

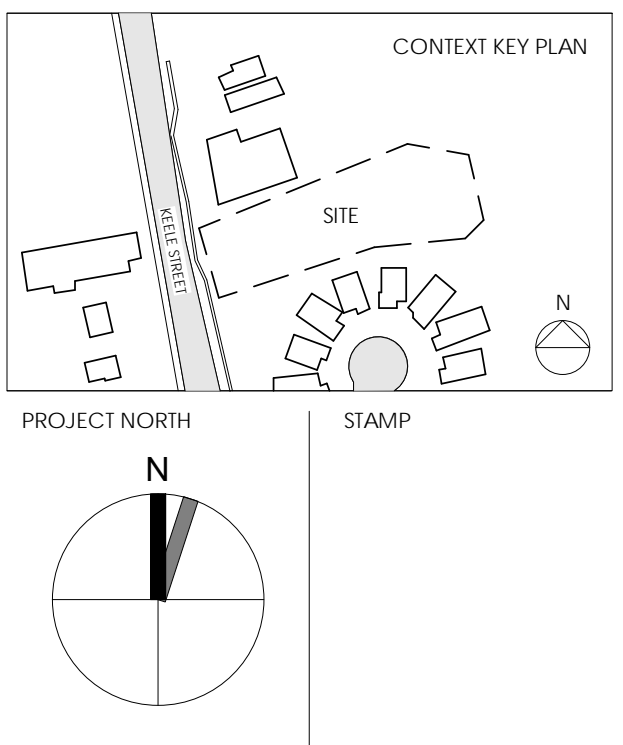
**ATTACHMENT 4  
9575 KEELE**

**9575  
KEELE STREET**

VAUGHAN, ONTARIO

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No.	Description	Date
15	ISSUED FOR SPA	2021/10/29
16	ISSUED FOR COORD.	2021/11/08
21	RE-ISSUED FOR SPA/R2	2022/08/25
22	ISSUED FOR COORD.	2022/12/21



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PROJECT NO: 19043

SCALE: 1 : 25

DATE: 2022/11/24

DRAWN BY: Author

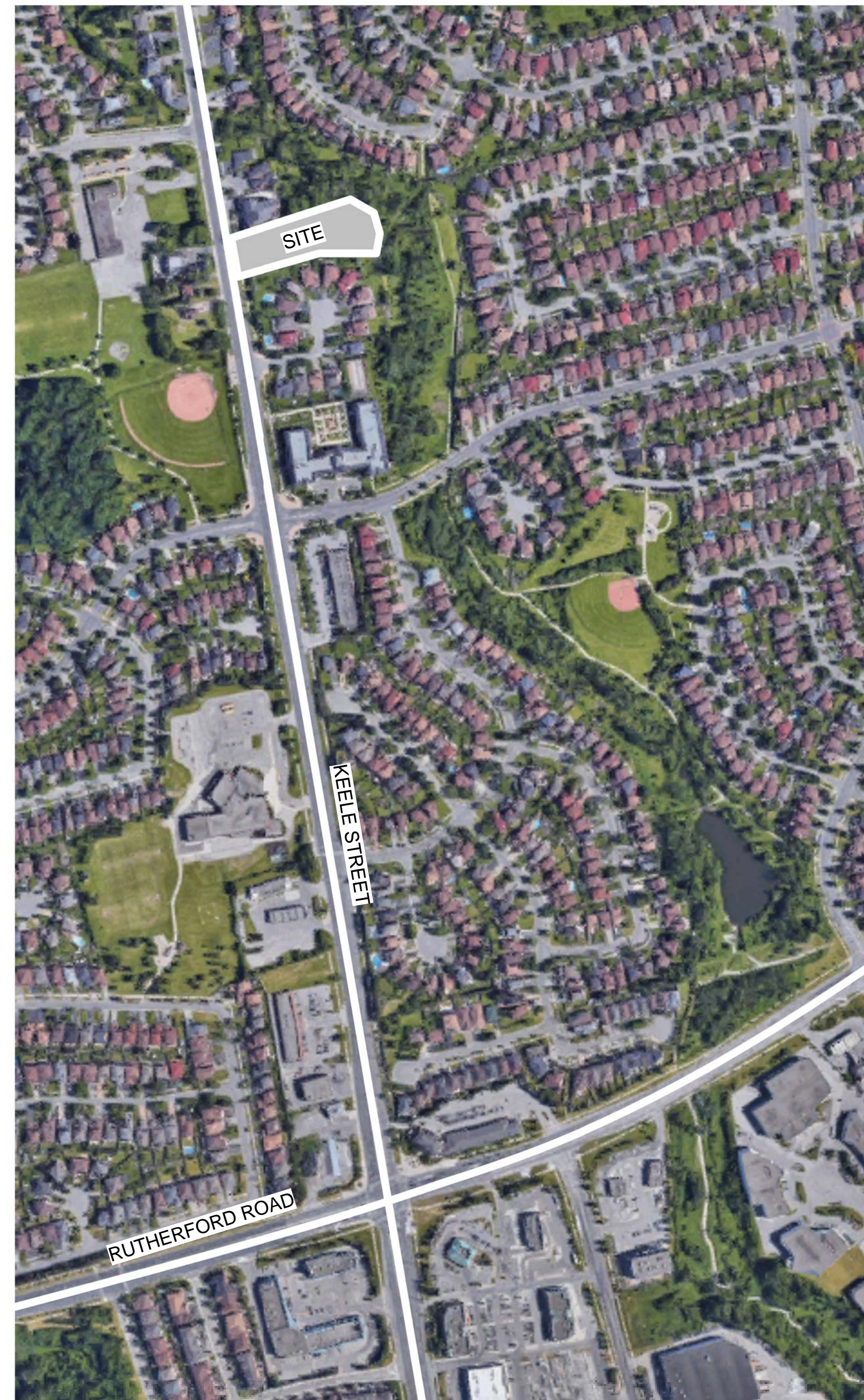
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**SITE STATISTICS &  
SITE CONTEXT MAP**

DRAWING NO

**A001**

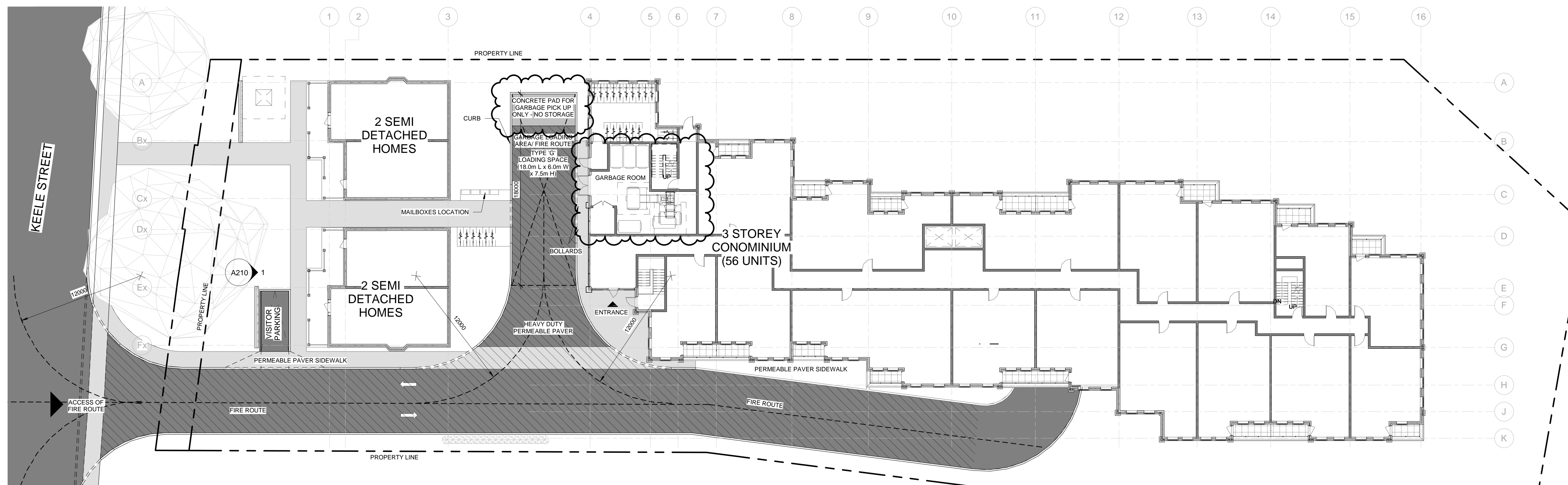
PROJECT NO. 19043		PROJECT STATISTICS				
9575 KEELE STREET RESIDENTIAL DEVELOPMENT		Thursday, October 21, 2021				
1.0	<b>SITE STATISTICS</b>					
1.1	<b>ZONING</b>	RESIDENTIAL - RM1				
1.2	<b>SITE AREA</b>	<i>SQ.M</i>	<i>SQ.FT</i>	<i>HA</i>	<i>ACRE</i>	<i>UNITS/HA</i>
	TOTAL LOT AREA	5190.8	55873	0.52	1.28	116
1.2	<b>SITE AREA BREAKDOWN</b>	<i>M2</i>	<i>SQ.FT</i>			
	SOFT LANDSCAPE AREA	2,251.98	24240	43.4 % TOTAL OF SITE AREA		
	HARD LANDSCAPE AREA	929.56	10006	17.9 % TOTAL OF SITE AREA		
	BUILDING AREA (LOT COVERAGE)	2009.27	21628	38.7 % TOTAL OF SITE AREA		
1.3	<b>FLOOR SPACE INDEX</b>					
	(GRAND TOTAL GFA DIVIDED BY TOTAL LOT AREA)	1.14				
1.4	<b>PROPOSED MAXIMUM BUILDING HEIGHT</b>	<i>METRES</i>	<i>FEET</i>			
	MEASURED FROM ESTABLISHED GRADE OF 228.00m GEODETIC ELEVATION	11.37	37			
1.5	<b>PROPERTY SETBACKS</b>	*measured as shortest distance to building face				
	NORTH	SOUTH	EAST	WEST		
	2.00m	7.76m	6.31m	11.48m		
2.0	<b>GROSS FLOOR AREA</b>					
	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.					
2.1	<b>PROPOSED RESIDENTIAL CONDOMINIUM GFA</b>	<i>SQ.M</i>	<i>SQ.FT</i>			
	P1- LEVEL	599.69	6455			
	LEVEL 1	1486.2	15997			
	LEVEL 2	1486.2	15997			
	LEVEL 3	1393.42	14999			
	MECH. PH	319.68	3441			
	TOTAL GFA	5285.19	56889			
2.2	<b>PROPOSED RESIDENTIAL SEMI-DETACHED GFA</b>					
	LEVEL 1	245.16	2639			
	LEVEL 2	243.87	2625			
	LEVEL 3	144.89	1560			
	TOTAL GFA	633.92	6823			
2.3	<b>GRAND TOTAL GFA</b>	5919.11				
3.0	<b>UNIT COUNT</b>	<b>1-BED</b>	<b>1-BED+D</b>	<b>2-BED</b>	<b>2-BED+D</b>	<b>3-BED</b>
	P1 - LEVEL	2	2	2	0	0
	LEVEL 1	4	3	7	0	6
	LEVEL 2	2	6	8	0	2
	LEVEL 3	3	5	3	1	4
	TOTAL UNITS	11	16	20	1	12
	RATIO	18%	27%	33%	2%	20%
4.0	<b>AMENITY AREA</b>					
4.1	<b>AMENITY AREA REQUIRED</b>	per City of Vaughan By-Law No. 1-88				
	TOTAL AREA	0.00				
4.2	<b>AMENITY AREA PROVIDED</b>	<i>SQ.M</i>	<i>SQ.FT</i>			
	P1 - LEVEL					
	LEVEL 1			30	30	323
	LEVEL 2			86	86	925
	LEVEL 3			86	86	925
	LEVEL 3			81	128	2250
	MECH. PH	232.44	313.36	545.80	5875	
	TOTAL AMENITY AREA PROVIDED			956.8	10298	
5.0	<b>PARKING</b>					
5.1	<b>PARKING REQUIRED (as per IBI report)</b>	Parking Rate	No. of Units	Total		
	1 Bedroom	0.8	27	21.6 spaces		
	2 Bedroom	1.0	21	21 spaces		
	3 Bedroom	1.1	12	13 spaces		
	Visitor Parking Spaces	0.2	60	12 spaces		
	<b>Total Parking Required</b>	<b>68 spaces</b>				
5.2	<b>PARKING REQUIRED</b>	per City of Vaughan By-Law No. 1-88				
	1 Bedroom	1.5	27	41 spaces		
	2 Bedroom	1.5	21	32 spaces		
	3 Bedroom	1.5	12	18 spaces		
	Visitor Parking Spaces	0.25	60	15 spaces		
	<b>Total Parking Required</b>	<b>105 spaces</b>				
5.3	<b>PARKING REQUIRED</b>	per City of Vaughan By-Law No. 2020				
	1 Bedroom	1.0	27	27 spaces		
	2 Bedroom	1.0	21	21 spaces		
	3 Bedroom	1.0	8	8 spaces		
	Semi-Detached Townhouse	2.0	4	8 spaces		
	Visitor Parking Spaces	0.2	60	12 spaces		
	<b>Total Parking Required</b>	<b>76 spaces</b>				
5.4	<b>TOTAL PARKING PROVIDED</b>	RESIDENTIAL	VISITOR	Total		
	P1 Level	64	11	75 spaces		
	At Grade	0	1	1 spaces		
	<b>Total Residential Parking</b>	<b>76 spaces</b>				
	Parking Ratio for Residential Scope	1.27 Parking Ratio				
5.5	<b>GRAND TOTAL PARKING PROVIDED</b>	<b>76 Parking Spaces</b>				
6.0	<b>BIKE PARKING</b>					
6.1	<b>BIKE PARKING REQUIRED</b>	Parking Rate	No. of Units	Total		
	Short Term (Visitor)	0.1	60	6 spaces		
	Long Term (Resident)	0.5	60	36 spaces		
	<b>Total Bike Parking Required</b>	<b>42 spaces</b>				



