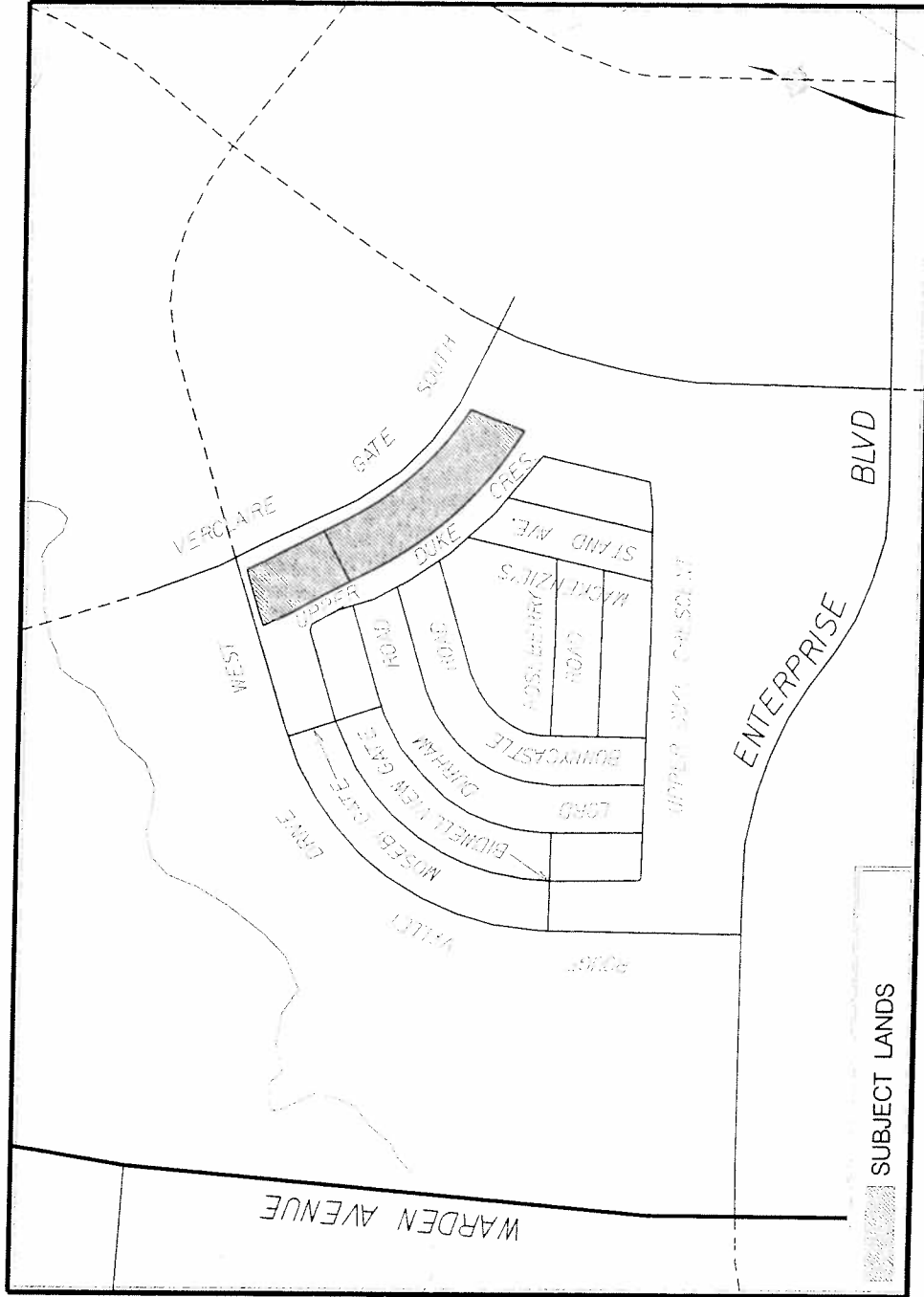
