

**COMMITTEE OF THE WHOLE JUNE 15, 2010**

**ZONING BY-LAW AMENDMENT FILE Z.09.035  
SITE DEVELOPMENT FILE DA.09.075  
GIRONA FINANCIAL GROUP  
WARD 3**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.035 (Girona Financial Group) BE APPROVED, to rezone the subject lands from C4 Neighbourhood Commercial Zone to C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone in the manner shown on Attachment #3, and to include the zoning exceptions to the C4 Zone and RT1 Zone as identified in TABLE 1 of this report.
2. THAT Site Development File DA.09.075 (Girona Financial Group) to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13, BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final site grading, servicing and lighting plans, stormwater management and functional servicing reports, parking study and traffic report, shall be approved by the Vaughan Engineering Department;
    - iii) the Owner shall provide documented proof of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, which must be submitted to the Vaughan Engineering Department;
    - iii) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO), including, but not limited to, receiving MTO Permits prior to any construction;
    - iv) the Owner shall pay to the City, a Woodlot Development Charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement; and,
    - v) the final development plans shall be in accordance with the City of Vaughan Waste Collection Design Standards Policy and be approved to the satisfaction of the Vaughan Public Works Department.
3. THAT the Owner shall obtain approval of a Consent Application to sever the commercial from the proposed residential lands from the Vaughan Committee of Adjustment, which shall be in full force and effect; or alternatively, the Owner shall apply for Part Lot Control Application with a by-law enacted by Vaughan Council to facilitate the same.

4. THAT 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 for the 36 residential townhouses, and 2% for the commercial component, prior to issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands 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.

5. THAT Council pass the following resolution with respect to the allocation of servicing capacity to Site Plan Application DA.09.075:

"IT IS HEREBY RESOLVEFD THAT Site Plan Application DA.09.075 is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 36 residential units, subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plant are on schedule and servicing capacity is available and subject to the execution of a Site Plan Agreement/Letter of Undertaking, to the satisfaction of the City."

### **Contribution to Sustainability**

The Owner has advised that the sustainable features that will be incorporated into the proposed development include as follows:

For the residential portion:

- Low-E windows throughout (incl. basement) with Energy Star Zone 'B' Rating;
- Energy Star Rated Compact Fluorescent Bulbs (CFL) throughout;
- Energy Star Programmable Thermostat;
- Dual Flush Toilets throughout;
- Low Flow Air Raters on all faucets in kitchens, bathrooms and laundry room;
- In house electricity use monitor.

For the commercial portion:

- Eco-Stone Pervious Pavers for the Outdoor Patio Areas for Buildings "C", "D", "E", "F", "G" and "H";
- Infiltration Trenches will be incorporated in the grassed areas where feasible for surface drainage prior to entering the Storm Sewer System;
- Glazing system for all buildings will be made up of thermally-broken curtain wall system with low emissivity glass coating (Low "E");
- Exterior building materials which comprises stone, architectural precast and stucco accents are all locally manufactured;
- To reduce heat island effect (thermal gradient differences between developed and undeveloped areas) and to minimize the impact on microclimate by using light coloured roof finish, thus cutting down heat generated by the roof; and,
- All roof top units are screened from view by a continuous building parapet. This approach mitigates both sound emitted by the roof-top units and visual exposure.

### **Economic Impact**

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

## **Communications Plan**

On January 29, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Vellore Woods Ratepayer's Association. The Public Hearing was held on February 23, 2010, and the recommendation to receive the Public Hearing report and to hold a Ward 3 Sub-Committee meeting, was ratified by Vaughan Council on March 9, 2010.

Through the circulation of the Public Hearing Notice, the following comments were received:

- concern with there being too much residential units in the area;
- townhouse height being too tall; want two storey not three storey units as proposed;
- concern about smell and odour coming from proposed restaurant so close to residential;
- traffic along Vellore Woods Boulevard is congested already, and how will new proposal accommodate this;
- suggested that the location for the townhouses be a berm instead to screen the commercial component from the adjacent residential to the north.

## **Ward 3 Sub-Committee Meeting**

In accordance with Council's resolution, a Ward 3 Sub-Committee meeting including the Local Councillor, local ratepayers' association, residents, applicant, and Development Planning Staff was held on May 27, 2010. Concerns related to the residential/commercial development respecting the number of units and the height of the townhouses was discussed, and by the end of the meeting, the residents were generally satisfied and accepting of the development proposal shown on Attachment #3. However, it was determined that concerns related to increased traffic would be resolved separately through alternative measures with the assistance of the Ward 3 Councillor.

## **Purpose**

1. The Owner has submitted a Zoning By-law Amendment Application (File Z.09.035), to amend By-law 1-88, specifically to rezone the vacant subject lands (Attachments #1 and #2) from C4 Neighbourhood Commercial Zone to C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone, to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13, and to permit site-specific exceptions to the C4 Zone and RT1 Zone as identified in Table 1 of this report.
2. A Site Development Application (File DA.09.075) to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13.

## **Background - Analysis and Options**

### **Location**

The subject lands shown on Attachments #1 and #2 are located on the northwest corner of Rutherford Road and Highway #400, being Block 1 on Registered Plan 65M-3849 and Part of Block 148 on Registered Plan 65M-3348, in Part of Lot 16, Concession 5, City of Vaughan. The subject lands have an area of 3.99 ha. The surrounding land uses are shown on Attachment #2.

## Official Plan

The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay by OPA #600.

The "Medium Density Residential/Commercial" designation of OPA #600 permits retail and office uses provided all such uses face a primary (Vellore Woods Boulevard) or arterial (Rutherford Road) road. Buildings "A" and "B" have double frontages with entrances on both sides. Due to the lower grade of the site affecting visibility into the site from Rutherford Road (and the Highway #400 ramp, which are both elevated above the property), Buildings "C", "D", "E", "F", "G" and "H" face internal to the site with upgraded rear elevations.

The "Medium Density Residential/Commercial" and "Neighbourhood Commercial" designations permit commercial and residential townhouse development. The proposed development shown on Attachment #3 conforms to the Official Plan. The proposed street-townhouse units will provide a consistent interface with the existing street townhouse units on the north side of Hawkview Boulevard, and will allow the proposed commercial to be close to Rutherford Road, which conforms to the Official Plan.

## Zoning

The property is currently zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1180), which permits four commercial building envelopes and corresponding site-specific C4 Zone standards.

An amendment to Zoning By-law 1-88 is required to rezone the property from C4 Neighbourhood Commercial Zone to the proposed C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone in the manner shown on Attachment #3, and to provide the necessary zoning exceptions to facilitate the proposed commercial and residential street townhouse development. The details of the zoning amendment are as follows:

TABLE 1:

i) Proposed Exceptions to the C4 Neighbourhood Commercial Zone:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements (C4 Zone)</b>	<b>Proposed Exceptions to By-law 1-88 (C4 Zone)</b>
a.	Minimum Landscape Strip Width Abutting a Street (Vellore Woods Boulevard)	6m	3.5m
b.	Maximum Gross Floor Area	7000m <sup>2</sup>	7,251.58m <sup>2</sup>
c.	Minimum Setback from a Residential Zone (to the north)	22.5m	12m
d.	Minimum Number of Parking Spaces (Total Building GFA of 7,251.25m <sup>2</sup> )	435 spaces (6 spaces/100m <sup>2</sup> of GFA –gross floor area)	322 spaces (4.44 spaces/100m <sup>2</sup> of (commercial floor area)

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements (C4 Zone)</b>	<b>Proposed Exceptions to By-law 1-88 (C4 Zone)</b>
e.	Maximum Lot Area	25,000m <sup>2</sup>	31,512m <sup>2</sup>
f.	Minimum Rear Yard	15m	14m
g.	Outdoor Patio	i. shall not exceed 50% of the GFA devoted to patron use of the eating establishment; ii. parking required for the outdoor patio shall be equal to that required for the main eating establishment	i. outdoor patio sizes to exceed as shown on Attachment #3; ii. no parking shall be required for outdoor patios subject to the parking study required and approved by Vaughan Engineering

ii) Proposed Exceptions to the RT1 Residential Townhouse Zone:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements (RT1 Zone)</b>	<b>Proposed Exceptions to By-law 1-88 (RT1 Zone)</b>
a.	Maximum Number of Townhouse Units Constructed in a Row	6 units	8 units (Townhouse Blocks "1", "2" and "3")
b.	Minimum Lot Frontage	6m/unit	5.8m/unit
c.	Maximum Building Height	11m	12m
d.	Minimum Exterior Side Yard Setback	4.5m	3.3m
e.	Minimum Rear Yard Setback	7.5m	5.2m for Unit 36 (far east unit)

The above-noted exceptions to the C4 and RT1 Zones are considered to be appropriate for the proper and orderly development of the commercial and street townhouse lands.

The exception to the landscape strip for the commercial portion is a result of the double sided facades and parking located in front of Building "A" to facilitate a more street-oriented development. The applicant exceeds the 7,000m<sup>2</sup> maximum gross floor area by 251.58m<sup>2</sup> and is considered to be minor. The reduction in the minimum setback between the commercial from the proposed residential townhouses is acceptable, as there will be a 6m wide landscaping strip behind the residential units, which will act as a buffer. The reduction in parking is justified through

a parking study approved by the Vaughan Engineering Department. The outdoor patio area exceptions are appropriate as the Owner is not currently aware of the tenant, nor how much patio area they require, which will allow flexibility. In addition, an exception to not require parking for outdoor patios is considered to be appropriate as such use is seasonal, and parking is shared with other uses on the site, which may operate at different times.

The exceptions to the RT1 Zone for lot frontage, height, and exterior setback are minor and are considered to facilitate an appropriate interface between the existing residential and the proposed commercial. Unit 36 (far east unit) abutting Highway 400 requires a portion of the rear yard to be reduced, but is located adjacent to the 14m wide landscaped MTO setback area, which will provide a natural setting.

Committee of Adjustment/Part Lot Control

A Severance Application or a Part Lot Control Application to create the street townhouse blocks must be filed in order to sever the residential portion of land from the commercial. A condition to this effect has been included in the recommendation of this report.

A Part Lot Control Application and implementing by-law will also be required in the future to create the individual townhouse blocks and lots, once the townhouse units have been constructed and can be surveyed by an Ontario Land Surveyor.

