

COMMITTEE OF THE WHOLE APRIL 24, 2012

**SITE DEVELOPMENT FILE DA.08.024
MINTO YONGE AND ARNOLD INC.
WARD 5 – VICINITY OF YONGE STREET AND ARNOLD AVENUE**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board BE ADVISED that Council ENDORSES Site Development File DA.08.024 (Minto Yonge and Arnold Inc.) to facilitate the development of the subject lands shown on Attachments #1 and #2 with a 5-storey mixed-use (condominium) building having a step-up to 6-storeys along Yonge Street, consisting of 218 residential apartment-type units, 725m² of at-grade commercial uses, and the integration and reuse of the existing heritage Robert Cox House (227m²) for commercial uses only as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations, signage plan, landscape plan and landscape cost estimate shall be approved by the Vaughan Development Planning Department and the Vaughan Cultural Services Division;
 - ii) the final site servicing plan, grading plan, stormwater management report and noise report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall provide a list of building features prepared by an accredited LEED Professional identifying how the proposed building will meet the Regional "Sustainable Development Through LEED" Program, to the satisfaction of the Vaughan Development Planning and Vaughan Building Standards Departments;
 - iv) the Owner shall fulfill the requirement for a Heritage Conservation Easement Agreement as required by the Ontario Municipal Board decision respecting the subject lands, to the satisfaction of the Vaughan Cultural Services Division, and the Legal Services and Development Planning Departments; and,
 - v) the Owner shall provide a separate Letter of Credit in the amount of \$122,170 to secure the obligations of the Heritage Conservation Easement Agreement; and,
 - b) that the Site Plan Agreement shall include the following provisions:
 - i) that prior to the issuance of a Building Permit:
 - a) the Owner shall provide confirmation to the Vaughan Development Planning and Building Standards Departments that they have entered into an Agreement with the Region of York to facilitate the development of the subject lands with a LEED Gold

certified building through the Region of York "Sustainable Development Through LEED" Program;

- b) the Owner shall certify the project with the Canada Green Building Council and provide confirmation to this effect to the satisfaction of the Vaughan Development Planning and Building Standards Departments;
 - c) the Owner shall provide confirmation of the site remediation to the Vaughan Development/Transportation Engineering Department;
 - d) the Owner shall complete and submit the site remediation and verification report to the Vaughan Development/Transportation Engineering Department, and this report shall be incorporated into the final Phase II ESA report as per O. Reg 158/04;
 - e) the Owner shall submit to the Vaughan Development/Transportation Engineering Department, a Record of Site Condition with acknowledgement from the Ministry of Environment; and,
- ii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy;
 - iii) the Owner's Agreement with the Region of York shall include a requirement that the Owner shall submit a Letter of Credit to the Region of York in the amount of \$396,800.00 through the Region's "Sustainable Development through LEED" Program at the time of application for a Building Permit (through the City) to secure delivery of a LEED Gold building; and,
 - iv) the Owner shall file, together with the Application for Building Permit, all the necessary plans certified by a LEED Accredited Professional demonstrating that the proposed building meets the necessary LEED Gold requirements to the satisfaction of the Vaughan Development Planning and Building Standards Departments and the Region of York.

2. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 24, 2011.

"IT IS HEREBY RESOLVED THAT Site Development Application DA>08.024 is allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for an additional nine residential units."

Contribution to Sustainability

The Owner has advised that the proposed development will incorporate the following sustainable building and site development features:

- green roof system;
- bicycle storage and access to public transit;
- exterior lighting systems designed to reduce light pollution;
- rain water harvesting will be employed to meet irrigation requirements;
- water efficient fixtures such as 3L single flush toilets, and low flow showerheads;
- high efficiency heating and cooling equipment;
- high performance exterior building envelope (e.g. windows);
- energy efficient lighting;
- non-CFC refrigerants will be used in cooling equipment;
- tri-sorting waste chute for collecting recycling and waste separately;
- regionally sourced construction material;
- construction material with recycled content;
- low volatile organic compound carpets;
- low volatile organic compound paints;
- openable windows; and,
- programmable thermostats.

Economic Impact

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

Purpose

The Owner has submitted Site Development File DA.08.024 to facilitate the development of a 5-6 storey mixed-use (condominium) building consisting of 218 residential apartment style units, with 725m² of commercial area on the ground floor, and the proposed relocation and reuse of the 227m² existing heritage Robert Cox House for commercial purposes. The existing single detached dwelling located at 14 Arnold Avenue also owned by the applicant will be demolished.

Background - Analysis and Options

Location

The 1.0 ha subject lands shown on Attachments #1 and #2 are located on the west side of Yonge Street and north of Arnold Avenue (14 Arnold Avenue and 7584, 7586, 7588, 7592, 7596, 7598, 7600, 7602, 7604, 7608, 7610, and 7616 Yonge Street) in the City of Vaughan. The surrounding land uses are as shown on Attachment #2.

Previous Council Decisions

On December 10, 2007, Vaughan Council refused Official Plan Amendment File OP.05.004 and Zoning By-law Amendment File Z.05.011, which proposed a 12-storey, seniors residential apartment with 225 units and ground floor commercial uses, five 1½ storey townhouse units, four 1½ storey semi-detached dwellings, the relocation of the Robert Cox House for commercial uses, and the potential for live/work units on the subject lands.

On October 27, 2008, Vaughan Council refused Site Development File DA.08.024, which proposed a 12-storey, 169 unit seniors residential apartment building with 525m² of ground floor commercial uses, five 2-storey townhouse units, four 2-storey semi-detached dwelling units, six 3-storey live/work units, and the relocation of the Robert Cox House.

Subsequently, the Owner revised the development proposal to include, one 2-storey single detached residential dwelling to be located at 14 Arnold Avenue in place of the five 2-storey townhouse units and the four 2-storey semi-detached units that were previously proposed. On February 24, 2009, Vaughan Council refused the revised Site Development File DA.08.024 and also refused the related Heritage Permit Application HP.2008.015.01 respecting the subject lands.

Ontario Municipal Board (OMB)

Official Plan and Zoning By-law Amendment and Site Development Files OP.05.004, Z.05.011 and DA.08.024, respectively, were appealed to the Ontario Municipal Board (OMB) together with OPA #669 (Thornhill Yonge Street Study) and the Thornhill Heritage Conservation District Plan in response to Council's refusal of the applications.

