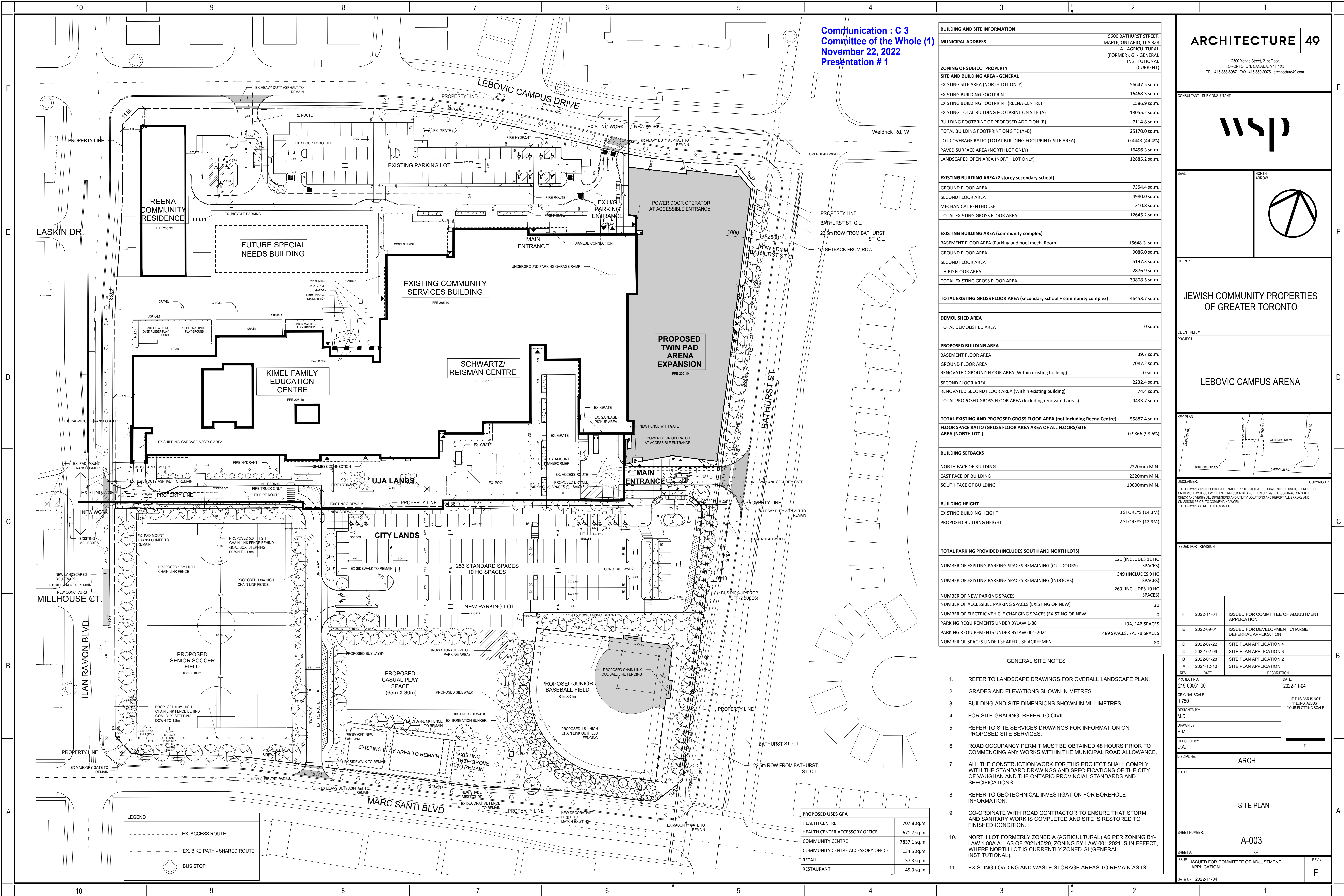




Communication : C 3
Committee of the Whole (1)
November 22, 2022
Presentation # 1

