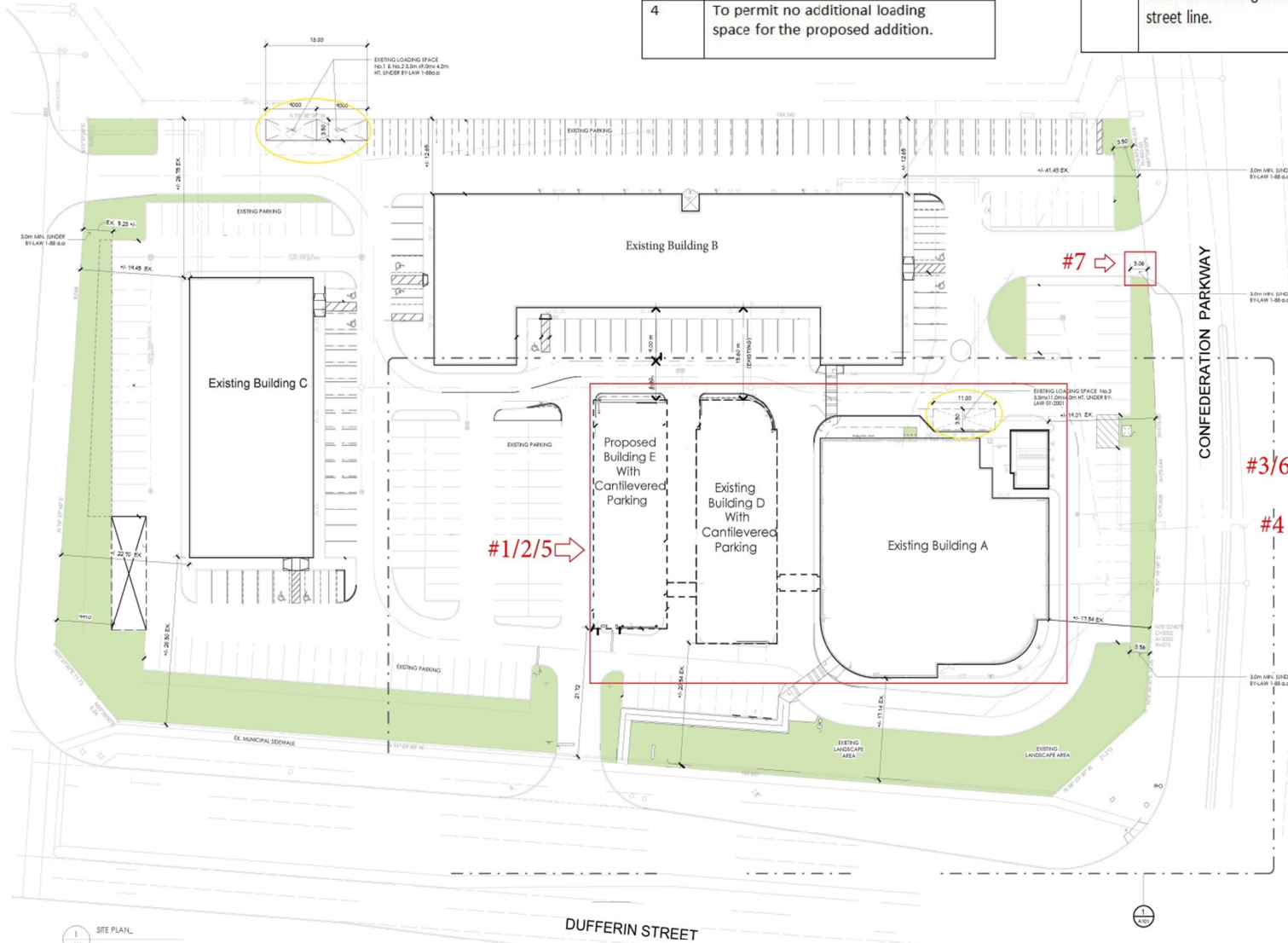


Minor Variance A109/22
8700 Dufferin Street

Fairmill Holdings Inc.

#	Zoning By-Law 01-2021 Variances Requested
1	To permit Building E with link to Building D to be located outside of the required Building Envelope for "Building 1" on Figure E-791.
2	To permit a maximum gross floor area of the office building in the area labelled "Building Envelope No. 1" on Figure E-791 to be 7,000 m ² .
3	To permit a minimum of 299 parking spaces.
4	To permit no additional loading space for the proposed addition.

#	Zoning By-Law 1-88 Variances Requested
5	To permit Building E with link to Building D to be located outside of the required Building Envelope for "Building 1" on Figure E-791 and a maximum gross floor area of 7,000 m ² .
6	To permit a minimum of 299 parking spaces.
7	To permit a minimum landscape strip of 3.06 metres along a lot line that abuts a street line.