A settlement was reached with all parties to the OMB Hearing to permit a 5-storey building with a step-up to an additional storey along the Yonge Street frontage for a maximum of 6-storeys. The settlement was implemented through site-specific Official Plan Amendment #700 and Zoning By-law 215-2010, which caps the maximum number of residence suites and dwelling units permitted on the site (225 and 150 respectively, or a combination thereof not to exceed a total of 225 residence suites/dwelling units, subject to a maximum of 150 dwelling units) and the relocation and rehabilitation of the existing Robert Cox House for commercial uses. The OMB approved the Official Plan Amendment and Zoning By-law Amendment for the subject site but has not rendered a decision on Site Development File DA.08.024, as the matter was adjourned.

Official Plan

The subject lands are designated "Mixed Commercial and Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #700, which permits a range of uses on the site including apartment dwelling and commercial uses.

OPA #700 permits a maximum density of 2.0 Floor Space Index (FSI) and a maximum building height of 5-storeys, which can be increased to 6-storeys provided the 6th storey is stepped-back a minimum of 1.5m from the building frontage along Yonge Street for at least 75% of that frontage and stepped back 3.5m from the Robert Cox House on the subject lands. OPA #700 further prescribes urban design elements to be incorporated into the building design to ensure its compatibility with the surrounding building types within the Thornhill Vaughan Heritage District.

Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending final approval from the Ontario Municipal Board, designates the subject lands "Mid-Rise Mixed-Use".

The proposed development conforms to the Official Plans.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone, C1 Restricted Commercial Zone and R1V Old Village Residential Zone by Zoning By-law 1-88, in the manner shown on Attachment #2 and are subject to site-specific zoning Exception 9(1150). Exception 9(1150)

implements the settlement reached at the Ontario Municipal Board Hearing respecting Zoning By-law Amendment File Z.05.011 and was based on a conceptual plan prepared by the previous Owner (Thornhill Village Plaza Inc. and M4 Developments Inc.). Although generally in keeping with the original plan, the proposed site plan shown on Attachment #3 is not consistent with the original conceptual plan and development standards implemented by Exception 9(1150), and therefore, the Owner filed two applications for Minor Variance (Files A271/10 and A134/11) to the Vaughan Committee of Adjustment to request relief from the zoning requirements established through the OMB hearing as follows:

Table 1:

Minor Variance File A271/10 was approved by the Vaughan Committee of Adjustment on November 25, 2010, for the following site-specific zoning exceptions to Zoning By-law 1-88:

	By-law Standard	By-law 1-88 Exception 9(1150) Requirements	Approved Minor Variances (File A271/10)
a.	Definition of Residence Suite	Site-specific definition for a "Residence Suite" does not permit cooking equipment	Amended the definition to permit cooking equipment
b.	Maximum Number of Units	Maximum of 225 combined Residence Suites/Dwelling Units, subject to a maximum of 150 dwelling units (a Residence Suite does not permit cooking equipment; a Dwelling Unit permits cooking equipment)	198 units for combined Residence Suites/Dwelling Units (ie. All 198 units to permit cooking equipment)
c.	Minimum Number of Parking Spaces/Residential Ratio	0.85 spaces per Dwelling Unit and 0.45 spaces per Residence Suite	0.75 spaces per bachelor and one-bedroom Dwelling Unit 0.9 spaces per two-bedroom Dwelling Unit
d.	Minimum Number of Visitor Parking Spaces	0.2 visitor parking spaces per Dwelling Unit (40 spaces)	0.15 visitor parking spaces per Dwelling Unit (30 spaces)
e.	Minimum Number of Commercial Parking Spaces	6.0 spaces per 100m ² of GFA for any retail store, pharmacy bank or financial institution or personal service shop 3.5 spaces per 100m ² of GFA for any business or professional office	2.0 spaces per 100m ² of GFA for any retail store, pharmacy, bank or financial institution, personal service shop or business or professional office

	By-law Standard	By-law 1-88 Exception 9(1150) Requirements	Approved Minor Variances (File A271/10)
f.	Minimum Number of Parking Spaces in the C1 Zone (7616 Yonge Street – Robert Cox House)	3.0 spaces per 100m ² of GFA (7 spaces)	2.0 spaces per 100m ² of GFA (5 spaces)
g.	Minimum Number of Parking Spaces (Total Residential and Commercial)	272 spaces (based on maximum ground floor retail space and the Robert Cox House retail GFA of 920m ²)	210 spaces
h.	Maximum Canopy Encroachment Into the Front Yard (Yonge Street)	0.5m	1.8m

Table 2:

Minor Variance File A134/11 was subsequently approved by the Vaughan Committee of Adjustment on May 26, 2011, and provided for the following site-specific zoning exceptions to Zoning By-law 1-88:

	By-law Standard	By-law 1-88, Exception 9(1150) Requirements	Approved Minor Variances (File A134/11)
a.	Minimum Rear Yard Setback (westerly) Building "B"	19.0m	12.0m
b.	Maximum Building Height (Building "B" - 4 th storey)	13.5m	14.7m
c.	Maximum Building Height (Building "A" - 5 th storey)	17.0m	17.5m
d.	Location of Mechanical Space	Permits one large mechanical space located in the southern wing of Building "A"	Mechanical Spaces to be split into 3 areas in Building "A"

	By-law Standard	By-law 1-88, Exception 9(1150) Requirements	Approved Minor Variances (File A134/11)
e.	Maximum Building Height (Building "A" - 6 th storey)	20.6m	21.1m
f.	Number of Residence Suites	A maximum of 225 combined Residence Suites/Dwelling Units are permitted (subject to a maximum of 150 Dwelling Units)	The overall combined Residence Suites/Dwelling units shall not exceed 219 units.
g.	Definition of Basement	Means a storey, the floor of which is at least 0.75 metres below finished grade.	Means a storey, the floor of which is at least 0.75 metres below the average elevation of the finished grade at the front of the building.

It is noted the Robert Cox House is intended to be used for the C1 General Commercial uses currently permitted under Exception 9(1150) including a day nursery, business and professional office, personal service shop, retail store and an eating establishment.

Site Plan and Landscaping

The 1.0 ha property is developed with a multi-unit commercial building, a single detached residential dwelling (14 Arnold Avenue), and the Robert Cox House (designated building within the Thornhill Heritage Conservation District under Parts IV and V of the Ontario Heritage Act) that includes an addition that is not of historical significance. The current plan proposes the demolition of the existing multi-unit commercial building, the single detached residential dwelling located at 14 Arnold Avenue and the addition to the Robert Cox House, and the relocation (from its current location approximately 4.3m both north and east, closer to Yonge Street) and reintegration of the Robert Cox House as part of the new development. The property at 14 Arnold Avenue is zoned R1V Old Village Residential Zone, which permits the future development of the lands for a single-detached dwelling.

