")
- East - vacant land, Vaughan Mills outparcel (C1(H) – Restricted Commercial with the Holding symbol "H")

Official Plan

The property is designated "General Commercial (Special Policy)" by OPA #600. The proposal conforms to the Official Plan.

Zoning

The site is zoned C1(H) Restricted Commercial Zone with the Holding Symbol "H", and subject to Exception 9(1030). The Building Standards Department has advised that additional site-specific zoning exceptions are required to implement the proposed plan including a reduced parking standard and the elimination of the requirement for a loading space for each restaurant building. The "future building pads" shown on the plan will require further approvals which will be considered at a future date.

The subject land was originally zoned with a holding symbol to ensure that it did not develop without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Upon site plan approval, these conditions will be satisfied and the holding zone can be lifted from the site. The applicant has applied to lift the holding zone which must be lifted, prior to the issuance of a building permit.

Site Plan

The site plan consists of nine separate buildings, all one-storey in height and intended for commercial purposes as shown on Attachment No. 2. The site is designed with the larger retail buildings located on the westerly part of the site and the smaller scale retail uses organized in a "main street" configuration on the easterly portion of the site. The main-street development provides for strong pedestrian connections between the restaurants and Buildings "4", "5", "6" and "7". The opportunity is available to continue these connections utilizing large sidewalks to the westerly portion of the site where the larger retail buildings are located. The applicant should modify the plan to provide these pedestrian connections. Clear pedestrian connections into the site from the northeast and southeast edge of the property should be established.

Parking is provided directly in front of the retail buildings to permit convenient access to the retail stores. Additional parking is distributed throughout the development. A roundabout, with a landscape feature is located in the approximate centre of the plan to provide a visual focal point between the main street form of development and the restaurants. The roundabout will calm traffic through the site. Access to the site is available from all four frontages on Bass Pro Mills Drive, Fishermens Way, Vaughan Mills Circle and Edgeley Boulevard.

The site plan shows that a large row of parking along the north side of Bass Pro Mills Drive, south of Retail Buildings "6" and "7". Opportunities for screening this parking either through landscaping, or breaks in the parking to provide landscaped islands should be reviewed.

Staff is generally satisfied with the overall layout of the site, subject to the comments in this report being addressed.

Elevations

i) Retail Buildings "1" and "2"

Buildings "1" and "2" are mirror images in terms of their building footprint. The main entrance to each building is oriented to the south with a wide pedestrian sidewalk provided in front of both buildings. A generous amount of glazing is used on the principal facades of both buildings, thereby creating a strong storefront image. Each building employs varied parapet wall heights to enhance the elevations. The primary building materials include masonry, precast stucco panels in earth tone colors and glazing. The north elevations of each building (facing Vaughan Mills Circle) should be enhanced by extending some of architectural treatments on the front elevation to create the "four-sided" architecture outlined in the Vaughan Mills Design Guidelines for outparcel development. All garbage facilities are enclosed within the building. The loading facilities should be reviewed to ensure that they are adequately screened including the proposed and appropriate landscaping.

ii) Retail Building "3"

The largest building ("Retail 3") is located on the southwest quadrant of the site. This building is immediately visible to all patrons entering the Vaughan Mills site from the Highway #400 off-ramp. The gateway function of this building requires that the architecture respond to the prominence of its' location. The building is one-storey in height, however the roof elevation varies between 5.6 to 14.2 metres, with the highest part of the building being occupied by the warehousing operation in the east portion of the store.

Building "3" is oriented so that the main front entrance faces north. The south (rear) and west elevations face Bass Pro Mills and Fishermens Way, respectively. The proposed north and south facades consist primarily of a large wall and an entrance feature. The primary building material is precast concrete with accent banding and a small amount of glazing used at the building entrances. These elevations must be enhanced to create a more interesting architectural treatment responding to the site's high visibility. This can be achieved through the use of additional glazing in the form of display windows, canopies, doors, or other architectural treatments that will create a strong "storefront" image from the street. In addition, the proposed loading area for Building "3" must be redesigned to reduce its high visibility from Bass Pro Mills Drive and achieve more efficient truck movements to and from this area of the building.

The applicant should explore the opportunity to relocate the main front entrance of Retail Building "3" slightly to the west, in order to provide a focal point at the end of the north/south road leading into the development.

The Ministry of Transportation has verbally advised that a 14 metre building setback is required from the daylight triangle, whereas 4.5 metres is proposed. This issue must be addressed prior to final approval of the site plan, however there are design options available to accommodate the Ministry's requirement without altering the proposed site plan in a substantial manner. Alternatively the applicant may approach the Ministry to seek relief from this requirement.

Retail Buildings "4", "5", "6" and "7"

Retail Buildings "4", "5", "6" and "7" form the "main-street" portion of the development. These buildings are organized in a manner designed to promote pedestrian activity and movement throughout the site. A tree-lined street, utilizing wide sidewalks and detailed building designs are used to achieve a pedestrian friendly form and scale of development. The buildings are generally 6 to 7 metres in height, however parapet walls, lifestyle display sign-boards, canopies, towers, articulation of the building facades, entrance treatments and other architectural approaches are utilized to create a varied, interesting and unique streetscape.

A mix of materials is used for each building and generally consists of masonry, glass, metal and stucco panels. The coloured elevations indicate that the primary building colours will be earth tones, accented by stronger colours where canopies, sign boards and other architectural features are used. All garbage rooms are proposed to be located within the building.

The rear elevations (facing Vaughan Mills circle and Bass Pro Mills Drive) of these buildings receive some architectural treatments in the form of partial wrap-around elevation treatment, canopies over the service doors and lifestyle signboards. The applicant should review the opportunity for providing some additional treatment on these elevations. Overall, staff is generally satisfied with the proposed elevations.

Restaurant Buildings "1" and "2"

The proposed restaurants are located at the end of the main street, on the west side of the roundabout. Each restaurant includes an outdoor patio facing the main street. The architectural style, building treatments, and materials is consistent with Buildings "4", "5", "6" and "7". The applicant should review the opportunities for improving the south and west elevations for Restaurant "1" to provide a four-sided architectural treatment similar to Restaurant "2". These buildings are located in the centre of the plan and visible from all directions. Otherwise, Staff is satisfied with the proposed elevations.

The Building Standards Department has advised that a loading space is required for each building. Alternatively, the Owner can apply for a minor variance to obtain relief from this requirement. Garbage storage rooms will be located within the building.

Vaughan Mills Urban Design Guidelines

The site is subject to the Vaughan Mills Urban Design Guidelines, approved by Council on April 26, 1999, as amended. These guidelines outline development objectives for the site, including but not limited to, the following:

- minimum building setbacks to the street;
- building orientation to the street with enhanced pedestrian amenities;
- special attention to be paid to building service areas;
- building designs that reinforce gateway locations;
- the provision of pedestrian walkways and connections;
- the use of "four side" architecture.

Staff is satisfied that subject to the recommendations and comments in this report, the proposal meets the general intent of the Guidelines. However, it is noted that the Guidelines do not specifically contemplate the proposed main-street development concept. The proposal represents a unique form of development in this context that is intended to engage pedestrian activity and create a sense of place. Accordingly, Staff is supportive of the proposal.

It is noted that prior to final site plan approval, the Vaughan Mills Design Review Committee must review and approve the plans.

Parking

The applicant is proposing a total combined retail/commercial gross floor area of 19,304m² resulting in a parking requirement of 1158 spaces. This figure does not include the two future building pads shown on the proposed site plan. The proposed site plan provides 913 parking spaces, a shortfall of 245 spaces. The required parking for the proposed development is calculated at a rate of 6 spaces/100m² of gross floor area. The applicant has submitted a parking study, prepared by the BA Group, which supports the proposed parking supply and establishes a parking rate of 4.3 spaces/100m² of gross floor area, with a maximum of 10% of the gross floor area devoted to restaurant use. The study has been forwarded to the Engineering Department for review.

Landscape Plan

The applicant has not submitted a detailed landscape plan at this point in time. The proposed site plan indicates that planting will occur along the perimeter and throughout the site. The landscaping plan must be consistent with the Master Landscape Plan for the Vaughan Mills development. Prior to final site plan approval, the landscape plan and cost estimate must be approved by the Urban Design Department.

Services and Utilities

The Applicant will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. Further approvals will be required from Power Stream Inc. and the Fire Department. The applicant will be required to screen or locate the rooftop mechanical equipment in a location where it is not visible.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the land, prior to the issuance of a building permit, in accordance with the Planning Act.

Ministry of Transportation

The Ministry of Transportation controls all signage located within 400 metres of, or visible from, Highway 400 and the off-ramps. The owner must satisfy all Ministry of Transportation requirements respecting signage on this site.

Conclusion

Staff has reviewed the proposed elevations and site plan and are satisfied that, subject to the recommended conditions and comments in this report, that the proposed site plan and elevations meet the intent of the Vaughan Mills Urban Design Guidelines. Staff is supportive of the proposal, which represents a unique main street development approach for one of the Vaughan Mills outparcel sites. Therefore, Staff recommends that the proposed site plan application can be approved. Should the Committee concur, the recommendation in of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations - Retail Building "1"
4. Elevations - Retail Building "2"

5. Elevations (North) - Retail Building "3"
6. Elevations (South) - Retail Building "3"
7. Elevations (West & East) - Retail Building 3
8. Elevations (North & East) - Retail Building "4"
9. Elevations (South & West) - Retail Building "4"
10. Elevations - Retail Building "5"
11. Elevations - Retail Building "6"
12. Elevations - Retail Building "7"
13. Elevations restaurants "1 & 2"

Report prepared by:

Mauro Peverini, Planner, ext. 8407

Art Tikiryan, Senior Planner, ext. 8212

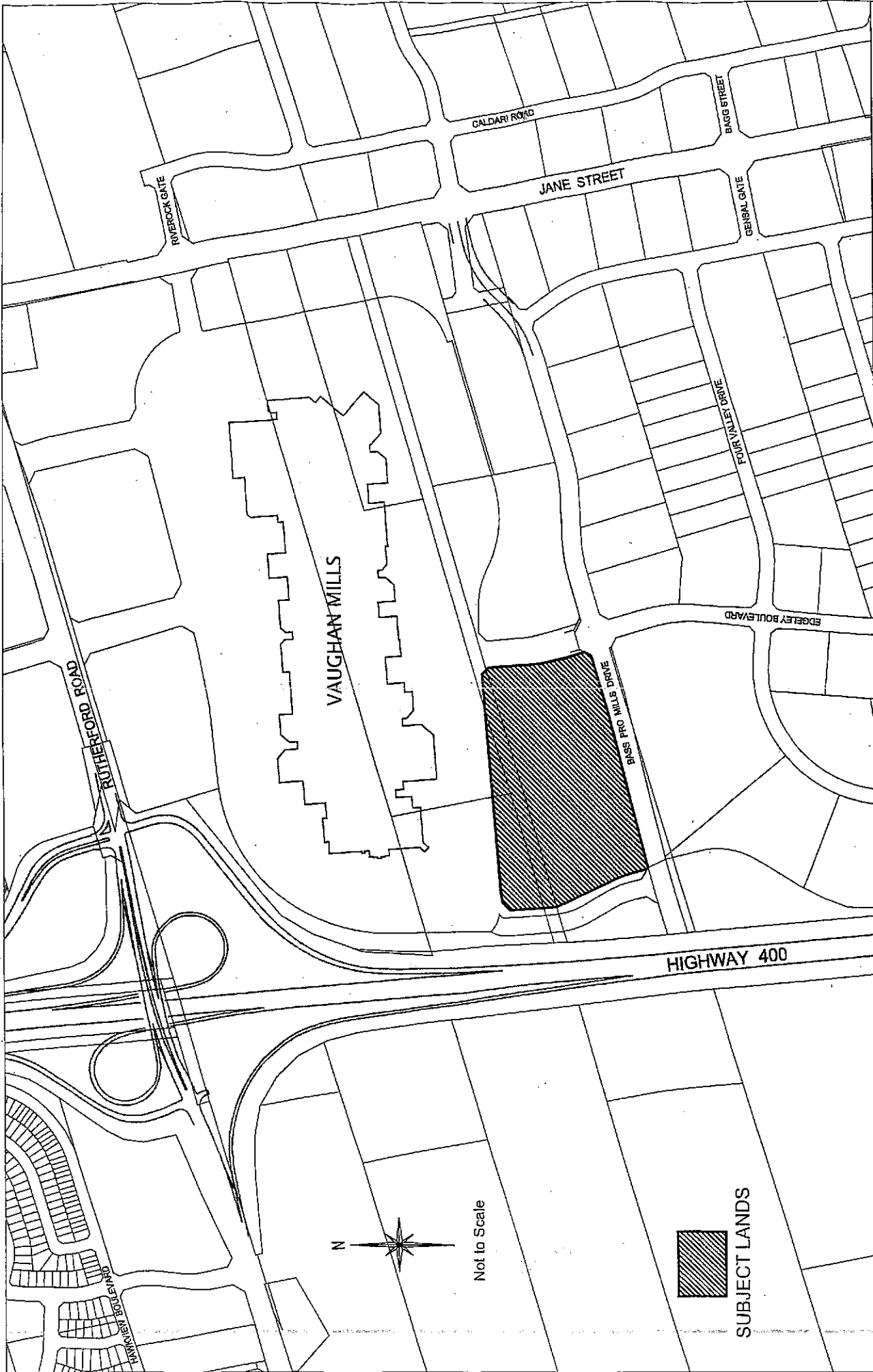
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment **1**

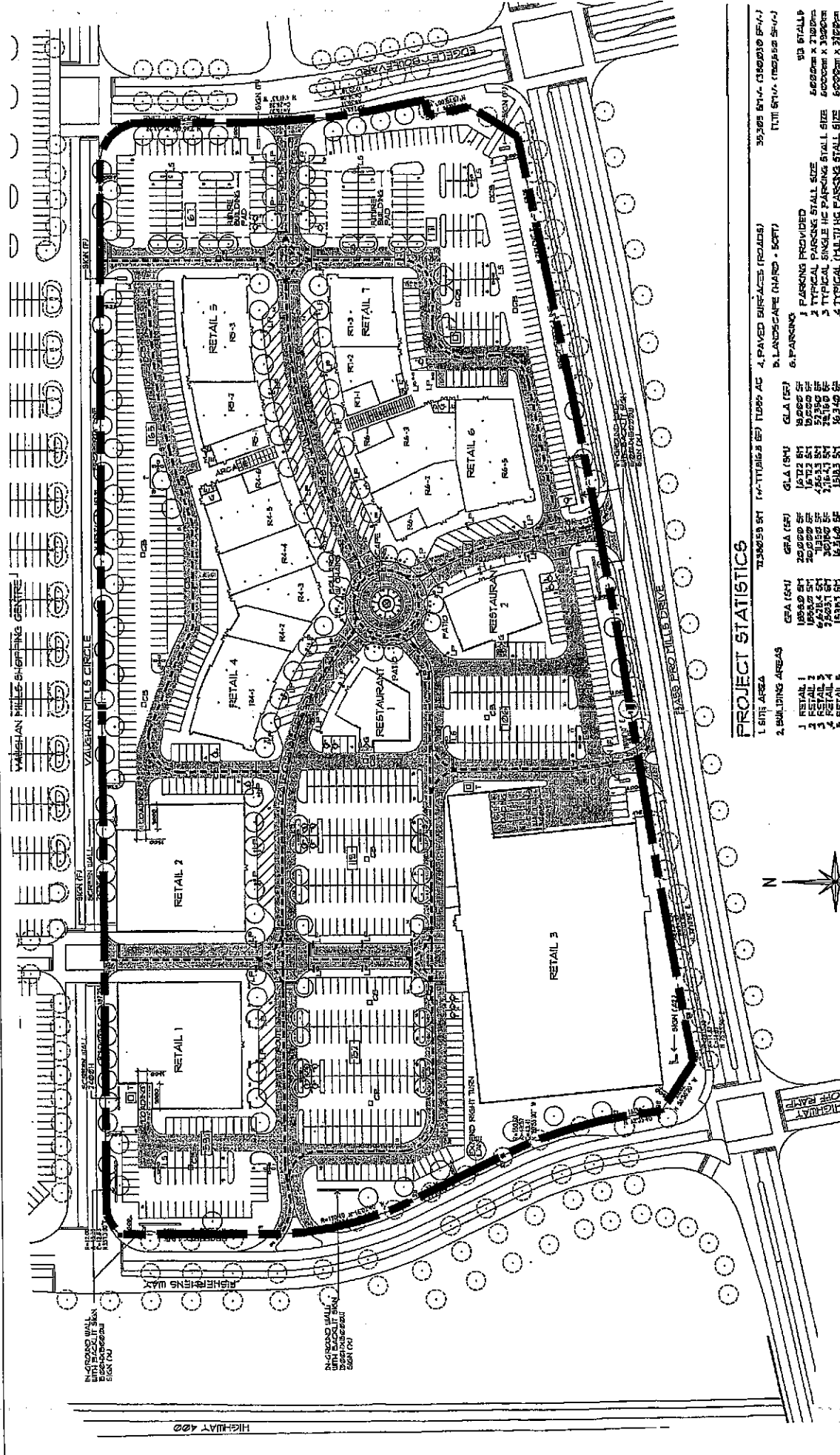
FILE No.:
 DA 04.057
 RELATED FILES:
 OPA 505, Z.97.111,
 19T-98V10
 September 9, 2004

City of
Vaughan

Community Planning Department

Location Map

Part Lot 13 & 14,
 Concession 5
 APPLICANT:
 VANHOE CAMBRIDGE II INC. (1) &
 VAUGHAN MILLS ADVISORY SERVICES INC.



SUBJECT LANDS

--- (dashed line)

--- (solid line)

Not to Scale

PROJECT STATISTICS

| 1. SITE AREA | 2. BUILDING AREAS | 3. COVERAGE | 4. PAVED SURFACES (ROADS) | 5. PARKING PROVIDED | 6. LANDSCAPE (HARD - SOFT) | 7. TOTAL |
|-----------------|-------------------|-----------------|---------------------------|---------------------|----------------------------|-----------------|
| 1. SITE AREA | 2. BUILDING AREAS | 3. COVERAGE | 4. PAVED SURFACES (ROADS) | 5. PARKING PROVIDED | 6. LANDSCAPE (HARD - SOFT) | 7. TOTAL |
| 1. RETAIL 1 | 1. RETAIL 1 | 1. RETAIL 1 | 1. RETAIL 1 | 1. RETAIL 1 | 1. RETAIL 1 | 1. RETAIL 1 |
| 1. RETAIL 2 | 1. RETAIL 2 | 1. RETAIL 2 | 1. RETAIL 2 | 1. RETAIL 2 | 1. RETAIL 2 | 1. RETAIL 2 |
| 1. RETAIL 3 | 1. RETAIL 3 | 1. RETAIL 3 | 1. RETAIL 3 | 1. RETAIL 3 | 1. RETAIL 3 | 1. RETAIL 3 |
| 1. RETAIL 4 | 1. RETAIL 4 | 1. RETAIL 4 | 1. RETAIL 4 | 1. RETAIL 4 | 1. RETAIL 4 | 1. RETAIL 4 |
| 1. RETAIL 5 | 1. RETAIL 5 | 1. RETAIL 5 | 1. RETAIL 5 | 1. RETAIL 5 | 1. RETAIL 5 | 1. RETAIL 5 |
| 1. RETAIL 6 | 1. RETAIL 6 | 1. RETAIL 6 | 1. RETAIL 6 | 1. RETAIL 6 | 1. RETAIL 6 | 1. RETAIL 6 |
| 1. RETAIL 7 | 1. RETAIL 7 | 1. RETAIL 7 | 1. RETAIL 7 | 1. RETAIL 7 | 1. RETAIL 7 | 1. RETAIL 7 |
| 1. RESTAURANT 1 | 1. RESTAURANT 1 | 1. RESTAURANT 1 | 1. RESTAURANT 1 | 1. RESTAURANT 1 | 1. RESTAURANT 1 | 1. RESTAURANT 1 |
| 1. RESTAURANT 2 | 1. RESTAURANT 2 | 1. RESTAURANT 2 | 1. RESTAURANT 2 | 1. RESTAURANT 2 | 1. RESTAURANT 2 | 1. RESTAURANT 2 |
| 1. TOTAL RETAIL | 1. TOTAL RETAIL | 1. TOTAL RETAIL | 1. TOTAL RETAIL | 1. TOTAL RETAIL | 1. TOTAL RETAIL | 1. TOTAL RETAIL |
| 3. COVERAGE | 3. COVERAGE | 3. COVERAGE | 3. COVERAGE | 3. COVERAGE | 3. COVERAGE | 3. COVERAGE |

