

COMMITTEE OF THE WHOLE NOVEMBER 3, 2008

SITE DEVELOPMENT FILE DA.07.068
520 STEELES DEVELOPMENTS INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.068 (520 Steeles Development Inc.) BE APPROVED, to permit the construction of a 13-storey, 184 unit high rise apartment building, and a 3-storey, 54 unit townhouse complex, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, building elevation plans, and tree inventory/assessment study shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, environmental site assessment report, access and on-site circulation shall be approved to the satisfaction of the Vaughan Engineering Department;
 - iii) the Owner shall implement the recommendations of the noise report titled "Environmental Noise Analysis 520 Steeles Avenue West" dated March 3, 2008, by Valcoustics, which requires that noise warning clauses be included in all Offers of Purchase and Sale or Lease for all residential units within the highrise building and townhouse Blocks A, E, and F of the subject site plan, and registered on title;
 - iv) the Owner shall satisfy the requirements of the City regarding the conveyance of road allowances and reserves, to the satisfaction of the Vaughan Engineering Department, the Region of York and the City of Toronto;
 - v) the Owner shall provide the Vaughan Engineering Department with the Ministry of Environment's approved Record of Site Condition;
 - vi) the Owner shall provide the City with written confirmation that satisfactory arrangements for cost sharing for servicing has been paid to the Block 4 and Block 5 landowners to the satisfaction of the City of Vaughan;
 - vii) the Owner shall satisfy all requirements of the Vaughan Fire and Rescue Services;
 - viii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - ix) the Owner shall satisfy all requirements of the Region of York with regard to the Region's conditions of site plan approval; and
 - x) the Owner shall satisfy the requirements of Canada Post regarding the supply, installation and maintenance of all mail equipment on the site;

- b) that the Site Plan Letter of Undertaking contain the following clauses:
- i) For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy. For high density residential development, the Owner shall pay to Vaughan by way of certified cheque, a fixed unit rate. 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) Development Charges are applicable and are to be paid in accordance with the Development Charge By-laws in force at the time of Building Permit issuance;
 - iii) A structural engineer shall provide certification at the time of Building Permit application that the underground garage roof slab has been designed to support all structures and plant material;
 - iv) Garbage and recycling collection and snow removal for both the condominium apartment building and townhouse complex shall be the responsibility of the Condominium Corporation(s);
 - v) The Owner shall construct a 1.5m wide sidewalk along the north side of Steeles Avenue West as shown on the approved Site Servicing Plan, Drawing No. SG-1 for the length of the frontage to the satisfaction of the Vaughan Engineering Department. The City will reimburse the Owner through City Development Charges when the cost of the sidewalk has been included in Vaughan's approved Capital Budget and upon completion of the sidewalk and receipt of the final actual cost, certified by the consultant and as approved by the City of Vaughan. The cost of the work including engineering fees has been estimated to be \$7,917.50. The amount to be paid by the City of Vaughan to the Owner shall be the actual certified cost, however, the amount shall not exceed \$7,917.50.
 - vi) The Owner shall satisfy all requirements with respect to noise attenuation and shall ensure that it is in accordance with the noise features recommended by the report entitled "Environmental Noise Analysis Study, 520 Steeles Avenue West, Proposed Residential Development, City of Vaughan", prepared by Valcoustics Canada Ltd., dated March 3, 2008;
 - vii) A) The following warning clauses shall be registered on title and be included in all Offers of Sale and Purchase or Lease in the proposed high rise building:

"Purchasers/tenants are advised that despite the inclusion of noise control features within this development area and within the building units, sound levels from increasing road traffic, may on occasion interfere with some activities of the dwelling occupants as the sound level exceeds the Municipality's and the Ministry of the Environment's noise criteria."

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and doors to remain closed, thereby ensuring indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."

- B) The following warning clauses shall be registered on title and are to be included in all Offers of Sale and Purchase or Lease for all residential units in the southern most townhouse blocks (ie. Blocks A, E and F):

"Purchasers/tenants are advised that despite the inclusion of noise control features within this development area and within the building units, sound levels from increasing road traffic, may on occasion interfere with some activities of the dwelling occupants as the sound level exceeds the Municipality's and the Ministry of the Environment's noise criteria."

"This dwelling unit has been fitted with a forced air heating system and ducting, etc. and was sized to accommodate central air conditioning. Installation of central air conditioning allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOE Publication NPC-216, Residential Air Conditioning Devices).";

- c) that the City request the Ontario Municipal Board to amend and approve the revised implementing zoning by-law as it applies to the subject lands.

2. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol of March 31, 2008:

"IT IS HEREBY RESOLVED THAT Site Development Application DA.07.068 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 184 apartment units and 54 townhouse units."

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit a residential apartment and townhouse development, as shown on Attachment #2. The southerly portion of the site is to be developed for a 184 unit, 13-storey condominium building, and the northerly portion of the site for a 54 unit, 3-storey townhouse complex.