The current proposal is for a mixed-use residential/commercial apartment building having a gross floor area of 19,435.0m² (of which 725m² is devoted to at-grade commercial uses) and the integration and reuse of the 227m² Robert Cox House for commercial purposes only as shown on Attachment #3.

The proposed development will be served by two driveways. The main full-movement ingress/egress driveway (6.0m wide at the south property line) abuts the proposed lot at 14 Arnold Avenue and extends to the ramp servicing the underground parking area. The second driveway provides right-out only access to Yonge Street. The full-movement access is located approximately 80m from the intersection of Arnold Avenue and Yonge Street, and both driveway locations are subject to approval from the Region of York.

The Owner proposes to provide a total of 312 parking spaces all underground in support of the proposed development in keeping with the parking standards in Minor Variance File A271/10, which was approved by the Committee of Adjustment. The required parking for the proposed development is calculated as follows:

218 units x 0.75 spaces/unit =	163.5 spaces
218 units x 0.15 visitor spaces/unit =	32.7 spaces
725 m ² Ground Floor Commercial Uses @ 2 spaces/100 m ² GFA =	14.5 spaces
Robert Cox House (227m ² @ 2 spaces/100m ² GFA) =	<u>4.5 spaces</u>
Total Parking Required	216 spaces

A surplus of 96 parking spaces (312-216) is proposed on the site. The Owner advised that the additional parking is provided for two main reasons. Firstly, when the project was originally approved, the proposal included one full level of underground parking and a second half level (not under the entire building foot print). For construction reasons and efficiencies, the Owner is proposing to build two full levels of underground parking, thereby increasing the number of parking spaces available on the site. Secondly, the marketing program has resulted in purchasers buying at least one space per unit. All of the parking spaces for the development are located in the underground parking garage.

Four lay-by parking spaces are located along Yonge Street to service the ground floor commercial uses. The design, location and final number of lay-by parking spaces must be approved by the Region of York.

The landscape plan (Attachment #4) shows a front yard where the building is setback 1.8m from the front lot line (Yonge Street), consistent with the OMB decision, which results in a reduced landscape buffer along the building frontage. Soft landscaping in the form of planter boxes and deciduous tree planting have been incorporated within the public right-of-way to enhance the streetscape. Special attention in the form of enhanced landscaping has been provided to the northeast corner of the subject lands surrounding the Robert Cox House as shown on Attachment #4. Furthermore, the Owner has proposed a passive amenity area with enhanced landscaping consisting of coniferous and deciduous plant material for use by future residents, which is located to the west of Building "A". The development also includes a water feature located in the centre court yard of the building with terraces on the ground floor units fronting onto the feature.

As required by the OMB settlement, the Owner has included a minimum 4.0m wide landscape buffer between the westerly driveway and the existing residential lot (19 Thornridge Drive) to the west of the subject lands in an effort to address the concerns raised by the existing residents.

The Vaughan Development Planning Department is satisfied with the proposed site plan and landscape plan shown on Attachments #3 and #4. The final site plan, landscape plan and landscape cost estimate, must be approved to the satisfaction of the Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Building Elevations

The proposed building elevations are shown on Attachments #5 and #6. The U-shaped building is constructed with a flat tiered roof, varying in height from 4-storeys to 6-storeys with a maximum building height of 21.1m (not including the mechanical space) as permitted by the OMB settlement and subsequent Committee of Adjustment approvals. The primary building material is clay brick, with architectural stone accents at the base and along the roofline. A three pane vertical system of clear glass with aluminum framing is proposed throughout the building. The

ground floor along Yonge Street is recessed thereby creating a covered colonnade along the front of the building.

The final building elevations must be approved to the satisfaction of the Vaughan Development Planning Department and Vaughan Cultural Services Division. Conditions to this effect have been included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the Site Development Application and has no objections to the overall development.

The site will be serviced by existing municipal services for stormwater, which is available from Arnold Avenue. Sanitary services are available through an existing municipal easement, which extends in a north-south direction along the subject lands. The Owner can access water services from Yonge Street by providing a service connection at the property line. Services will be provided in the following manner:

- 200 mm in diameter watermain connection for domestic and fire purposes from the existing 300mm in diameter watermain;
- 150mm in diameter sanitary sewer connection from the existing 200mm in diameter sanitary sewer; and,
- 1350mm in diameter storm sewer connection from the existing 1500mm in diameter storm sewer.

The stormwater quality control will be provided through a combination of on-site storage and a proposed 2000mm x 2400mm Double Inlet Catch Basin (DICB) located within the property line. The DICB will provide an appropriate level of stormwater quality control connecting into the proposed concrete storm sewer which will be the subject of a 9.0m storm easement in favour of the City.

The Owner was required to submit a Phase I and II Environmental Site Assessment to address site remediation respecting contamination of a small portion of the lands along Yonge Street in the vicinity of the access. Both Phase I and II Environmental Site Assessments have been reviewed by DCS the City's Peer Reviewer, and the Owner has addressed all issues, and as a result, the Peer Reviewer has no further comments. The Vaughan Development/Transportation Engineering Department requires the Owner to submit the site remediation and verification report, as well as, a Record of Site Condition with the Ministry of Environment acknowledgement letter, prior to issuance of a Building Permit.

The final site servicing and grading plan and stormwater management report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Region of York's "Sustainable Development Through LEED" Program

The Owner has advised the Vaughan Development Planning Department that the proposed building will be designed to meet a LEED Gold certification and that the building will be enrolled in the Region of York's "Sustainable Development Through LEED" (SDTL) Program. As a result, servicing allocation for the proposed development is generally available through the City's Servicing Capacity Distribution Protocol.

Minto is proposing a total of 218 units, which requires allocation. Through the Region of York's LEED program, the development will receive a total of 62 credits (ie. units of allocation).

Therefore, 156 units need to be allocated from the City's pool of servicing allocation (218 – 62 = 156). Currently, the City has only allocated 147 units (on May 24, 2011) for this development, which requires an additional 9 units of allocation. Council at its meeting on May 24, 2011, set aside a reservation of 300 units of servicing capacity for development applications that are proposing LEED buildings. Accordingly, the additional nine units can be allocated to this site development from this reserve. Should Council concur, this report concludes a recommendation to this effect.