Attachment 2

FILE No.: DA.04.057
 RELATED FILES: OPA 505, Z.97.111, 19T-98V10
 September 9, 2004

City of Vaughan

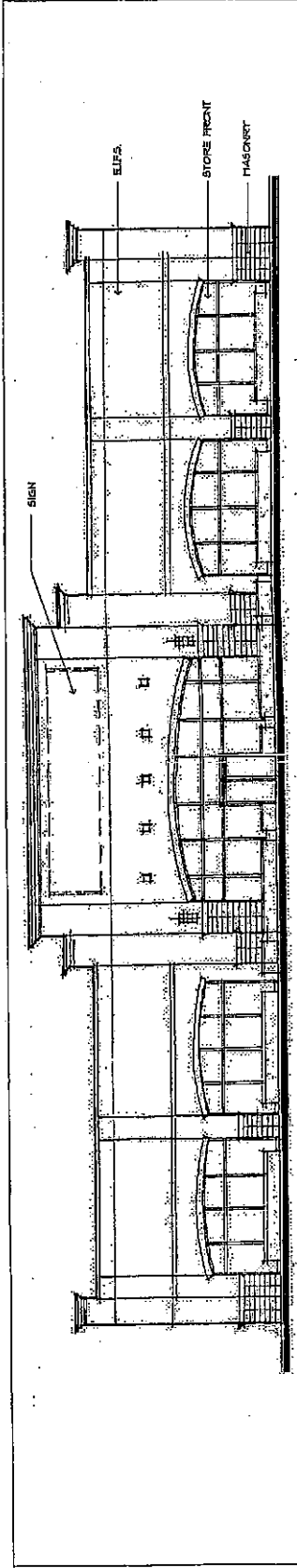
Community Planning Department

Site Plan

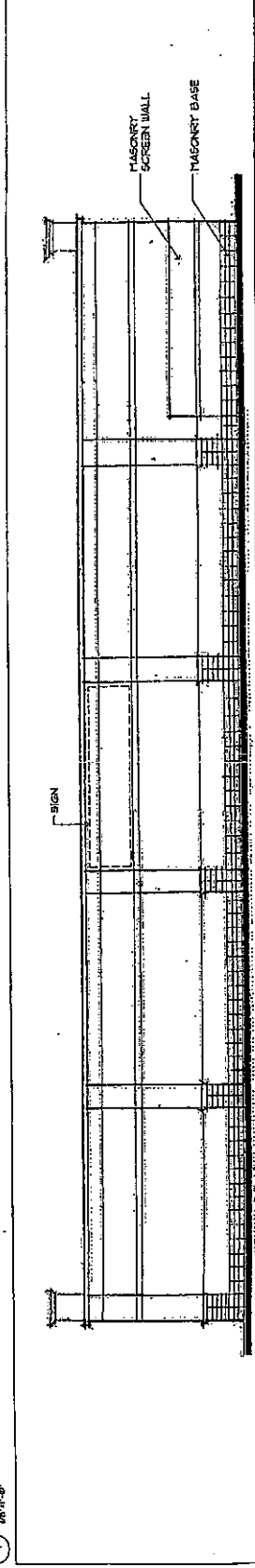
Part Lot 13 & 14,
 Concession 5

APPLICANT:
 IVANHOE CAMBRIDGE II INC. (1) &
 VAUGHAN MILLS ADVISORY SERVICES INC.

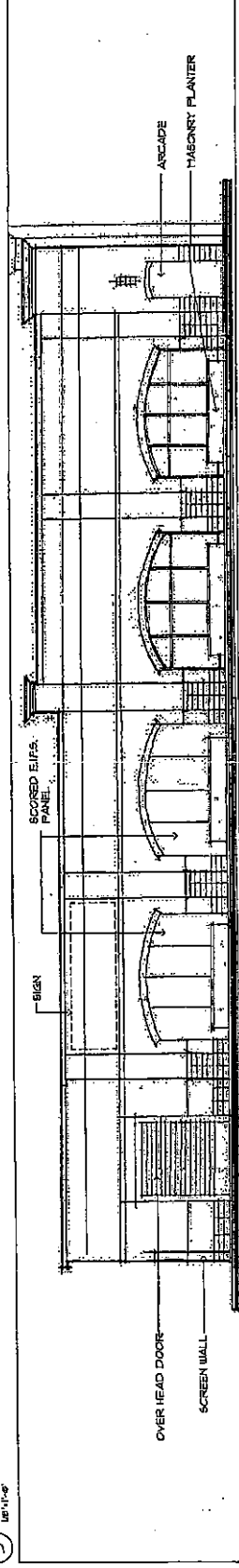
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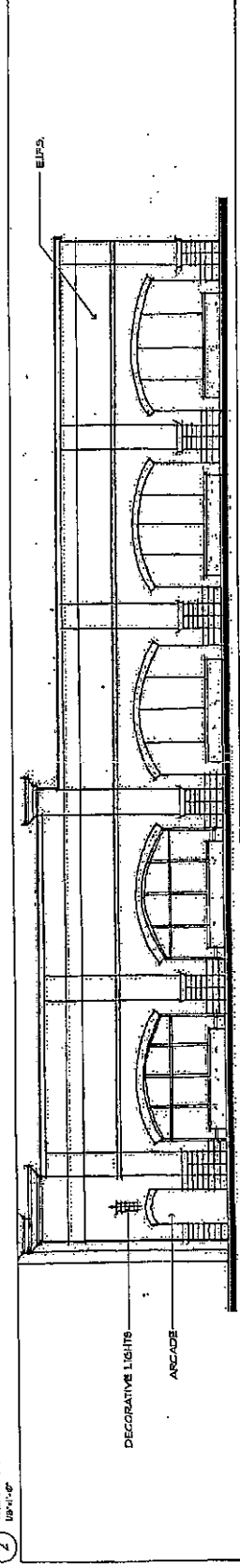
4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

Not to Scale

Attachment 3

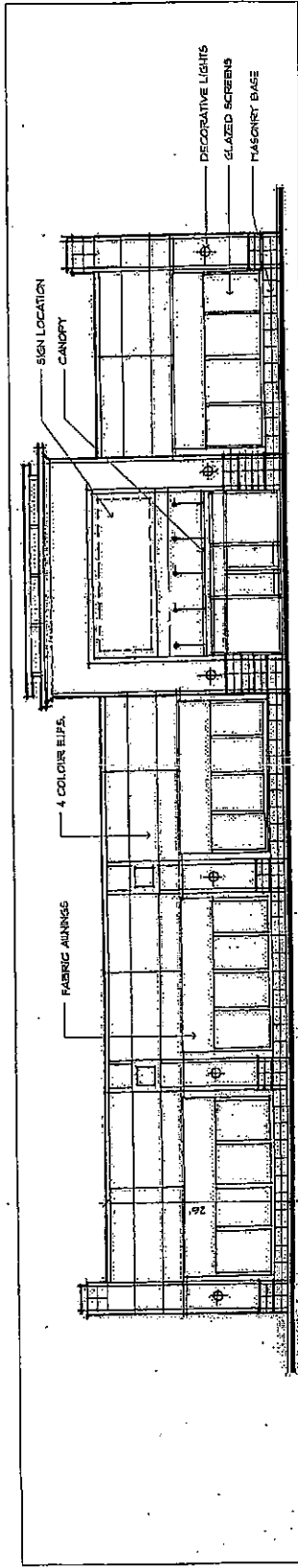
City of
Vaughan
Community Planning Department

Part Lot 13 & 14,
Concession 5

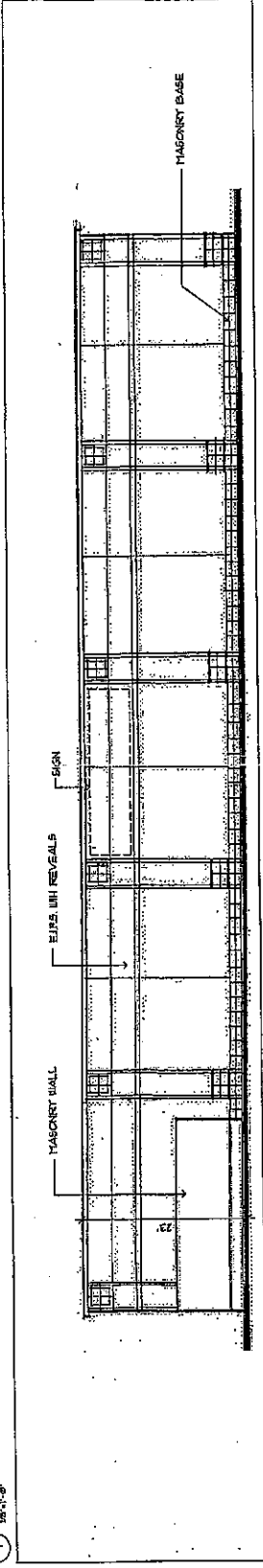
Elevations - Retail Building 1

APPLICANT:
IVANHOE CAMBRIDGE II INC. (1) &
VAUGHAN MILLS ADVISORY SERVICES INC.

