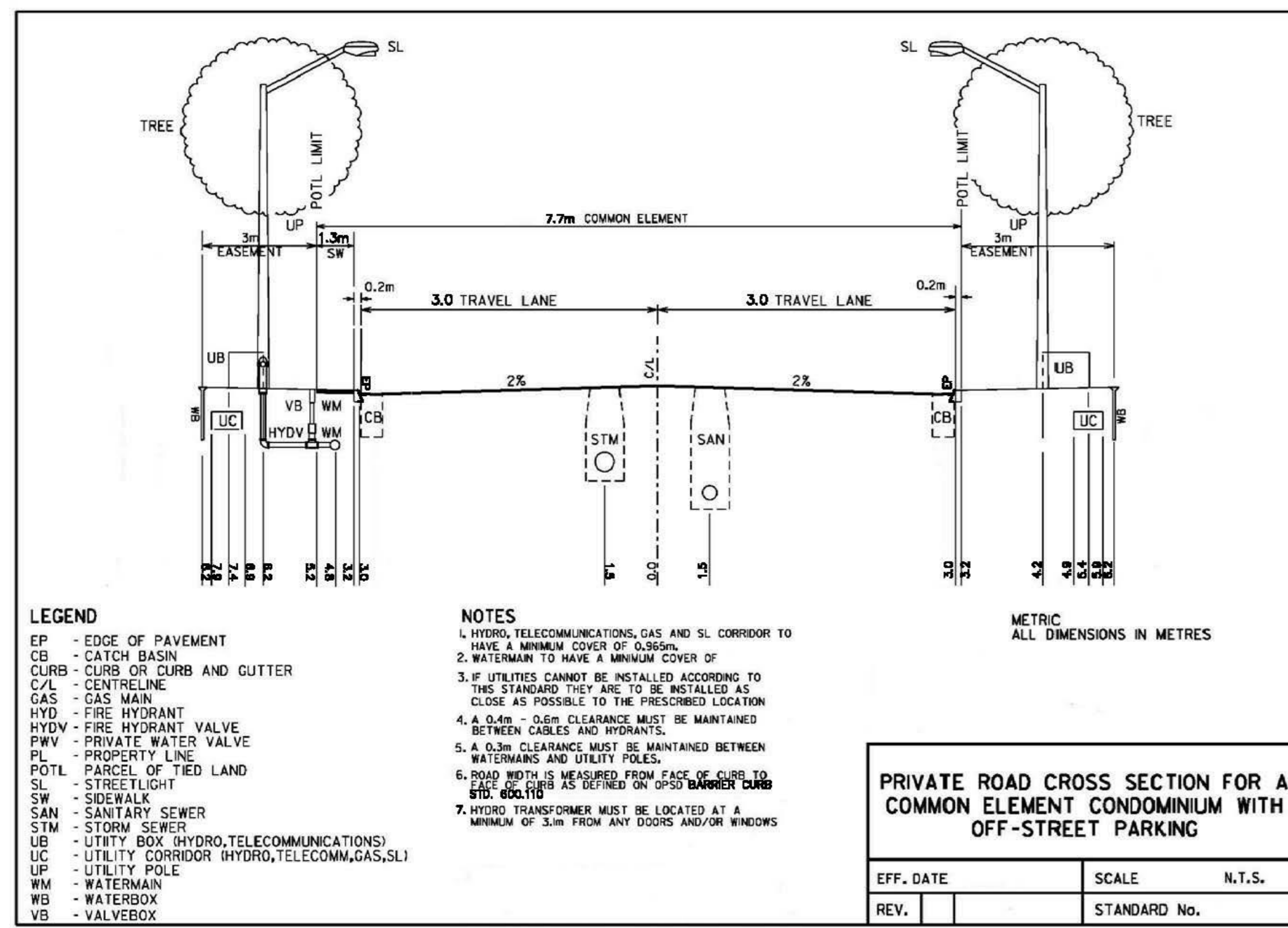


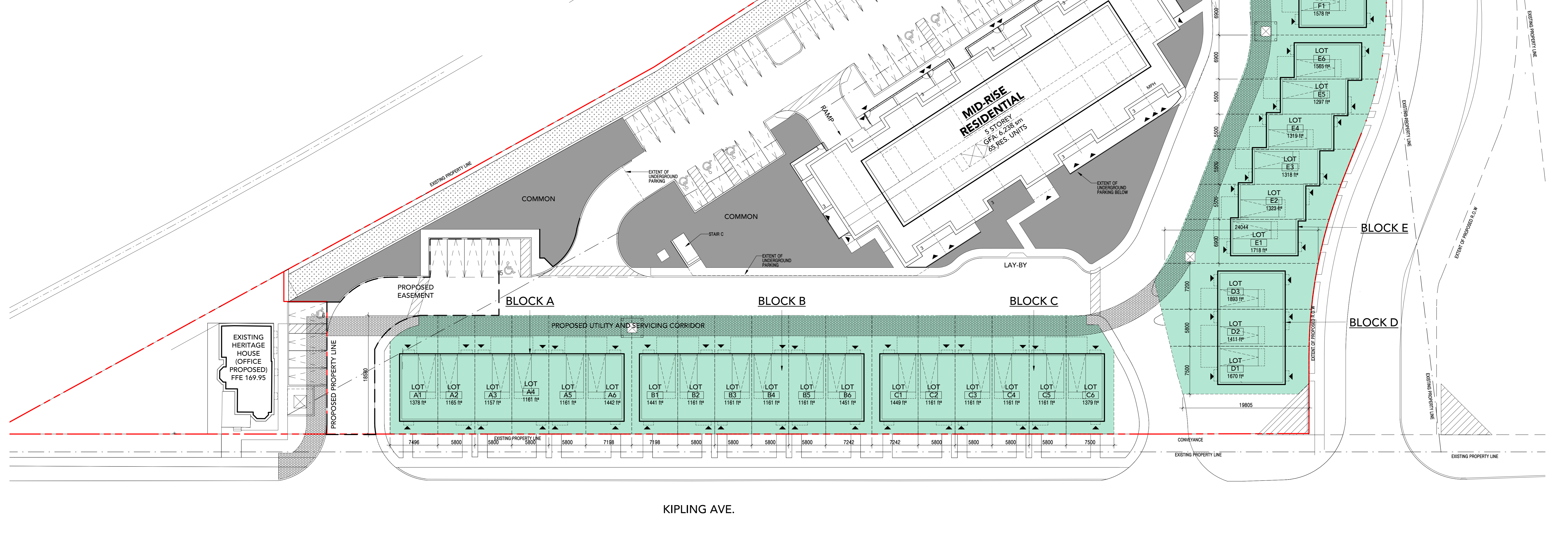
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.
DO NOT SCALE DRAWINGS.
CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULT WITH BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.
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ISSUE DATES AND DISTRIBUTION

No.	Date	Note
1	18.08.24	ISSUED FOR SPA/ZA
2	21.02.18	ISSUED FOR SPA/ZA
3	22.02.23	ISSUED FOR SPA/ZA
4	22.09.01	ISSUED FOR SPA



PRIVATE ROAD CROSS SECTION FOR A COMMON ELEMENT CONDOMINIUM WITH OFF-STREET PARKING
EFF. DATE SCALE N.T.S.
REV. STANDARD No.