In order to ensure that the building is constructed to a LEED Gold standard, the Owner will be required to:

- a) post of Letter of Credit with the Region of York in the amount of \$396,800.00 in accordance with the SDTL Program, at the time of filing for a City Building Permit. This Letter of Credit will not be returned to the Owner until after the construction of the building and it is certified by a LEED Accredited Professional;
- b) register the building with the Green Building Council of Canada;
- c) enter into an Agreement with the Region of York through the SDTL Program; and,
- d) file all the necessary plans with the application for a Building Permit, certified by an Accredited LEED professional, that demonstrates that the proposed building will include the required building features to meet a LEED Gold certification.

Conditions of approval have been included in the recommendation in this respect.

Heritage Vaughan

The Owner has submitted an application to Heritage Vaughan for the restoration, relocation and integration of the Robert Cox House as part of the proposed commercial development. In a report prepared by the Vaughan Cultural Services Division, it was recommended that Heritage Vaughan approve the following recommendations:

- "1. That Heritage Vaughan approve the relocation of the subject building to the location identified in the submitted site plan dated March 30th, 2011.
2. That Heritage Vaughan request that an updated Conservation Plan for the building be submitted by the Owner prior to the issuance of a Heritage Permit.
3. That a Letter of Credit be obtained from the Owner to ensure the building is preserved and maintained during and after its relocation.
4. That the applicant provide a full set of final drawings, including site plan and all elevations for final approval by Cultural Services staff prior to the issuance of a Heritage Permit.
5. That the applicant provide samples of building materials and paint samples for consideration and approval by Cultural Services staff at a time when this information is known to the applicant."

On April 27, 2011, Heritage Vaughan approved the above recommendations.

The Owner is required to enter into a Heritage Conservation Easement Agreement for the conservation and maintenance of the Robert Cox House and is required to post of Letter of Credit in the amount of \$122,170 to secure the obligations outlined in the agreement. The Heritage Conservation Easement Agreement is required to be registered on title.

The Owner must address all requirements of Heritage Vaughan and the Vaughan Cultural Services Division.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised 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, prior to the issuance of a building permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy.

Toronto and Region Conservation Authority (TRCA)

The subject lands are regulated under Ontario Regulation 166/06 as a drainage feature and its associated Regional Storm Flood Plain is located on the subject lands. A TRCA Permit under Ont. Reg. 166/06 is required and was issued (Permit No. C-110756) on September 9, 2011. As a result, the Toronto and Region Conservation Authority has no objections to the proposed development.

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 Well-being".

Regional Implications

The subject lands are located on the west side of Yonge Street, which is a Regional Road. The Region of York requires a portion of the subject lands along Yonge Street for a road widening, which is incorporated into the proposed site plan. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, including the execution of a Regional Site Plan Agreement, prior to the issuance of a City Building Permit.

Prior to entering into an agreement with the Region of York, the Owner is required to enter into encroachment agreements for the construction staging area and the enhanced streetscaping on Yonge Street. The streetscaping location is not finalized as PowerStream is currently determining the design, configuration and location of inground ducts, which will replace the existing overhead wires.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.08.024 in accordance with OPA #700, Zoning By-law 1-88, the OMB settlement for the subject lands, Minor Variance Files A271/10 and A134/11, the comments from City Departments and external public agencies, and the area context, and can support the proposed mixed-use development including the integration and reuse of the Robert Cox House for commercial uses only. The proposed development conforms to the Official Plan and Zoning By-law, is compatible with the surrounding land use, and represents an appropriate development of the lands. Accordingly, the Development Planning Department can support Site Development File DA.08.024 subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. East and West Elevations
6. North and South Elevations

Report prepared by:

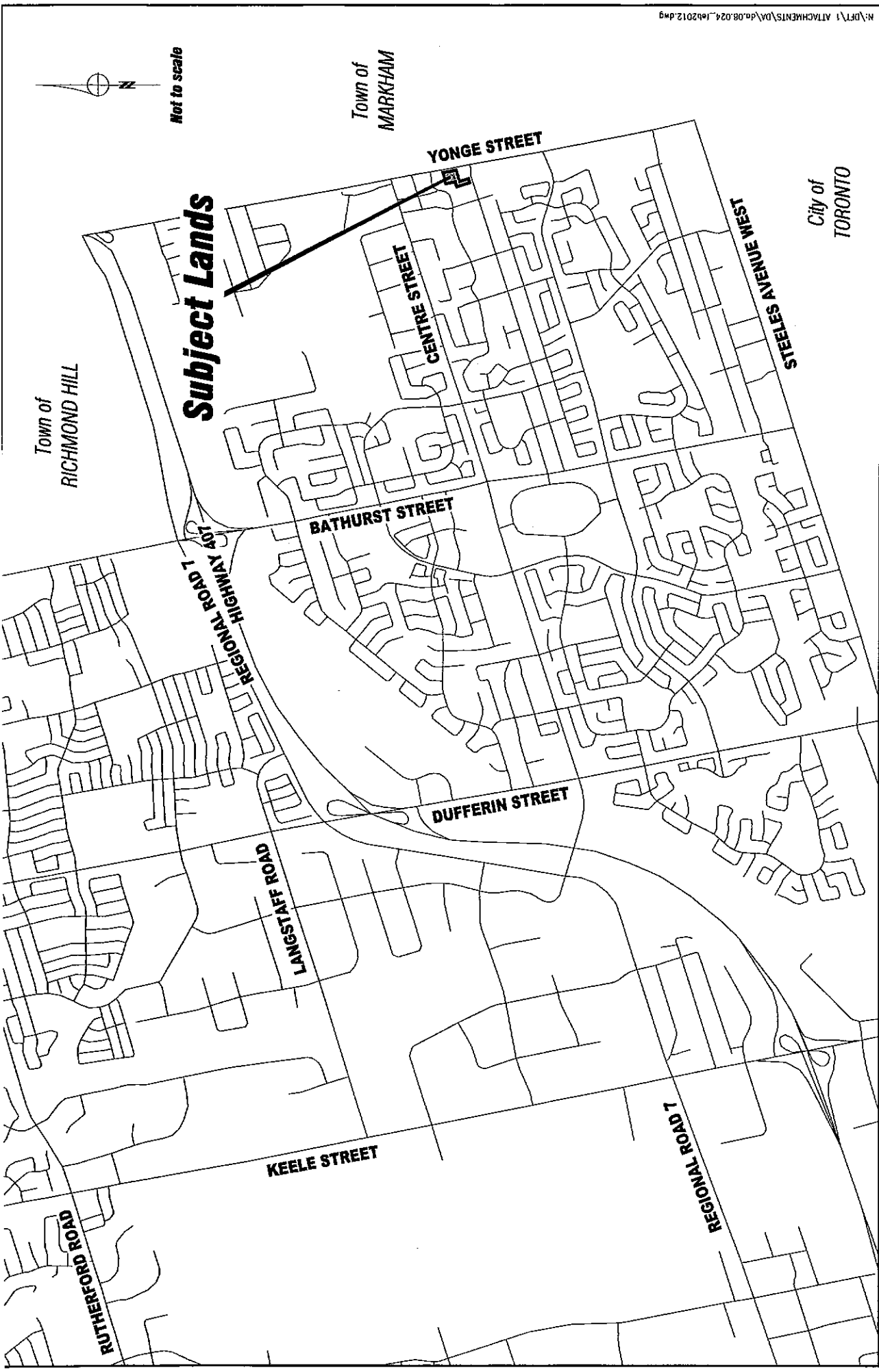
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



