

LEGEND

- DEPRESSED CURB (C/W 600mm WIDE T.W.S.I. STRIP - SEE A1.03 FOR DETAILS)
- EGRESS / OVERHEAD DOOR
- EXISTING / PROPOSED GRADE
- CATCH BASIN
- STORM MANHOLE
- DIRECTIONAL ARROW
- WALL PAC (SEE ELECTRICAL)
- LIGHT POLE (SEE ELECTRICAL)
- BARRIER-FREE PARKING SPACE
- FIRE HYDRANT
- BIASE CONNECTION
- TRAFFIC / BARRIER-FREE PARKING SPACE SIGNAGE POLE
- GAS METER
- SNOW STORAGE AREA

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

PARKING / LOADING STATISTICS

PARKING STANDARD SPACES (2.7M x 6.0M)	PROVIDED 93	REQUIRED 70 (@ 1.5 spaces / 100 sqm GFA) FOR INDUSTRIAL MALL
BARRIER FREE SPACES	6 (**)	24 (@ 3.0 spaces / 100 sqm GFA) FOR OFFICE
TOTAL	99	94

(*) BARRIER FREE REQUIREMENT ASSUMED @ 5% OF TOTAL (EQUAL NUMBERS OF TYPE 'A' (3.65M WIDE) AND 3 TYPE 'B' (2.7M WIDE) SPACES REQUIRED)
 (**) 3 TYPE 'A' AND 3 TYPE 'B' BARRIER FREE SPACES

LOADING TYPE B (3.5m x 11m)	PROVIDED 2	REQUIRED 3
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(*) BY LAW 01-2021

BIKE PARKING SHORT-TERM SPACES	PROVIDED 9	REQUIRED 8 (**FIT-OUT)
LONG-TERM SPACES	0	6*

(*) BY LAW 01-2021 (1) 1 SPACES / 100 SQM OR 3 SPACES, WHICHEVER IS GREATER
 (**) TENANT FIT-OUT NOT PART OF THIS APPLICATION / BUILDING SHELL APPLICATION ONLY

BUILDING STATISTICS

BUILDING AREA (INDUSTRIAL):	4,606.18 sqm
BUILDING AREA (OFFICE):	778.50 sqm
EXCLUSIONS:	39.73 sqm
G.F.A.:	5,425.41 sqm
HEIGHT:	14.5 m

SITE STATISTICS

AREAS	SqM	[SqF]	%
GROSS (TOTAL) SITE AREA:	11,513.72	[123,933]	100
BUILDING (TOTAL) AREA:	5,425.41	[58,399]	100
TOTAL AREA / SITE COVERAGE	11,513.72	[123,933]	47 (0.47x)
TOTAL LANDSCAPE AREA	1,417.57	[15,259]	12.3
PAVED AREA	4,670.74	[50,275]	40.5
SNOW STORAGE AREA	232.15	[2,499]	2.0
MTO SETBACK	690.93	[7,437]	6.0
CITYVIEW BLVD EASEMENT	462.92	[4,983]	4.0
UTILITY BLDG EASEMENT	96.95	[1,044]	0.8
LOT FRONTAGE (CITYVIEW BLVD)	83.50 M		
LOT FRONTAGE (HWY 400)	48.16 M		
LOT FRONTAGE (SOUTH)	169.95 M		