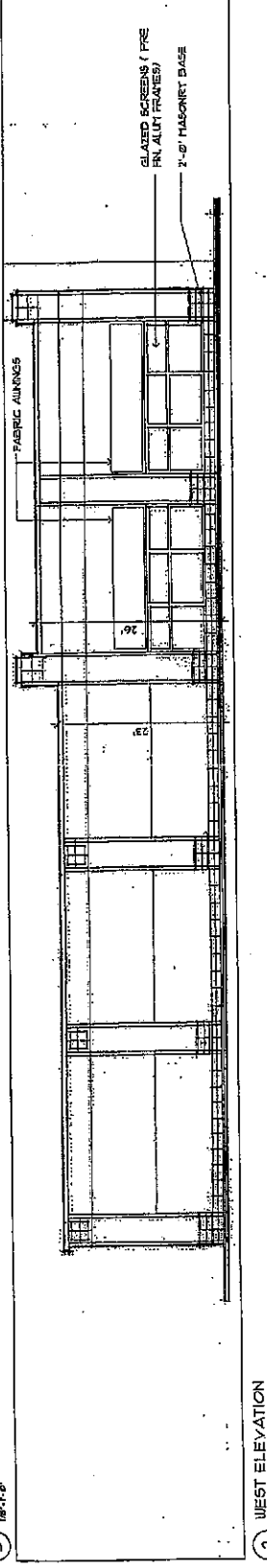
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RELATED FILES:
OPA 505, Z.97.111,
19T-98V10
September 9, 2004



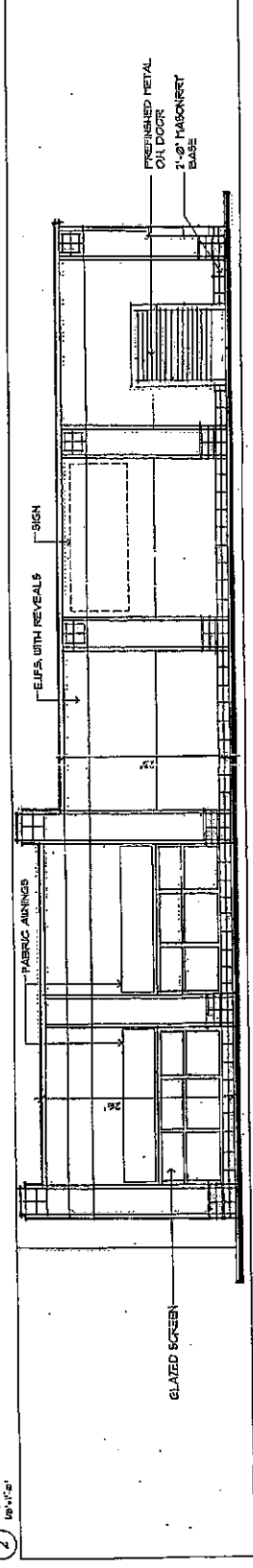
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18'-0" x 10'-0"



③ NORTH ELEVATION
18'-0" x 10'-0"



② WEST ELEVATION
18'-0" x 10'-0"



① EAST ELEVATION
18'-0" x 10'-0"

Not to Scale

Attachment 4

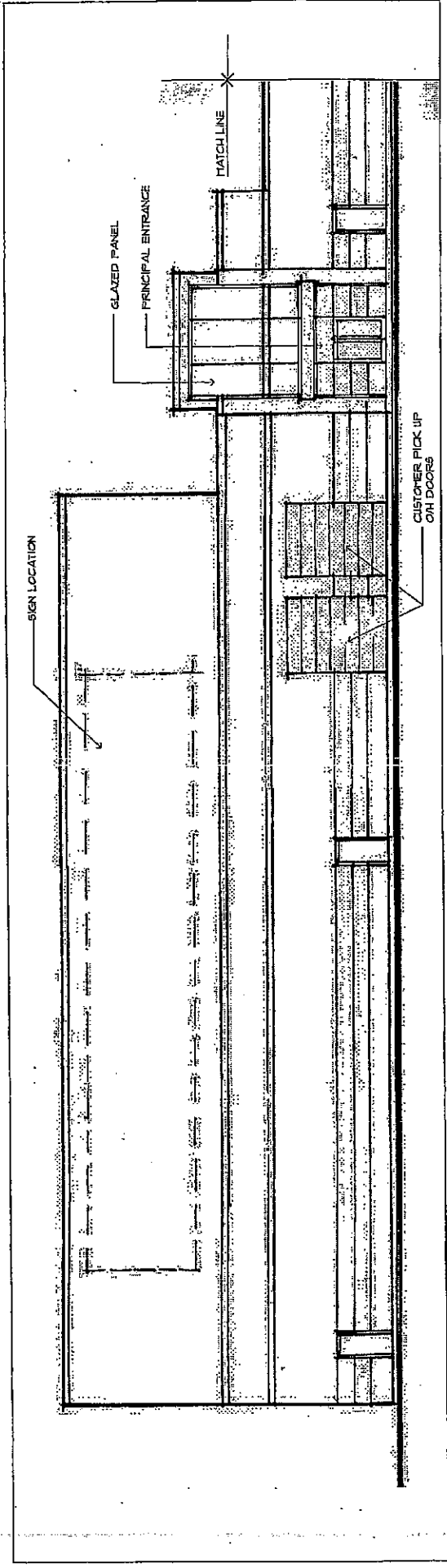
FILE No.: DA.04.057
RELATED FILES: OPA 505, Z.97.111, 19T-98V10
September 9, 2004

City of Vaughan Community Planning Department

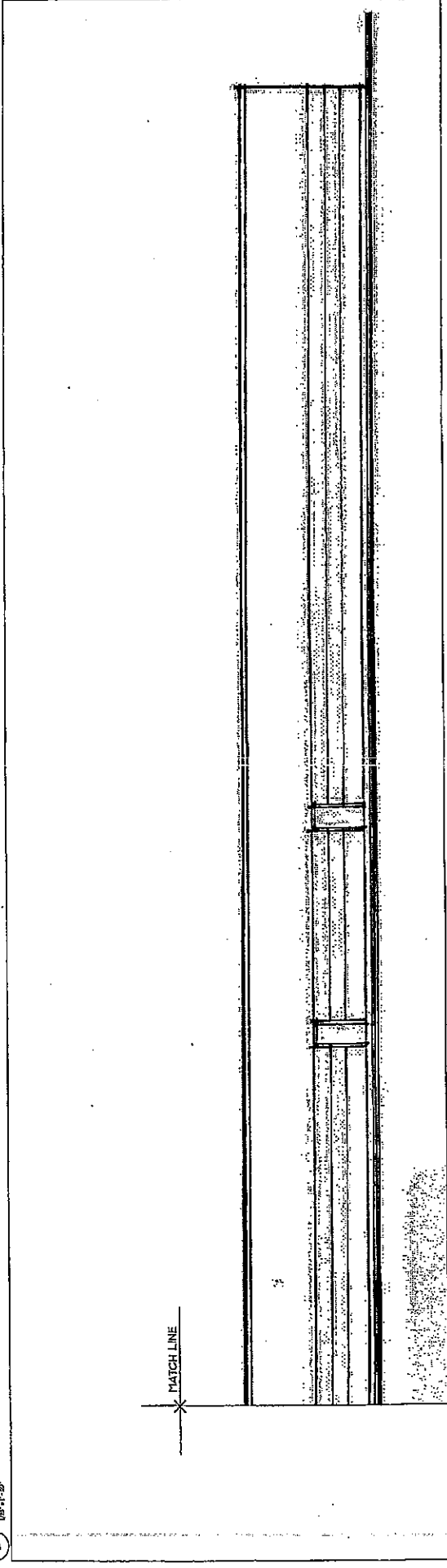
Elevations - Retail Building 2

Part Lot 13 & 14, Concession 5

APPLICANT: IVANHOE CAMBRIDGE II INC. (1) & VAUGHAN MILLS ADVISORY SERVICES INC.



2 PART NORTH ELEVATION
1/8" = 1'-0"



1 PART NORTH ELEVATION
1/8" = 1'-0"

Not to Scale

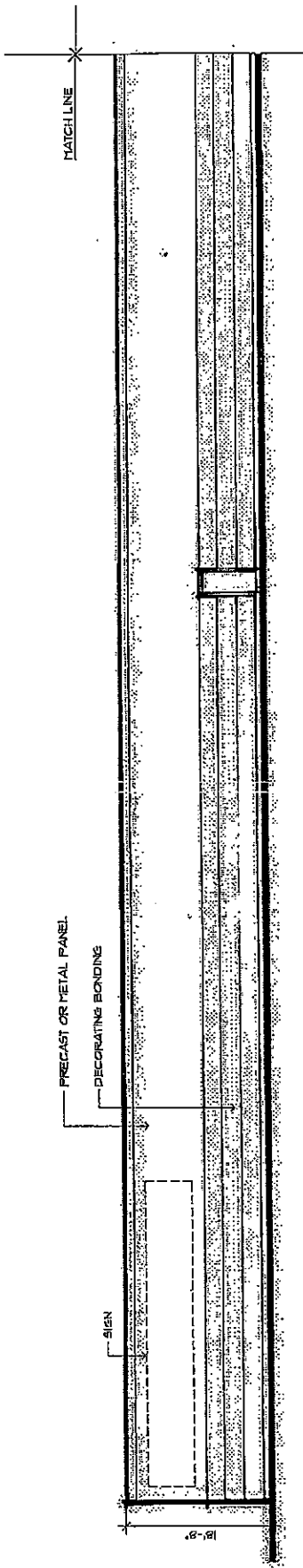
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 RELATED FILES: OPA 505, Z.97.111, 19T-98V10
 September 9, 2004

City of **Vaughan**
 Community Planning Department

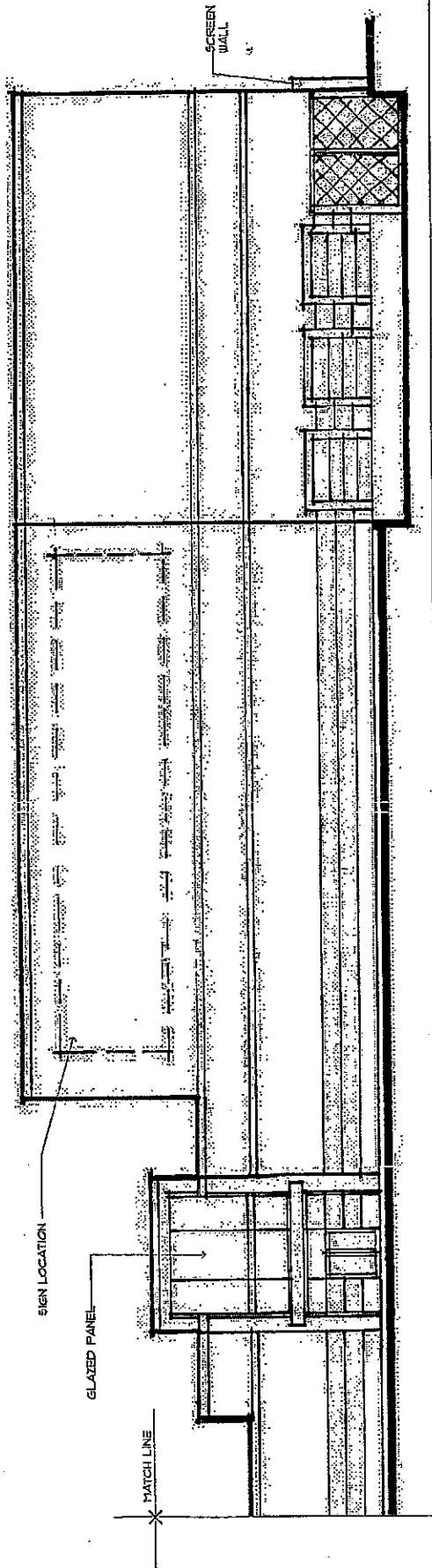
Part Lot 13 & 14,
 Concession 5

Elevations - Retail Building 3

APPLICANT:
 IVANHOE CAMBRIDGE II INC. (1) &
 VAUGHAN MILLS ADVISORY SERVICES INC.



