

**COMMITTEE OF THE WHOLE    FEBRUARY 19, 2007**

**SITE DEVELOPMENT FILE DA.06.074**  
**1541677 ONTARIO INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.062 (1541677 Ontario Inc.) BE APPROVED, to lift the Holding Symbol "H" on Blocks 6 and 7 of Plan 65M-3872, currently zoned RA3(H) Apartment Residential Zone (Holding Symbol) and RM2(H) Multiple Residential Zone (Holding Symbol) as shown on Attachment #1, to facilitate the development of 476 condominium apartment units within two buildings (Building "E" being 18 storeys and 253 units, and Building "F" being 16 storeys and 223 units) and 60 condominium block townhouse units.
2. THAT Site Development File DA.06.074 (1541677 Ontario Inc.) BE APPROVED, to permit the development of an 18 storey, 253 unit condominium apartment building and a 16 storey, 223 unit condominium apartment building, and 60 condominium block townhouse units, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, elevation drawings and landscape plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans and stormwater management report, access, and on site circulation, including the underground parking shall be approved to the satisfaction of the Engineering Department;
    - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc;
    - iv) the Owner shall satisfy the requirements of the Region of York Transportation and Works Department;
    - v) the required variances shall be obtained from the Committee of Adjustment and shall be final and binding; and
  - b) that the site plan agreement include the following conditions:
    - i) the Owner shall pay by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, 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;
    - ii) a Structural Engineer shall provide certification to the Building Standards Department at the time of Building Permit application that the underground roof slab has been designed to support all structures and plant materials;

- iii) garbage collection and snow removal for the apartment buildings and townhouse units shall be the responsibility of the Condominium Corporation; and
- iv) Development Charges are applicable and are to be paid in accordance with the Development Charges By-law applicable at the time of Building Permit issuance.

### **Economic Impact**

There are no requirements for new funding associated with this report.

### **Purpose**

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.06.062 - 1541677 Ontario Inc.) to remove the Holding Symbol "H" on the subject lands shown on Attachment #1, and currently zoned RA3(H) Apartment Residential (Holding Symbol) and RM2(H) Multiple Residential (Holding Symbol) by By-law 1-88. The Holding provision can be removed upon Council's approval of a Site Plan Application in accordance with the phasing plan identified in the Traffic Impact/Phasing Report as approved by the City Engineering Department.
2. A Site Development Application (File DA.06.074 - 1541677 Ontario Inc.) on the subject lands shown on Attachment #3, to permit the construction of an 18 storey, 253 unit condominium apartment building; a 16 storey, 223 unit condominium apartment building; and 60 condominium block townhouse units, for a total of 536 residential units, all on a 2.5ha site, as shown on Attachment #3.

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

The subject lands shown on Attachment #1 are located at the southeast corner of New Westminster Drive and Beverley Glen Boulevard. The site is bounded by Beverley Glen Boulevard to the north, Disera Drive to the east, North Park Road to the south and New Westminster Drive to the west. The property includes Blocks 6 and 7 in Plan 65M-3872, City of Vaughan. The site is approximately 253.5m in length, with a lot depth of 120m.

On November 8, 2004, related Official Plan and Zoning By-law Amendment Applications were approved by Council along with a Master Plan (Attachment #2) to guide future development of the Liberty community. A total of 1598 units were approved on the Liberty lands, and the Liberty Draft Plan of Subdivision (19T-0V08) was approved by Council on February 14, 2005, laying out the blocks for development.

The surrounding land uses are:

- North - Beverley Glen Boulevard; existing residential townhouses (RM1 Multiple Residential Zone)
- South - North Park Road; two existing high rise condominium apartment buildings (RA3 Apartment Residential Zone) vacant/future condominium apartment (RA3 (H) Apartment Residential Zone with Holding provision), and vacant/future condominium townhouses (RM2 (H) Multiple Residential Zone with Holding provision)
- East - Disera Drive; vacant/proposed park (OS2 Open Space Park Zone) and Liberty Sales Office (C2 General Commercial Zone)

West - New Westminster Drive; existing residential townhouses (RM1 Multiple Residential Zone and RM2 Multiple Residential Zone)

### Master Plan

The Master Plan for development of the Liberty lands as shown on Attachment #2, describes the conceptual development pattern for the applicant's entire subdivision. The conceptual Master Plan shows townhouse units, the road network, the proposed park, and 7 condominium apartment buildings (Buildings A, B, C, D, E, F, and G) along an east-west road (North Park Road). The apartment buildings range in height from 6 storeys to 22 storeys. To date, Buildings "A", "B" and "C" have been constructed with 220 units, 134 units, and 259 units, respectively; and, Building "D" with 231 units is under construction.

The proposed site plan application is for Building "E" being an 18 storey, 253 unit residential condominium apartment building and Building "F" being a 16 storey, 223 unit residential condominium apartment building, both to be located on the north side of North Park Road, west of Disera Drive; together with 60 townhouse units to be located along the east side of New Westminster Drive and along the south side of Beverley Glen Boulevard. The proposed site plan for File DA.06.074 is consistent with the approved Liberty Master Plan shown on Attachment #2.

### Official Plan

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #621, which permits a maximum density of 1598 units within the overall Master Plan Area comprised of 93 townhouse units and 1505 apartment units (maximum of 7 apartment buildings), or a combination thereof, not to exceed 1598 units on the applicant's overall landholding shown on the approved Liberty Master Plan on Attachment #2.

The proposed Buildings "E" and "F" contain a total of 476 apartment units, and when added together with the previously approved 844 apartment units in Buildings "A", "B", "C" and "D", represent a total of 1320 condominium apartment units within six condominium buildings, plus the 60 townhouse units that are proposed in the subject site plan application, for a grand total of 1,380 units. The proposed site plan conforms to the Official Plan with respect to both use and density. The Liberty Master Plan provides for the future development of a further block of townhouses and one 18 storey apartment building ("Building G") located southeast of New Westminster Drive and North Park Road, however, related site plan applications have not been submitted for development on this remaining parcel. The future development on the remaining blocks will be limited to a total of 218 units in accordance with the Official Plan.