Site Plan

Site Plan approval is required for the development of the subject lands to facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units as shown on Attachments #3 to #13, with 322 parking spaces for the commercial component and two required parking spaces per unit for the townhouse units. The commercial portion will have two accesses both from Vellore Woods Boulevard. The street townhouse units will have individual driveway access onto Hawkview Boulevard. The site statistics for the proposed site plan are as follows:

a) Site Plan

Land Use	Area
Total Combined Commercial and Residential Lot Area:	39,936.23 m <sup>2</sup>
Lot Area for the Proposed Commercial:	31,511.36 m <sup>2</sup>
Building A GFA	1,557.58 m <sup>2</sup>
Building B GFA	1,879.75 m <sup>2</sup>
Building C GFA	948.00 m <sup>2</sup>
Building D GFA	438.90 m <sup>2</sup>
Building E GFA	1,072.00 m <sup>2</sup>
Building F GFA	544.42 m <sup>2</sup>
Building G GFA	538.90 m <sup>2</sup>
Building H GFA	371.70 m <sup>2</sup>
Total number of Buildings = 8	Total Commercial GFA = 7,251.25 m <sup>2</sup>

Lot Area for the proposed Street Townhouses:	8,424.87 m <sup>2</sup>
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b) Urban Design/Landscaping

The commercial and residential building elevations are shown on Attachments #4 - #11. Buildings "A" and "B" have double front elevations facing Vellore Woods Boulevard and internal to the site. The commercial building facades and materials are residential in character and complementary to the proposed and existing residential street townhouses on the site and in the surrounding community.

The applicant has provided Development Planning Staff with the floor plan of the end townhouse units in the most easterly townhouse block, which are smaller and have an irregular shape. Staff find the units to be of appropriate size and configuration to provide a comfortable living environment for the future townhouse owners, which will be adjacent to proposed new landscaping to be planted within the 14m MTO setback from the Highway 400 off-ramp.

The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands and must be approved by the Control Architect for Planning Block 32 West. Stamped approved drawings by Watchorn Architect Inc. have been included in the site plan submission, however, all final drawings must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Vaughan Engineering Department

The Vaughan Development/Transportation Engineering Department has no objection to the proposal and provides the following comments:

a) Environmental Site Assessment (ESA)

The Phase 1 ESA (Environmental Site Assessment) and the Soil Investigation Report submitted in support of the applications have been approved. However, prior to the execution of the Site Plan Letter of Undertaking, the Owner shall provide documentation of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes acknowledgement from the MOE and a signed copy of the RSC, to be submitted to the Vaughan Engineering Department. A condition to this effect has been included in the recommendation of this report.

b) Servicing Allocation Capacity

On June 8, 2010, Vaughan Council reserved sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for 36 residential townhouse units for Site Plan File DA.09.075 (Girona Financial Group) with allocation by Vaughan Council upon site plan approval.

The subject staff report recommends site plan approval by the Development Planning Department, and therefore, the Engineering Department recommends that Council allocate servicing capacity for 36 units to the subject lands. If Council concurs, the condition to allocate is included in the recommendation of this report.

c) Engineering/Transportation

Review of the final plans and reports will be given to stormwater management, sanitary and water servicing, and lot grading, and to the parking, traffic and Functional Servicing Reports, to the satisfaction of the Vaughan Engineering Department.

Vaughan Real Estate Division

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 for the 36 residential street townhouse units, and 2% for the commercial component, prior to issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands 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. A condition to this effect has been included in the recommendation of this report.

City Reserves & Investments Department

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement. A condition to this effect has been included in the recommendation of this report.

Ministry of Transportation (MTO)

The subject lands abut Highway #400. The MTO is protecting a 14m right-of-way along the Highway #400 corridor in order to facilitate any future widening. The MTO advises the Owner shall satisfy all requirements of the Ministry of Transportation, including, but not limited to, receiving MTO Permits prior to any construction. A condition to this effect has been included in the recommendation of this report.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The Region of York Transportation Services Department has reviewed the proposal and has advised the applicant of their requirements. The applicant is working with the Region and is aware that the Owner must obtain a fully executed Regional Site Plan Agreement.

**Conclusion**

Zoning By-law Amendment File Z.09.035 (Girona Financial Group) and Site Development File DA.09.075 (Girona Financial Group) have been reviewed in accordance with the policies of OPA #600, the requirements of the C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone of By-law 1-88, comments from City Departments and external public agencies, and from the Ward 3 Sub-Committee Meeting, and the area context. The applications will facilitate the development of 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units. The Development Planning Department is satisfied that the proposal can be developed in a manner that is appropriate and compatible with the existing community, and which conforms to the Official Plan, subject to the recommendations in this report.



**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations - Building "A"
5. Elevations - Building "B"
6. Elevations - Building "C"
7. Elevations - Building "D"
8. Elevations - Building "E"
9. Elevations - Building "F"
10. Elevations - Building "G"
11. Elevations - Building "H"
12. Typical Elevations - Street Townhouse Block(s) - 8 unit shown
13. Landscape Plan

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216

Christina Napoli, Acting Senior Planner, ext. 8483

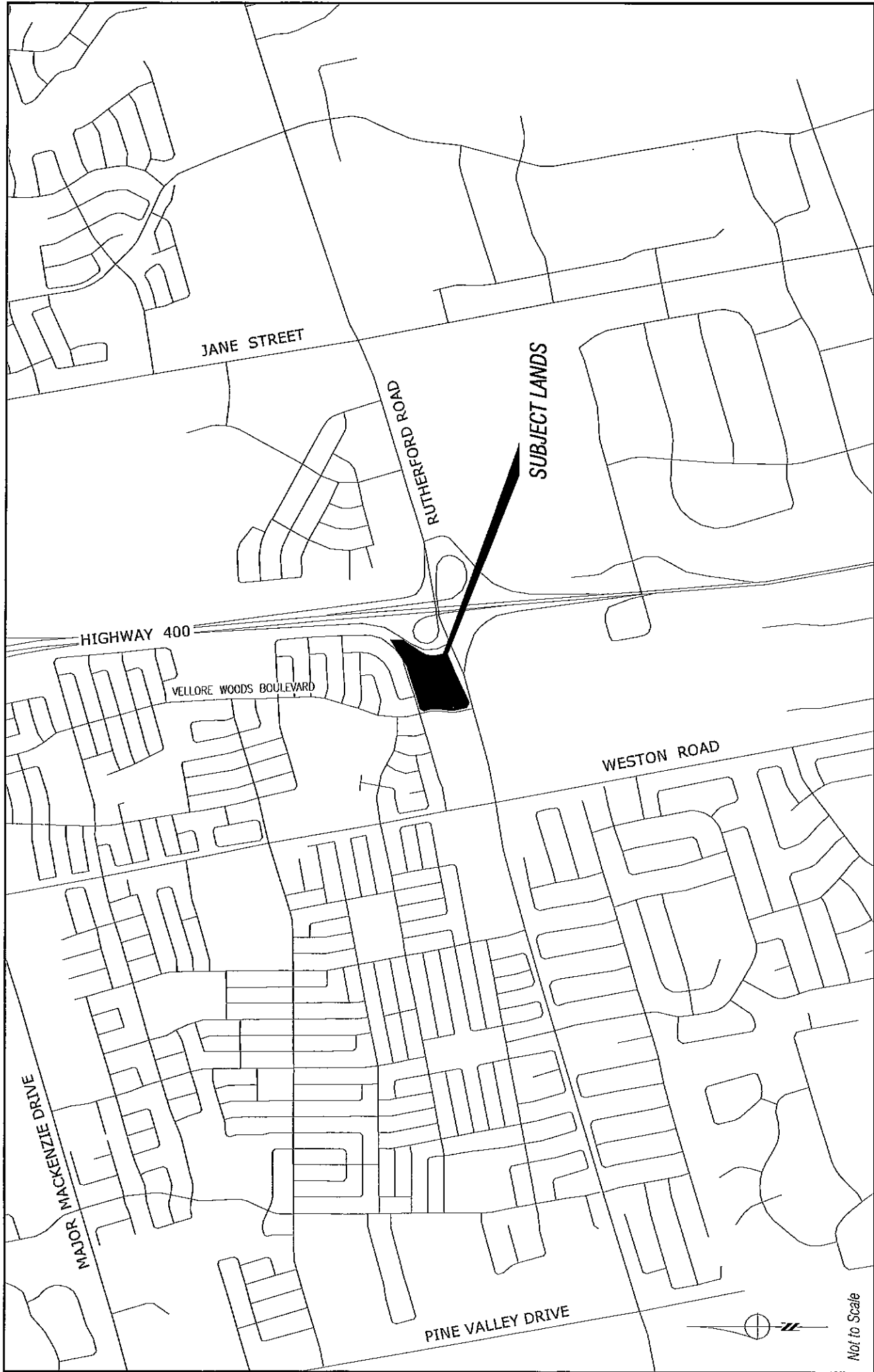
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