BUILDING AND SITE INFORMATION	
MUNICIPAL ADDRESS	9600 BATHURST STREET, MAPLE, ONTARIO, L6A 3Z8 A - AGRICULTURAL (FORMER), G1 - GENERAL INSTITUTIONAL (CURRENT)
ZONING OF SUBJECT PROPERTY	
SITE AND BUILDING AREA - GENERAL	
EXISTING SITE AREA (NORTH LOT ONLY)	56647.5 sq.m.
EXISTING BUILDING FOOTPRINT	16468.3 sq.m.
EXISTING BUILDING FOOTPRINT (REENA CENTRE)	1586.9 sq.m.
EXISTING TOTAL BUILDING FOOTPRINT ON SITE (A)	18055.2 sq.m.
BUILDING FOOTPRINT OF PROPOSED ADDITION (B)	7114.8 sq.m.
TOTAL BUILDING FOOTPRINT ON SITE (A+B)	25170.0 sq.m.
LOT COVERAGE RATIO (TOTAL BUILDING FOOTPRINT/ SITE AREA)	0.4443 (44.4%)
PAVED SURFACE AREA (NORTH LOT ONLY)	16456.3 sq.m.
LANDSCAPED OPEN AREA (NORTH LOT ONLY)	12885.2 sq.m.
EXISTING BUILDING AREA (2 storey secondary school)	
GROUND FLOOR AREA	7354.4 sq.m.
SECOND FLOOR AREA	4980.0 sq.m.
MECHANICAL PENTHOUSE	310.8 sq.m.
TOTAL EXISTING GROSS FLOOR AREA	12645.2 sq.m.
EXISTING BUILDING AREA (community complex)	
BASEMENT FLOOR AREA (Parking and pool mech. Room)	16648.3 sq.m.
GROUND FLOOR AREA	9086.0 sq.m.
SECOND FLOOR AREA	5197.3 sq.m.
THIRD FLOOR AREA	2876.9 sq.m.
TOTAL EXISTING GROSS FLOOR AREA	33808.5 sq.m.
TOTAL EXISTING GROSS FLOOR AREA (secondary school + community complex)	
46453.7 sq.m.	
DEMOLISHED AREA	
TOTAL DEMOLISHED AREA	0 sq.m.
PROPOSED BUILDING AREA	
BASEMENT FLOOR AREA	39.7 sq.m.
GROUND FLOOR AREA	7087.2 sq.m.
RENOVATED GROUND FLOOR AREA (Within existing building)	0 sq. m.
SECOND FLOOR AREA	2232.4 sq.m.
RENOVATED SECOND FLOOR AREA (Within existing building)	74.4 sq.m.
TOTAL PROPOSED GROSS FLOOR AREA (Including renovated areas)	9433.7 sq.m.
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA (not including Reena Centre)	
55887.4 sq.m.	
FLOOR SPACE RATIO (GROSS FLOOR AREA AREA OF ALL FLOORS/SITE AREA (NORTH LOT))	
0.9866 (98.6%)	
BUILDING SETBACKS	
NORTH FACE OF BUILDING	2220mm MIN.
EAST FACE OF BUILDING	2320mm MIN.
SOUTH FACE OF BUILDING	19000mm MIN.
BUILDING HEIGHT	
EXISTING BUILDING HEIGHT	3 STOREYS (14.3M)
PROPOSED BUILDING HEIGHT	2 STOREYS (12.9M)
TOTAL PARKING PROVIDED (INCLUDES SOUTH AND NORTH LOTS)	
NUMBER OF EXISTING PARKING SPACES REMAINING (OUTDOORS)	121 (INCLUDES 11 HC SPACES)
NUMBER OF EXISTING PARKING SPACES REMAINING (INDOORS)	349 (INCLUDES 9 HC SPACES)
NUMBER OF NEW PARKING SPACES	263 (INCLUDES 10 HC SPACES)
NUMBER OF ACCESSIBLE PARKING SPACES (EXISTING OR NEW)	30
NUMBER OF ELECTRIC VEHICLE CHARGING SPACES (EXISTING OR NEW)	0
PARKING REQUIREMENTS UNDER BYLAW 1-88	13A, 14B SPACES
PARKING REQUIREMENTS UNDER BYLAW 001-2021	489 SPACES, 7A, 7B SPACES
NUMBER OF SPACES UNDER SHARED USE AGREEMENT	80

