

**OFFICIAL PLAN AMENDMENT FILE OP.05.027
ZONING BY-LAW AMENDMENT FILE Z.05.059
SITE DEVELOPMENT FILE DA.05.061
PROMENADE PARK LIMITED
REPORT #P.2006.7**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.027 (Promenade Park Limited) BE APPROVED, to amend OPA #210 as amended by site-specific OPA #590, to permit an increase in the maximum net residential density on the subject lands shown on Attachment #1, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted by the Official Plan for combined Phases 1 and 2 (Building "A" - constructed and Building "B" - proposed, respectively) from 340 units to 373 units, representing an increase of 33 units overall, to be situated in Building "B" (from 172 to 205 units) of the development as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.05.059 (Promenade Park Limited) BE APPROVED, to amend By-law 1-88, to permit the following site-specific exceptions:
 - a) an increase in the maximum permitted building height for the southerly Building "B" as shown on Attachment #2, from 49m to 57m, thereby increasing the height of Building "B" from 16 to 19 storeys (an additional 3 storeys);
 - b) a decrease in the required minimum lot area per unit from 35m²/unit to 32.1m²/unit on the applicant's overall lands for the combined Phases I and II;
 - c) a decrease in the required minimum amenity space from the required 17,120m² to 10,182m², respecting the applicant's overall lands for the combined Phases I and II; and
 - d) a decrease in the required minimum landscaped strip width abutting an outdoor parking area from 3m to 0.3m (existing situation for a small portion adjacent to the north property line); and exemption from the requirement that the landscaped area abutting the entire outdoor parking area be comprised entirely of a berm, whereas a flat area consisting of a variety of tree and shrub planting is provided (recognizes an existing situation in Phase I as previously approved by Council).
3. THAT Site Development File DA.05.061 (Promenade Park Limited) BE APPROVED, to permit an additional 3 storeys (floors 17 to 19) for Building "B", subject to the following conditions:
 - a) that prior to the execution of the amending site plan agreement:
 - i) the final building elevations for floors 17 to 19 shall be approved by the Development Planning Department; and
 - ii) the implementing Official Plan and Zoning By-law Amendments shall be in full force and effect; and,
 - b) that the site plan agreement contain the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit for Building "B", in accordance with the Planning Act, and the City's Cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, prepared by an

accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

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

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An application to amend the Official Plan, specifically OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #590, to increase the permitted maximum net residential density on the applicant's overall lands shown as Phases I and II on Attachment #2, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted under the Official Plan from 340 units to 373 units, which represents an increase of 33 units on the Phase II portion of the subject lands from the permitted 172 units to 205 units.
2. An application to amend the Zoning By-law, specifically the site-specific Zoning Exception 9(480) to By-law 1-88 by providing the following additional exceptions:
 - a) an increase in the permitted maximum building height for the southerly Phase II Building "B" as shown on Attachment #2, from 49m to 57m, thereby increasing the height of the apartment building from 16 storeys to 19 storeys (an additional 3 storeys);
 - b) a decrease in the required minimum lot area per unit from 35m²/unit to 32.1m²/unit on the applicant's overall lands for the combined Phases I and II;
 - c) a decrease in the required minimum amenity space from 17,120m² to 10,182m² respecting the applicant's overall lands for the combined Phases I and II;
 - d) a decrease in the required minimum landscape buffer width surrounding the periphery of an outdoor parking area from 3m to 0.3m (existing situation for a small portion adjacent to the north property line in the Phase I development); and
 - e) eliminate the requirement to screen the outdoor parking areas with a landscaped berm, whereas a flat area consisting of tree and shrub planting is provided. This is an existing situation around the entire outdoor parking area in the Phase I development as previously approved by Council.
3. An application for Site Development approval to amend the approved building elevations to permit 3 additional storeys (floors 17 to 19) for Building "B" as shown on Attachments #2. to #6 inclusive. Northerly Building "A" has been constructed and includes a 16-storey, 168 unit condominium apartment building.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of West Promenade and Promenade Circle, being Block 7 on Registered Plan 65M-2325, City of Vaughan. The 1.198 ha irregular-shaped lot has 66.85m frontage along West Promenade and a 178.85m flankage along Promenade Circle and is developed with a 16-storey, 168 unit (but approved by Council for 170 units) condominium apartment (Building "A") being Phase I of the applicant's overall development (100 Promenade Circle), as shown on Attachment #2. The southerly portion of the site (88 Promenade Circle), which is the subject of this staff report, was previously site plan approved by Council on September 22, 2003, for a 16 storey, 170 unit condominium apartment (Building "B"), of which construction has not commenced as shown on Attachment #2. The current proposal for Building "B" includes the two units that were not constructed in Phase I (ie. From 170 to 172 units)

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #590, and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(480). The surrounding land uses are:

- North - residential apartment buildings (RA3 Apartment Residential Zone)
- South - West Promenade (road); open space park (OS2 Open Space Park Zone)
- East - Promenade Circle (road); Promenade Shopping Mall (C5 Community Commercial Zone)
- West - townhouse development (RA3 Apartment Residential Zone)

Public Hearing

On January 27, 2006, a Notice of Public Hearing to consider the Official Plan and Zoning By-law Amendment applications, was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Crestwood Springfarm York Hill Residents Association. At the Public hearing held on February 20, 2006, the City received petitions from a number of area residents urging Council to refuse the proposed applications. A letter in objection to the proposed increase in density was submitted on behalf of the residents within the Condominium Corporations at 110 and 120 Promenade Circle, located to the north of the subject lands. The following comments were made in the written objection:

- increasing Building "B" to 19 floors will upset the aesthetics of the overall area;
- notwithstanding the traffic study carried out by the developer, which indicates that Promenade Circle has sufficient capacity to meet peak demands, there is a noticeable problem every weekend. Traffic to the Promenade Shopping Centre most weekends creates an unacceptable traffic situation on Promenade Circle;
- during peak shopping hours, traffic congestion blocks up North Promenade and Promenade Circle in the vicinity of the Viva bus stop;
- pedestrian street crossings are unregulated and traffic on Promenade Circle is hazardous for pedestrians and motor vehicles alike;
- emergency vehicles regularly servicing residents at 110 and 120 Promenade Circle will inevitably be delayed in responding to emergency calls;
- the capacity of existing municipal services, especially hydro, has been of concern over the last number of years. Both 110 and 120 Promenade Circle have suffered blackouts and voltage fluctuations, and the increased demand can only cause further problems; and,
- amenities which are now approved for 100 Promenade Circle (Building "A") are already insufficient and a further increase in the number of units will only put further unnecessary pressure on the various facilities.