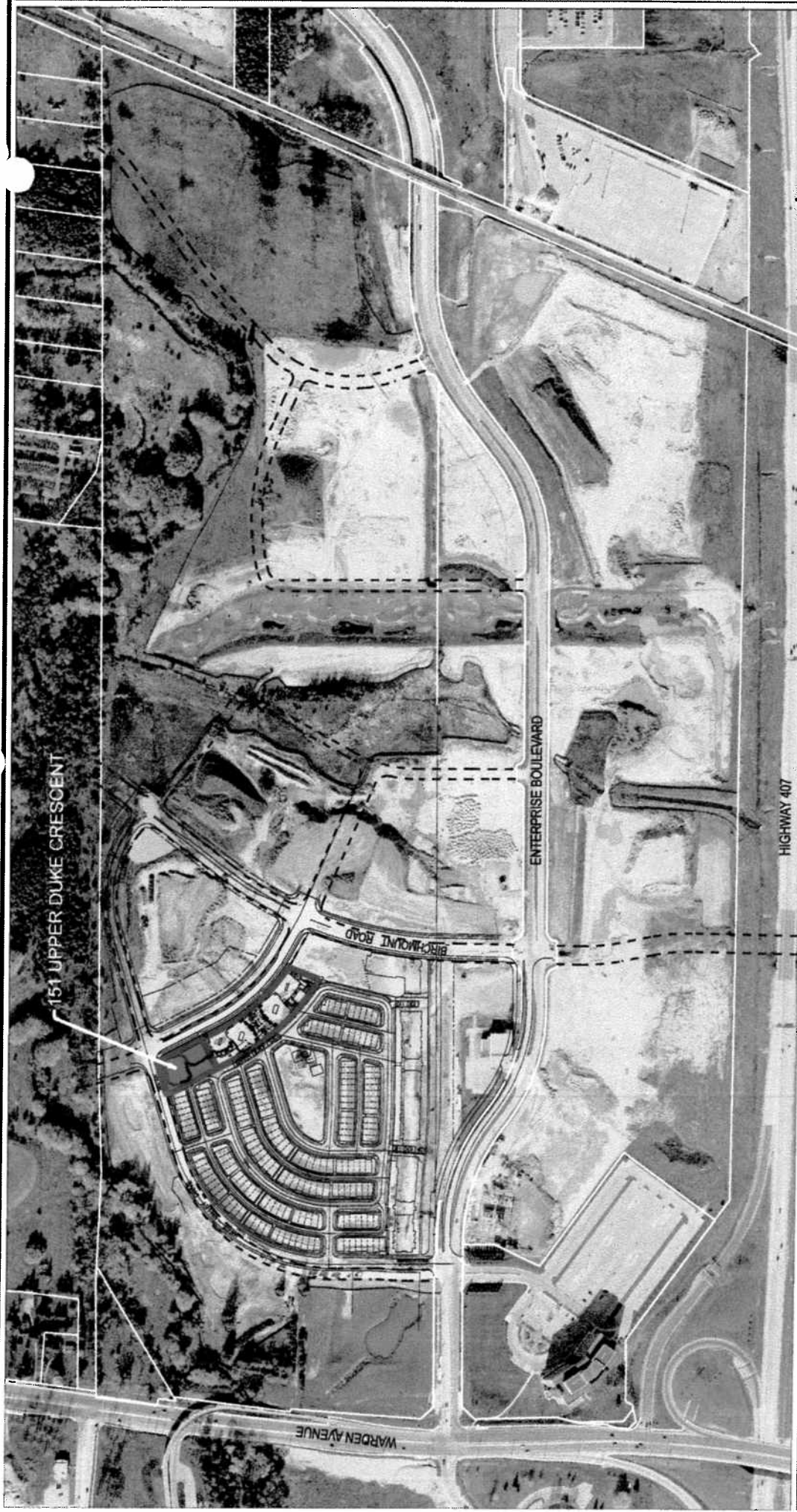








