

**COMMITTEE OF THE WHOLE JUNE 18, 2007**

**SITE DEVELOPMENT FILE DA.06.055**  
**2056668 ONTARIO INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.055 (2056668 Ontario Inc.) BE APPROVED, to permit a neighbourhood commercial development on the subject lands shown on Attachment #1, and consisting of 13 single-storey, multi-unit, and freestanding commercial buildings, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the site plan, building elevations, landscaping plan, landscape cost estimate, and signage package shall be approved to the satisfaction of the Development Planning Department;
    - ii) the site servicing and grading plans, stormwater management report, access, parking, on-site vehicular circulation, and the parking study shall be approved by the Engineering Department;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) the final site plan and elevations shall be reviewed by the Block 12 Control Architect;
    - v) Minor Variance Application A264/06 shall be amended to reflect the additional variances as outlined in this report and shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding;
    - vi) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and
    - vii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
  - b) that the site plan agreement include the following clauses:
    - i) the Owner shall agree not to conduct loading during school hours;
    - ii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act.

**Economic Impact**

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

## **Communications Plan**

N/A

## **Purpose**

The Owner has submitted a Site Development Application (File DA.06.055) on the subject lands shown on Attachment #1 for a neighbourhood commercial development consisting of 13 single storey, multi-unit and freestanding commercial buildings with a total commercial floor area of 16,302.30 m<sup>2</sup>.

## **Background - Analysis and Options**

The vacant 7.0 ha subject lands, shown on Attachment #1, are located at the northeast corner of Dufferin Street and Major Mackenzie Drive, in Part of Lot 21, Concession 2 (Planning Block 12), City of Vaughan. The surrounding land uses are:

- North - Eagles Landing Road; approved residential (RS1 Residential Semi-Detached Zone; RD3 Residential Detached Zone Three)
- South - open space (OS5 Open Space Environmental Protection Zone); Major Mackenzie Drive; existing residential (RR Rural Residential Zone) valley (OS5 Zone);
- East - Sir Benson Drive; existing stormwater management pond (OS1 Open Space Conservation Zone); approved residential (RD4 Residential Detached Zone Four)
- West - Dufferin Street; existing golf course (OS2 Open Space Park Zone, OS5 Open Space Environmental Protection Zone); approved automobile service station (C1 Restricted Commercial Zone)

## **Official Plan**

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed development of the site for commercial uses conforms to the Official Plan.

## **Zoning**

The subject lands are zoned C4 Neighbourhood Commercial Zone, subject to Exception 9(1198) by By-law 1-88. The proposed commercial use conforms to the Zoning By-law.

The Owner has applied for a minor variance to the Committee of Adjustment (File A264/06) to facilitate the proposed commercial development with a parking ratio of 4.75 parking spaces per 100 m<sup>2</sup> gross floor area, whereas By-law 1-88 requires 6.0 parking spaces per 100 m<sup>2</sup> gross floor area. The Owner also requested an increase in the ingress/egress driveway aisle width from the maximum of 7.5 m to 11.01 m measured along the street line abutting Sir Benson Drive. Application A264/06 was scheduled to be considered by the Committee of Adjustment on February 7, 2007, however was deferred sine die pending Vaughan Council's consideration of the Site Development Application (File DA.06.055). The proposed variance to increase the driveway width to 11.01 m is not required, as the By-law permits a maximum width of 13.5 m to and from a loading space.

Upon detailed review of the site plan, it was determined that the following additional variances are required to facilitate the proposed site plan:

- i) permit a drive-through facility to be also associated with a bank, whereas the By-law only permits a drive-through to be accessory to a Convenience Eating Establishment; and,

- ii) permit a landscape strip width of 5 m adjacent to the Building "J" drive-through along Sir Benson Drive, whereas a minimum 6.0 m width is required abutting a street line.

The Owner is required to amend the Minor Variance Application (File A264/06) to include the additional variances for consideration by Vaughan Committee of Adjustment, which the Development Planning Department can support. The proposed reduction in parking will be discussed in the "Parking" section of this report

Site Plan

The site plan, as shown on Attachment #2, consists of 13 multi-unit retail commercial buildings, being all one-storey in height. The site is unique in that all four property lines abut a street line. As a result, the site is designed with the buildings organized along the perimeter of the lot, with the exception of Buildings "L", "M", and "N", and the parking areas, which are located in the centre of the subject lands. Buildings "L", "M", and "N" are situated within the parking area, which will assist to break up the extensive asphalt paved parking area.

The open space area abutting the southwest portion of the subject lands provides an opportunity to create a visual vista into the site from the arterial roads. The Owner has proposed an outdoor patio for Buildings "F" and "G" that overlook the open space area to create additional usable amenity space. Building "F" will be flanked by two, 2-storey portions of the adjacent retail buildings to create a visual focal point from the arterial roads.

The site plan shows two drive-through locations for Buildings "H" and "J". The drive-through associated with Building "H" is situated along Major Mackenzie Drive. The Owner will be required to provide adequate landscaping to screen the drive-through facility from the street. The drive-through associated with Building "J" is associated with a financial institution use and will be situated along the north side of the building, away from Major Mackenzie Drive.

All garbage areas will be enclosed and form part of the buildings. Garbage and snow removal will be by private pick-up. The Development Planning Department is generally satisfied with the proposed site plan.

Access and Parking

Four access points are proposed on the site plan, as shown on Attachment #2, including one from Major Mackenzie Drive, one from Sir Benson Drive, and two from Eagles Landing Road. The loading route to service the proposed food store in Building "A" entails the movement of trucks during off hours of operation of the commercial development from Eagle's Landing Road to the loading entrance on the north side of the building. The Owner has reassured the City that all loading will not be conducted during school hours. A condition of approval is included in this report, to this effect. The trucks will egress from the site at the Sir Benson Drive access point.

The site plan shows a total of 861 parking spaces, including 15 handicapped parking spaces. Based on a parking ratio of 6.0 spaces per 100 m<sup>2</sup> gross floor area as set out in By-law 1-88 for a "Shopping Centre" use, the following are the parking requirements:

Parking Ratio	Required Parking
Shopping Centre (16,302.30 m <sup>2</sup> @ 6/100 m <sup>2</sup> GFA)	979
Handicap Spaces	10
<b>Total Required Parking</b>	<b>979, including 10 handicapped spaces</b>
Total Parking Proposed	861, including 15 handicap spaces

The proposed site plan is deficient in required parking spaces by 118 spaces. The Owner has applied for a minor variance (File A264/06) to permit a reduction of the parking ratio from 6 spaces per 100 m<sup>2</sup> gross floor area to 4.75 parking spaces per 100 m<sup>2</sup> gross floor area. A total of 775 parking spaces would be required with the ratio of 4.75 parking spaces per 100 m<sup>2</sup> gross floor area. The Owner has submitted a parking study prepared by Poulus Chung in support of the reduction of the parking ratio. The Development Planning Department has supported reductions in parking ratio in the past for commercial development and has no objections to the variance for the reduction of the parking standard from 6 spaces per 100 m<sup>2</sup> gross floor area to 4.75 spaces per 100 m<sup>2</sup> gross floor area, which must be approved by Vaughan Committee of Adjustment.

### Elevations

The proposed building elevations are shown on Attachments #4 to #16. The primary building materials used for the development is a brown brick stone siding. The Development Planning Department is generally satisfied with the proposed elevations resulting from a series of meetings with the Owner. The Development Planning Department endeavours for a quality building elevation along Dufferin Street and Major Mackenzie Drive that will provide similar architectural elements to that of the existing golf course club house on the west side of Dufferin Street. To facilitate this, the Development Planning Department requires that Buildings 'E', 'F' and 'G' be surfaced predominately with brick masonry and stone pier accents. At least 50% vision glazing is required for Building 'I' to animate the elevations and provide a more positive relationship with the street, as a large area of the south building façade utilizes spandrel glazing.

The Development Planning Department will ensure that all mechanical roof top units will not be visible from the street. The Owner proposes back-lit sign boxes, which will not be conducive to the elevations the Development Planning Department envisions for this site. It is recommended that awning signs, single channel illuminated signage or ideally fascia sign boards with gooseneck lighting where the colour and material palette is uniform to reduce visual clutter at this gateway corner be utilized for the signage. The Owner has been advised of this request.

The Development Planning Department will continue to work with the Owner to create a positive elevation along the street lines, to the satisfaction of the Development Planning Department.