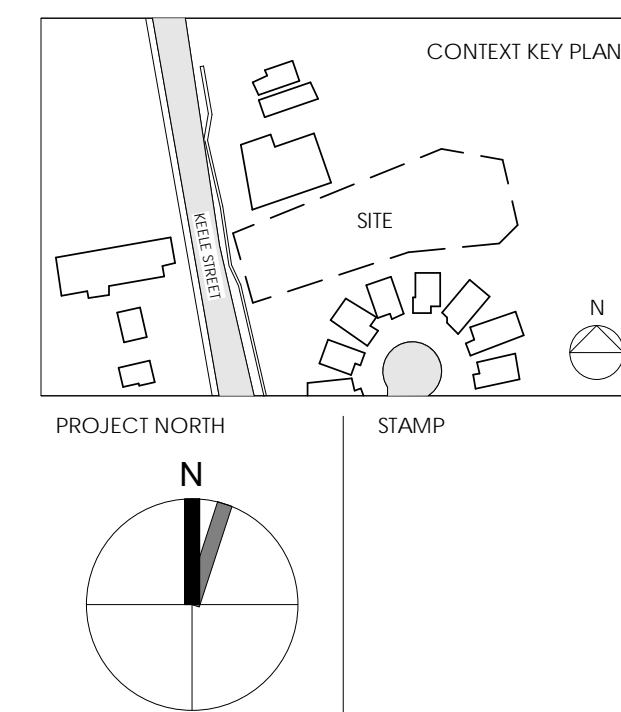
**SITE CONTEXT MAP**

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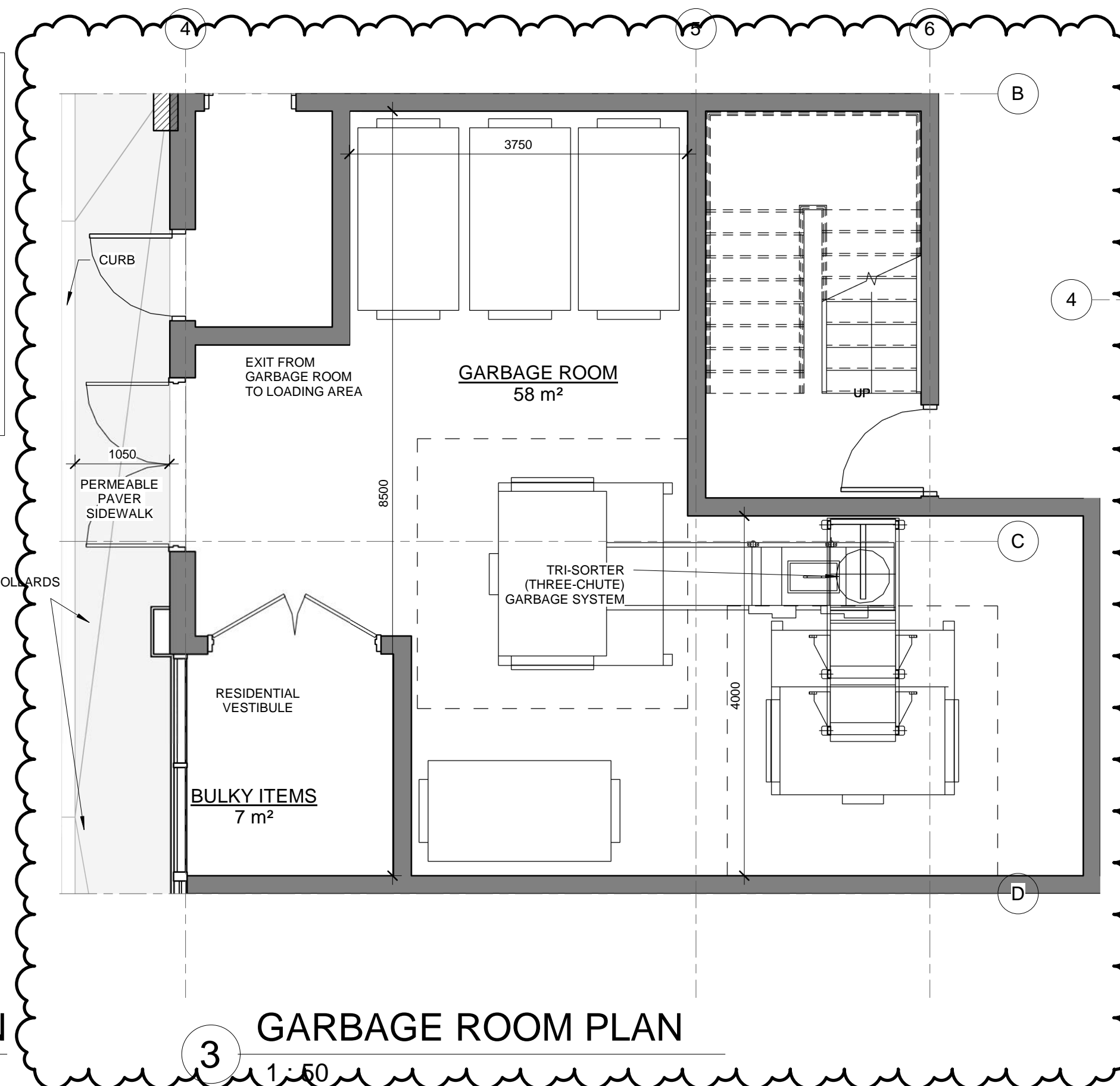
**1 WASTE MANAGEMENT PLAN**  
1 : 200



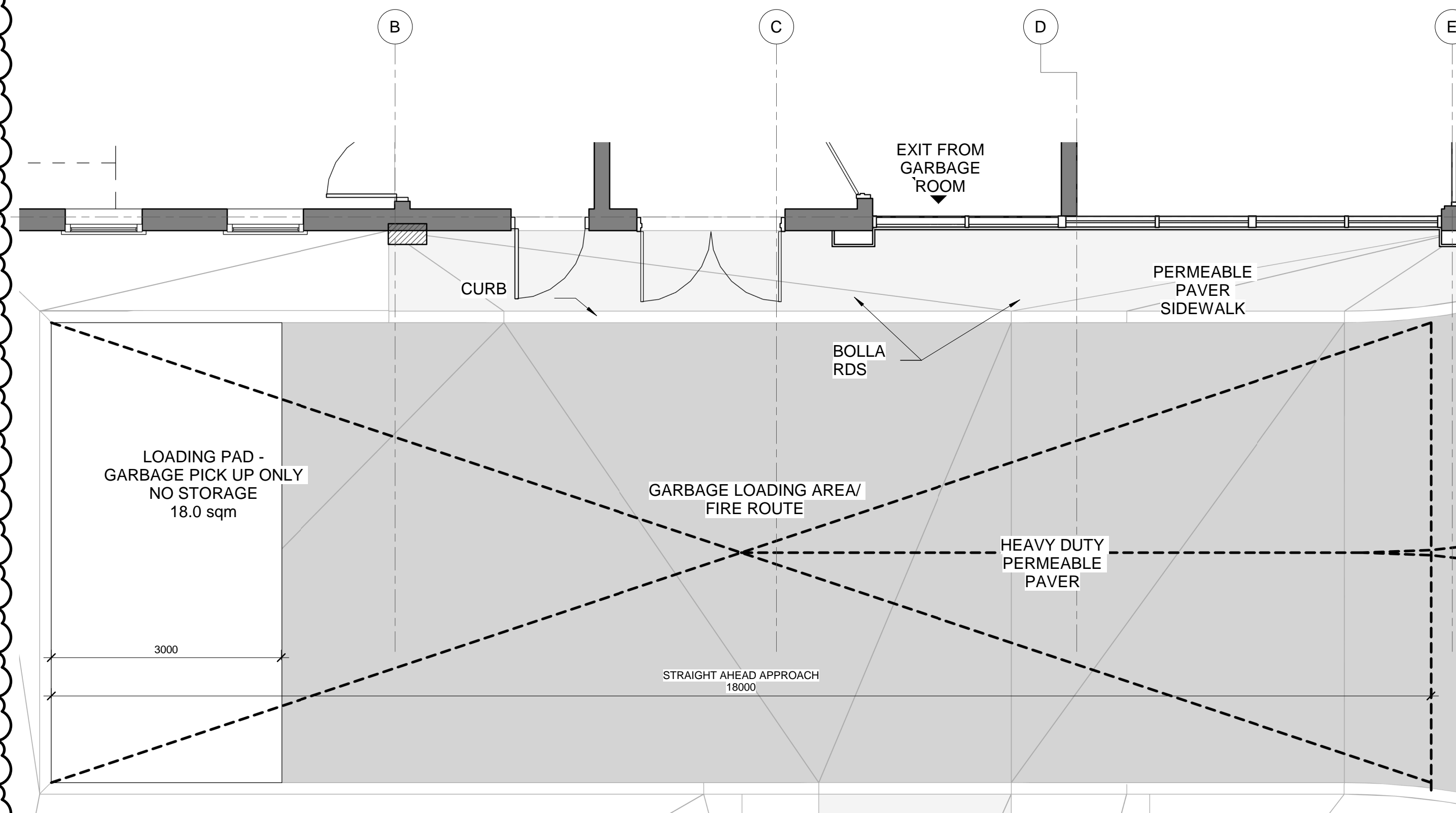
PROJECT NORTH STAMP



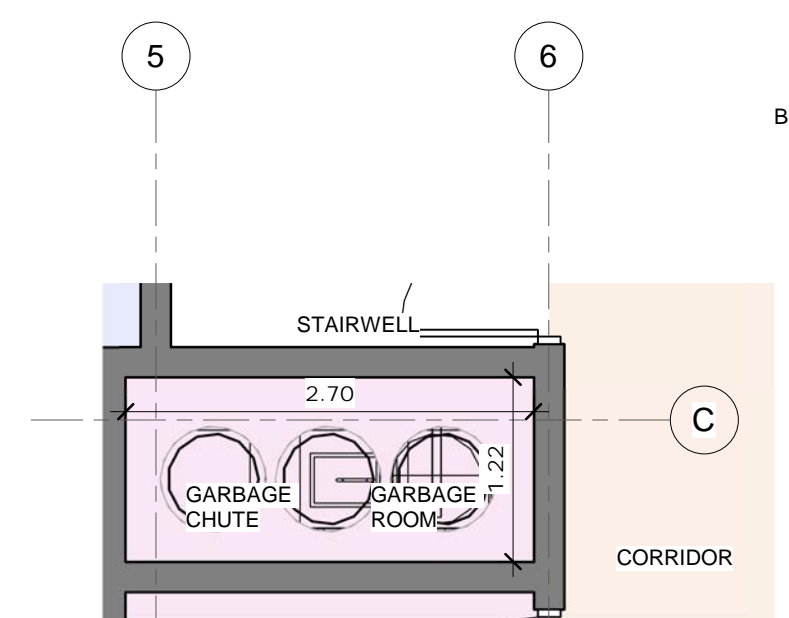
- WASTE COLLECTION NOTES:**
- INTERNAL ROADWAYS MUST BE CONSTRUCTED OF A HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A MINIMUM OF 35 TONNES. THE WEIGHT OF A FULLY LOADED WASTE COLLECTION VEHICLE. A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT FULLY LOADED WASTE COLLECTION VEHICLES WEIGHING 35 TONNES WILL BE PROVIDED.
  - THE MAXIMUM GRADE PERMITTED ALONG THE WASTE COLLECTION VEHICLE ACCESS ROUTE IS 5%.
  - AN UNOBSTRUCTED DISTANCE OF 18 METERS IS PROVIDED TO ENABLE THE WASTE COLLECTION VEHICLE TO WHOLLY ENTER THE COLLECTION POINT. THE APPROACH AND COLLECTION POINT IS TO BE LEVEL (+/-2%) AND THE SAME WIDTH AS THE COLLECTION AREA. THE OVERHEAD CLEARANCE OF THE APPROACH AND COLLECTION AREA ARE FREE FROM OBSTRUCTIONS SUCH AS SPRINKLER SYSTEM, DUCTS, BALCONIES, WIRES AND TREES.
  - MAXIMUM WALKING DISTANCE FOR OWNERS OF RESIDENTIAL UNITS TO WASTE CHUTES IS LESS THAN 100 METRES.