# AIR PHOTO

APPLICANT: RULAND PROPERTIES  
111, 131 & 151 UPPER DUKE CRESCENT

FILE No: ZA. 08107542 (RK)



DEVELOPMENT SERVICES COMMISSION

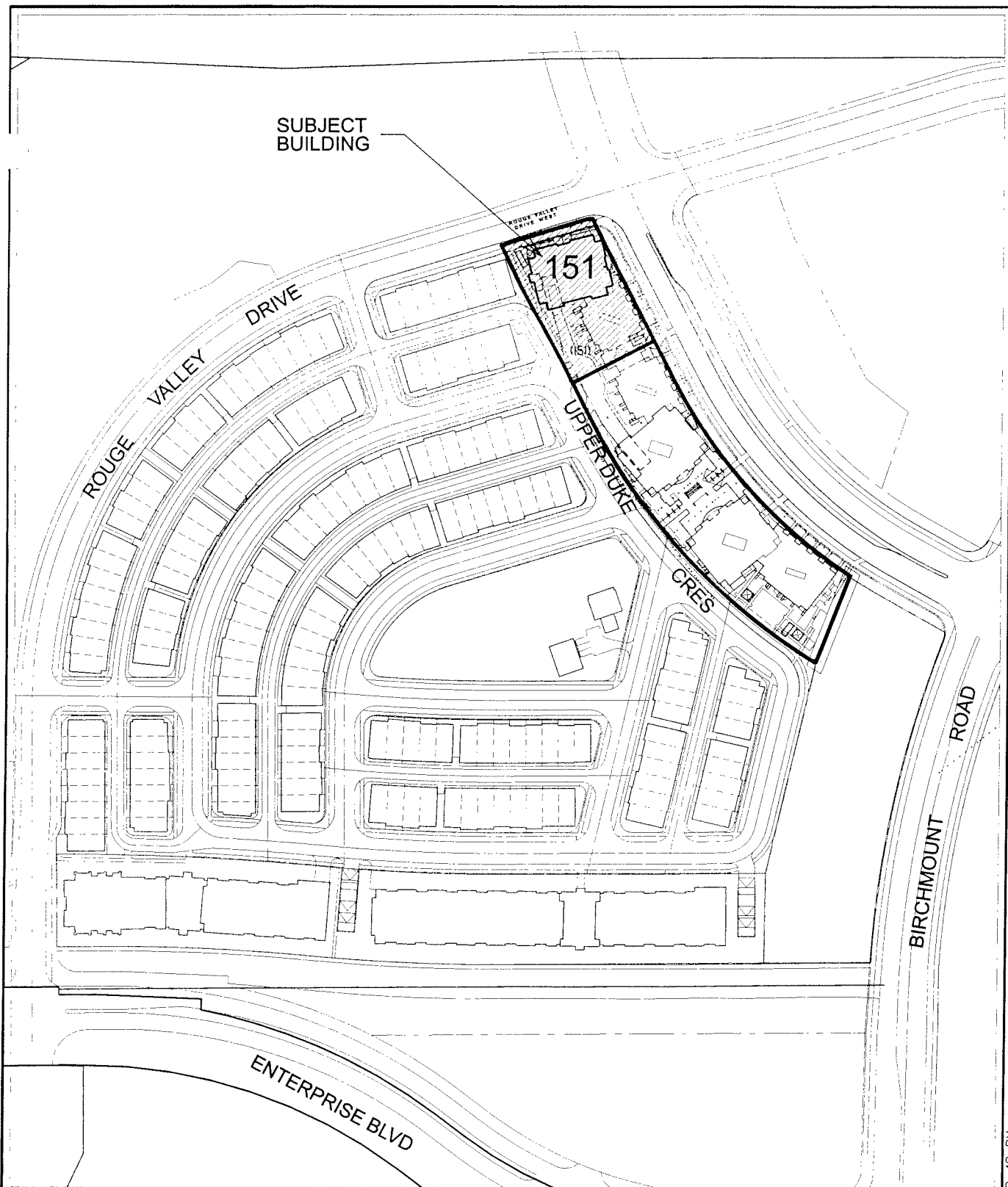


SUBJECT PROPERTY

DATE: 12/02/08

DRAWN BY: CFW CHECKED BY: RK SCALE 1:

FIGURE No.3



# SITE PLAN

APPLICANT: RULAND PROPERTIES  
111, 131 & 151 UPPER DUKE CRESCENT

FILE No: ZA. 08107452 (RK)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

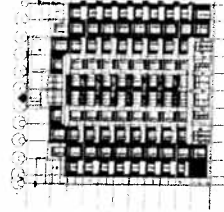
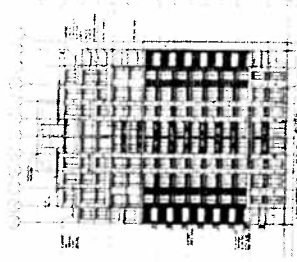
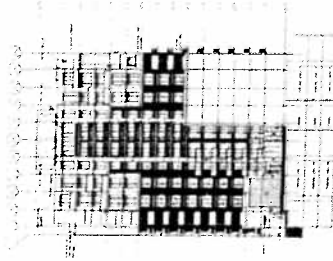
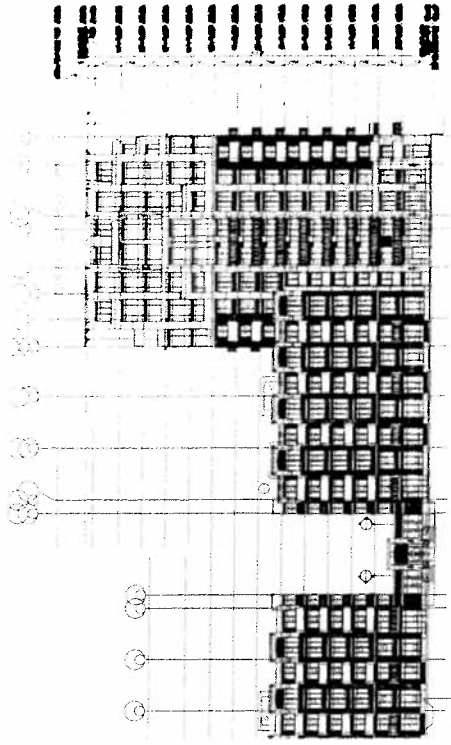
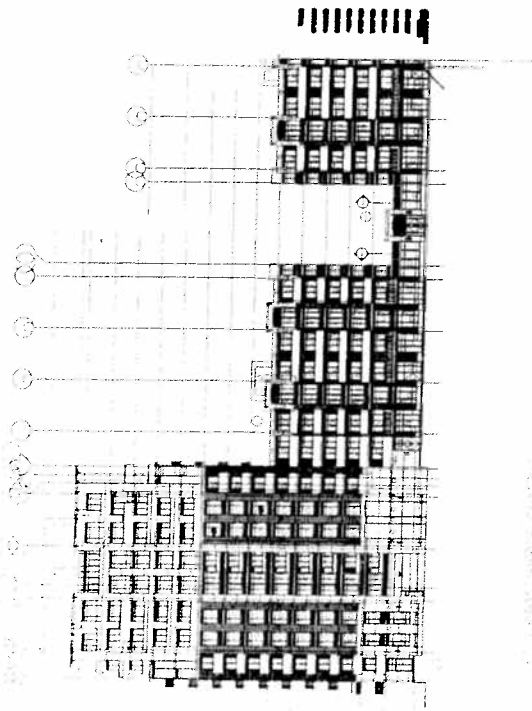
CHK BY: RK

SCALE 1:

DATE: 12/02/08

FIGURE No.4

za08107452.dgn 22/02/2008 3:08:49 PM



EAST ELEVATION

EAST ELEVATION

# ELEVATIONS

APPLICANT: RULAND PROPERTIES  
111, 131 & 151 UPPER DUKE CRESCENT

FILE No: ZA 08107542 (RK)



