

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 1, Report No. 30, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on June 25, 2013, as follows:

***By receiving the following Communications:***

- C1. Mr. Marvin Fajertag, President YRSCC 153, Disera Drive, Thornhill, dated June 11, 2013; and**  
**C2. Ms. Debbie Schopp, dated June 14, 2013.**

**1**

**OFFICIAL PLAN AMENDMENT FILE OP.12.019  
ZONING BY-LAW AMENDMENT FILE Z.12.047  
BAIF DEVELOPMENTS LIMITED  
WARD 5 – NORTHWEST CORNER OF BATHURST STREET AND  
BEVERLEY GLEN BOULEVARD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 11, 2013, be approved;**
- 2) That the following deputations and communication be received:**
  - 1. Mr. Michael Goldberg, Goldberg Group, Avenue Road, Toronto, on behalf of the applicant;**
  - 2. Mr. Steven Kirshenblatt, Kirkor Architects & Planners, Martin Ross Avenue, Toronto, on behalf of the applicant;**
  - 3. Ms. Denise Price, Alameda Circle, Thornhill;**
  - 4. Mr. Barry Friedman, Karl Court, Thornhill;**
  - 5. Ms. Gila Martow, Beverley Glen Ratepayers' Association, Coldwater Court, Thornhill;**
  - 6. Mr. Sam Grossman, North Park Road, Thornhill;**
  - 7. Ms. Ellen Spiegel, Kingsbridge Circle, Thornhill and Communication C20, dated June 10, 2013; and**
  - 8. Ms. Maxine Povering, OHR Menachem Way, Thornhill; and**
- 3) That the following Communications be received:**
  - C1. Mr. Jack Weinberg, dated May 23, 2013;**
  - C4. Mr. Alan Archibald, Conley Street, Thornhill, dated June 10, 2013;**
  - C5. Mr. Igor Steiman, dated June 9, 2013;**
  - C6. Lorene and Bill Sweigman, dated June 9, 2013;**
  - C7. Mr. David Kroft, Disera Drive, Thornhill, dated June 8, 2013;**
  - C18. Mr. John Kucharczuk, dated June 11, 2013; and**
  - C19. Ms. Julie Ahlan, McCabe Crescent, Thornhill, dated June 11, 2013.**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.12.019 and Z.12.047 (Baif Developments Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

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**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated May 17, 2013.
- b) Circulation Area: Beyond the regular 150 m notification area. Expanded notification area as shown on Attachment #1 and to the Beverley Glen Ratepayers Association.
- c) Comments Received as of May 28, 2013: None.

**Purpose**

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a proposed development in the manner shown on Attachments #3 to #8, consisting of 797 residential apartment units within four (4) apartment buildings with a maximum Floor Space Index (FSI) of 4.35 and 600 m<sup>2</sup> of ground floor convenience retail and retail store uses fronting onto Bathurst Street, with the maximum building heights for Building “A” of 12-storeys, Building “B” of 27-storeys, Building “C” of 12-storeys, and Building “D” of 7-storeys:

- 1. Official Plan Amendment File OP.12.019, specifically to amend the Thornhill Vaughan Community Plan (OPA #210) to:
  - i) increase the permitted density in the “High Density Residential” designation from 148 units per hectare to 569 units per hectare (thereby increasing the number of permitted apartment units on the subject lands from 106 to 797 units (an additional 691 units); and,
  - ii) permit a total of 600 m<sup>2</sup> of ground floor area devoted to Convenience Retail Store and Retail Store uses in the “High Density Residential” designation, whereas commercial uses are not permitted.
- 2. Zoning By-law Amendment File Z.12.047 to amend Zoning By-law 1-88, specifically to the RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1034), together with the following site-specific zoning exceptions to implement the proposed development:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> <ul style="list-style-type: none"><li>i) Front (Beverley Glen Blvd.) - 7.5 m</li><li>ii) Exterior Side - (Bathurst Street) - 7.5 m</li><li>iii) Rear (North) – 7.5 m</li></ul>	<u>To the Proposed Building</u> <ul style="list-style-type: none"><li>i) Front - 2.55 m (Building “D”) and 3.9 m (Building “A”)</li><li>ii) 5 m</li><li>iii) 6.85 m (Building “C”)</li></ul>

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b.	Minimum Parking Requirement	<p>797 units @ 1.5 spaces / unit = 1196 spaces</p> <p align="center">+</p> <p>797 units @ 0.25 visitor spaces / unit = 200 spaces</p> <p>Total Parking Required = 1396 spaces</p>	<p>797 units @ 1.05 spaces / unit = 837 spaces</p> <p align="center">+</p> <p>797 units @ 0.15 visitor spaces / unit = 120 spaces</p> <p>Total Parking Provided = 957 spaces</p>
c.	Minimum Barrier Free Parking Space Size	3.9 m X 6.0 m	2.6 m X 5.8 m
d.	Minimum Amenity Area Per Unit	<p>One Bedroom - 582 units @ 20 m<sup>2</sup> / unit = 11,640 m<sup>2</sup></p> <p align="center">+</p> <p>Two Bedrooms - 216 units @ 55 m<sup>2</sup> / unit = 11,880 m<sup>2</sup></p> <p>Total Required Amenity Area = 23,520 m<sup>2</sup></p>	<p>Provide amenity area at a rate of 15 m<sup>2</sup> for any unit types</p> <p>Total amenity area provided = 11,955 m<sup>2</sup></p>
e.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	17.5 m <sup>2</sup>
f.	Maximum Building Height	<p align="center">44 m</p> <p>Measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface, exclusive of accessory roof construction such as a mechanical room, elevator, etc.</p>	<p align="center">82 m and 27 storeys (Building "B")</p> <p>Measured from Canadian geodetic datum to the highest point of the roof surface, exclusive of accessory roof construction such as a mechanical room, elevator, etc.</p>
g.	Outdoor Patio and Permitted Yard Encroachment	An outdoor patio is not permitted in an RA3 Zone.	Permit an outdoor patio to encroach 3.9 m into the required front yard (Beverley Glen Boulevard)
h.	Canopies and Permitted Yard Encroachment	A canopy is not a permitted yard encroachment in an RA3 Zone	Permit a canopy to encroach 2.0m into the required exterior side yard (Bathurst Street)

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i.	Minimum Landscape Strip Width along a Street	6.0 m	5.0m (Bathurst Street) 2.5 m (Beverley Glen Blvd.) 0 m (at the sight triangle)
j.	Definition of a Lot	“Lot” - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	“Lot” - For the purposes of zoning, the subject lands shall be deemed to be one lot, regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, easements, or condominiums, and whether the buildings or structures have or do not have a common basement or are or are not connected below or above finished grade.

Additional zoning exceptions may be identified through the detailed review of the applications and will be addressed when the technical report is completed.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ The 1.4 ha site is located on the northwest corner of Bathurst Street and Beverley Glen Boulevard (2 Beverley Glen Boulevard), shown as “Subject Lands” on Attachments #1 and #2. The site is currently vacant and was used as a staging site for infrastructure improvements to the York Durham Servicing System. The site was fenced for that construction; however, the location of the westerly limit of the fence does not include the entire land holding. A 6 m wide Regional sewer easement is located along the entire Bathurst Street frontage of the property.</li></ul>
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Official Plan Designation	<ul style="list-style-type: none"><li>▪ “High Density Residential” by in-effect OPA #210 (Thornhill Vaughan Community Plan), which permits only residential apartment uses at a maximum density of 148 units per hectare (106 units). The proposal to permit a maximum density of 569 units per hectare (797 units) and at grade convenience retail and retail store uses does not conform to the maximum density and permitted use policies of OPA #210.</li><li>▪ The subject lands are designated “Mid-Rise Residential” with a maximum permitted density of 3.5 FSI (Floor Space Index) and a maximum building height of 12-storeys by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board (OMB). The proposed 4.35 FSI for the overall development and the 27-storey building height for Building “B” do not conform to VOP 2010.</li><li>▪ The proposed development does not conform to the maximum density and permitted use policies of in-effect Official Plan #210 and exceeds the maximum building height (Building “B” only) and density (floor space index) policies of VOP 2010, and therefore an Official Plan Amendment is required.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1034) by Zoning By-law 1-88, which permits the residential apartment use.</li><li>▪ The proposal to permit the residential apartment development does not comply with the development standards in Zoning By-law 1-88; and, the proposed at grade commercial uses, specifically Convenience Retail Store and Retail Store uses within Building “A”, are not permitted by Zoning By-law 1-88; therefore, a Zoning By-law Amendment is required.</li></ul>

**Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Density, Building Height, at Grade Commercial Uses and Development Standards	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed residential and convenience and retail store uses will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li> <li>The appropriateness of the proposed development standards required to implement the proposal will be reviewed.</li> </ul>
c.	Urban Design and Architectural Guidelines/Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>The Urban Design Brief submitted in support of the applications will be reviewed. On February 23, 2012, the Owner presented three concept plans to the Vaughan Design Review Panel (DRP) for their consideration. The current proposal, which differs, must be reviewed by the Panel at a future DRP meeting.</li> <li>The appropriate urban design policies will be included in the implementing Official Plan Amendment, if the applications are approved.</li> </ul>
d.	Urban Transportation Considerations and Parking Reports	<ul style="list-style-type: none"> <li>The Urban Transportation Considerations Report (December 2012) submitted in support of the applications addresses traffic impact, parking and transportation demand management for the site. This report proposes a parking ratio of 1.2 spaces per unit (1.05 spaces/unit plus 0.15 spaces for visitors) and a total of 3 spaces / 100 m<sup>2</sup> of commercial gross floor area. The report must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li> <li>Opportunities to incorporate Transportation Demand Management (TDM) measures into the proposed development, including but not limited to, bicycle racks, car-share facilities, transit passes for future residents, car-pooling, etc., will be reviewed.</li> </ul>
e.	Phase 1 Environmental Site Assessment	<ul style="list-style-type: none"> <li>The Updated Phase 1 ESA (Environmental Site Assessment) (October 2012) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

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f.	Functional Servicing Report / Sewer and Water Allocation	<ul style="list-style-type: none"><li>▪ The Functional Servicing Report (October 2012) submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li><li>▪ Servicing allocation required for the proposed development will be reviewed. The availability of water and sanitary sewage servicing capacity for the proposal must be identified and allocated by Vaughan Council, if approved; use of the Holding Symbol "(H)" may be required if servicing capacity is unavailable.</li></ul>
g.	Density Bonusing	<ul style="list-style-type: none"><li>▪ The proposed density exceeds Official Plan policy permissions, therefore, opportunities to achieve public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be considered in establishing the appropriate site density, and if approved, density bonusing policies incorporated into the implementing Official Plan Amendment and the appropriate requirements included in the implementing Zoning By-law. If approved, the Owner will also be required to enter into a Density Bonusing Agreement with the City.</li></ul>
h.	Bathurst Street Road Widenings and Future Transit	<ul style="list-style-type: none"><li>▪ Bathurst Street is identified as a Rapid Transit Corridor by the Region of York Official Plan. Future road widenings and the integration of future transit facilities will be reviewed together with opportunities for limited on-street parking, to the satisfaction of York Region. The proposed development includes a parcel of land located at the northwest corner of Bathurst Street and Beverley Glen Boulevard, as shown on Attachment #3, which is proposed to be acquired from the Region of York. The proposed land conveyance must be approved by the Region of York.</li></ul>
i.	Studies and Supporting Material	<ul style="list-style-type: none"><li>▪ In addition to the earlier mentioned studies, the Planning Justification Report, Pedestrian Level Wind Study, Noise Feasibility Study, Sun Shadow Study, and Community Services and Facilities Study (December 2012) submitted in support of the applications will be reviewed to the satisfaction of the City. Any additional studies that may be required will be identified through the detailed review of the applications.</li></ul>

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

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j.	Future Site Development Application	<ul style="list-style-type: none"><li>▪ A future Site Development Application(s) will be required, if the applications are approved, to permit the proposed development and will be reviewed to ensure, but not limited to, appropriate building and site design, appropriate distinct treatment of at-grade commercial storefronts, built form, access, pedestrian connectivity, barrier free accessibility, internal traffic circulation, parking, landscaping, location of loading areas, servicing and grading.</li><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
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#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. East Building Elevations
6. South Building Elevations
7. West Building Elevations
8. North Building Elevations

#### **Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**Subject:**

FW: Re item 1 Baif Developments C of the Whole - June 11, 2013

c	1
Item #	1
Report No.	30 (PH)
Council	June 25/13

-----Original Message-----

From: Marv [mailto:marvfajertag@yahoo.ca]

Sent: Tuesday, June 11, 2013 6:16 PM

To: Clerks@vaughan.ca

Cc: Noam Friedman; herbie; Linda Garshon; lcop1053@yahoo.ca; Marv; Nadlan Harris Properties; hannahd@nadlan-harris.com; Corinne Vortsman

Subject: Re item 1 Baif Developments C of the Whole - June 11, 2013

Dear Vaughan City Clerk

On behalf of the Board of Directors acting for the residents of YRSCC Condo Corporation I am writing to have it put on the record and brought to the Committee's attention that we strongly object to the above proposed development at Bathurst & Beverley Glen in Thornhill, ON.

Our grounds for objection include:

Continued over-development in the Bathurst / Centre St. corridor that carries with it significant negative impacts including but not limited to:

- decreased property values for our and neighboring buildings due to the glut of condo Units created in the immediate area;
- increased traffic, noise, pollution, etc. In an area whose infrastructure is already overtaxed in these and related realms of safety, security and enjoyment of one's property.
- further lack of adequate greenspace
- the area being discriminated against for such massive development without parallel in other areas of the region , e.g Woodbridge.
- the inconvenience created resulting from lack of adequate parking in the area.
- increased response times for emergency responders.

Marvin Fajertag  
President, YRSCC 1053  
C/o Management Office  
-50-60 Disera Drive  
Thornhill, Ont L4J9E9

Sent from My I-Pod Touch

**Subject:**

FW: proposed buildings south of Shoppers in Vaughan

C	2
Item #	1
Report No.	30 (PH)
Council - June 25/13	

**From:** Debbie Schopp [<mailto:drburden@rogers.com>]

**Sent:** Friday, June 14, 2013 5:50 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** proposed buildings south of Shoppers in Vaughan

I am a resident of Westmount, and what a lovely community it is, however, you are trying to make this a hub and we don't like that !!! As Alan Shefman told me several times, this has become the highest densely populated area of Vaughan and it's only going to get worse. Council thinks that because the Rapidway is going down Centre St. (another waste of our taxpaying dollars), they need to allow these monstrosities to be built so there will be the people to use the rapidway. We all think and hope your plans will blow up your face !! We want subways, not rapidways !! How many times must we tell you people this? You allowed that damn Walmart which brings in the worst kind of people and crime and these buildings will do the same. 589 units !!! Really !!!! That is damn ridiculous !!

I really don't understand how you can allow a once beautiful area to become so over populated? The only reason is because of the money you people put into your pockets by approving such deals. The taxes you reap with more units only benefits the developer and the city, not the people of Thornhill!! It's such a damn shame you truly do not care about the people that vote you in. You put a sign up regarding zoning changes, snap your fingers and voila, you double the amount of units.

We all moved into this lovely community to get away from the towers in Toronto and now you're overcrowding our area with this garbage. It will de-value our homes on the west side of Bathurst (which it already has) and it will bring the poorest of the poor to this area because most units are bought and then rented out by the owners for their own profit. Why is it that the east side of Bathurst continues to enjoy higher property values than our side?? IT'S BECAUSE OF THESE DAMN BUILDINGS YOU KEEP PUTTING UP !! NO ONE WANTS TO LIVE NEAR THEM AND THEREFORE LOWERS THE VALUE OF OUR HOMES !! Can't you see that ???

I too have noticed the number of trees being cut down. What a shame. If you can inject them instead of killing them, why aren't you doing that? A tree promotes green space, shade and is good for the environment and takes 15 years to provide shade. Why wouldn't you try to save these trees? It's just another way Vaughan wastes our money!

I am also against the casino that is proposed. I personally know someone who is a gambling addict and this only promotes more gambling. Toronto turns down the casino, yet every man including our mayor approves the casino. Again, another disappointment from the people we voted in. Just take a look at Atlantic City. They built the casino for more revenue and after just a couple of years, revenue declined and crime increased !! That is bound to happen here as well. Yes it offers jobs but at what cost. The addicts will be flocking to the casino and it only gets them into more and more debt and depression. Mr. Bevilacqua should be replaced as mayor !! He doesn't give a damn about the people of Vaughan. WE DON'T WANT A CASINO !!! LET THE PEOPLE VOTE ON IT !!

I want all my comments submitted to the meeting of June 26<sup>th</sup>.