The lands fronting onto Townsgate Drive are being developed for 7 single detached residential dwellings, and the lots were created through a related Part Lot Control Application (PLC.07.033), and are not subject to site plan control.

Background - Analysis and Options

The subject lands shown on Attachment #1 are currently vacant, and are located on the north side of Steeles Avenue West, and east of Bathurst Street. These lands and the property immediately to the west (currently owned by Amica, formerly Nivlog Investments) were the subject of previous Official Plan and Zoning By-law Amendment applications filed jointly by the former owners of these two properties (Nivlog and Cypress Point Holdings) in 1999. These applications were approved by the Ontario Municipal Board (OMB) on May 21, 2002, however, the OMB Order concerning the zoning by-law for these lands was withheld pending the City's approval of site plans for the respective high rise apartment and townhouse complexes.

The OMB's Decision of May 21, 2002, covered both the subject lands (now owned by 520 Steeles Developments Inc.) and the adjacent lands (now owned by Amica/Berkshire Place), and permitted similar development on both properties. The site plan for the adjacent Amica/Berkshire Place property was approved by Council on June 26, 2006, and is under construction.

The surrounding land uses are shown on Attachment #1.

Official Plan

The site is designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #247, OPA #572 and OPA #687. The proposed apartment and townhouse uses and density, conforms to the Official Plan.

Zoning

The OMB's Decision of May 21, 2002, approved an RA3(H) Apartment Residential Zone with the Holding Symbol (H) and R3(H) Residential Zone with Holding Symbol (H) on the combined Amica/520 Steeles properties. The RA3(H) Apartment Residential Zone applied to the high rise and townhouse components of the site and the R3(H) Residential Zone applied to the single lots that front onto Townsgate Drive, in accordance with building envelopes described in the draft implementing by-law forming part of the Board's Decision.

The OMB's Decision of 2002, withheld the issuance of the final order on the zoning by-law pending site plan approval for the proposed apartment and townhouse development.

The draft by-law in the original OMB Decision: limited the number of units; limited the building heights and setbacks for the building envelopes; identified the minimum parking required; reduced the minimum amount of amenity area; and, allowed amenity areas to include roof tops, decks, terraces and courtyards at or above grade. That draft by-law provided the framework for what could be developed on the combined properties. The OMB recognized that some changes to the implementing zoning by-law may be required as a result of the site plan process, and withheld its Final Order regarding the implementing zoning by-law until satisfactory site plans were approved by the City. Processing of the site plan for the neighbouring Amica/Berkshire Place property necessitated some revisions to the draft by-law before the OMB. These changes were discussed in the June 26, 2006, Council report approving the Amica/Berkshire Place developments. The OMB issued its Final Order on September 5, 2006, approving a revised zoning by-law for the Amica/Berkshire lands only. The draft by-law as contained in the OMB's 2002 Order remains before the Board for the subject 520 Steeles Development Inc. lands.

Once Council is satisfied with the subject site plan, the City will forward a revised by-law to the OMB and request that the OMB release its final order, thereby approving the zoning for the subject site and allowing the City to enter into a Site Plan Letter of Undertaking with the applicant. The implementing by-law will zone the subject lands RA3 Apartment Residential Zone, and will not include a Holding provision, which is no longer required, in light of the impending approval of the subject site plan application.

Proposed Zoning – Revisions to OMB Draft Zoning By-law

The OMB's Decision of May, 2002, withheld the Board's final Order on the implementing Zoning By-law for the subject lands pending the City's approval of a satisfactory site plan. Through the site plan review process, the City and the Owner have concurred that the following changes to the draft OMB by-law are appropriate and necessary to facilitate the proposed site plan, in accordance with the RA3 Zone standards of By-law 1-88 (no Holding provision will be required):

1. Provide a site-specific definition of a "lot", to recognize the entire property as one lot regardless of any creation of additional parcels, easements or rights-of-way by way of conveyances, consent, plans of subdivision, part lot control exemptions, or plans of condominium, after the date the zoning by-law comes into effect.

The proposed change recognizes the site may be developed as one or more condominium corporations, and will require the subject lands to be considered as one lot for zoning purposes to avoid future zoning non-compliance which might occur if the property is severed into different ownerships.