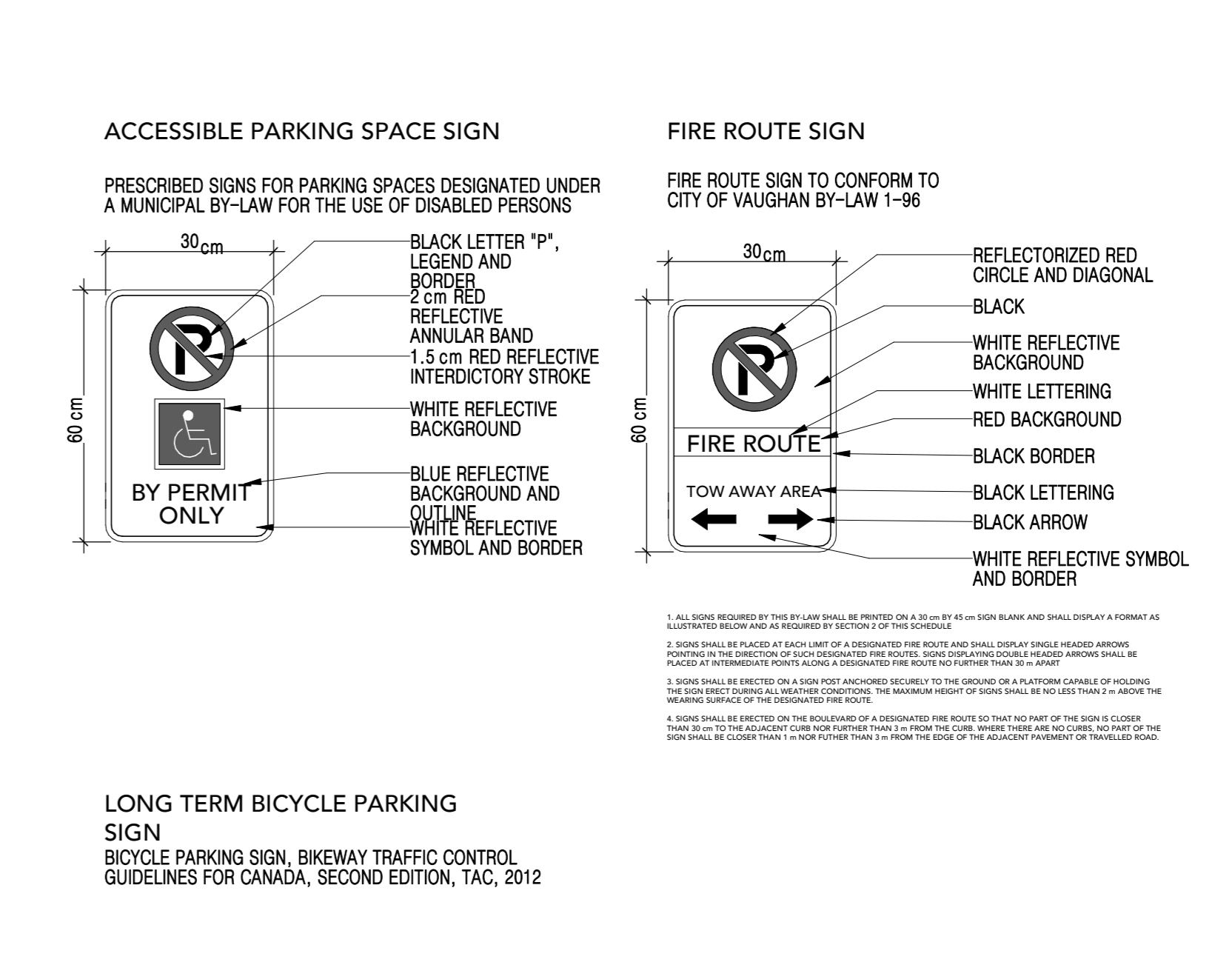


SITE PLAN - COMMON ELEMENT PLAN AND SCHEDULES
SCALE: 1 : 250

LOT AREAS

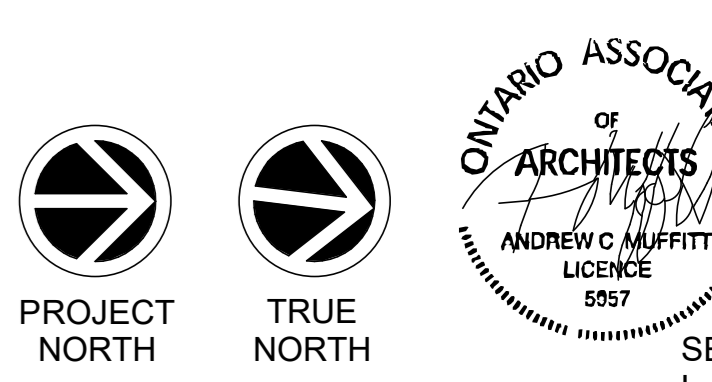
Lot Name	Area
LOT A1	128 m ²
LOT A2	108 m ²
LOT A3	108 m ²
LOT A4	108 m ²
LOT A5	134 m ²
LOT A6	134 m ²
LOT B1	134 m ²
LOT B2	108 m ²
LOT B3	108 m ²
LOT B4	108 m ²
LOT B5	108 m ²
LOT B6	135 m ²
LOT C1	135 m ²
LOT C2	108 m ²
LOT C3	108 m ²
LOT C4	108 m ²
LOT C5	108 m ²
LOT C6	128 m ²
LOT D1	155 m ²
LOT D2	131 m ²
LOT D3	176 m ²
LOT E1	160 m ²
LOT E2	123 m ²
LOT E3	123 m ²
LOT E4	123 m ²
LOT E5	120 m ²
LOT E6	145 m ²
LOT F1	147 m ²
LOT F2	117 m ²
LOT F3	115 m ²
LOT F4	113 m ²
LOT F5	111 m ²
LOT F6	128 m ²

