

<b>ITEM: 6.15</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A079/24</b>
-------------------	--

Report Date: July 4, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

<b>PUBLIC &amp; APPLICANT CORRESPONDENCE (SEE SCHEDULE C)</b>				
<p>All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			05/03/2024	Application Cover Letter

<b>BACKGROUND (SCHEDULE D, IF REQUIRED)</b>	
<p>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

<b>ADJOURNMENT HISTORY</b>	
<p>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</p>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

<b>SCHEDULES</b>	
<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Comments from Agencies, Building Standards & Development Planning
<b>Schedule C</b> (if required)	Public & Applicant Correspondence
<b>Schedule D</b> (if required)	Background



## MINOR VARIANCE APPLICATION FILE NUMBER A079/24

<b>CITY WARD #:</b>	
<b>APPLICANT:</b>	Nashville Developments Inc.
<b>AGENT:</b>	Malone Given Parsons Ltd. (Natalie Lam)
<b>PROPERTY:</b>	317 Barons Street, Kleinburg
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	The Subject Lands are designated "Mid-Rise Mixed-Use "A"" by Vaughan Official Plan (VOP) 2010, Volume 2, Section 12.7 - Block 61 West Nashville Heights.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PROPOSAL:</b>	Relief from the Zoning By-law is being requested to permit proposed townhouse development on Block 6 located within approved plan of subdivision 19T-10V004. Relief is also required to facilitate related site plan application DA. 22.025.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned RM1- Multiple Unit Residential Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.**

**Please see OLT decision By-Law 011-2024.**

#	Zoning By-law 001-2021	Variance requested
1	A minimum lot area of 90 m <sup>2</sup> per unit is required for Multiple-Unit Townhouse Dwelling [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit minimum lot area of 83m <sup>2</sup> for TH 45, TH, 46, TH 47 and TH 48 of Block 6.
2	A minimum front yard of 3 m is required for Multiple-Unit Townhouse Dwelling [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum front yard of 2.7m for Block 6.
3	A minimum interior side yard of 1.2 m is required for Multiple-Unit Townhouse Dwelling [Exception 14.1006, [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum interior yard of 1 m for Block 6.
4	A minimum setback of 1m to sight triangle is required [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum setback to sight triangle of 0.8m for TH 49 of Block 6.
5	A maximum lot coverage of 85% per unit is permitted for Multiple-Unit Townhouse Dwelling. [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a maximum lot coverage of 91% for TH 48 of Block 6.
6	A minimum landscape area shall be 7% of the lot area for each unit [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum landscape area of 3% for TH 45 and TH48 of Block 6.
7	A balcony, for multiple-unit townhouse dwelling, may encroach 1.5m into the required front yard but in no case shall a balcony project greater than 3m beyond a main wall [Section 4.13, Table 4-1].	To permit the balcony in the front yard to encroach a maximum of 1.9m for Block 5 and 1.98m for Block 6.

## HEARING INFORMATION

**DATE OF MEETING:** Wednesday, July 10, 2024

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

### PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

## INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

## COMMITTEE OF ADJUSTMENT

<b>Date Public Notice Mailed:</b>	June 26, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	June 4, 2024
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	To accommodate an internal sidewalk requested by Engineering Department as part of Site Plan application
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING)

<b>**See Schedule B for Building Standards (Zoning) Comments</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	None

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

## DEVELOPMENT ENGINEERING

[Link to Grading Permit](#)  
 [Link to Pool Permit](#)  
 [Link to Curb Curt Permit](#)  
 [Link Culvert Installation](#)

Development Engineering Department does not object to the Minor Variance application A079/24 to permit encroachments of setbacks, lot area, lot coverage and landscape area calculations to accommodate a 1.2m concrete sidewalk on the west side of Block 6 and the encroachment of 1.90m into a front yard for a balcony for a multiple-unit townhouse dwelling on Block 5, subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner / Applicant shall obtain approval for the related Site Development Application (DA.22.025) from the Development Engineering (DE) Department.
--	--

## PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

<b>PFH Recommended Conditions of Approval:</b>	None
--	------

## DEVELOPMENT FINANCE

No comment no concerns.