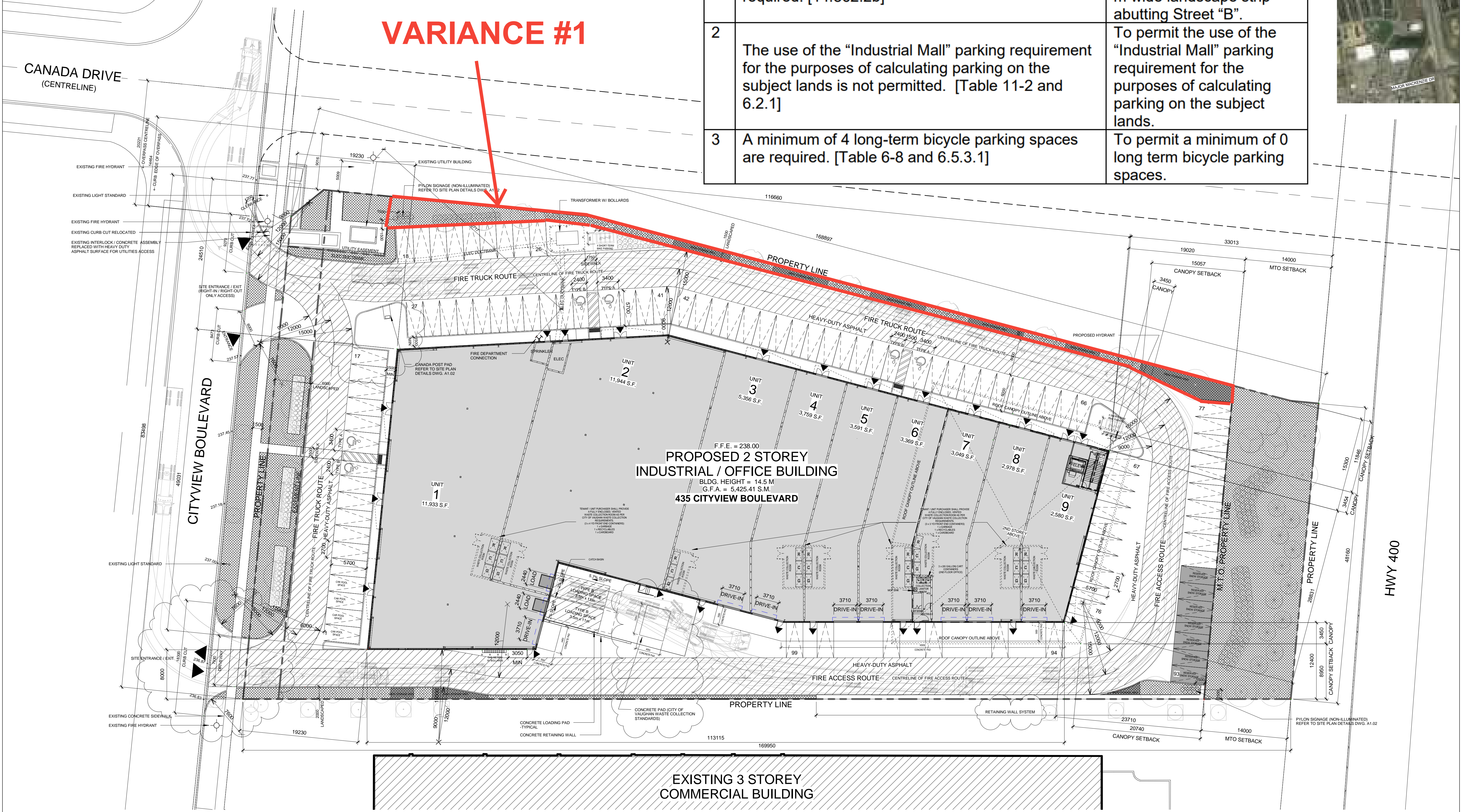
A145/23

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 This drawing shall not be used for construction purposes unless countersigned by:
 Signature: *Giovanni A. Tassone*
 Giovanni A. Tassone

NOT ISSUED FOR CONSTRUCTION

#	Zoning By-law 001-2021	Variance requested
1	A minimum landscape strip width of 6.0 m is required. [14.862.2b]	To permit a minimum 1.5 m wide landscape strip abutting Street "B".
2	The use of the "Industrial Mall" parking requirement for the purposes of calculating parking on the subject lands is not permitted. [Table 11-2 and 6.2.1]	To permit the use of the "Industrial Mall" parking requirement for the purposes of calculating parking on the subject lands.
3	A minimum of 4 long-term bicycle parking spaces are required. [Table 6-8 and 6.5.3.1]	To permit a minimum of 0 long term bicycle parking spaces.

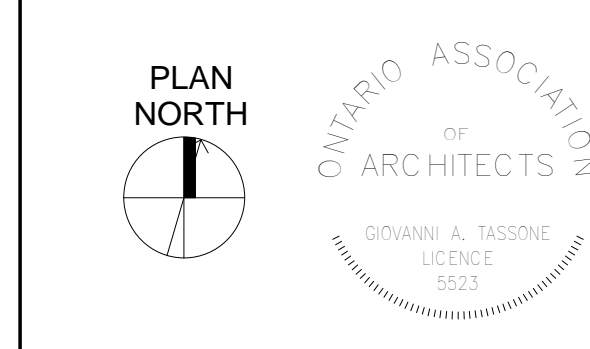
VARIANCE #1



Revisions

Date Issued	No.	Description
09/23	05	REISSUED FOR S.P.A.
06/23/23	04	REISSUED FOR S.P.A.
12/12/22	03	ISSUED FOR SITE PLAN APPROVAL
04/27/22	02	ISSUED FOR P.A.C.
04/27/22	01	ISSUED FOR COMMIT. ADJUST.