2 PART SOUTH ELEVATION
1/8" = 1'-0"



1 PART SOUTH ELEVATION
1/8" = 1'-0"

Not to Scale

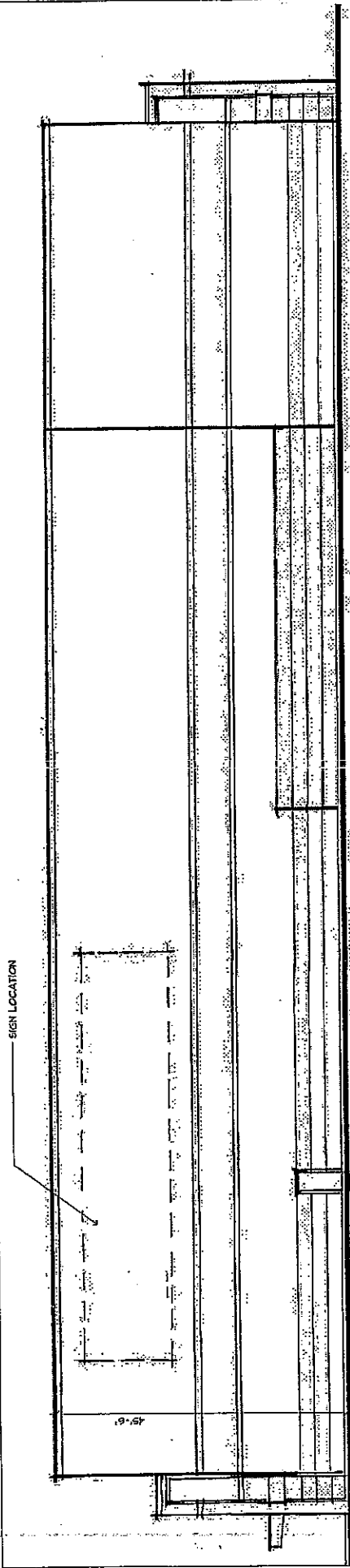
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 September 9, 2004

City of Vaughan
 Community Planning Department

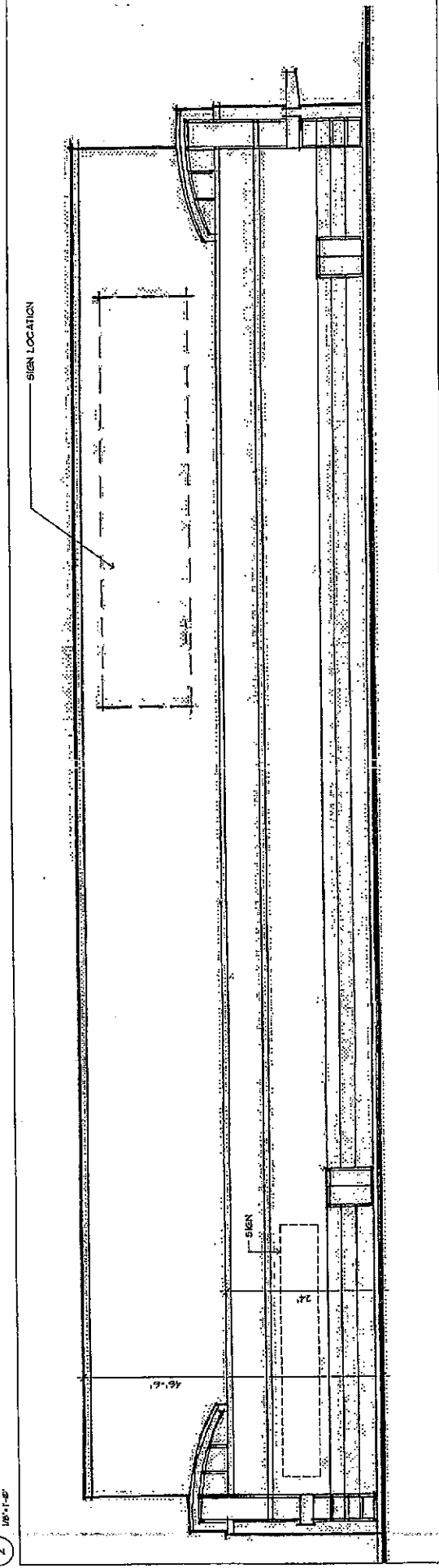
Part Lot 13 & 14,
 Concession 5

Elevations - Retail Building 3

APPLICANT:
 IVANHOE CAMBRIDGE II INC. (1) &
 VAUGHAN MILLS ADVISORY SERVICES INC.



2 EAST ELEVATION
1/8" = 1' = 0"



2 WEST ELEVATION
1/8" = 1' = 0"

Not to Scale

Attachment 7

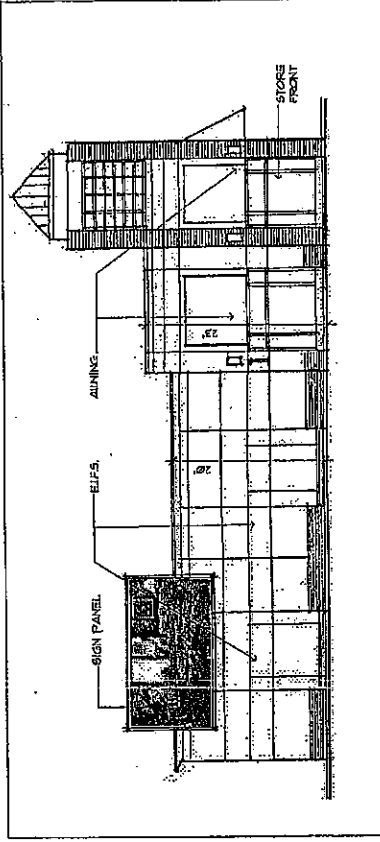
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RELATED FILES: OPA 505, Z.97.111, 19T-98V10
September 9, 2004

City of **Vaughan**
Community Planning Department

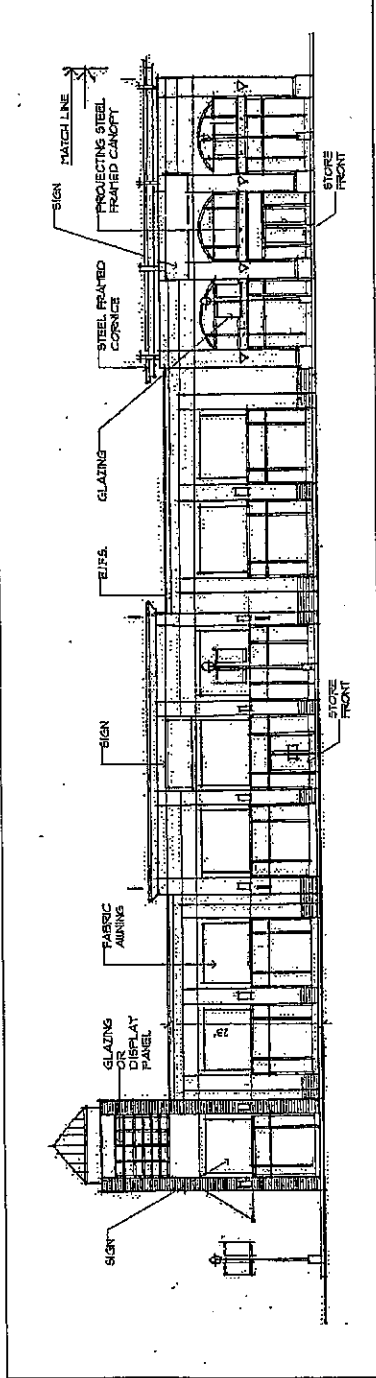
Elevations - Retail Building 3

Part Lot 13 & 14,
Concession 5

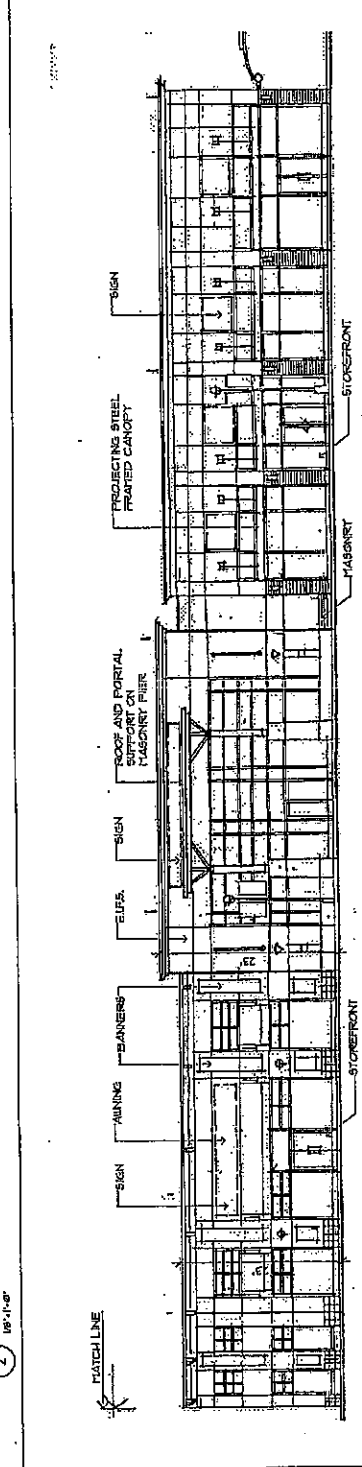
APPLICANT:
IVANHOE CAMBRIDGE II INC. (1) &
VAUGHAN MILLS ADVISORY SERVICES INC.



