

## **COMMITTEE OF THE WHOLE OCTOBER 6, 2008**

### **SITE DEVELOPMENT FILE DA.08.024 THORNHILL VILLAGE PLAZA INC. AND M4 DEVELOPMENTS INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.024 (Thornhill Village Plaza Inc. and M4 Developments Inc.) BE REFUSED.
2. THAT appropriate City Staff and the City Solicitor and external consultants be directed to attend the Ontario Municipal Board Hearing in opposition to File DA.08.024.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

On April 18, 2008, the Owner submitted a Site Development Application on the subject lands shown on Attachment #1, which was amended by a revised site plan submission dated August 8, 2008. The site plan proposal was to permit a mixed use development consisting of: one, 12-storey, 169 unit seniors residential apartment building having 525m<sup>2</sup> of GFA devoted to ground floor retail commercial uses; five, 2-storey townhouse units; four, 2-storey semi-detached dwelling units; six, 3-storey live/work units; and, the relocated (closer to Yonge Street) Robert Cox House being an existing heritage structure.

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

##### **Location**

The subject lands are located south of Thornridge Drive, on the north side of Arnold Avenue, and on the west side of Yonge Street, municipally known as 7584, 7586, 7588, 7592, 7596, 7598, 7600, 7602, 7610 and 7616 Yonge Street and 14 Arnold Avenue, as shown on Attachment #1.

##### **The Thornhill Yonge Street Study – 2005**

The Thornhill Yonge Street Study- 2005 was jointly undertaken by the Town of Markham and the City of Vaughan. The study was initiated in 2002 and led by the consulting firm of Urban Strategies Inc. The consultation process included a number of workshops with key stakeholders, including the City of Vaughan, Town of Markham, Region of York, Region of York Rapid Transit Consortium, property owners and local residents. The land use recommendations arising from the study, which was approved by Vaughan Council on March 20, 2006, provided the policy framework for Official Plan Amendment #669, which amended the existing OPA #210 (Thornhill Vaughan Community Plan). The recommendations were based on the vision, key planning principles, goals, analysis and conclusions outlined in the report prepared by Urban Strategies Inc.

OPA #669 incorporates land use and urban design policy components of the Thornhill Yonge Street Study (2005). The land use designations established in OPA #669 reflect the Land Use Plan from the Study. The principle changes introduced by OPA #669 are the creation of two new land use designations being "Mid-Rise/Mixed Use" and "Heritage Main Street".

#### Official Plan

The proposed development encompasses 3 parcels of land which are designated by three Official Plan Amendments, being OPA #210 (Thornhill-Vaughan Community Plan), OPA #669 (Thornhill/Yonge Street Corridor Plan – approved by Vaughan Council and Region of York, but appealed by applicant, and not in effect), and OPA #589 (R1V Large Lot Protection Policy), as follows:

a) OPA #210 - "Low Density Residential Area"

The lands located at 14 Arnold Avenue are designated "Low Density Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan), as shown on Attachment #1, which permits single detached dwellings at a maximum net density of 22 units per hectare. The proposed five townhouse units and four semi-detached units are not permitted uses within this designation. Also, the density proposed on this lot is 32.22 units per hectare (9 units/0.279349 ha), which does not conform to the "Low Density Residential Area" designation.

b) OPA #589 - "R1V Large Lot Protection Policy"

The proposed development of 14 Arnold Avenue is in contravention of OPA #589, being the City's Policy for the protection of large lots (minimum 30m) zoned R1V Old Village Residential Zone by By-law 1-88. OPA #589 aims to protect areas that have successfully maintained a historical pattern of large lots for single-detached dwellings that are recognized as an important historical component and as unique enclaves within their broader communities, including Arnold Avenue. Specifically, OPA #589 states:

"All development in older established residential areas characterized by large lots or by historical, architectural or landscape value, shall be consistent with the overall character of the area."

The proposed redesignation to permit semi-detached and townhouse uses on this lot would contravene the policies within OPA #589, as it would alter the large lot character of this historic neighbourhood; alter the low density residential nature of the community by introducing higher density development at the community edge; and, change the Arnold Avenue streetscape by introducing a small semi-detached dwelling that flanks this street with minimal setback, whereas this streetscape includes large single detached dwellings that are setback from the street.

c) OPA #669 - "Mid-Rise/Mixed Use" & "Heritage Mainstreet"

The remainder of the development lands being 7584, 7586, 7588, 7592, 7596, 7598, 7600, 7602 and 7604 Yonge Street are designated "Mid-Rise/Mixed Use", and 7610 and 7616 Yonge Street are designated "Heritage Main Street" by OPA #669, as shown on Attachment #1. OPA #669 has been approved by the Region of York, but has been appealed by the Owner to the Ontario Municipal Board.

The "Mid-Rise/Mixed Use" designation permits buildings at a maximum height of 5-storeys, with a maximum net density of 2.0 FSI (Floor Space Index). Within the "Mid-Rise/Mixed Use" designation, mixed use retail/residential or retail/office development is encouraged. New development on lands with frontage on Yonge Street and/or along any plaza/public open space frontage is required to include ground floor, grade-related commercial uses. Residential uses at

grade are not permitted along these street frontages. The designation also permits a maximum 5-storeys or 17m in height abutting Yonge Street only. The development proposes a 12-storey seniors building (including ground floor commercial), which exceeds the permitted 5-storey maximum in OPA #669. The proposed development as shown on Attachment #2 has an FSI of 4.89 (25,760m<sup>2</sup> building GFA/5,265.383m<sup>2</sup> lot area). The proposed 12-storey building with an FSI of 4.89, exceeds the maximum permitted height of 5-storeys and FSI of 2.0, and does not conform to the Official Plan.

Furthermore, the proposed seniors residential building has a building frontage along Yonge Street (see Attachment #4) in excess of 60m, which does not conform to the maximum 30m of continuous commercial building frontage permitted in OPA #669.