The recommendation of the Committee of the Whole on February 20, 2006, to receive the Public Hearing report, and that a technical report be brought forward to a future Committee of the Whole Meeting was ratified by Council on February 27, 2006.

Official Plan

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #590. The existing land use designation permits residential apartment units at a maximum net residential density of 283 units/ha. The proposed increase in the net density on the overall site to 312 units/ha in order to accommodate an additional 33 residential units in Building "B", requires an amendment to the Official Plan.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88 subject to site-specific Exception 9(480), which permits residential apartment units. A by-law amendment is required to facilitate the following exceptions:

	<u>Standard</u>	<u>Proposed</u>
Max. Building Height	49m	57m
Max. Number of Storeys (Phase II Building "B")	16 storeys	19 storeys
Min. Lot Area per Unit	35m ² /unit	32.1m ² /unit
Min. Amenity Area	17,120m ²	10,182m ²

It should be noted that the site-specific zoning by-law indicates a maximum permitted building height of 46m, however, the Owner had made an application to the Committee of Adjustment in 2004 (File A270/04), and was approved for 49m as referenced above.

The proposed decrease to the minimum required Lot Area per Unit is directly related to the corresponding increase of 33 additional units for the overall Phase 1 and Phase 2 lands, to be located in Building "B". The proposed reduction of the required Amenity Area from 17,120m² to 10,182m² takes into account the original reduction from 17,120m² to 11,682m², which was inadvertently omitted from the previous implementing By-law 56-2003, and the amenity area required for the 33 additional units being proposed through this application. The 33 units required a combined 1500m² of amenity space included in the proposed reduction. It is noted that the amenity areas for Building "A" and "B" include all landscaped areas on the site, patios, balconies for individual residential units, and all other indoor recreational facilities.

The existing site layout for the Phase I lands also does not comply with the requirement for screening outdoor parking areas and providing a minimum 3m wide landscaped area around the outdoor parking areas, which reflects an existing situation to the east and north of Building "A" (see Attachment #2). The existing landscaped strip adjacent to Promenade Circle consists of a flat area that is to include a variety of tree and shrub planting, whereas the By-law requires a landscaped berm. The existing landscaped strip width between the northern property line and parking spaces is a minimum 0.3m for a small portion of its length, whereas the By-law requires a minimum 3.0m landscaped berm. These two exceptions were approved by Council previously, and the design is consistent with the approved site plan and landscape drawings from 2003.

The staff report will further discuss the appropriateness of the proposed exceptions to the Zoning By-law, in light of the issues affecting land use, compatibility, and density.

Site Plan

The original site plan as approved by Council on September 22, 2003, consisted of two, 16-storey 170 unit residential apartment buildings, connected by a single storey lobby/recreation area. The overall development was to be constructed in two phases. The first phase comprises the northern portion of the site (see Attachment #2), and includes Building "A" and the lobby/recreation structure, which have been constructed. The second phase will include, if approved, the additional 33 units for a total of 205 units as discussed below, and the additional 3 storeys, comprising a total 19 storey building for Building "B".

Although the first approval in 2003 planned for a total of 340 units with 170 units in each building, the Phase I Building "A" was constructed with a total of 168 units. The remaining 2 units are to be incorporated into Building B, Phase II of development. With the inclusion of the additional 33 units, Building "B" will contain a total of 205 units.

The full movement access to the site is from Promenade Circle located adjacent to Building "A" as per the original approval, and leads to a circular drop-off/pick-up area at the main lobby located between the two buildings. There are 38 visitor parking spaces provided at grade along the north and west sides of Building "A". The location of the ramp to the underground parking

area is located to the west of Building "A", which will serve both Buildings "A" and "B". The underground parking garage for Building "B" will be constructed as part of the Phase 2 development.

Service areas are provided along the west sides of both buildings. The southwest area of the site will include a large landscaped amenity area, which will serve both Buildings "A" and "B". There are also other landscaped areas throughout the property, including the northwest corner of the site. The existing one-storey structure that will connect Building "A" with Building "B" also includes recreational facilities. Furthermore, the residential units in both buildings will be constructed with balconies. On this basis, the Development Planning Department is satisfied that the proposed zoning exception to decrease the required amenity area on the overall property by $1,500\text{m}^2$ from $11,682\text{m}^2$ to $10,182\text{m}^2$ is sufficient and will allow appropriate amenity space for the residents in both Buildings "A" and "B". As identified earlier, the original decrease from $17,120\text{m}^2$ to $11,682\text{m}^2$ for both Phases I and II was inadvertently omitted from the implementing Zoning By-law 56-2003, and accordingly, the proposed exception will reflect a decrease from $17,120\text{m}^2$ to $10,182\text{m}^2$.

Building Elevations / Shadow Study

The proposed 19 storey apartment building (Building "B") is to be constructed with light beige stucco and darker beige precast façade. The rectangular building footprint remains the same as that of the original site plan approval. The only difference to the elevation is the applicant's building height in order to accommodate the additional 3 storeys on the Phase II building, from 16 to 19 storeys.

