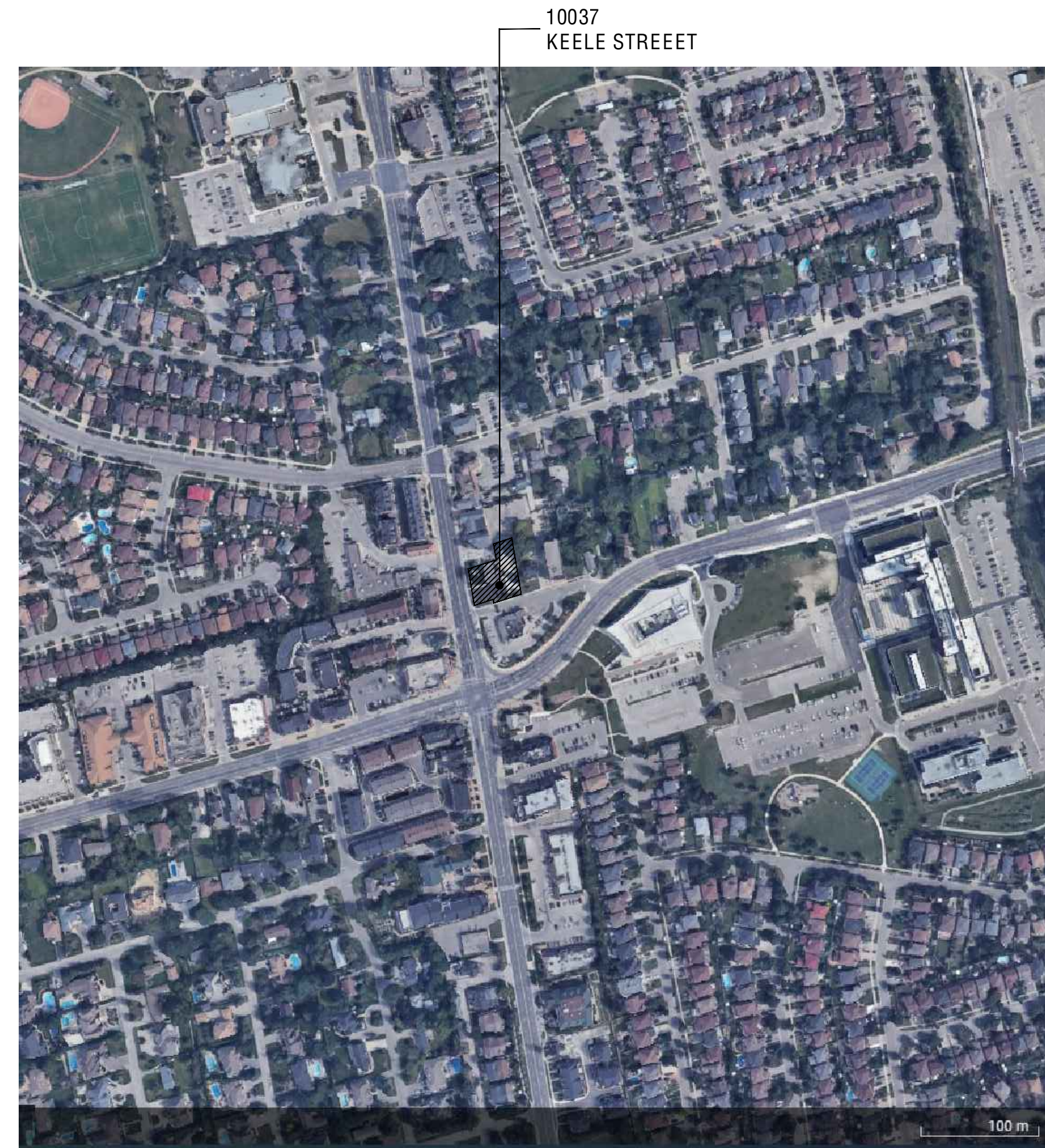
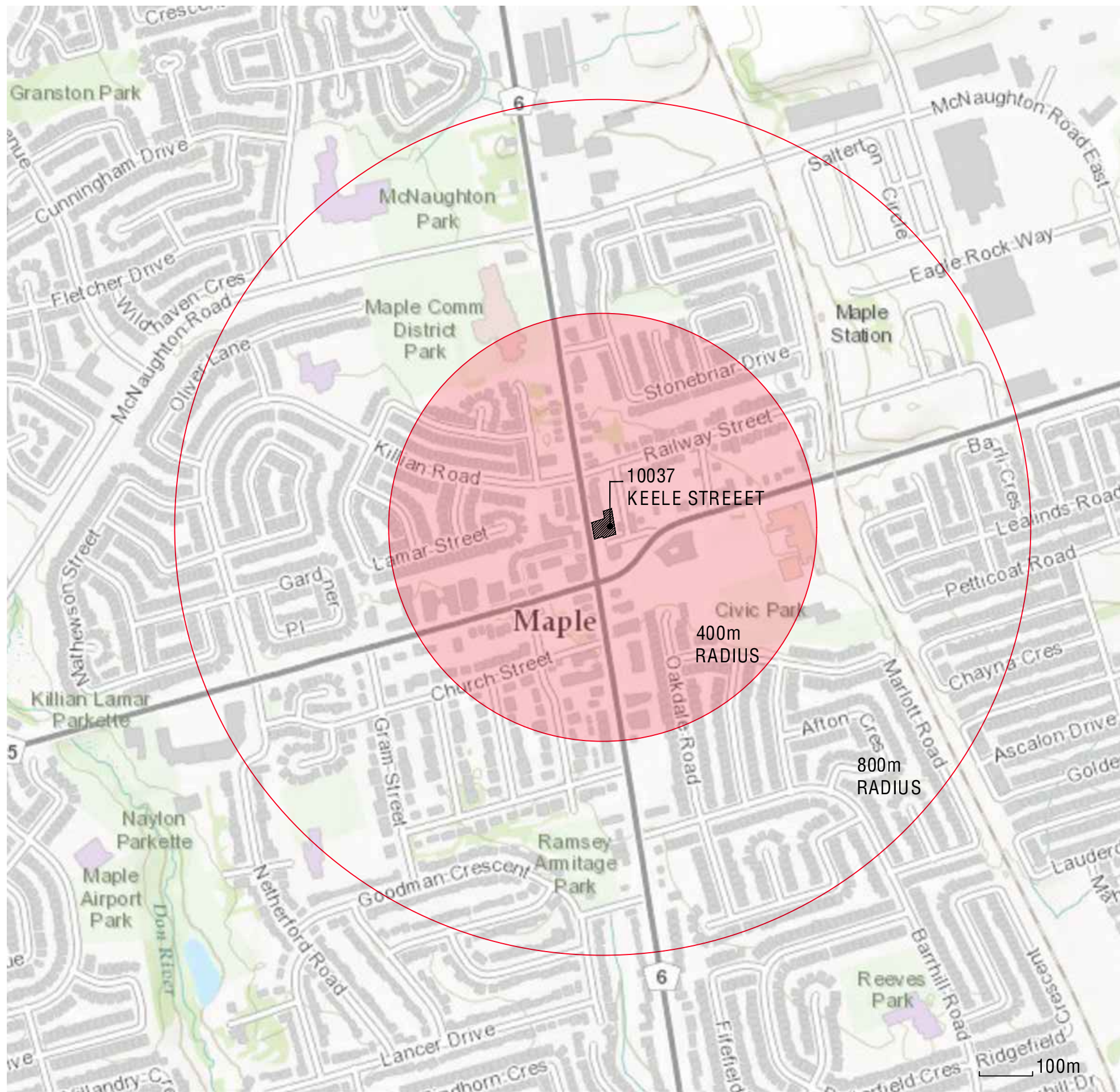
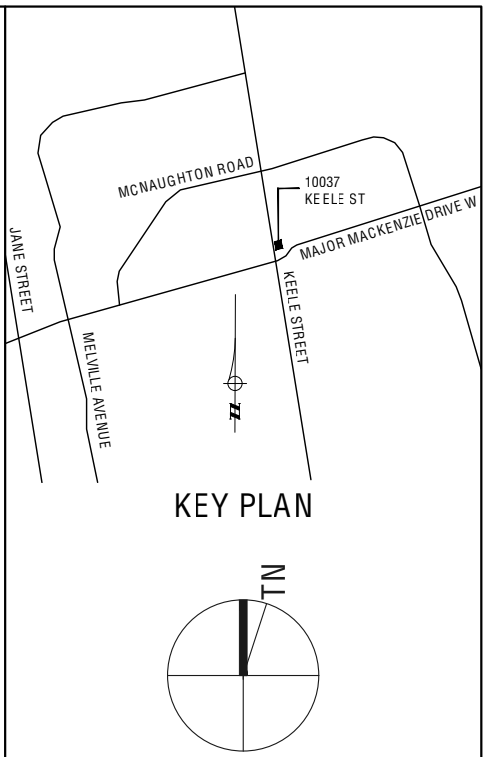