LOTS TO BE CONFIRMED BY SURVEYOR



LONG TERM BICYCLE PARKING SIGN
BICYCLE PARKING SIGN, BIWAYWAY TRAFFIC CONTROL GUIDELINES FOR CANADA, SECOND EDITION, TAC, 2012

ATTACHMENT 5
8204 KIPLING



PROJECT NORTH TRUE NORTH

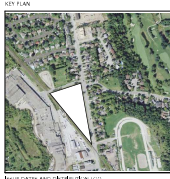
Project: KIPLING COURTYARDS

LCT Investment Group LTD.
8204 Kipling Ave. Ontario

COMMON ELEMENT PLAN AND SCHEDULES

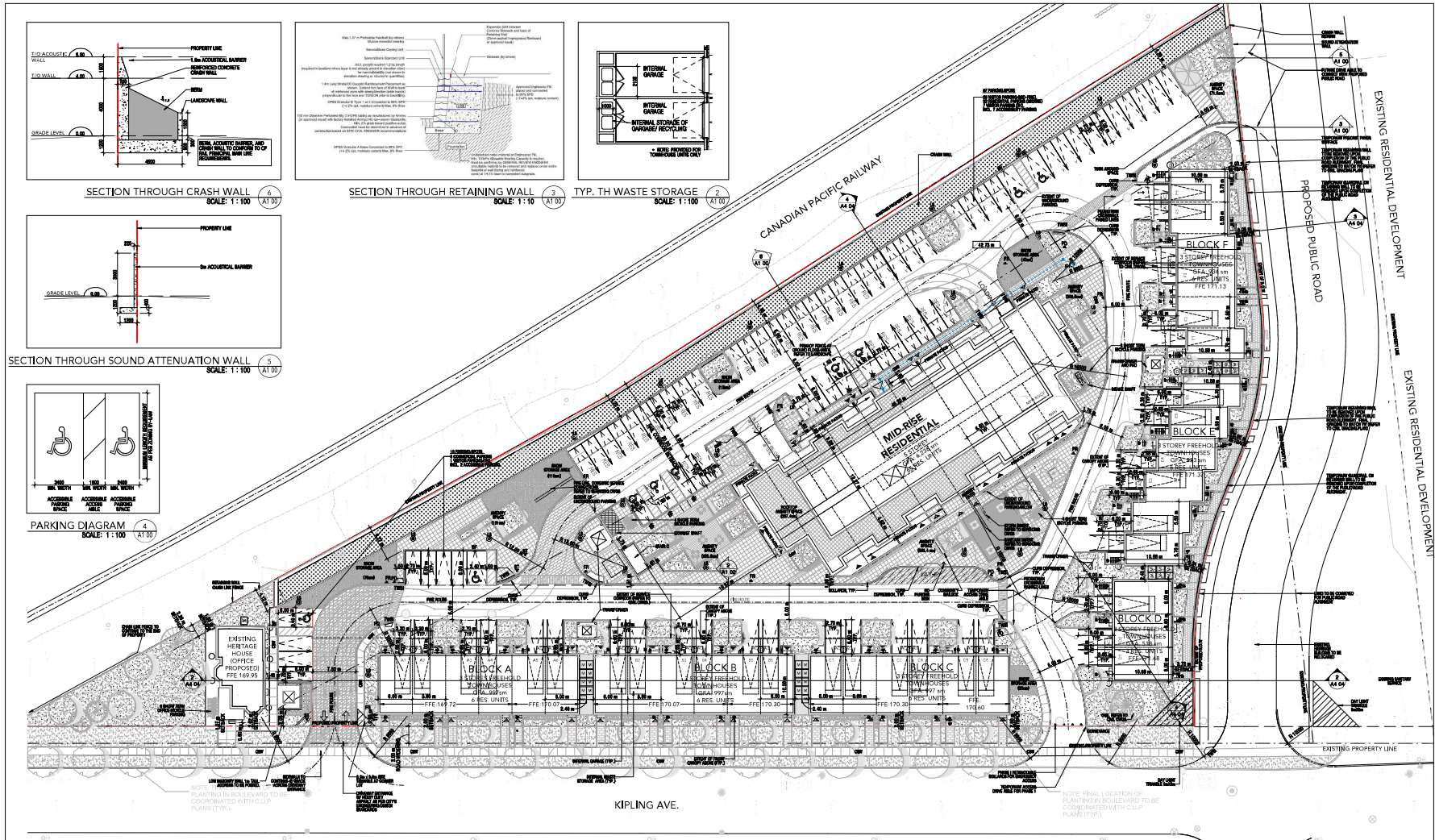
Drawn By: VS Checked By: KB Project No: 14-153
Date Plotted: 2022-09-09 10:10:02 AM Scale: As indicated
Drawing No.: A1 02