The "Heritage Main Street" designation applies to lands where designated or listed heritage buildings are located. This designation also applies to sites in close proximity to heritage buildings. The primary intent of the "Heritage Main Street" designation is the protection and adaptive re-use of existing heritage buildings. The maximum height of any building within the "Heritage Main Street" designation shall be 3-storeys or 9.0m, subject to compatibility with existing heritage structures. The maximum permitted FSI is 0.75. The proposed development includes the relocated Robert Cox House and six 3-storey live/work units, which have an FSI of 0.63 (1,210m<sup>2</sup> building GFA/1,935.36m<sup>2</sup> lot area).

d) OMB Status – Official Plan

On December 10, 2007, Council ratified a recommendation of the Committee of the Whole recommending refusal of Official Plan Amendment Application OP.05.004 (Thornhill Village Plaza and M4 Developments Inc.) to redesignate the entire subject lands to a "Mixed Residential/Commercial" designation in order to permit the proposed development, which has an FSI of 2.78 (27,918m<sup>2</sup> building GFA/10,022m<sup>2</sup> lot area). The Owner has appealed Council's refusal of the official plan amendment application to the Ontario Municipal Board (OMB). An OMB Hearing date has been set for March 3, 2009.

Zoning

The lands subject to this application at 14 Arnold Avenue are presently zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific Exception 9(662). The R1V Zone permits single detached residential dwellings. Currently, the City of Vaughan has implemented an interim control by-law on all lands zoned R1V Old Village Residential Zone in order to conduct a Land Use Study. No building permits are to be issued for properties zoned R1V if the proposed building exceeds 500m<sup>2</sup>.

The remainder of the subject lands as shown on Attachment #1 are zoned C1 Restricted Commercial Zone, and except for 7610 and 7616 Yonge Street, are subject to site-specific Exception 9(1150). The proposed development would not be permitted by the existing zoning on the subject lands. The Applicant has proposed a rezoning of the subject lands to RM2 Multiple Residential Zone for 14 Arnold Avenue (to facilitate the semi-detached and townhouse dwellings) and RA2 Apartment Residential Zone for the Yonge Street portion of the subject lands (to facilitate the seniors apartment with ground floor commercial, live/work and Robert Cox heritage building).

a) OMB Status – Zoning

On December 10, 2007, Council ratified a recommendation of the Committee of the Whole recommending refusal of Zoning By-law Amendment Application Z.05.011 (Thornhill Village Plaza and M4 Developments Inc.) to rezone the subject lands to RM2 and RA2 Zones in order to permit the proposed development. The Owner has appealed Council's refusal of the zoning by-law

amendment application to the Ontario Municipal Board. An OMB Hearing date has been set for March 3, 2009.

### Site Plan Review

The Development Planning Department has reviewed the proposed mixed-use development and cannot support the proposed site plan application as the FSI and building height do not conform to the area Official Plan. The site plan proposes a 12-storey, 169 unit seniors residential building, five 2-storey townhouse units, four 2-storey semi-detached units, six 3-storey live/work units, and the retention and relocation of the Robert Cox House (an existing historical structure) that is proposed to be relocated slightly eastwards towards Yonge Street. The entire development proposes a total of 184 residential units. The townhouses and semi-detached units are to be located at 14 Arnold Avenue with the high-rise condominium building and live/work units being situated along Yonge Street. Driveways and pedestrian walkways, together with surface and underground parking, will link the properties together as shown on Attachment #2.

While intensification along the Yonge Street corridor is desirable and encouraged through the Regional Official Plan and Provincial Policy Statement, the location of the subject lands as shown on Attachment #1 is within the Thornhill Heritage Conservation District which is not considered to be suitable for a development of this scale. Development Planning Staff cannot support a proposal of this magnitude as it would set a negative and undesirable precedent that would render the implementing municipal legislation ineffective in protecting this and other similar Heritage Conservation Districts.

Development within the Thornhill Heritage Conservation District should be consistent and complimentary to the existing land uses on both sides of Yonge Street and sensitive to the future vision for the District. The subject lands should create an acceptable transition to the adjacent existing low rise areas within the Historic Thornhill Community to the west of the subject lands as shown on Attachment #1. To achieve this goal, proposed developments within the "Mid-Rise/Mixed-Use" designation should not exceed 5-storeys as stipulated in OPA #669 and should transition down in scale to interface with the low rise residential area.

The proposed two-storey semi-detached and townhouse dwelling units on 14 Arnold Avenue provides an ineffective and inappropriate transition with the large lot single-detached development to the west, as the Arnold Avenue streetscape has been compromised by smaller dwelling units with a semi-detached end unit that flanks (rather than fronts) Arnold Avenue with minimal setback from the street. The elevations of the semi-detached and townhouse units (Attachment #6) are also modern and not sympathetic to the low density development to the west and the heritage development contemplated by the Thornhill Heritage Conservation District policies and Design Guidelines along Yonge Street.

The proposed 12-storey seniors apartment development also dominates the existing 2-storey low density residential development to the west, and the maximum 5-storey development contemplated along Yonge Street within the "Mid-Rise Mixed Use" designation, and the maximum 3-storey development contemplated in the "Heritage Main Street" designation including the Robert Cox House. The elevations for the 12-storey building and the 3-storey live/work units to the north are both modern and are not sympathetic to the Robert Cox House and the heritage-like development contemplated by the Thornhill Village Conservation District policies and Design Guidelines for the Yonge Street Corridor.

The applicant's overall lands appear to be ill-conceived by maximizing space on the subject lands with a variety of residential dwelling types and commercial uses, including live/work units that are squeezed in the north end of the site in between the proposed 12-storey seniors building, the Robert Cox House, and the existing 2½-storey office building on the lands to the north. The overall site is proposed to be developed with inappropriate residential dwelling types, with building heights and architecture that are not in keeping with the vision contemplated by OPA

#210 and OPA #589 for 14 Arnold Avenue, and OPA #669 for the Yonge Street lands. The proposed development will overwhelm the historic character and scale of the community.

a) OMB Status – Site Plan

The applicant has referred their Site Plan Application to the Ontario Municipal Board in light of Council's failure to consider their application within 30 days of submission to the City. The site plan application will be consolidated with their appeals of the site-specific Official Plan and Zoning By-law Amendment Applications, OPA #669, and the Thornhill Heritage Conservation District Study and Plan (2007).

Cultural Services

The subject lands are located within the Thornhill Heritage Conservation District and therefore governed by Design Guidelines outlined in Section 3.0 of the Thornhill Heritage Conservation District Study. All properties within the boundary of the Thornhill Heritage Conservation District are designated under Part V of the Ontario Heritage Act. Part V not only provides policies for the heritage buildings, but also contemporary buildings found within the district boundaries.