The Development Planning Department has reviewed the building elevations for aesthetic appeal and with respect to the applicant's sun/shadow study, and have found both the study and building elevations to be acceptable.

The sun/shadow study prepared by I.E. Richmond Architects and dated February 16, 2006, was conducted in hourly increments using March 21, September 21, June 21 and December 21 as study dates. The most significant shadow was cast in the early AM hours (approximately 8:00 am) towards the west. In the PM hours after 12:00 noon, the shadows do not impact the residential development to the west and instead are cast eastwards on the parking area of the Promenade Shopping Centre.

Access

Access to the subject lands is from Promenade Circle and has not been altered as a result of the existing application to increase the number of units and floors in Building "B". The City Engineering Department has reviewed the traffic impact study dated August 2002 and the revised updated report dated March 2006 conducted by Marshall Macklin Monaghan Limited and concur with the findings of the study and conclusion, which indicates that the 33 additional units will not affect existing traffic patterns in the area.

Parking

The required parking for the proposed development and addition is 485 spaces with 487 spaces being provided (ie. surplus of 2 spaces). The required parking is based on the following:

- 373 units x 1.1 resident spaces per unit, plus 0.2 visitor spaces per unit (ie. Total $1.3 \text{ spaces per unit} \times 373 \text{ units}$)= 485 required parking spaces

Landscape Plan

The proposed landscape plan and details are consistent with the approved landscape plan included within the original Site Development Agreement. However, minor suggestions by the Development Planning Department were made to the applicant to address changes to some species of plants. The final Landscape Plan, Landscape Details and Landscape Cost Estimate will be approved to the satisfaction of the Development Planning Department.

Site Servicing

The applicant has submitted a Functional Servicing Report prepared by Al Underhill and Associates Ltd. and dated August 3, 2006, which has been approved by the City Engineering Department, confirming that existing municipal services can support the additional 33 units in Building "B".

Snow plowing and garbage/recycling pick-up will be privately administered through the Condominium Corporation. The condominium buildings include a multiple sort disposal system in the form of a tri-sorter carousel on each floor of the recycling and garbage on each floor.

Council originally granted water and sewage allocation for both Buildings "A" and "B" on September 22, 2003, for a combined total of 340 units. On September 25, 2006, Council granted formal water and sewage allocation for an additional 33 units that are proposed in Building "B".

Current Policy Framework

Provincial Policy Statement (PPS)

The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development. The PPS envisions efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, employment, parks and open space, as well as, transportation choices that facilitate pedestrian mobility and other modes of travel.

The "Building Strong Communities" policies of the PPS state that sufficient land shall be made available through intensification and redevelopment, and if necessary, designated in growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet project needs for a time frame of 20 years.

The proposed increase in density would facilitate an intensification of high density residential development which is consistent with the policies set forth in the PPS. The subject lands are located within the Town Centre, providing the highest density and mix of unit sizes as well as having accessibility to public transit. The subject lands have access to full municipal services as confirmed by the Functional Servicing Report and allocation for the 33 additional units has been granted by Council. The subject lands are also in close proximity to existing, recreational and institutional facilities, public transit and commercial/retail locations. The existing road network can also accommodate the increase in density as confirmed in the supporting Traffic Impact Study.

The PPS defines "Settlement Areas" as urban areas and rural settlement areas within municipalities (such as cities, town, villages and hamlets) that are built up areas where development is concentrated and which have a mix of land uses; and lands which have been designated in an official plan for development over a long term planning horizon".

The policies relating to "Settlement Areas" state that these areas shall be the focus of growth and that Planning authorities shall identify and promote opportunities for intensification and land use patterns within settlement areas, which shall be based on, in part, on densities and a mix of land uses which:

- i) efficiently use land and resources; and
- ii) are appropriate for, and efficiently use infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The subject lands are located in a settlement area as defined by the PPS, and on lands designated "High Density Residential" by the City's Official Plan. The proposed increase in density by the subject proposal will result in intensification, and an efficient use of lands and existing services.

The proposed increase in density will also facilitate the efficient use of existing infrastructure as intensification has the potential of generating more transit use, and the use of existing roads, and tying into the existing service scheme for the area.

Places to Grow

On June 16, 2006, the Province of Ontario approved the Places to Grow Plan, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Plan discusses increasing intensification of the existing built-up area, with focus on urban growth centres, intensification of corridors, and major transit stations. Concentrating intensification in these areas provides for a focus for transit and infrastructure investment to support growth, and for building compact, transit supportive communities in greenfields. The plan further requires that by 2015, a minimum of 40% of all residential development is to occur within defined built up areas.

The proposed official plan and zoning by-law amendment to increase density on the subject lands addresses these principles and policies through its location, compact form of development, and by supporting an existing and viable transit system.

The amendment proposes intensification by increasing the net density from 283 to 312 units/ha. The location of the site is ideal for intensification because of its close proximity to service and retail commercial uses, parks and access to the arterial road network and transit systems. The proposal is in accordance with the goals of intensification established in the Growth Plan.

The Growth Plan identifies intensification corridors as locations presenting an opportunity to accommodate growth. Intensification corridors are defined as "Lands along major roads, arterials or higher order transit corridors within the built boundary that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels".

Although the subject lands are not directly located along Centre Street or New Westminster Drive, they are within a short walking distance of these roads, and to Bathurst Street. Both Promenade Circle and West Promenade are private roads built to city standards, and owned by the Promenade Shopping Mall. There is an existing bus transit terminal located to the north at the southwest corner of Centre Street and North Promenade as shown on Attachment #1.

Region of York Official Plan (ROP)

The Region of York's Official Plan is a broad based plan that includes policies intended to guide economic, environmental and community building decisions affecting the use of land, and to assist with the coordination of more detailed planning by the area municipalities.

One of the objectives of the Regional Official Plan with respect to housing is to "promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, and housing forms, types and tenures that will satisfy the needs of the Region's residents and workers".