# ATTACHMENT 4 10037 KEELE



1 SITE CONTEXT PLAN  
A1-4 SCALE: 1:8000

2 SITE CONTEXT PLAN - AERIAL VIEW  
A1-4 SCALE: 1:4000

No.	DESCRIPTION	DATE
2	RE-ISSUED SPA	2023-03-08
1	ISSUED FOR SPA	2021-07-05
REVISIONS		

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS  
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DRAWING:  
3-STOREY MIXED USE  
ON  
10037 KEELE ST.  
MAPLE, VAUGHAN  
LSA 3Y8

DRAWING:  
SITE CONTEXT PLAN

PLOTTED: N/A

DATE: 31/07/2023 PROJECT No: 2020-50

SCALE: AS NOTED DRAWING No: A1-4

DRAWN BY: S.H. REVIEWED BY: F.C.

FILE NAME: 10037 KEELE ST. SITE PLAN - 2020-07-28.RWG PLOT SCALE: 1:8000



SITE DEVELOPMENT STATS			
	BY-LAW 1-88	BY-LAW 001-2021	PROVIDED
ZONING	RA3	MMS	
LOT FRONTAGE	30m	AS EXISTS	31.51m2
LOT AREA			1731.81 m2
LOT AREA (AFTER ROAD WIDENING)	536m2 (76m2/UNIT)	AS EXISTS	1584.24 m2
LOT COVERAGE	N/A	50%	29.45% (466.52 m2)
FRONT YARD	7.5 m	1 m	1 m
REAR YARD	7.5 m	7.5 m	18.800 m
INTERIOR YARD	4.5 m	4.5 m	6.90 m
EXTERIOR YARD	7.5 m	7.5 m	0.3 m & 3.35m
MAX BUILDING HEIGHT	44 m	12 m	11.662 m
PARKING REQUIRED	42	19 (MIXED-USE CALCULATIONS)	21
ACCESSIBLE PARKING	2	2 (1 TYPE A, 1 TYPE B)	2 (2 TYPE A)
LOADING SPACE	1	1 - TYPE B	1
F.S.I.	N/A	0.5 - 1.8	0.80
SOFT LANDSCAPE	10%	10%	16.7% (264.81m2) (157.60m2 SOFT + 107.21m2 HARD)
BIKE RACKS	0	6 SHORT TERM 7 LONG TERM	6 SHORT TERM 7 LONG TERM
SNOW STORAGE	N/A	2% OF LOT (31.68 m2)	35 m2
MIN. AMENITY AREA	440m2 (55m2 PER 2-BR)	64m2 (8m2 FOR FIRST 8 UNITS) 55m2 TO BE OUTDOOR AMENITY AREA	109.26m2 (46.36m2 OUTDOOR + 62.90m2 PRIVATE)

AREA SCHEDULE - RESIDENTIAL		
	METRIC	IMPERIAL
FLOOR AREA - COMMERCIAL (EXCL. RES. STAIRS, GARBAGE, MECH)	333.47 m2	3589 sf
FLOOR AREA - NET RESIDENTIAL	768.74 m2	8275 sf
FLOOR AREA - STAIRCASES, CORRIDORS, BIKE STOR.	148.52 m2	1599 sf
G.F.A.	1250.73 m2	13463 sf
UNIT COUNT	8 RESIDENTIAL - 3 COMMERCIAL	
DENSITY (UNIT PER HECTARE)	50	