GENERAL SITE NOTES	
1.	REFER TO LANDSCAPE DRAWINGS FOR OVERALL LANDSCAPE PLAN.
2.	GRADES AND ELEVATIONS SHOWN IN METRES.
3.	BUILDING AND SITE DIMENSIONS SHOWN IN MILLIMETRES.
4.	FOR SITE GRADING, REFER TO CIVIL.
5.	REFER TO SITE SERVICES DRAWINGS FOR INFORMATION ON PROPOSED SITE SERVICES.
6.	ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
7.	ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF VAUGHAN AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
8.	REFER TO GEOTECHNICAL INVESTIGATION FOR BOREHOLE INFORMATION.
9.	CO-ORDINATE WITH ROAD CONTRACTOR TO ENSURE THAT STORM AND SANITARY WORK IS COMPLETED AND SITE IS RESTORED TO FINISHED CONDITION.
10.	NORTH LOT FORMERLY ZONED A (AGRICULTURAL) AS PER ZONING BY-LAW 1-88A. AS OF 2021/10/20, ZONING BY-LAW 001-2021 IS IN EFFECT, WHERE NORTH LOT IS CURRENTLY ZONED G1 (GENERAL INSTITUTIONAL).
11.	EXISTING LOADING AND WASTE STORAGE AREAS TO REMAIN AS-IS.

PROPOSED USES GFA	
HEALTH CENTRE	707.8 sq.m.
HEALTH CENTER ACCESSORY OFFICE	671.7 sq.m.
COMMUNITY CENTRE	7837.1 sq.m.
COMMUNITY CENTRE ACCESSORY OFFICE	134.5 sq.m.
RETAIL	37.3 sq.m.
RESTAURANT	45.3 sq.m.

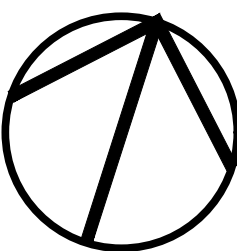
2300 Yonge Street, 21st Floor
TORONTO, ON, CANADA, M4T 1X3
TEL: 416-368-6887 | FAX: 416-869-9075 | architecture49.com

CONSULTANT - SUB CONSULTANT:



SEAL:

NORTH ARROW



CLIENT:

JEWISH COMMUNITY PROPERTIES
OF GREATER TORONTO

CLIENT REF. #

PROJECT:

LEBOVIC CAMPUS ARENA

KEY PLAN:



DISCLAIMER:
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.
THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

REV	DATE	DESCRIPTION
F	2022-11-04	ISSUED FOR COMMITTEE OF ADJUSTMENT APPLICATION
E	2022-09-01	ISSUED FOR DEVELOPMENT CHARGE DEFERRAL APPLICATION
D	2022-07-22	SITE PLAN APPLICATION 4
C	2022-02-09	SITE PLAN APPLICATION 3
B	2022-01-28	SITE PLAN APPLICATION 2
A	2021-12-10	SITE PLAN APPLICATION

PROJECT NO:	219-00061-00	DATE:	2022-11-04
ORIGINAL SCALE:	1:750	IF THIS BAR IS NOT 1" LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	M.D.		
DRAWN BY:	H.M.		
CHECKED BY:	D.A.		

DISCIPLINE: ARCH

TITLE:

SITE PLAN

SHEET NUMBER:

A-003

SHEET #:

OF

ISSUE: ISSUED FOR COMMITTEE OF ADJUSTMENT APPLICATION

REV #

F

DATE OF: 2022-11-04