The Regional Official Plan designates the subject lands as "Urban Area". The ROP encourages opportunities for higher densities. The proposed Official Plan Amendment to increase the density of the subject lands assists in achieving the goals set forth in the Regional Official Plan. The additional density is located in an established area with commercial uses in close proximity.

In consideration of the above, the applications to amend the Official Plan and Zoning By-law to permit an increase in residential density is consistent with the objectives of the Regional Official Plan.

OPA #210 (Thornhill-Vaughan Community Plan)

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #590. The existing land use designation permits a maximum site-specific net residential density of 283 units/ha.

The focal point of the Thornhill-Vaughan Community is provided in the Town Centre, which is located both north and south of Centre Street between New Westminster Drive and Bathurst Street, and south to Clark Avenue. The Town Centre is intended to provide services primarily for the residents of the Thornhill-Vaughan Community. The Town Centre is proposed as a mixed use area and includes such uses as a major shopping centre, offices, community recreation facilities, a civic park and high density uses. The Town Centre is intended to be the commercial focus for the community. With respect to residential uses in the Town Centre, the policies within OPA #210 envision the Thornhill Town Centre to ultimately have 7,260 residents within 3,300 residential units when fully developed. Furthermore, OPA #210 envisions the entire Thornhill community to have a maximum population of 75,000. The 2001 Canada Census indicated a population of 64,241.

The recent Centre Street Study and implementing OPA #671 contemplate an additional 600-900 residential units on the north side of Centre Street. Furthermore, the Liberty development north of Centre Street has been approved for 1,598 residential apartment and townhouse units, for a combined total of 2,498 new units in the Town Centre Area. The existing and planned unit counts for the Town Centre is in the range of 3,100 units, still less than the envisioned 3,300 units. The addition of the 33 units, however minor, will assist in achieving the intended objectives with respect to total unit counts for the Town Centre set forth in OPA #210 and carried through in OPA #671.

In order to achieve the increased density for the Town Centre Area, it is appropriate to facilitate development within high-rise buildings. Typically in the Thornhill area, buildings have been constructed to a height of 18-storeys. The "High Density" designation in OPA #671 along New Westminster Drive permits high-rise apartment buildings up between 22 storeys. Similarly, the highest apartment building in the Liberty development will be 22-storey when constructed in the future. In comparison, the proposed applications, if approved, would facilitate a building that would be 19 storeys in height.

Planning Considerations

The location of the site, as well as, compatibility with the surrounding land uses were taken into consideration, and indicate that the proposed increase in density and zoning exceptions to permit an additional three storeys and 33 units are complementary and would have little impact on the surrounding area. Review of existing provincial, regional and local policies indicate that the height and additional density proposed are in keeping with the policies established for intensification to achieve appropriate development in the surrounding community.

The York Region Official Plan encourages opportunities for high density development in compatible and established areas. Furthermore, the York Regional Planning Department has no concerns respecting the proposed increase of 33 units, and has delegated final approval of the Official Plan Amendment, if approved and adopted by Vaughan Council, to Vaughan, as they consider the proposal to be a matter of local significance.

The Provincial Policy Statement has policies similar to that of the Regional Official Plan. The PPS includes policies requiring a mix of residential uses that promote cost-effective development standards and which minimize land consumption. The proposed development satisfies these policies.

The Growth Plan for the Greater Golden Horseshoe further establishes the principles of compact communities that provide a choice in housing and transportation.

Given the location of the site in an established area, within the heart of the Thornhill Community, and on lands currently designated for high density residential development, and in consideration of the minimal impact if any on hard and soft services, the introduction of 33 additional residential units is considered by the Development Planning Department to be appropriate and represent good planning.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the proposed applications to amend the Official Plan and Zoning By-law to permit an increase in residential density to facilitate an additional 33 units on the overall property, specifically within the area of the proposed height expansion of the three additional storeys (floors 17-19) in Building "B", in light of the Provincial, Regional and City policies, and the area context, and can support the approval of the applications, which are appropriate, consistent and compatible with other similar development in the surrounding area. Also, the Development Planning Department can support the approval of the Site Development Application to amend the approved building elevations in the registered site plan agreement to facilitate the additional three storeys.

Attachments

1. Location Map
2. Site Plan
3. West Elevation – Building "B"
4. North Elevation – Building "B"
5. East Elevation – Building "B"
6. South Elevation – Building "B"