Any change to buildings or properties within the Thornhill Heritage Conservation District must be reviewed by Staff of the Cultural Services Department and forwarded to Heritage Vaughan for review.

The lands located at 7616 Yonge Street (see Attachment #1) known as the Robert Cox House is within the subject lands and the Thornhill Heritage Conservation District. The Cox House is listed as a significant building in the City of Vaughan Register of Buildings of Inventory of Heritage Properties. The 1.5-storey, brick building was built c.1884 in the Victorian Gothic style and achieved a preliminary score of 67 in the Built Heritage Evaluation process rendering a rating of "significant" as a heritage property.

On April 18, 2008, Cultural Services received a Heritage Permit Application (HP 2008.015) from the Owner of the subject lands requesting the following:

1. Permit the demolition of the existing retail plaza on the subject lands;
2. Permit the integration of the Cox House into the proposed development as has previously been recommended by Heritage Vaughan on August 24, 2005; and
3. Permit the construction of 175 seniors' residential dwelling units and 1,099m<sup>2</sup> of commercial space at grade in a 12-storey mixed-use commercial residential building and the construction of 5 townhouse units, 4 semi-detached units and 18 apartment dwelling units.

Heritage Permit Application HP 2008.015 was included in the agenda for consideration on the May 21, 2008 meeting of Heritage Vaughan and was deferred in a motion passed by the Heritage Vaughan Committee stating:

"That this matter be deferred until the matter goes to the Ontario Municipal Board."

On July 14, 2008, Vaughan Council refused Heritage Permit Application HP 2008.015 due to the number of deficiencies and lack of completeness identified by staff of the Cultural Services Department.

The City of Vaughan Cultural Services Department has provided the following comments based on plans dated August 8, 2008 (Revision #2), and received on August 11 and a further revised site plan submitted on August 22, 2008, as part of the Site Development Application DA.08.024:

- i) The proposed development does not give the impression of being sympathetic to the heritage streetscape of the Thornhill Heritage Conservation District in Vaughan or specifically to the scale of the Robert Cox House, the Thornhill Public School or the historical Yonge Street streetscape.
- ii) The proposal must be consistent with the Design Guidelines of the Thornhill Heritage Conservation District Plan (By-law 306-88) especially in regard to the recommended building height limit of 2-3 storeys in By-law 306-88 and 5-storeys in the revised Thornhill Heritage Conservation District Plan approved by Council in 2007 and currently being appealed by the Owner to the OMB.
- iii) The existing elevations now show a 3-storey live/work unit building proposed for behind the Robert Cox House at 7616 Yonge Street. The 3-storey building has not been designed in a way that is consistent with the Design Guidelines of the Thornhill Heritage Conservation District Plan.
- iv) The Site Plan shows the Robert Cox House with a reduced front setback compared to that of the heritage buildings to the north creating an uneven break in the existing rhythm of the historical streetscape.
- v) A front setback that is consistent with the existing streetscape, the Robert Cox House, and new construction should be provided.
- vi) The most recent submission shows the Robert Cox House is no longer being rotated but re-located further to the northeast and closer to Yonge Street. However, maintaining the existing location of the Cox House would serve to create consistency with the existing streetscape.
- vii) The Thornhill Heritage Conservation District Design Guidelines identify a maximum 5-storey height with the front podium being three-storeys, and top 2-storeys stepped back with a 45 degree angular plane, and therefore, the proposed development does not conform to this requirement.
- viii) North and south elevations at street level are not pedestrian friendly.

With respect to the proposed 12-storey seniors residential condominium, the proposed development is not consistent with the Design Guidelines for the current Thornhill Heritage Conservation District Study and Plan.

Section 3.41 Design Guidelines for Commercial Properties of the Thornhill Heritage Conservation District Study and Plan states the following in the "Goals" subsection:

"The intent of the design guidelines in the commercial areas of Yonge Street is to:

1. Preserve 19<sup>th</sup> and early 20<sup>th</sup> century and to assist in their preservation so that they can be maintained and form a viable part of the commercial area.
2. Ensure that renovations and additions within the district are consistent with the architectural style of the existing structure and that changes are compatible with the character of the village."

Previously, the Cultural Services Department provided additional comments respecting design elements which could mitigate some concerns with respect to the seniors building, which included providing variation in the building elevations in order to suggest multiple building fronts as opposed to one continuous building façade. However, such cosmetic changes do not sufficiently address the outstanding issues respecting scale and height. The overall development proposed for the subject lands is not consistent with the architectural style of the existing Cox House and the new structures are not considered to be compatible.

Furthermore, Section 3.4.6 Building Design Guidelines, Subsection ii) "Mass and Bulk" of the Thornhill Heritage Conservation District Study and Plan states:

"The mass and bulk of the buildings shall be compatible with existing structures or neighbouring buildings. In general, two and three storey buildings are the most common heights depending on roof configuration."

The proposed development includes a 12-storey residential condominium building, which cannot be considered compatible with the existing structures in the Heritage Conservation District area.

#### Vaughan Engineering

The Owner has submitted a site servicing and grading plan, storm water management report and functional servicing report, which are under review by the Vaughan Engineering Department. The Owner has also confirmed that all units proposed for the subject development will contain kitchen facilities and therefore allocation of servicing capacity is required. Servicing for this development is currently unavailable, and is not identified in the City's Servicing Protocol.

Furthermore, a Servicing Strategy is currently underway tying into the Yonge Street Area Study. The servicing analysis will be conducted to determine the necessary upgrades for the Yonge Street corridor. The subject lands are located within the servicing review area and any development on the subject lands is required to conform to the final recommendations of the study.

The Vaughan Engineering Department provides the following information:

- i) The detailed design for water, storm and sanitary servicing shall conform to the final recommendations and conclusions of the on-going Yonge Street Area Study and its associated servicing strategy to the satisfaction of the City.
- ii) Financial contribution shall be required in accordance with the final recommendations and conclusions of the Yonge Street Area Study and its associated servicing strategy.

The Vaughan Engineering Department's major concern with respect to the development of the subject lands and surrounding area is the overland drainage issue. The existing ditch conveying overland flows from the west of the subject lands should be accommodated in the storm water management system and should be designed to not increase flooding potential.