PARKING CALCULATIONS - ZONING BYLAW 1-88	
OFFICES (#1&2) (166.28 m2):	6 REQUIRED (3.5 / 100m2)
DANCE STUDIO (#3) (167.19 m2):	22 REQUIRED (11 / 100m2 + 1.5/ EMPLOYEE)
RESIDENTIAL & VISITOR :	14 REQUIRED (1.5 + 0.25) / UNIT)
TOTAL REQUIRED:	42 SPACES

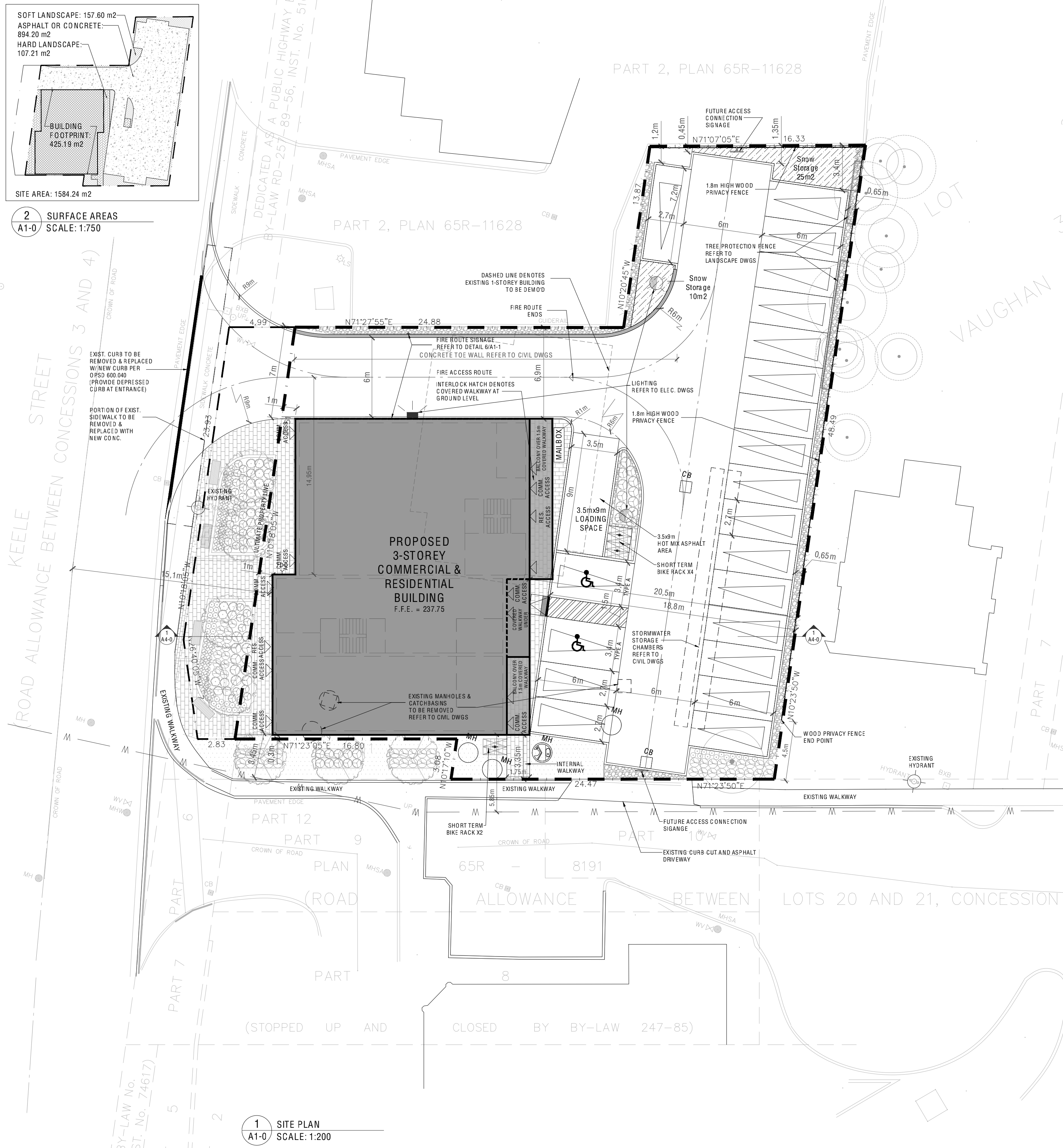
PARKING CALCULATIONS - ZONING BY-LAW 001-2021	
OFFICES (#1&2) (166.28 m2):	3 REQUIRED (1.8 / 100m2)
DANCE STUDIO (#3) (167.19 m2):	8 REQUIRED (4.5 / 100m2)
RESIDENTIAL :	8 REQUIRED (1.0 / UNIT)
RESIDENTIAL VISITOR:	2 REQUIRED (0.2 / UNIT)
TOTAL REQUIRED:	21 SPACES TOTAL (19 AS PER MIXED USE CALC. BELOW)