### Zoning

The subject lands are zoned RA3 (H) Apartment Residential Zone and RM2 (H) Multiple Residential Zone, both with the Holding "H" provision by By-law 1-88, subject to Exception 9(1153) as shown on Attachment #1. The RA3 Zone permits the apartment building use and the RM2 Zone permits the block townhouse use. Exception 9(1153) includes a number of specific exceptions for development of the site, and has also defined the conditions for lifting the "H" Holding provision. These exceptions to the by-law address the overall development of the site based on the Master Plan layout. However, the proposed site plan layout for Buildings "E" and "F" and the 60 townhouse units do not meet all of the provisions of By-law 1-88. To facilitate the site plan proposal, the following variances must be obtained from the Committee of Adjustment as it relates to the RM2 Zone and RA3 Zone standards to implement the final approved site plan, as follows:

- reduction in the minimum front yard setback (Disera Drive) from 6.0m to 3.5m for Apartment Building "E";

- reduction in the minimum exterior side yard setback (North Park Road) from 6.0m to 4.0m for Apartment Building "F";
- reduction in the requirement for a minimum 6.0m wide landscape strip between a public street and an apartment building in the RA3 Zone to 4m between Building "F" and North Park Road, and 3.5m between Building "E" and Disera Drive;
- reduction in the number of visitor parking spaces for Apartment Buildings "E" and "F" from 96 spaces to 95 spaces;
- an encroachment of the front porches into the minimum 3m wide landscape strip between a public street and a townhouse dwelling unit in an RM2 Zone; and
- reduction in the underground parking aisle width in one specific location on the P2 Level due to the column placement, from 6m to 5.2m.

The Development Planning Department has no objection to the above-noted variances, which are considered to be appropriate to facilitate the development of two apartment towers and 60 townhouse units, as it is compatible with the existing development in the surrounding area and will enhance the range of uses to better serve the community. Should Council approve the site plan application, the Owner will be required to proceed with a variance application and obtain approval for the above-noted variances from the Committee of Adjustment, which shall be final and binding, prior to the registration of the implementing site plan agreement.

The by-law exception which placed the Holding "H" provision on the subject lands (Exception 9(1153) to By-law 1-88) indicates that the Holding "H" provision can be lifted as individual site plans within the Liberty subdivision are approved by Council in accordance with a phasing plan identified in a Traffic Impact/Phasing Report approved by the City.

The Traffic Study prepared by Cansult Limited, entitled "Staging of Proposed Thornhill City Centre, Revised Traffic Study Residential Development Master Plan", dated August 2005 and updated November 2005, was approved by the City, for development within the Liberty subdivision as proposed by the Master Plan. A Supplemental Traffic Analysis dated August 21, 2006 was prepared by Cansult Limited, and was reviewed and approved by the Engineering Department. The analysis concluded the complete build out of the 1598 units can be accommodated by the adjacent street system, including the Disera Drive extension and the associated Smart Centres development to the south.

#### Site Design

The Site Plan (Attachment #3) consists of Building "E", an 18 storey, 253 unit condominium apartment building and Building "F", a 16 storey, 223 unit condominium apartment building and 60 condominium townhouse units. The apartment buildings will be located along the north side of North Park Road and the townhouses will be located along the south side of Beverley Glen Boulevard and on the east side of New Westminster Drive. The site can be accessed from both Disera Drive and North Park Road, which also provides access to 556 resident and visitor underground parking spaces and to the single loading space on the west side of Building "F", and to the internal private laneways. A single loading space is also provided on the north side of Building "E". The underground parking is provided for use by the residents of Buildings "E" and "F". The 77 surface parking spaces are for the use of visitors to both the apartments and townhouses. Each townhouse unit can accommodate one or two spaces in the individual respective garages, with a similar number of spaces on the driveway pad.

#### Building Elevations

##### a) Apartment Buildings "E" and "F"

Condominium Apartment Buildings "E" and "F" are designed as two similar square towers, joined by two 6 storey rectangular mid-sections. These mid-sections are further joined by a common 1.5

storey common amenity area, containing the principal entrance to the building, lobby, swimming pool and other common amenity areas.

Buildings "E" and "F" are 18 and 16 storey towers, respectively. The apartment buildings are to be constructed with aluminum coloured pre-cast concrete paneled façade, with tinted glass. Each tower appears square shaped, however, the footprints for the towers are rectangular shaped given the 6 storey building sections and the 1.5 storey common lobby area linking the towers together.

The apartment buildings are terraced on the top floors (shown on Attachments #5 and #6) and the towers are capped by a triangular-shaped roof. Walkout balconies are provided on all levels, including on the ground floor where landscaped terraces are provided. The roof tops of the 6 storey mid sections are landscaped.

All roof-top mechanical equipment is screened from New Westminster Drive, Disera Drive, North Park Road and Beverley Glen Boulevard. All service doors and garbage enclosure doors, including the door-frames will be painted to match the pre-cast concrete paneled facades. The final elevations shall be approved to the satisfaction of the Development Planning Department.

b) Townhouses

A total of 60 condominium block townhouse units are proposed within 11 development blocks. The number of units within each block range between 3 to 6 units. The townhouse buildings are generally grouped in clusters of 2 and 3 storey buildings as indicated on Attachment #3. Most are oriented towards the street frontages, however, there are three townhouse blocks located on the private internal road within the site (Buildings 2, 3 and 4). The buildings are to be finished in brown brick with white stucco accents and grey stone bases. Townhouse Building 1 that fronts onto North Park Road is to be finished in cream coloured stucco on the upper storeys and grey stone on the first floor. Garages are incorporated into the rear area of the ground floor of the townhouse buildings with private patio amenity areas over each garage. The garage doors and ground floor entries are painted grey to match the grey stone base. Asphalt shingles are used on the pitched roofs.

Parking

Exception 9(1153) to By-law 1-88 provides a parking standard for the entire development site, requiring 1.1 spaces/unit for residents, plus 0.2 spaces/unit for visitors, for a total of 1.3 spaces/unit. The minimum parking space depth that is required by the zoning exception is 5.8m.

The required parking for the proposed development is based on the above parking standards and is calculated as follows:

Required Parking for Apartment Buildings "E" and "F"

i)	476 units @ 1.1 parking spaces/unit	= 524 spaces
ii)	476 units @ 0.2 visitor parking spaces/unit	= 96 spaces
iii)	Total condo parking required	= 620 spaces

Required Parking for Townhouses

i)	Resident parking: 60 units @ 1.1 spaces/unit	= 66 spaces
ii)	Visitor parking: 60 units @ 0.2 spaces/unit	= 12 spaces
iii)	Total townhouse parking required	= 78 spaces

#### Total Parking Required

i)	Total resident parking required:	524 + 66 (TH)	=	590 spaces
ii)	Total visitor parking required:	96 + 12 (TH)	=	108 spaces
iii)	Total Parking required:		=	698 spaces

#### Total Parking Provided

i)	Total resident parking provided:	525 + 94 (TH)	=	619 spaces
ii)	Total visitor parking provided:	95 + 12 (TH)	=	107 spaces
iii)	Total Parking provided:		=	726 spaces

It is noted that 4 of the parking spaces are tandem spaces and have not been included in the parking calculations as these spaces are not recognized by the By-law.