2. Permit a maximum 13-storey or 40 m high apartment building not exceeding 184 units adjacent to Steeles Avenue, whereas the draft OMB by-law permits a maximum 15-storey or 43.5 m high apartment building not exceeding 162 units. The maximum townhouse building height would continue to be 3-storeys or 11 m.
3. Recognize that the total number of parking spaces provided on the site will be 349 spaces, of which 343 spaces will be underground and 6 spaces will be surface spaces. Parking for the apartment units will be provided at a ratio of 1.06 spaces/unit, townhouse parking will be provided at a ratio of 0.68 spaces/unit, and visitor parking for both will be at a ratio of 0.17 spaces/unit, whereas By-law 1-88 requires parking for apartment units at a ratio of 1.5 spaces/unit, townhouse parking at a ratio of 2.0 spaces/unit, and 0.25 spaces/unit for visitor parking. The OMB draft by-law did not include provisions for a reduction in parking.
4. Recognize that the exterior stairwells from the proposed underground parking area will not be subject to the "Permitted Yard Encroachments and Restrictions" requirements in Section 3.14 b) and c) of By-law 1-88. This will allow the exterior stairwell to locate in both the interior side and rear yards, and not just the rear yard; and slightly exceed the maximum half-storey requirement. The OMB draft by-law did not include encroachment provisions.
5. Permit exceptions to Section 4.1.6 "Minimum Amenity Area" of By-law 1-88, which requires minimum amenity areas for one and two bedroom units of 20 m² and 55 m², respectively, whereas the draft by-law will reflect an overall amenity area for the site of 5,000 m².

The OMB's draft by-law zoned the site RA3(H) Apartment Residential Zone and placed a Holding provision on the site pending the City's approval of a site plan. The OMB is the approval authority regarding the final by-law. If Council approves the subject Site Plan Application DA.07.068 to permit the 184 apartment units and the 54 townhouse units under an RA3 Zone category (no Holding provision), and endorses the above listed revisions to the draft zoning by-law before the

Board, the Legal Department will request the OMB to approve a revised implementing zoning by-law for the proposed development as shown on Attachment #2, and will further request the OMB to release its final Order for these lands.

Overall Site Design

The overall development of the site is shown on Attachment #2. The property is rectangular in shape with a frontage of 79.52m on Steeles Avenue West and a depth of 153.12m. The property also has vehicular access to Townsgate Drive to the north. The site consists of two components being, the 13-storey, 184 unit high rise building on the southerly portion of the site and the 54 unit townhouse complex immediately to the north. The seven single-detached residential lots that are to front onto Townsgate Drive, were approved earlier, and are not subject to this report.

The OMB's Decision of 2002, provided for an internal driveway running between Townsgate Drive and Steeles Avenue, located on the mutual property line between the Amica and 520 Steeles Developments Inc. properties. Access to the subject multiple family residential site is proposed to be provided via Brighton Place, which is the private driveway located along the westerly property line. When Amica developed its property ahead of 520 Steeles Developments Inc., they built the entire driveway on their property, and will provide easements to 520 Steeles Developments Inc. for access to this driveway and municipal servicing connections. This private driveway has already been constructed as a requirement of the Development Agreement (external servicing agreement) between the Vaughan Engineering Department and Amica, and the Development Agreement contains clauses providing for cost sharing between Amica and adjacent landowners. Prior to the execution of the site plan letter of undertaking, confirmation from Amica indicating that satisfactory arrangements have been made for cost sharing is required by the City.

a) High Rise Building: Site Plan, Landscape Plan and Elevations

The high rise building (Attachments #5 and #6) is rectangular-shaped with a height of 13-storeys. Although the building fronts onto Steeles Avenue West, the main entrance to the high rise building is on the north elevation and is accessed from the Brighton Place private driveway. The building is finished in beige pre-cast concrete. The windows are framed in black aluminum with dark brown spandrel panels below them to add definition. The balconies are finished with black aluminum railings to further articulate the building facades. A combined total of 349 parking spaces are provided, of which 343 spaces are underground (for the apartments and townhouses), with the ramp to the underground being located on the north side of the building and accessed from the private driveway. Six surface parking spaces are provided adjacent to the ramp. All roof-top mechanical structures are to be screened from street view.

Garbage and recycling for the high rise building will be addressed through an internal tri-sorter system. Three stream garbage and recycling pick-up will be the responsibility of the Condominium Corporation.

The high rise site will be landscaped (Attachment #3) with a mix of deciduous and coniferous trees and shrubs, and there will be a decorative metal fence placed on top of the concrete wall along the east property line. A 1.2 m high metal fence runs along the south property line. The loading area for the building is located on the north side of the building in a location where there will be little overlook from the townhouses or the adjacent seniors residence to the east. The trellis landscape structure located over the ramp to the underground will screen a portion of the ramp.

b) Townhouse: Site Plan, Landscape Plan and Building Elevations

The site design for the proposed townhouse complex is shown on Attachment #2. There are 54 stacked townhouse units within five rectangular townhouse blocks located north of the high rise building. The townhouse complex shares the common access (off of Brighton Place) to the

underground with the high rise building. Parking for each townhouse unit and visitor parking for the complex is located in the common underground parking garage.

Garbage and recycling is to be stored internal to each townhouse unit and will be collected by the Condominium Corporation and stored in a common area gazebo type building located along the east property line, opposite townhouse Building "F".

Attachment #3 shows the combined landscape plan for the townhouse complex. A variety of deciduous shade trees, shrubs and coniferous trees will be used as a landscape buffer along the east property line adjacent to the existing seniors residence. Additional trees will be provided in concrete planter boxes in the amenity areas in front of the units and in landscaped areas around the perimeter of the site.