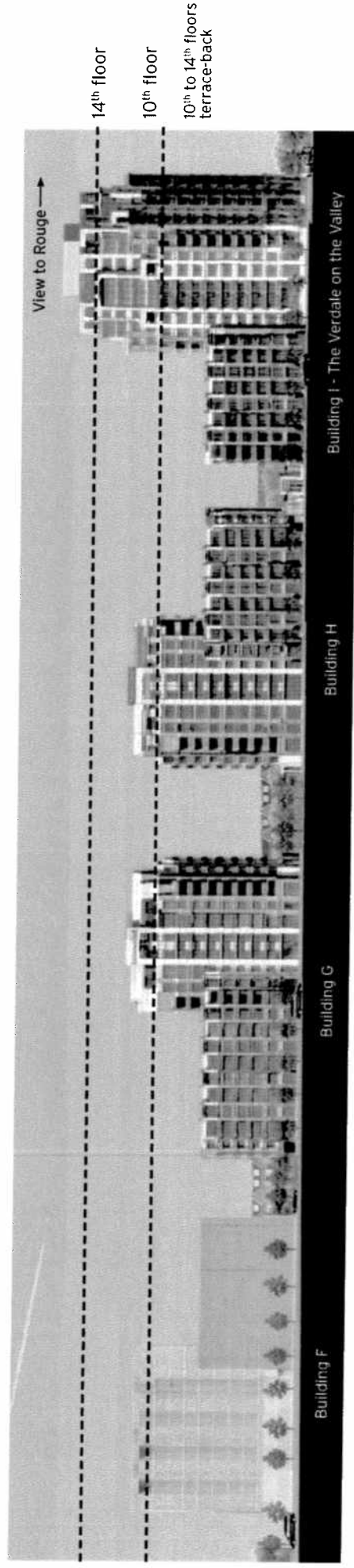
DEVELOPMENT SERVICES COMMISSION

DATE: 12/02/08

DRAWN BY: CPW CHECKED BY: RK SCALE 1:

FIGURE No.5

# The Verdale Condominiums

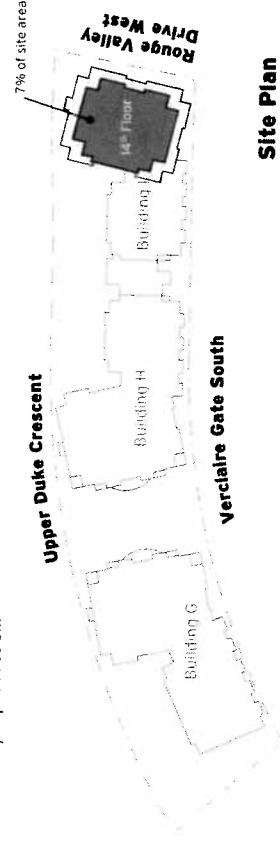
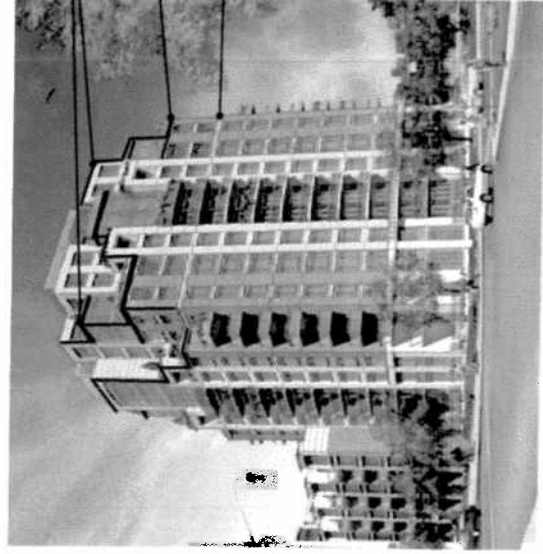


## Streetscape on Verclaire Gate South

Stepping back allows for a distinct profile and large green roof terraces at the top five storeys

Introduction of new architectural elements above the ninth floor distinguishes The Verdale on the Valley from Buildings G and H