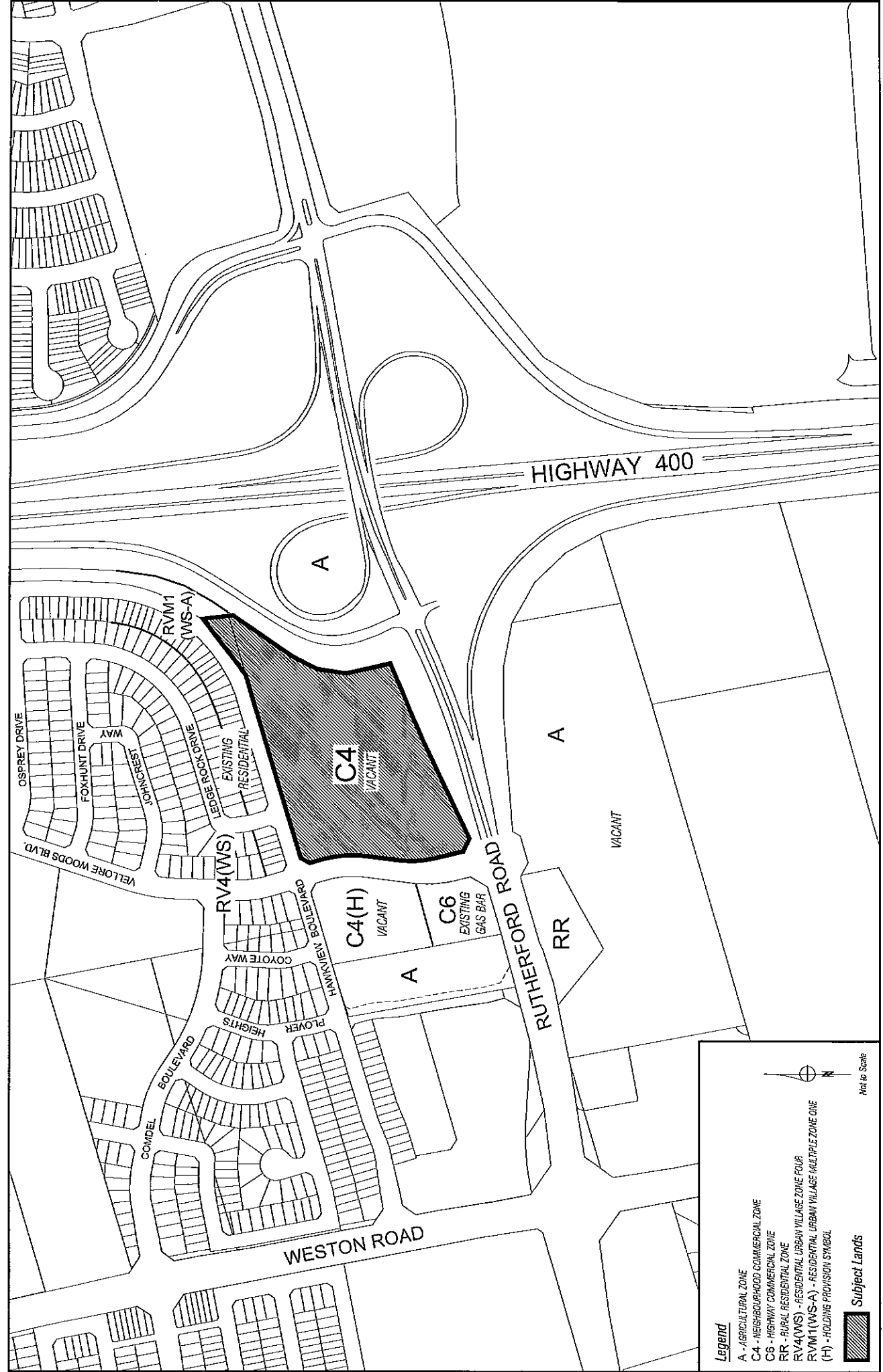
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM





**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- RV4(VS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(VS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- (H) - HOLDING PROVISION SYMBOL

**Subject Lands**

Not to Scale

# Location Map

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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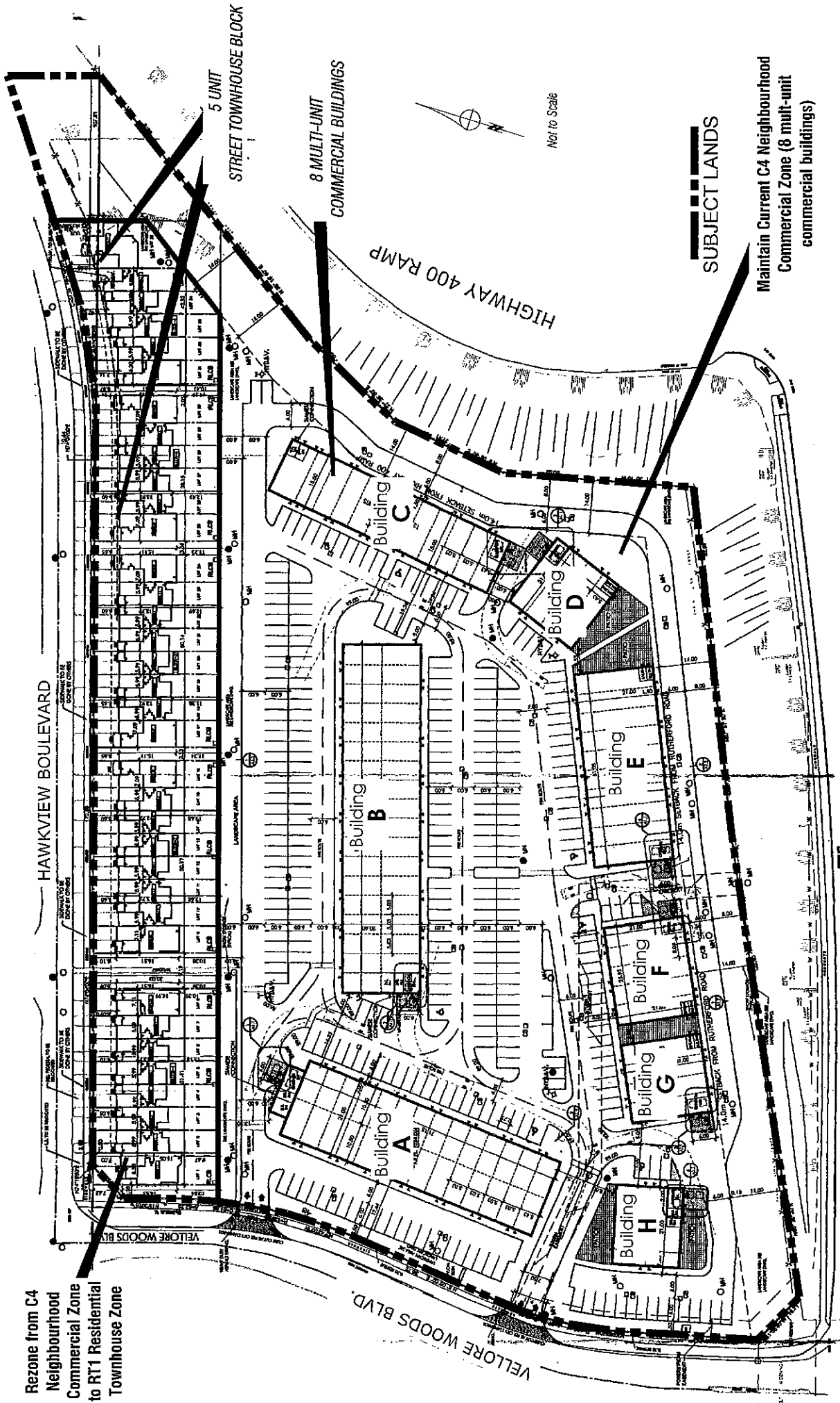
Development Planning Department

# Attachment

FILES: DA.09.075, Z.09.035  
DATE: June 10, 2010

# 2

Rezone from C4  
Neighbourhood  
Commercial Zone  
to RT1 Residential  
Townhouse Zone



# Site Plan

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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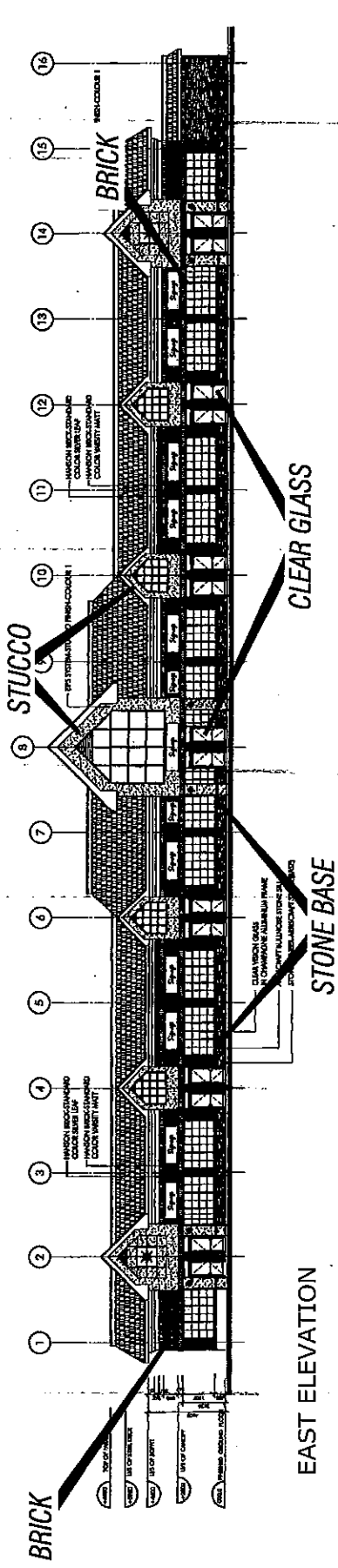


Development Planning Department

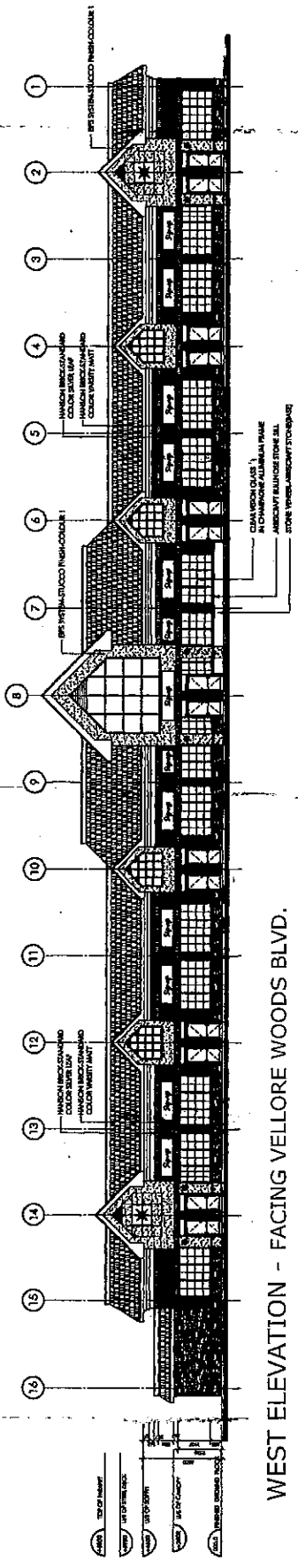
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DA.09.075, Z.09.035