**3 GARBAGE ROOM PLAN**  
1 : 50



**4 GARBAGE LOADING AREA PLAN**  
1 : 50



**2 GARBAGE CHUTE PLAN**  
1 : 50



PROJECT NO: 19043  
SCALE: As indicated  
DATE: 2022/11/24  
DRAWN BY: CG  
DRAWING TITLE

## WASTE MANAGEMENT PLAN

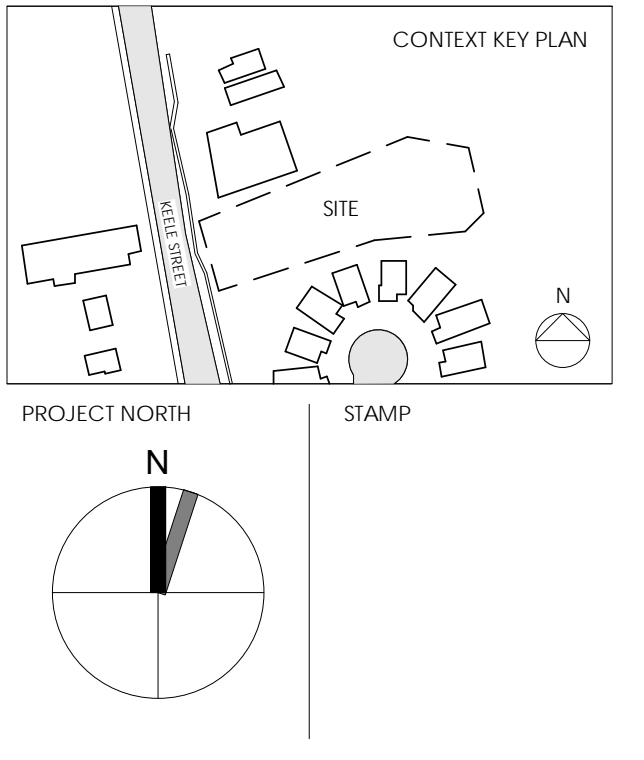
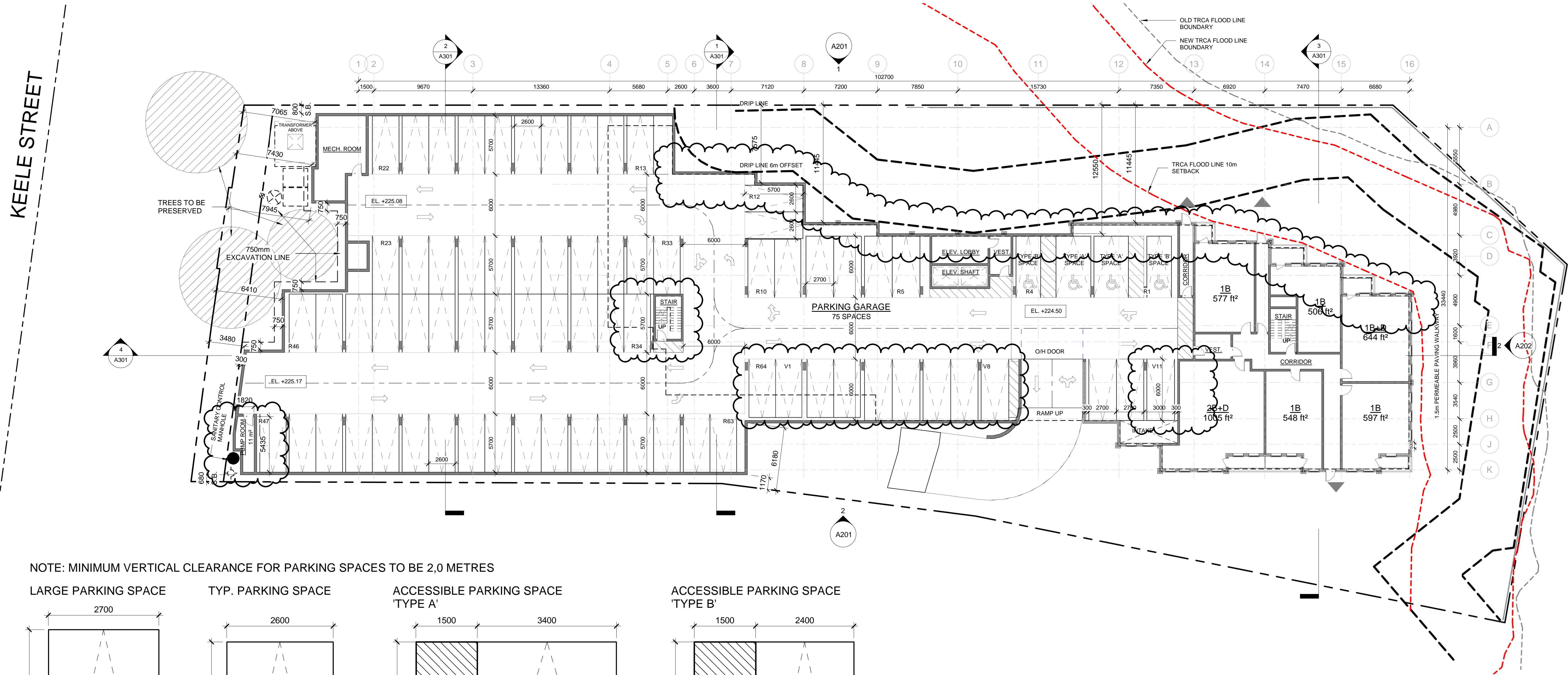
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# 9575 KEELE STREET

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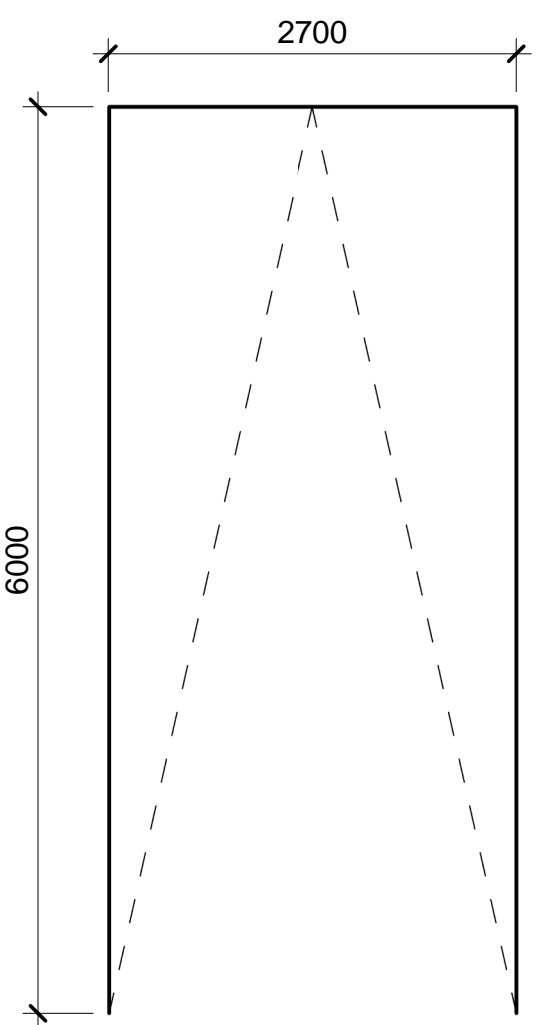
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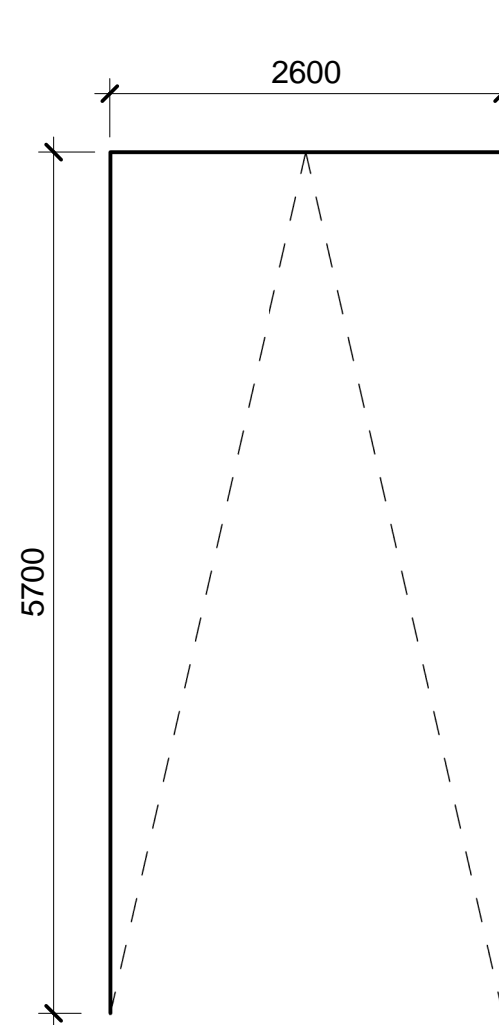
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NOTE: MINIMUM VERTICAL CLEARANCE FOR PARKING SPACES TO BE 2.0 METRES

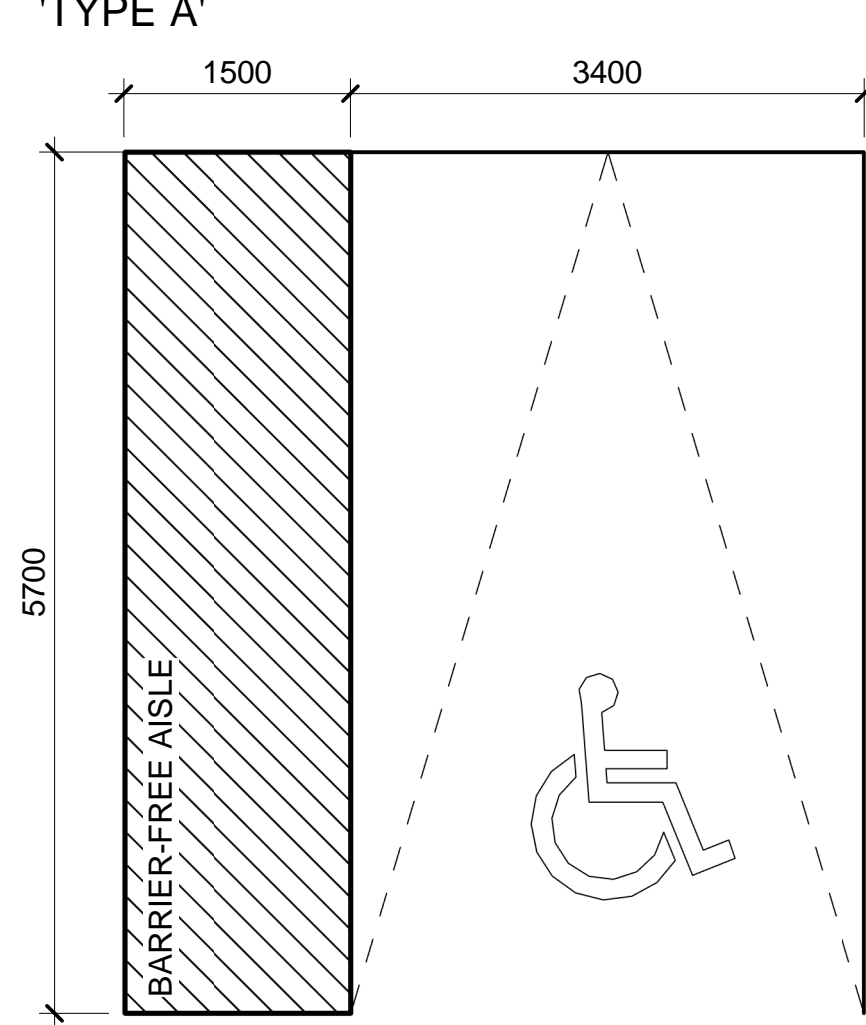
LARGE PARKING SPACE



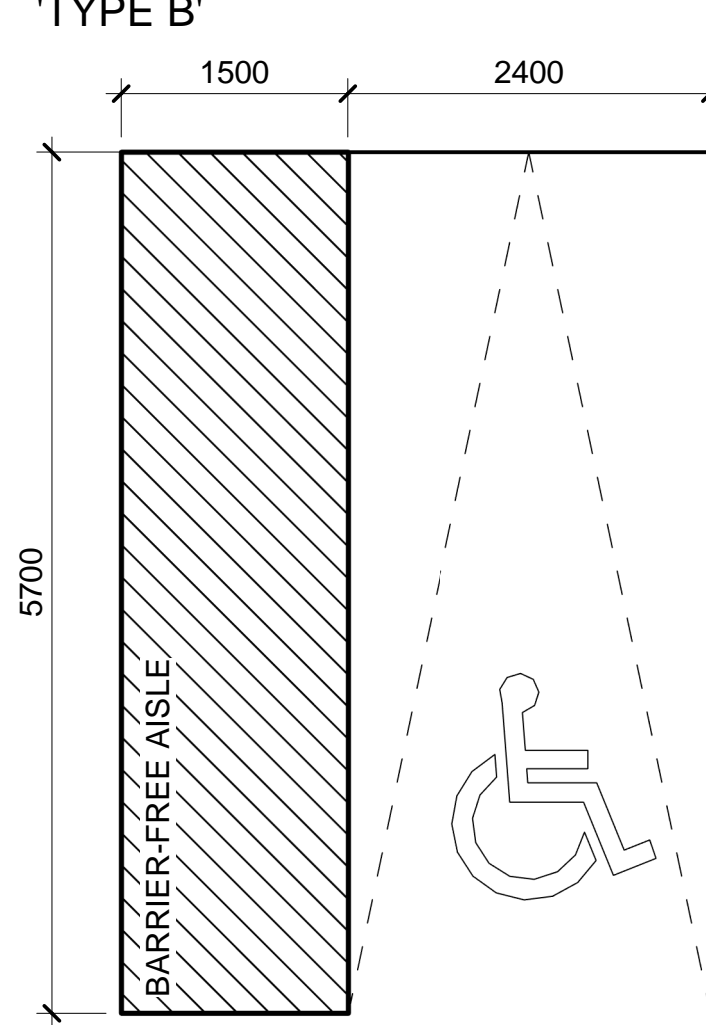
TYP. PARKING SPACE



ACCESSIBLE PARKING SPACE 'TYPE A'



ACCESSIBLE PARKING SPACE 'TYPE B'