The elevations for the townhouse buildings are shown on Attachments #7 and #8. The townhouses are 3-storey back to back townhouses finished in a beige coloured brick, stone and beige stucco finish materials with pitched roofs. The townhouse complex is designed to be complimentary to the surrounding buildings.

c) Letter of Undertaking

Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, landscape plan, and proposed elevations for both the high rise building and townhouses, must be approved to the satisfaction of the Development Planning Department.

Amenity Space

The appropriate amount of amenity space for the entire site has been determined to be 5,000 m² and includes both amenity space in the high rise and townhouse units and the exterior amenity space on site. This translates to a minimum of 23.6m² per unit for both the townhouse and apartment units.

Angular Plane

The angular plane for the site was considered at the OMB Hearing for OPA #247 with the purpose of buffering the impact of the high rise residential building from the planned single detached residential dwellings to be developed along the north side of Townsgate Drive. The proposed elevation for the high rise building will project very slightly into the angular plane. The Development Planning Department is satisfied that this projection is minimal and that the proposed elevation for the high rise building conforms to OPA #247.

Parking

By-law 1-88 requires 1.75 parking spaces per dwelling unit for an apartment (including 1.5 spaces for residential, and 0.25 spaces/unit for visitors parking). The proposed 184 unit apartment building would require a total of 322 parking spaces. Parking for the proposed townhouse is also calculated at 1.75 spaces per unit (including visitor parking). A total of 95 parking spaces would be required for the townhouses. A total of 417 combined parking spaces would be required on site. As indicated earlier, 349 parking spaces will be provided.

A parking statement by the BA Group was prepared for the proposed development recommending a reduction in the required number of parking spaces for this development. Parking is recommended at a ratio of 1.06 spaces/unit for the high rise, 0.68 spaces/unit for the townhouses and 0.17 spaces/unit for the visitor parking. The Vaughan Engineering Department has found the parking statement to be acceptable. A provision will be included in the revised by-law to allow parking to be provided at the per unit rates discussed above.

City of Toronto

The City of Toronto has no objection to the approval of the application.

Vaughan Fire Department

The Vaughan Fire Department has requested: the swing bar at the entrance to the fire route along the east property line be setback a minimum of 6.0m to facilitate the turning of fire trucks; the design of the swing bar be approved by Vaughan Fire and Rescue Services prior to its installation; there shall be no street furniture along the fire route; and that all concrete walkways that are to provide access to individual townhouse units be a minimum of 2.0m wide to allow for adequate space for fire fighting and rescue operations.

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

a) Traffic

A traffic impact study and an addendum report which addresses traffic and parking have been reviewed in support of the application and approved by the Vaughan Engineering Department.

b) Noise

An Environmental Noise Analysis prepared by Valcoustics, dated March 3, 2008, recommended noise warning clauses be included in all Offers of Purchase and Sale or Lease agreements and registered on title for Townhouse Blocks A, E and F, and the high rise building, to warn purchasers about noise levels from Steeles Avenue. The Owner will be required to register the warning clauses on title prior to the final execution of the Site Plan Letter of Undertaking.

c) Servicing Allocation Capacity

On March 31, 2008, Council reserved servicing capacity under the Priority 2 Schedule of the City's Servicing Capacity Allocation Strategy for 245 residential units for the 520 Steeles Developments Inc. property (for 7 singles, 54 townhouses, and 184 apartment units) for a 1 year period. The single detached units have since been approved under a separate application (PLC.07.033), and the units for the townhouses and apartments will utilize the remaining reserved capacity, which must be allocated upon Council's approval of the subject site plan application. A formal resolution to allocate servicing to the proposed development is provided in the recommendation of this report.

d) Site Servicing

The final site grading and servicing plan and storm water management report must be approved to the satisfaction of the City's Engineering Department, the Region of York, and the City of Toronto, prior to the execution of the Site Plan Letter of Undertaking. The applicant will also be required to fulfill all hydro requirements for the development of the site to the satisfaction of PowerStream Inc.

Sustainability

The following sustainability features have been included in the proposed development:

- i) the densities proposed make efficient use of the existing infrastructure and public facilities;

- ii) the built form incorporates interior climate control efficiencies and minimizes the amount of roof-per-resident requirement reducing the potential heat-island effect;
- iii) virtually all parking is accommodated underground reducing the overall paved areas further reducing the potential heat island effect;
- iv) the site is at grade and landscaped to provide greater biodiversity in the planting; drought tolerant planting has been proposed and will require minimal irrigation;
- v) rainwater will be collected through roof drains connected to cistern tanks and along with a below grade storm water retention system, will recycle rainwater from the roof of the high rise and roofs of the townhouses for site irrigation, thus reducing storm water runoff;
- vi) building materials will be sourced from local suppliers and interior finishes will use low-emitting materials and paints, wherever possible; and
- vii) windows are to be "Low-e" or better with special attention to how passive solar gain can be harnessed on the south side of the building; and downcast bollard lighting has been used in place of light standards throughout the outdoor pedestrian areas to reduce light pollution.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region of York has provided comments and conditions regarding the proposed development, which must be satisfied prior to the execution of the Site Plan Letter of Undertaking. The Region will enter into a separate Regional Site plan Agreement with the Owner.