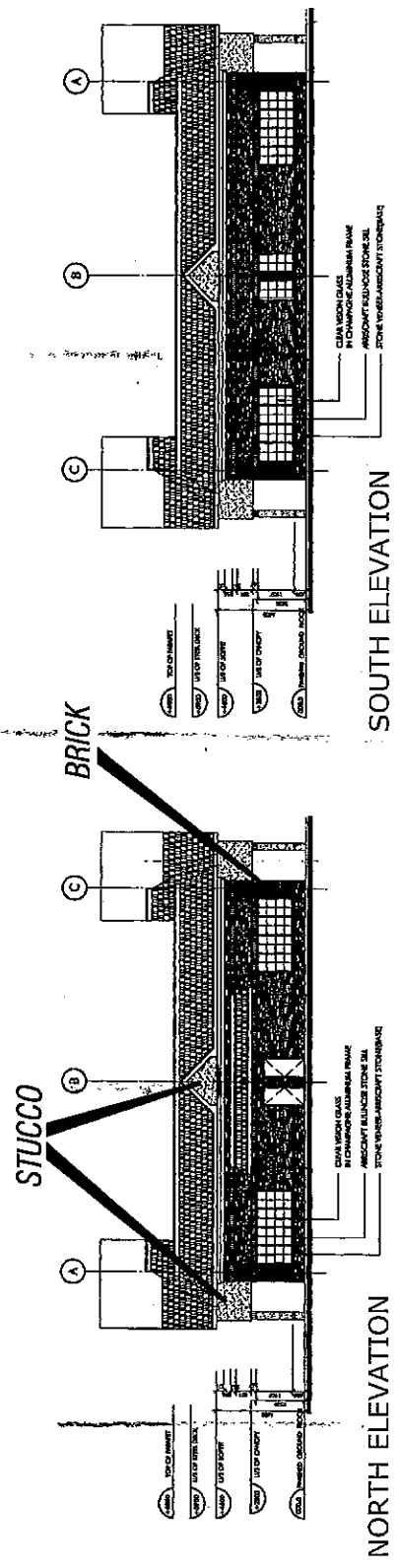
DATE:  
June 10, 2010



EAST ELEVATION



WEST ELEVATION - FACING VELLORE WOODS BLVD.



NORTH ELEVATION

SOUTH ELEVATION

# Elevations - Building 'A'

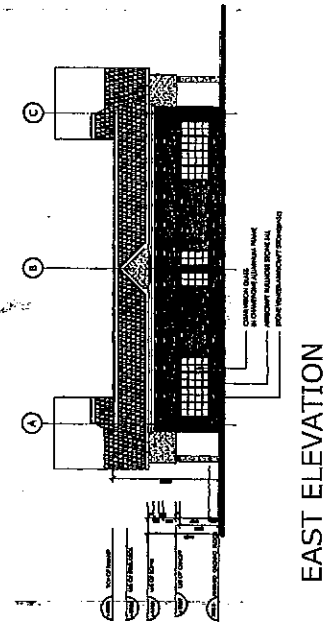
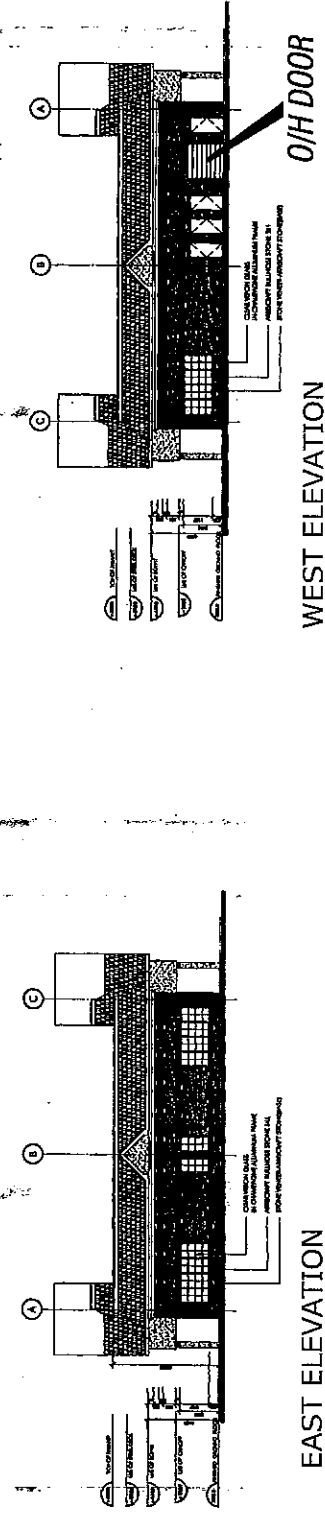
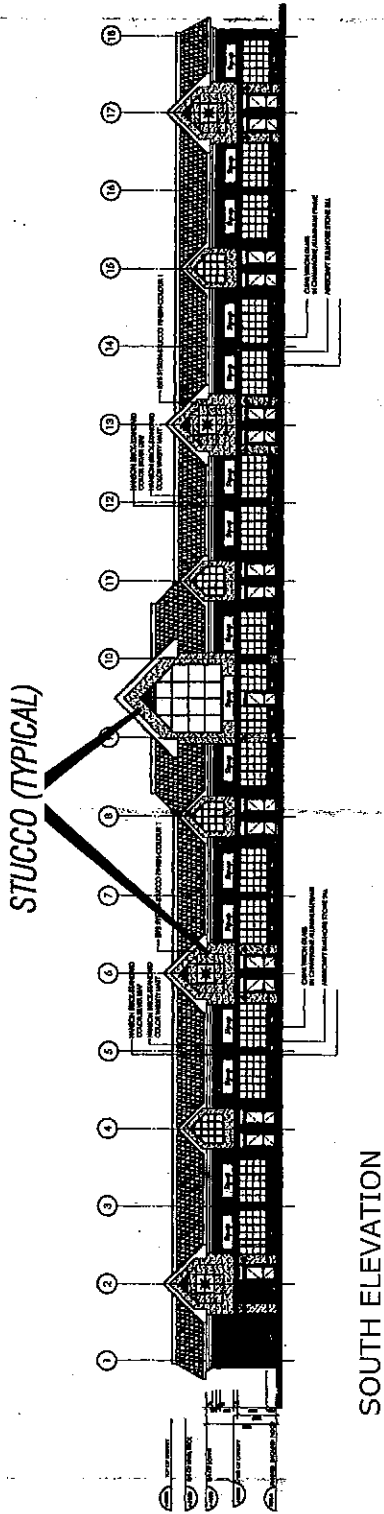
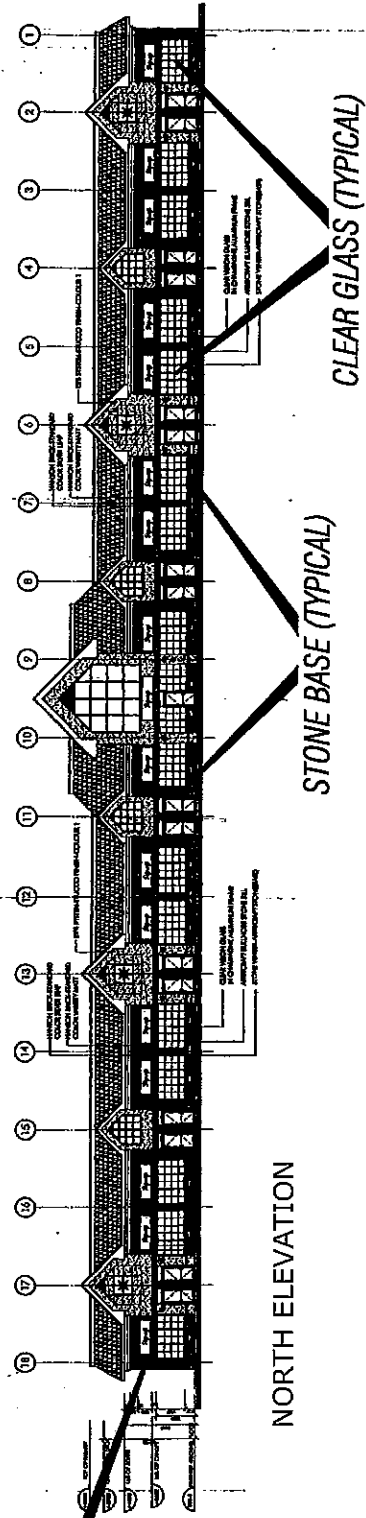
LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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Development Planning Department