## PARKING SPACE LEGEND

1 : 50



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SCALE: As indicated

DATE: 2022/11/24

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DRAWING TITLE

PARKING GARAGE

DRAWING NO

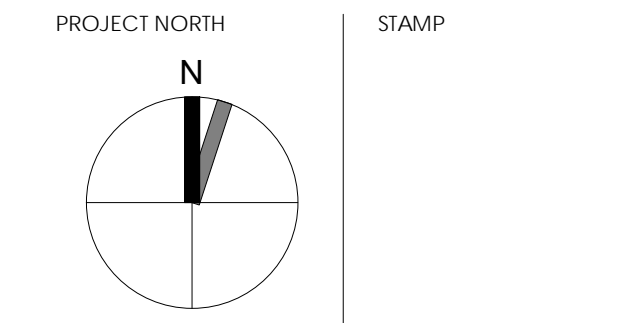
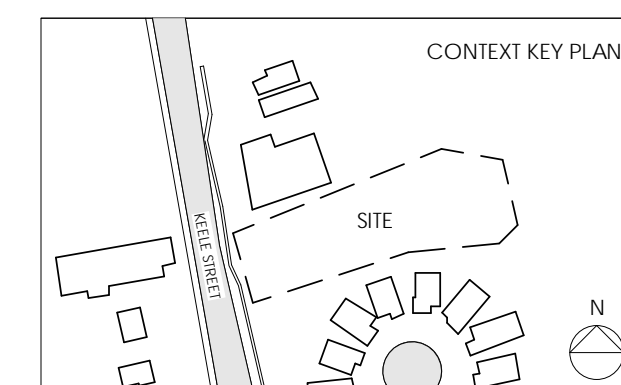
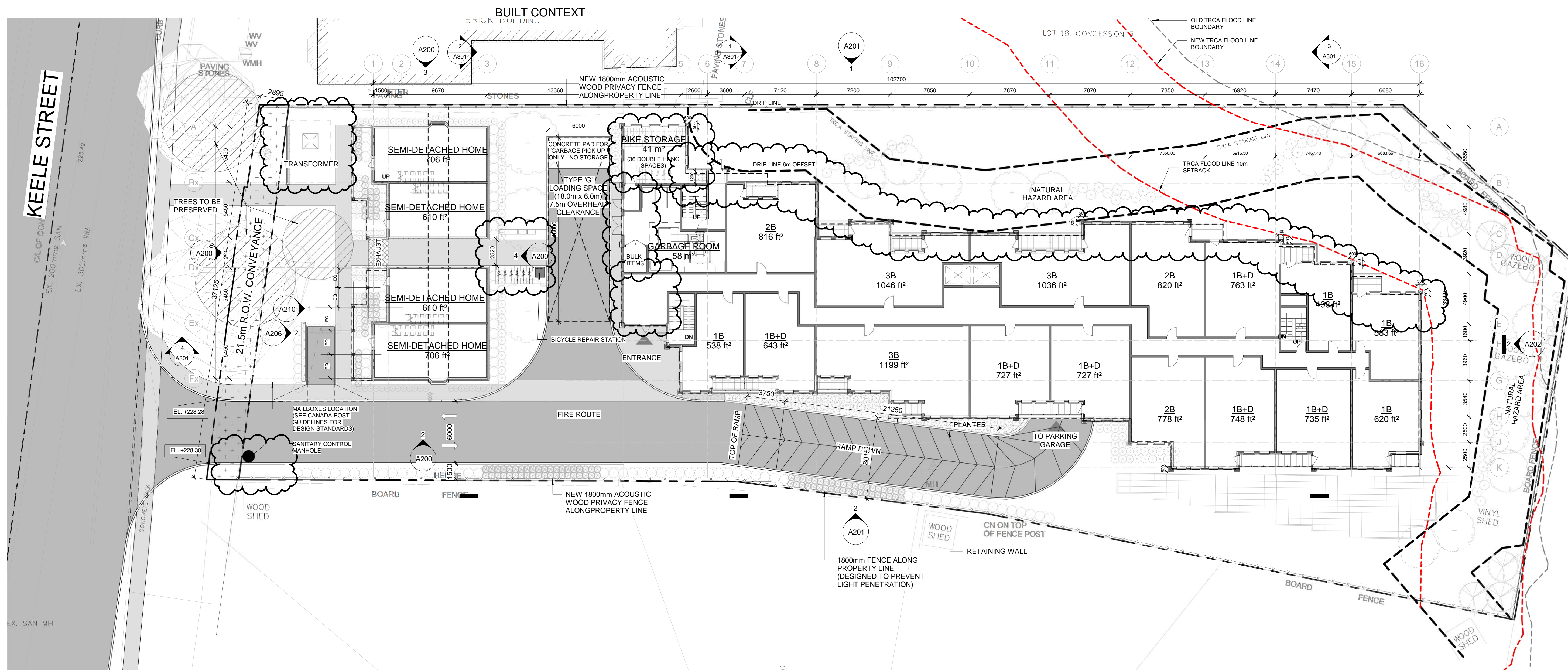
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PROJECT NO: 19043  
SCALE: 1:200  
DATE: 2022/11/24  
DRAWN BY: NB  
DRAWING TITLE

LEVEL 1

DRAWING NO

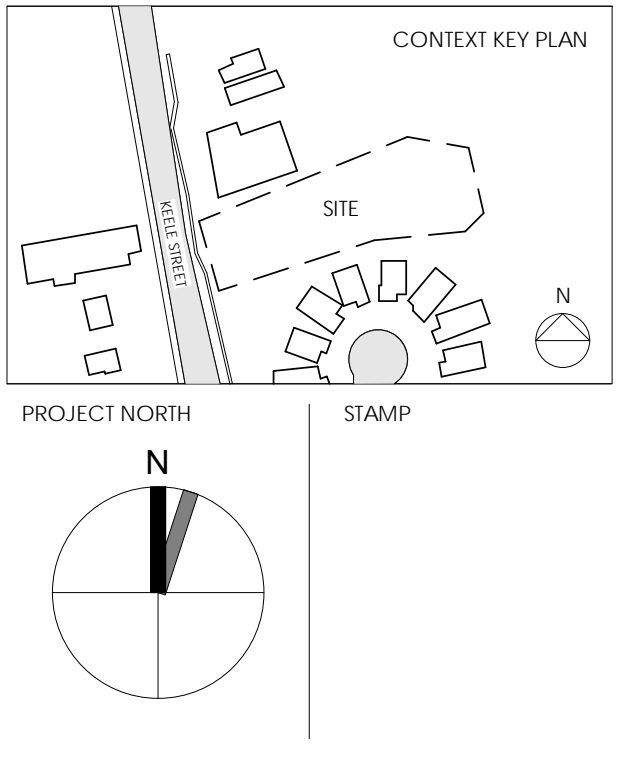
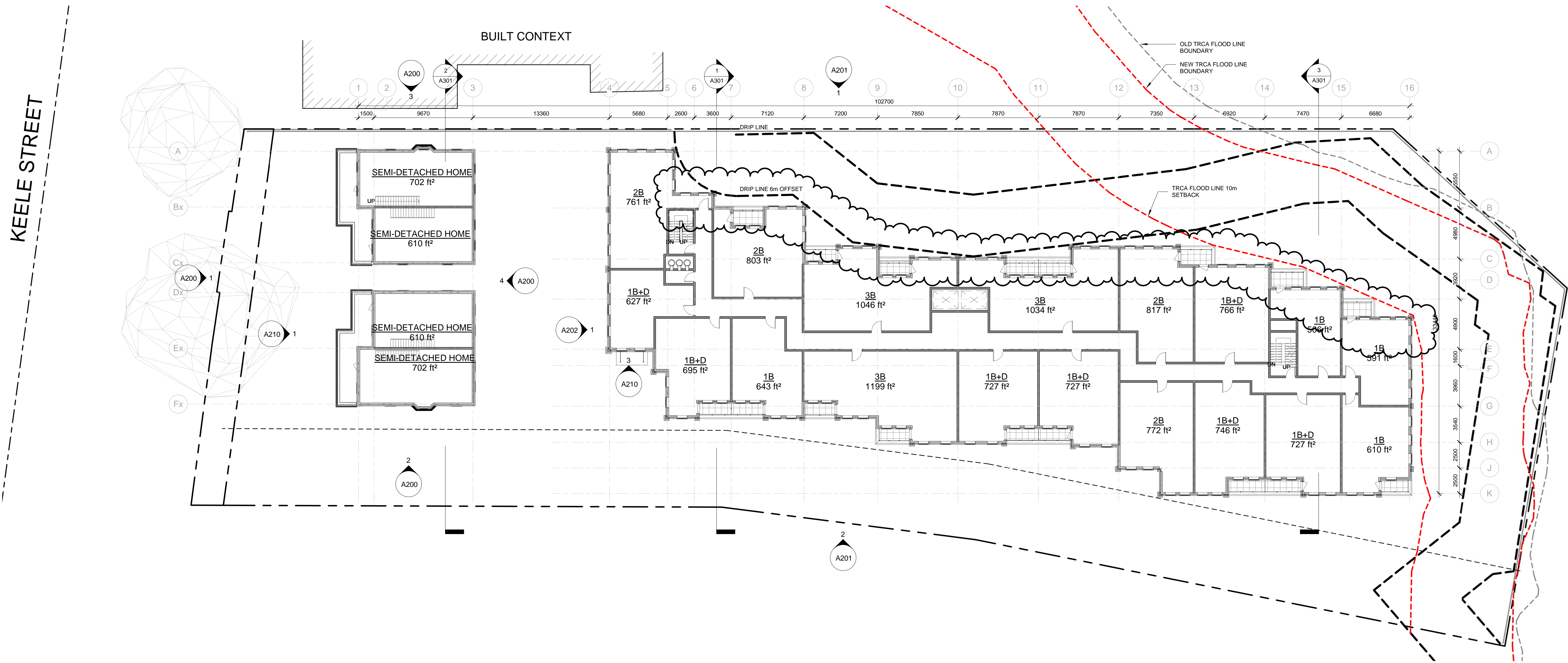
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PROJECT NO: 19043

SCALE: 1 : 200

DATE: 2022/11/24

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DRAWING TITLE

LEVEL 2

DRAWING NO

A102

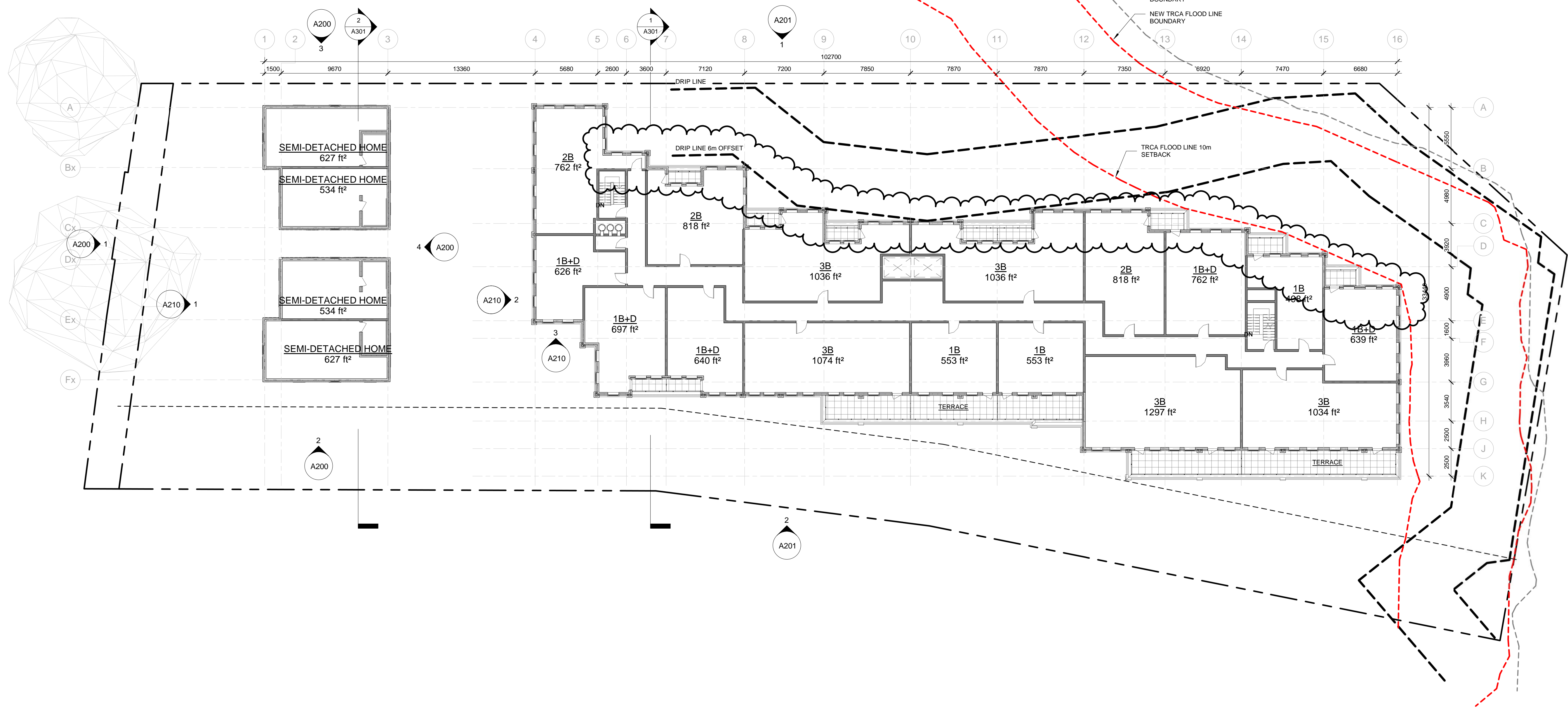
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22	ISSUED FOR COORD.	2022/12/21

KEELE STREET



CONTEXT KEY PLAN

PROJECT NORTH

STAMP

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PROJECT NO:	19043
SCALE:	1 : 200
DATE:	2022/11/24
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DRAWING TITLE	