A total of 726 parking spaces are provided, resulting in a surplus of 28 parking spaces. Included within the total number of parking spaces to be provided are 15 handicapped spaces.

#### Landscaping

The site will be landscaped with a mix of deciduous and coniferous trees and shrubs, bushes, planting beds, and sodded areas around the perimeter of the property, along the internal private laneways, and adjacent to the apartment buildings to provide an attractive streetscape. An interlocking brick walkway is proposed throughout the site connecting the private spaces to the public spaces and also providing a link to the private "garden" parkette area in the northwest corner of the site.

The by-law requires a minimum amenity area for the RM2 Zone (townhouses) and RA3 Apartment Zone being 15m<sup>2</sup>/dwelling unit, which equates to a minimum amenity area of 60 X 15m<sup>2</sup> = 900m<sup>2</sup> for the RM2 Zone and 476 units x 15m<sup>2</sup>=7140m<sup>2</sup> for the RA3 Zone (total of 8,040m<sup>2</sup>).

A total amenity area of 13,540m<sup>2</sup> is provided in this application and includes balconies and surface landscaped areas for the condominium towers, as well as, the landscaped roofs above the 6 storey mid-sections of the building; and, the townhouse private amenity areas located at the rear of the townhouse units and landscaping around the perimeter of the property.

The final landscape plan shall be approved to the satisfaction of the Development Planning Department.

#### Cash-in-Lieu of Parkland Dedication

The Owner will be required to pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, 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.

#### Servicing

The City Engineering Department has reviewed the site plan application and provides the following comments:

- i) Site Plan Application, File DA.06.074, has been granted water and sanitary sewage allocation as part of the allocation that was given to the Liberty Approved Draft Plan of Subdivision 19T-04V08. Therefore, the 476 apartment units and 60 townhouse units have been accounted for and have been allocated capacity.
- ii) The final site servicing and grading plan and stormwater management report, and on-site traffic management design issues shall be approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

#### Region of York

The Region of York Transportation and Works Department has provided comments requesting minor changes to the site plan to address the Region's requirements regarding transit services. The Region's requirements will be addressed through the final approval of the site plan drawings and as conditions of the Region's approval to be included in the implementing site plan agreement.

#### Waste Management/Snow Removal

The Public Works Department, Solid Waste Management Section, has commented that the garbage and recycling collections for both the apartment and townhouses will be privately administered by the Condominium Corporation. The garbage and recycling pick-up area for the two condominium apartment buildings is located on the west side of Building "F". All garbage will be stored internal to the buildings, prior to pick-up. The condominium apartment buildings will include a multiple sort disposal system in the form of a Tri-sorter carousel on each floor.

Snow removal for both the apartment buildings and townhouse units will be the responsibility of the Condominium Corporation.

#### Noise Report

The Engineering Department has reviewed and approved a Noise Impact Study for this development. The appropriate noise warning clauses to purchasers and tenants shall be registered on title. Any mitigation measures will be addressed in the final site design and included in the final site plan agreement.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### Conclusion

The Development Planning Department has reviewed the proposed Site Development Application (File DA.06.074) in accordance with the Official Plan and Zoning By-law, and the approved Liberty Master Plan. The Development Planning Department can support the approval of the proposed site plan to facilitate the development of an 18 storey, 253 unit condominium apartment building, a 16 storey, 223 unit condominium apartment building, and 60 condominium block townhouse units on the subject lands. To facilitate the site plan design variances from the zoning by-law provisions are required to be obtained from the Committee of Adjustment, and be in full force and effect, prior to execution of the implementing site plan agreement.

The Development Planning Department also recommends approval of the Zoning By-law Amendment Application (File Z.06.062 – 1541677 Ontario Inc.) to lift the Holding "H" provision on

Blocks 6 and 7 of Registered Plan of Subdivision 65M-3872, which will facilitate the development of the site in accordance with the RA3 Apartment Residential Zone (apartment) standards and RM2 Multiple Residential Zone (block townhouse) standards.

**Attachments**

1. Location Map
2. Approved Liberty Master Plan
3. Site Plan
4. Landscape Plan
5. North & South Elevations, Apartment Buildings "E" and "F"
6. East & West Elevations, Apartment Buildings "E" and "F"
7. Typical Townhouse Elevations (Building "1" – North & South)
8. Typical Townhouse Elevations (Building "1" – West & East)
9. Typical Townhouse Elevations (Building "3" – North & South)
10. Typical Townhouse Elevations (Building "3" – West & East)

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Arto 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





AREA SUBJECT TO  
DA.06.074

PROPOSED  
CONDOMINIUM  
TOWNHOUSES

FUTURE  
CONDOMINIUM  
TOWNHOUSES

PROPOSED  
CONDOMINIUM  
APARTMENTS

BEVERLEY GLEN BOULEVARD

FUTURE  
1.94 ha PARK

DISERA DRIVE

BATHURST STREET

PROPOSED NORTH PARK ROAD

PROPOSED NORTH PARK ROAD

NEW WESTMINSTER ROAD

15 st.

15 st.

18 st.

16 st.

18 st.

22 st.

BUILDING 'D' (231 UNITS)  
UNDER CONSTRUCTION

EXISTING CONDOMINIUM APARTMENT  
BUILDING "C" - (253 UNITS)

EXISTING CONDOMINIUM  
APARTMENT BUILDINGS  
"A" & "B" - (354 UNITS)