# Elevations - Building 'B'

LOCATION:  
Part of Lots 16, Concession 5

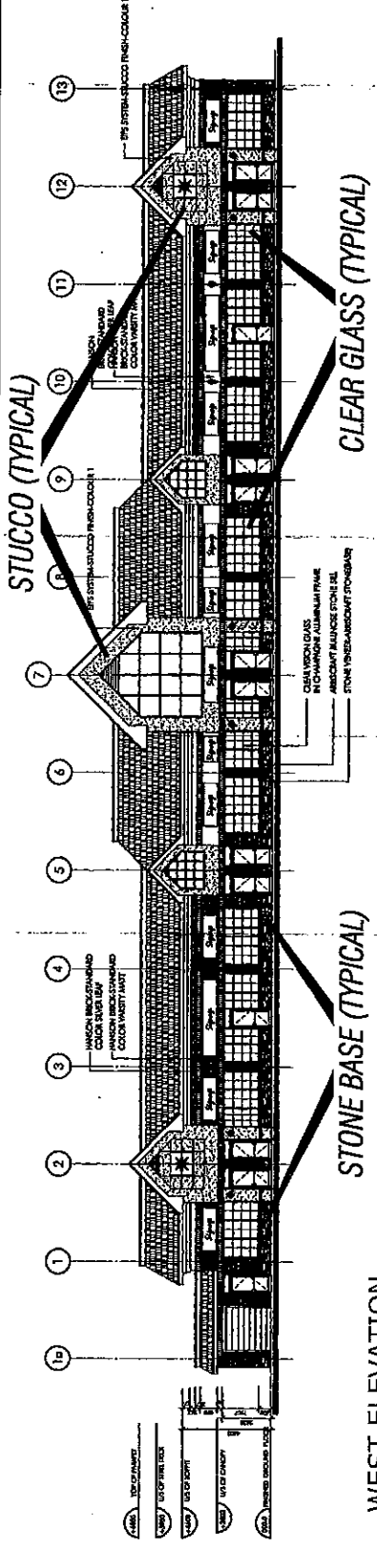
APPLICANT:  
Girona Financial Group

PROJECT: ATTACHMENTS\DA\16-05-075\09-035.dwg

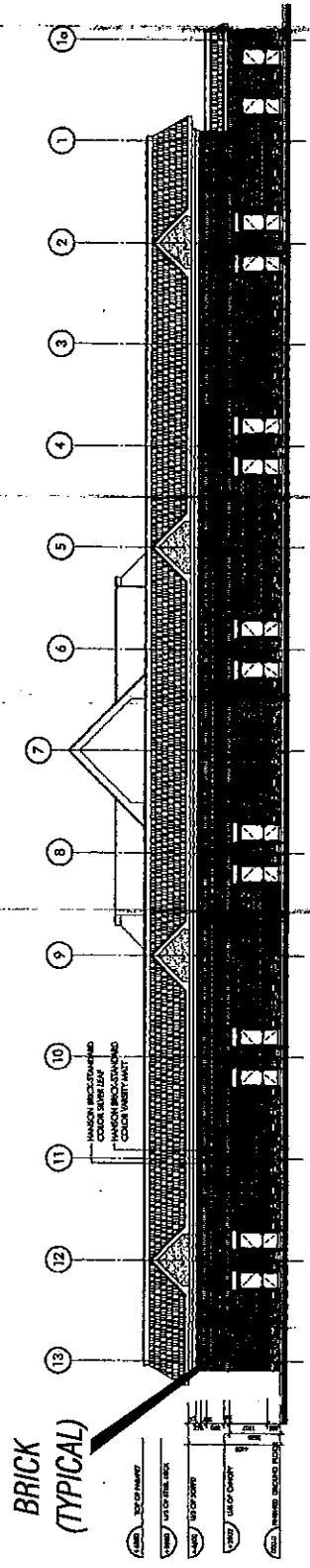


The City Above Toronto

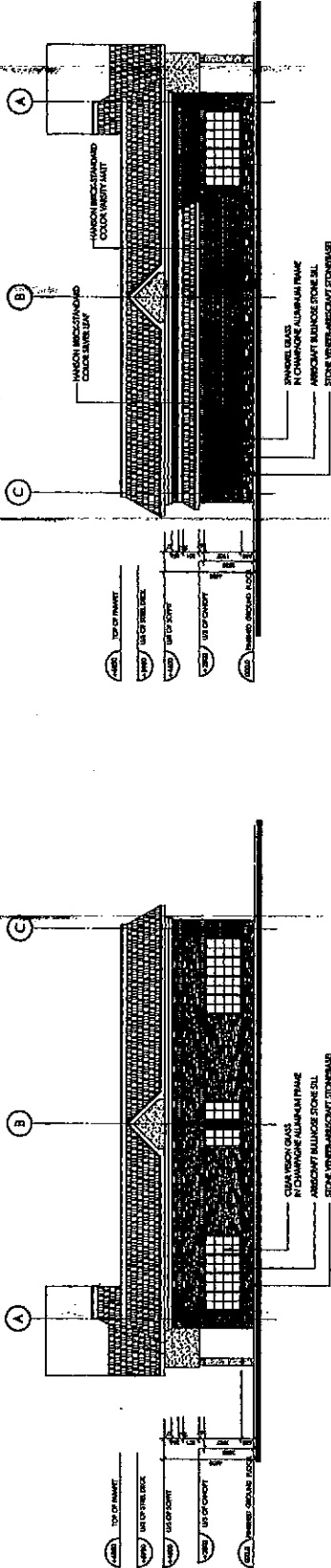
Development Planning Department



WEST ELEVATION



EAST ELEVATION - FACING HIGHWAY 400 RAMP



NORTH ELEVATION

SOUTH ELEVATION

# Elevations - Building 'C'

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

PROJECT: AT-C-MENIS-D-06-05-0751-05-035-0-9



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Development Planning Department

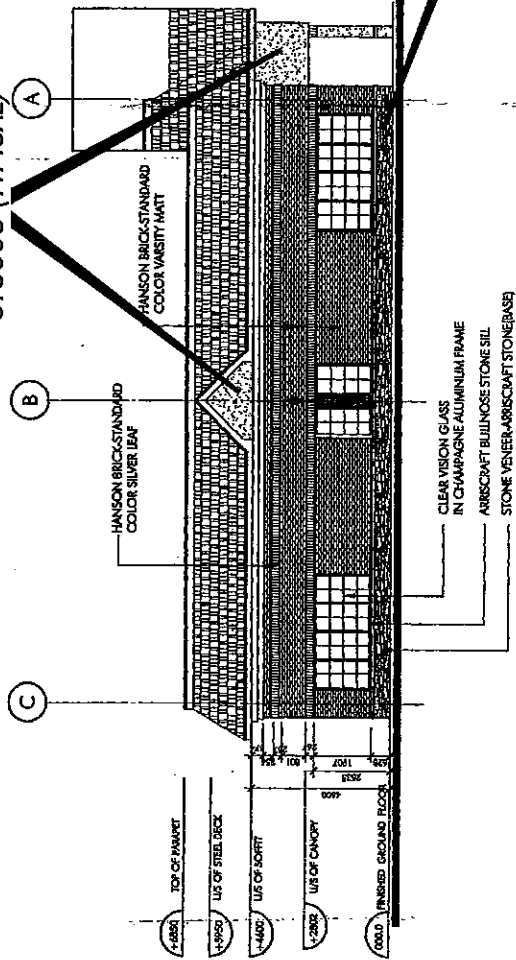
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DA.09.075, Z.09.035

DATE:  
June 10, 2010

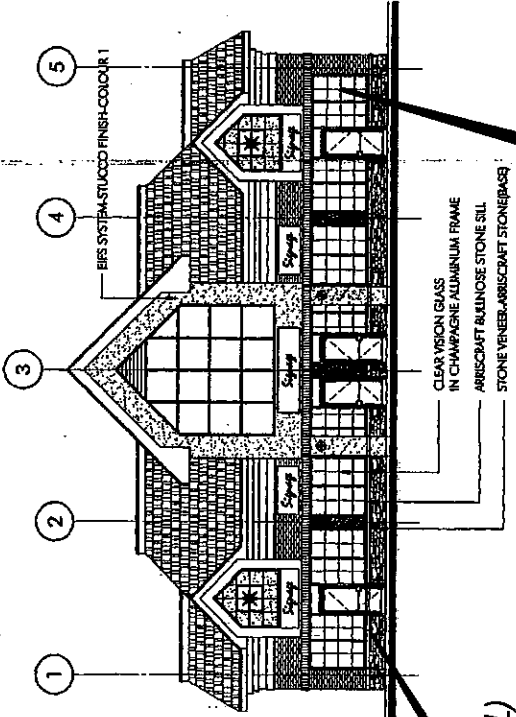
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**STUCCO (TYPICAL)**



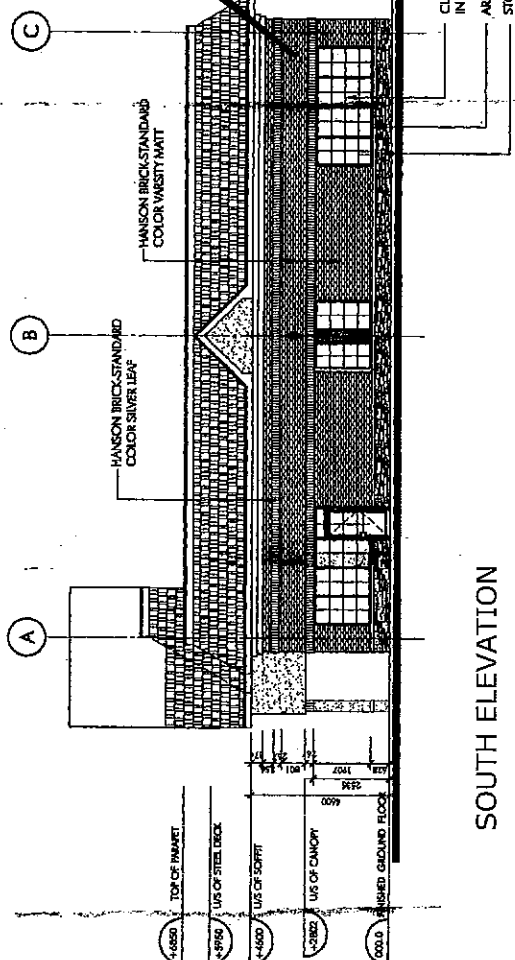
**NORTH ELEVATION**

**STONE BASE (TYPICAL)**



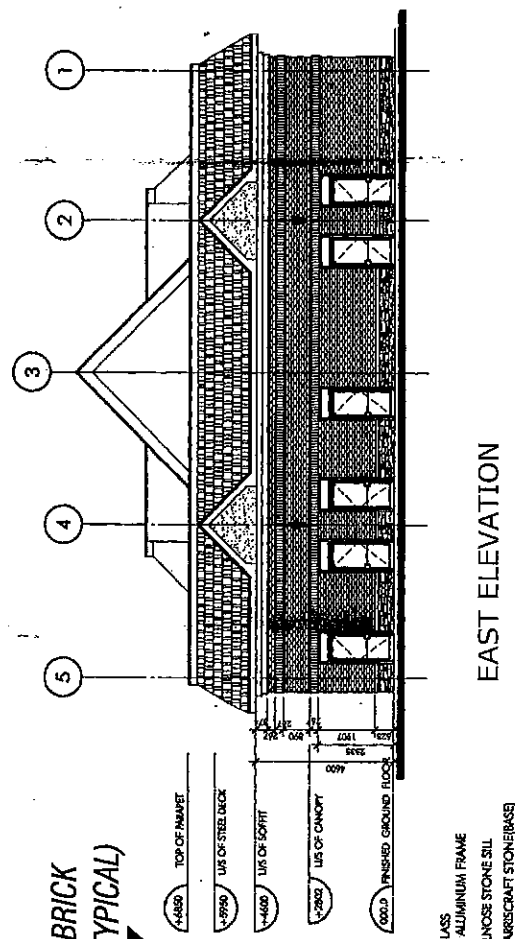
**WEST ELEVATION**

**CLEAR GLASS (TYPICAL)**



**SOUTH ELEVATION**

**BRICK (TYPICAL)**



**EAST ELEVATION**

**Elevations - Building 'D'**

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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Development Planning Department