LEVEL 3

DRAWING NO

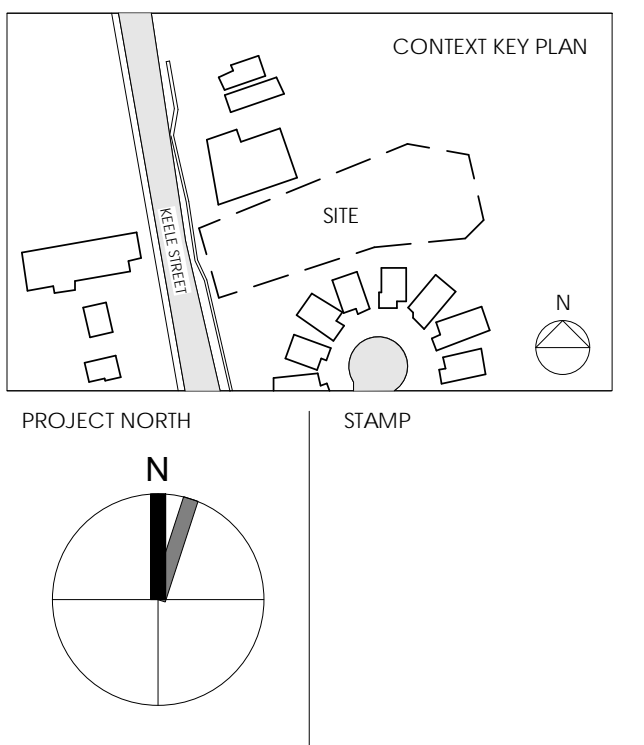
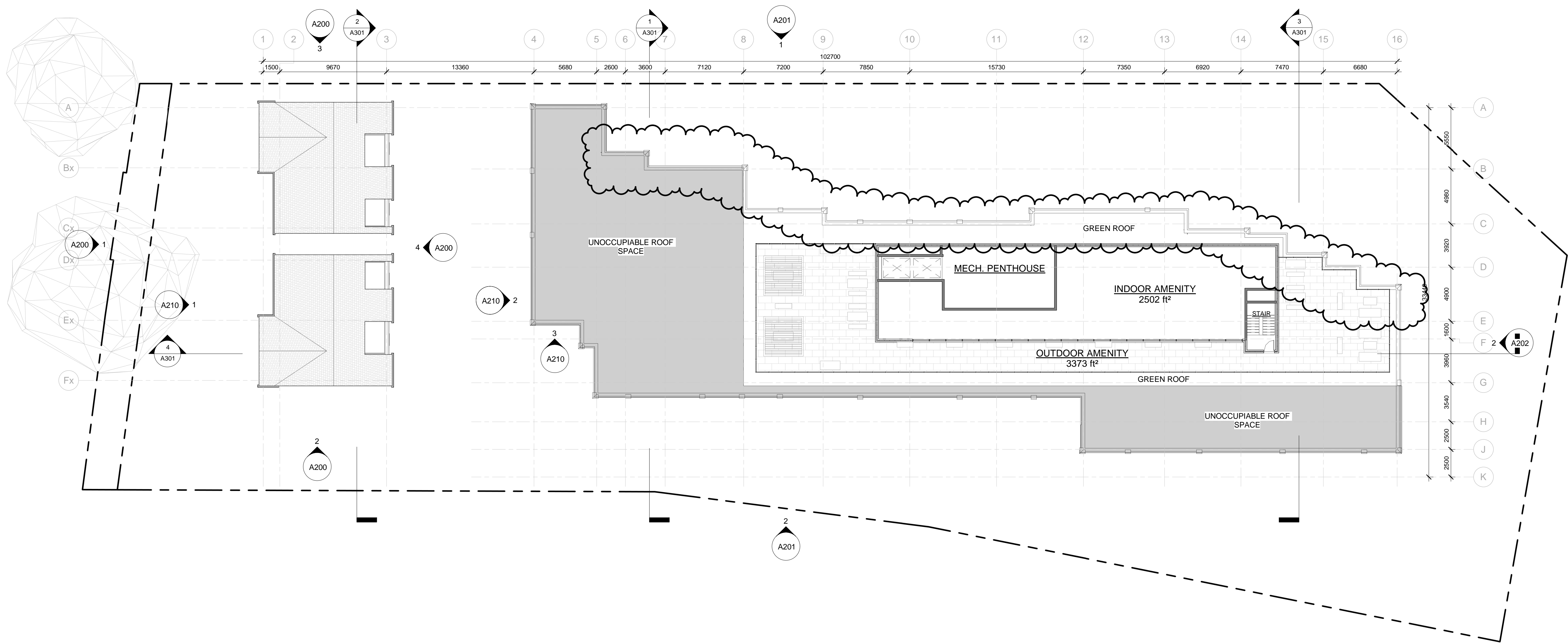
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PROJECT NO: 19043

SCALE: 1 : 200

DATE: 2022/11/24

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DRAWING TITLE

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DRAWING NO

# A104

# 9575

## KEELE STREET

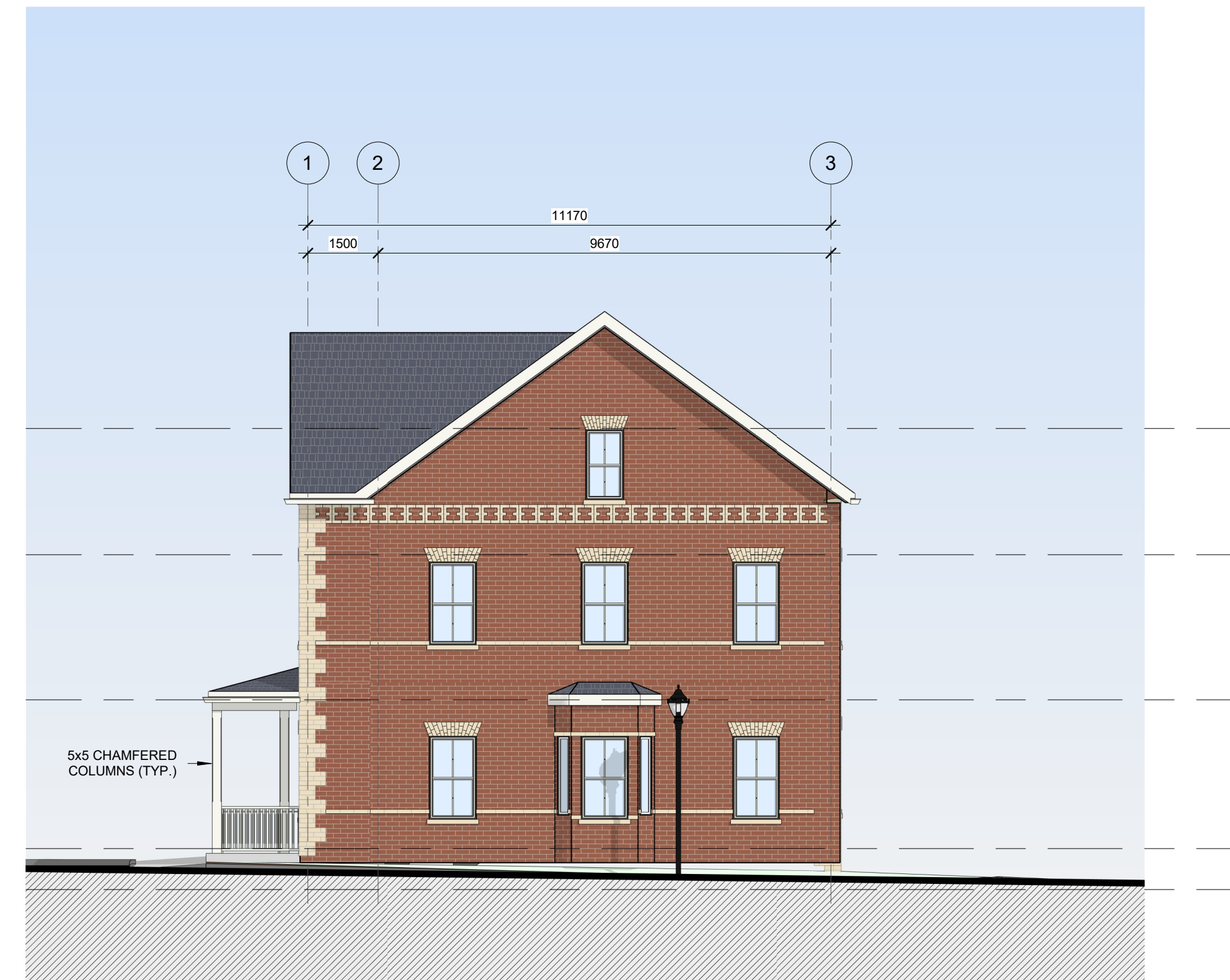
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5	ISSUED FOR REVIEW	2021/06/15
6	ISSUED FOR REVIEW	2021/06/16
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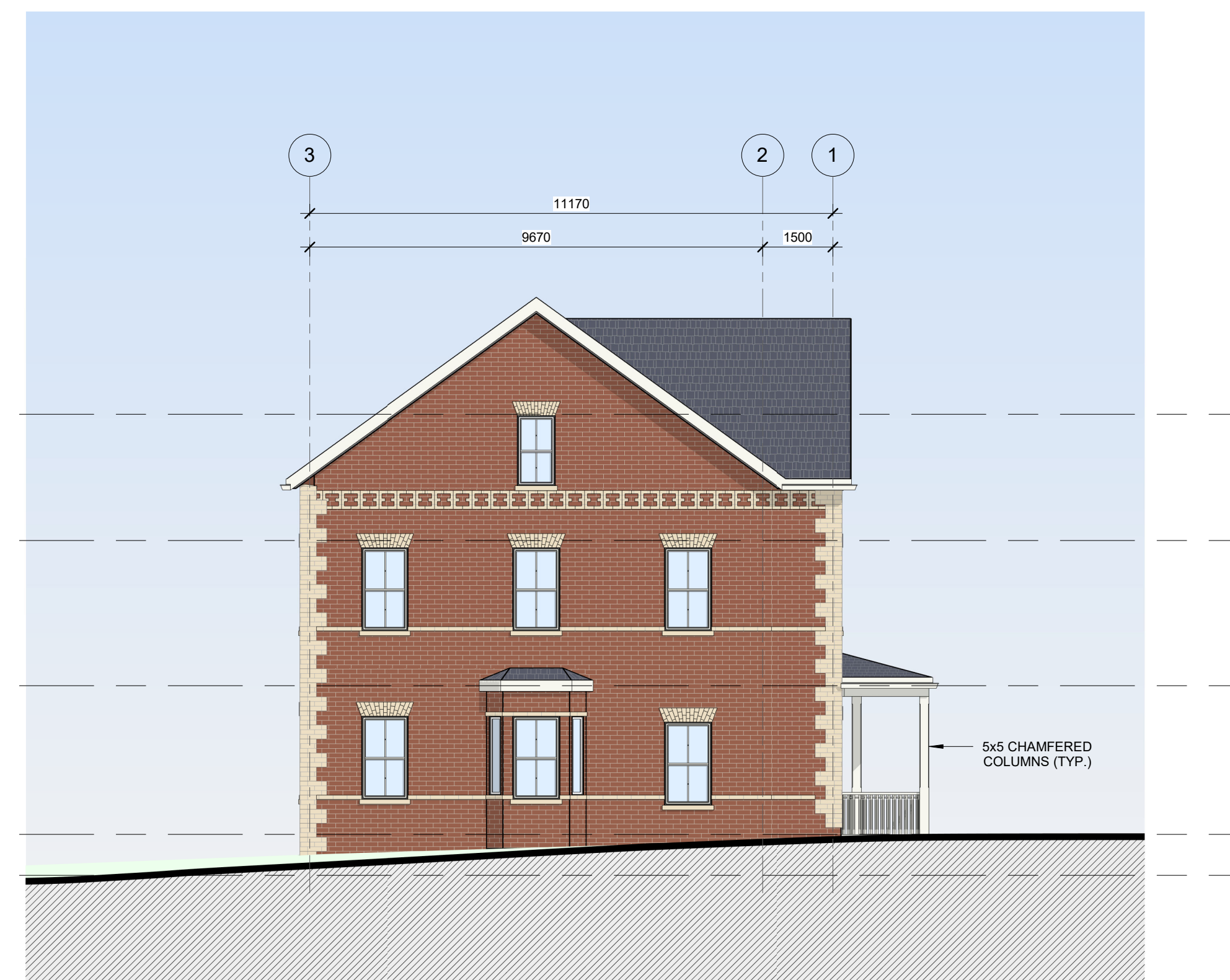
1 Semi-Detached - West Elevation  
1 : 100



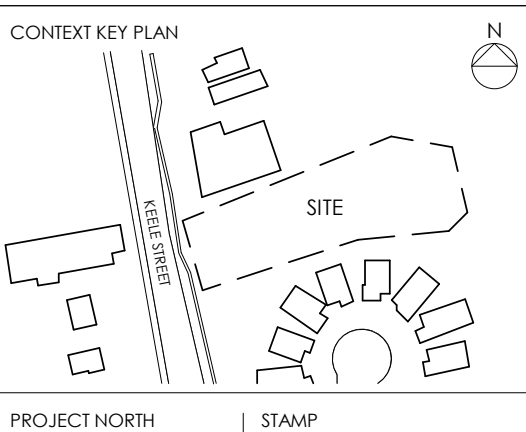
2 Semi-Detached - South Elevation  
1 : 100



3 Semi-Detached - East Elevation  
1 : 100



4 Semi-Detached - North Elevation  
1 : 100



PROJECT NORTH      STAMP

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PROJECT NO: 19043

SCALE: 1 : 100

DATE: 2022/11/24

DRAWN BY: AC

DRAWING TITLE

SEMI-DETACHED ELEVATIONS

DRAWING NO

# A200



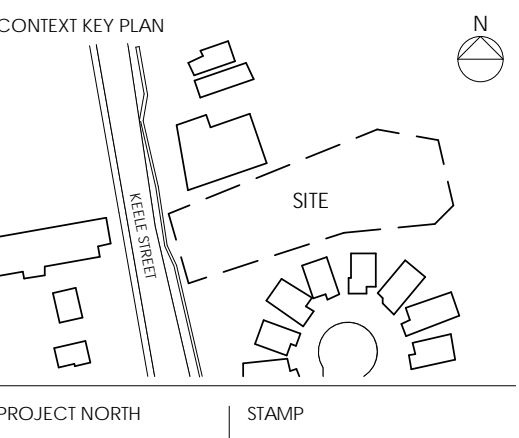
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22	ISSUED FOR COORD	2022/12/21