<b>Development Finance Recommended Conditions of Approval:</b>	None
--	------

## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
--	------

## BUILDING INSPECTION (SEPTIC)

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
--	------

## FIRE DEPARTMENT

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
--	------

## RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Planning <a href="mailto:Nicholas.delprete@vaughan.ca">Nicholas.delprete@vaughan.ca</a>	TBD
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner / Applicant shall obtain approval for the related Site Development Application (DA.22.025) from the Development Engineering (DE) Department.

*All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.*

## IMPORTANT INFORMATION

**CONDITIONS:** It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

## IMPORTANT INFORMATION

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

**DEVELOPMENT CHARGES:** That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

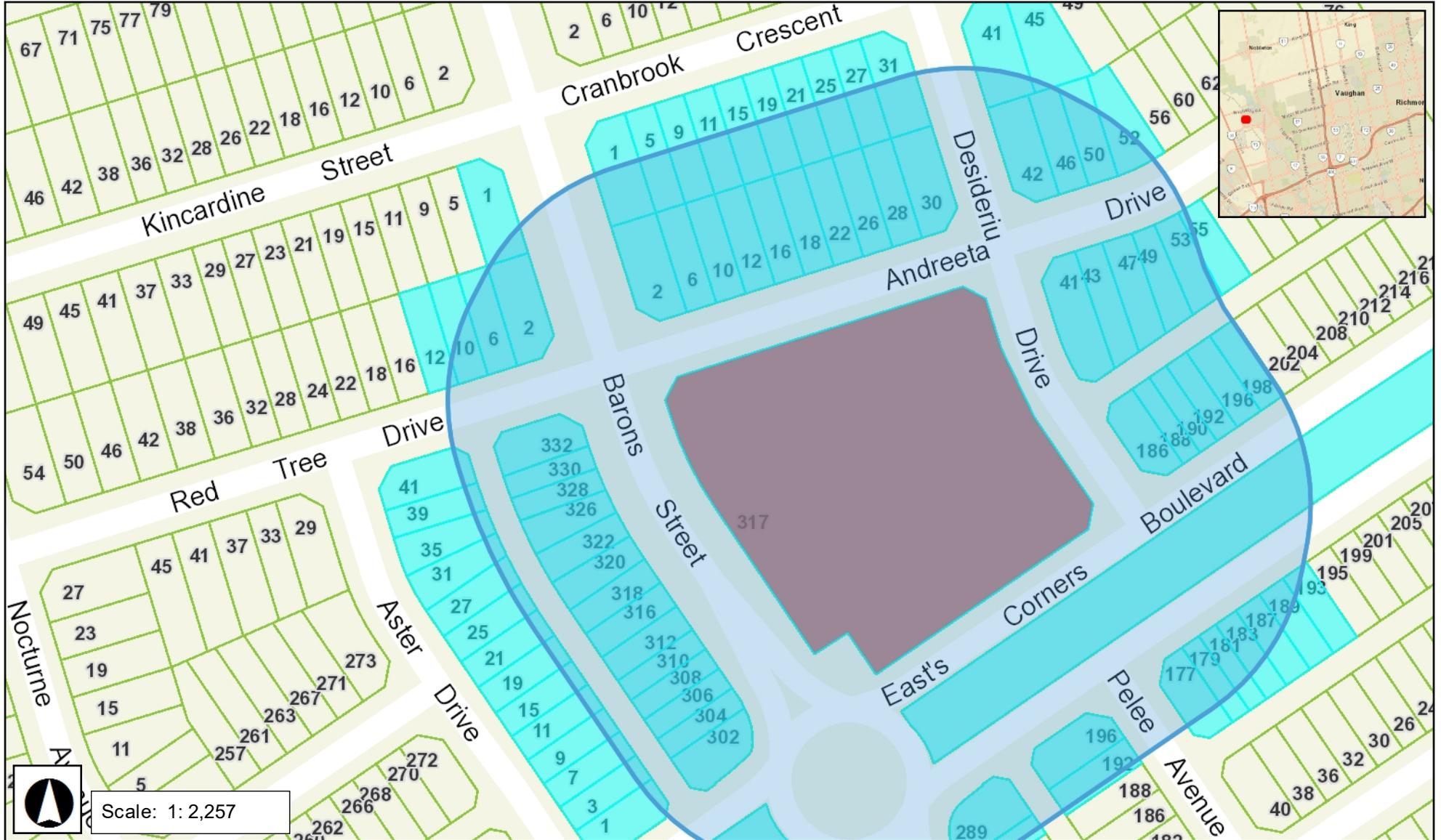
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**SCHEDULE A: DRAWINGS & PLANS**