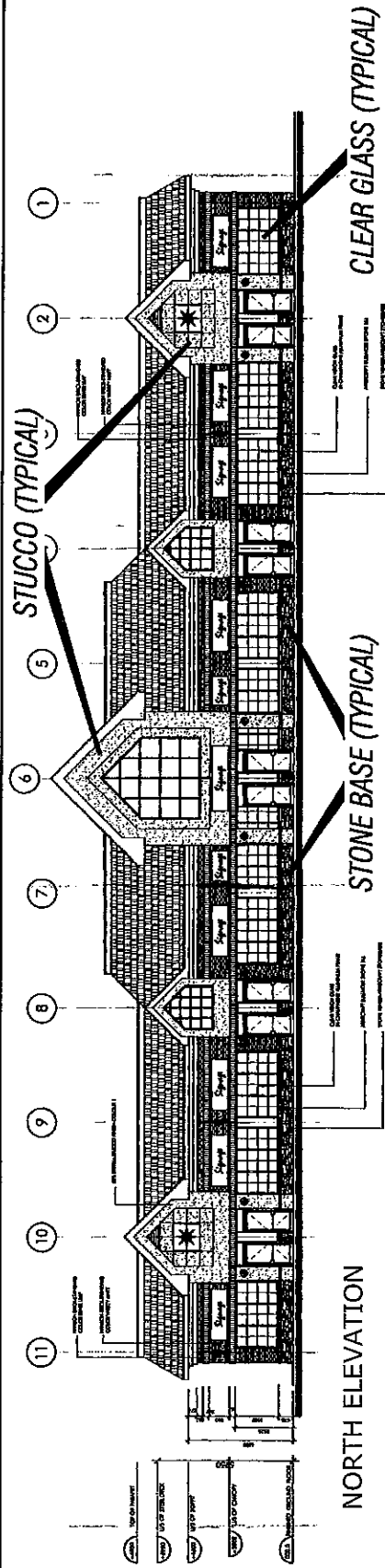
**Attachment**

FILES:  
DA.09.075, Z.09.035

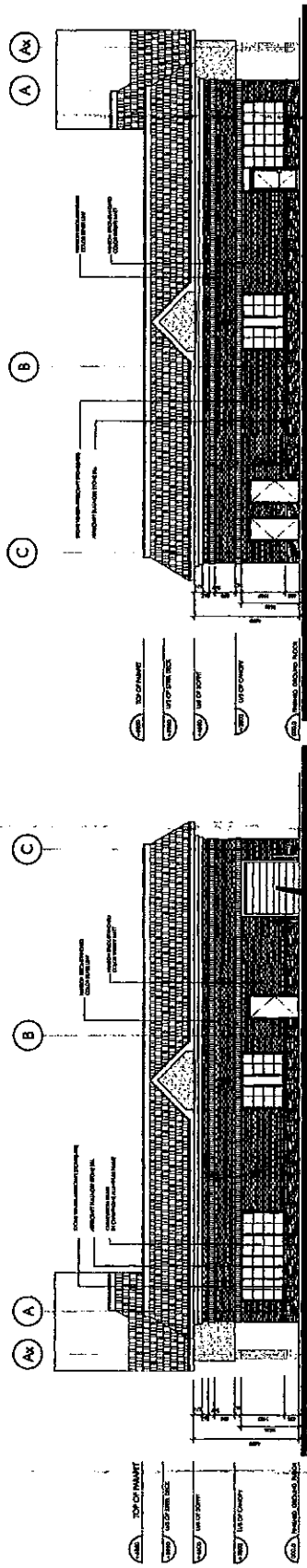
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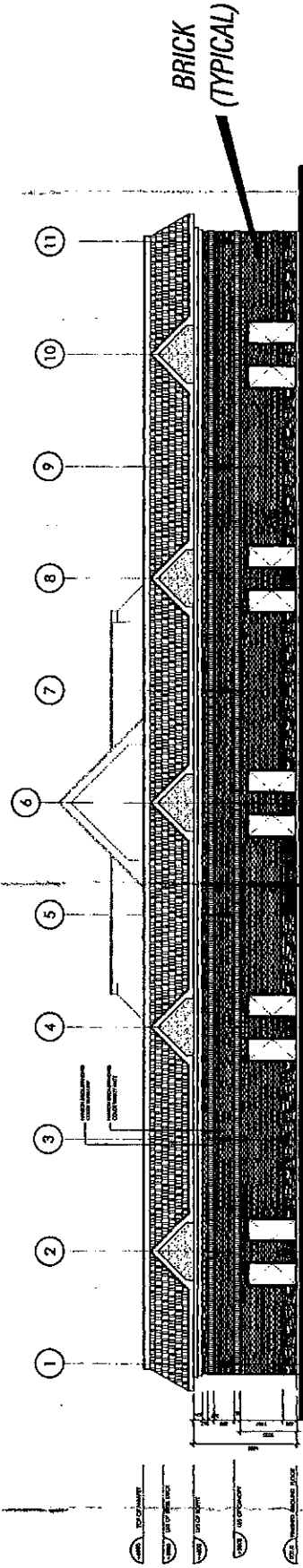
NORTH ELEVATION



WEST ELEVATION

O/H DOOR (TYPICAL)

EAST ELEVATION



SOUTH ELEVATION - FACING RUTHERFORD ROAD

# Elevations - Building 'E'

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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The City Above Toronto

Development Planning Department

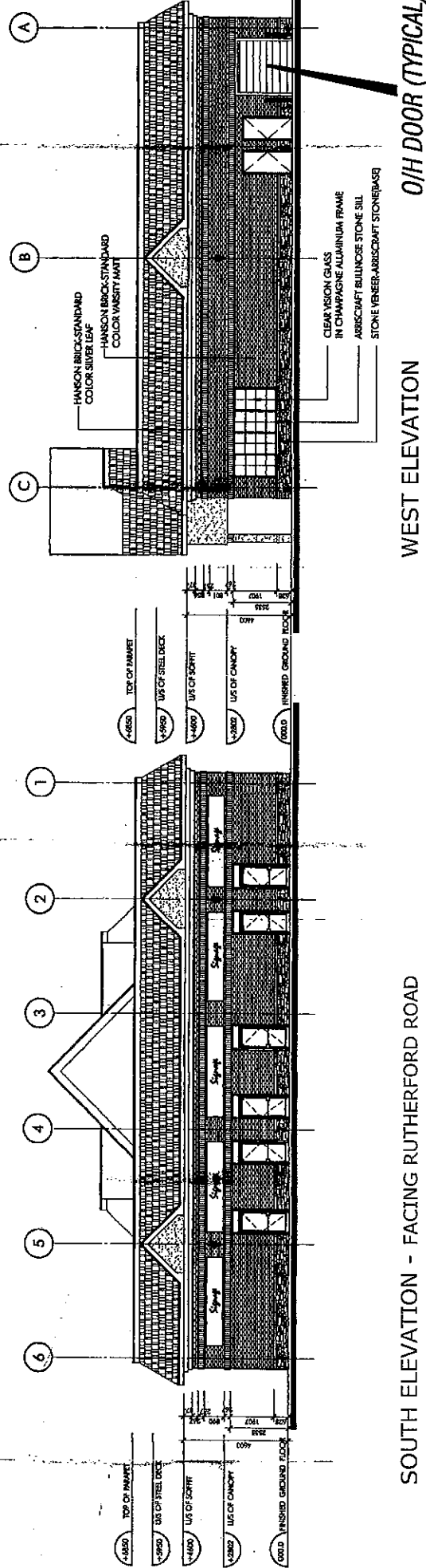
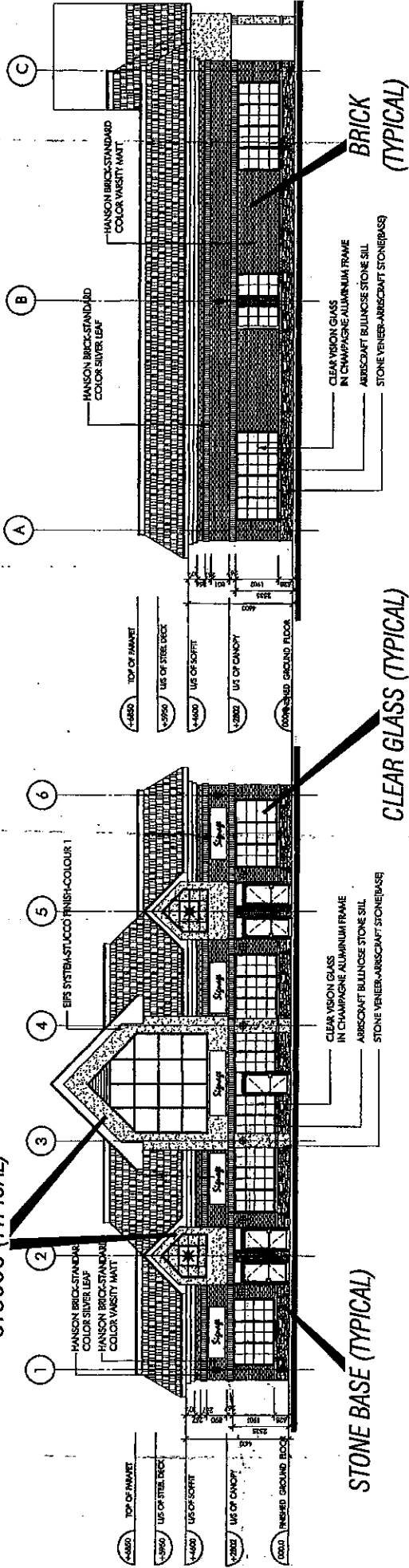
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FILES:  
DA.09.075, Z.09.035

DATE:  
June 10, 2010

8

STUCCO (TYPICAL)



# Elevations - Building 'F'

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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The City Above Toronto