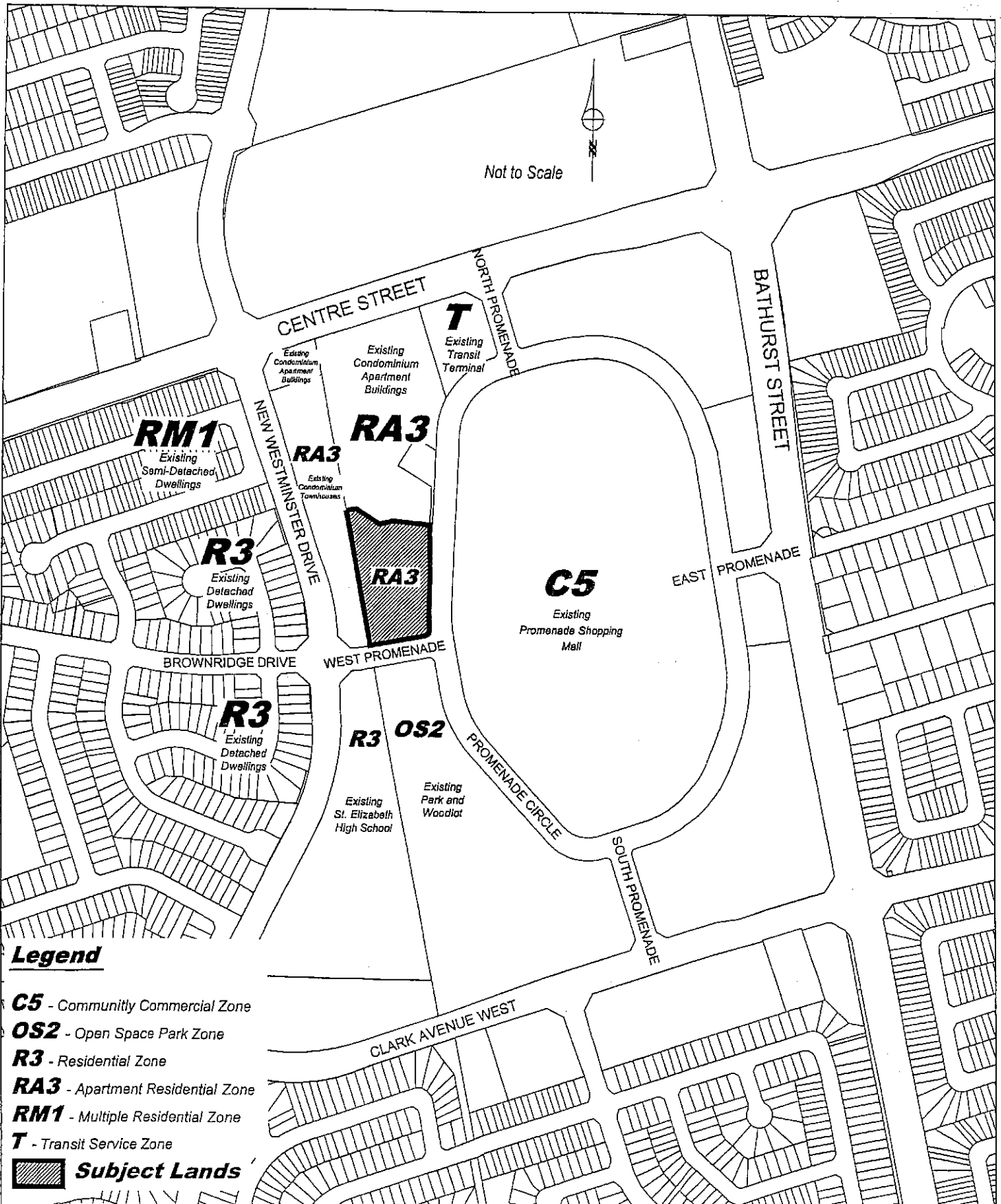
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning



Legend

- C5** - Community Commercial Zone
- OS2** - Open Space Park Zone
- R3** - Residential Zone
- RA3** - Apartment Residential Zone
- RM1** - Multiple Residential Zone
- T** - Transit Service Zone
-  **Subject Lands**