PERCENT OF PEAK PERIOD PARKING DEMAND (WEEK DAYS) - BYLAW 1-21					
	REQ.	MORNING	NOON	AFTERNOON	EVENING
OFFICE	3	100%	95%	95%	10%
DANCE STUDIO (HEALTH AND FITNESS CENTRE)	8	65%	90%	80%	100%
RESIDENTIAL	8	100%	100%	100%	100%
RESIDENTIAL VISITOR	2	20%	20%	60%	100%
TOTAL REQUIRED	16.6	18.5	18.5	18.3	

PERCENT OF PEAK PERIOD PARKING DEMAND (WEEKENDS) - BYLAW 1-21					
	REQ.	MORNING	NOON	AFTERNOON	EVENING
OFFICE	3	10%	10%	10%	10%
DANCE STUDIO (HEALTH AND FITNESS CENTRE)	8	80%	85%	100%	40%
RESIDENTIAL	8	100%	100%	100%	100%
RESIDENTIAL VISITOR	2	100%	100%	100%	100%
TOTAL REQUIRED	16.7	17.1	18.3	13.5	

**York Region Notes:**  
The proposed access onto Keele Street shall be shared with the access to the north once the existing site to the north is redeveloped;  
The proposed access onto Keele Street shall be located and designed in such a way that it will be shared with the existing property to the north;  
The access design shall be consistent with the Regional design standards, however, it is encouraged that curb cut width, radii and lane width shall be minimized to accommodate pedestrians and cyclists;  
The proposed development shall protect for future connections with the property to the north and south through the surface parking lot, as per the proposed site plan. The applicant shall provide signage at the property lines to indicate as such;

AMENITY AREA CALCULATIONS	
LANDSCAPED AREAS (FRONT YARD):	46.36 m2 (EXCL. ROW LANDSCAPING)
BALCONIES:	62.90 m2
TOTAL PROVIDED AMENITY AREA:	109.26 m2 (13.65 m2 PER RES. UNIT)



BUILDING FUTURES

No.	DESCRIPTION	DATE
8	ISSUED FOR COORDINATION	2023-07-31
7	RE-ISSUED SPA	2023-03-08
6	REVISED FOR COORDINATION	2023-01-19
5	REVISED FOR YORK REGION COMMENT	2022-10-06
4	REVISED FOR ACCESS	2022-07-22
3	REVISED PER ACCESS COMMENT	2021-11-26
2	REVISED PER ZONING COMMENTS	2021-09-14
1	ISSUED FOR SPA	2021-07-05

No.	DESCRIPTION	DATE
8	ISSUED FOR COORDINATION	2023-07-31
7	RE-ISSUED SPA	2023-03-08
6	REVISED FOR COORDINATION	2023-01-19
5	REVISED FOR YORK REGION COMMENT	2022-10-06
4	REVISED FOR ACCESS	2022-07-22
3	REVISED PER ACCESS COMMENT	2021-11-26
2	REVISED PER ZONING COMMENTS	2021-09-14
1	ISSUED FOR SPA	2021-07-05

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL

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3-STOREY MIXED USE

ON  
10037 KEELE ST.  
MAPLE, VAUGHAN  
L6A 3Y8

PROPOSED SITE PLAN

DA 21.034

PLOTTED: N/A

DATE: 31/07/2023

PROJECT No: 2020-50

SCALE: AS NOTED

DRAWN BY: S.H.