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application for a 13-storey, 184 unit residential apartment building and a 54 unit, 3-storey townhouse complex in accordance with the OMB's decision of May 2002 regarding the Official Plan and Zoning By-law and in the context of the existing area, and is satisfied that the site can be developed appropriately.

The proposed site plan for the high rise building and townhouse complex implements the development contemplated by the OMB Decision (2002). Accordingly, the Development Planning Department can support approval of the Site Development Application, subject to the conditions contained in this report. Should Council approve the proposed site plan application, the City will request the OMB to approve a modified by-law that will implement the proposed development in accordance with the RA3 Apartment Residential Zone standards discussed earlier.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. South Elevation - Condominium Building
5. North Elevation - Condominium Building
6. East and West Elevations - Condominium Building
7. Elevations - Townhouse Buildings A, B, C, and D
8. Elevations - Townhouse Buildings E and F

Report prepared by:

Laura Janotta, Planner, ext. 8634
Arto Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Legend

- C2 - GENERAL COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA4 - APARTMENT RESIDENTIAL ZONE (H) - HOLDING PROVISION

Subject Lands

Not to Scale

Attachment 1

FILE No.: DA.07.068
 RELATED FILES:
 OP.08.003 & Z.08.016
 September 04, 2008

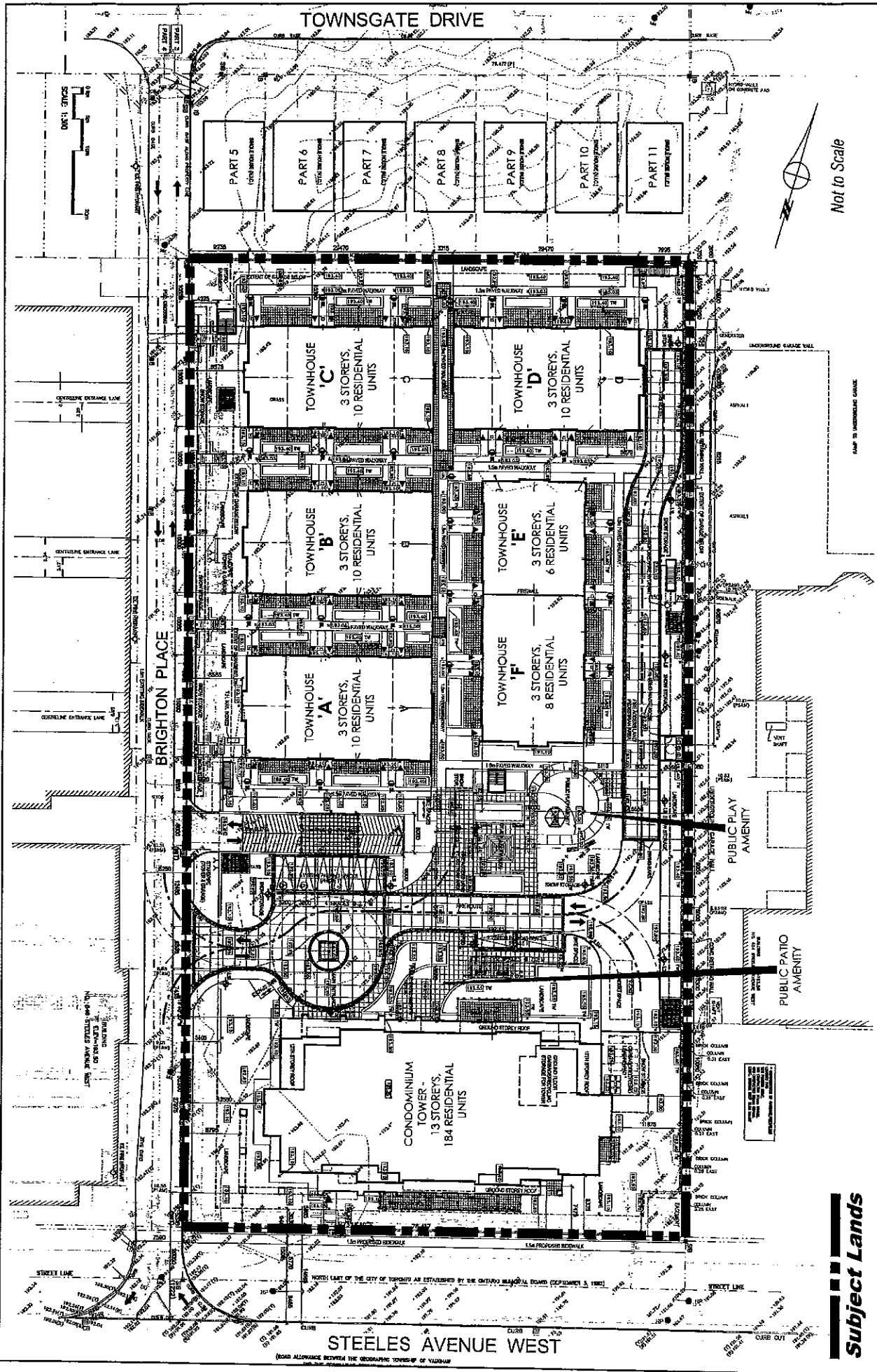
City of Vaughan
The City Above Toronto
 Development Planning Department