### Landscape Plan

The proposed landscape plan is shown on Attachment #3. The Development Planning Department is generally satisfied in principle with the proposed landscape plan. The Development Planning Department has requested that the Owner consider providing a more contiguous internal pedestrian walkway system and an entry feature into the site from Major Mackenzie Drive consisting of a combination of landscaping and limestone masonry structural elements. Additional screening will be required in the form of large caliper soft landscaping in the vicinity of the loading areas of Buildings 'E' and 'F'. With respect to the patio area in front of Buildings 'F' and 'G', the Development Planning Department recommends that the patios be enlarged and connected to create an attractive pedestrian node and a contiguous pedestrian walkway should run along the south sides of Buildings 'E', 'F', and 'G'. Additional landscaped screening will be required between the drive through facilities and the street. The Owner will also be required to provide additional landscaping along Eagles Landing Road to screen the loading areas and the rear of Buildings "A", "B" and "C", to the satisfaction of the Development Planning Department.

The Development Planning Department will continue to work with the Owner to create a positive and pedestrian oriented development, to the satisfaction of the Development Planning Department.

### Block 12 Control Architect Approval

The proposed site plan and elevation drawings will be required to be reviewed by the Control Architect for Block 12, being Watchorn Architects. A condition of approval is included in this report, to this effect.

### Region of York

The Region of York Transportation and Works Department is protecting a 36.0 m right-of-way for the section of Dufferin Street. York Region has stated that the Owner shall, as a condition of site plan approval, convey to York Region sufficient property to provide an 18.0 m setback from the centreline of construction of Major Mackenzie Drive and Dufferin Street and a 0.3 m reserve across the full frontage of the site where it abuts Dufferin Street and Major Mackenzie Drive for public highway purposes, free of all costs and encumbrances.

The Owner will be required to satisfy all requirements of the Region of York. A condition of approval is included in this respect.

### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority has received the proposed site plan, grading and servicing plans, and the stormwater management report for review. The Owner will be required to satisfy all requirements of the Toronto and Region Conservation Authority. A condition of approval is included in this respect.

### Services

The Owner will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. All hydro requirements must be addressed to the satisfaction of PowerStream Inc. Waste disposal services and snow removal will be carried out by private contractors.

### Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act.

### 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".

### Regional Implications

The site plan must be reviewed and approved to the satisfaction of the Region of York Transportation and Works Department, as the site has access onto Major Mackenzie Drive, being a Regional Road. The Region of York will be a signing party to the site plan agreement.

### Conclusion

The Development Planning Department has reviewed Site Development File DA.06.055 in accordance with the policies of OPA #600 and OPA #604, the requirements of By-law 1-88, and in the context of the surrounding land uses. The Development Planning Department is generally satisfied with the proposed application to permit a commercial plaza consisting of 13 single storey, multi-unit, and freestanding commercial buildings and can support the proposed

development, subject to the comments and recommendations in this report, and the Owner obtaining approval of the necessary variances from the Committee of Adjustment for Minor Variance Application A264/06.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building 'A' Elevations
5. Building 'B' Elevations
6. Building 'C' Elevations
7. Building 'D' Elevations
8. Building 'E' Elevations
9. Building 'F' Elevations
10. Building 'G' Elevations
11. Building 'H' Elevations
12. Building 'I' Elevations
13. Building 'J' Elevations
14. Building 'L' Elevations
15. Building 'M' Elevations
16. Building 'N' Elevations

**Report prepared by:**

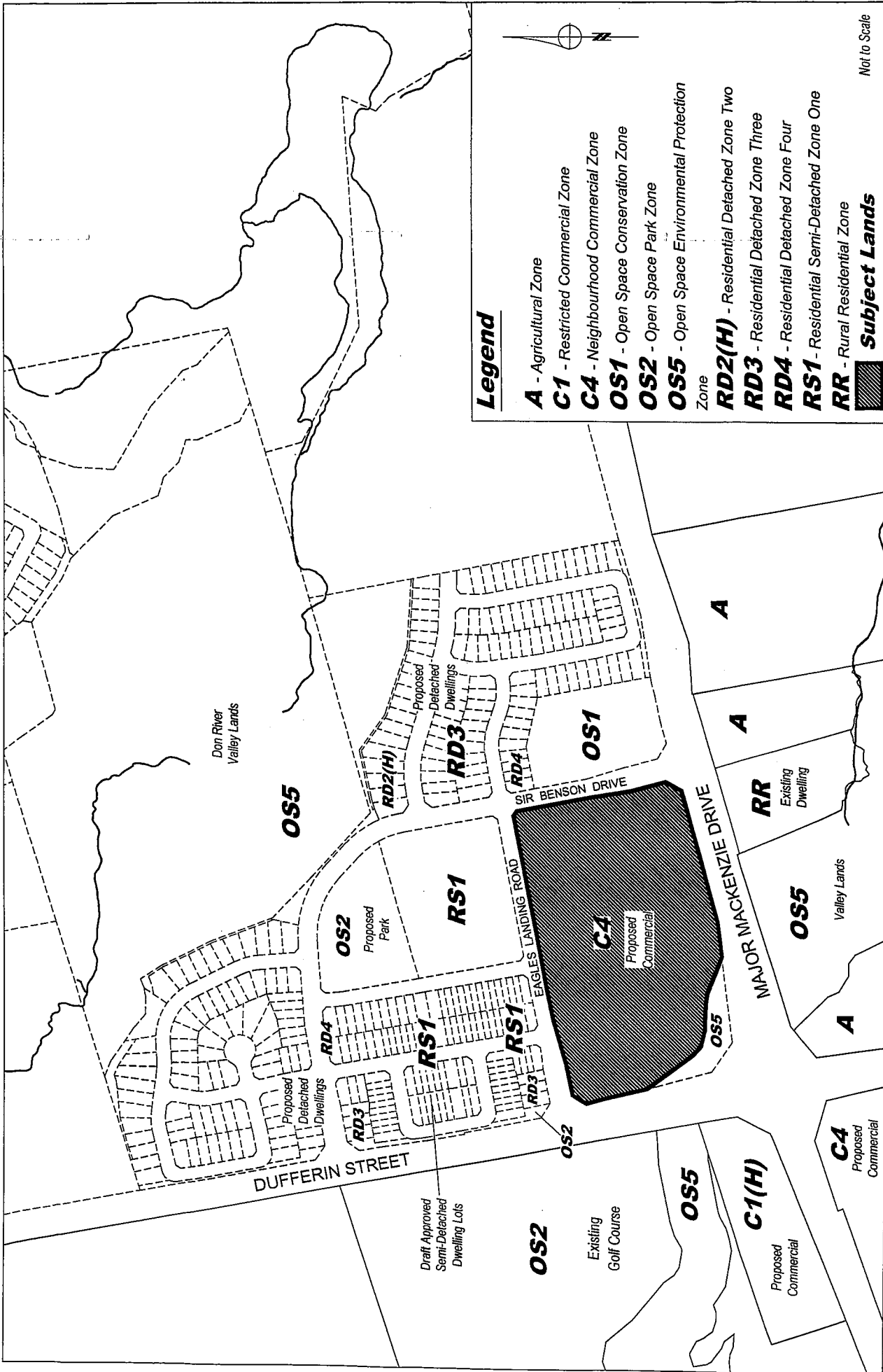
Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- A** - Agricultural Zone
  - C1** - Restricted Commercial Zone
  - C4** - Neighbourhood Commercial Zone
  - OS1** - Open Space Conservation Zone
  - OS2** - Open Space Park Zone
  - OS5** - Open Space Environmental Protection Zone
  - RD2(H)** - Residential Detached Zone Two
  - RD3** - Residential Detached Zone Three
  - RD4** - Residential Detached Zone Four
  - RS1** - Residential Semi-Detached Zone One
  - RR** - Rural Residential Zone
- Subject Lands** (shaded area)

Not to Scale

**Location Map**

Part of Lot 21,  
Concession 2

APPLICANT:  
2056668 ONTARIO INC.