REVIEWED BY: F.C.

A1-0

FILE NAME: 10037 KEELE ST. SITE PLAN - 2023-07-31 08:00

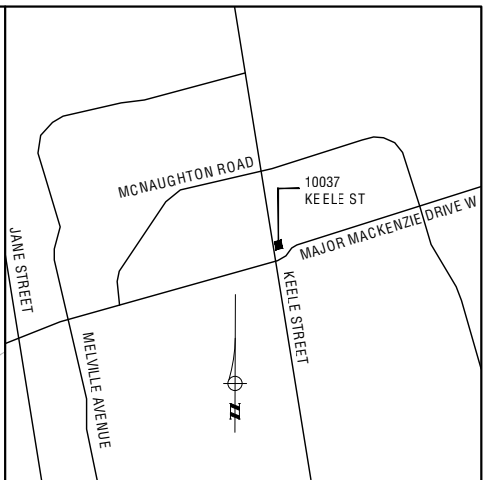
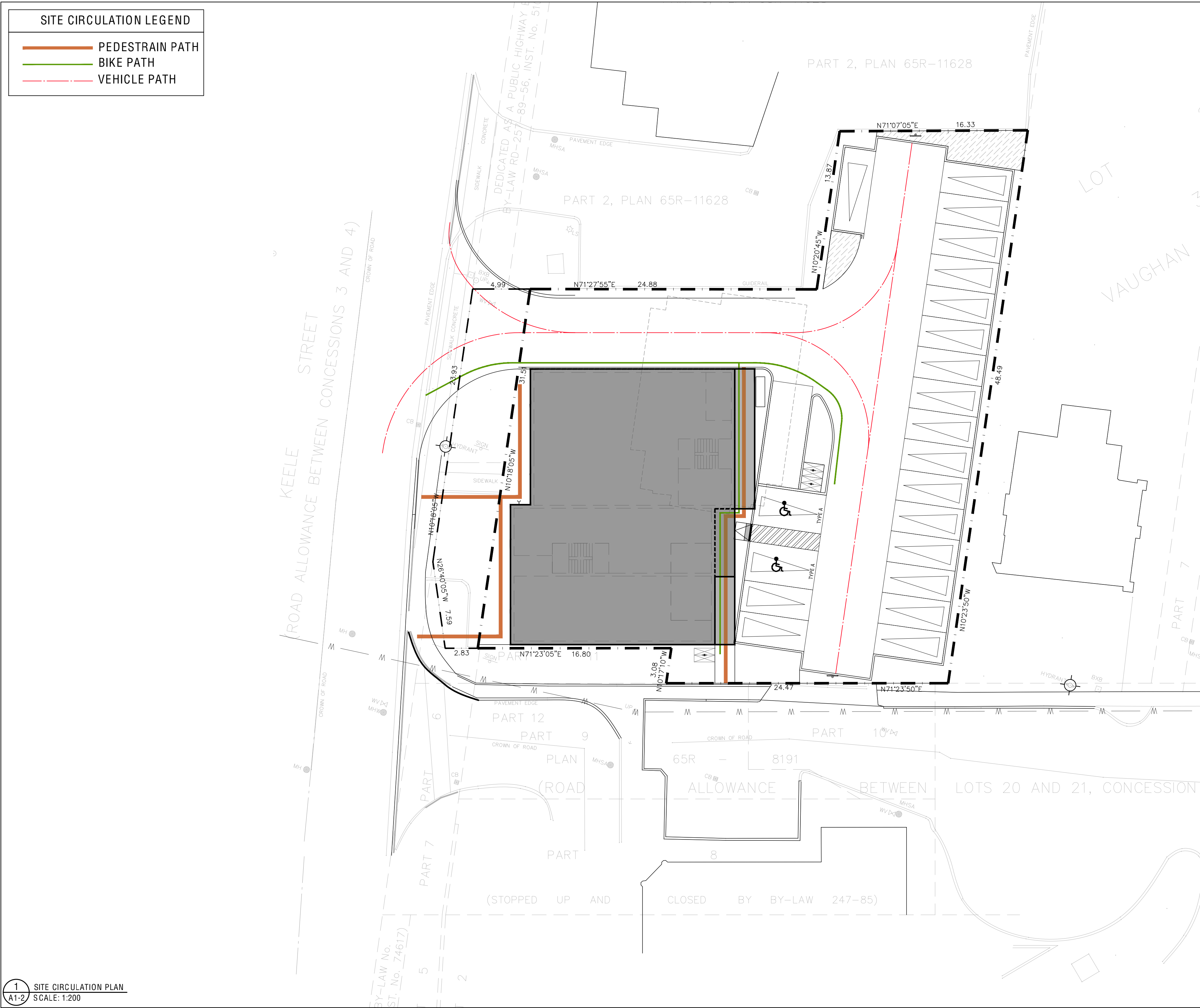
PLOT SCALE: 1" = 1'