FUTURE CONDOMINIUM  
APARTMENT

# Approved Liberty Master Plan

APPLICANT:  
LIBERTY DEVELOPMENT  
CORPORATION

*The City Above Toronto*

Development Planning Department

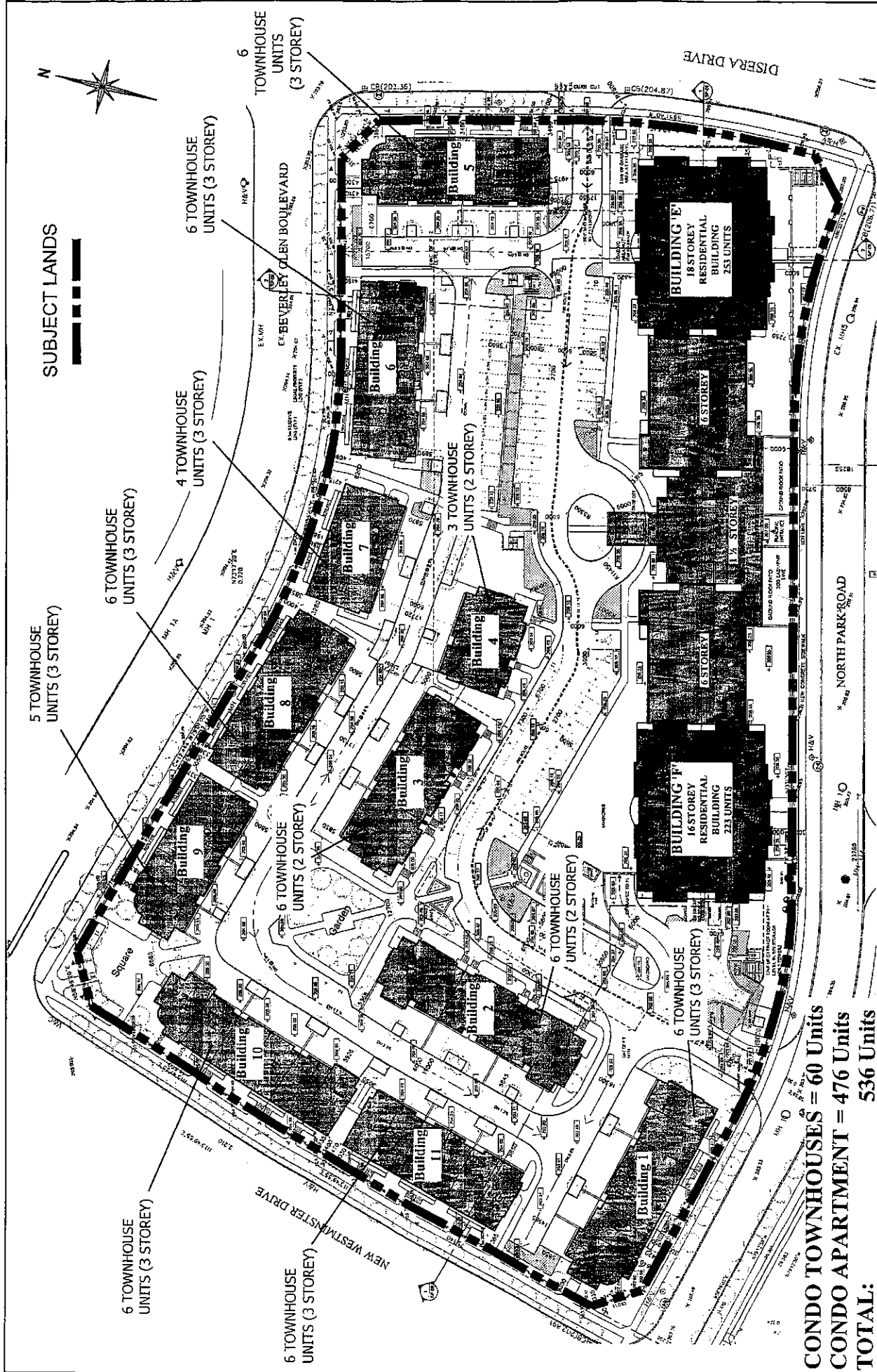
**City of Vaughan**

# Attachment 2

FILE No.:  
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CONDO TOWNHOUSES = 60 Units  
 CONDO APARTMENT = 476 Units  
**TOTAL: 536 Units**

## Site Plan

Part of Lot 6,  
 Concession 2

APPLICANT:  
 LIBERTY DEVELOPMENT CORPORATION

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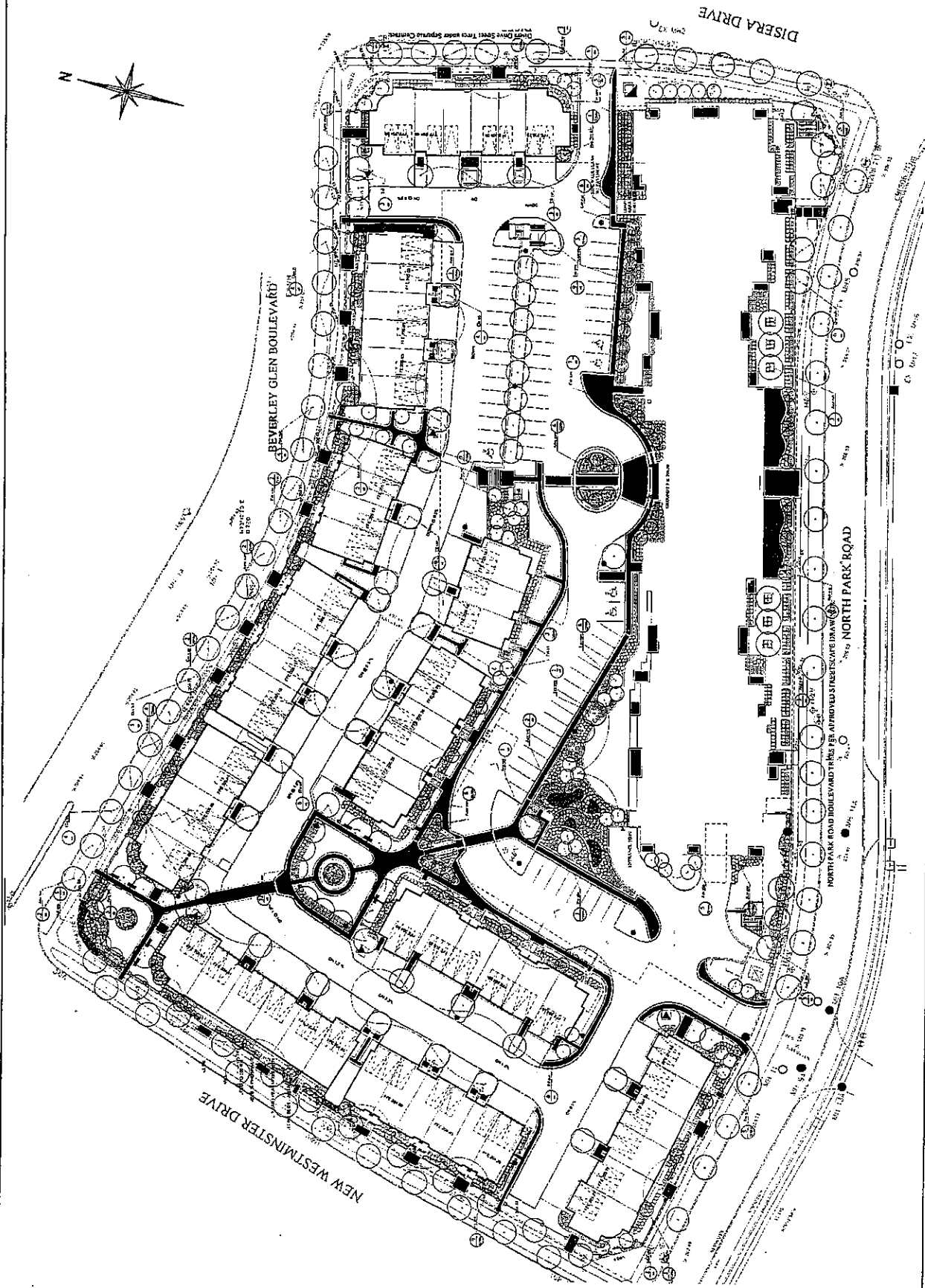
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# Attachment 3