IN WP714 ATTACHMENT/SD/VA/06.052/06.046.dwg



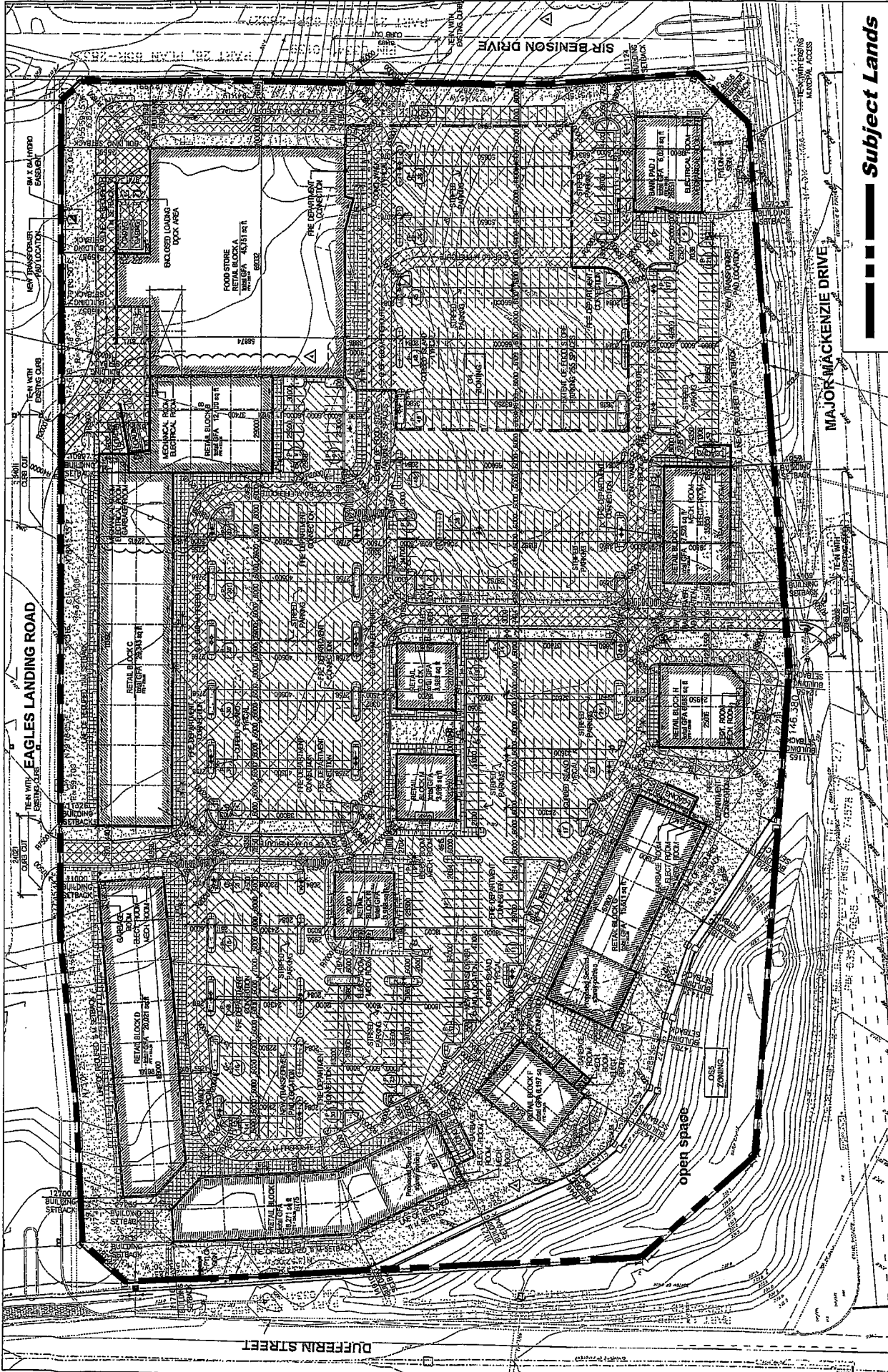
Development Planning Department

**Attachment 1**

FILE No.: DA.06.055

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June 14, 2007



--- Subject Lands

# Site Plan

Part of Lot 21,  
Concession 2

APPLICANT:  
2056668 ONTARIO INC.  
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Development Planning Department

# Attachment 2

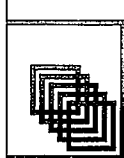
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June 14, 2007