Debbie Schopp  
Resident of Thornhill

Subject:

FW: OP.12.019 and Z.12.047

C 1
COMMUNICATION
CW (Public Hearing)
June 11, 2013
ITEM - 1

From: Jack Weinberg [mailto:jacklweinberg@gmail.com]

Sent: Thursday, May 23, 2013 3:26 PM

To: DevelopmentPlanning@vaughan.ca<mailto:DevelopmentPlanning@vaughan.ca>

Subject: Re: OP.12.019 and Z.12.047

Attention: Laura Janotta

I live at 68 Rosedale Heights Drive, not too far away from the proposed development by Baif Developments Limited, at the corner of Beverly Glen and Bathurst Streets.

I am appalled that the Vaughan Planning department could even consider this application of raising the planned density from 148 units/hectare to 574 units/hectare.

That particular area is already unbelievably busy - how dare you give in to commercial pressures!

Why are you just going along with the development company?

Don't allow this to happen!

Yours,  
Jack Weinberg

**Subject:**

FW: Item 1 - Baif Developments, C of the Whole, June 11, 2013

**From:** Alan [<mailto:alan@sonicsoil.com>]

**Sent:** Monday, June 10, 2013 8:52 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Item 1 - Baif Developments, C of the Whole, June 11, 2013

C 4
COMMUNICATION
CW (Public Hearing)
June 11/13
ITEM - 1

I have received a notice that there is a proposed development for a 27 story building on Bathurst Street, north of Centre Street.

I am unable to attend the meeting, as I am teaching Taekwondo at this time, but I would like my voice and my vote to be heard.

Didn't Vaughan used to have a 6-story limit? Then it kept getting bumped higher & higher? When do we say enough is enough? Is it possible to reduce the already high building heights? I doubt it, at least lets put a lower limit on it now!

This is our town, not the OMB's. Lets limit the density of our town or it will be too late to do anything about it, if it isn't already.

Best Regards,  
Alan Archibald, B.Tech., CET  
74 Conley Street  
Thornhill, Ontario, Canada  
L4J 2X5  
905-660-0501 telephone  
905-660-7143 facsimile

**Subject:**

FW: Item 1 - Baif Developments, C of the Whole, June 11, 2013

<p>C 5 COMMUNICATION</p> <p>CW (Public Hearing) June 11/13</p> <p>ITEM - 1</p>
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**From:** Igor Steiman [<mailto:SteimanI@smh.ca>]

**Sent:** Sunday, June 09, 2013 6:16 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** [gilamartow@rogers.blackberry.net](mailto:gilamartow@rogers.blackberry.net); [regional.chair@york.ca](mailto:regional.chair@york.ca); [peter.shurmaco@pc.ola.org](mailto:peter.shurmaco@pc.ola.org); Bevilacqua, Maurizio; Shefman, Alan

**Subject:** Item 1 - Baif Developments, C of the Whole, June 11, 2013

As a resident of Vaughan (441 Beverley Glen Blvd.) since 1993, I am opposed to plans to add public transit services (currently, the Rapidway) along Bathurst/Centre Sts. and to high density residential developments planned for our area. These transit and residential plans, if carried out, would increase local automobile traffic congestion and, consequently, decrease air quality; would change the quality of life of existing residents for the worse; and would not be in the interest of the existing residents and community.

If the plans for condominium and transit developments proceed, it would be hypocritical to allow parking facilities at the condominiums if it is their future owners' requirements that Rapidway routes on Bathurst/Centre Sts. are being proposed.

Yours truly,

Igor Steiman

**Subject:**

FW: Baif Developmenets - Item Number 1

**From:** LORENE SWEIGMAN [mailto:sweigman@rogers.com]

**Sent:** Sunday, June 09, 2013 6:00 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Baif Developmenets - Item Number 1

C 6
COMMUNICATION
CW (Public Hearing
June 11/13
ITEM - 1

We the undersigned are against the building of high density Condos on the corner of Beverly Glen and Bathurst Street.  
Please record or opinion.

Yours sincerely,

Lorene and Bill Sweigman

**Subject:**

FW: Further Intensification at Bathurst & Beverley Glen

<u>C 7</u> COMMUNICATION CW (Public Hearing) June 11/13 ITEM - <u>1</u>
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**From:** DAVID KROFT [<mailto:david.kroft@rogers.com>]

**Sent:** Saturday, June 08, 2013 10:35 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Further Intensification at Bathurst & Beverley Glen

Service Clerks,

I am unable to attend the meeting on June 11th but I wish to record my comments on the application for approval of further intensification at the north west corner of Beverley Glen & Bathurst and the Rapidway.

Enough is enough. Reject application or reduce parking spots for units to visitors only with no residential parking.

In addition, the rapidway detouring down Bathurst and across Centre is sheer lunacy causing severe disruption during construction and increased traffic congestion due to four required turns of buses going either way.

Regards,

David Kroft  
60 Disera Drive, Unit 1404  
Thornhill L4J 9G1  
905/889 6979

Subject:

FW: Item #1 June 11 Baif Rezoning - NO

From: John Kucharczuk <John.Kucharczuk@senecacollege.ca>

Date: Tue, 11 Jun 2013 19:17:04 +0000

To: clerks@vanhan.ca<clerks@vanhan.ca>

Cc: jkucharczuk<jkucharczuk@rogers.com>

Subject: Item #1 June 11 Baif Rezoning - NO

C 18
COMMUNICATION
CW (Public Hearing)
June 11/13
ITEM - 1

P.2013.23

OFFICIAL PLAN AMENDMENT FILE OP.12.019 ZONING BY-LAW AMENDMENT FILE Z.12.047

BAIF DEVELOPMENTS LIMITED

WARD 5 – NORTHWEST CORNER OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD

There are over 4200+ units already in the area – enough is enough.

I totally object to the change in zoning for the area – the snowball effect has just started.

I have a few questions and concerns:

Why hasn't this been fore seen?

Will all of the open land in the area long Centre Street now will be rezoned to "High Density Residential"?

Will the current city infrastructure support this massive project and at what cost?

Who is going to pay for this? The current taxpayer or will the developer Baif be charged the additional costs of putting in bigger sewers, utility upgrades, and the widening of streets for the increase in traffic flow into the community they what to be a part of.

The new (Baif) building parking for both the residence and visitors should not change and be increased or kept to the 1396 spots not downsized to 957 spots as the rezoning application wants. As it stands now the parking on the streets in the area are fully utilized to the point that passing of parked cars is next to impossible. People can't use the Park since it is hard to get to because of all of the cars that are parked around it and also the safety of the children are of a major concern. A child's life is worth far more than 759 units and the loss of the new buildings 400+ parking spots since it will not be easy to cross the street to the park.

The proposal includes 600 sq. meter Convenience Retail store and Retail Store space where are the cars for this will park since there will be no parking on Bathurst street? Another reason why the minimum parking spots should Not be decreased and stay at the current bylaw 1396 or if not increased to support the Retails stores since the parking spots for this are not in the request to change the By-law.

OMB concerns:

When the OMB gets involved do they look at the overall picture of the area (transportation, utilities, and infrastructure) or just the land use in question?

Will the OMB pay for all of infrastructure upgrades?

If the OMB gets their way and this project gets approved along the other Project across the street from this development (460+ units) approved by Vaughan City Council this past May 2013, the Rapid Way down Bathurst Street along Centre street to the new Subway station at Vaughan Centre is dead.

People (the ridership) who live in these two new buildings along with the existing buildings are so close to Yonge street (less than 1km away) they will use the Yonge Subway at Finch (1km +3km=4km) and will NOT take the rapid way to Vaughan Centre some 7km away (plus the 10-15 min subway ride just to get to Finch).

People want to take the shortest and fastest ride. In the BigMove document from Metro Links for the Yonge Street subway extension, there appears to be a subway stop in the area of Centre Street and Yonge. So why are we spending so much transit money going west away from Yonge Street? We should now spend this \$100 million on the Yonge Street Subway extension instead.

- With this information people who purchase these units and work downtown will use the Yonge street subway with the stop at Centre Street (1km away) then go to Vaughan Station at Hwy7 (7+ km away) adding 15-20 minutes to their Rush Hour commute. (Do the math, time is money and people don't want to spend more time then they need to get to a subway station then is required.
- The \$100 million plus that is being used to develop Bathurst – Centre street Dufferin Rapid Way section should be reallocated to the Yonge street Subway Extension and widen Centre street between Yonge and Bathurst to support this increase to Yonge street. This construction will force the people to go to Yonge street and not go to the local businesses along Centre Street, people are creatures of habit and will not go back since the Yonge Thornhill area has more to offer which is so close by.