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH WEST ELEVATION
1/8" = 1'-0"



1 SOUTH EAST ELEVATION
1/8" = 1'-0"

Not to Scale

Attachment 8

FILE No.: DA.04.057
RELATED FILES: OPA 505, Z.97.111, 19T-98V10
September 9, 2004

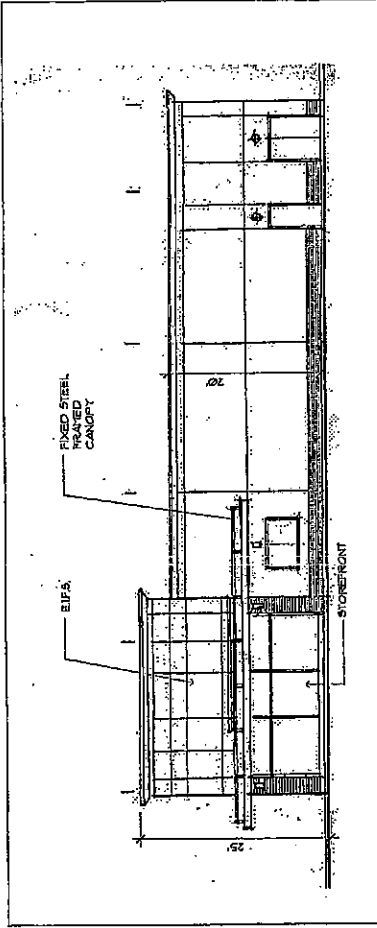
City of Vaughan

Community Planning Department

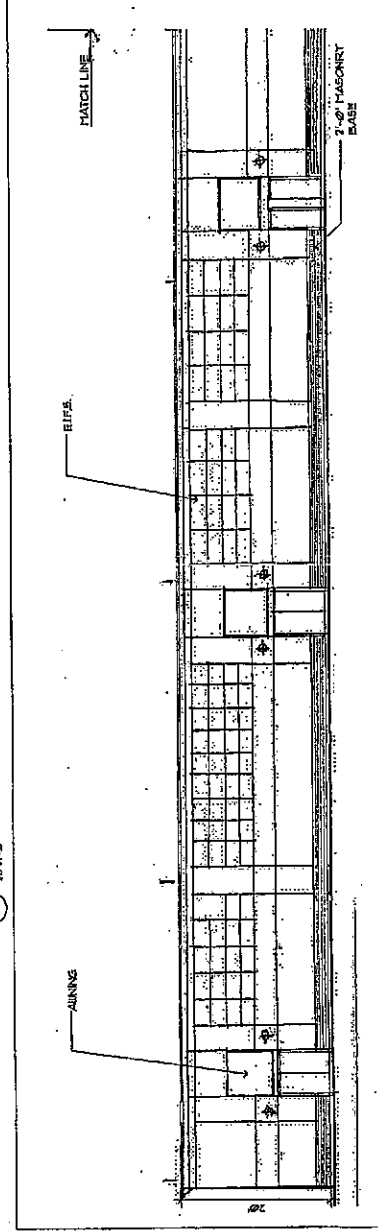
Elevations - Retail Building 4

Part Lot 13 & 14,
Concession 5

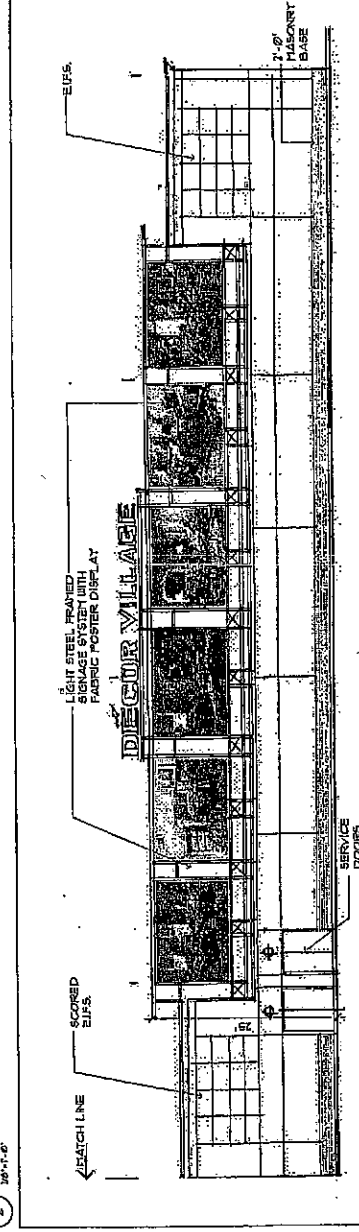
APPLICANT:
IVANHOE CAMBRIDGE II INC. (1) &
VAUGHAN MILLS ADVISORY SERVICES INC.



③ EAST ELEVATION
10'-11'-0"



② PART NORTH EAST ELEVATION
10'-11'-0"



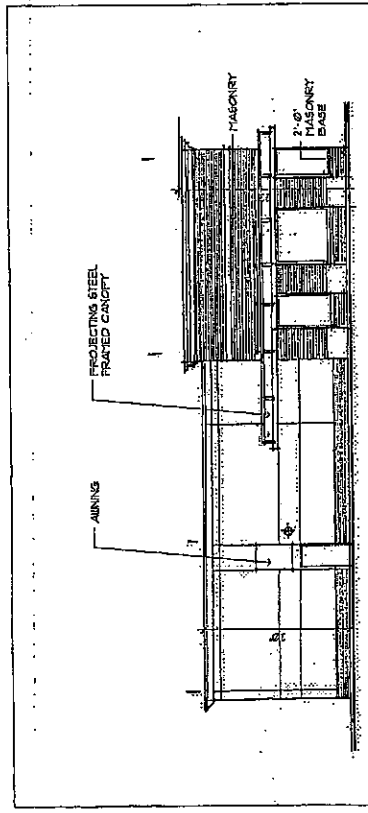
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10'-11'-0"

Not to Scale

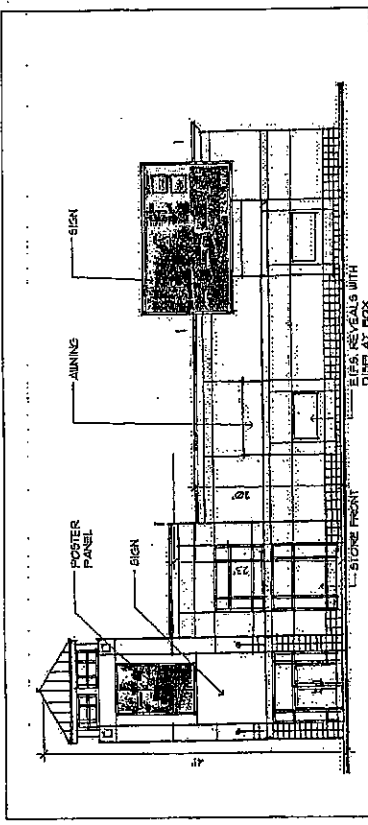
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 RELATED FILES: OPA 506, Z.97.111, 19T-98V10
 September 9, 2004

City of **Vaughan**
 Community Planning Department

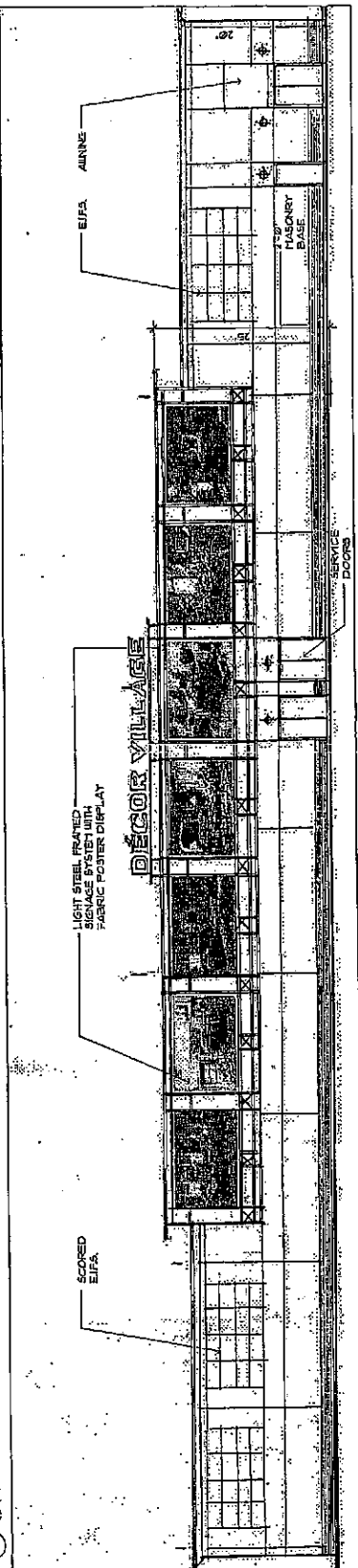
Elevations - Retail Building 4
 Part Lot 13 & 14, Concession 5
 APPLICANT: IVANHOE CAMBRIDGE II INC. (1) & VAUGHAN MILLS ADVISORY SERVICES INC.
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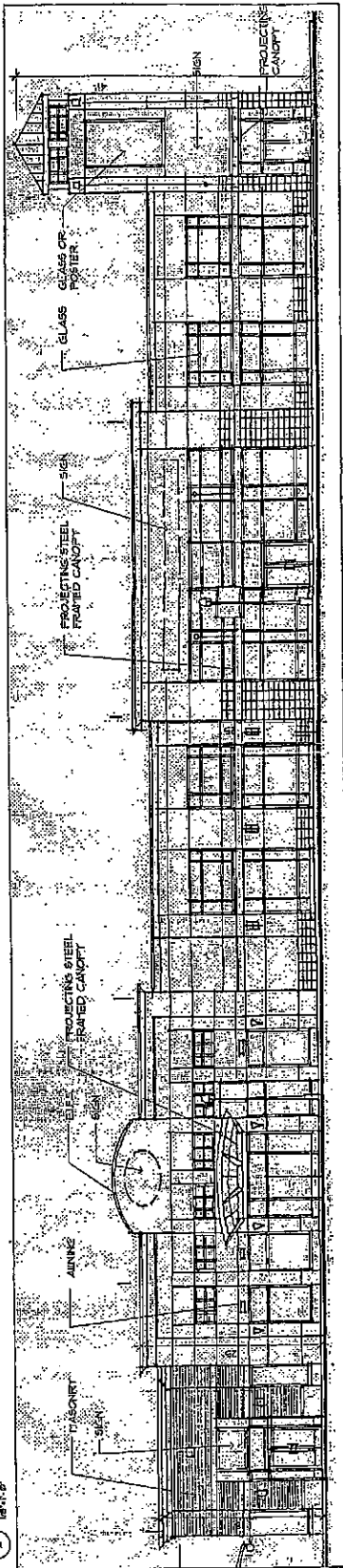
④ WEST ELEVATION
1/8\"/>



③ EAST ELEVATION
1/8\"/>



② NORTH ELEVATION
1/8\"/>



① SOUTH ELEVATION
1/8\"/>

Not to Scale

**Elevations -
Retail Building 5**

APPLICANT:
IVANHOE CAMBRIDGE II INC. (1) &
VAUGHAN MILLS ADVISORY SERVICES INC.