The 10<sup>th</sup> floor level datum line is articulated by a precast sill

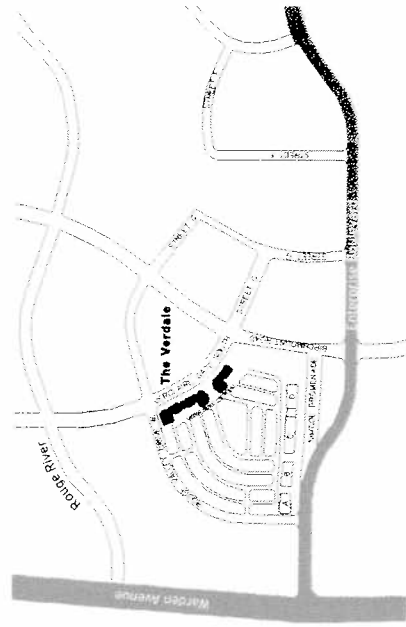


## Site Plan

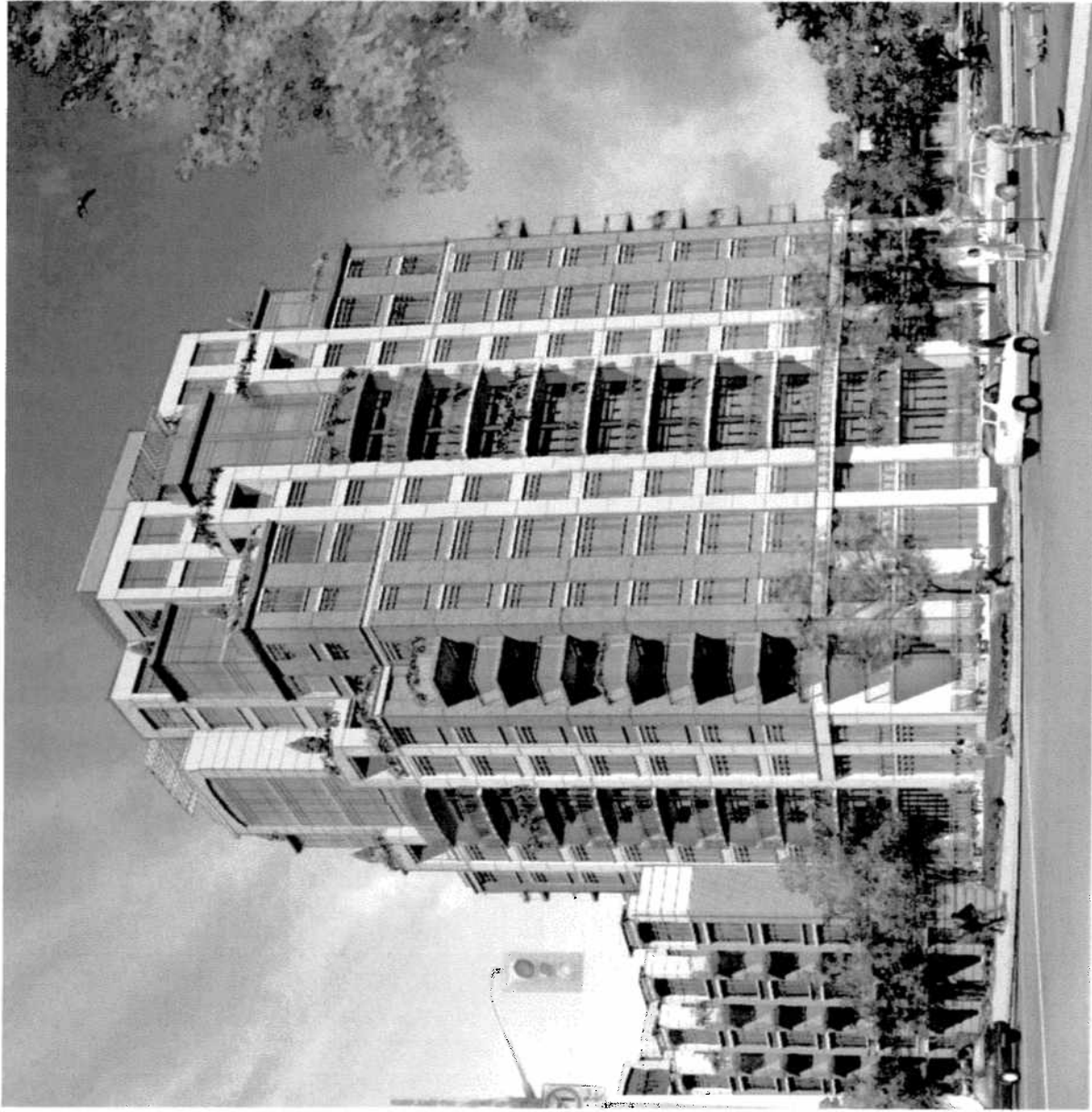
**Figure 6**

# The Verdale Condominiums

The Verdale is a street-related series of buildings with three components each comprised of a six storey base and tower element. The ten storey tower elements for Buildings G and H frame the mid-block courtyard and views from Verclaire Gate to the community park behind. The tower element for Building I is ten storeys with four additional stepped back floors above. This distinctive height and profile creates a landmark entrance to Downtown Markham and creates a more visually distinct profile on the skyline of the city.



**Building I, The Verdale on the Valley**  
Current fourteen-storey proposal



**Figure 7**