Let's use some common cents – It appears that the left hand doesn't know what the right hand is doing!!

Don't work in silos (in total isolation) and keep everyone in the dark around these silos – lets communicate, freedom of information to internal. Enbridge Gas, and to the public.

Let's work together, this appears not to be the case since there are many hidden agendas, and egos over powering common sense.

**Subject:**

FW: No to Baif Developments high density condo and No Rapid way

**From:** Julie Ahlan [mailto:ahlanj@gmail.com]

**Sent:** Tuesday, June 11, 2013 1:39 PM

**To:** Clerks@vaughan.ca

**Subject:** No to Baif Developments high density condo and No Rapid way

C 19
COMMUNICATION
CW (Public Hearing)
June 11/13
ITEM - 1

Subject: No to Baif Developments high density condo and No Rapid way

As a concerned citizen of Thornhill, I am writing on behalf of my family and neighbors to please **stop** the **expensive and disruptive diversion** down **Bathurst and centre Rapidway**. Please **keep the Rapidway to Hwy 7 only**.

Please **do not approve Baif Developments'** application for **27 story condo building** at northwest corner of Bathurst and Beverly Glen. There should be a limit to the density of the condo buildings.

Also, the council and our Mayor Bevilacqua **should not approve Liberty Development 25 story condo building**. Once, you approve one, others will following to apply and build a high density condo as well. Some developers are just to greedy and they do not care for our environment and the well being of Thornhill citizens.

Thank you for listening to Thornhill resident citizens.

Sincerely,

Julie Ahlan

125 McCabe Crescent,

Thornhill, Ontario

L4J 2S6

**Subject:**

FW: File OP 12 019 and Z 12 047 bathurst beverley glen Baif proposal

**From:** ellensoo99 [mailto:ellensoo99@gmail.com]

**Sent:** Monday, June 10, 2013 9:31 PM

**To:** DevelopmentPlanning@vaughan.ca

**Cc:** Shefman, Alan; Lonnie Appleby

**Subject:** File OP 12 019 and Z 12 047 bathurst beverley glen Baif proposal

C 20
COMMUNICATION
CW (Public Hearing)
June 11/13
ITEM - 1

To: Vaughan Development Planning Dept.:

I have forwarded to you (below) the email I sent to Councillor Alan Shefman today.

Sincerely,

*Ellen Spiegel*

1 Kingsbridge Circle

Thornhill

Cell No.: 416-779-7181

----- Forwarded message -----

**From:** ellensoo99 <ellensoo99@gmail.com>

**Date:** Mon, Jun 10, 2013 at 9:17 PM

**Subject:** mtg tuesday re bathurst beverley glen bldg application

**To:** alan.shefman@vaughan.ca

Hi Alan.

Lonnie Appleby, my partner, and I reside at 1 Kingsbridge Circle, by Bathurst and Beverley Glen. We back onto the land Baif wants to build on. We are very concerned with the density (impact on traffic, parking) building height, and minimal setbacks Baif is proposing (among other things). Unfortunately, it appears that the developers are not concerned with a quality of life in our neighbourhood - not a good start in the negotiations. Their proposal is so extreme that it is disconcerting. It appears as a ploy: start high and negotiate down to something that is still far from the official plan. What is the purpose of the official plan if such developers seek to amend it to excess?

We plan to attend tomorrow's meeting. Hopefully the residents' concerns will weigh heavily with the decision-makers and the end result, once the process is complete, will be satisfactory to all (though it's difficult not to be skeptical).

See you Tuesday...

Sincerely,

*Ellen Spiegel and Lonnie Appleby*

1 Kingsbridge Circle

Thornhill

Cell: 416-779-7181

Home tel.: 905-882-6062

**JUNE 11, 2013**

- P.2013.23**

## Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.12.019 and Z.12.047 (Baif Developments Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

## Economic Impact

This will be addressed when the technical report is completed.

## Communications Plan

- a) Date the Notice of a Public Meeting was circulated May 17, 2013.
- b) Circulation Area: Beyond the regular 150 m notification area. Expanded notification area as shown on Attachment #1 and to the Beverley Glen Ratepayers Association.
- c) Comments Received as of May 28, 2013: None.

## Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a proposed development in the manner shown on Attachments #3 to #8, consisting of 797 residential apartment units within four (4) apartment buildings with a maximum Floor Space Index (FSI) of 4.35 and 600 m<sup>2</sup> of ground floor convenience retail and retail store uses fronting onto Bathurst Street, with the maximum building heights for Building "A" of 12-storeys, Building "B" of 27-storeys, Building "C" of 12-storeys, and Building "D" of 7-storeys:

1. Official Plan Amendment File OP.12.019, specifically to amend the Thornhill Vaughan Community Plan (OPA #210) to:
  - i) increase the permitted density in the “High Density Residential” designation from 148 units per hectare to 569 units per hectare (thereby increasing the number of permitted apartment units on the subject lands from 106 to 797 units (an additional 691 units); and,
  - ii) permit a total of 600 m<sup>2</sup> of ground floor area devoted to Convenience Retail Store and Retail Store uses in the “High Density Residential” designation, whereas commercial uses are not permitted.

2. Zoning By-law Amendment File Z.12.047 to amend Zoning By-law 1-88, specifically to the RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1034), together with the following site-specific zoning exceptions to implement the proposed development:

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> i) Front (Beverley Glen Blvd.) - 7.5 m ii) Exterior Side - (Bathurst Street) - 7.5 m iii) Rear (North) – 7.5 m	<u>To the Proposed Building</u> i) Front - 2.55 m (Building “D”) and 3.9 m (Building “A”) ii) 5 m iii) 6.85 m (Building “C”)
b.	Minimum Parking Requirement	797 units @ 1.5 spaces / unit = 1196 spaces + 797 units @ 0.25 visitor spaces / unit = 200 spaces Total Parking Required = 1396 spaces	797 units @ 1.05 spaces / unit = 837 spaces + 797 units @ 0.15 visitor spaces / unit = 120 spaces Total Parking Provided = 957 spaces
c.	Minimum Barrier Free Parking Space Size	3.9 m X 6.0 m	2.6 m X 5.8 m
d.	Minimum Amenity Area Per Unit	One Bedroom - 582 units @ 20 m <sup>2</sup> / unit = 11,640 m <sup>2</sup> + Two Bedrooms - 216 units @ 55 m <sup>2</sup> / unit = 11,880 m <sup>2</sup> Total Required Amenity Area = 23,520 m <sup>2</sup>	Provide amenity area at a rate of 15 m <sup>2</sup> for any unit types Total amenity area provided = 11,955 m <sup>2</sup>
e.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	17.5 m <sup>2</sup>

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
f.	Maximum Building Height	<p>44 m</p> <p>Measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface, exclusive of accessory roof construction such as a mechanical room, elevator, etc.</p>	<p>82 m and 27 storeys (Building "B")</p> <p>Measured from Canadian geodetic datum to the highest point of the roof surface, exclusive of accessory roof construction such as a mechanical room, elevator, etc.</p>
g.	Outdoor Patio and Permitted Yard Encroachment	An outdoor patio is not permitted in an RA3 Zone.	Permit an outdoor patio to encroach 3.9 m into the required front yard (Beverley Glen Boulevard)
h.	Canopies and Permitted Yard Encroachment	A canopy is not a permitted yard encroachment in an RA3 Zone	Permit a canopy to encroach 2.0m into the required exterior side yard (Bathurst Street)
i.	Minimum Landscape Strip Width along a Street	6.0 m	<p>5.0m (Bathurst Street)</p> <p>2.5 m (Beverley Glen Blvd.)</p> <p>0 m (at the sight triangle)</p>
j.	Definition of a Lot	<p>"Lot" - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.</p>	<p>"Lot" - For the purposes of zoning, the subject lands shall be deemed to be one lot, regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, easements, or condominiums, and whether the buildings or structures have or do not have a common basement or are or are not connected below or above finished grade.</p>

Additional zoning exceptions may be identified through the detailed review of the applications and will be addressed when the technical report is completed.