1 SITE PLAN  
A1-0 SCALE: 1:200

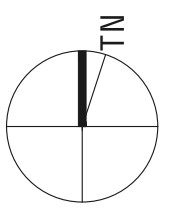


**SITE CIRCULATION LEGEND**

- PEDESTRAIN PATH
- BIKE PATH
- VEHICLE PATH



KEY PLAN



No.	DESCRIPTION	DATE
4	ISSUED FOR COORDINATION	2023-07-31
3	RE-ISSUED SPA	2023-03-08
2	REVISED PER ZONING COMMENTS	2021-09-14
1	ISSUED FOR SPA	2021-07-05

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 ISSUED FOR BID  
 ISSUED FOR BUILDING PERMIT  
 ISSUED FOR SITE PLAN APPROVAL

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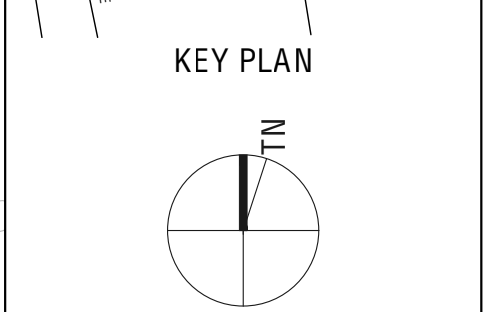
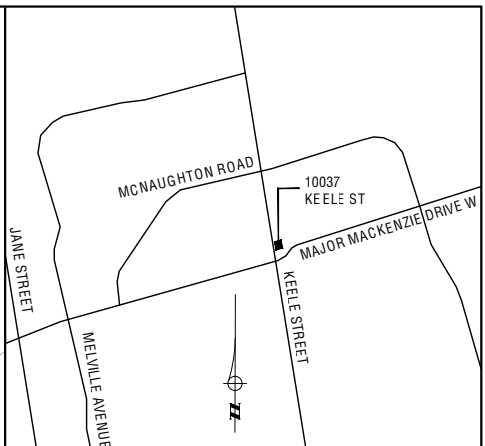
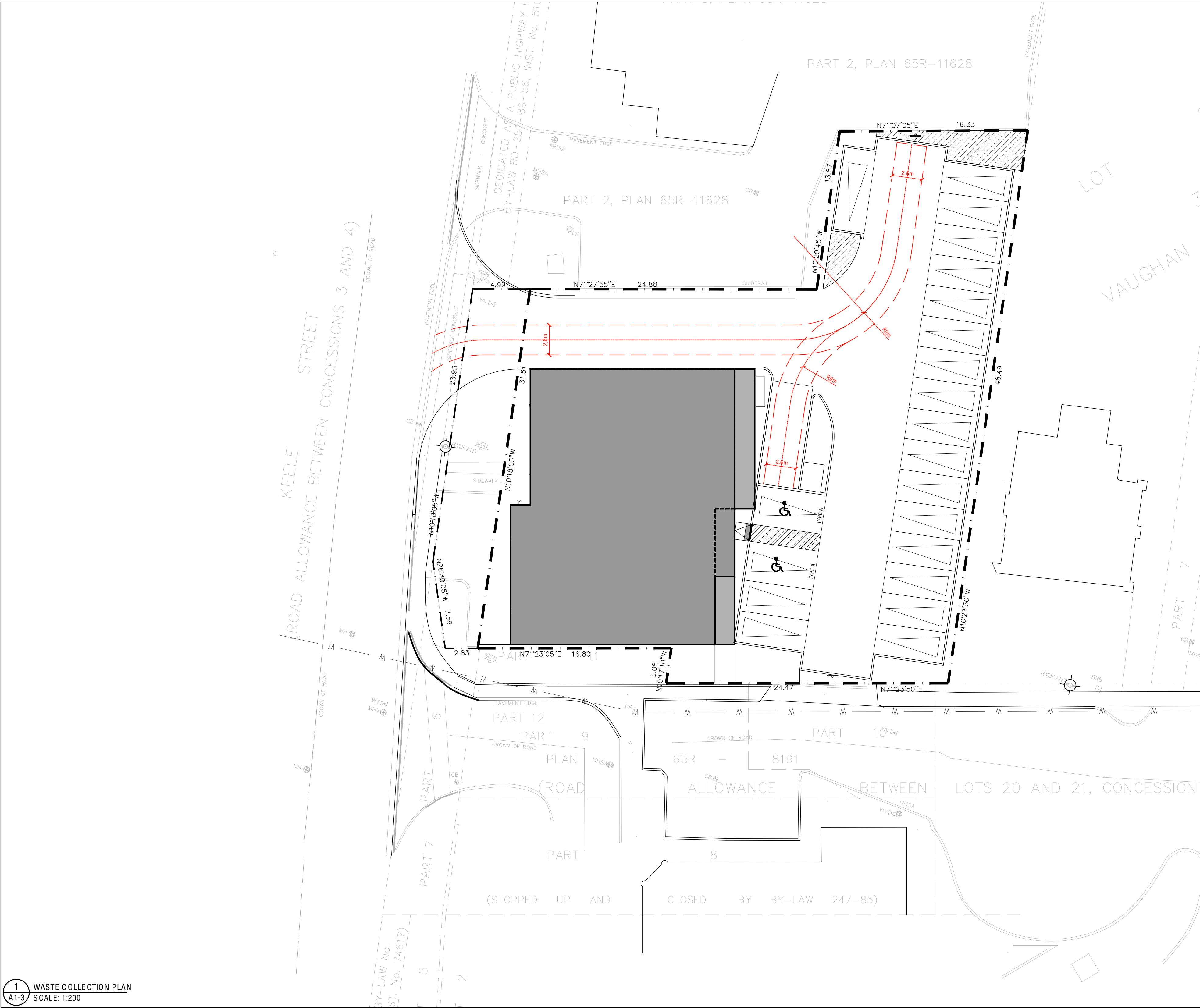
DRAWING:  
**3-STOREY MIXED USE**  
 ON  
**10037 KEELE ST.**  
 MAPLE, VAUGHAN  
 L6A 3Y8

DRAWING:  
**SITE CIRCULATION PLAN**  
 DA 21.034

PLOTTED: N/A	PROJECT No: 2020-50
DATE: 31/07/2023	DRAWING No: A1-2
SCALE: AS NOTED	REVIEWED BY: F.C.
DRAWN BY: S.H.	

**1 SITE CIRCULATION PLAN**  
 A1-2 SCALE: 1:200

FILE NAME: 10037 KEELE ST. SITE PLAN - 2020-07-2023



No.	DESCRIPTION	DATE
4	ISSUED FOR COORDINATION	2023-07-31
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1	ISSUED FOR SPA	2021-07-05

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DRAWING:  
**3-STOREY MIXED USE**

ON  
**10037 KEELE ST.**  
**MAPLE, VAUGHAN**  
 L5A 3Y8

DRAWING: <b>WASTE COLLECTION PLAN</b>	
PLOTTED: N/A	PROJECT No: 2020-50
DATE: 31/07/2023	DRAWING No: A1-3
SCALE:	AS NOTED
DRAWN BY: S.H.	REVIEWED BY: F.C.

1 WASTE COLLECTION PLAN  
 A1-3 SCALE: 1:200

FILE NAME: 10037 KEELE ST. SITE PLAN - 2020-07-2023