Location Map

Part of Lot 26,
 Concession 1

APPLICANT:
 520 STEELES DEVELOPMENTS INC.

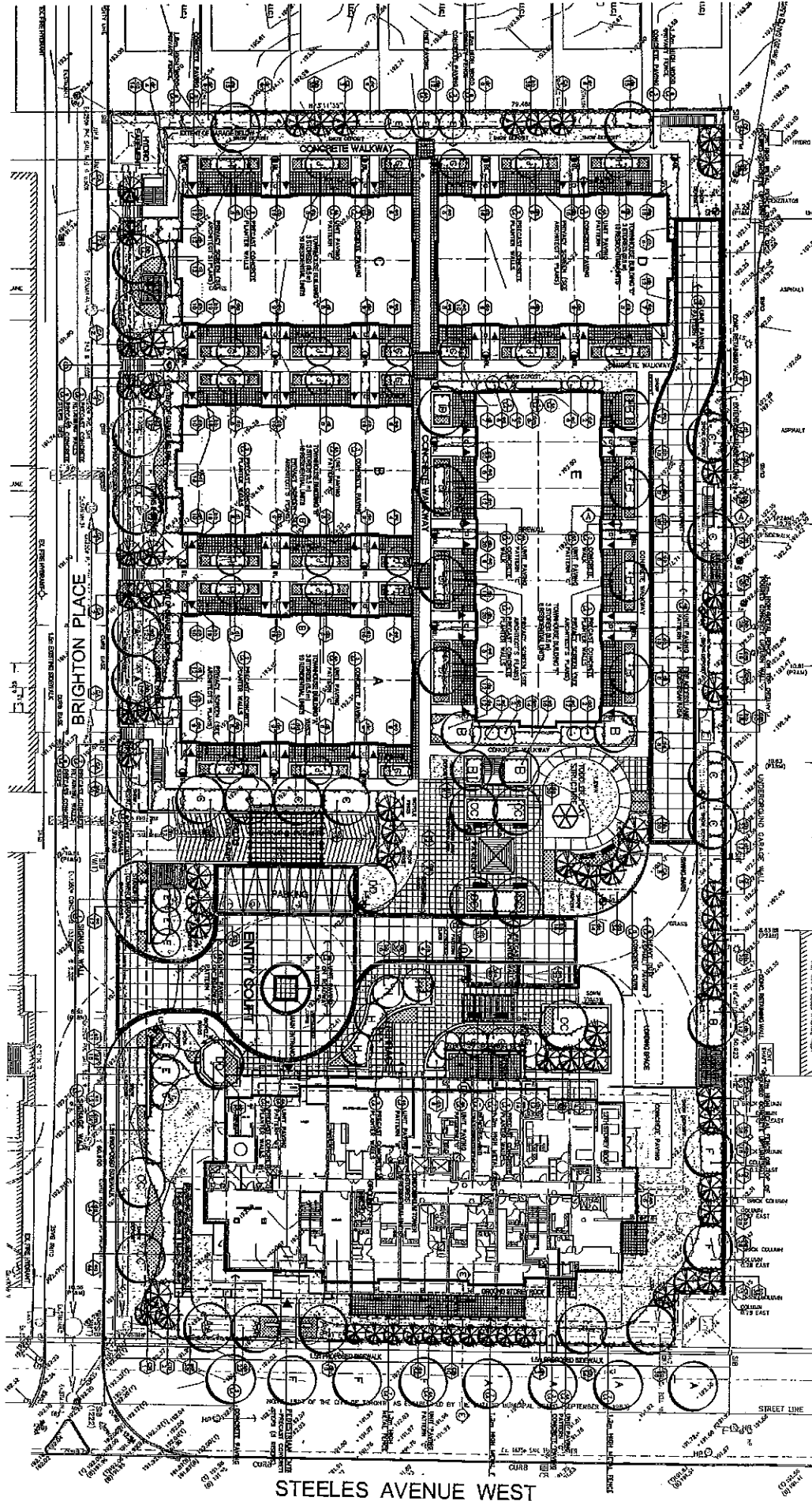
\\VFTA1\ATTACHMENTS\DA\da.07.068.dwg



Attachment
 FILE No.: DA-07.068
 RELATED FILES:
 OP-08.003 & Z-08.016
 September 04, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Subject Lands
Site Plan
 Part of Lot 26,
 Concession 1
 APPLICANT:
 520 STEELES DEVELOPMENTS INC.
 (K:\DPT\1 ATTACHMENTS\DA\da-07.068.dwg)