Location Map

Part of Lot 5,
Concession 2

APPLICANT:
PROMENADE PARK LIMITED



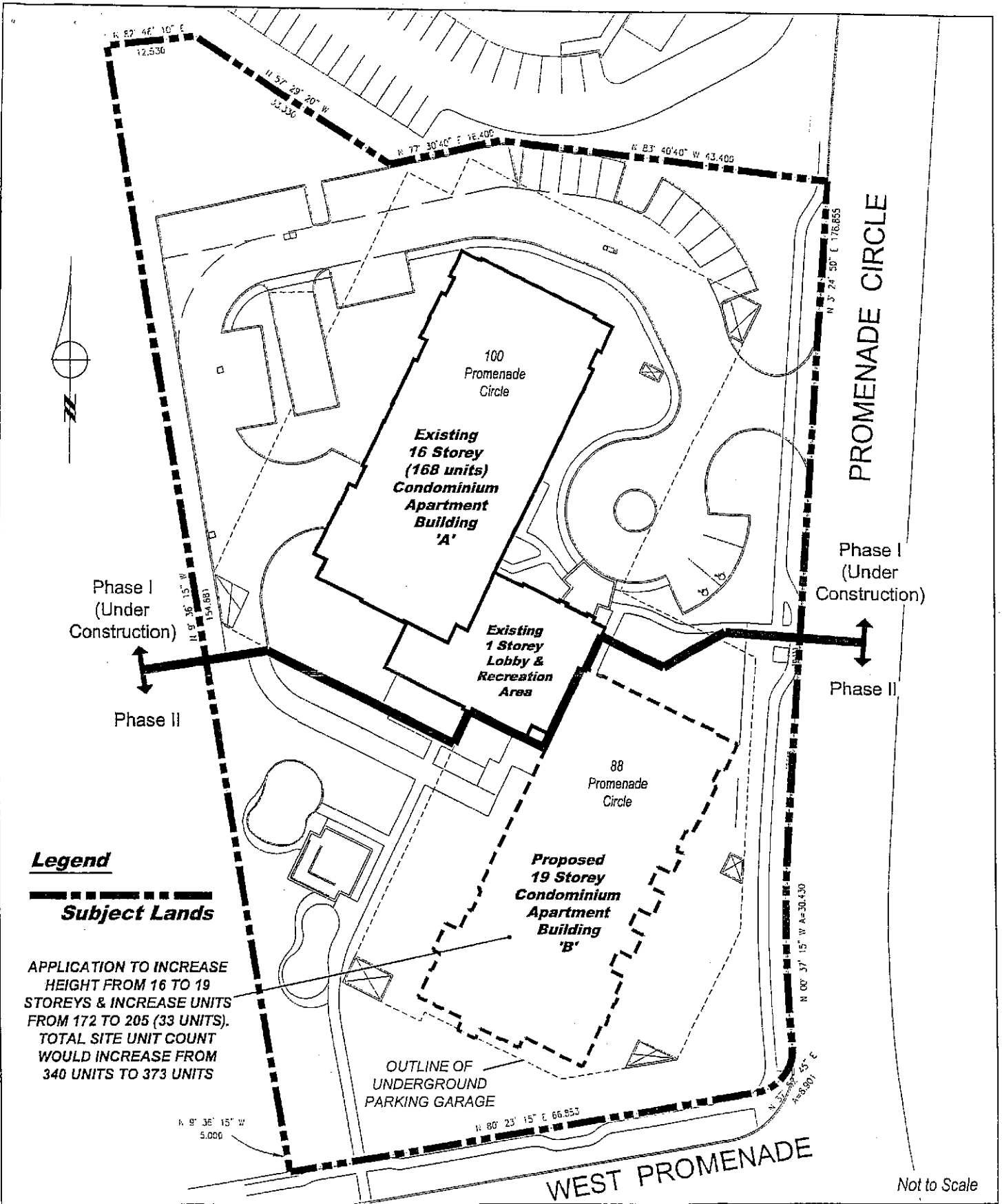
Community Planning Department

Attachment

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January 08, 2007



Site Plan

Part of Lot 5,
Concession 2
APPLICANT:
PROMENADE PARK LIMITED



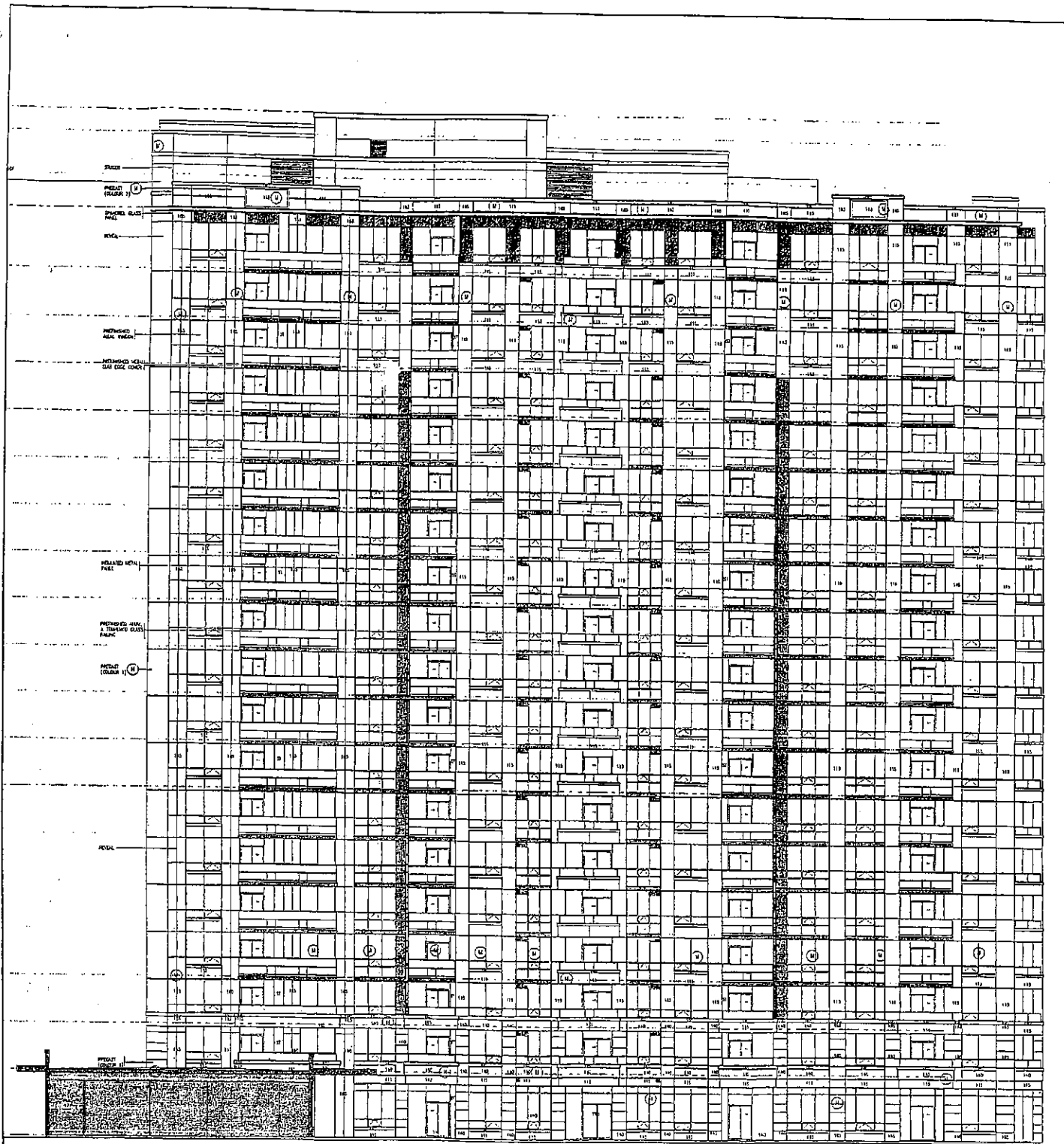
Community Planning Department

Attachment

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January 08, 2007

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1 WEST ELEVATION
 1401b PHASE 2 1:100

Not to Scale

West Elevation - Building 'B'