As per the City of Vaughan's Planning Department's requirements, this site plan has been prepared in accordance with the City of Vaughan's Planning Department's requirements. The site plan is intended to provide information to the City of Vaughan's Planning Department regarding the proposed development. The site plan is not intended to be used for any other purpose.



EXISTING RESIDENTIAL DEVELOPMENT

Block	Units
1	150
2	150
3	150
4	150
5	150
6	150
7	150
8	150
9	150
10	150
11	150
12	150
13	150
14	150
15	150
16	150
17	150
18	150
19	150
20	150
21	150
22	150
23	150
24	150
25	150
26	150
27	150
28	150
29	150
30	150
31	150
32	150
33	150
34	150
35	150
36	150
37	150
38	150
39	150
40	150
41	150
42	150
43	150
44	150
45	150
46	150
47	150
48	150
49	150
50	150



SITE STATISTICS

PROPOSED ZONING DESIGNATION	RT1
TOTAL AREA	13,151.86 (32.25ac)

COVERAGES

COVERING	AREA (sqm)	PERCENT (%)
TOWNHOUSE BLOCK 'A'	3725m	(2.8%)
TOWNHOUSE BLOCK 'B'	3725m	(2.8%)
TOWNHOUSE BLOCK 'C'	3725m	(2.8%)
TOWNHOUSE BLOCK 'D'	3725m	(2.8%)
TOWNHOUSE BLOCK 'E'	1863m	(1.4%)
TOWNHOUSE BLOCK 'F'	3543m	(2.7%)
EXISTING HERITAGE HOUSE	156m	(0.9%)
MIDRISE	1,205m	(9.2%)
TOTAL BUILDING COVERAGE	3,337m	(25.4%)

PAVING (LANDSCAPING) 6,339.66 m² (52.8%)
LANDSCAPING (ROOFSCAPING) 2,875m² (21.8%)
FSI FLOOR SPACE INDEX 0.90

TOWNHOUSE BLOCK 'A'	TOWNHOUSE BLOCK 'B'	TOWNHOUSE BLOCK 'C'	TOWNHOUSE BLOCK 'D'	TOWNHOUSE BLOCK 'E'	EXISTING HERITAGE HOUSE	MIDRISE RESIDENTIAL
3	3	3	3	2	3	3
9.7m	9.7m	9.7m	9.7m	8.23m	9.61m	7.71m
3	3	3	3	2	3	3
9.7m	9.7m	9.7m	9.7m	8.23m	9.61m	7.71m