LOCATION MAP A079/24



Disclaimer: Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions.



**UNIT STATISTICS:**

UNITS	PRODUCT
26	6.40m - 3 STOREY BACK TO BACK TOWNS (MULTI-UNIT TOWNHOUSE)
2	2 RES. AND 1 COM. - 3 STOREY MIXED USE RESIDENTIAL UNITS
21	6.0m - 3 STOREY DUAL FRONTAGE STREET TOWNHOUSE
<b>TOTAL UNITS</b>	

**PARKING: BY-LAW 001-2021**

DESCRIPTION	UNITS	REQ'D (SP/UN)	PROVIDED (SP/UN)
DUAL FRONTAGE STREET TOWNHOUSE	21	21 (2) = 42 RES. PARKING VISITOR PARKING NOT REQ'D	21 (2) = 42 RES. PARKING
MULTI-UNIT TOWNHOUSE	26	26 (1) = 26 RES. PARKING 20 (0.2) = 4 VISITOR PARKING	46 RES. PARKING (0.2) = 4 VISITOR PARKING
MIXED USE RESIDENTIAL UNITS	4	4 (2) = 8 RES. PARKING VISITOR PARKING NOT REQ'D	4 (2) = 8 RES. PARKING
CLINIC	83.3m2	83.3 x 4.5 / 100 = 4	4
RESTAURANT (TAKE-OUT)	83.3m2	83.3 x 6 / 100 = 5	5
<b>TOTAL</b>		<b>76 RESIDENTIAL PARKING 4 VISITOR PARKING 9 RETAIL PARKING</b>	<b>109</b>
<b>TOTAL 89 PARKING SPACES</b>			