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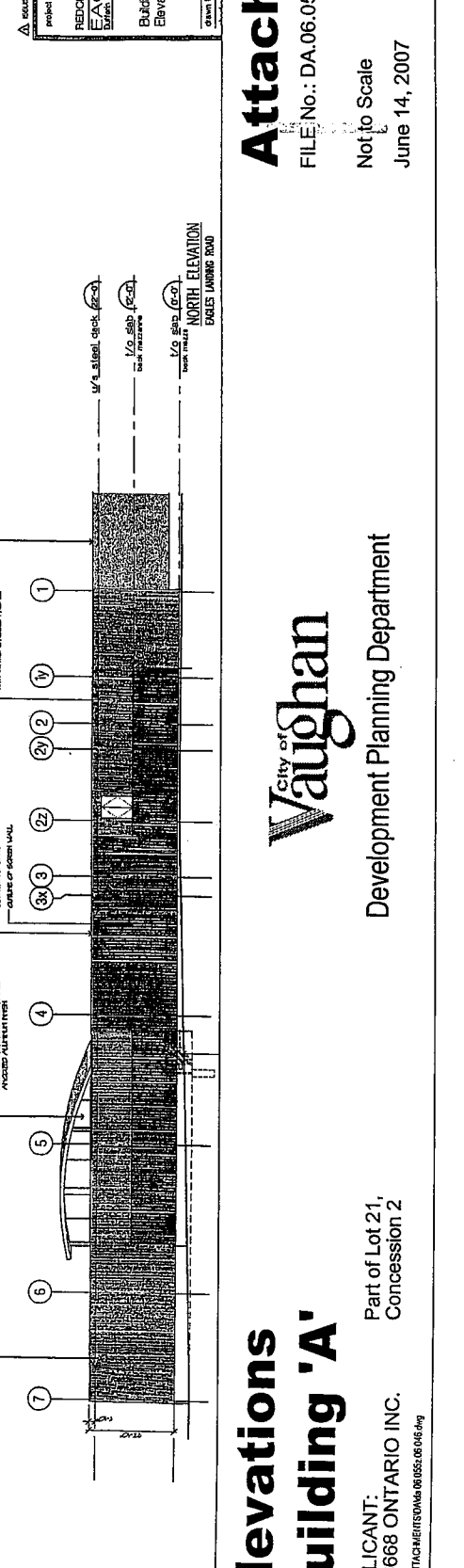
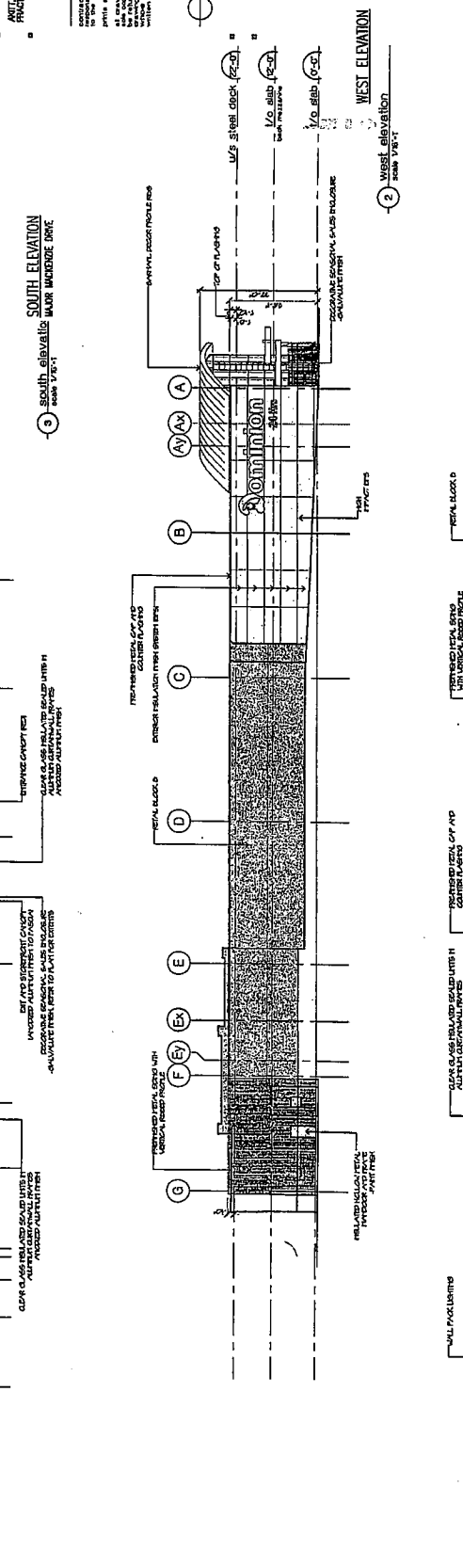
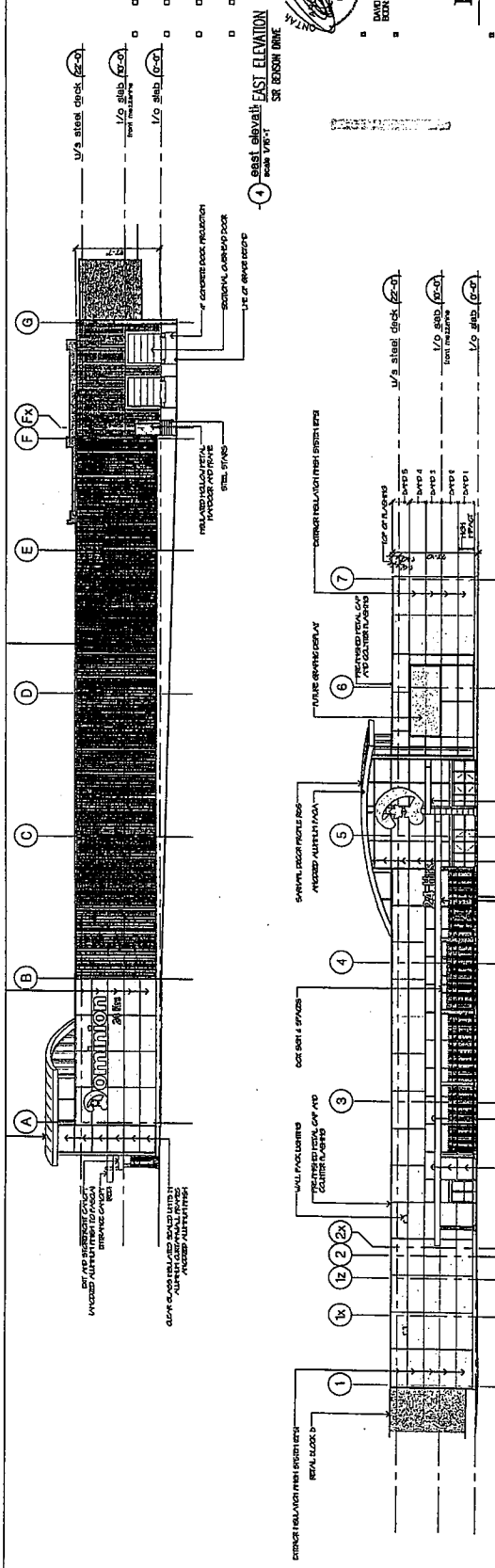
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**Attachment 4**  
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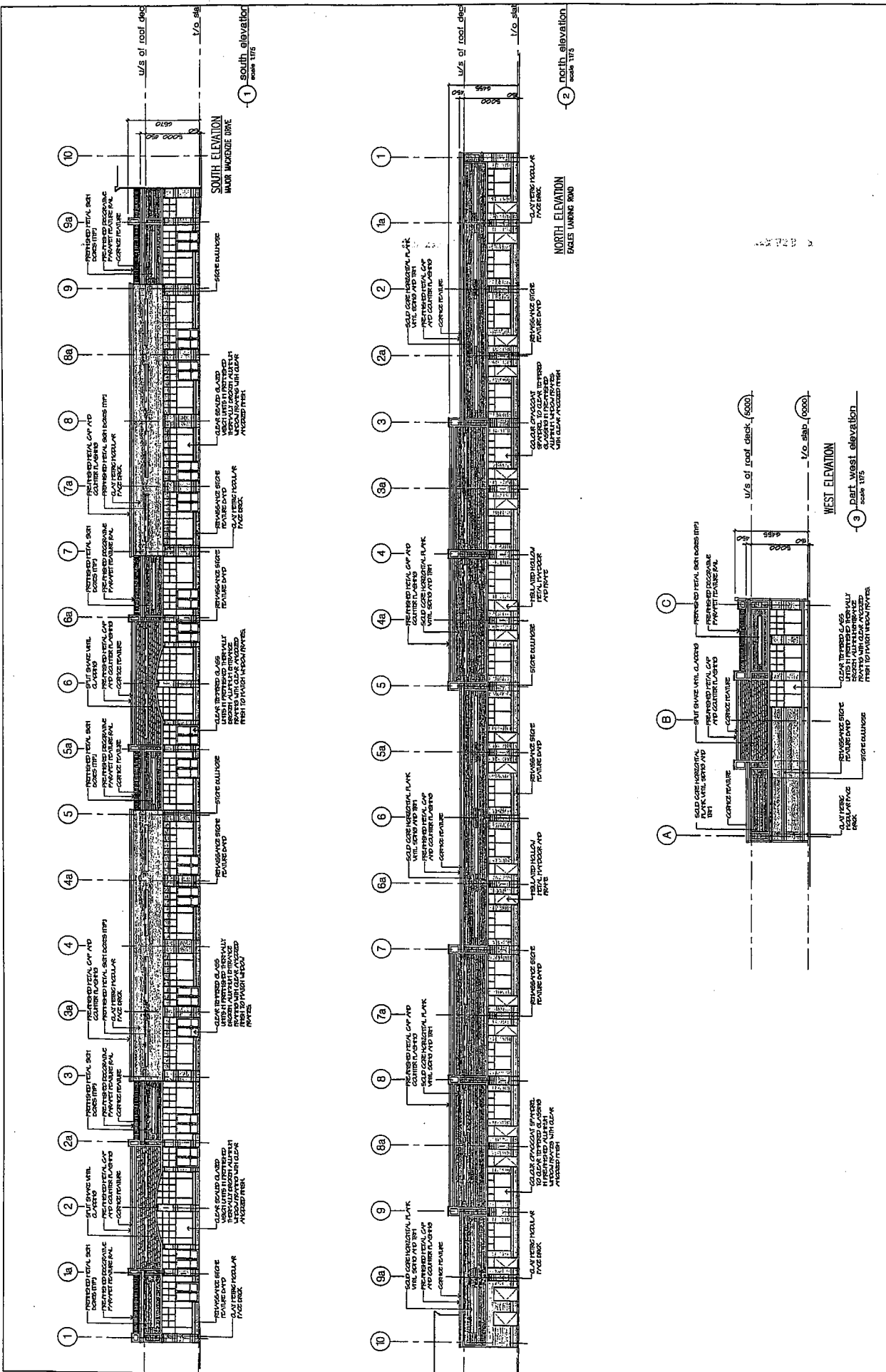
**Elevations Building 'A'**

City of Vaughan  
 Development Planning Department

APPLICANT:  
 2056668 ONTARIO INC.  
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Part of Lot 21,  
 Concession 2





# Attachment 6

FILE No.: DA.06.055

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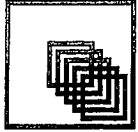
City of  
**Vaughan**

Development Planning Department

# Elevations Building 'C'

Part of Lot 21,  
 Concession 2

APPLICANT:  
 2056668 ONTARIO INC.  
 NORTH ATTACHMENTS/DA.06.055.06.046.dwg



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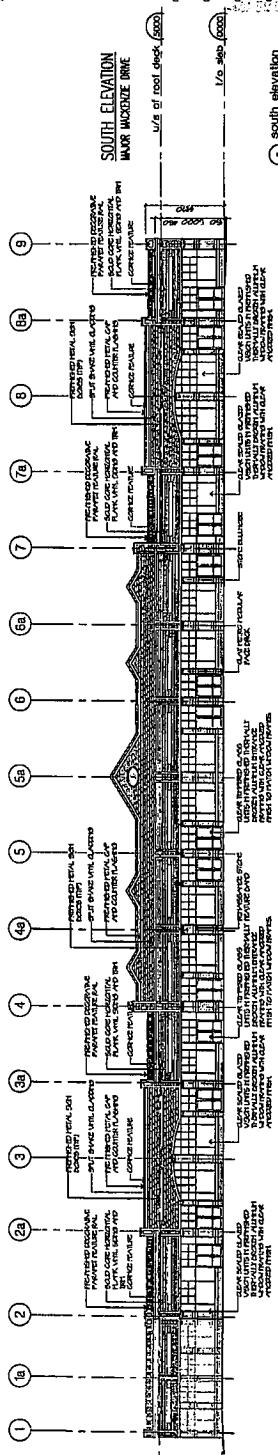


DAVID M. SERVICE  
ARCHITECT  
NO. 2821  
ON. REG. ARCHT.

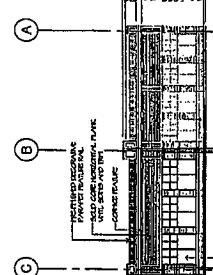
**REDCLIFF**  
MANAGEMENT INC.  
MULTI-SERVICES SERVICE ARCHITECTS INC.  
REGISTERED ARCHT. NO. 2821

CONTRACTORS: (1) THAT ALL OPERATIONS AND TO BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CONTRACTOR OR ANY OTHER PARTY. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CONTRACTOR OR ANY OTHER PARTY.