## **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ The 1.4 ha site is located on the northwest corner of Bathurst Street and Beverley Glen Boulevard (2 Beverley Glen Boulevard), shown as "Subject Lands" on Attachments #1 and #2. The site is currently vacant and was used as a staging site for infrastructure improvements to the York Durham Servicing System. The site was fenced for that construction, however, the location of the westerly limit of the fence does not include the entire land holding. A 6 m wide Regional sewer easement is located along the entire Bathurst Street frontage of the property.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "High Density Residential" by in-effect OPA #210 (Thornhill Vaughan Community Plan), which permits only residential apartment uses at a maximum density of 148 units per hectare (106 units). The proposal to permit a maximum density of 569 units per hectare (797 units) and at grade convenience retail and retail store uses does not conform to the maximum density and permitted use policies of OPA #210.</li><li>▪ The subject lands are designated "Mid-Rise Residential" with a maximum permitted density of 3.5 FSI (Floor Space Index) and a maximum building height of 12-storeys by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board (OMB). The proposed 4.35 FSI for the overall development and the 27-storey building height for Building "B" do not conform to VOP 2010.</li><li>▪ The proposed development does not conform to the maximum density and permitted use policies of in-effect Official Plan #210 and exceeds the maximum building height (Building "B" only) and density (floor space index) policies of VOP 2010, and therefore an Official Plan Amendment is required.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1034) by Zoning By-law 1-88, which permits the residential apartment use.</li><li>▪ The proposal to permit the residential apartment development does not comply with the development standards in Zoning By-law 1-88; and, the proposed at grade commercial uses, specifically Convenience Retail Store and Retail Store uses within Building "A", are not permitted by Zoning By-law 1-88; therefore, a Zoning By-law Amendment is required.</li></ul>

### **Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Density, Building Height, at Grade Commercial Uses and Development Standards	<ul style="list-style-type: none"><li>▪ The appropriateness of permitting the proposed residential and convenience and retail store uses will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li><li>▪ The appropriateness of the proposed development standards required to implement the proposal will be reviewed.</li></ul>
c.	Urban Design and Architectural Guidelines/Vaughan Design Review Panel	<ul style="list-style-type: none"><li>▪ The Urban Design Brief submitted in support of the applications will be reviewed. On February 23, 2012, the Owner presented three concept plans to the Vaughan Design Review Panel (DRP) for their consideration. The current proposal, which differs, must be reviewed by the Panel at a future DRP meeting.</li><li>▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if the applications are approved.</li></ul>
d.	Urban Transportation Considerations and Parking Reports	<ul style="list-style-type: none"><li>▪ The Urban Transportation Considerations Report (December 2012) submitted in support of the applications addresses traffic impact, parking and transportation demand management for the site. This report proposes a parking ratio of 1.2 spaces per unit (1.05 spaces/unit plus 0.15 spaces for visitors) and a total of 3 spaces / 100 m<sup>2</sup> of commercial gross floor area. The report must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li><li>▪ Opportunities to incorporate Transportation Demand Management (TDM) measures into the proposed development, including but not limited to, bicycle racks, car-share facilities, transit passes for future residents, car-pooling, etc., will be reviewed.</li></ul>
e.	Phase 1 Environmental Site Assessment	<ul style="list-style-type: none"><li>▪ The Updated Phase 1 ESA (Environmental Site Assessment) (October 2012) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
f.	Functional Servicing Report / Sewer and Water Allocation	<ul style="list-style-type: none"> <li>▪ The Functional Servicing Report (October 2012) submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> <li>▪ Servicing allocation required for the proposed development will be reviewed. The availability of water and sanitary sewage servicing capacity for the proposal must be identified and allocated by Vaughan Council, if approved; use of the Holding Symbol "(H)" may be required if servicing capacity is unavailable.</li> </ul>
g.	Density Bonusing	<ul style="list-style-type: none"> <li>▪ The proposed density exceeds Official Plan policy permissions, therefore, opportunities to achieve public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be considered in establishing the appropriate site density, and if approved, density bonusing policies incorporated into the implementing Official Plan Amendment and the appropriate requirements included in the implementing Zoning By-law. If approved, the Owner will also be required to enter into a Density Bonusing Agreement with the City.</li> </ul>
h.	Bathurst Street Road Widenings and Future Transit	<ul style="list-style-type: none"> <li>▪ Bathurst Street is identified as a Rapid Transit Corridor by the Region of York Official Plan. Future road widenings and the integration of future transit facilities will be reviewed together with opportunities for limited on-street parking, to the satisfaction of York Region. The proposed development includes a parcel of land located at the northwest corner of Bathurst Street and Beverley Glen Boulevard, as shown on Attachment #3, which is proposed to be acquired from the Region of York. The proposed land conveyance must be approved by the Region of York.</li> </ul>
i.	Studies and Supporting Material	<ul style="list-style-type: none"> <li>▪ In addition to the earlier mentioned studies, the Planning Justification Report, Pedestrian Level Wind Study, Noise Feasibility Study, Sun Shadow Study, and Community Services and Facilities Study (December 2012) submitted in support of the applications will be reviewed to the satisfaction of the City. Any additional studies that may be required will be identified through the detailed review of the applications.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
j.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application(s) will be required, if the applications are approved, to permit the proposed development and will be reviewed to ensure, but not limited to, appropriate building and site design, appropriate distinct treatment of at-grade commercial storefronts, built form, access, pedestrian connectivity, barrier free accessibility, internal traffic circulation, parking, landscaping, location of loading areas, servicing and grading.</li> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>

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

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. East Building Elevations
6. South Building Elevations
7. West Building Elevations
8. North Building Elevations

**Report prepared by:**

Laura Janotta, Planner, ext. 8634

Christina Napoli, Senior Planner, ext. 8483

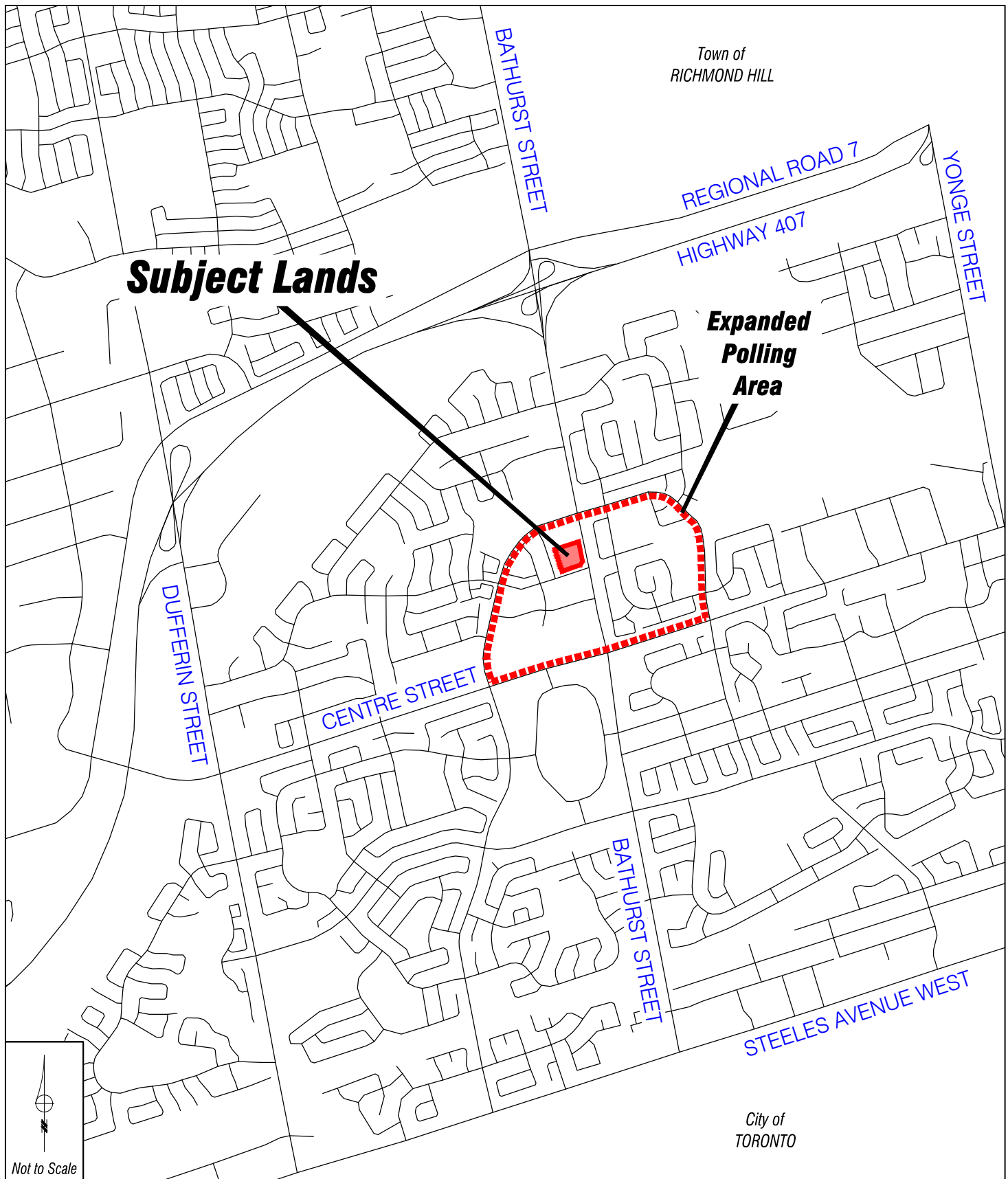
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part Lot 7, Concession 2