Due to flooding problems within the Thornhill Area and in the vicinity of the subject lands during the summer of 2008 and the storm of August 2005, the City of Vaughan has retained Clarifica Water Resources, an environmental consulting firm, to initiate a City-wide Drainage Study with a projected completion date by the end of 2008. The study is intended to identify flood vulnerable structures and the extent of flooding under several storm events. The study will also provide recommendations on required future works and detailed input on possibilities which may mitigate the current flooding problems.

The outcome of the study may be useful for any new or potential re-development in the Thornhill Area. The study is focussing on the Thornhill Area, as it has experienced significant flooding issues recently. The micro-drainage analysis as it applies to the Thornhill Area will identify the existing drainage issues. If applicable, this information should be incorporated in the proposed design of new developments in an attempt to not aggravate existing flood conditions.

#### Traffic and Transportation

The Transportation Section of the Vaughan Engineering Department has concerns respecting the potential increase in vehicular trips generated by the proposed development. Transportation Staff have requested an updated traffic impact study to be submitted for review that reflects the current site plan proposal, whereas the previous traffic impact study reflected the site plan proposal submitted with the Official Plan and Zoning By-law Amendment applications. Comments from the Transportation Section outlined the scope of the study required. Transportation Staff has also requested: a parking breakdown for all proposed buildings and uses; a minimum ingress/egress entrance of 7.5m for two-way traffic and 5.4m for one-way movement, whereas none of the driveways meet these requirements; visitor/commercial parking should be identified; pedestrian connections should be identified; provide snow storage areas or indicate if there is an intention to remove; show garbage disposal area and truck maneuvering, show loading spaces and truck maneuvering, if any; and the fire route turning radii must be identified on the plan.

The agent for the Owner was provided with these comments and has yet to submit the required Traffic Impact Study for review.

#### TRCA

The Toronto and Region Conservation Authority (TRCA) advises that a Flood/Drainage study initiated by the Vaughan Engineering Department is currently underway for the Thornridge area which encompasses the subject lands. TRCA staff requested that the scope of the study be expanded to ultimately produce flood plain mapping data for the area. As the study is not yet completed, TRCA staff are of the opinion that it was premature to advance the Official Plan and Zoning By-law Amendment applications without considering the impact this study may have on the development potential of the subject lands.

The Toronto and Region Conservation Authority has requested and has been granted party status at the upcoming Ontario Municipal Board Hearing.

#### York Region District School Board

The York Region District School Board has raised concerns respecting the impact of the proposed development on the existing Thornhill Public School located at the southwest corner of Arnold Avenue and Yonge Street. A Traffic Impact Study was submitted with the Official Plan and Zoning By-law Amendment applications, and was subsequently forwarded to the YRDSB for review. However, the School Board has not been provided with a more updated traffic impact study with the site plan application.

The York Region District School Board has requested and has been granted party status at the upcoming Ontario Municipal Board Hearing.

#### Town Of Markham

The Thornhill-Yonge Street Study - 2005, was a joint study conducted by the City of Vaughan and the Town of Markham. As a result of the proposed development and the pending Ontario Municipal Board Hearing, the Town of Markham has raised concerns with the compatibility and appropriateness of the proposed development to the established heritage character of the area.



Furthermore, the Town of Markham has also raised the issue of whether the proposal adequately takes into consideration and incorporates the conclusions and recommendations contained in the joint study. Other issues raised include the potential of the proposed development giving rise to unacceptable traffic congestion, the potential impact on stormwater management, drainage and related concerns, and whether the proposal is compatible and comparable to the Town of Markham's OPA's 154 and 167, as well as, Markham's Thornhill Heritage Conservation District Plan. A complete list of the Town of Markham's issues was submitted to the Ontario Municipal Board.

The Town of Markham has requested and has been granted party status at the upcoming Ontario Municipal Board Hearing.

### **Relationship to Vaughan Vision 2020**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### **Regional Implications**

The subject lands are identified as being within the "Urban Area" of the Region of York Official Plan. The joint Thornhill Yonge Street Study between the Town of Markham and the City of Vaughan and the implementing OPA's (OPA #669 in Vaughan) are consistent with the policies set forth in the Regional Official Plan (ROP) in respect to growth management, transit supportive development and heritage preservation. Although both the City of Vaughan OPA #669 and Town of Markham OPA #154 are consistent with Regional policies, the Region of York Planning and Development Services Department in their August 25, 2006 report titled "Thornhill Yonge Street Study Implementation – City of Vaughan OPA #669 and Town of Markham OPA #154" recommended deferral of the subject lands in light of the existing application. The subject lands were deferred and the balance of OPA #669 and OPA #154 were approved and are now in effect. The deferral was intended to provide an opportunity for City and Regional staff to work with the Applicant with respect to proposed Official Plan and Zoning By-law Amendment Files OP.05.004 and Z.05.011.

On September 27, 2007, Regional Council removed the deferral allowing the further approval of OPA #669 to occur for the subject lands as was intended by City of Vaughan Council. The Region has advised that on October 22, 2007, the Applicant for the subject lands appealed the approval of OPA #669.

The Region of York is aware of the pending Ontario Municipal Board hearing and is not a party to the matters before the OMB.

### **Conclusion**

The Development Planning Department has reviewed the proposed Site Development Application to permit the development of a 12-storey, 169 unit seniors condominium development, five 2-storey townhouse units, four 2-storey semi-detached units, six 3-storey live/work units, and the retention and relocation of the existing heritage structure. The review was conducted in accordance with OPA #210 (Thornhill-Vaughan Community Plan), OPA #669 (Thornhill/Yonge Street Corridor Plan), and OPA #589 (R1V Large Lot Protection Policy), the Thornhill Conservation District Plan, and the surrounding area context. The proposal involves intensification of the existing subject lands with buildings at a scale not in keeping with the intent of the applicable Official Plans for the area. Accordingly, the Development Planning Department cannot support the proposal and recommends that Site Development Application DA.08.024, BE REFUSED.