GROSS FLOOR AREA

AREA (sqm)	AREA (sqft)
TOWNHOUSE BLOCK 'A'	997m (10,731sf)
TOWNHOUSE BLOCK 'B'	997m (10,731sf)
TOWNHOUSE BLOCK 'C'	997m (10,731sf)
TOWNHOUSE BLOCK 'D'	997m (10,731sf)
TOWNHOUSE BLOCK 'E'	953m (10,298sf)
TOWNHOUSE BLOCK 'F'	943m (10,199sf)
MIDRISE	6,238m (67,145sf)
MIDRISE TOTAL	11,643m (125,324sf)
COMMERCIAL HERITAGE HOUSE	219.7m (2,365sf)
TOTAL GFA	11,862.7m (127,689sf)

RESIDENTIAL UNIT COUNT

UNIT TYPE	UNIT MIX
STUDIO	0
1 BED UNIT	0
2 BED UNIT	0
3 BED UNIT	0
TOTAL	0

MIDRISE

UNIT TYPE	UNIT MIX
STUDIO	2
1 BEDROOM	12
2 BEDROOM	12
3 BEDROOM	1
TOTAL	27

TOTAL UNIT COUNT 63 RESIDENTIAL (INCL. 15 TOWNHOUSE UNITS)

OUTDOOR AMENITY AREA RATES

BY-LAW 1-88 RATE	PROPOSED RATE
STUDIO	30m ² / 30m ²
1 BED UNITS	80m ² / 80m ²
2 BED UNITS	55m ² / 55m ²
3 BED UNITS	4,300m ² / 3,000m ²
TOTAL MIN. AMENITY AREA	6,645m ² / 6,025m ²

AMENITY AREAS

AMENITY AREA	AREA (sqm)
TOTAL SHARED LANDSCAPED AREA	1,458.2m ²
TOTAL YARD AREA (TOWNHOUSE)	1,440.8m ²
TOTAL BALCONY AREA (TOWNHOUSE)	285.25m ²
TOTAL YARD AREA (MIDRISE)	273.0m ²
TOTAL BALCONY AREA (MIDRISE)	441.1m ²
TOTAL MPH AMENITY AREA (MIDRISE)	267.6m ²
TOTAL OUTDOOR AMENITY AREA	4,138.65m ²
TOTAL INDOOR AMENITY AREA (MIDRISE)	41,556m ²
TOTAL AMENITY AREA	4,156.65m ²

SNOW STORAGE

REQUIRED	PROPOSED
2% OF LOT AREA	262.33m ² (2%) / 265.05m ² (2%)

PARKING SPACE RATES

BY-LAW 1-88 RATE	PROPOSED RATES
STREET TOWNHOUSES	1.5 SPACES/UNIT / 2.0 SPACES/UNIT
MIDRISE - RESIDENTIAL (LONG TERM)	0.5 SPACES/UNIT
MIDRISE - RESIDENTIAL (SHORT TERM)	0.1 SPACES/UNIT
OFFICE (LONG TERM)	0.1 SPACES/100m ²
OFFICE (SHORT TERM)	0.1 SPACES/100m ² OR 6 SPACES

BICYCLE PARKING SPACE RATES

BY-LAW 1-88 RATE	PROPOSED RATES
STREET TOWNHOUSES	50 / 66
MIDRISE VISITOR	9 / 9
MIDRISE RESIDENTIAL	17 / 17
OFFICE (LONG TERM)	98 / 98
OFFICE (SHORT TERM)	6 / 6
TOTAL SPACES	182* / 198*

NOTE: * TOTAL PARKING SPACES REQUIRED AND PROPOSED INCLUDES ACCESSIBLE PARKING SPACES. TOTAL PARKING SPACES INCLUDES GARAGE (PARKING STREET TOWNS)

STREET TOWNHOUSES

STREET TOWNHOUSES	1.5 SPACES/UNIT	2.0 SPACES/UNIT
TOTAL	15	20

MIDRISE - RESIDENTIAL (LONG TERM)

MIDRISE - RESIDENTIAL (LONG TERM)	0.5 SPACES/UNIT
TOTAL	7

MIDRISE - RESIDENTIAL (SHORT TERM)

MIDRISE - RESIDENTIAL (SHORT TERM)	0.1 SPACES/UNIT
TOTAL	1

OFFICE (LONG TERM)

OFFICE (LONG TERM)	0.1 SPACES/100m ²
TOTAL	25

OFFICE (SHORT TERM)