APPLICANT:  
Baif Developments Limited

N:\DFT\1 ATTACHMENTS\OP\op.12.019z.12.047.dwg



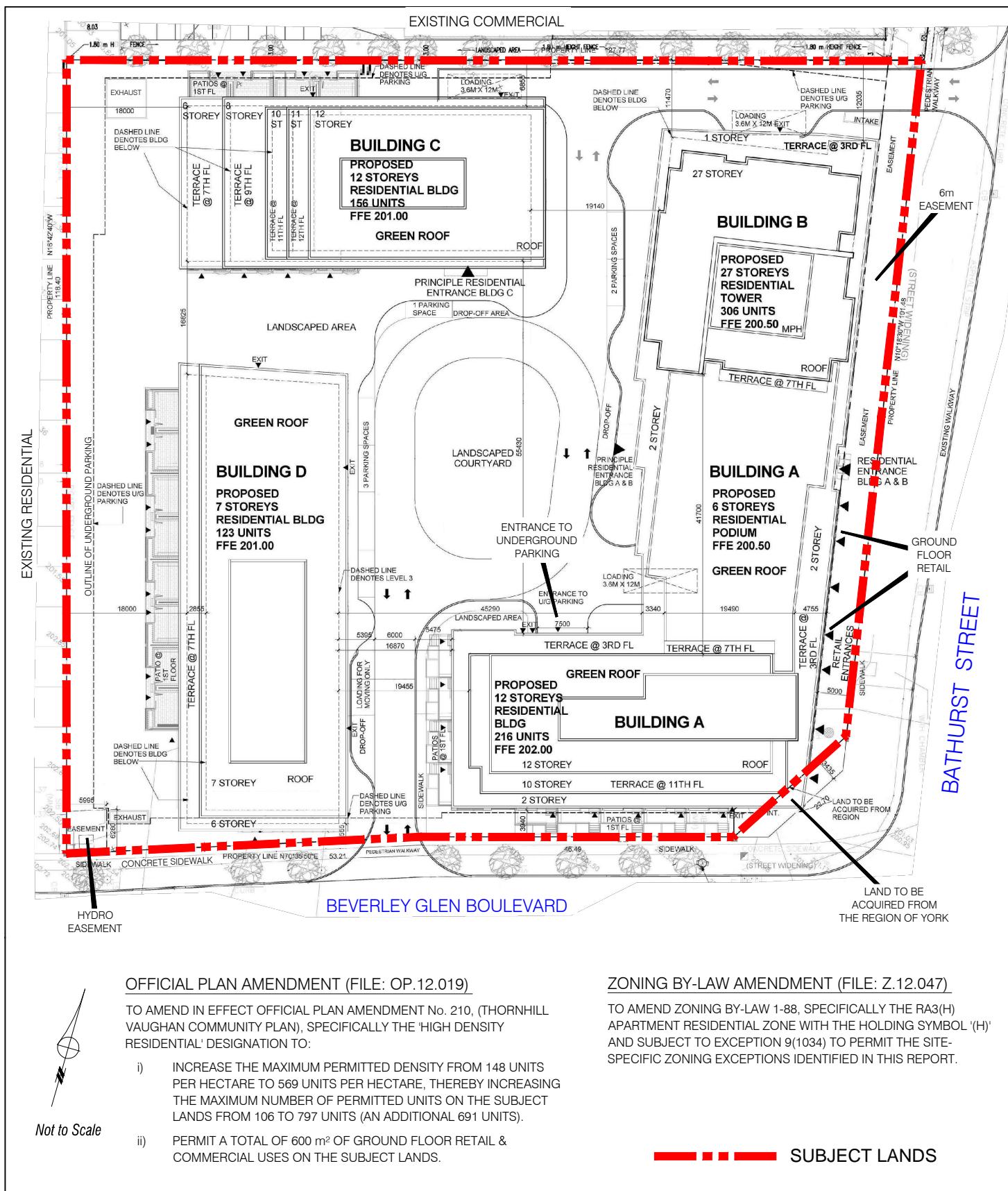
## Attachment

FILES:  
OP.12.019 & Z.12.047

DATE:  
June 11, 2013

1





# Proposed Site Plan

LOCATION:  
Part Lot 9, Concession 2

APPLICANT:  
Baif Developments Limited



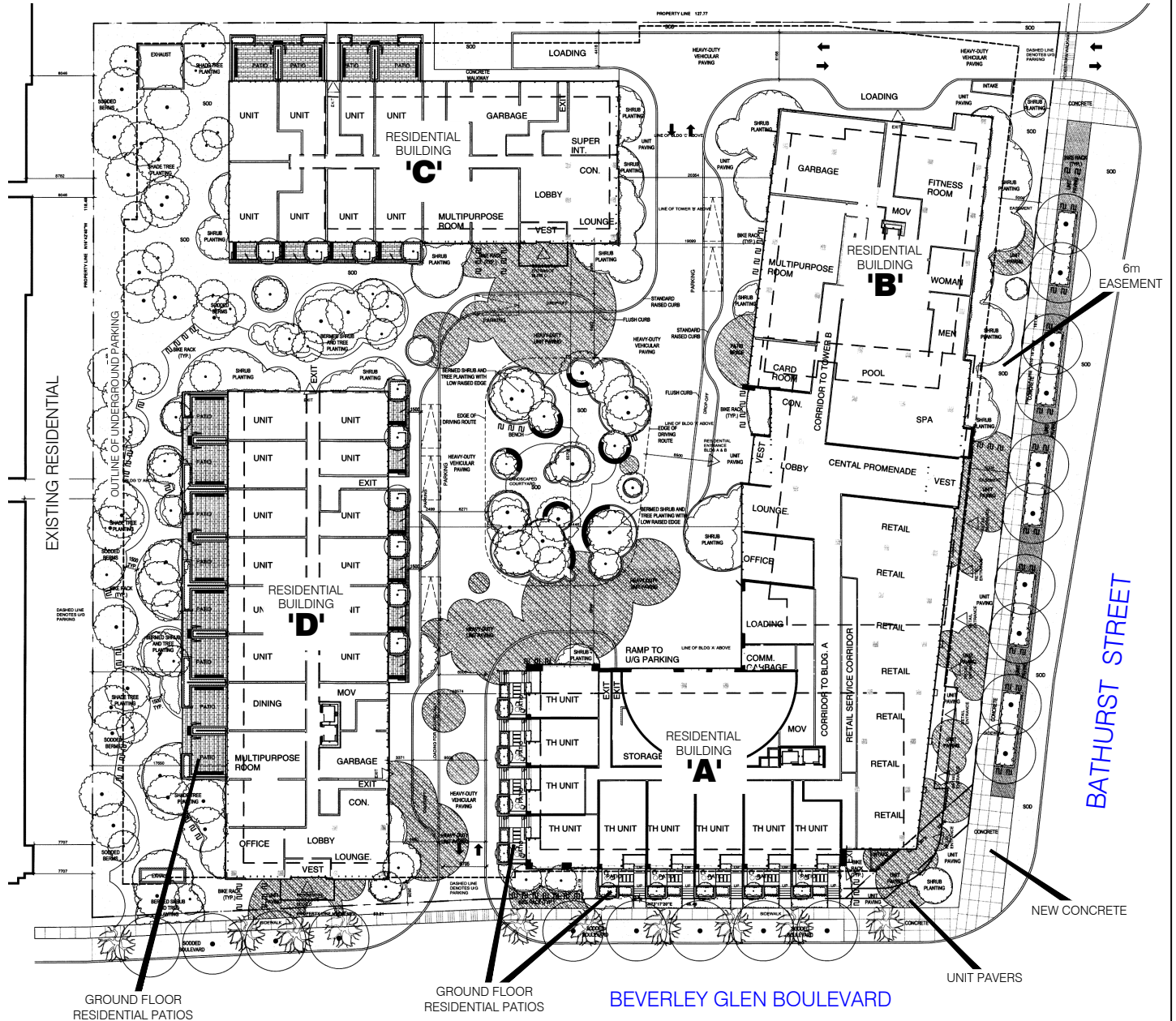
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FILES:  
OP.12.019 & Z.12.047