**Attachments**

1. Location Map
2. Site Plan & Ground Floor Plan
3. Landscape Plan
4. East & North Elevations - Seniors Condominium
5. West & South Elevations - Seniors Condominium
6. Elevations – Townhouse, Semi-Detached and Live/Work Units, and Robert Cox House

**Report prepared by:**

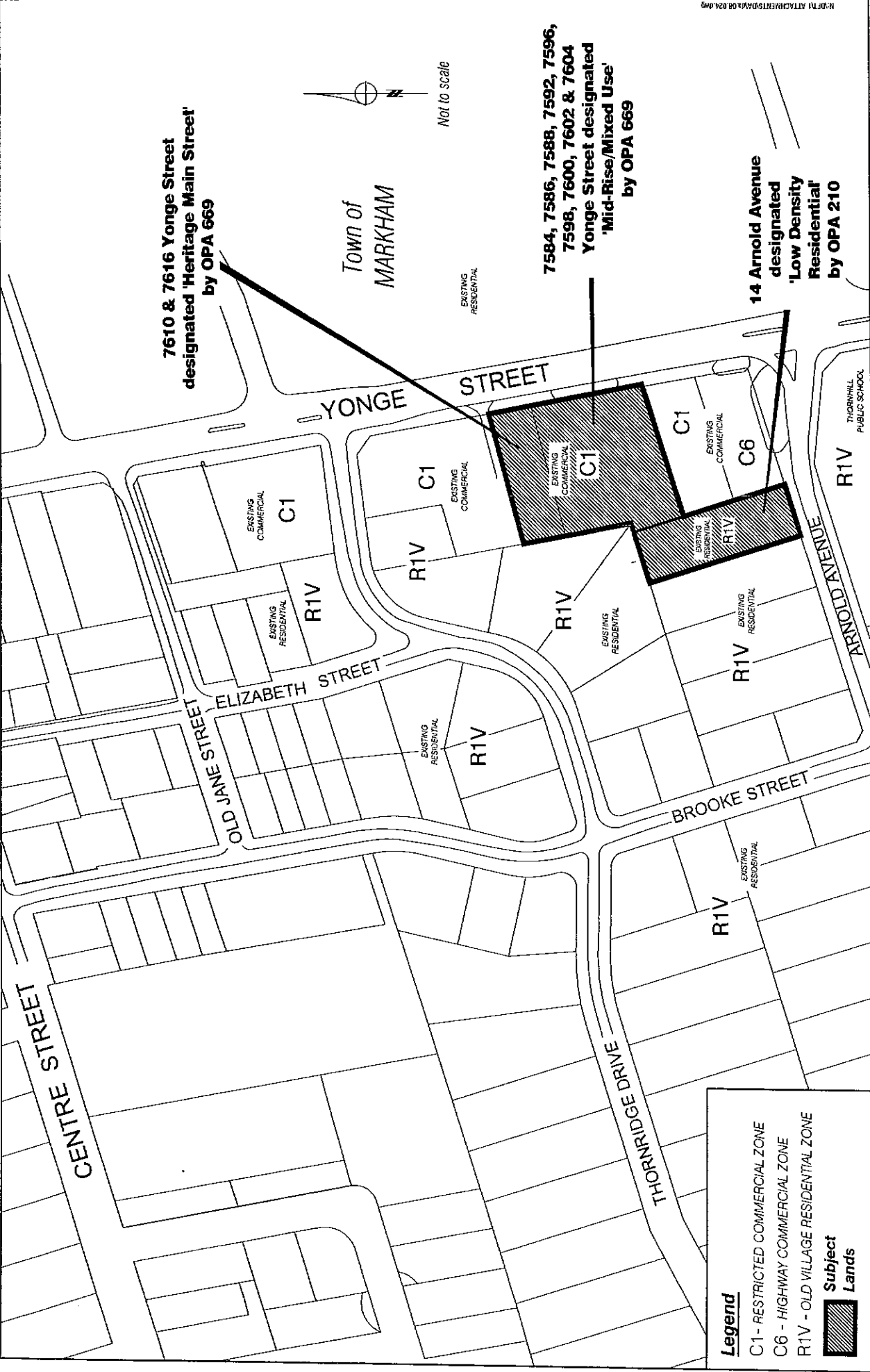
Armine Hassakourians, Planner, ext. 8368  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



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# Location Map

Location:  
Part Lot 29, Concession 1  
Applicant: THORNHILL VILLAGE PLAZA  
INC. & M4 DEVELOPMENTS INC.