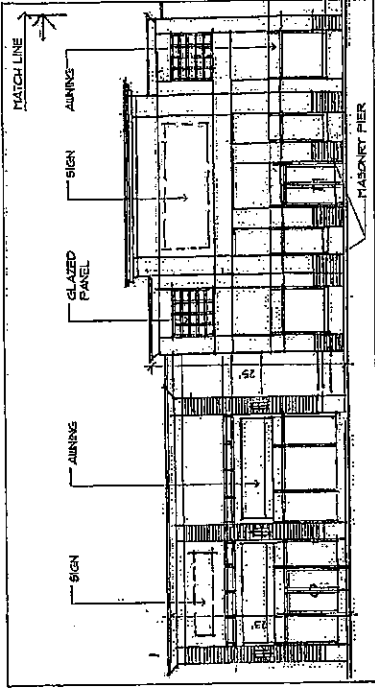
City of
Vaughan

Community Planning Department

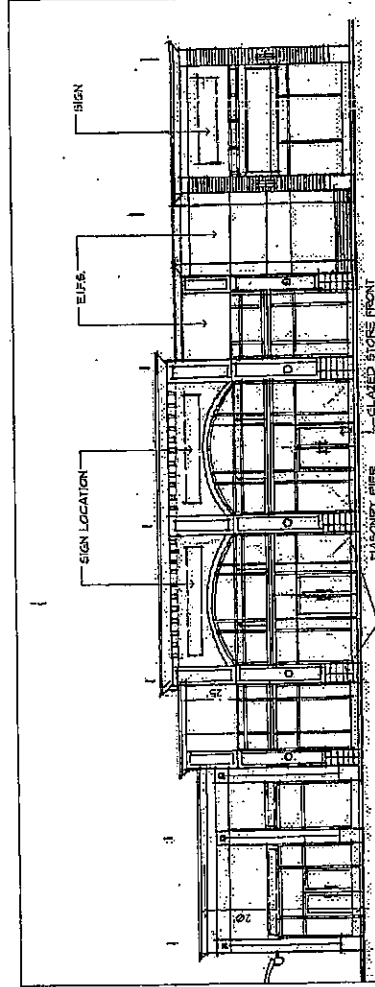
Part Lot 13 & 14,
Concession 5

**Attachment
10**

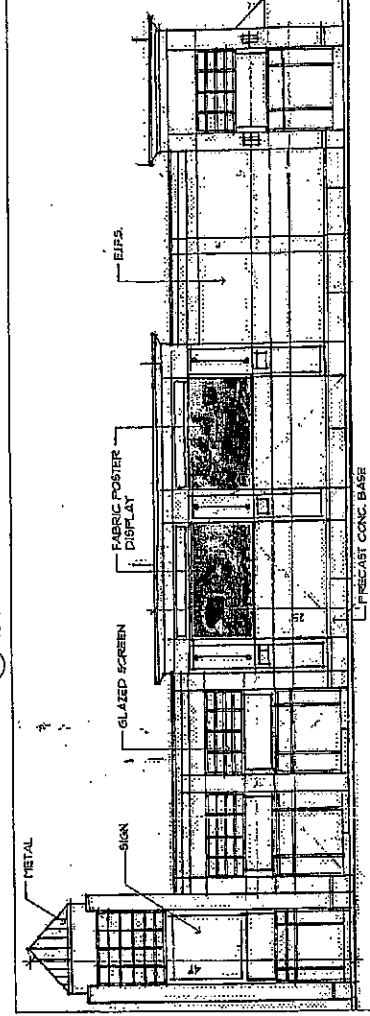
FILE No.:
DA.04.057
RELATED FILES:
OPA 505, Z.97.111,
19T-98V10
September 9, 2004



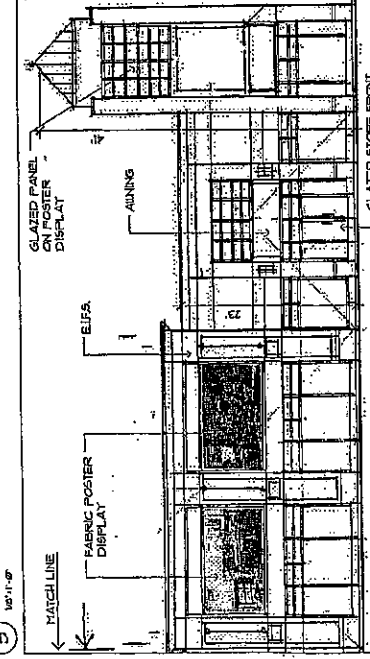
4 PART WEST ELEVATION
1/8"=1'-0"



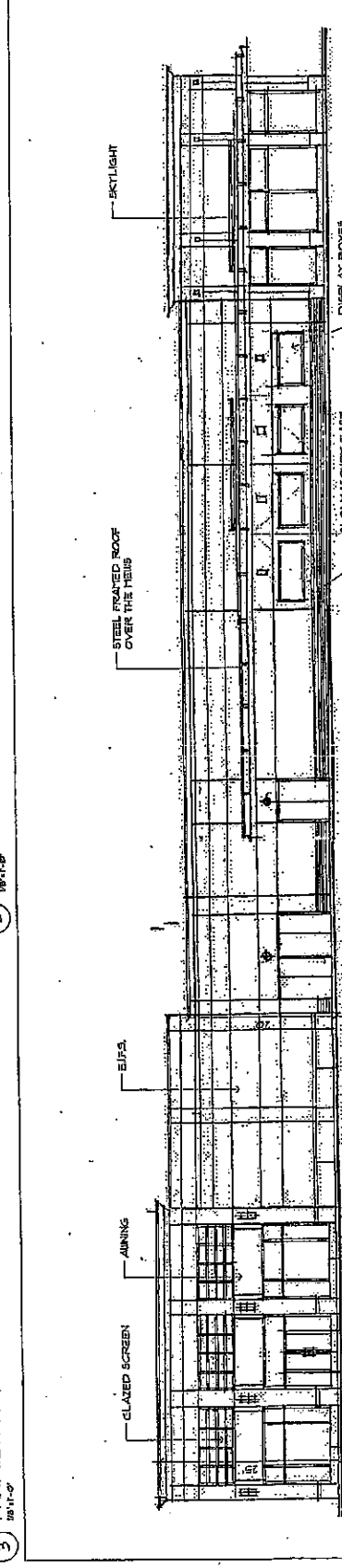
5 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 PART WEST ELEVATION
1/8"=1'-0"



1 EAST ELEVATION
1/8"=1'-0"

Not to Scale

Attachment 1

FILE No.: DA 04.057
RELATED FILES: OPA 505, Z.97.111, 19T-98V10
September 9, 2004