DATE:  
June 11, 2013

3

EXISTING COMMERCIAL



Not to Scale

# Landscape Plan

LOCATION:  
Part Lot 7, Concession 2

APPLICANT:  
Baif Developments Limited

N:\DFT\1 ATTACHMENTS\OP\op.12.019z.12.047.dwg

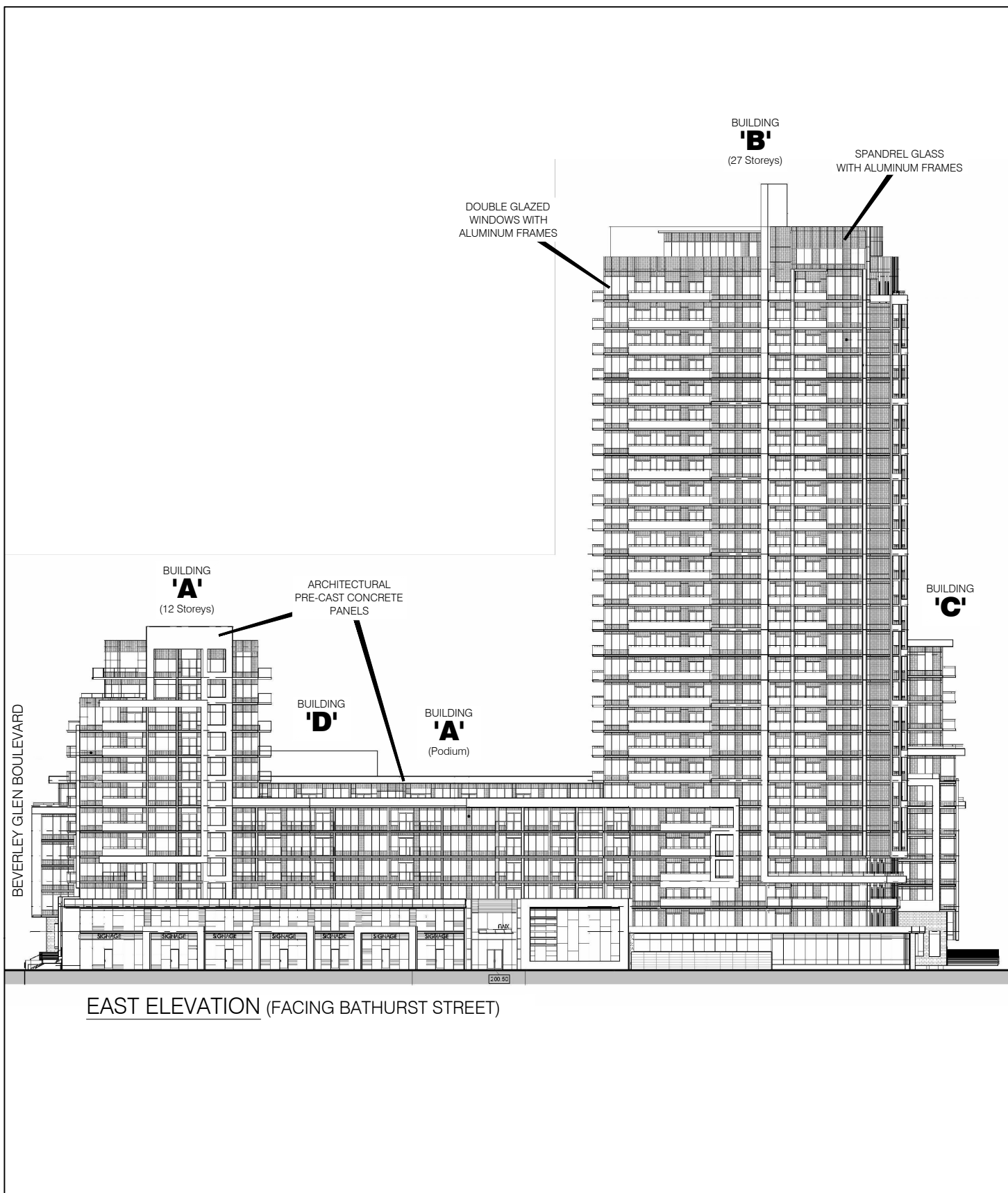


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OP.12.019 & Z.12.047

DATE:  
June 11, 2013

4



## East Building Elevations

LOCATION:  
Part Lot 9, Concession 2

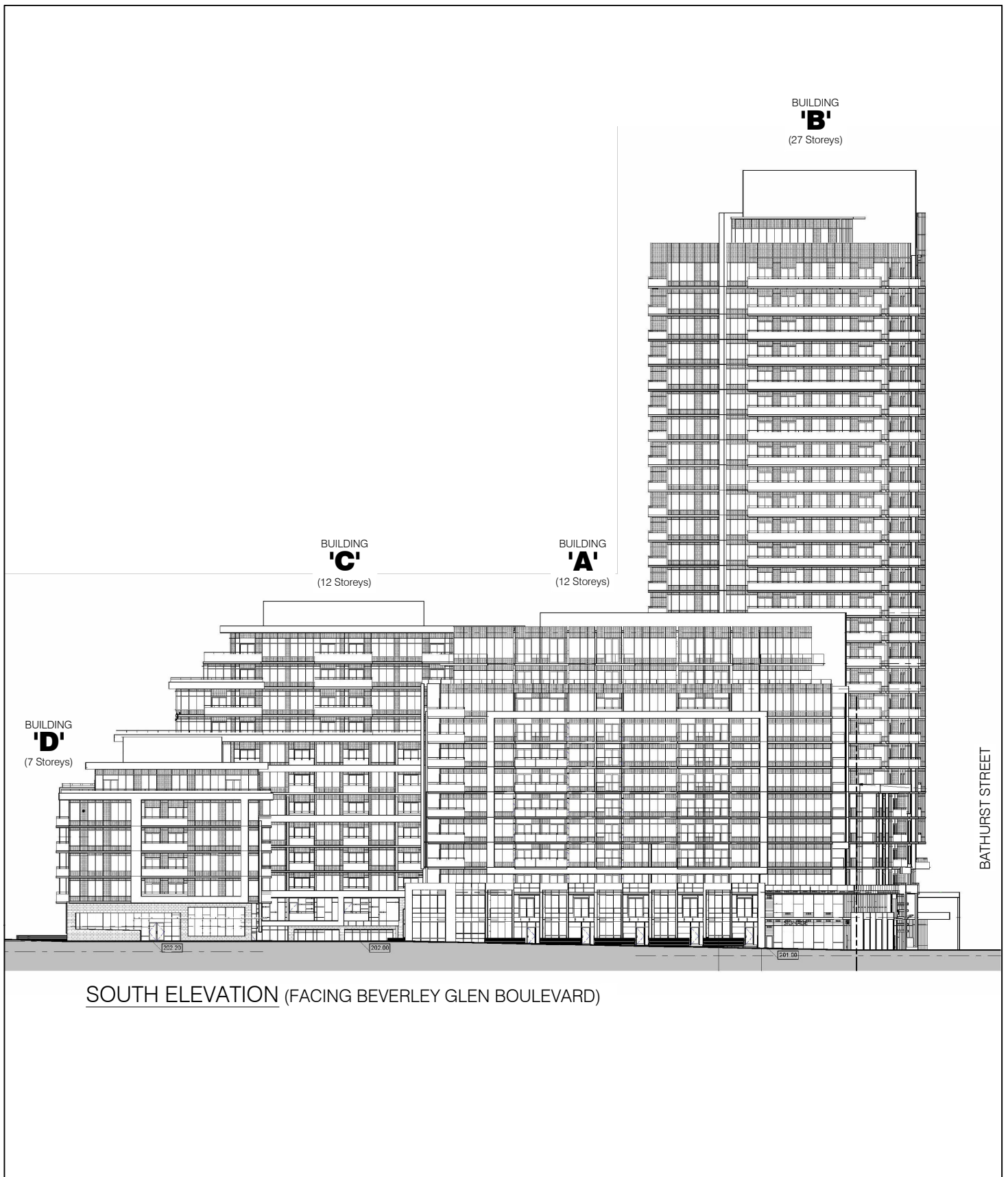
APPLICANT:  
Baif Developments Limited



Attachment  
FILES:  
OP.12.019 & Z.12.047

DATE:  
June 11, 2013

5



## South Building Elevations

LOCATION:  