APPLICANT:
 PROMENADE PARK LIMITED

Part of Lot 5,
 Concession 2

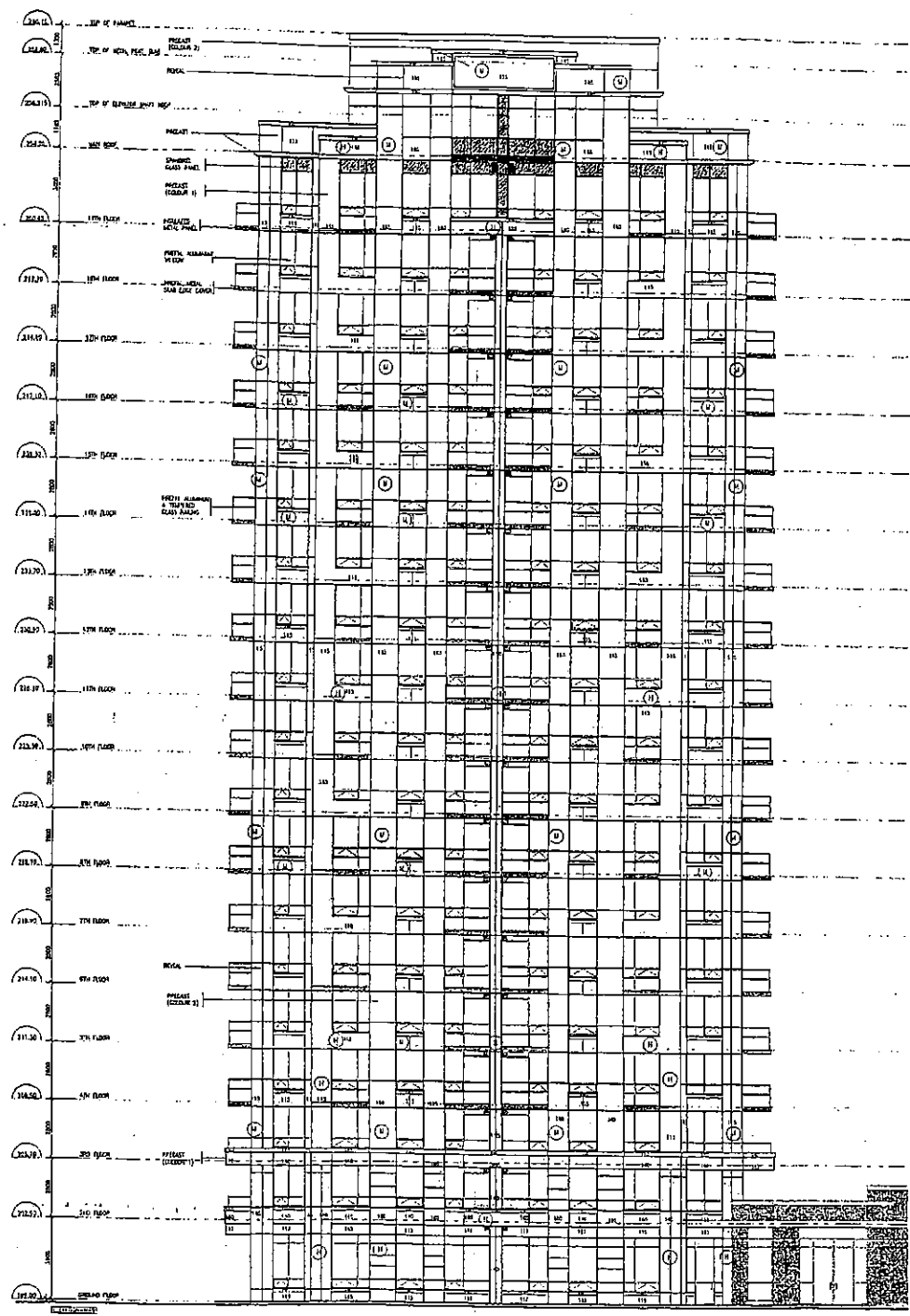
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Vaughan
 Community Planning Department

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January 08, 2007

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2 NORTH ELEVATION
 1:100
 144016

Not to Scale

North Elevation - Building 'B'

APPLICANT: PROMENADE PARK LIMITED Part of Lot 5, Concession 2



Community Planning Department

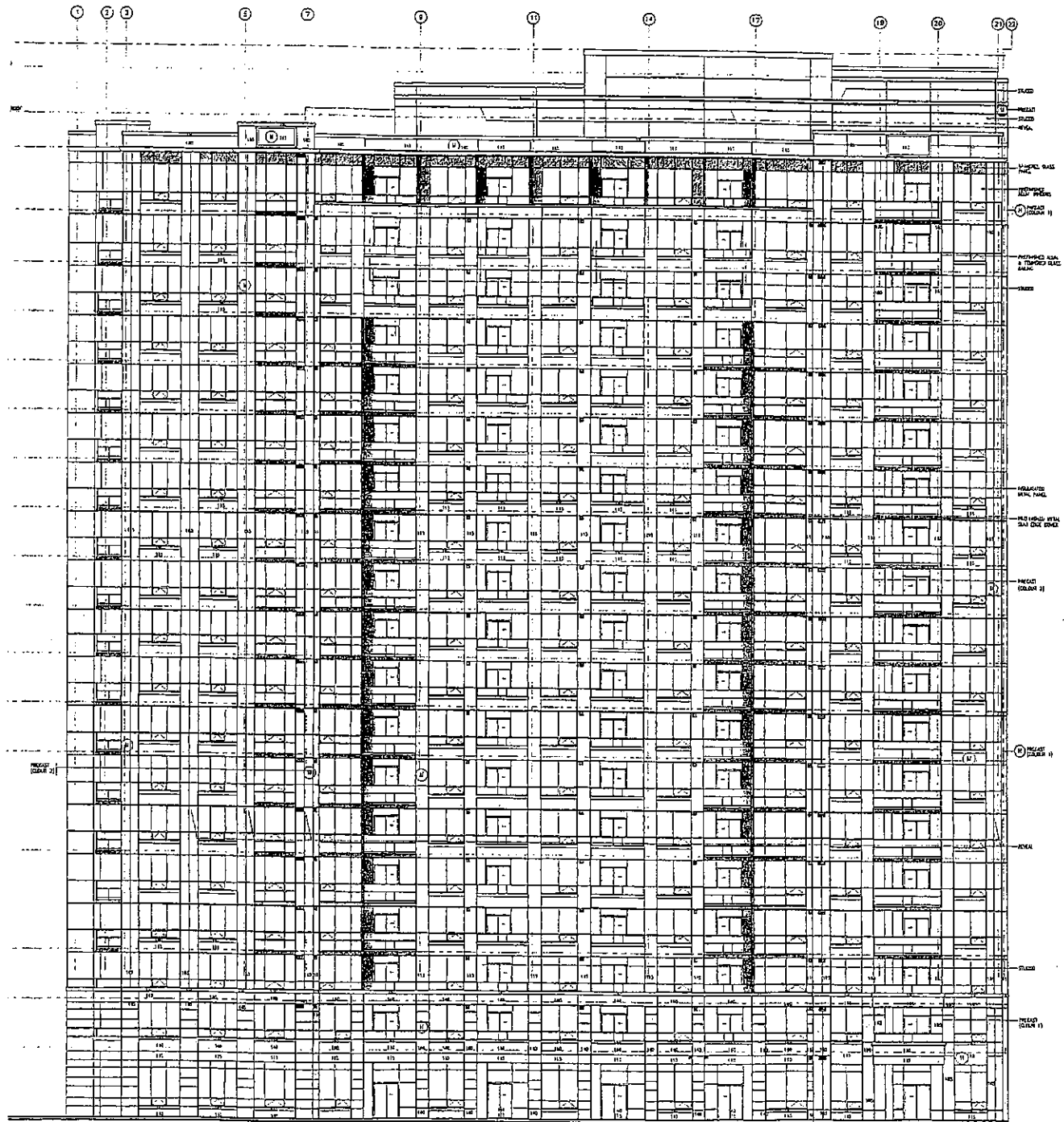
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January 08, 2007