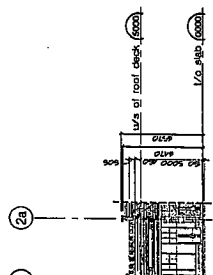
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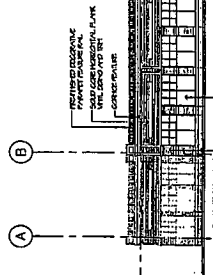
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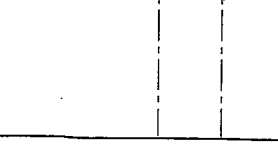
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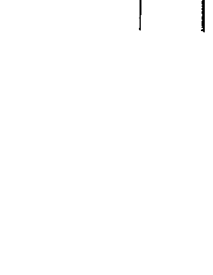
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4 NORTH ELEVATION  
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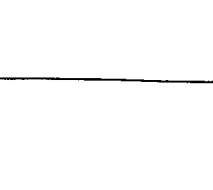
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6 PARTIAL WEST ELEVATION  
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7 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



8 WEST ELEVATION  
SCALE 1/8" = 1'-0"



9 EAST ELEVATION  
SCALE 1/8" = 1'-0"



10 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



11 PARTIAL WEST ELEVATION  
SCALE 1/8" = 1'-0"



12 PARTIAL WEST ELEVATION  
SCALE 1/8" = 1'-0"



13 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



14 WEST ELEVATION  
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15 EAST ELEVATION  
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16 NORTH ELEVATION  
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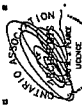








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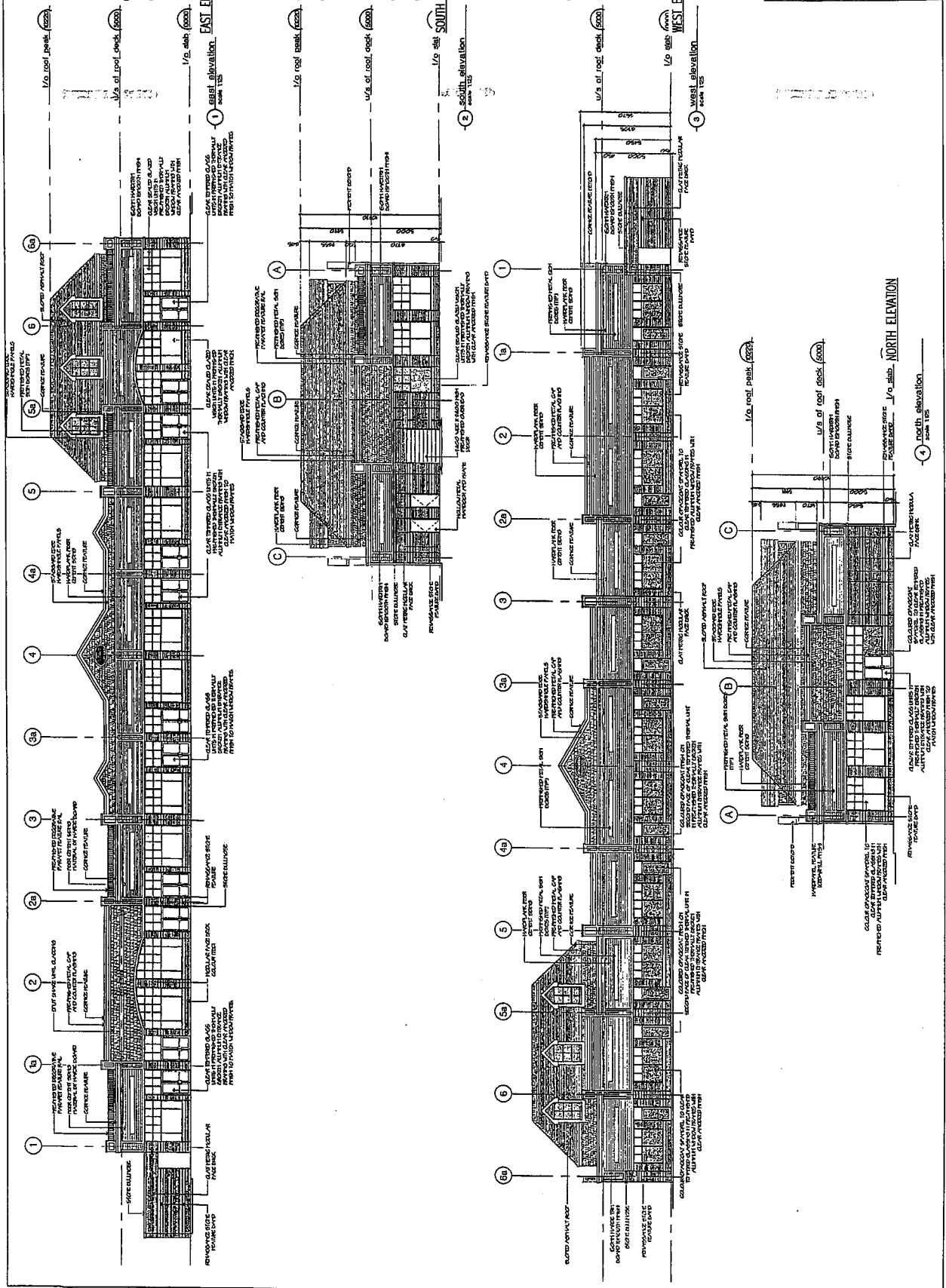
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2. AS SHOWN FOR PERMIT APPROVAL  
3. AS SHOWN FOR PERMIT APPROVAL

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1	06/14/07	[Name]	AS SHOWN FOR PERMIT APPROVAL
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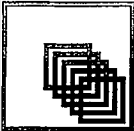
**Attachment 10**  
FILE No.: DA.06.055  
Not to Scale  
June 14, 2007

City of **Vaughan**  
Development Planning Department

**Elevations Building 'G'**  
APPLICANT: 2056668 ONTARIO INC.  
Part of Lot 21, Concession 2  
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 facsimile: (905) 607-125