1 Condo - North Elevation  
1 : 100



2 Condo - South Elevation  
1 : 100

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PROJECT NO: 19043  
SCALE: 1 : 100  
DATE: 2022/11/24  
DRAWN BY:  
DRAWING TITLE

CONDO  
ELEVATIONS

DRAWING NO

# A201

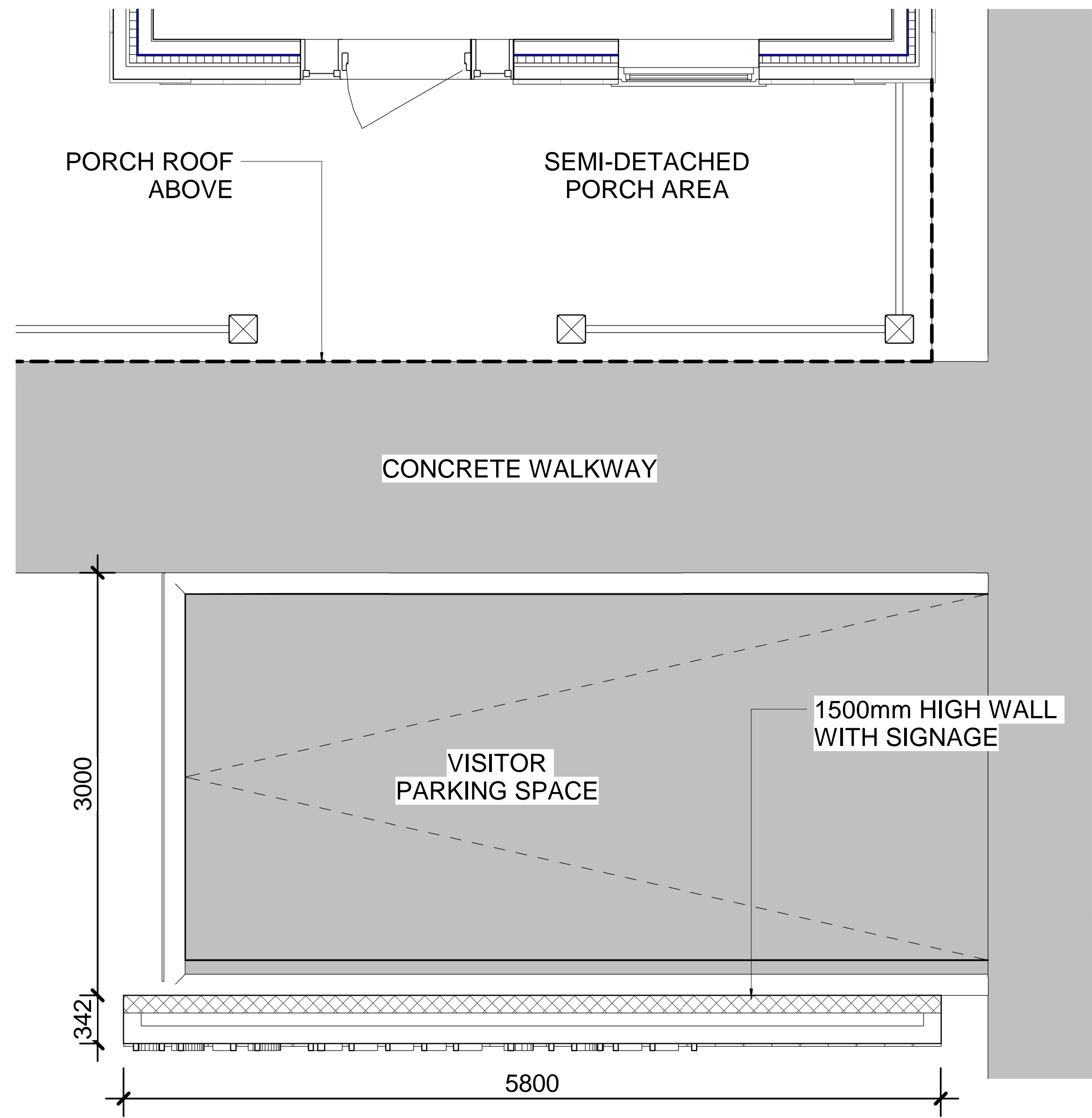


# 9575 KEELE STREET

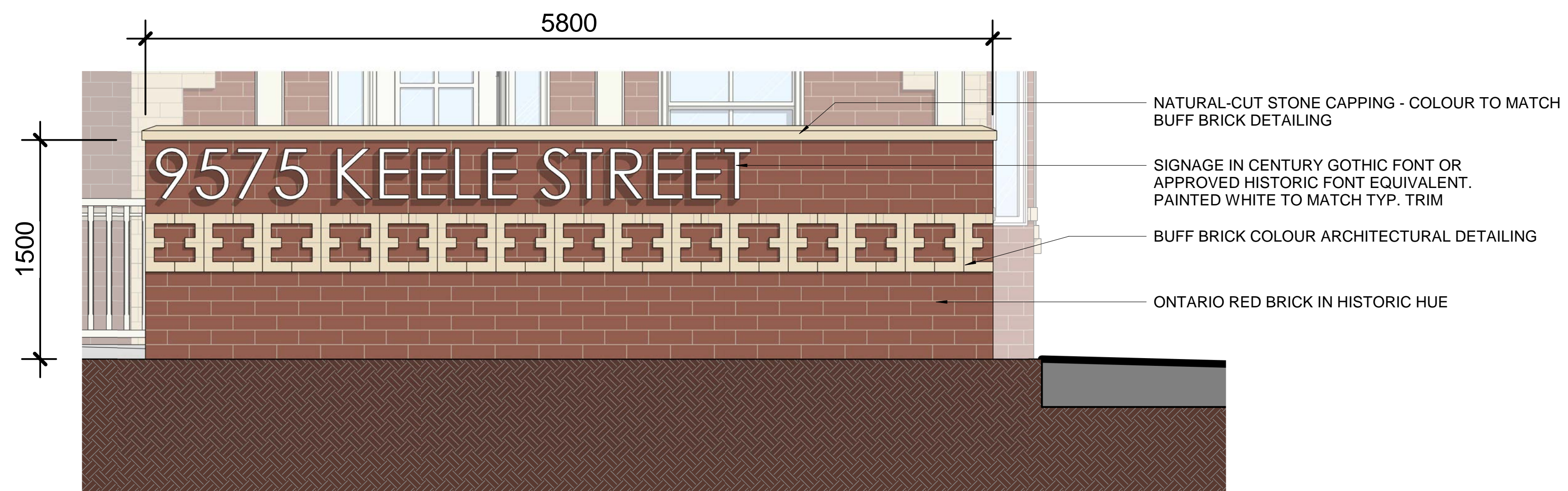
VAUGHAN, ONTARIO

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All dimensions to be checked on site by the contractor. Drawings are not to be scaled, any discrepancies are to be reported to the Architect before proceeding with the work.

No.	Description	Date
15	ISSUED FOR SPA	2021/10/29
16	ISSUED FOR COORD.	2021/11/08
21	RE-ISSUED FOR SPA/R2	2022/08/25
22	ISSUED FOR COORD.	2022/12/21