**SHORT-TERM BICYCLE SPACES:**

PROVIDED (SP/UN)	REQ'D (SP/UN)
49(0.1) = 5	49(0.1) = 5

**LAY-BY PARKING:**  
ESTIMATED NUMBER OF LAY-BY PARKING SPACES - 13



**222016 - Block 108 - Site Stats**

BLK #	LOT #	LOT AREA (SQM)	BUILDING AREA (SQM)	BUILDING COVERAGE (%)	UNIT AMENITY AREA (SQM)	UNIT AMENITY COVERAGE (%)	LOT LANDSCAPE AREA (SQM)	LOT LANDSCAPE COVERAGE (%)	FRONT YARD LANDSCAPE AREA (SQM)	FRONT YARD LANDSCAPE COVERAGE (%)	REAR YARD LANDSCAPE AREA (SQM)	REAR YARD LANDSCAPE COVERAGE (%)	REAR LANDSCAPE AREA (SQM)	REAR LANDSCAPE COVERAGE (%)	REAR SOFT LANDSCAPE AREA (SQM)	REAR SOFT LANDSCAPE COVERAGE (%)	
BLK1	TH-001	222.25	96.44	43.39%	9.54	4.29%	103.91	46.75%	15.50	6.97%	0.00	0.00%	63.80	28.72%	37.77	17.00%	
	TH-002	156.90	82.75	52.80%	11.46	7.30%	25.72	16.39%	25.72	16.39%	4.32	2.76%	85.30	54.43%	43.80	27.91%	
	TH-003	156.90	82.75	52.80%	11.46	7.30%	25.72	16.39%	25.72	16.39%	4.32	2.76%	85.30	54.43%	43.80	27.91%	
	TH-004	156.90	82.75	52.80%	11.46	7.30%	25.72	16.39%	25.72	16.39%	4.32	2.76%	85.30	54.43%	43.80	27.91%	
	TH-005	156.90	82.75	52.80%	11.46	7.30%	25.72	16.39%	25.72	16.39%	4.32	2.76%	85.30	54.43%	43.80	27.91%	
	TH-006	167.13	89.54	53.58%	11.06	6.62%	43.43	25.99%	12.88	7.75%	1.68	1.01%	89.57	53.61%	32.17	19.85%	
	TH-007	126.02	82.75	65.60%	51.99%	29.54	23.36%	44.85	35.44%	124.44%	78.44%	24.39	19.29%	86.53%	54.61%	23.59	14.98%
	TH-008	126.02	82.75	65.60%	51.99%	29.54	23.36%	44.85	35.44%	124.44%	78.44%	24.39	19.29%	86.53%	54.61%	23.59	14.98%
	TH-009	130.06	82.75	63.62%	76.91%	31.58	38.16%	13.15	16.85%	126.14%	78.44%	24.39	19.29%	86.53%	54.61%	23.59	14.98%
	TH-010	141.11	86.01	69.95%	81.32%	35.94	41.79%	25.49%	29.68%	153.33%	176.00%	1.83	2.13%	88.00%	101.33%	36.68	42.64%
BLK2	TH-011	296.48	144.25	48.66%	15.88	5.36%	81.17	27.38%	37.87	12.78%	100.00%	33.33%	6.07	2.05%	74.11	25.03%	
	TH-012	284.09	144.25	50.78%	15.88	5.62%	75.52	26.58%	9.71	3.41%	100.00%	35.35%	6.41	2.26%	70.71	24.89%	
	TH-013	155.78	86.01	55.26%	11.85	7.61%	33.63	21.58%	11.28	7.28%	138.25%	88.24%	14.44	9.29%	31.25	19.99%	
	TH-014	155.78	86.01	55.26%	11.85	7.61%	33.63	21.58%	11.28	7.28%	138.25%	88.24%	14.44	9.29%	31.25	19.99%	
	TH-015	126.02	86.01	68.23%	11.85	13.79%	25.46%	20.19%	11.59	9.20%	140.69%	144	13.72	10.17%	23.50	17.84%	
	TH-016	156.90	82.75	62.29%	11.46	7.30%	25.72	16.39%	25.72	16.39%	4.32	2.76%	85.30	54.43%	43.80	27.91%	
	TH-017	184.74	89.54	48.47%	11.06	6.00%	73.63	42.56%	36.49	20.31%	132.26%	149	18.52	91.64%	37.62	22.01%	
	TH-018	203.14	89.54	44.74%	11.06	5.54%	85.58	42.69%	37.71	21.43%	121.03%	141	19.52	91.09%	51.85	25.51%	
	TH-019	160.48	82.75	51.50%	11.46	7.14%	50.69	31.76%	24.02	27.71%	131.46%	4.34	2.37%	84.34%	48.91%	22.88	14.08%
	TH-020	165.48	86.01	51.66%	11.85	7.09%	43.61	32.24%	25.13	30.63%	117.22%	43.61	25.50	86.52%	48.91%	22.88	14.08%
BLK3	TH-021	170.72	86.01	50.39%	11.85	6.93%	37.46	21.94%	29.97	17.54%	115.00%	5.12	2.93%	85.33%	48.91%	22.88	14.08%
	TH-022	172.04	82.75	48.09%	11.46	6.64%	42.21	26.89%	35.44	39.21%	139.30%	5.92	3.31%	84.51%	48.91%	22.88	14.08%
	TH-023	248.84	96.44	38.76%	9.54	3.83%	124.60	50.17%	18.29	7.39%	100.00%	0.00	0.00	69.23	42.40%	61.25%	24.8
	TH-024	144.38	82.75	57.32%	6.43	4.46%	42.68	36.25%	22.17	26.17%	100.00%	0.00	0.00	50.00%	50.00%	0.00	0.00%
	TH-025	91.81	89.54	89.99%	11.27%	12.78%	14.54	16.11%	45.50%	50.59%	0.00	0.00%	0.00	0.00%	0.00	0.00%	
	TH-026	91.81	89.54	79.99%	11.27%	12.69%	10.66	11.86%	21.84	24.66%	48.81%	1.71	8.95	83.86%	83.86%	0.00	0.00%
	TH-027	91.81	89.54	79.99%	11.27%	12.69%	10.66	11.86%	21.84	24.66%	48.81%	1.71	8.95	83.86%	83.86%	0.00	0.00%
	TH-028	91.81	89.54	82.99%	10.32%	11.27%	1.81	7.49%	14.07	6.41%	48.40%	1.78	5.83	78.88%	78.88%	0.00	0.00%
	TH-029	91.81	89.54	79.99%	10.83%	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-030	112.17	89.54	79.99%	10.83%	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
BLK4	TH-031	117.28	86.01	73.39%	10.86	9.33%	30.09	25.66%	17.72	11.83%	67.33%	1.79	10.14	85.00%	85.00%	0.00	0.00%
	TH-032	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-033	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-034	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-035	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-036	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-037	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-038	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-039	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-040	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
BLK5	TH-041	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-042	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-043	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-044	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-045	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-046	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-047	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-048	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-049	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-050	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
BLK6	TH-051	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-052	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-053	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-054	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-055	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-056	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-057	91.58	86.01	93.88%	10.86	11.82%	11.11	12.13%	22.41	11.11%	49.28%	1.64	9.47	85.47%	85.47%	0.00	0.00%
	TH-058	91.58	86.01	93.88%</													