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Context Location Map

LOCATION:
Part of Lot 29, Concession 1

APPLICANT:
Minto Yonge and Arnold Inc.

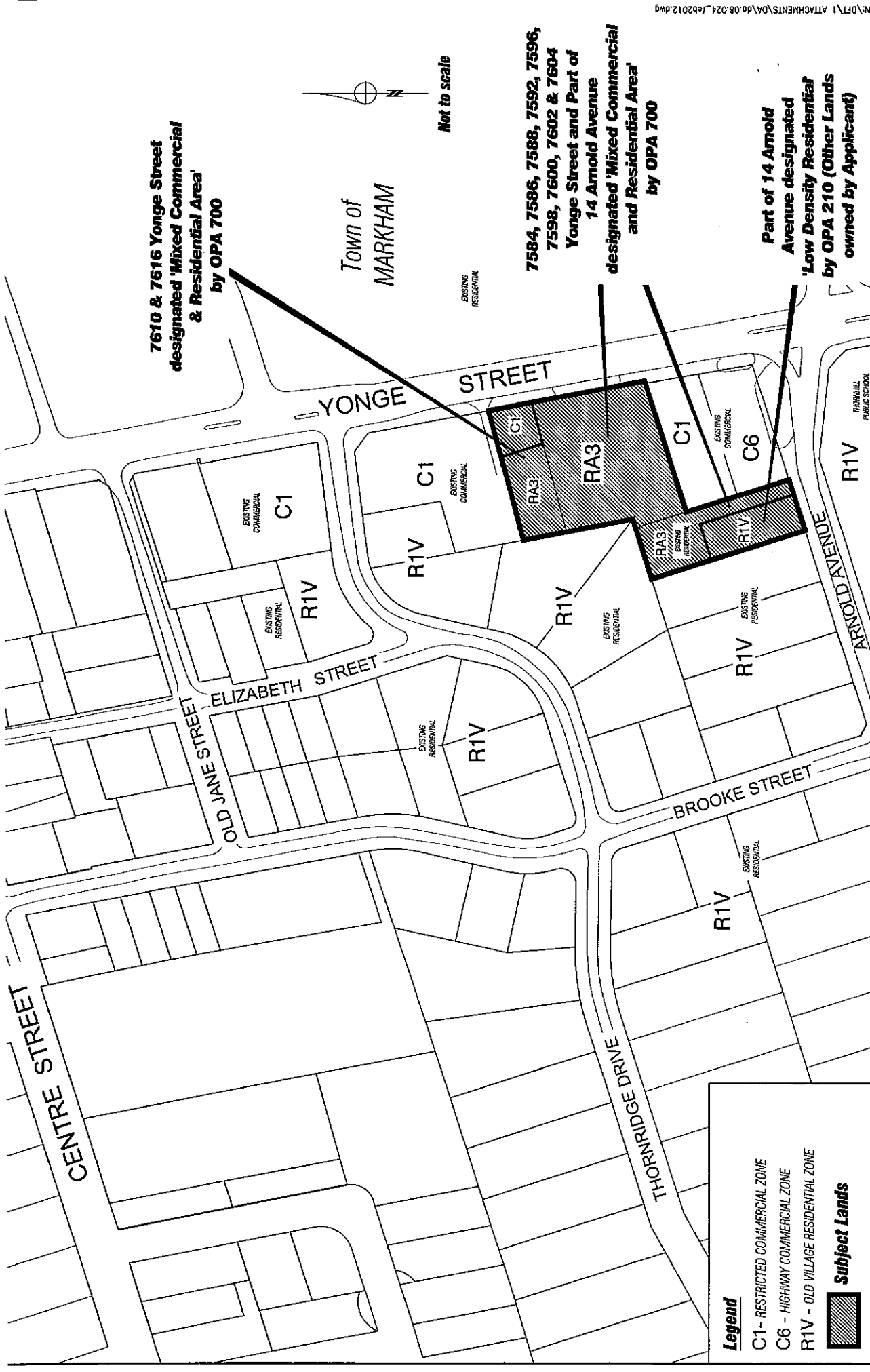


Attachment 1

FILE: DA.08.024

RELATED FILE(S): Z.05.011 & OP.05.004

DATE:
February 10, 2012



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7610 & 7616 Yonge Street
designated 'Mixed Commercial
& Residential Area'
by OPA 700

Town of
MARKHAM

Not to scale

7584, 7586, 7588, 7592, 7596,
7598, 7600, 7602 & 7604
Yonge Street and Part of
14 Arnold Avenue
designated 'Mixed Commercial
and Residential Area'
by OPA 700

Part of 14 Arnold
Avenue designated
'Low Density Residential'
by OPA 210 (Other Lands
owned by Applicant)

Legend

C1 - RESTRICTED COMMERCIAL ZONE

C6 - HIGHWAY COMMERCIAL ZONE

R1V - OLD VILLAGE RESIDENTIAL ZONE

 **Subject Lands**

Location Map

LOCATION:
Part of Lot 29, Concession 1

APPLICANT:
Minto Yonge and Arnold Inc.