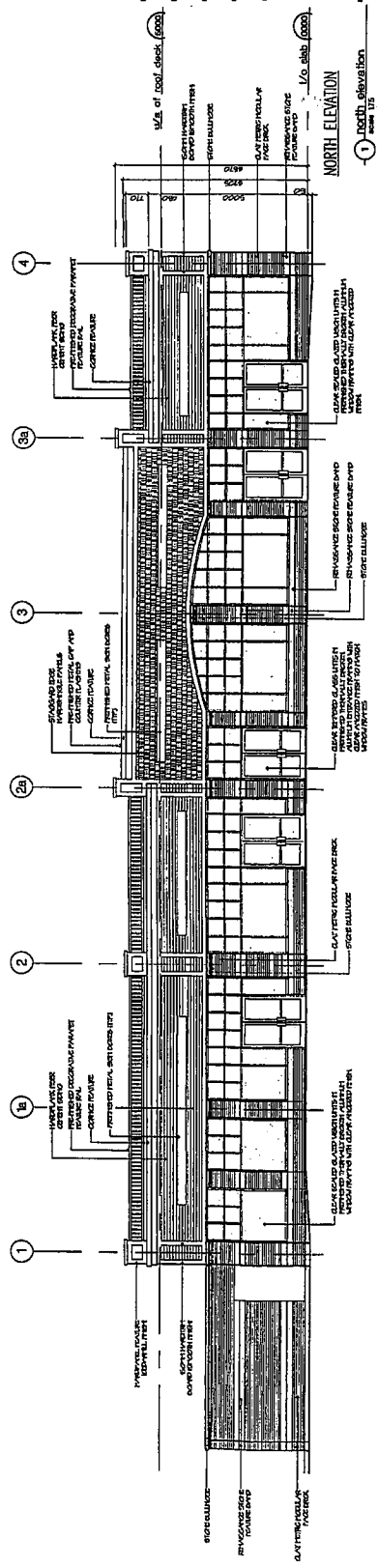


DAVID H. FRENCH  
 ARCHITECT  
 1000 SHEPPARD AVENUE EAST  
 SUITE 100  
 MISSISSAUGA, ONT. L4X 1L3

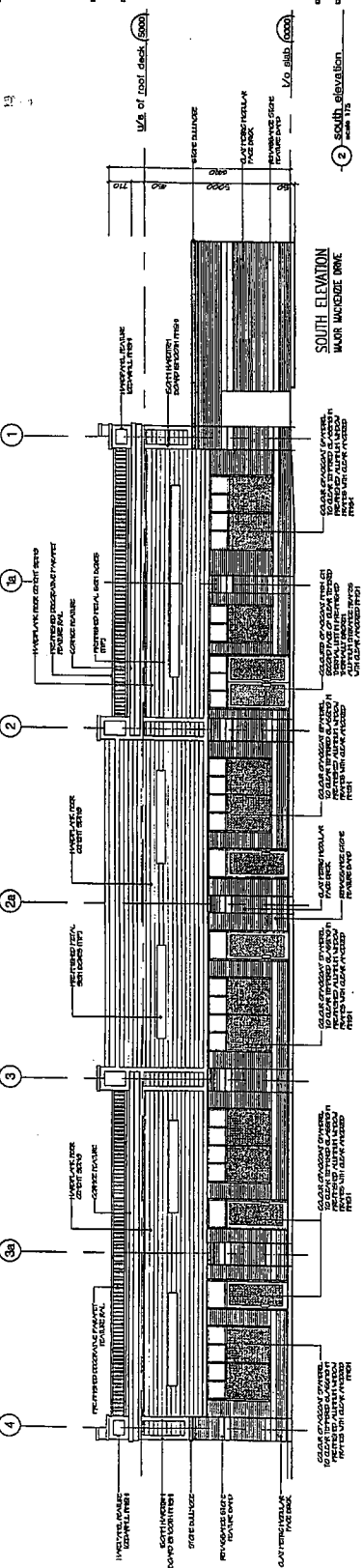
**REDCLIFF**  
 REALTY MANAGEMENT INC.  
 4000 SHEPPARD AVENUE EAST  
 SUITE 100  
 MISSISSAUGA, ONT. L4X 1L3

As a condition of contract, the drawings are to be used only for the project and site described herein. Any other use, reproduction, or distribution of these drawings without the written consent of the architect is prohibited.

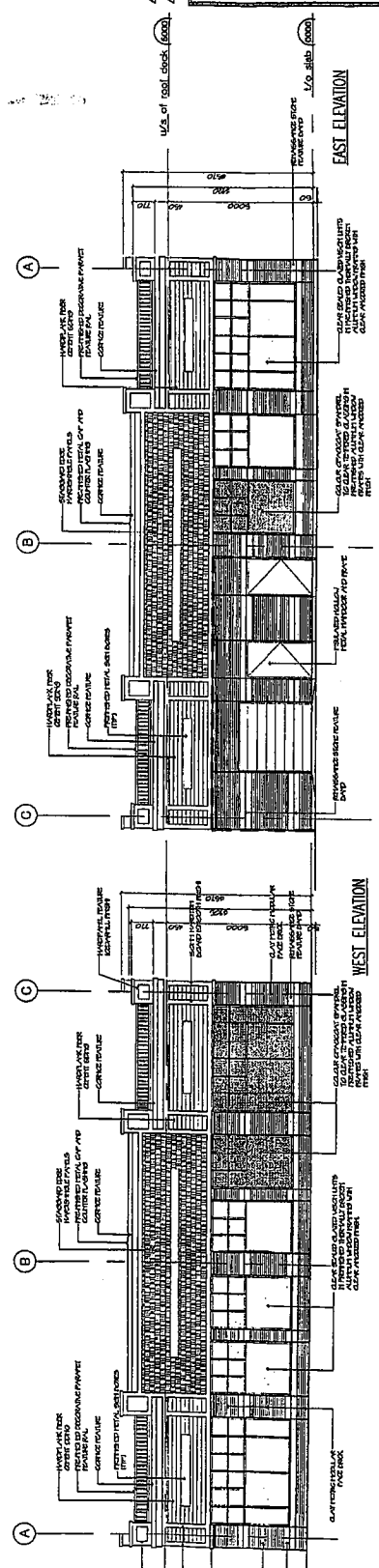
DATE: 04/14/07  
 DRAWING NO: 041036 - A38



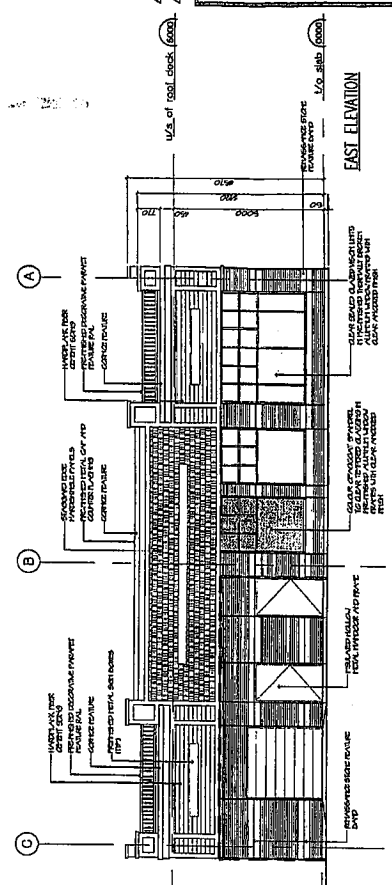
**NORTH ELEVATION**  
 scale 1/8" = 1'-0"



**SOUTH ELEVATION**  
 scale 1/8" = 1'-0"



**WEST ELEVATION**  
 scale 1/8" = 1'-0"



**EAST ELEVATION**  
 scale 1/8" = 1'-0"

project: **REDCLIFF REALTY GROUP CORP. EAGLES LANDING**  
 1000 SHEPPARD AVENUE EAST, SUITE 100, MISSISSAUGA, ONT. L4X 1L3

Building 'I' Elevations

drawn by: [blank]  
 checked by: [blank]  
 scale: 1/8" = 1'-0"  
 project number: 041036 - A38

# Attachment 12

FILE No. DA.06.055

Not to Scale  
 June 14, 2007

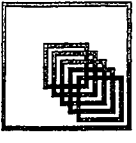


Development Planning Department

# Elevations Building 'I'

APPLICANT: 2056668 ONTARIO INC.  
 Part of Lot 21, Concession 2  
 NORTH ATTACHMENTS04a (04055\_00 016.dwg)

ARCHITECTS INC.



2203 dunnville drive  
mississauga, ont. L5L 1K2  
telephone: (905) 607-2444  
facsimile: (905) 607-1125

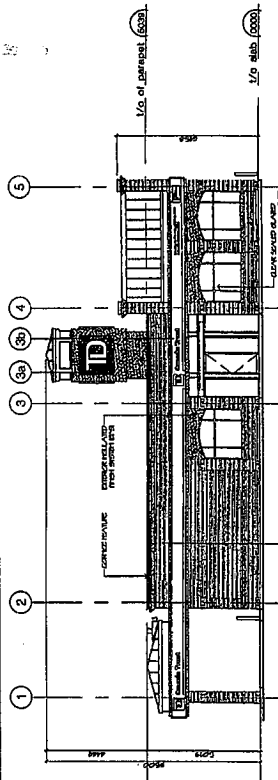


RENTAL SERVICE  
RENTAL SERVICE  
RENTAL SERVICE

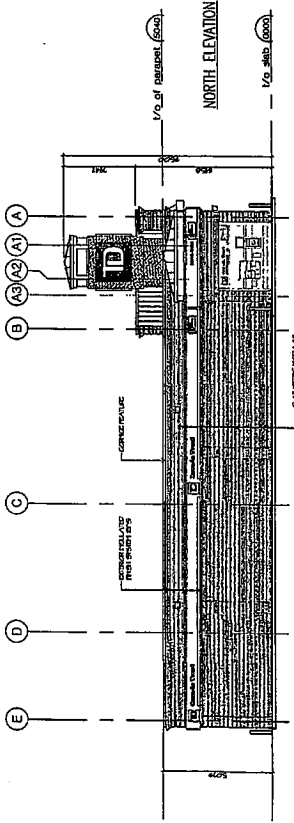
**REDCLIFF**  
REALTY MANAGEMENT INC.  
4800 BRIMLEY AVENUE, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T5

NOT TO SCALE  
DATE: 06/14/2007  
DRAWN BY: JAC  
CHECKED BY: JAC  
PROJECT NO.: 04/038 - A38

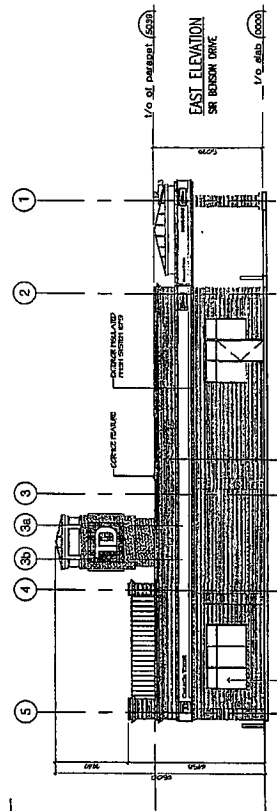
KEY TO DETAILS  
○ DETAIL NO.  
○ DETAIL NO.