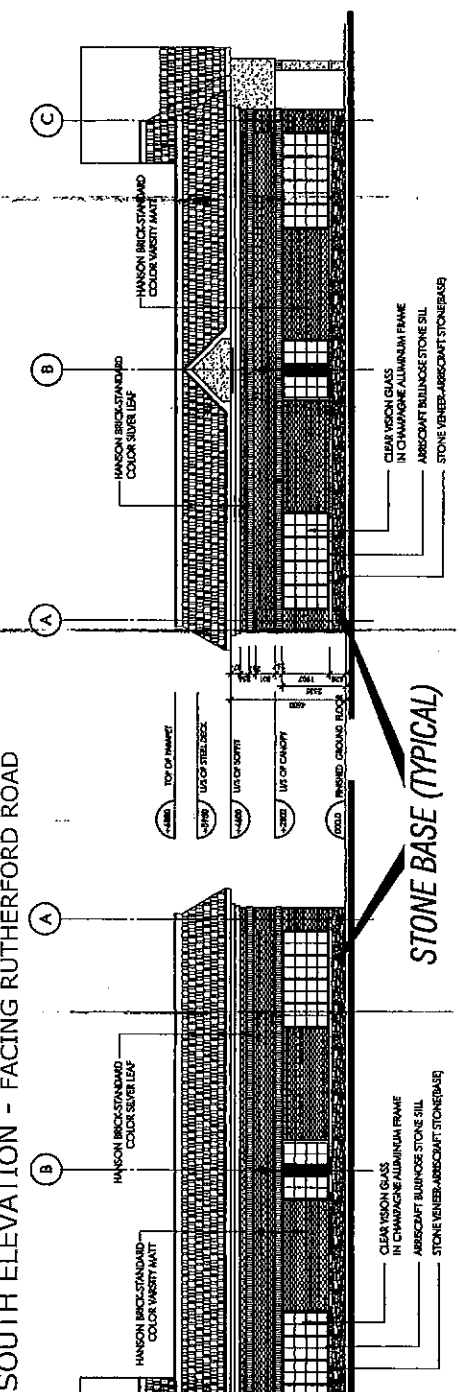
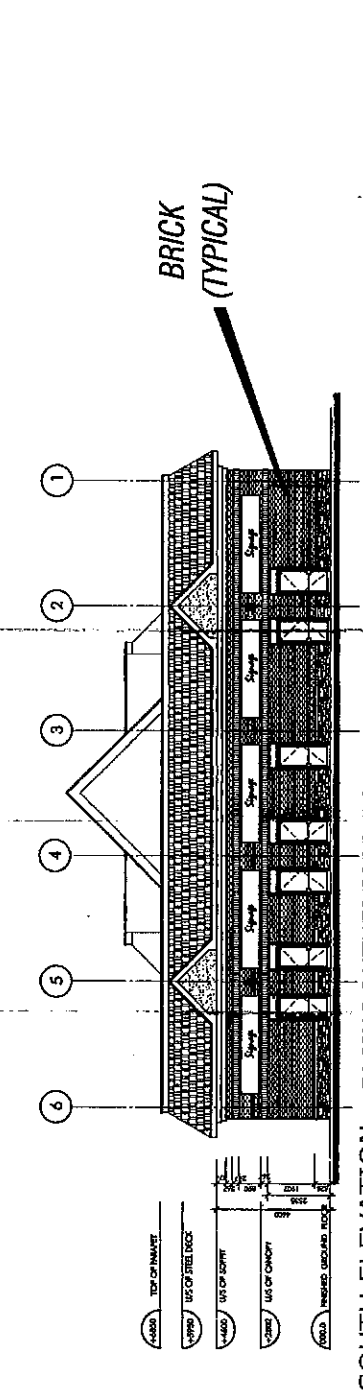
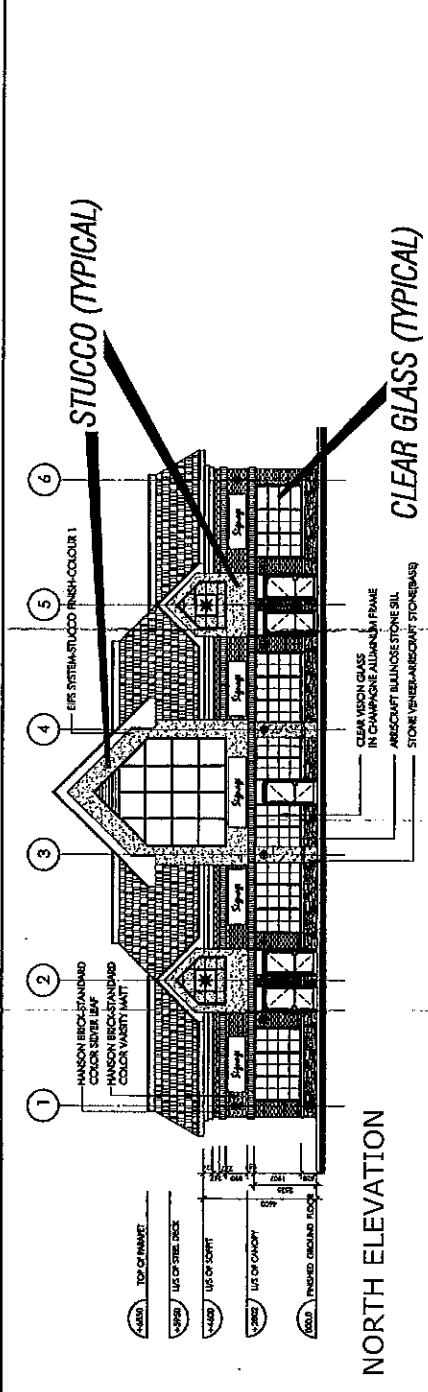
Development Planning Department

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FILES:  
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DATE:  
June 10, 2010

# 9



# Elevations - Building 'G'

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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Development Planning Department

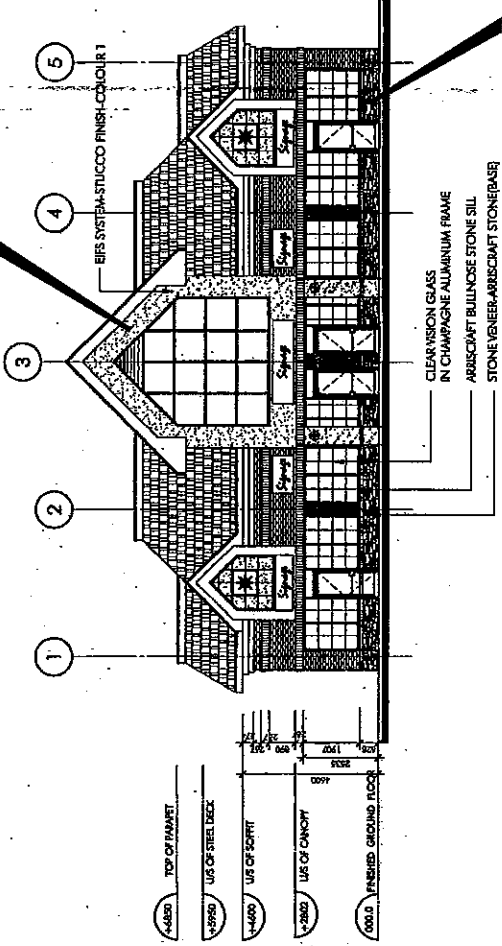
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# 10

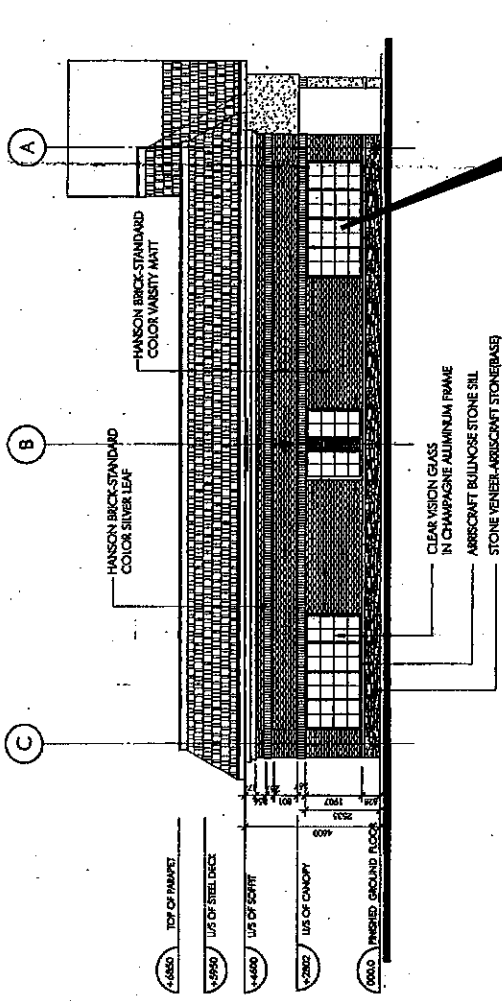
DATE:  
June 10, 2010

STUCCO (TYPICAL)



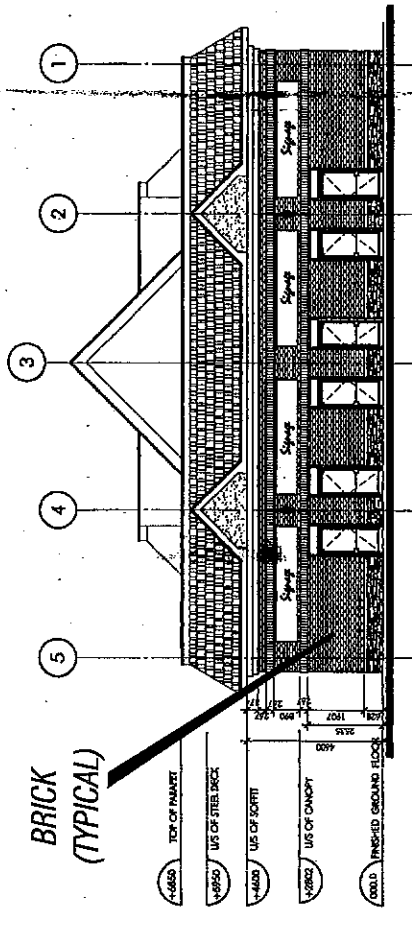
NORTH ELEVATION

STONE BASE (TYPICAL)

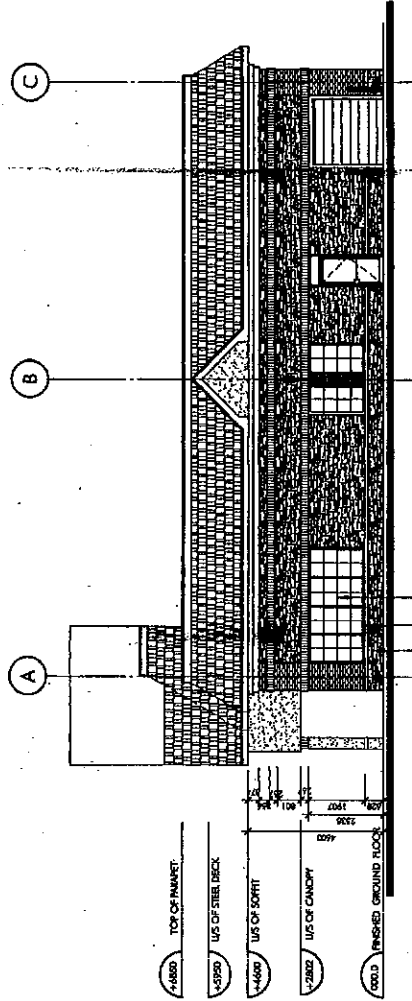


EAST ELEVATION

CLEAR GLASS (TYPICAL)



SOUTH ELEVATION - FACING RUTHERFORD ROAD



WEST ELEVATION - FACING VELLORE WOODS BLVD.