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## Landscape Plan

Part of Lot 6,  
Concession 2

APPLICANT:  
LIBERTY DEVELOPMENT CORPORATION

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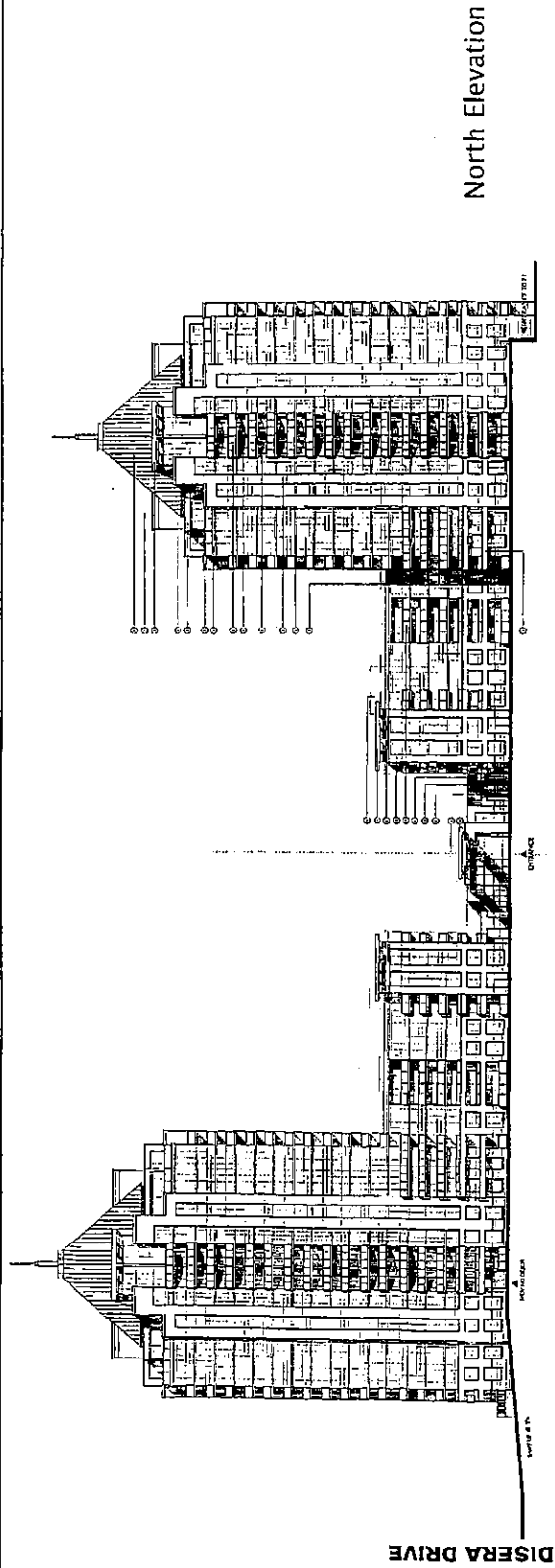
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## Attachment 4

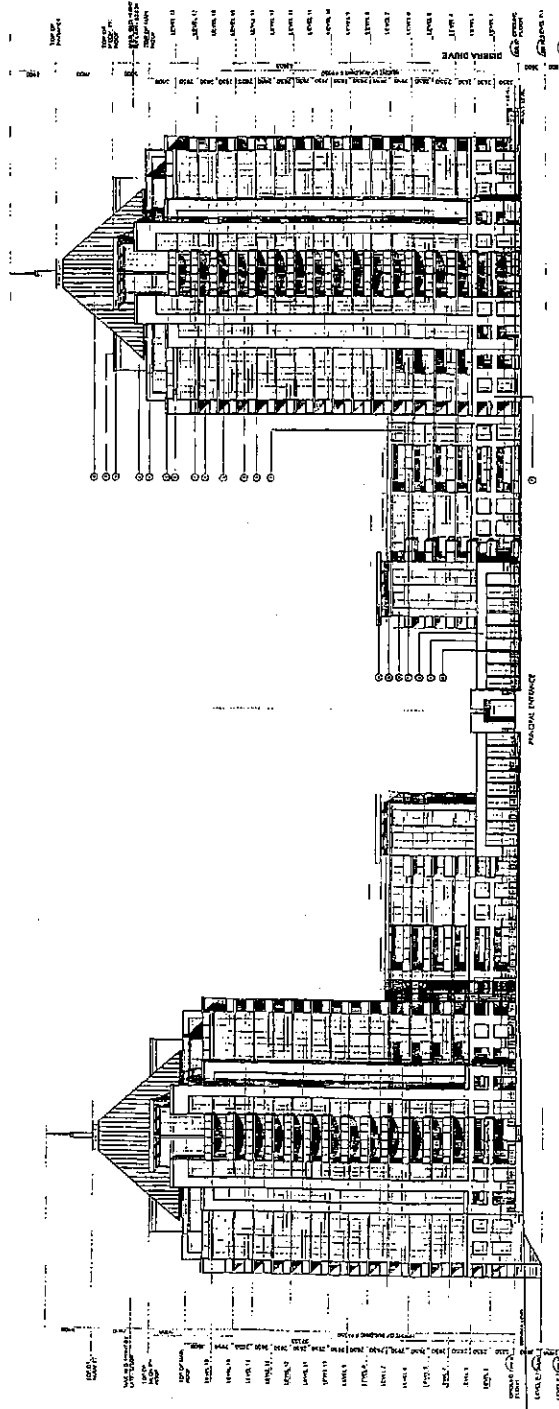
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North Elevation