1 Signage Wall Plan Location  
1 : 25



2 Signage Wall Elevation Detail  
1 : 25

PROJECT NORTH \_\_\_\_\_ STAMP \_\_\_\_\_

CLIENT \_\_\_\_\_



PROJECT NO: 19043  
SCALE: 1 : 25  
DATE: 2022/11/24  
DRAWN BY: Author  
DRAWING TITLE

SIGNAGE WALLS  
DETAIL

DRAWING NO

A206

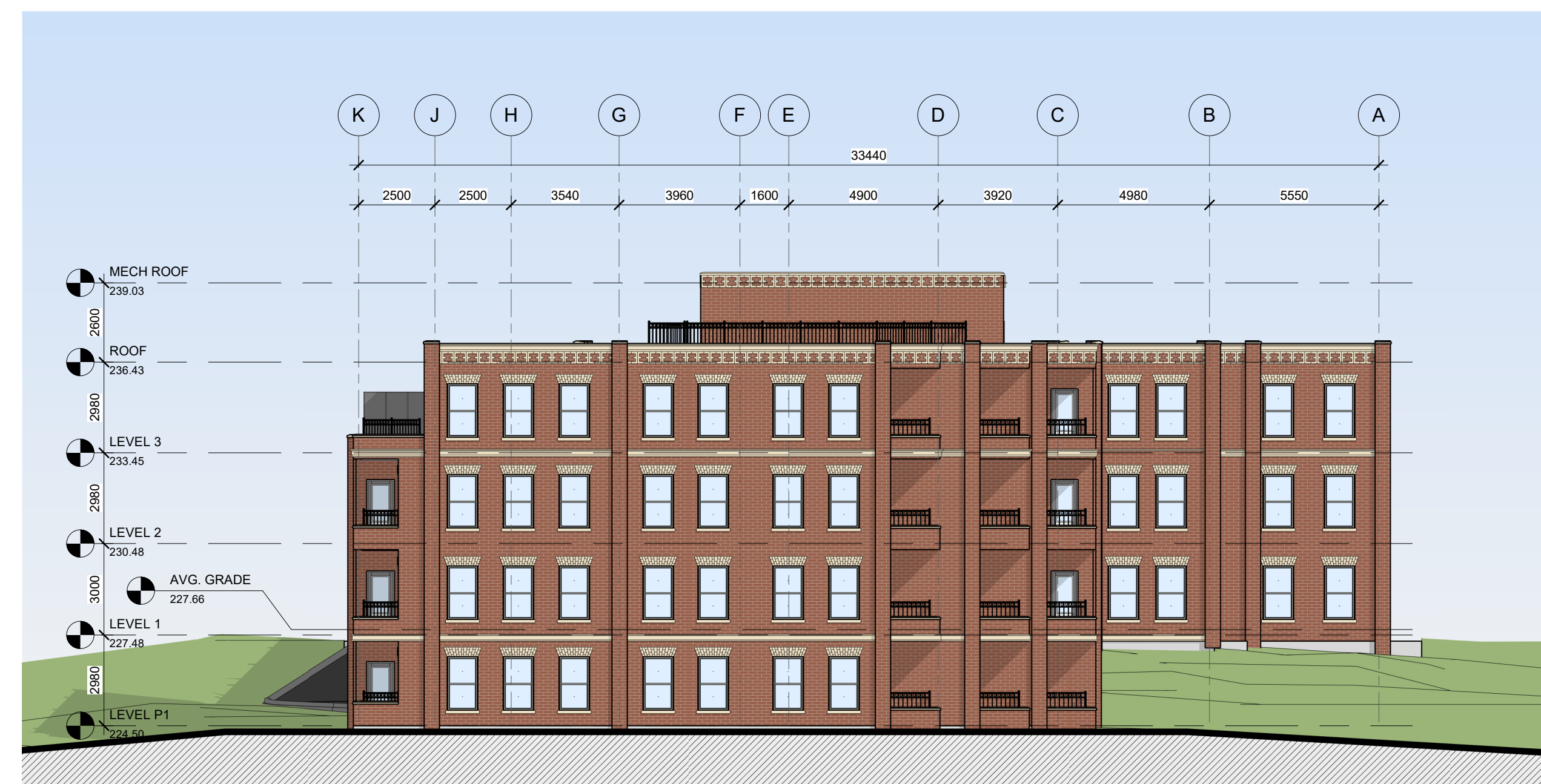
# 9575 KEELE STREET VAUGHAN, ONTARIO

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No.	Description	Date



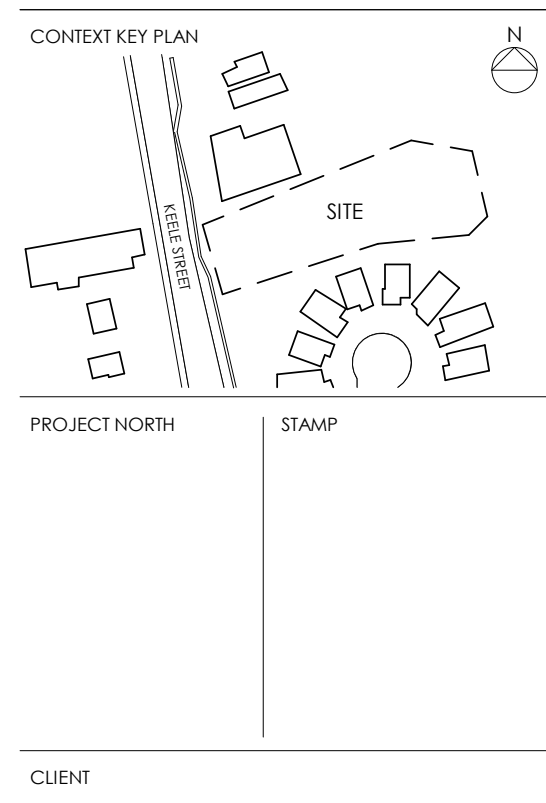
1 Site - West Elevation  
1 : 150



2 Site - East Elevation  
1 : 150



3 Site - North Elevation  
1 : 150



4 Site - South Elevation  
1 : 150



PROJECT NO: 19043  
SCALE: 1 : 150  
DATE: 2022/11/24  
DRAWN BY:  
DRAWING TITLE

SITE ELEVATIONS

DRAWING NO

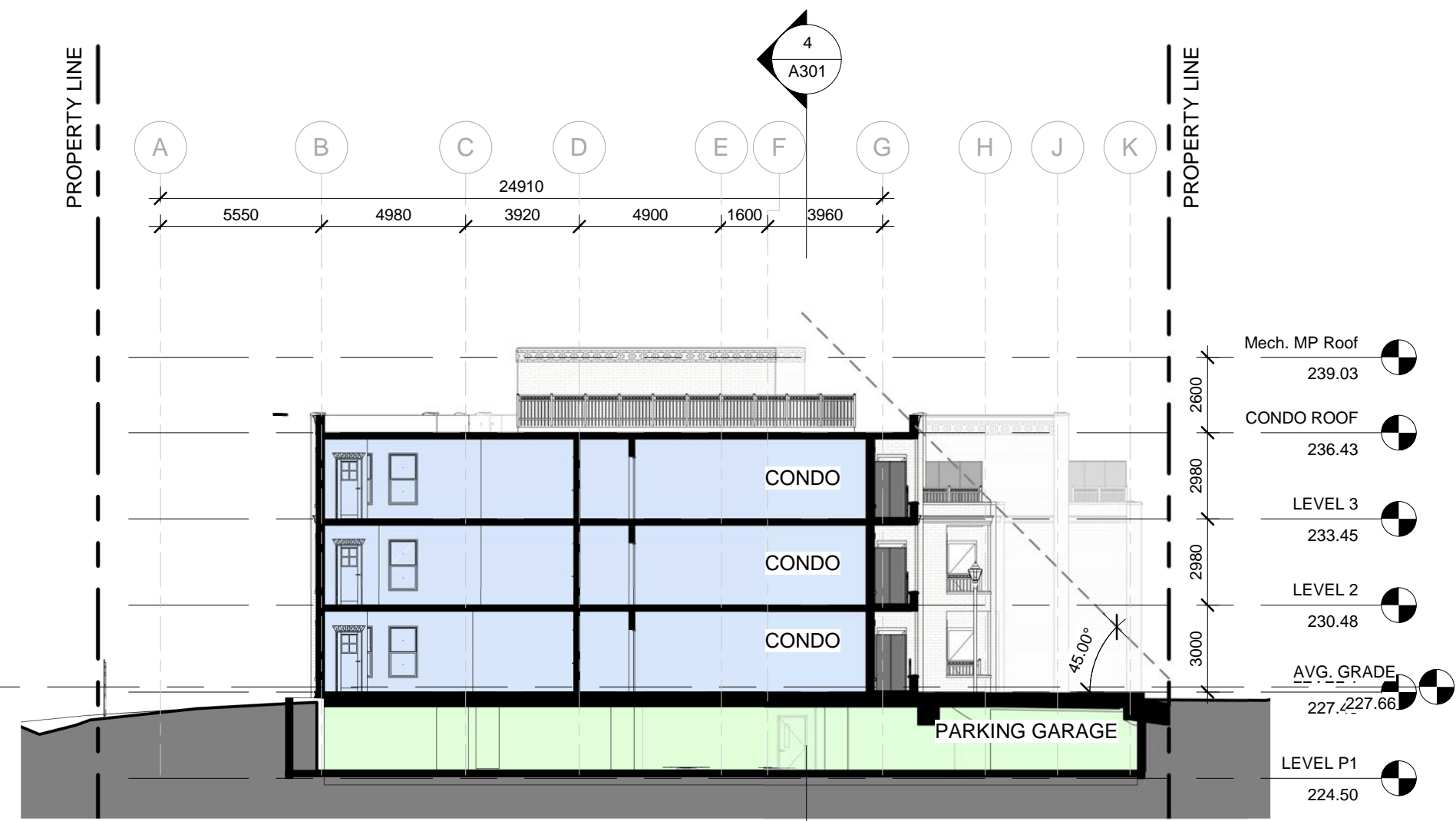
A211

# 9575 KEELE STREET

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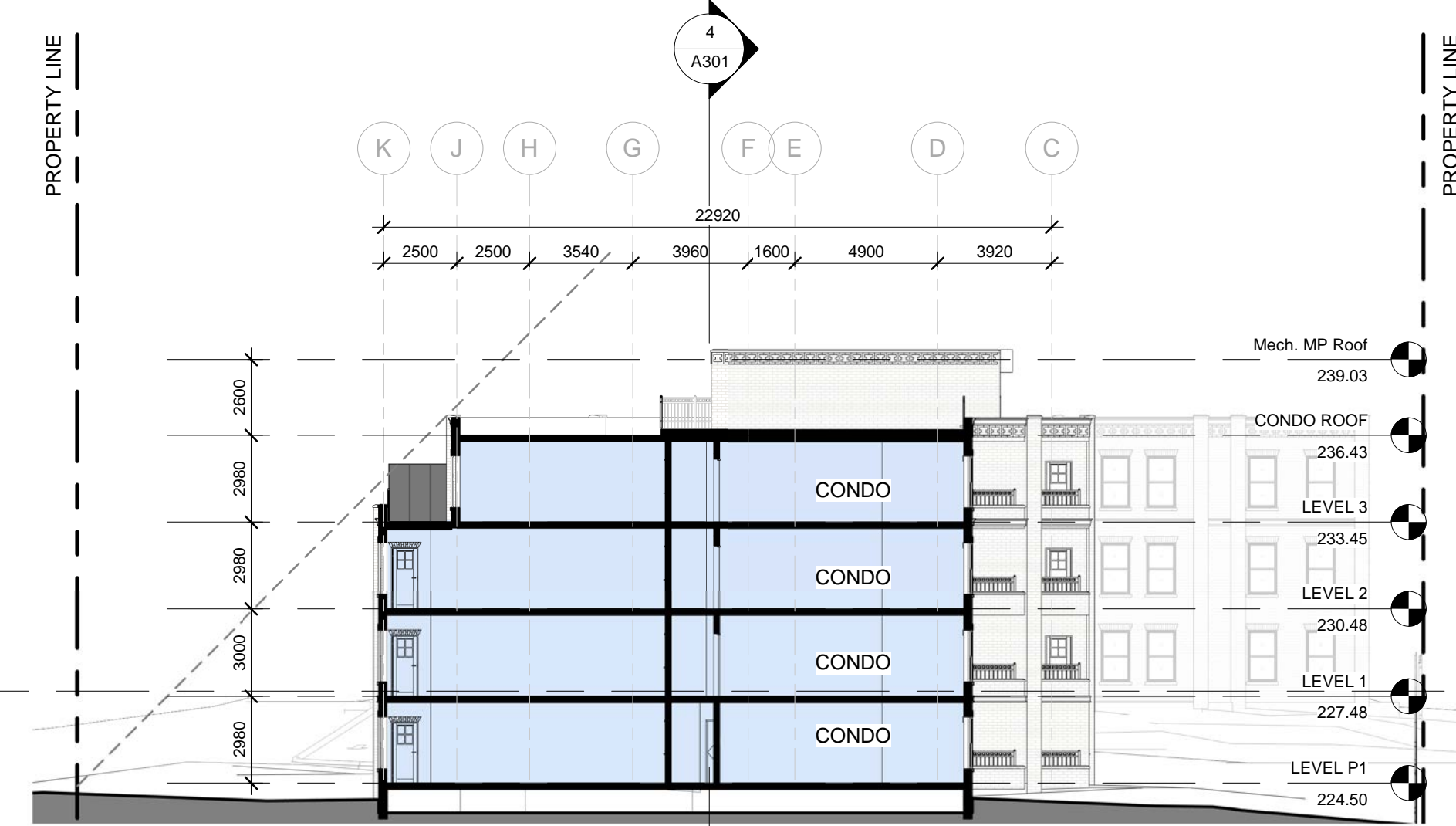
No.	Description	Date
7	ISSUED FOR REVIEW	2021/06/18
8	ISSUED FOR REVIEW	2021/07/05
9	ISSUED FOR REVIEW	2021/08/05
10	ISSUED FOR REVIEW	2021/08/10
11	ISSUED FOR REVIEW	2021/08/23
12	ISSUED FOR REVIEW	2021/08/24
15	ISSUED FOR SPA	2021/10/29
16	ISSUED FOR COORD.	2021/11/08
21	RE-ISSUED FOR SPA/RZ	2022/08/25
22	ISSUED FOR COORD.	2022/12/21