OFFICE (SHORT TERM)	0.1 SPACES/100m ² OR 6 SPACES
TOTAL	27*

BLOCK TOWNHOUSES (LONG TERM)

BLOCK TOWNHOUSES (LONG TERM)	PARKING PROVIDED IN UNIT
TOTAL	4

BLOCK TOWNHOUSES (SHORT TERM)

BLOCK TOWNHOUSES (SHORT TERM)	0.1 SPACES/UNIT
TOTAL	10

MIDRISE - RESIDENTIAL (LONG TERM)

MIDRISE - RESIDENTIAL (LONG TERM)	0.5 SPACES/UNIT
TOTAL	7

MIDRISE - RESIDENTIAL (SHORT TERM)

MIDRISE - RESIDENTIAL (SHORT TERM)	0.1 SPACES/UNIT
TOTAL	1

OFFICE (LONG TERM)

OFFICE (LONG TERM)	0.1 SPACES/100m ²
TOTAL	25

OFFICE (SHORT TERM)

OFFICE (SHORT TERM)	0.1 SPACES/100m ² OR 6 SPACES
TOTAL	27*

NOTE: ALL SHORT TERM BICYCLE PARKING ARE PROVIDED AT GRADE. ALL LONG TERM BICYCLE PARKING FOR THE BLOCK TOWNHOUSES ARE PROVIDED WITHIN EACH INDIVIDUAL UNIT. ALL LONG TERM BICYCLE PARKING FOR THE OFFICE BUILDING WILL PROVIDED WITHIN THE BUILDING. ALL LONG TERM PARKING FOR THE MIDRISE ARE VERTICAL.

SITE SYMBOL LEGEND

- PRINCIPLE ENTRANCE (FOR FIRE FIGHTING OFF ACCESS ROUTE)
- ENTRANCE TO RETAIL OR GRADE RELATED RESIDENTIAL UNIT
- ACCESSIBLE CURB CUT
- CATCH BASIN
- MANHOLE
- FIRE HYDRANT
- SHAMEE CONNECTIONS
- BARRIER FREE PARKING SPACE
- STOP SIGN
- FIRE ROUTE SIGNAGE
- LONG TERM BICYCLE PARKING SIGN
- LIGHT STANDARD (EXT. POLE FIXTURE)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE
- PEDESTRIAN CROSSWALK
- DOWNPOUT AND SPLASHPAD LOCATION
- COMMUNITY MAILBOX
- METER (GROUPED WHERE POSSIBLE)
- PEDESTRIAN CROSSING SIGN

SITE SIGN LEGEND

- ACCESSIBLE PARKING SPACE SIGN
- FIRE ROUTE SIGN
- PEDESTRIAN X SIGN
- LONG TERM BICYCLE PARKING SIGN
- STOP SIGN

NOTE: SIGNAGE TO CONFORM TO CITY OF VAUGHAN BY LAW 1-88.