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1 EAST ELEVATION
 44015 PHASE 2 1/100

Not to Scale

East Elevation - Building 'B'

APPLICANT:
 PROMENADE PARK LIMITED Part of Lot 5, Concession 2



Community Planning Department

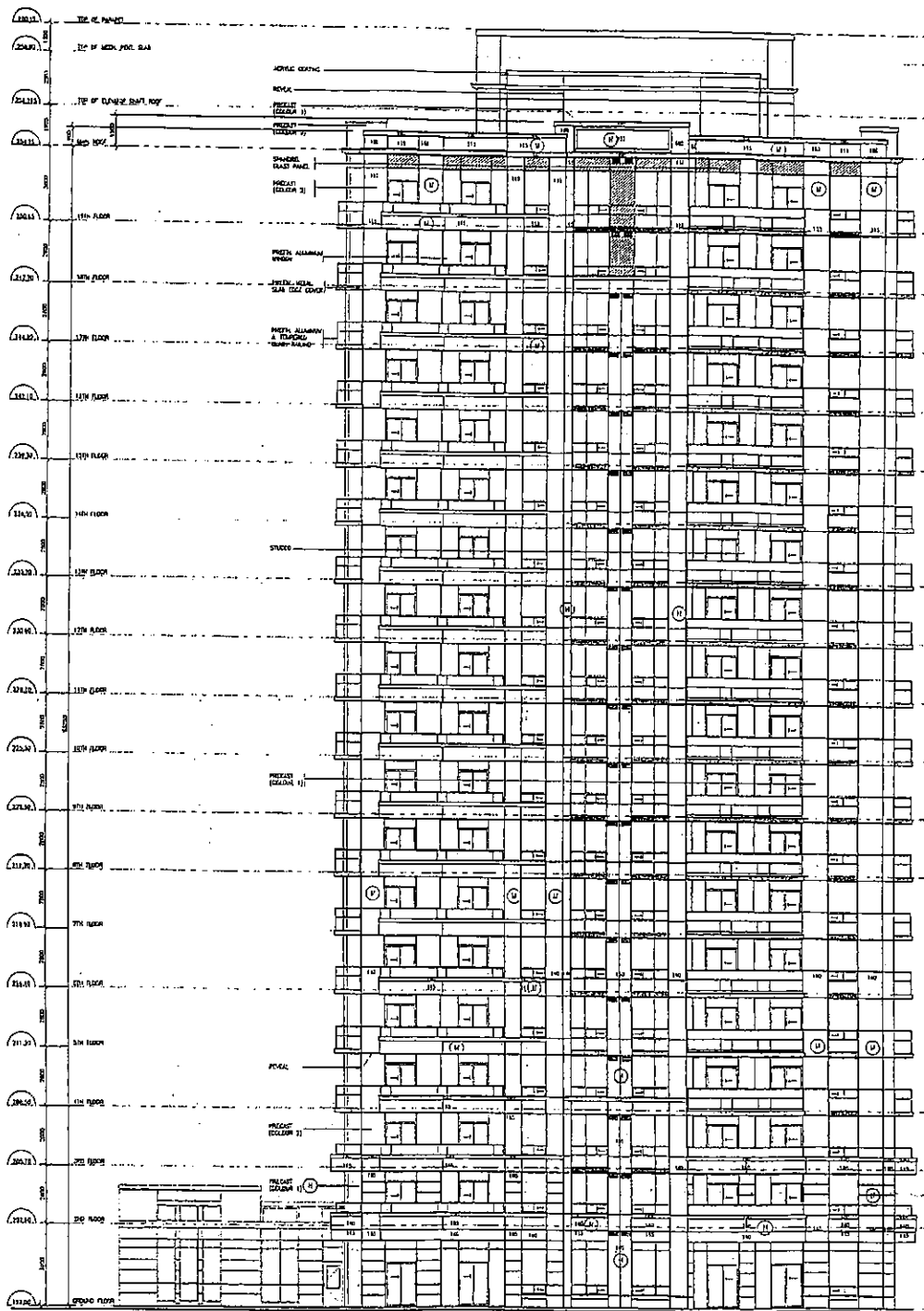
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January 08, 2007

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Not to Scale

South Elevation - Building 'B'

APPLICANT:
PROMENADE PARK LIMITED

Part of Lot 5,
Concession 2

City of
Vaughan
Community Planning Department

Attachment

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January 08, 2007