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Architect Inc.
GIOVANNI A. TASSONE
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 Toronto, Ontario M6A 1T7
 (416) 794-3520
 (416) 793-3100 fax

APPLICATION # DA.22.078

OFFICE / INDUSTRIAL DEVELOPMENT

435 CITYVIEW BLVD
 VAUGHAN, ON

Project No: 22015
 Design: As indicated
 Drawn by: HA
 Reviewed by: GAT
 Title: SITE PLAN

A1.01

LEGEND

- DEPRESSED CURB (C/W 600mm WIDE T.W.S.I. STRIP - SEE A1.03 FOR DETAILS)
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(1) BY LAW 01-2021

BIKE PARKING SHORT-TERM SPACES	PROVIDED 9	REQUIRED 8 ("FIT-OUT")
LONG-TERM SPACES	6 ("FIT-OUT")	6 ("FIT-OUT")

(1) BY LAW 01-2021 (2) 1 SPACES / 100 sqm OR 3 SPACES, WHICHEVER IS GREATER
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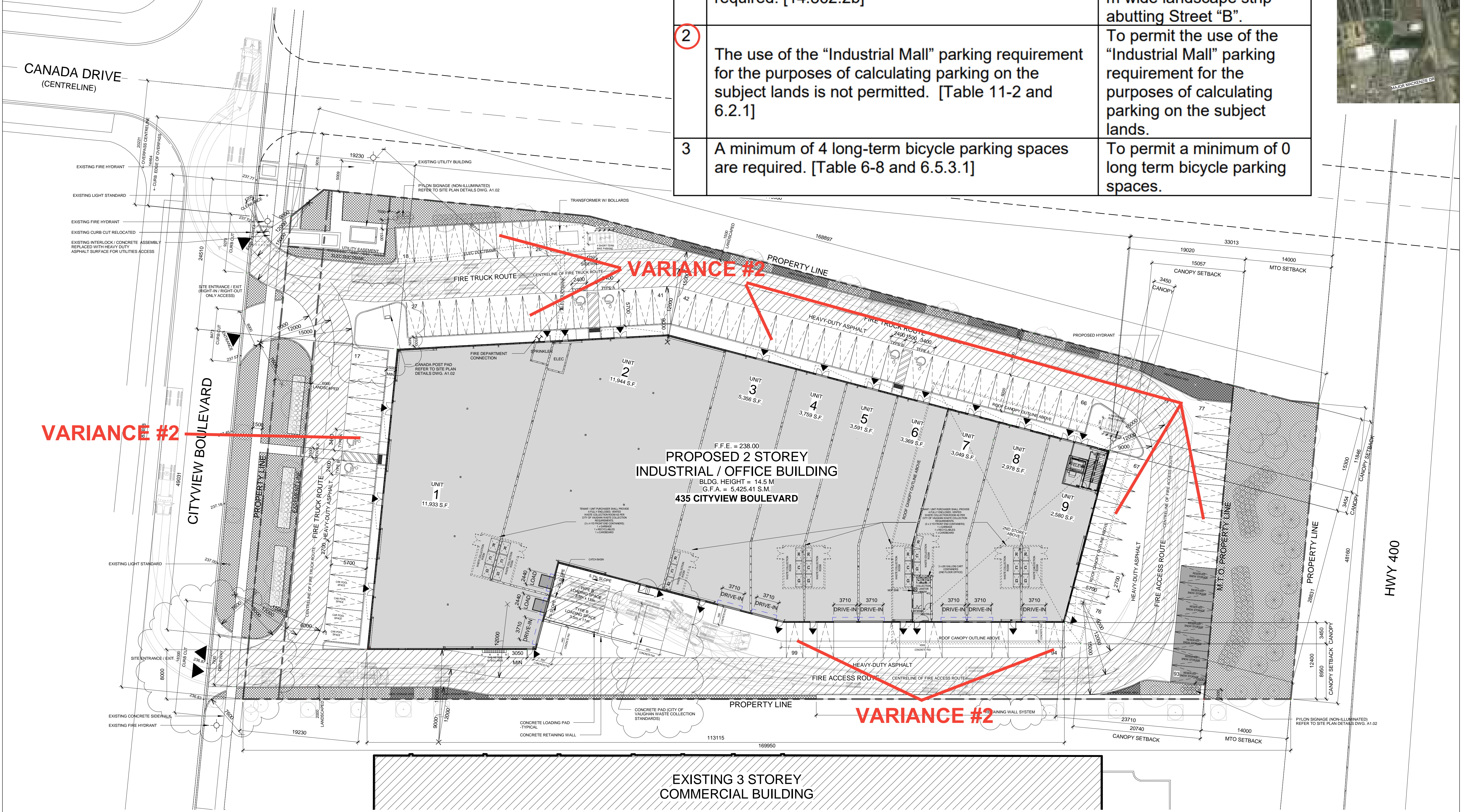
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3	A minimum of 4 long-term bicycle parking spaces are required. [Table 6-8 and 6.5.3.1]	To permit a minimum of 0 long term bicycle parking spaces.