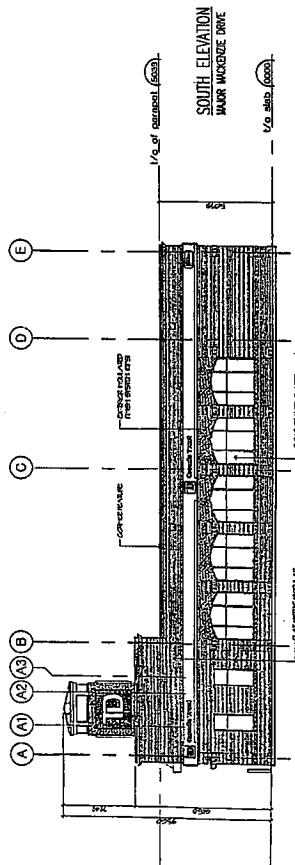
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION  
SR BIRCH DRIVE



SOUTH ELEVATION  
MARK WICKESIE DRIVE

GROUP FOR THE CITY OF VAUGHAN

PROJECT	REDCLIFF REALTY GROUP CORP.
CLIENT	EAGLES LANDING
LOCATION	4800 BRIMLEY AVENUE, SUITE 100, SCARBOROUGH, ONTARIO
DATE	06/14/2007
DRAWN BY	JAC
CHECKED BY	JAC
PROJECT NO.	04/038 - A38

# Elevations Building 'J'

APPLICANT: Part of Lot 21,  
2056668 ONTARIO INC. Concession 2  
INSTRUMENT NUMBER: 06/055-06/06.dwg

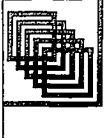


Development Planning Department

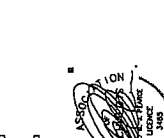
# Attachment 13

FILE No.: DA.06.055

Not to Scale  
June 14, 2007



2203 durnwin  
mississauga, ontario  
l4w 1r9g  
tel: (905) 881-1000  
fax: (905) 881-1000



REDCLIFF  
REALTY MANAGEMENT INC.  
4000 SHEPPARD AVENUE EAST  
SUITE 1000  
VICTORIA PARK

CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
IN THE WORK AND REPORT ANY DISCREPANCIES  
TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.  
IF DISCREPANCIES ARE FOUND, THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR CORRECTING THEM  
BEFORE PROCEEDING WITH THE WORK.

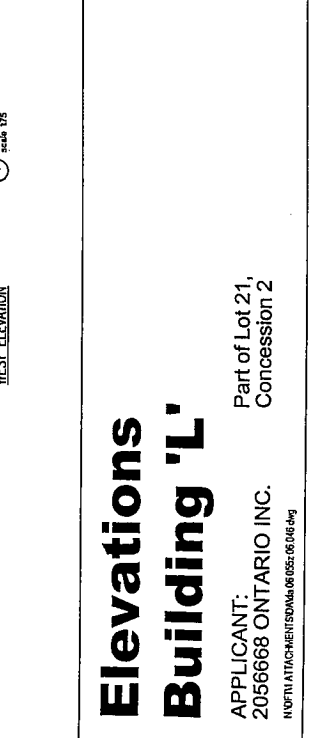
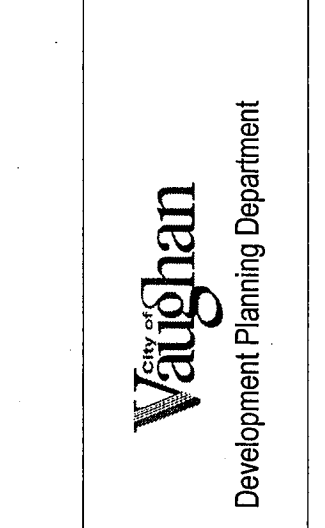
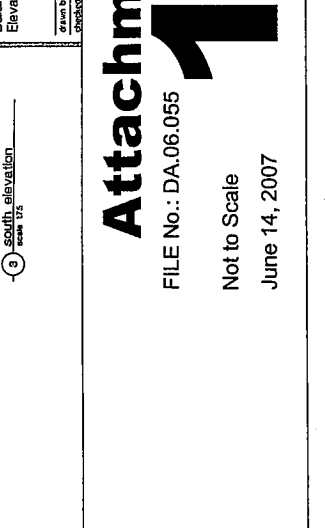
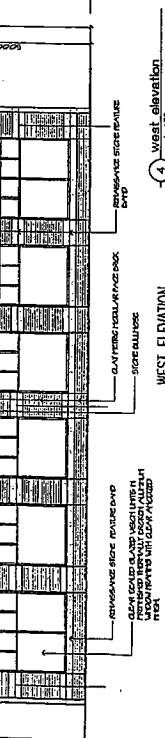
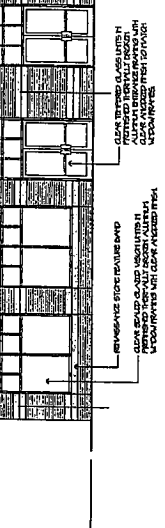
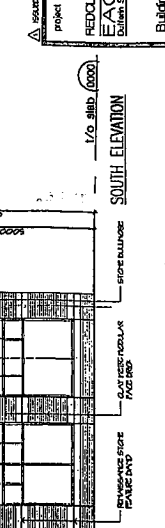
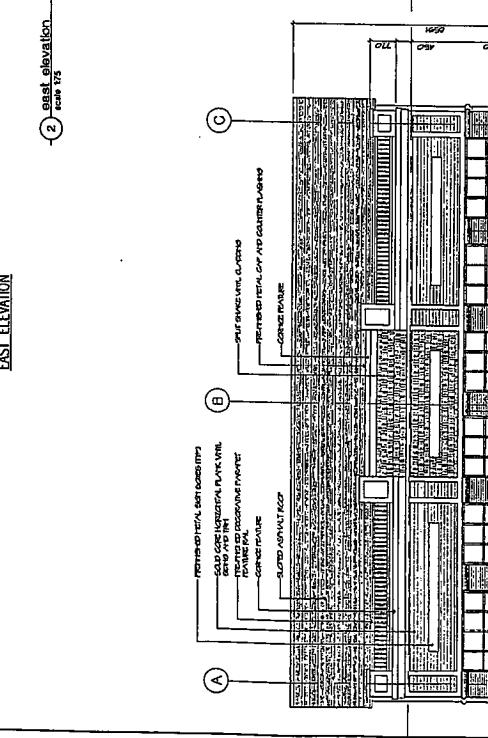
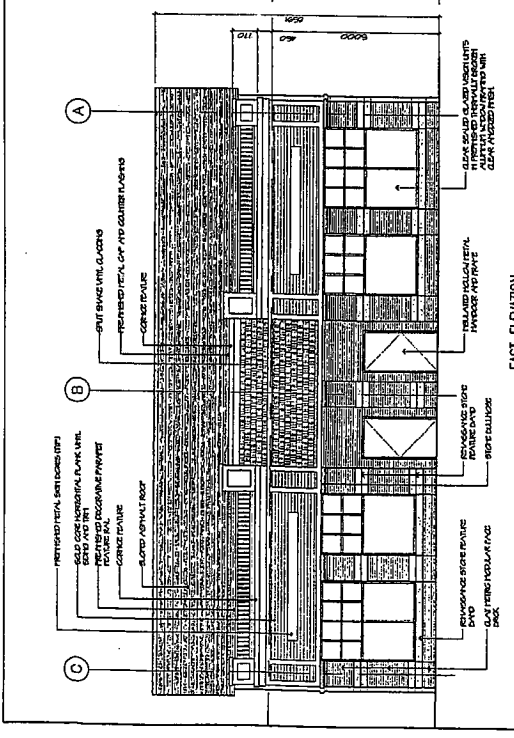
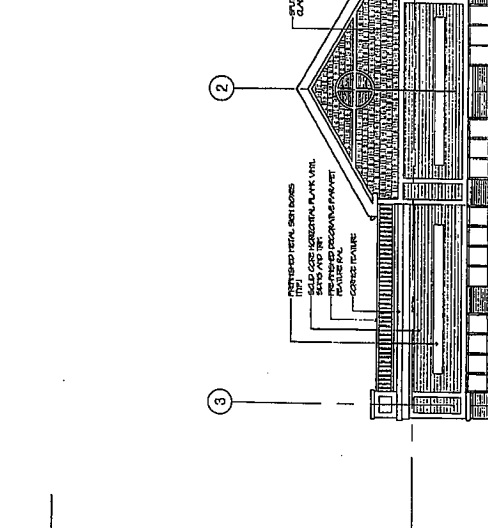
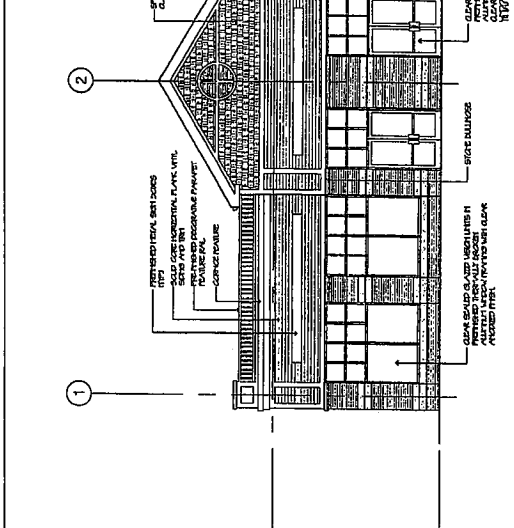
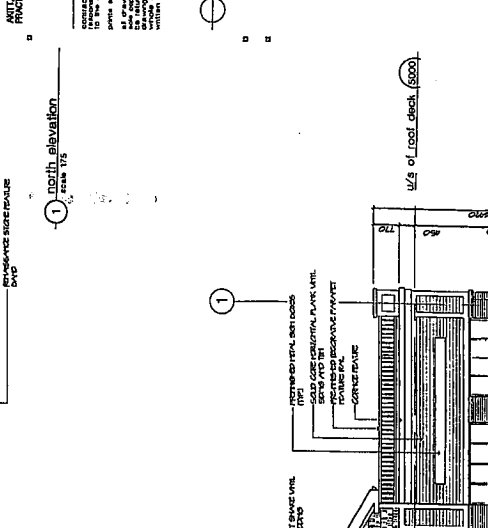
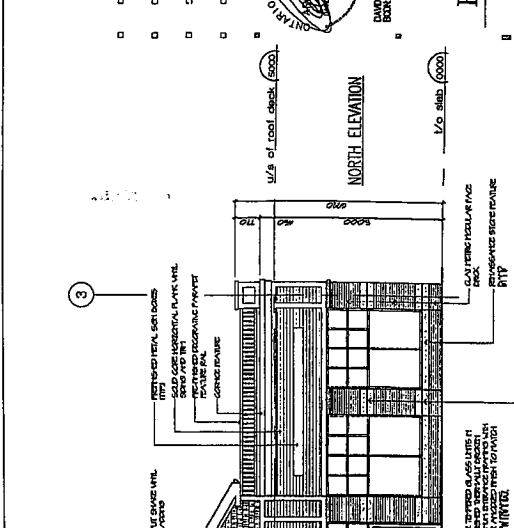
1/8" = 1'-0" (1:12)  
1/4" = 1'-0" (1:24)  
1/2" = 1'-0" (1:48)  
3/4" = 1'-0" (2:24)  
1" = 1'-0" (3:00)