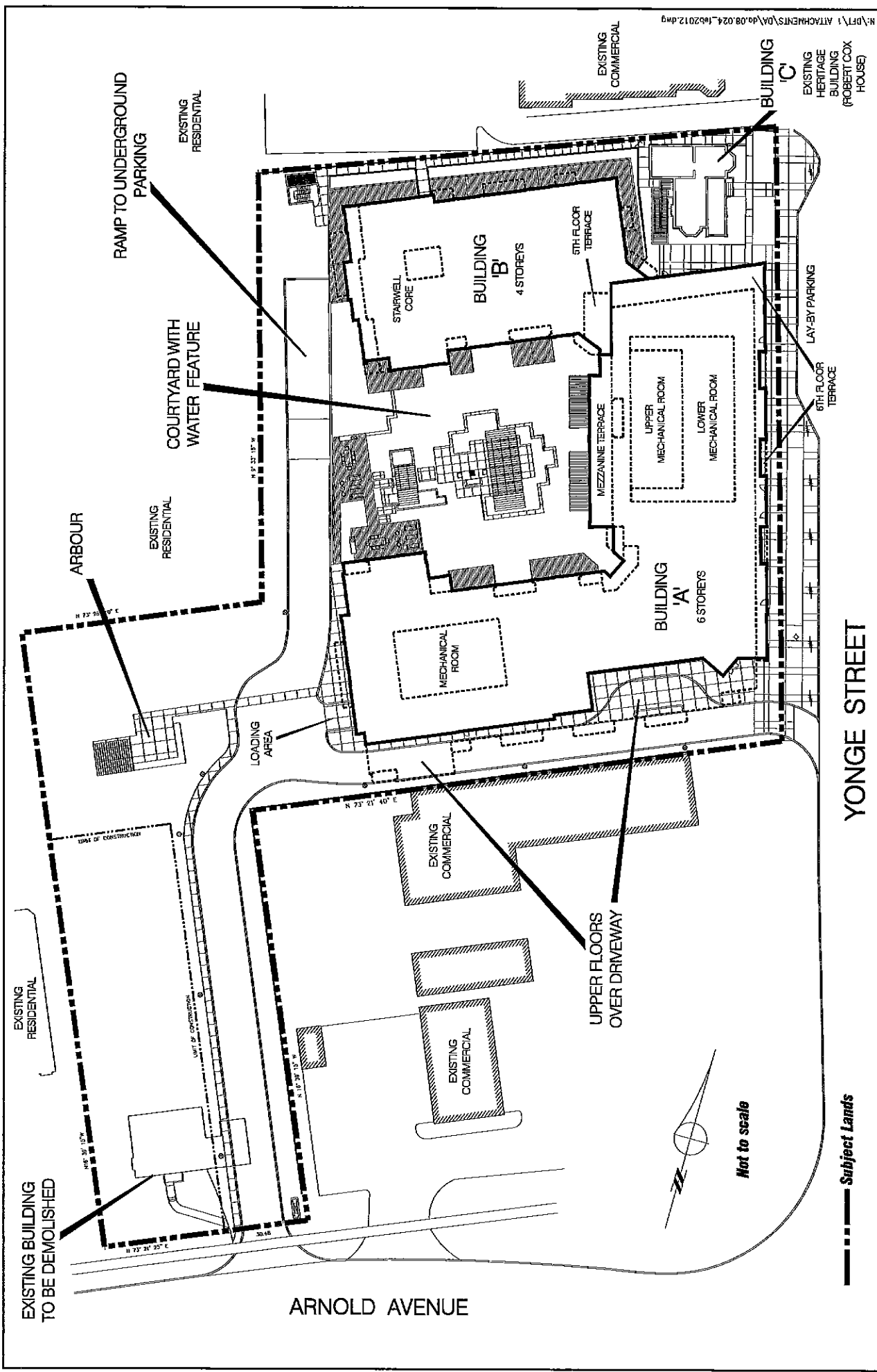


Attachment

FILE: DA.08.024
RELATED FILE(S): Z.05.011 & OP.05.004

DATE:
February 10, 2012

2



YONGE STREET

ARNOLD AVENUE

--- Subject Lands

Not to scale

N:\PFT\1 ATTACHMENTS\0A\08.08.024_1eb2012.dwg
 EXISTING COMMERCIAL
 EXISTING HERITAGE BUILDING (ROBERT COX HOUSE)
 BUILDING C

BUILDING 'B'
 4 STOREYS

BUILDING 'A'
 6 STOREYS

RAMP TO UNDERGROUND PARKING
 EXISTING RESIDENTIAL

COURTYARD WITH WATER FEATURE

ARBOUR

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING BUILDING TO BE DEMOLISHED