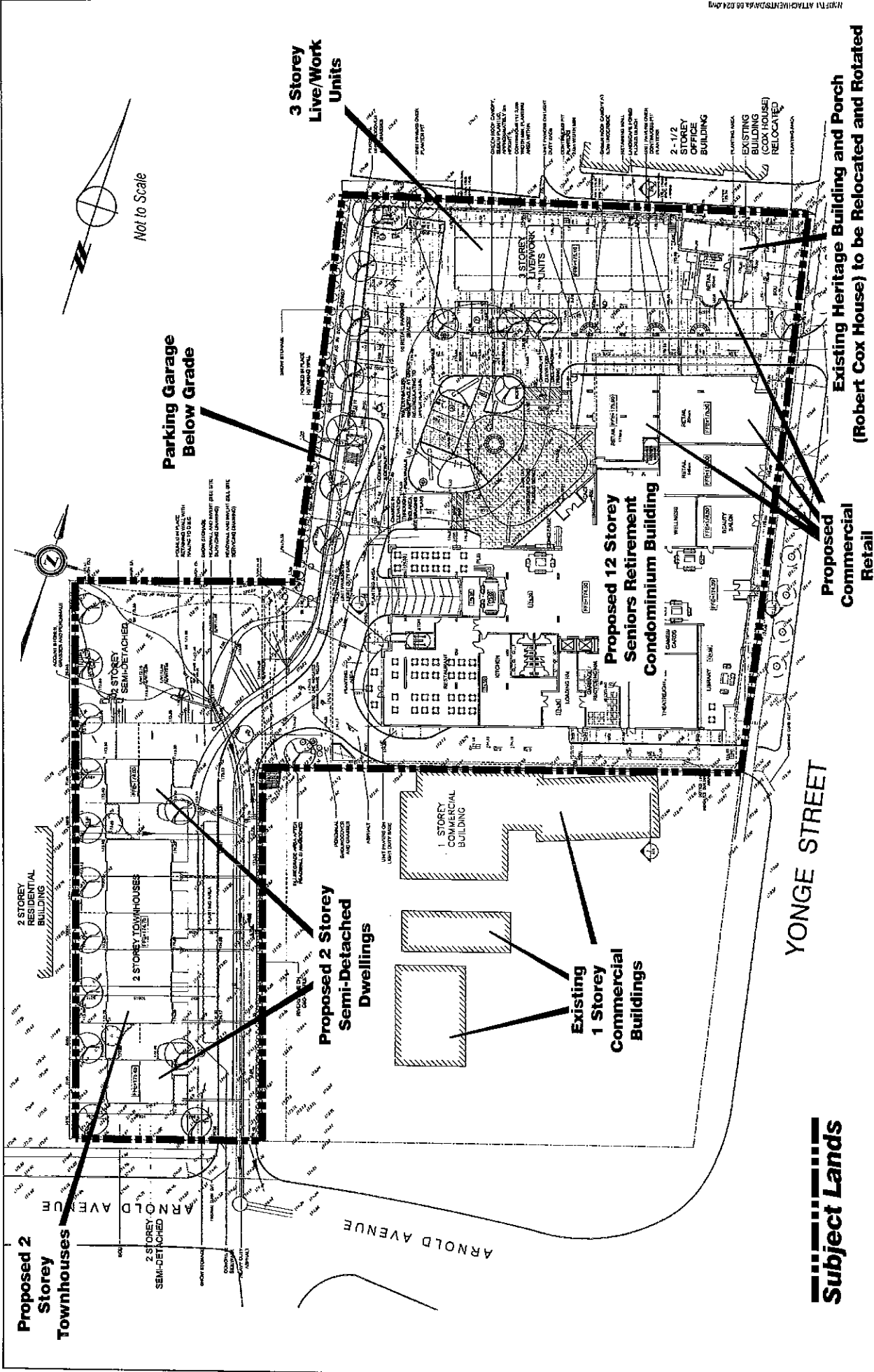


Development Planning Department

# Attachment

File: DA.08.024  
Related File(s):  
Z.05.011 &  
OP.05.004  
Date: August 25, 2008

# 1



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**Attachment**  
 File: DA\_08.024  
 Related File(s):  
 Z.05.011 &  
 OP.05.004  
 Date: August 25, 2008

**2**



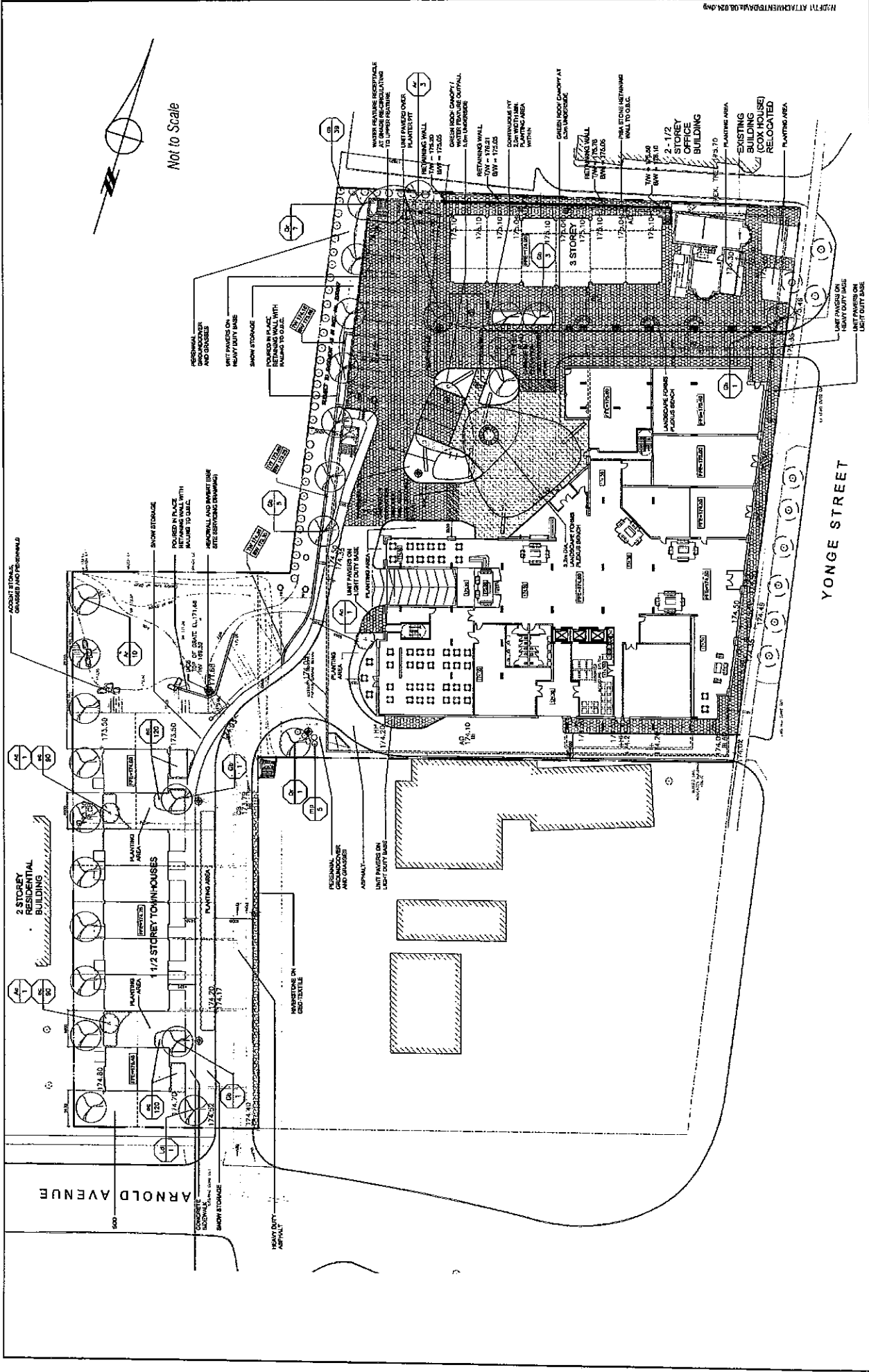
*The City Above Toronto*

Development Planning Department

**Site & Ground Floor Plan**

**Subject Lands**

Location:  
 Part Lot 29, Concession 1  
 Applicant: THORNHILL VILLAGE PLAZA  
 INC. & M4 DEVELOPMENTS INC.