1/8" = 1'-0" (1:12)  
1/4" = 1'-0" (1:24)  
1/2" = 1'-0" (1:48)  
3/4" = 1'-0" (2:24)  
1" = 1'-0" (3:00)

1/8" = 1'-0" (1:12)  
1/4" = 1'-0" (1:24)  
1/2" = 1'-0" (1:48)  
3/4" = 1'-0" (2:24)  
1" = 1'-0" (3:00)

1/8" = 1'-0" (1:12)  
1/4" = 1'-0" (1:24)  
1/2" = 1'-0" (1:48)  
3/4" = 1'-0" (2:24)  
1" = 1'-0" (3:00)

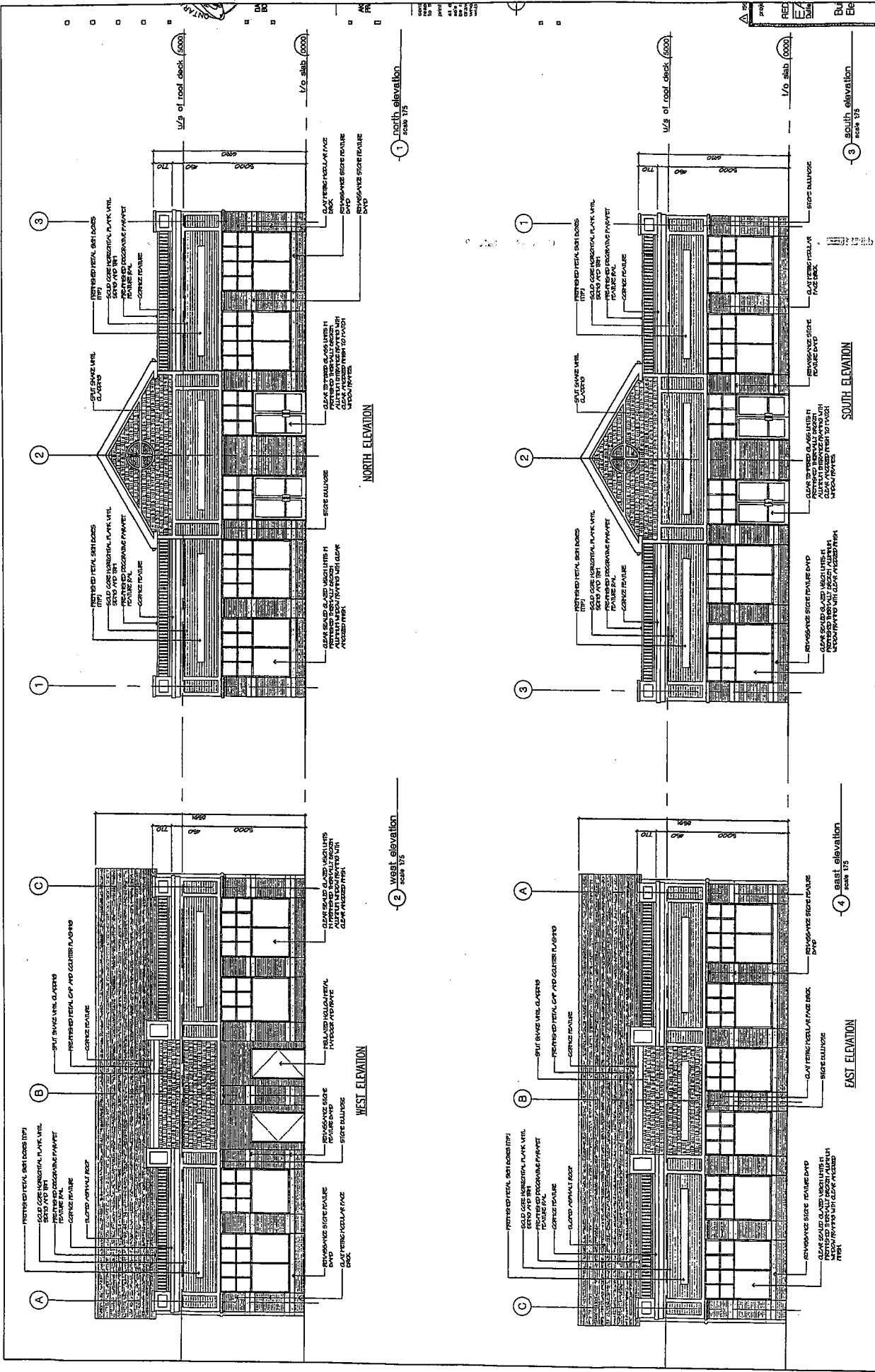
1/8" = 1'-0" (1:12)  
1/4" = 1'-0" (1:24)  
1/2" = 1'-0" (1:48)  
3/4" = 1'-0" (2:24)  
1" = 1'-0" (3:00)



**Attachment 14**  
FILE No.: DA-06.055  
Not to Scale  
June 14, 2007

City of Vaughan  
Development Planning Department

**Elevations Building 'L'**  
APPLICANT: 2056668 ONTARIO INC.  
Part of Lot 21, Concession 2  
NORTH ATTACHMENT (SMA) 06.055.06.046.dwg



# Attachment 15

FILE No.: DA.06.055

Not to Scale  
 June 14, 2007

**City of Vaughan**

Development Planning Department

# Elevations Building 'M'

Part of Lot 21,  
 Concession 2

APPLICANT:  
 2056668 ONTARIO INC.  
 N:\FTI ATTACHMENTS\DA.06.055.06.055.dwg