Part Lot 9, Concession 2

APPLICANT:  
Baif Developments Limited

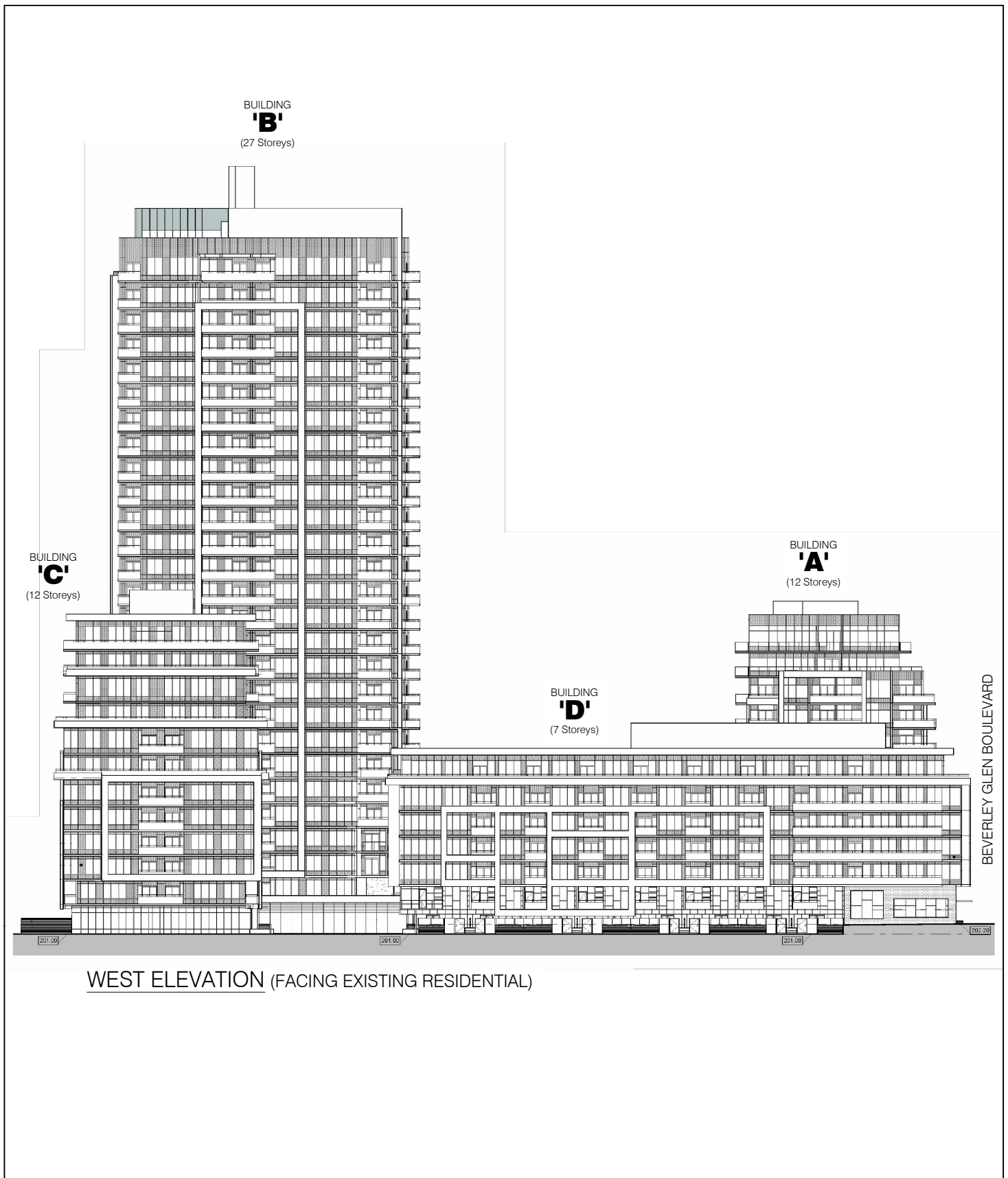


Development Planning Department

Attachment  
FILES:  
OP.12.019 & Z.12.047

DATE:  
June 11, 2013

6



## West Building Elevations

LOCATION:  
Part Lot 9, Concession 2

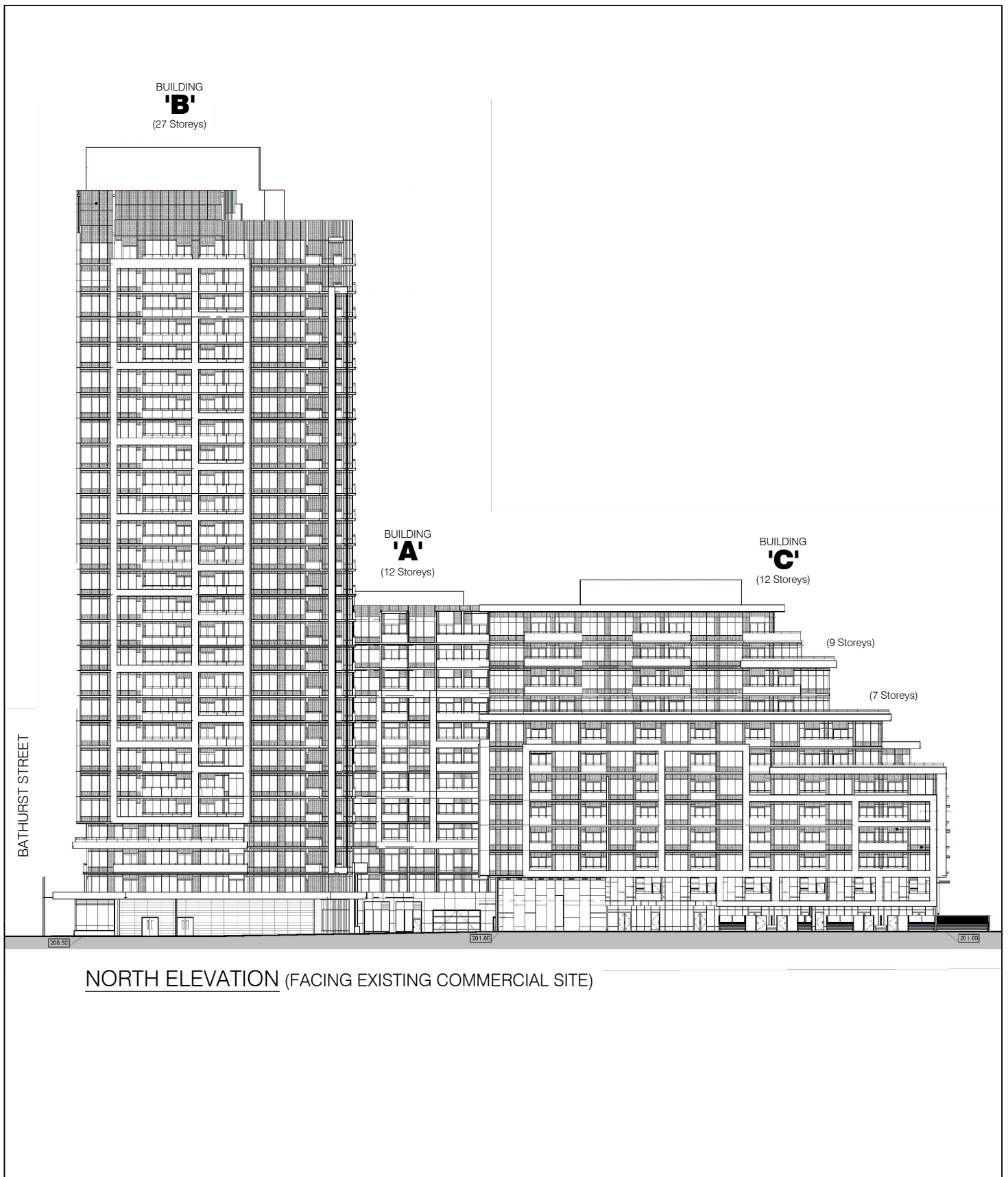
APPLICANT:  
Baif Developments Limited



Attachment  
FILES:  
OP.12.019 & Z.12.047

DATE:  
June 11, 2013

7



## North Building Elevations

LOCATION:  
Part Lot 9, Concession 2

APPLICANT:  
Baif Developments Limited



Attachment  
FILES:  
OP.12.019 & Z.12.047

DATE:  
June 11, 2013

8