# Landscape Plan

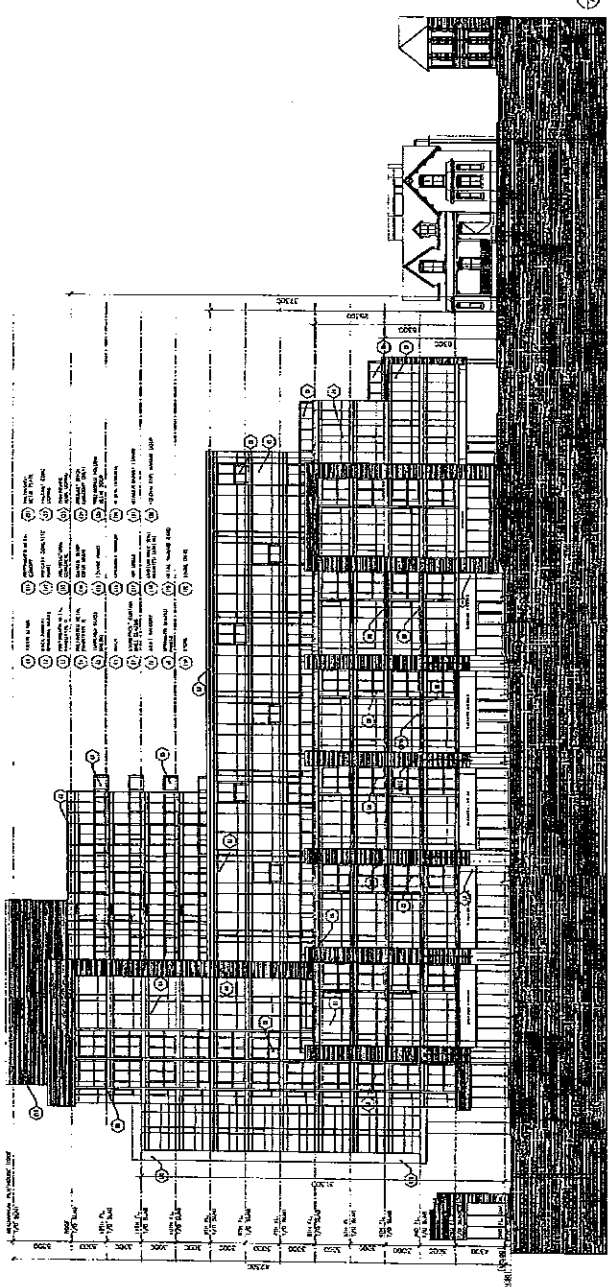
Location:  
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Applicant: THORNHILL VILLAGE PLAZA  
INC. & M4 DEVELOPMENTS INC.



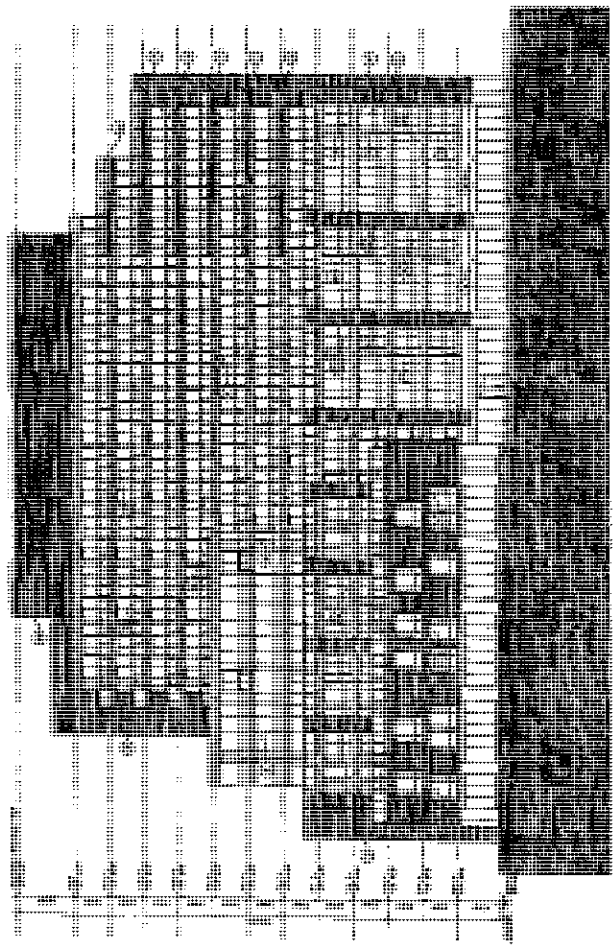
Development Planning Department

# Attachment

File: DA.08.024  
Related File(s):  
Z.05.011 &  
OP.05.004  
Date: August 25, 2008



**EAST ELEVATION (YONGE STREET)**



**NORTH ELEVATION**

Not to scale

**East & North Elevations -  
Seniors Condominium**

Applicant: THORNHILL VILLAGE PLAZA INC. & M4 DEVELOPMENTS INC. Location: Part Lot 29, Concession 1



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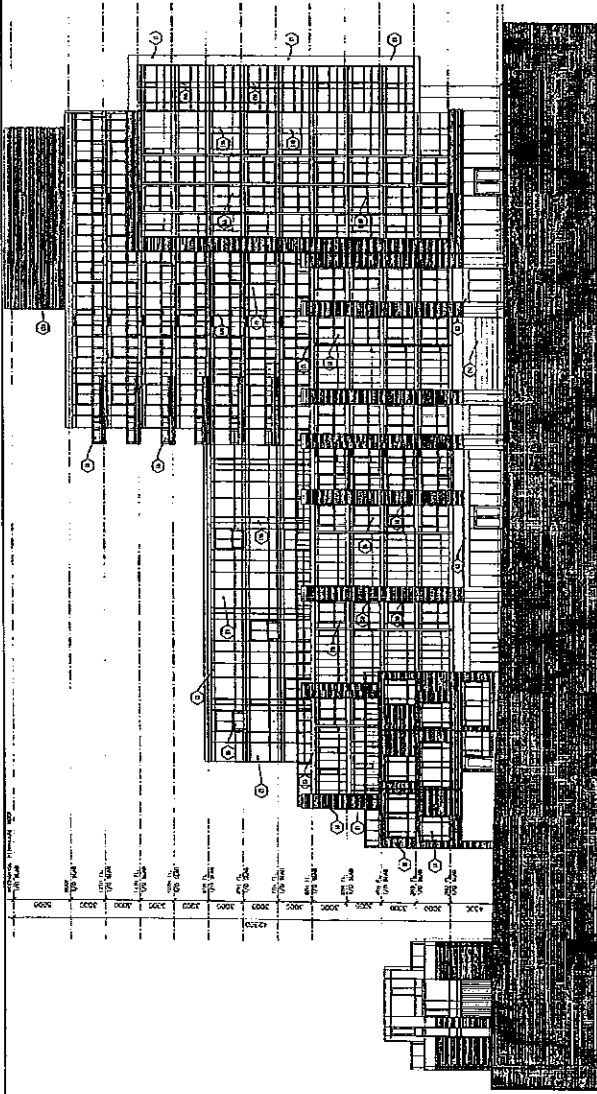
Development Planning Department