# Elevations - Building 'H'

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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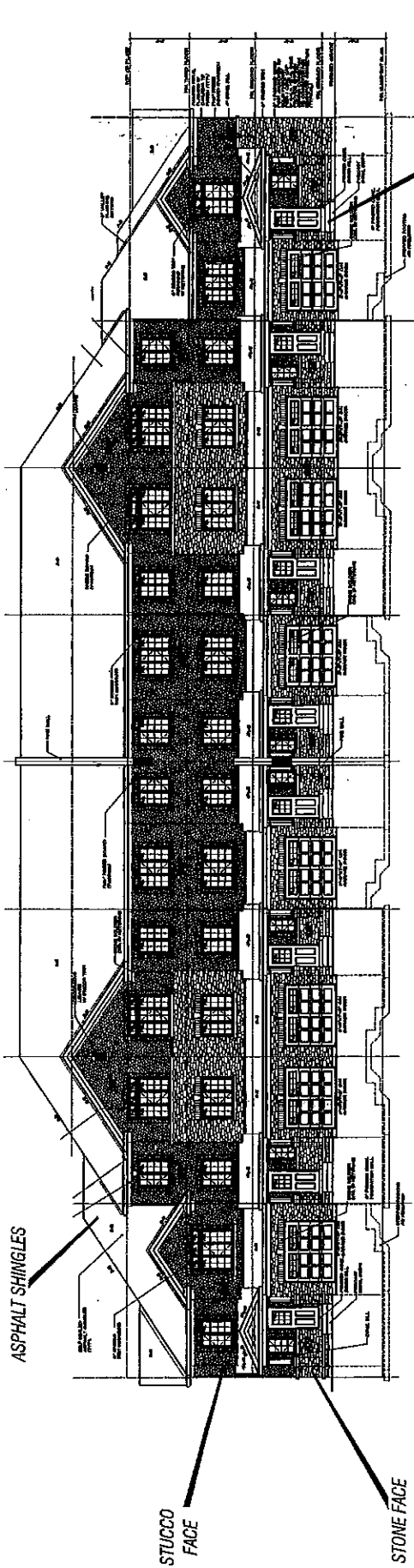
Development Planning Department

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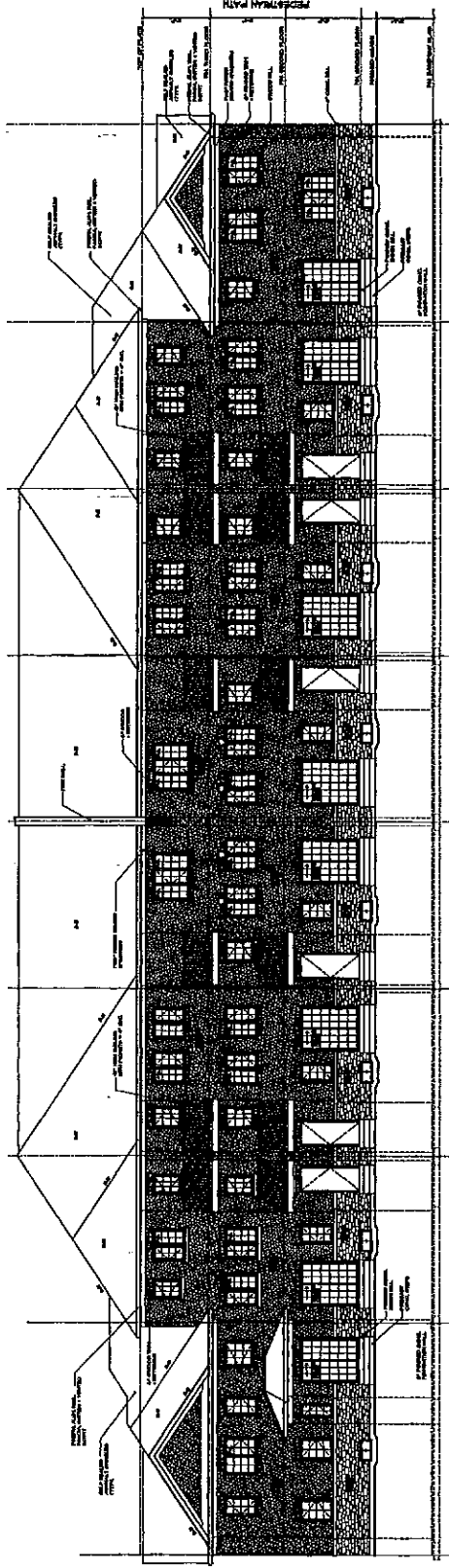
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DA.09.075, Z.09.035

DATE:  
June 10, 2010

# 11



FRONT (NORTH) ELEVATION - FACING HAWKWOOD BLVD.



REAR (SOUTH) ELEVATION

**Typical Elevations - Street**  
**Townhouse Block(s) - 8 Unit shown**

APPLICANT:  
 Girona Financial Group

LOCATION:  
 Part of Lots 16, Concession 5



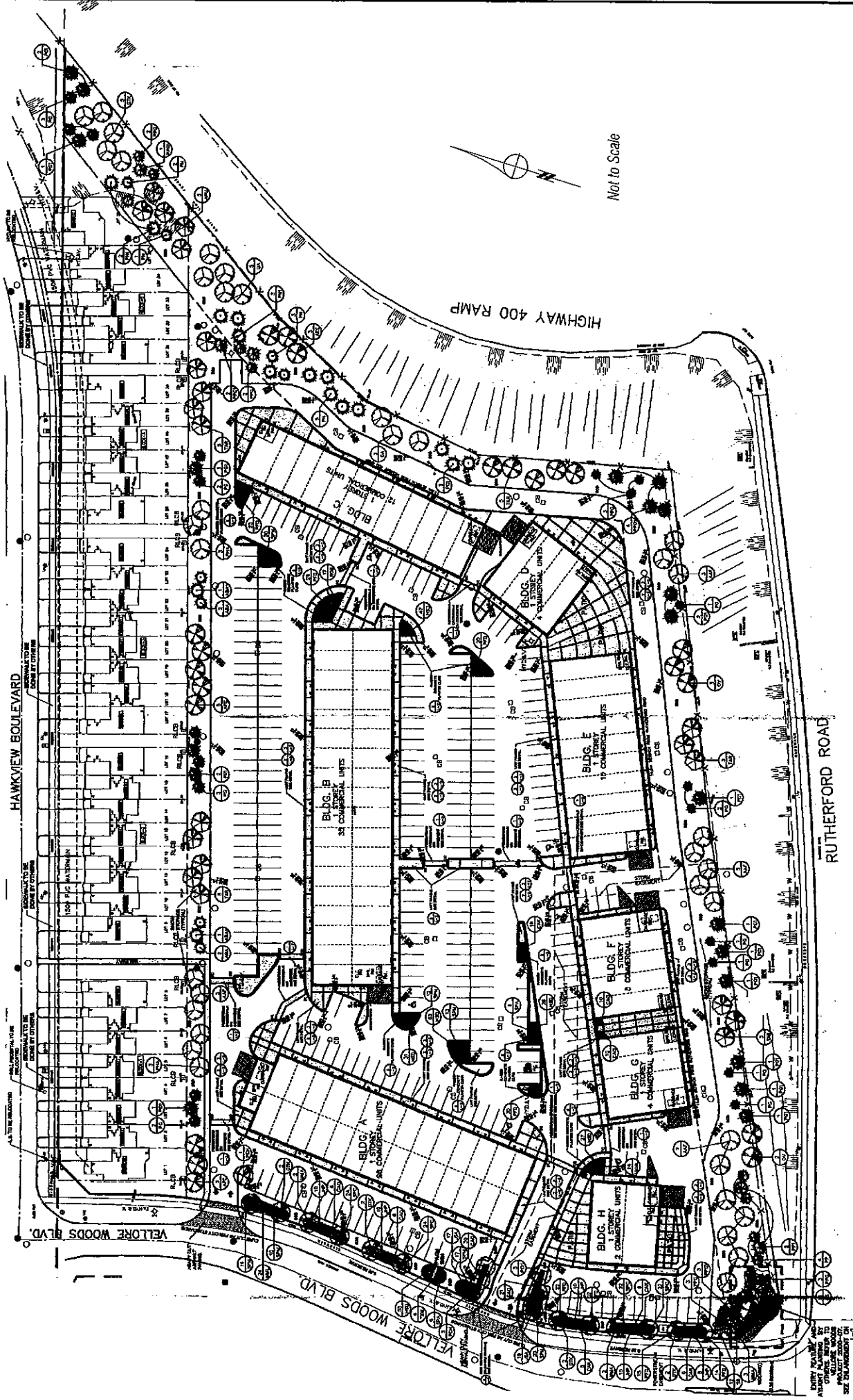
Development Planning Department

Attachment

FILES:  
 DA.09.075, Z.09.036

DATE:  
 June 10, 2010

**12**



# Landscape Plan

LOCATION:  
Part of Lots 16, Concession 5

APPLICANT:  
Girona Financial Group

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FILES: DA.09.075, Z.09.035  
DATE: June 10, 2010

# 13