Attachment 3

FILE No.: DA.07.068
 RELATED FILES:
 OP-06.003 & Z-06.016
 September 04, 2006



The City Above Toronto

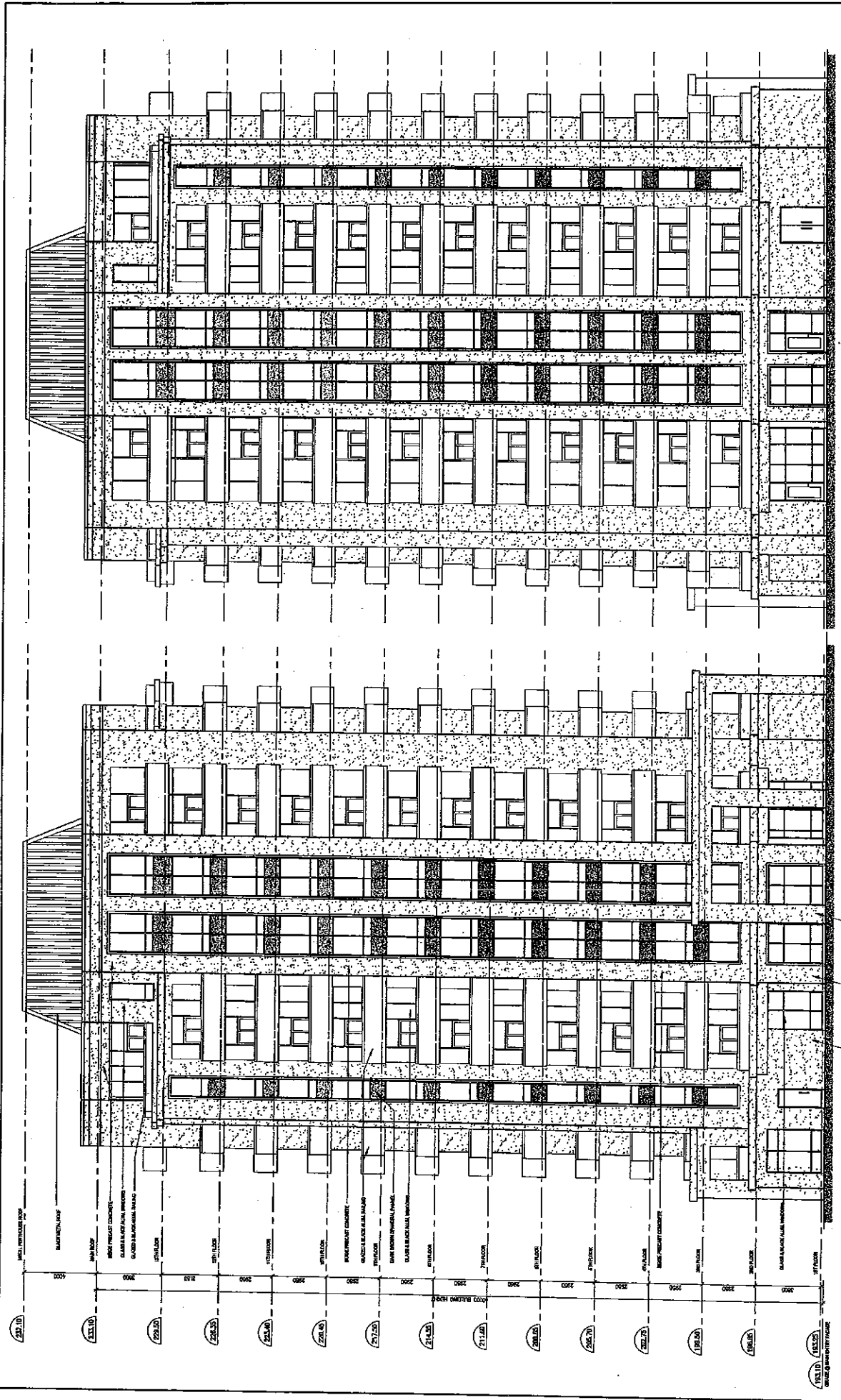
Development Planning Department

Landscape Plan

Part of Lot 26,
 Concession 1

APPLICANT:
 520 STEELES DEVELOPMENTS INC.

HA\07\1 ATTACHMENTS\DA\07.068.dwg



WEST ELEVATION (BRIGHTON PLACE)

EAST ELEVATION

**East & West Elevations -
Condominium Building**

APPLICANT: 520 STEELES
DEVELOPMENTS INC.