South Elevation

# North & South Elevations - Buildings E & F

APPLICANT:  
LIBERTY DEVELOPMENT  
CORPORATION

Part of Lot 6,  
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**Vaughan**

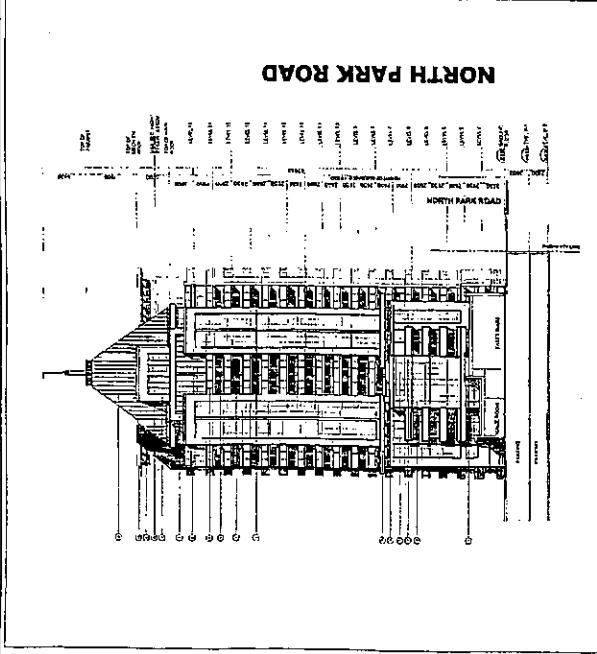
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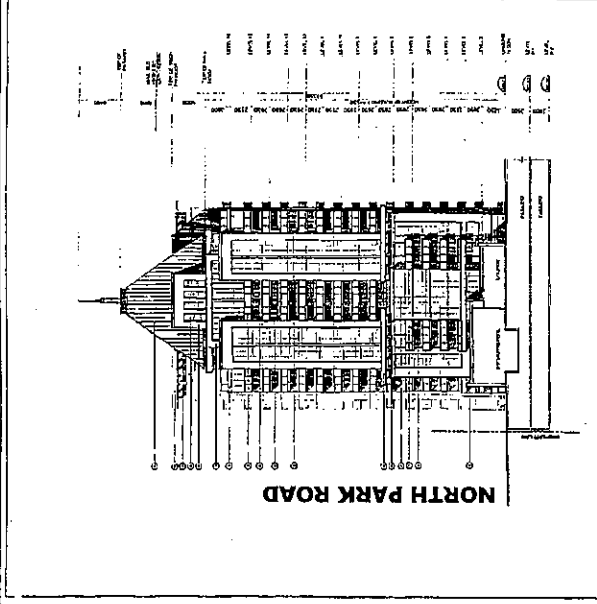
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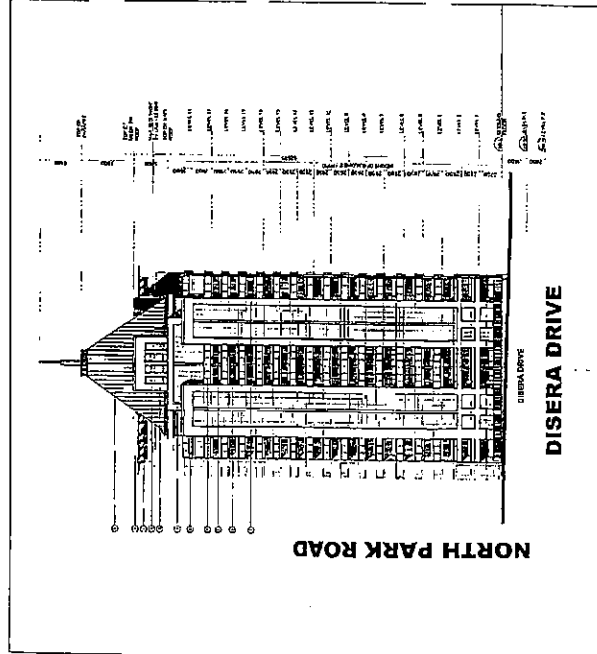
West (Interior) Elevation -  
Building E



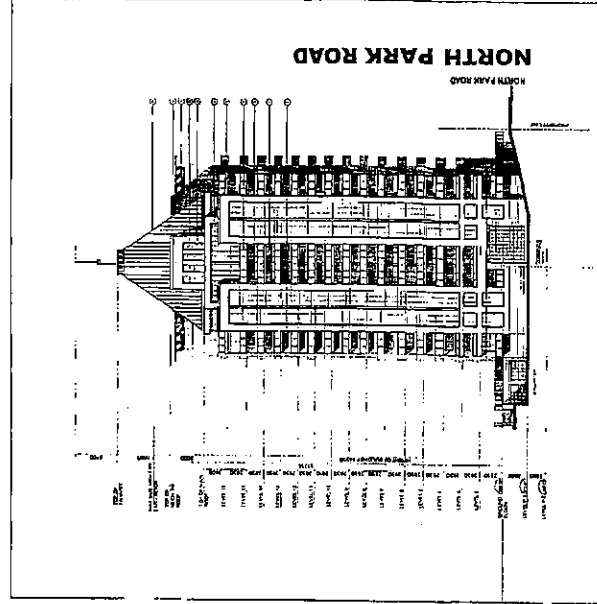
East (Interior) Elevation -  
Building F