Attachment

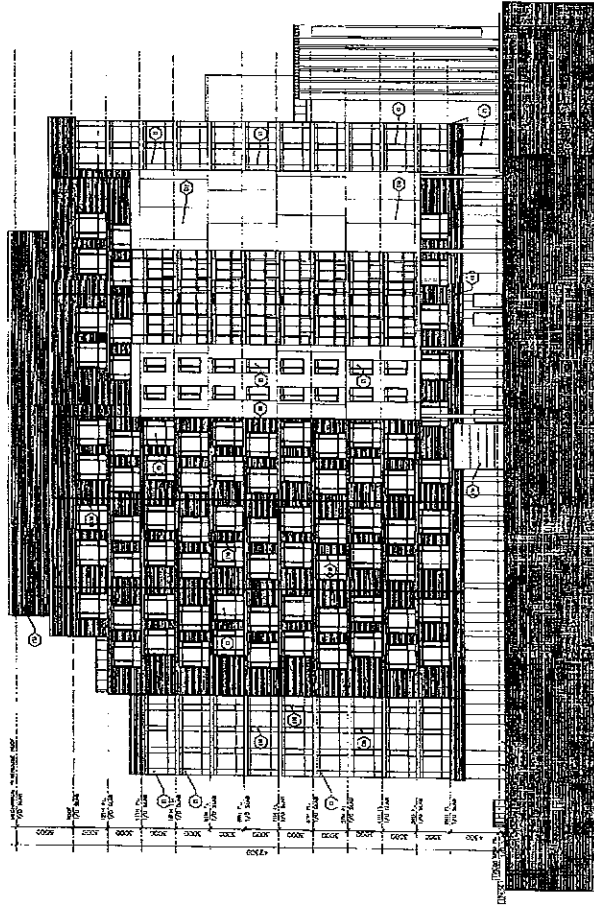
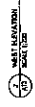
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File: DA.08.024  
Related File(s):  
Z.05.011 &  
OP.05.004  
Date: August 25, 2008

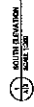
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**WEST ELEVATION**



**SOUTH ELEVATION**



Not to scale

**West & South Elevations -  
Seniors Condominium**

Applicant: THORNHILL VILLAGE PLAZA  
INC. & M4 DEVELOPMENTS INC. Location:  
Part Lot 29, Concession 1



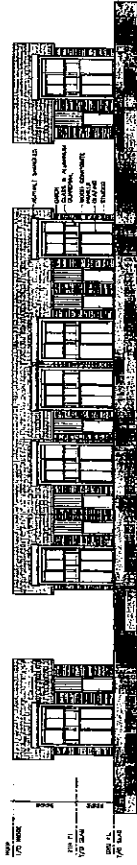
Development Planning Department

Attachment

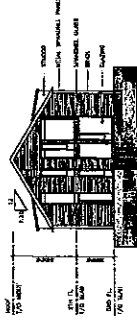
**5**

File: DA.08.024  
Related File(s):  
Z.05.011 &  
OP.05.004  
Date: August 25, 2008

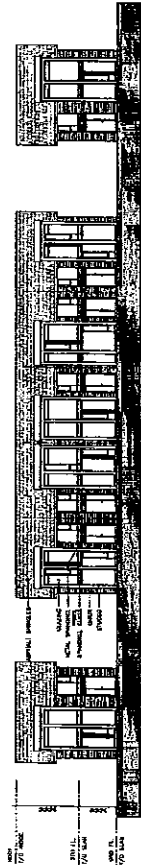
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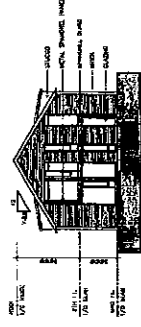
EAST ELEVATION



NORTH ELEVATION

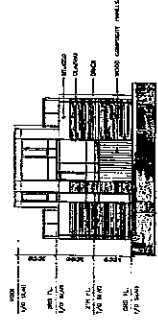


WEST ELEVATION

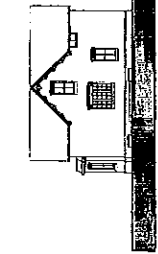


SOUTH ELEVATION (ARNOLD AVENUE)

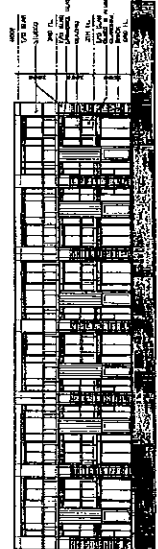
**Townhouse Elevations**



WEST ELEVATION

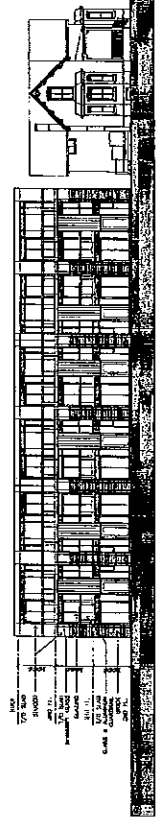


NORTH ELEVATION



Not to scale

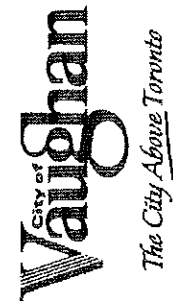
**Live/Work Unit Elevations**



SOUTH ELEVATION

**Elevations-Townhouse, Semi's  
Live/Work Units & Robert Cox House**

Applicant: THORNHILL VILLAGE PLAZA INC. & M4 DEVELOPMENTS INC. Location: Part Lot 29, Concession 1



Development Planning Department

**Attachment**

File: DA.08.024  
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OP.05.004  
Date: August 25, 2008

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