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Signature: *Giovanni A. Tassone*
 Giovanni A. Tassone

NOT ISSUED FOR CONSTRUCTION

CELITE CONSTRUCTION

09/_/23	05	REISSUED FOR S.P.A.
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Date Issued: _____
 Issue Date: _____

PLAN NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
 GIOVANNI A. TASSONE
 LICENCE 12323

Architect Inc.
GIOVANNI A. TASSONE

185 BridgeRoad, Suite 107
 Toronto, Ontario M6A 1T7
 (416) 794-3520
 (416) 793-3100 fax

APPLICATION # DA.22.078

Project: **OFFICE / INDUSTRIAL DEVELOPMENT**
 435 CITYVIEW BLVD VAUGHAN, ON

Approved by: **22015** Date: **As indicated**
 Drawn by: **HA** Reviewed by: **GAT**

Title: **SITE PLAN**

A1.01

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

SITE PLAN 1 - 300

LEGEND

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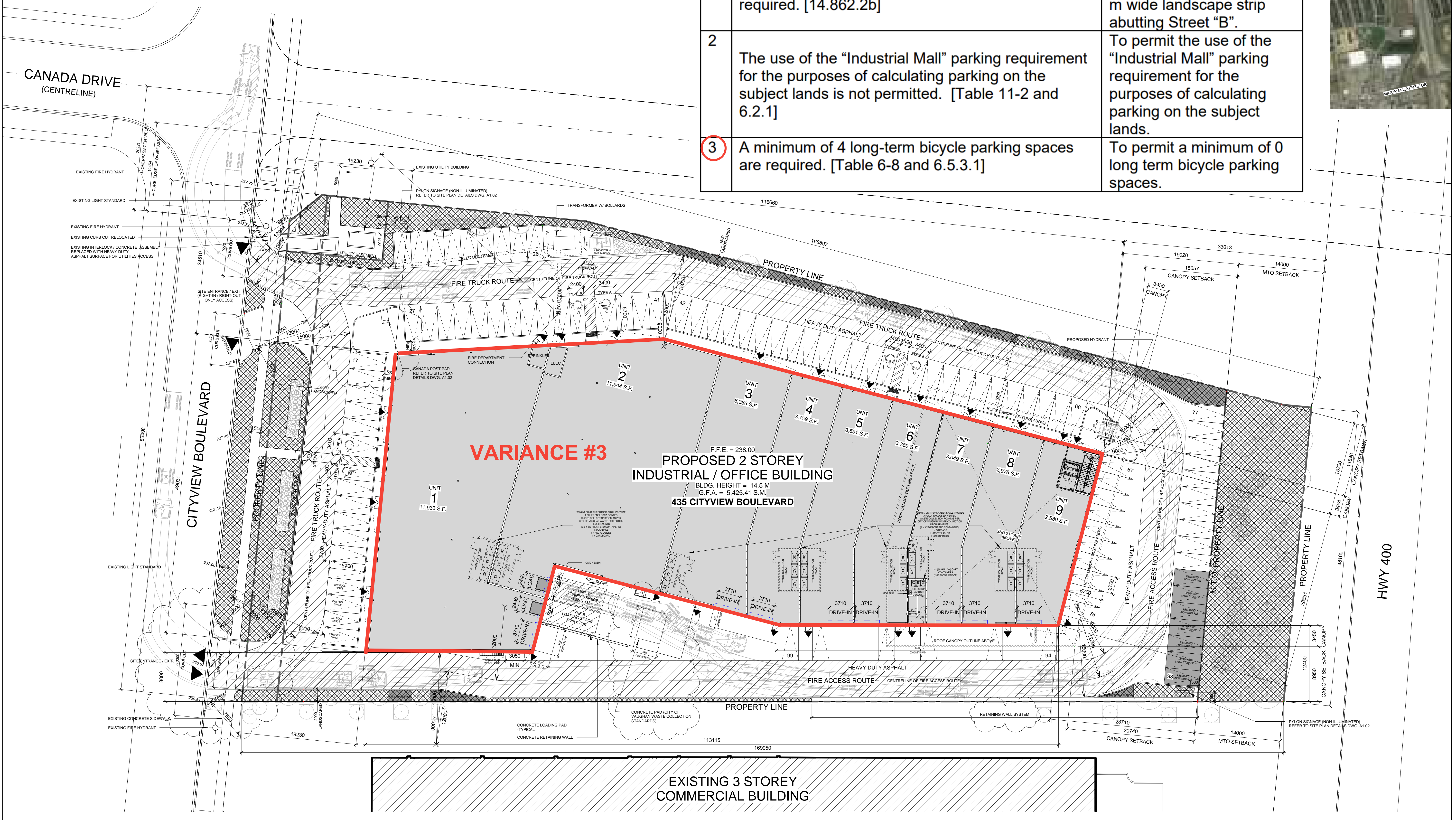
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