East Elevation -  
Building E



West Elevation -  
Building F



# East & West Elevations - Buildings E & F

APPLICANT: LIBERTY  
DEVELOPMENT CORPORATION

Part of Lot 6,  
Concession 2

**City of  
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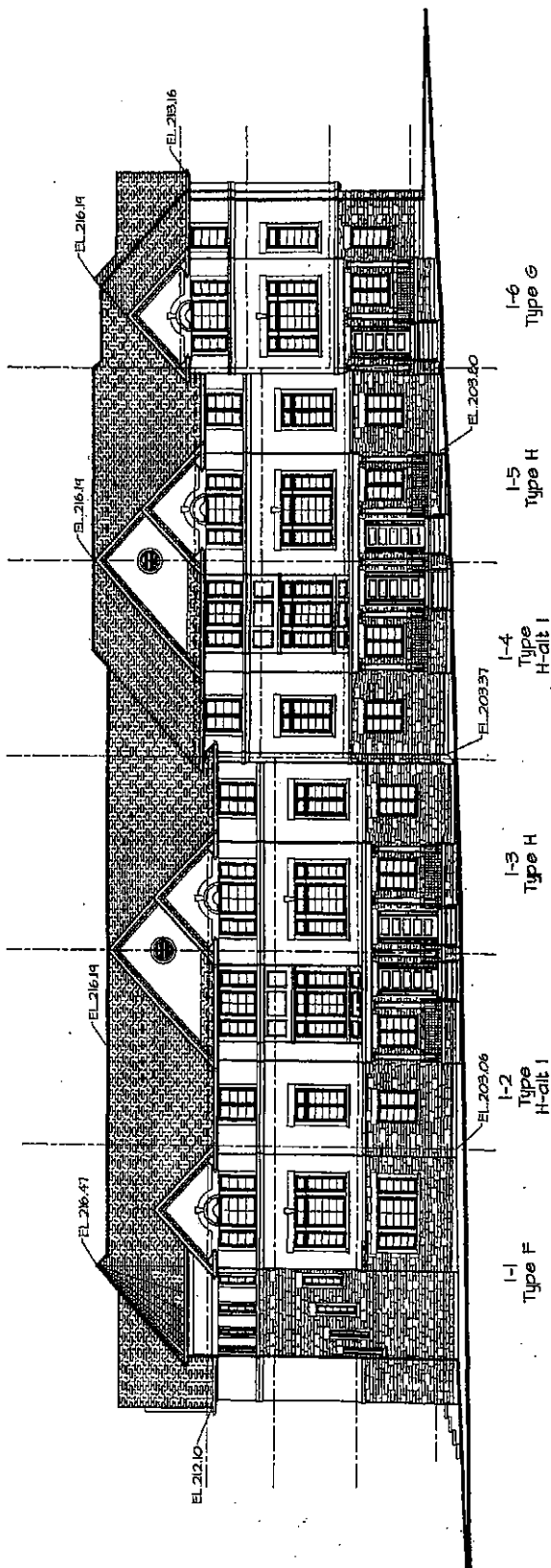
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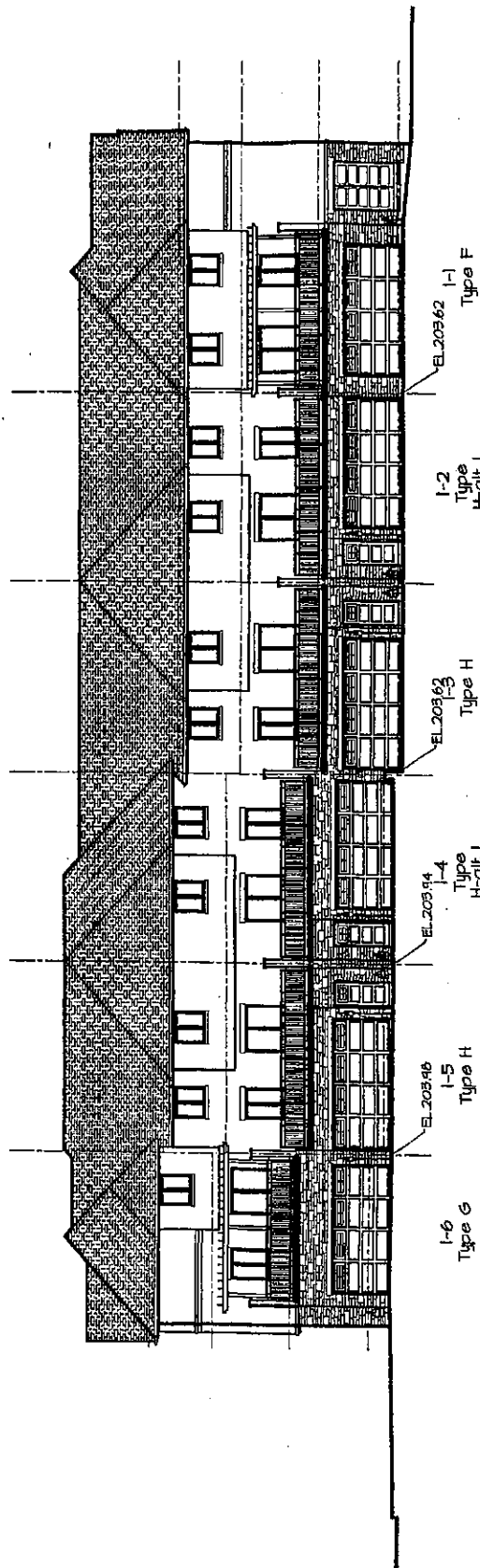
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BUILDING 1 - SOUTH (FRONT) ELEVATION (3 STOREY)



BUILDING 1 - NORTH (REAR) ELEVATION

## Typical Townhouse Elevation - Bldg. 1 (North & South Elevations)

APPLICANT: LIBERTY  
DEVELOPMENT CORPORATION

Part of Lot 6,  
Concession 2

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Vaughan**

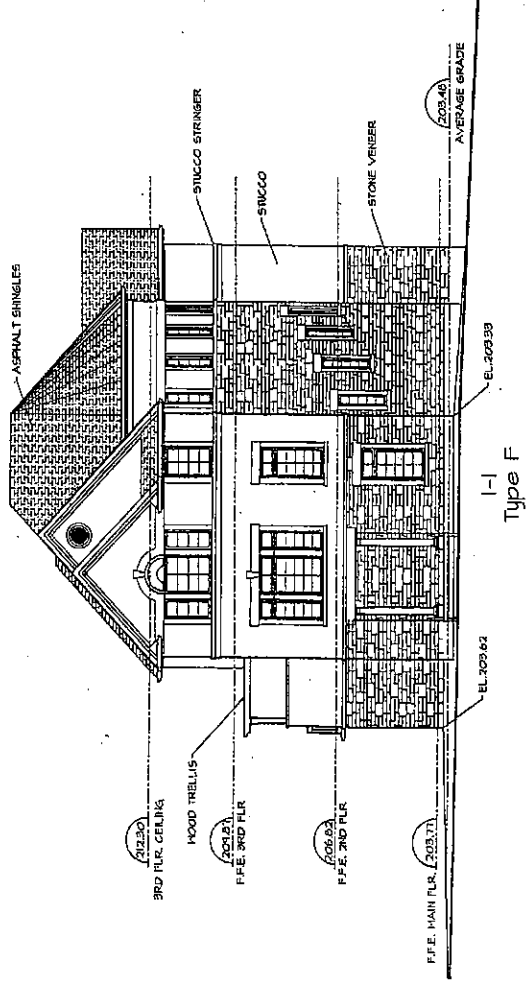
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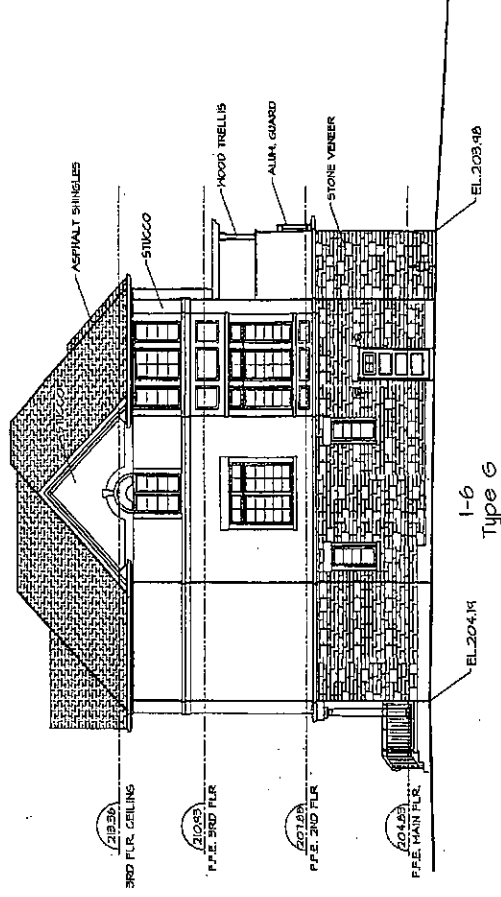
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BUILDING 1 - WEST ELEVATION - TYPE F