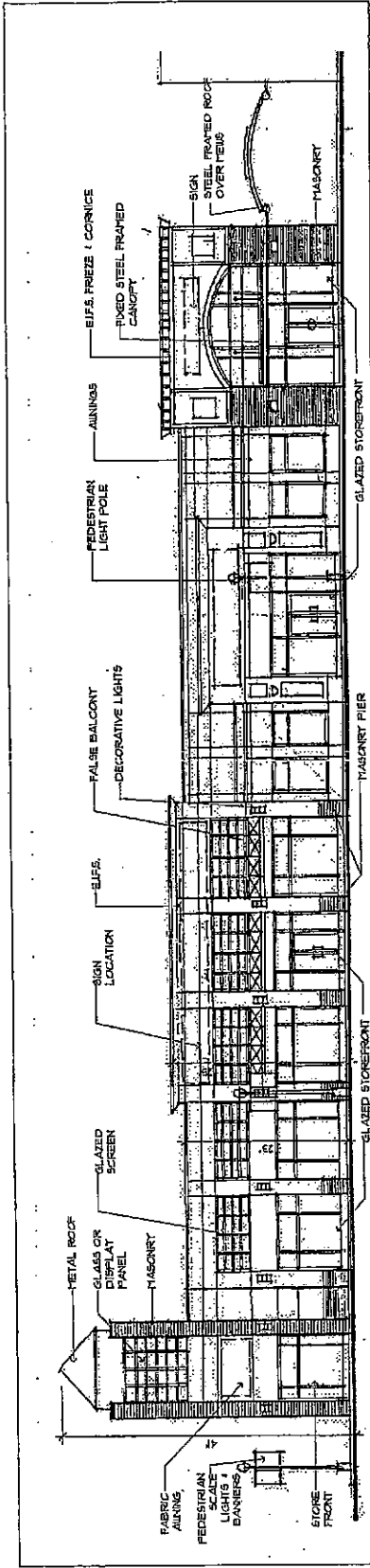
City of Vaughan

Community Planning Department

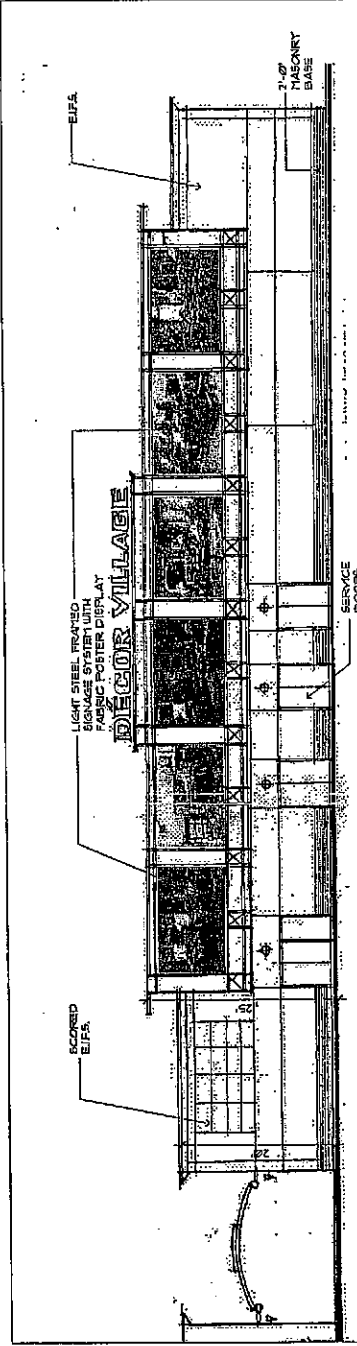
Elevations - Retail Building 6

Part Lot 13 & 14,
Concession 5

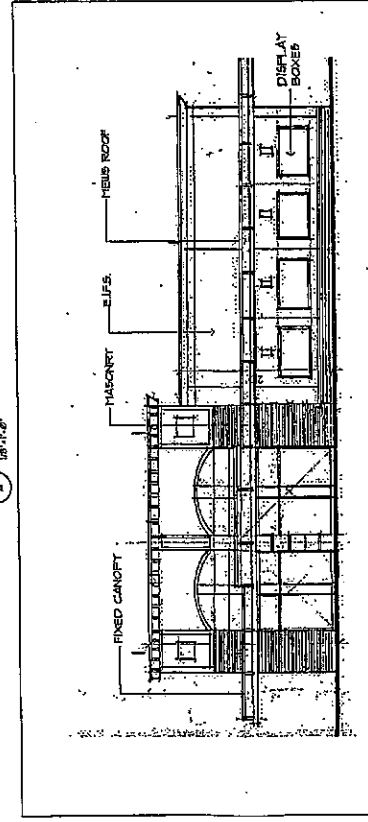
APPLICANT: IVANHOE CAMBRIDGE II INC. (1) & VAUGHAN MILLS ADVISORY SERVICES INC.



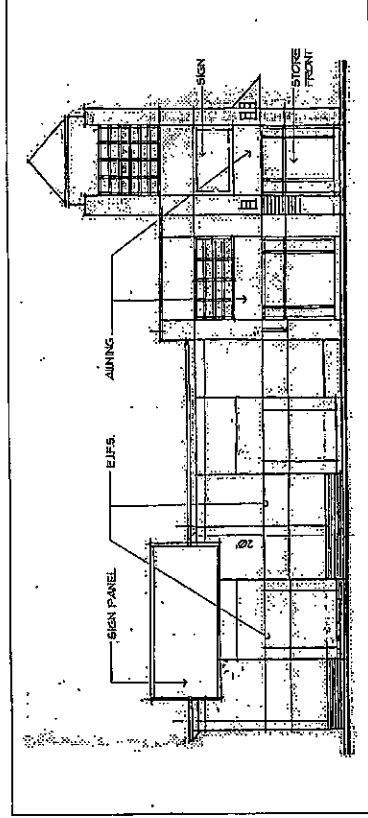
3 NORTH ELEVATION
10'-11'-0"



2 SOUTH ELEVATION
10'-11'-0"



4 WEST ELEVATION
10'-11'-0"



1 EAST ELEVATION
10'-11'-0"

Not to Scale

Elevations - Retail Building 7



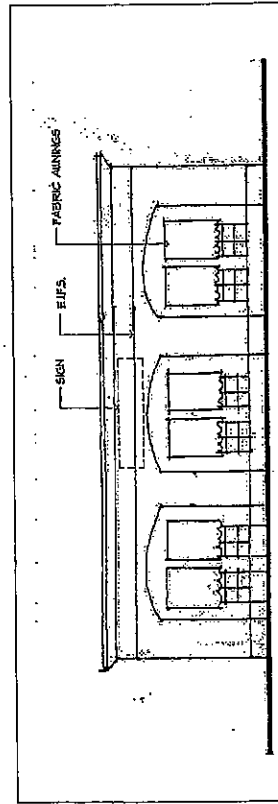
Attachment 12

FILE No.:
DA 04.057
RELATED FILES:
OPA 505, Z.97.111,
19T-98V10
September 9, 2004

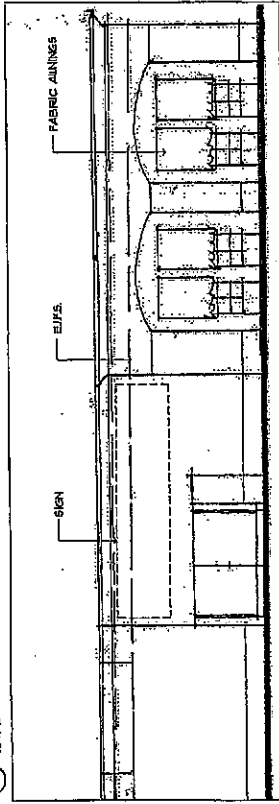
Part Lot 13 & 14,
Concession 5

APPLICANT:
IVANHOE CAMBRIDGE II INC. (1) &
VAUGHAN MILLS ADVISORY SERVICES INC.

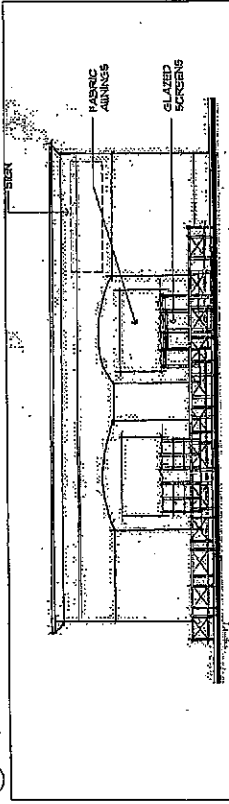
Community Planning Department



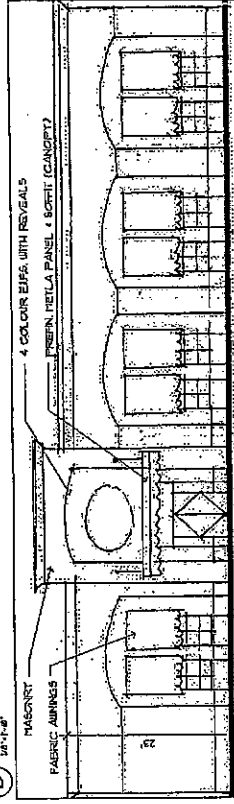
8 SOUTH ELEVATION RESTAURANT 2
1/8" = 1'-0"



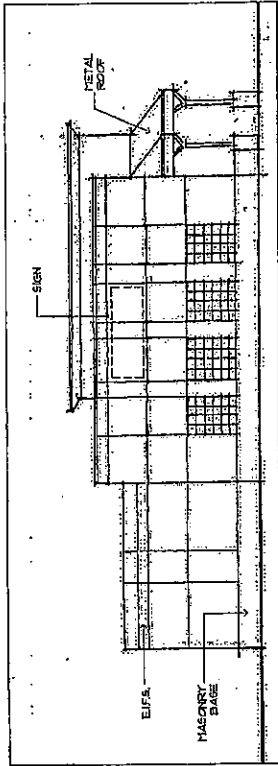
1 WEST ELEVATION RESTAURANT 2
1/8" = 1'-0"



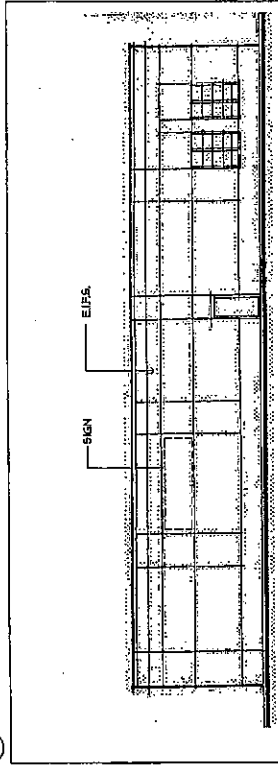
6 NORTH ELEVATION RESTAURANT 2
1/8" = 1'-0"



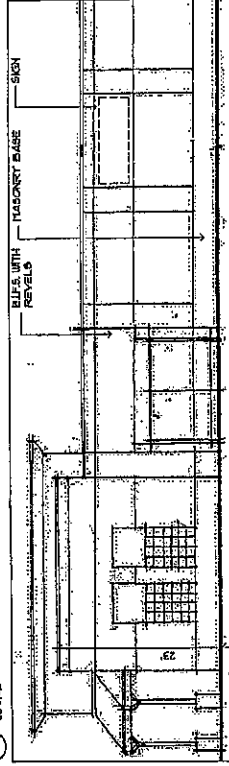
5 EAST ELEVATION RESTAURANT 2
1/8" = 1'-0"



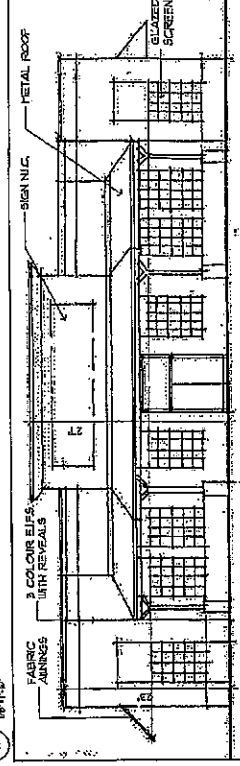
4 EAST ELEVATION RESTAURANT 1
1/8" = 1'-0"



3 SOUTH ELEVATION RESTAURANT 1
1/8" = 1'-0"



2 WEST ELEVATION RESTAURANT 1
1/8" = 1'-0"



1 NORTH ELEVATION RESTAURANT 1
1/8" = 1'-0"

Not to Scale

Attachment 13

FILE No.: DA-04-057
RELATED FILES: OPA 505, Z-97.11.1, 19T-98V10
September 9, 2004

City of Vaughan Community Planning Department

Elevations - Restaurants 1 & 2
Part Lot 13 & 14, Concession 5
APPLICANT: IVANHOE CAMBRIDGE II INC. (1) & VAUGHAN MILLS ADVISORY SERVICES INC.
K:\DPT\1 ATTACHMENTS\DA\04-04-057