UPPER FLOORS OVER DRIVEWAY

EXISTING COMMERCIAL

EXISTING COMMERCIAL

MEZZANINE TERRACE
 UPPER MECHANICAL ROOM
 LOWER MECHANICAL ROOM

MECHANICAL ROOM

LOADING AREA

N 23° 21' 40" E

N 19° 30' 15" W

N 46° 58' 15" W

N 73° 21' 22" E

UNIT OF CONSTRUCTION

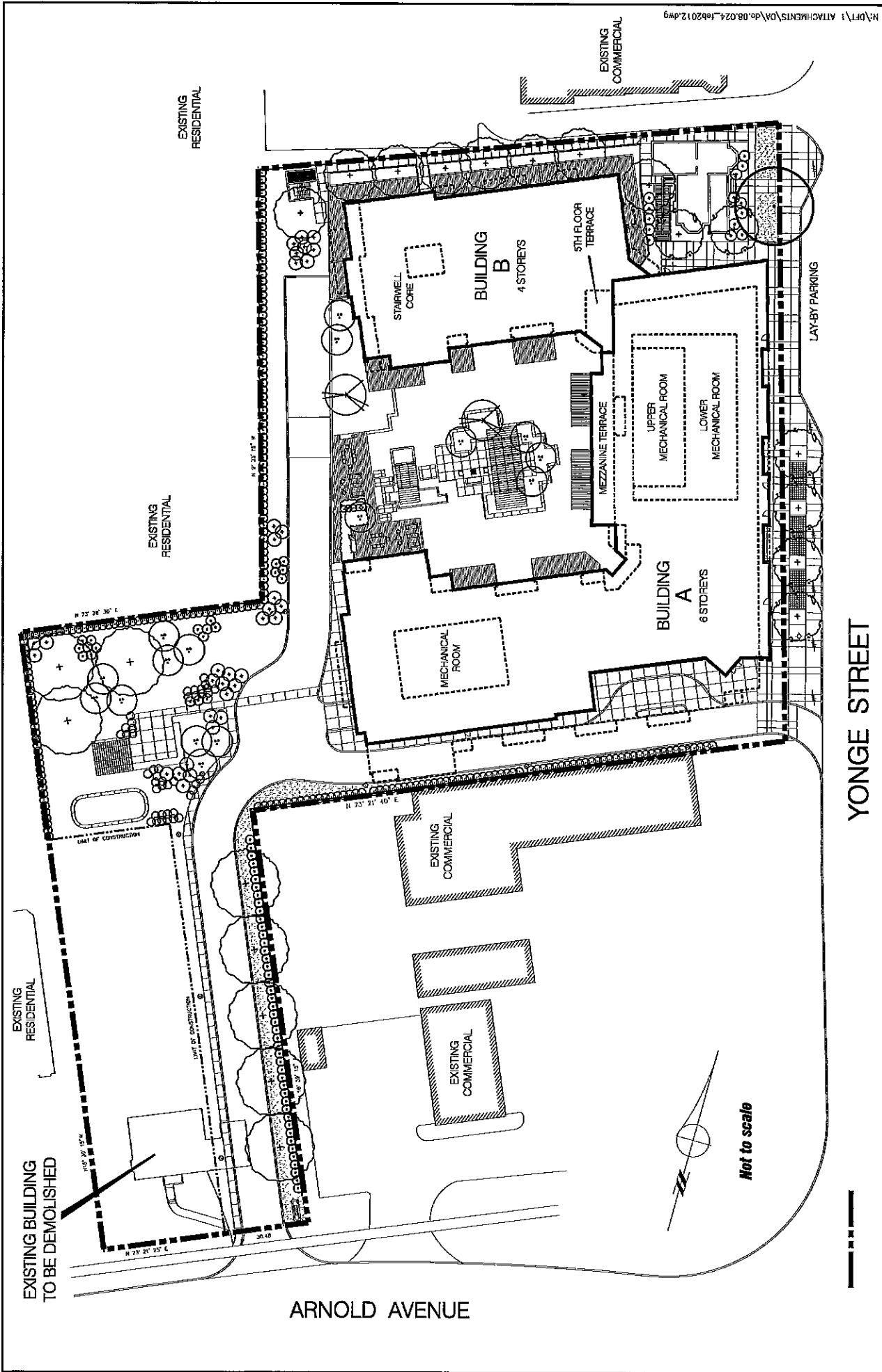
UNIT OF CONSTRUCTION

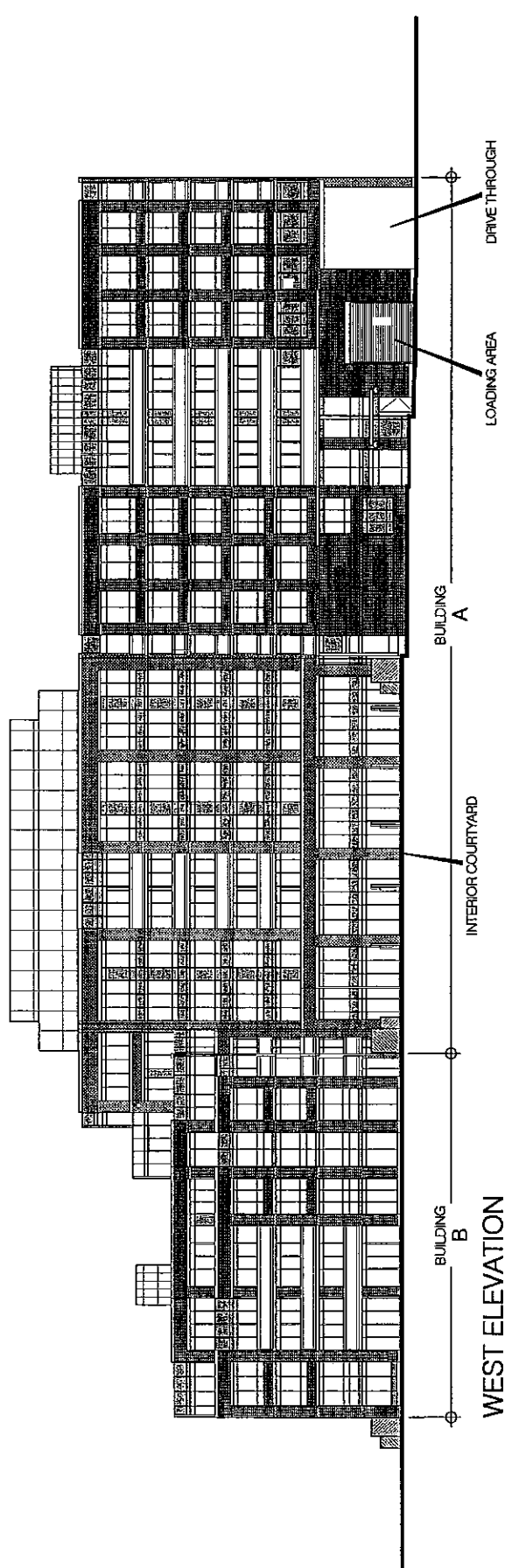
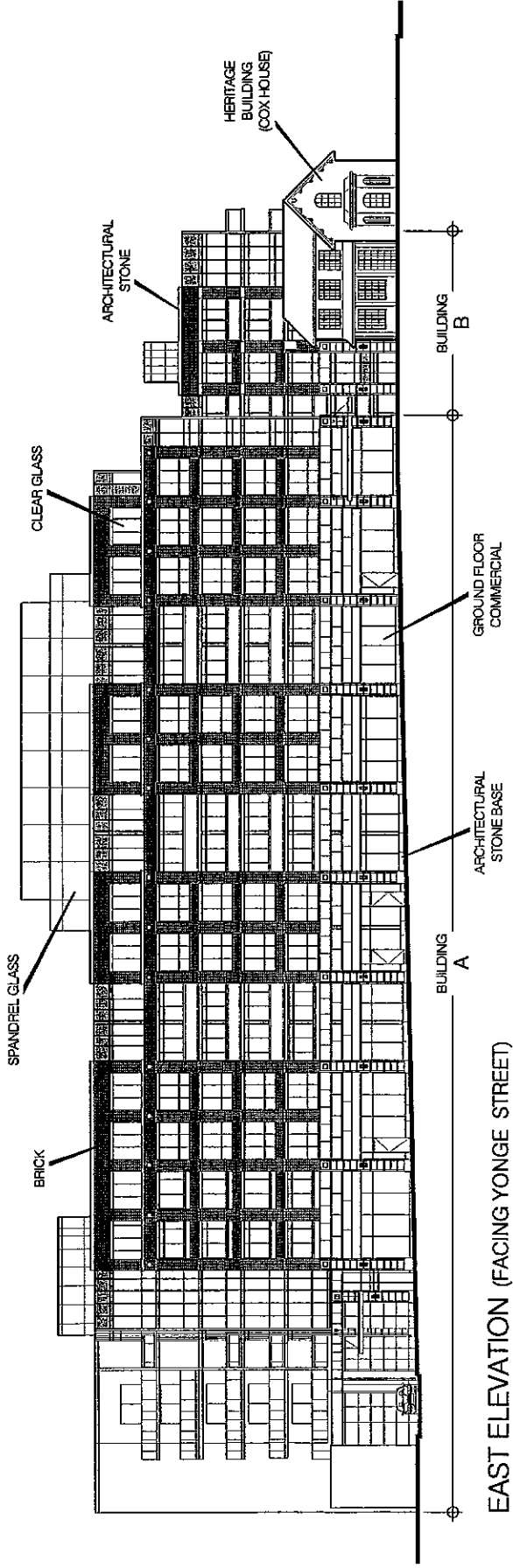
N 9° 33' 15" W