Part of Lot 26,
Concession 1

NA\07\1 ATTACHMENTS\VA\407.005.dwg



The City Above Toronto

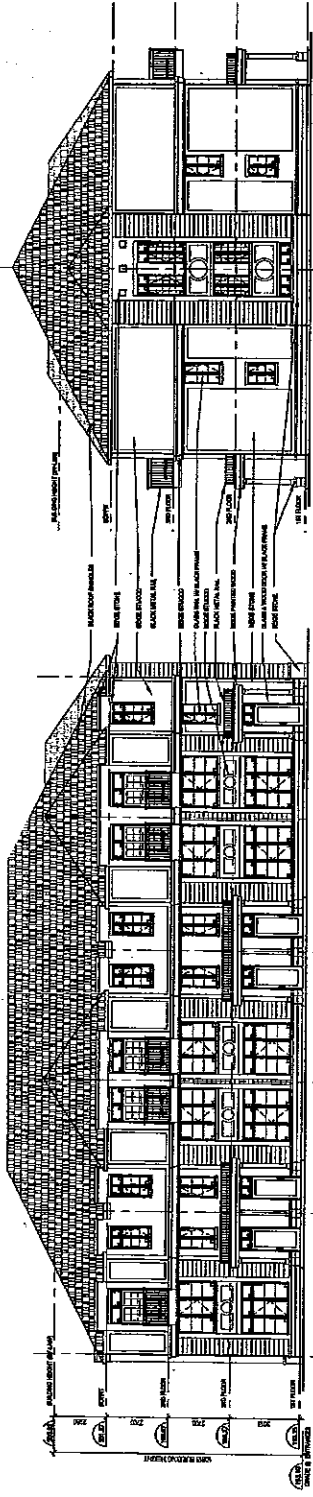
Development Planning Department

Attachment

6

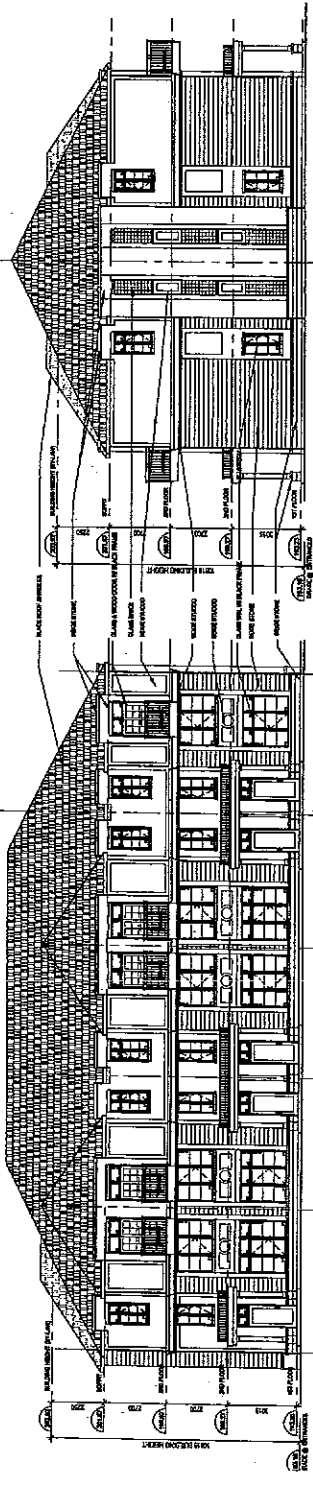
FILE No.: DA\07.068
RELATED FILES:
OP-08.003 & Z-08.016

September 04, 2008



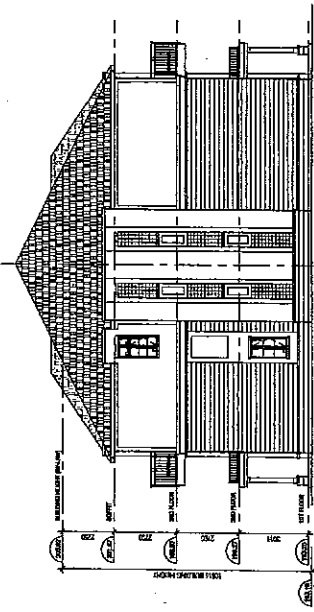
TOWNHOUSE BUILDINGS A, B, & C - SOUTH ELEVATION
TOWNHOUSE BUILDING D - SOUTH ELEVATION

TOWNHOUSE BUILDINGS A, B, & C - WEST ELEVATION
TOWNHOUSE BUILDING D - EAST ELEVATION



TOWNHOUSE BUILDINGS A, B, & C - SOUTH ELEVATION
TOWNHOUSE BUILDING D - NORTH ELEVATION

TOWNHOUSE BUILDINGS A & B - EAST ELEVATION



TOWNHOUSE BUILDING C - EAST ELEVATION
TOWNHOUSE BUILDING D - WEST ELEVATION

Elevations - Townhouse Buildings A, B, C & D

APPLICANT: 520 STEELES DEVELOPMENTS INC.
Part of Lot 26, Concession 1



Development Planning Department

N:\DPT\1 ATTACHMENTS\VA\da.07.068.dwg