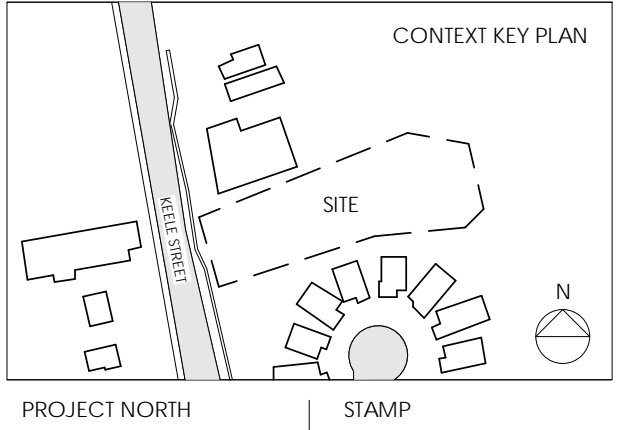
1 N-S SECTION 1  
1 : 200



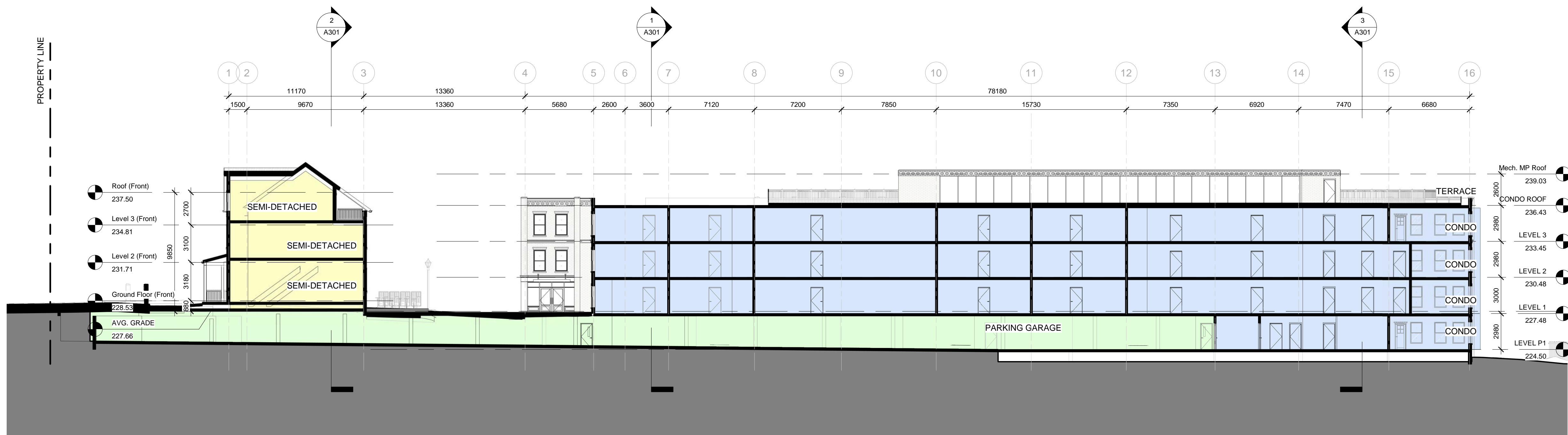
2 N-S SECTION 2  
1 : 200



3 N-S SECTION 3  
1 : 200



CLIENT



4 E-W SECTION 1  
1 : 200



PROJECT NO: 19043  
SCALE: 1 : 200  
DATE: 2022/11/24  
DRAWN BY: NB  
DRAWING TITLE

SITE SECTIONS

DRAWING NO

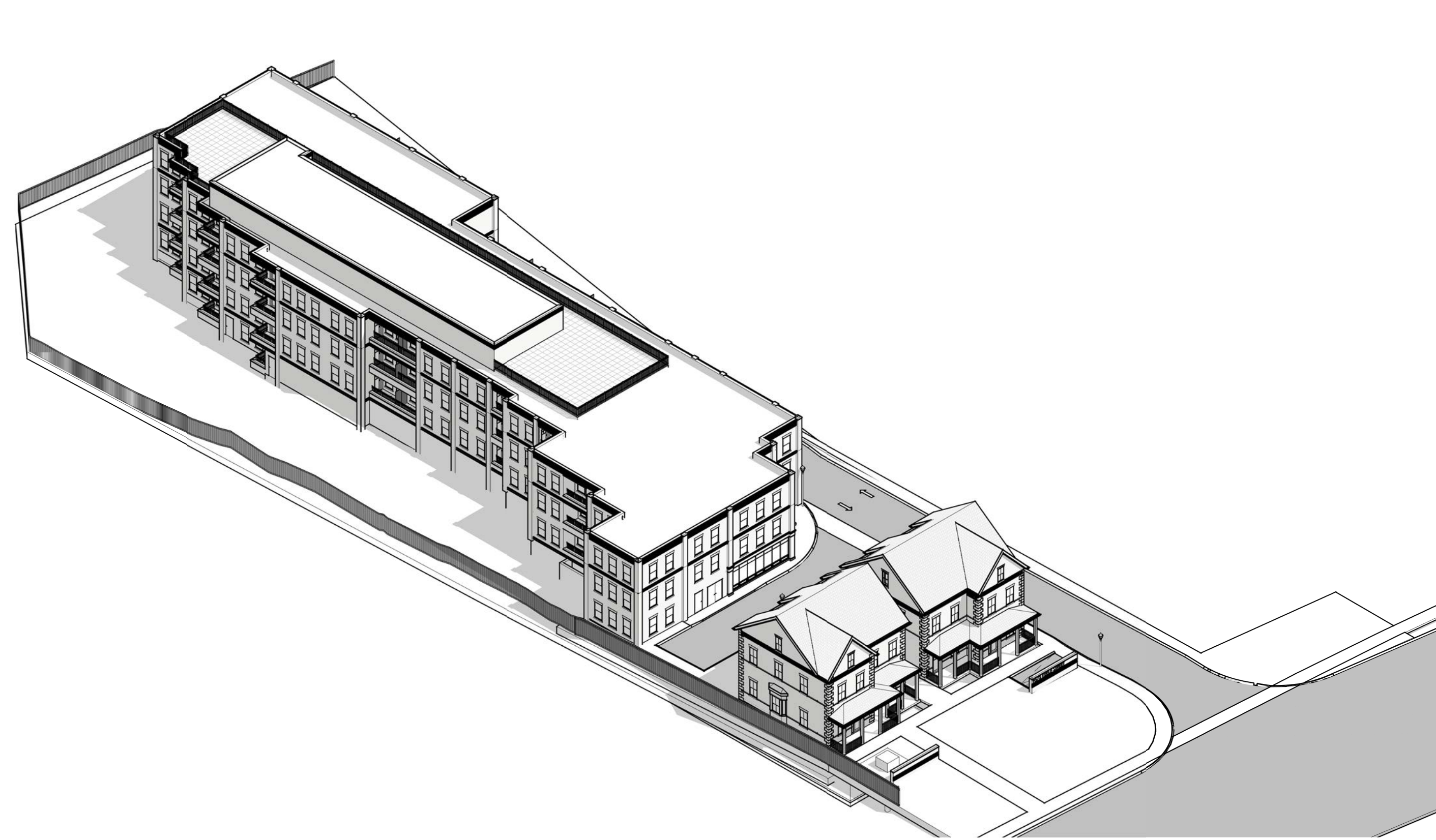
A301

# 9575 KEELE STREET

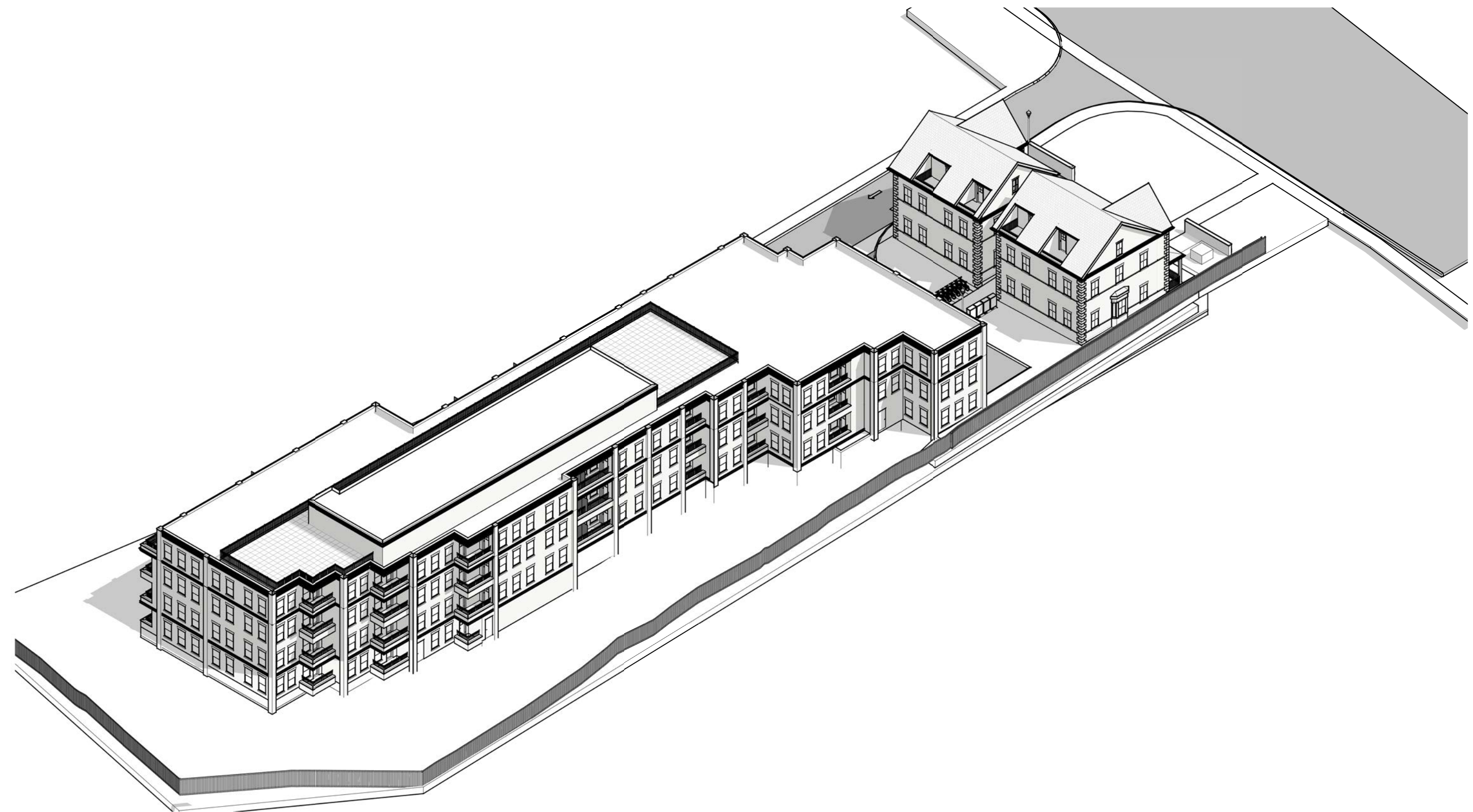
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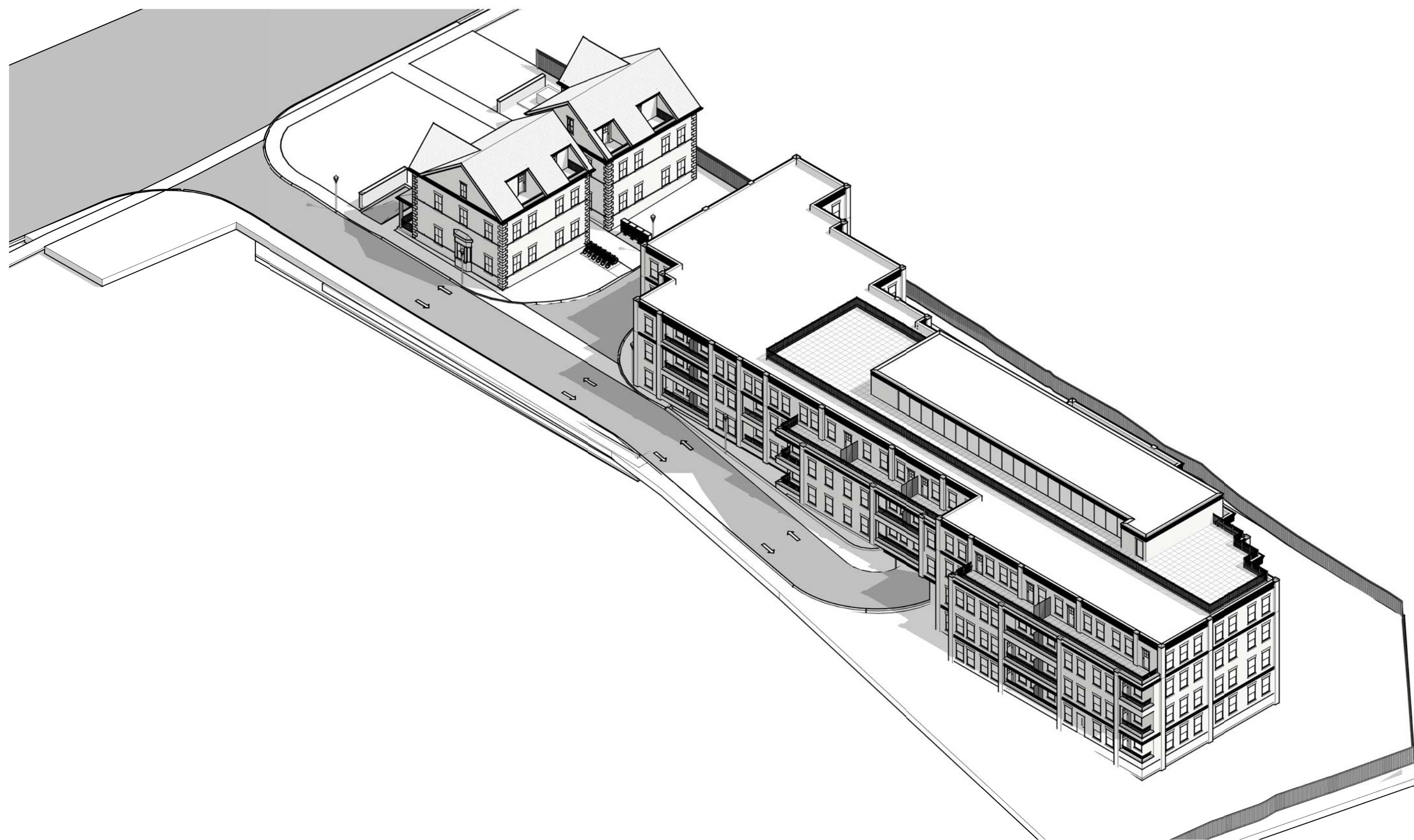
No.	Description	Date
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11	ISSUED FOR REVIEW	2021/08/23
12	ISSUED FOR REVIEW	2021/08/24
15	ISSUED FOR SPA	2021/10/29
16	ISSUED FOR COORD.	2021/11/08
21	RE-ISSUED FOR SPA/RZ	2022/08/25
22	ISSUED FOR COORD.	2022/12/21



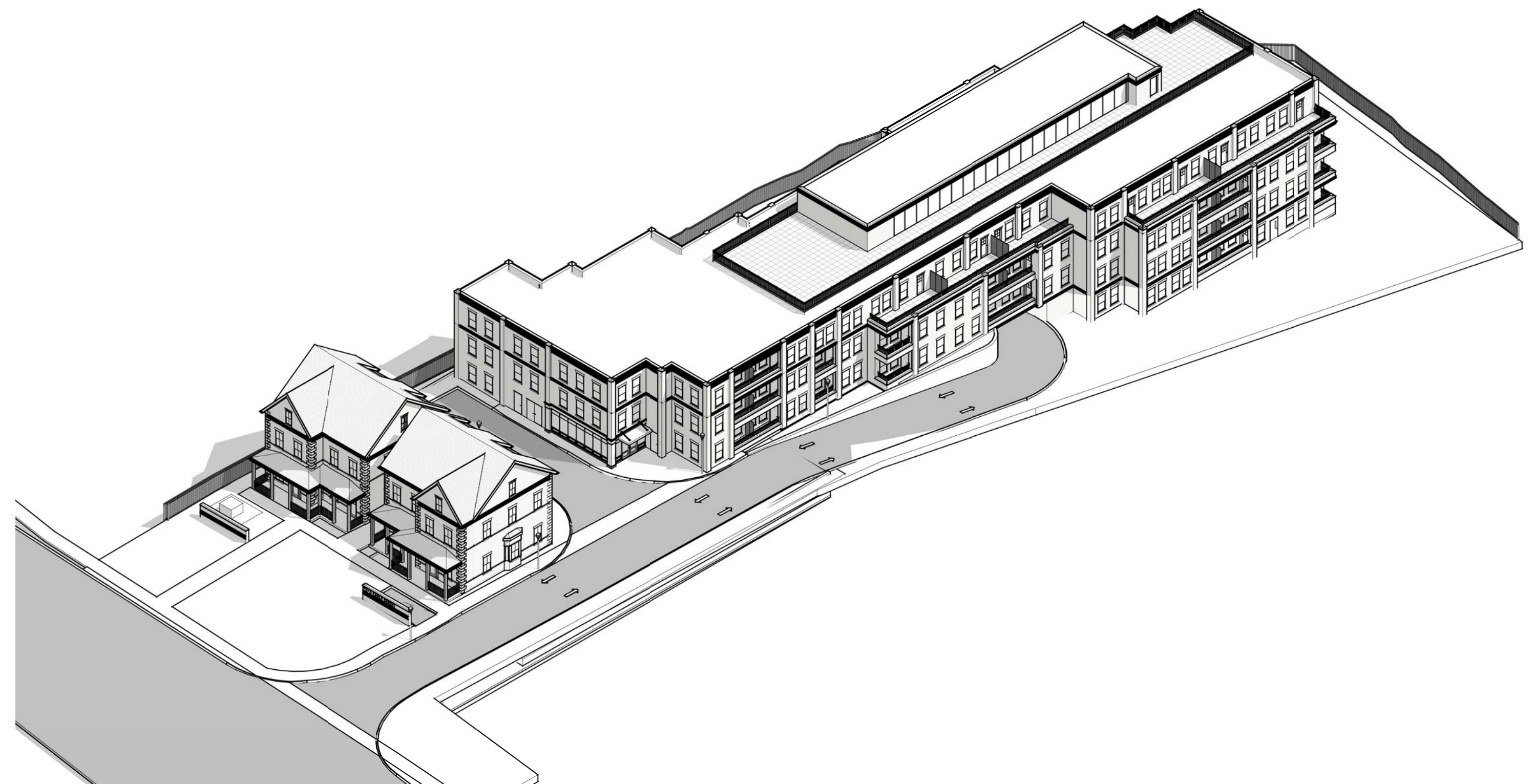
1 S-W View



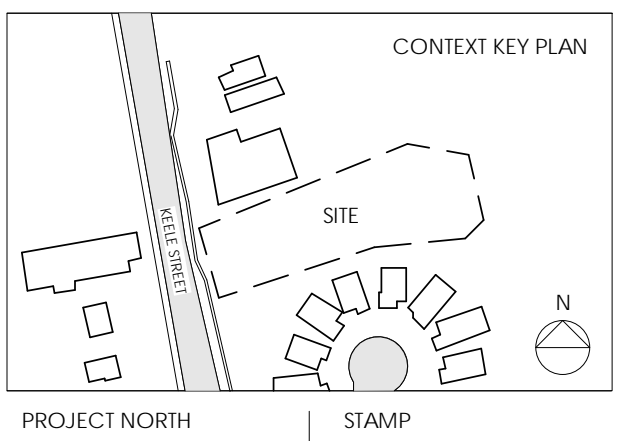
2 N-E View



4 S-E View



3 N-W View



PROJECT NORTH STAMP

CLIENT



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PROJECT NO: 19043

SCALE:

DATE: 2022/11/24

DRAWN BY: NB

DRAWING TITLE

AERIAL VIEWS

DRAWING NO

A900