6TH FLOOR TERRACE
 LAY-BY PARKING

5TH FLOOR TERRACE

STAIRWELL CORE





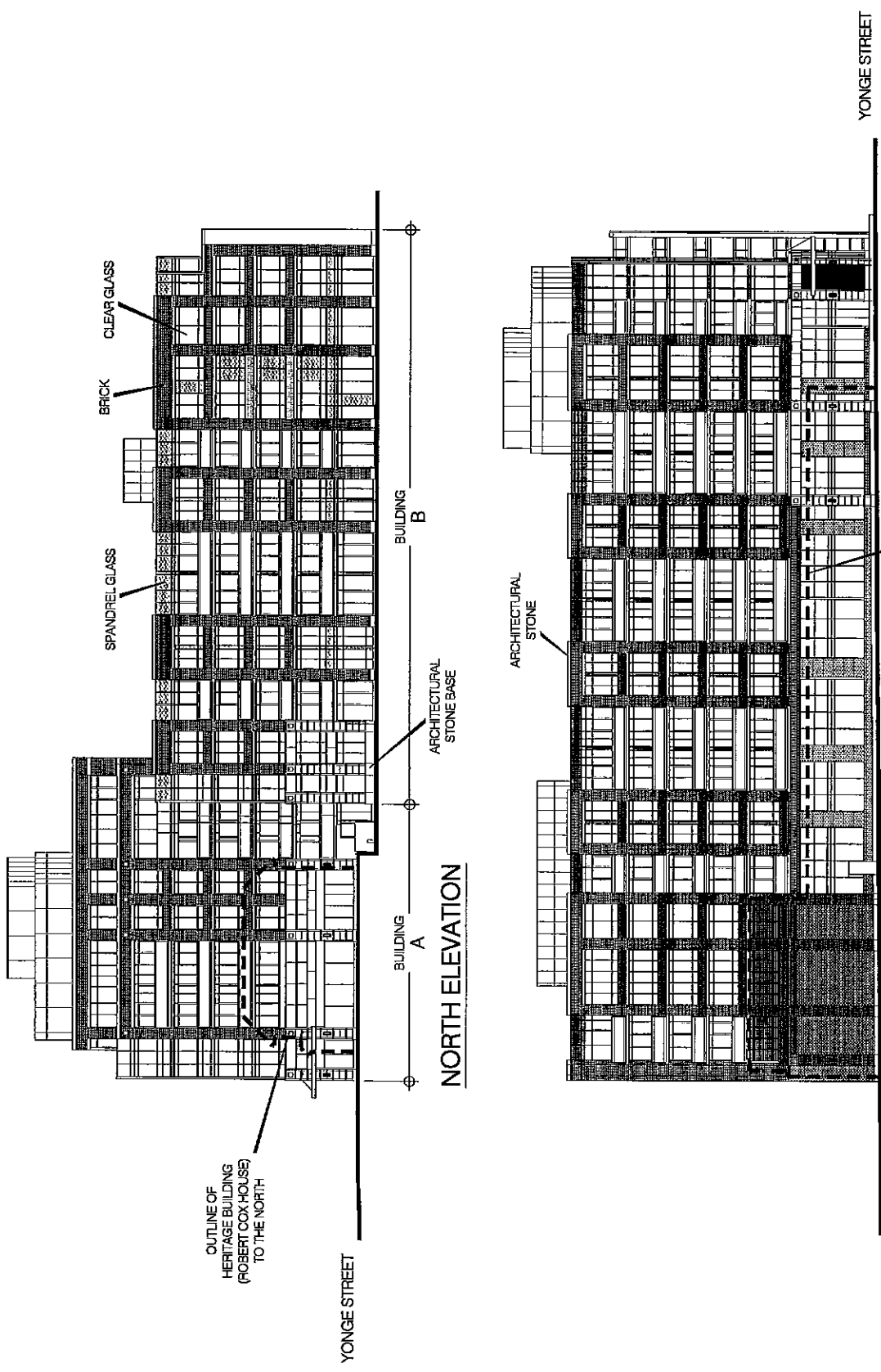
Not to scale

East & West Elevations

LOCATION:
Part of Lot 29, Concession 1

APPLICANT:
Minto Yonge and Arnold Inc.





OUTLINE OF HERITAGE BUILDING (ROBERT COX HOUSE) TO THE NORTH

YONGE STREET

BUILDING A

BUILDING B

NORTH ELEVATION

ARCHITECTURAL STONE BASE

SPANDREL GLASS

BRICK

CLEAR GLASS

ARCHITECTURAL STONE

BUILDING A

SOUTH ELEVATION

OUTLINE OF COMMERCIAL BUILDING TO THE SOUTH

YONGE STREET

Not to scale

North & South Elevations

LOCATION:
Part of Lot 29, Concession 1

APPLICANT:
Minto Yonge and Arnold Inc.



Attachment

FILE: DA.08.024
RELATED FILE(S): Z.05.011 & OP.05.004

DATE:
February 10, 2012

6

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