PROJECT DATA
 NEW THREE-STORY OFFICE BUILDING 'E' ADDITION TO EXISTING BUILDING (A)D
 FAIRMILL HOLDINGS INC. 8700 DUFFERIN STREET
 VAUGHAN, ONTARIO

ZONING BY-LAW - C-1 SERVICE COMMERCIAL ZONE - SUBJECT TO SITE-SPECIFIC EXCEPTION R1712 BY ZONING BY-LAW 1-88

LOT AREA 20,547.28m² (5,077 AC) (2,889ha)

LOT COVERAGE

Existing - Building (A)D = 2,104.10m² (52,476 SF)
 (Footprint) Building 'E' = 1,883.70m² (20,274 SF)
 Building 'C' = 1,568.22m² (17,126 SF)

New Building 'E' addition to Building (A)D = 2,104.10m² (22,406 SF)
 Total New Lot Coverage = 5,556.02m² (60,176 SF) = 27.51%

GROSS FLOOR AREA

Existing - Building (A)D = 5,492.71m² (59,124 SF)
 Building 'E' = 1,883.70m² (20,274 SF)
 Building 'C' = 1,568.22m² (17,126 SF)

New Addition to Building (A)D - Building 'E' 1,208.91m² (13,041 SF)
 Total New GFA = 7,770.63m² (84,191 SF)

Existing Garage Enclosures not included in the above = 187.29m² (2,014 SF)

SETBACKS

Front Yard 15m 17.54 (FV/C)
 Rear Yard 15m 17.54 (RV/C)
 Side Yard (East) 15m 17.54 (SV/C)
 Side Yard (West) 15m 17.54 (SV/C)

N/C - Denotes no change due to building 'E' addition

PARKING:

Required - 3.5 parking spaces/100m² of GFA.

New - GFA = 7,770.63m² x 3.5/100 = 271.97 341 Parking Spaces @ 2.7m (9m) x 4.5m

Total Parking Required = 341 Spaces (incl. 2 existing SF spaces)

Total Parking Provided = 346 Spaces (incl. 7 new SF spaces for a total of 8 barrier-free spaces)

ALL spaces (due to new building 'E' addition & new barrier-free parking)

346 spaces provided includes spaces within existing garage enclosures

LOADING:

Provided - 3 (Three) Loading Spaces @ 3.0m wide x 11.0m long x 4.0m Ht. (minimum) under by-law 01-2021

Provided - Three Existing Loading Spaces - 1 (one) @ 3.0m wide x 11.0m long x 4.0m Ht. under by-law 01-2021 and 2 (two) @ 3.0m wide x 9.0m long x 4.0m Ht. under by-law 1-88/0



NO.	REVISIONS	DATE	BY
15			
14	ISSUED FOR CONSTRUCTION PERMIT	APR 17/21	GH
13	REVISED RAMP PROPOSITION (SEE SECTION) REQUEST FOR COORDINATION	APR 15/21	GH
12	ISSUED FOR COORDINATION	APR 06/21	GH
11	COORDINATION WITH THE PROJECT'S INTERESTED PARTIES (CITY OF VAUGHAN, VAUGHAN, ONTARIO) FOR THE PROPOSED DEVELOPMENT. (SEE SECTION FOR COORDINATION)	MAR 30/21	GH
10	ISSUED FOR SPA - CITY OF VAUGHAN	JAN 24/21	GH
9	REVISIONS OF BUILDING E SET BACKS FOR BUILDING E - (SEE SECTION FOR COORDINATION)	JAN 16/21	GH
8	REVISED BICYCLE PARKING ISSUED FOR REVIEW COORDINATION	DEC 22/20	GH
7	REVISED FOR CLIENT REVIEW	DEC 08/20	GH
6	ISSUED FOR CLIENT REVIEW	NOV 23/20	GH
5	ISSUED FOR CLIENT REVIEW	NOV 23/20	GH
4	ISSUED FOR CLIENT REVIEW	NOV 23/20	GH
3	ISSUED FOR PRE CONSULTATION MEETING	AUG 26/20	GH
2	REVISED AS PER CLIENT CHANGES & REVISIONS FOR REVIEW	JULY 27/20	GH
1	ISSUED FOR PRELIMINARY REVIEW	JULY 13/20	GH