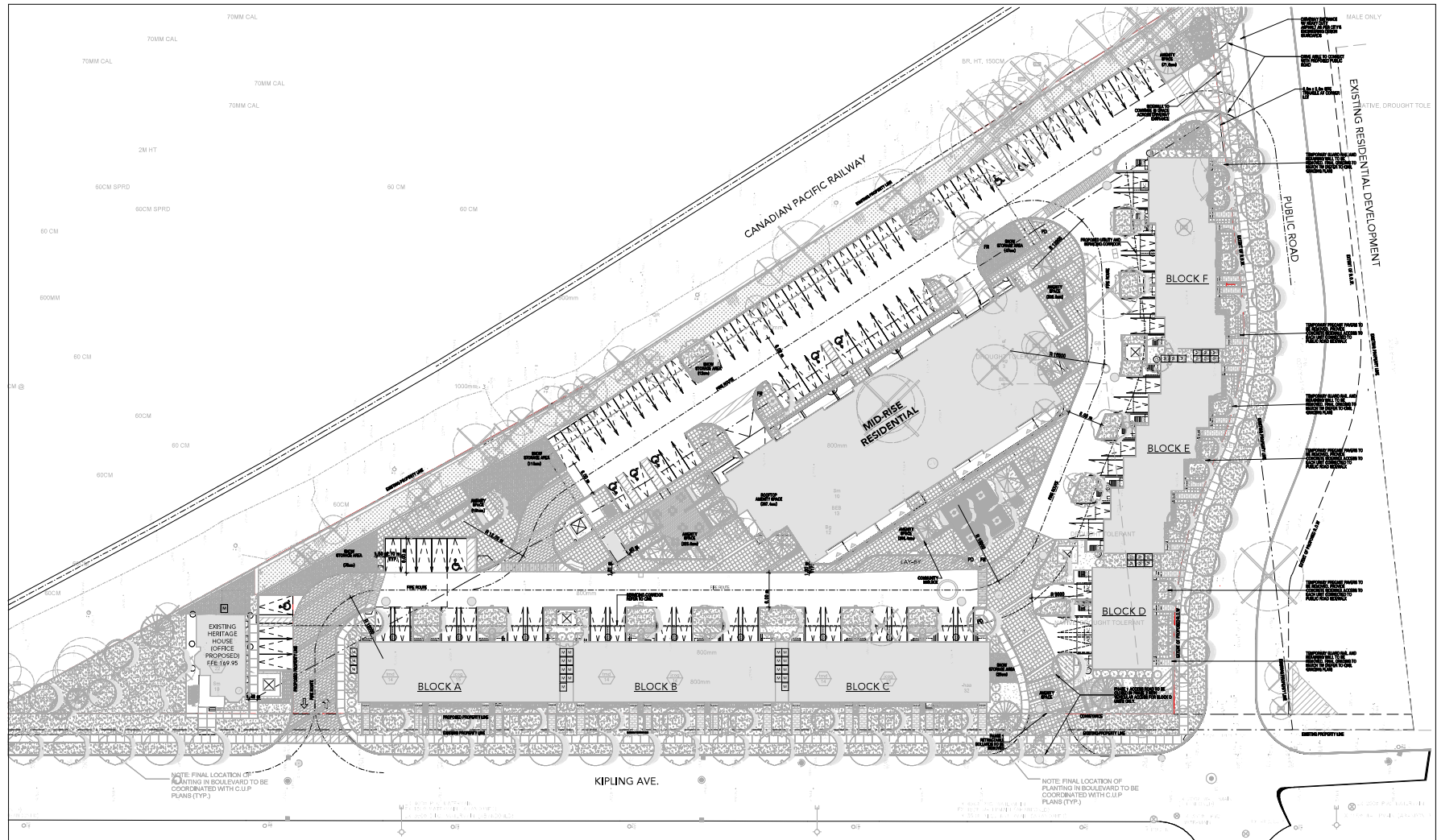
PROJECT TRUE NORTH

KLINGLING COURTYARDS

LCI Investment Group LTD.
8204 Kipling Ave.
Toronto, Ontario

SITE PLAN & STATISTICS

Drawn By: VS, Checked By: KB, Project No: 14-152
 Date: 2022-09-29 10:09:22 AM, Scale: As Indicated, Drawing No: A100



NOTE: FINAL LOCATION OF PLANTING IN BOULEVARD TO BE COORDINATED WITH C.U.P. PLANS (TYP.)

NOTE: FINAL LOCATION OF PLANTING IN BOULEVARD TO BE COORDINATED WITH C.U.P. PLANS (TYP.)

PHASE 2 SITE PLAN
SCALE: 1:250

Kohn
 Kohn Partnership Architects Inc.
 110 Dundas Avenue, Suite 501, Toronto, ON M5G 2K8
 Tel: 416-753-8700 www.kohnpartnership.com

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REV.	DATE	DESCRIPTION
1	21.12.15	ISSUED FOR PERMIT
2	22.02.16	ISSUED FOR PERMIT
3	22.03.16	ISSUED FOR PERMIT

PROJECT NORTH
 TRUE NORTH
 SEA

KIPLING COURTYARDS
 LCT Investment Group LTD.
 8204 Kipling Ave.
 Vaughan, Ontario

SITE PLAN - PHASE 2

Drawn By:	Checked By:	Project No.
VS	KB	14-153

2022-09-09 10:09:59 AM 1:250
 Drawn By: VS