BUILDING 1 - EAST ELEVATION - UNIT TYPE G

# Typical Townhouse Elevation - Bldg. 1 (West & East Elevations)

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DEVELOPMENT CORPORATION

Part of Lot 6,  
Concession 2

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Development Planning Department

**Attachment**

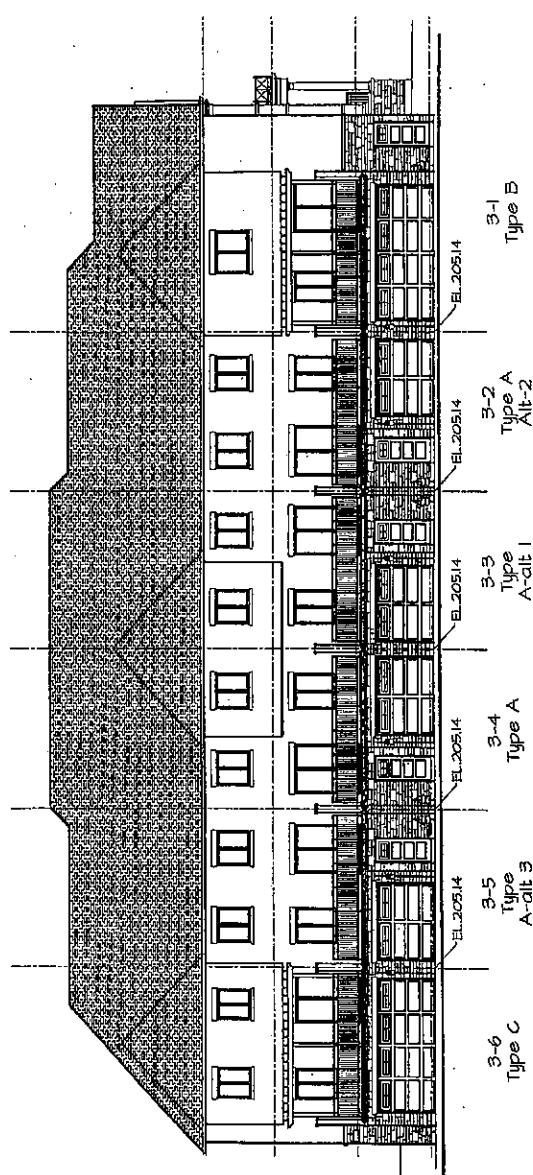
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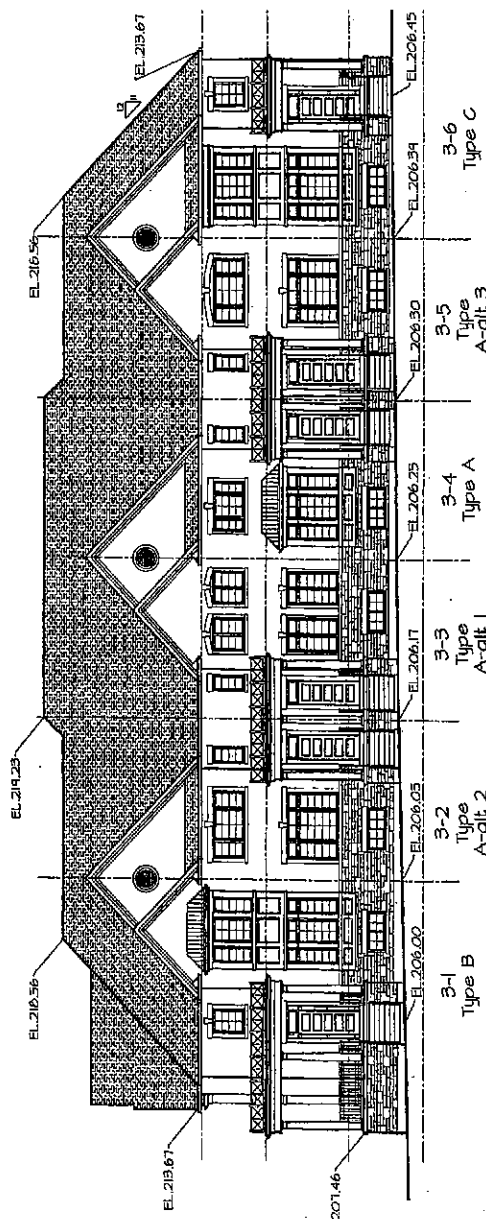
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BUILDING 3 - NORTH (REAR) ELEVATION



BUILDING 3 - SOUTH (FRONT) ELEVATION (2 STOREY)

# **Typical Townhouse Elevation - Bldg. 3 (North & South Elevations)**

APPLICANT: LIBERTY  
DEVELOPMENT CORPORATION  
Part of Lot 6,  
Concession 2

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BUILDING 3 - WEST ELEVATION - UNIT TYPE B

BUILDING 3 - EAST ELEVATION - UNIT TYPE C

**Typical Townhouse Elevation -  
Bldg. 3 (West & East Elevations)**

APPLICANT: LIBERTY  
DEVELOPMENT CORPORATION

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