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

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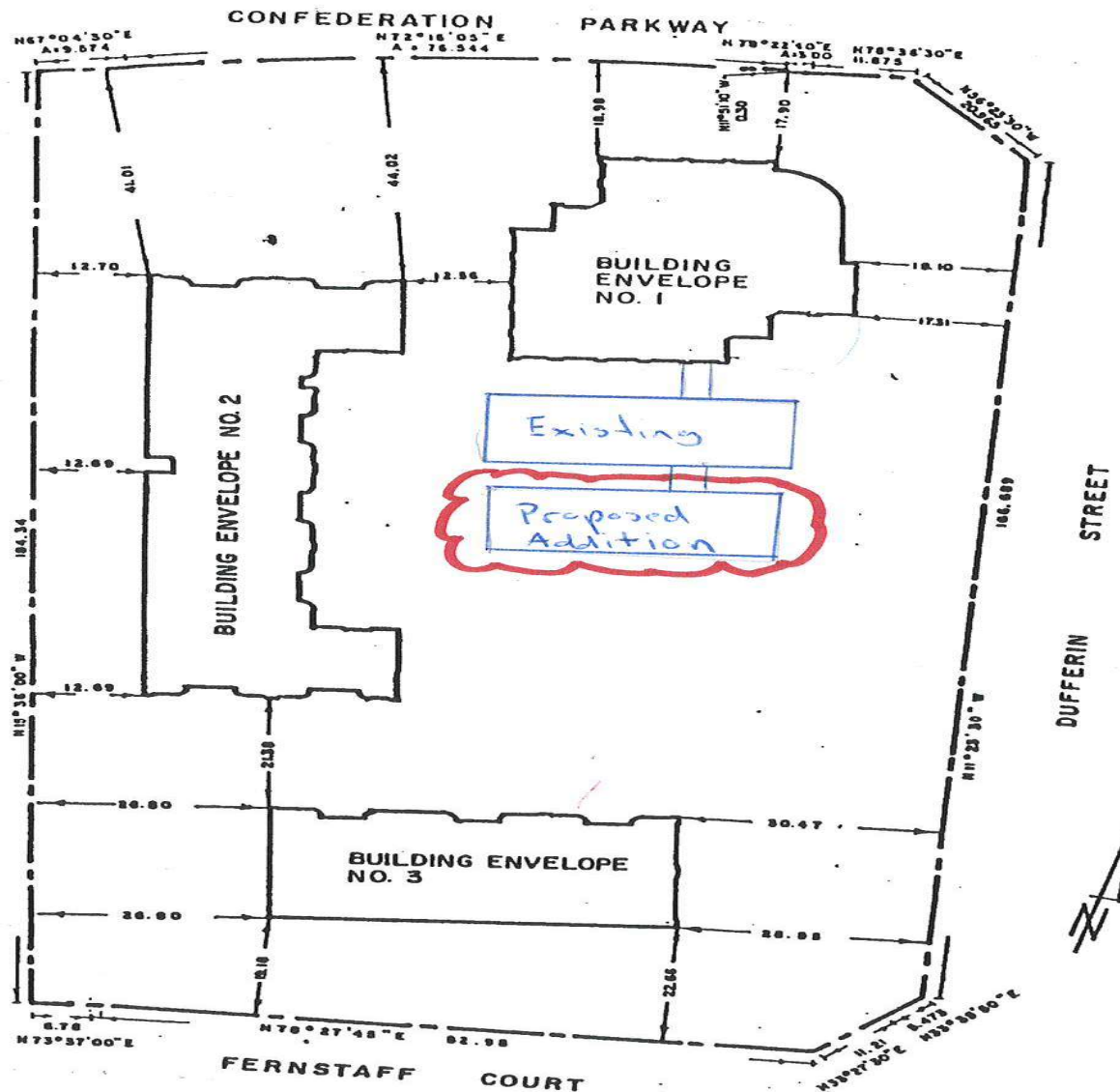
CLIENT:
FAIRMILL HOLDINGS INC.

PROJECT:
 NEW 3 STORY OFFICE ADDITION 'BUILDING E' TO EXISTING BUILDINGS A & D
 8700 DUFFERIN STREET, VAUGHAN, ONTARIO

DRAWING:
 SITE PLAN, OBC MATRIX, BUILDING DATA, DETAILS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT CONSULTATION WITH NATALE ARCHITECT INC.

DESIGN BY:	nm	CHECKED BY:	GH
DATE:	JULY 2021	SCALE:	AS NOTED
PROJECT NO.:		DRAWING NO.:	



LEGEND

 SUBJECT LANDS

LOCATION:

BLOCK 22, PLAN 65M-2623
AND BLOCK 60, PLAN
65M-2043

SCALE 0 30 m

THIS IS SCHEDULE 'E-791
TO BY-LAW 1-88
SECTION 9 (712)