222016 - Block 108 - Site Stats

BLOCK #	LOT #	LOT AREA (SQM)	BUILDING AREA W/ PORCH (SQM)	BUILDING COVERAGE W/ PORCH (%)	UNIT AMENITY AREA (SQM)	UNIT AMENITY AREA (%)	LOT LANDSC. AREA (SQM)	LOT LANDSC. COVERAGE (%)	FRONT YARD AREA (SQM)	FRONT LANDSC. AREA (SQM)	FRONT LANDSC. COVERAGE (Frt. Landsc./ Frt. Yard) (%)	FRONT HARD LANDSC. AREA (SQM)	FRONT SOFT LANDSC. AREA (SQM)	FRONT SOFT LANDSC. COVERAGE (%)	REAR YARD AREA (SQM)	REAR LANDSC. AREA (SQM)	REAR LANDSC. COVERAGE (Rear Landsc./ Rear Yard) (%)	REAR HARD LANDSC. AREA (SQM)	REAR SOFT LANDSC. AREA (SQM)	REAR SOFT LANDSC. COVERAGE (%)
BLK1	TH-001	222.25	96.44	43.39%	9.54	4.29%	103.91	46.75%	15.04	15.04	100.00%	0.00	16.31	108.44%	61.80	37.77	61.12%	2.72	35.05	92.80%
	TH-002	156.90	82.75	52.74%	11.46	7.30%	49.86	31.78%	25.72	29.37	114.19%	4.30	25.07	85.36%	43.60	20.49	47.00%	1.72	18.77	91.61%
	TH-003	156.90	86.01	54.82%	11.80	7.52%	46.84	29.85%	21.86	26.35	120.54%	3.64	22.71	86.19%	43.60	20.49	47.00%	1.65	18.84	91.95%
	TH-004	156.15	86.01	55.08%	11.80	7.56%	46.13	29.54%	21.86	26.33	120.45%	3.64	22.69	86.18%	42.86	19.80	46.20%	1.67	18.13	91.57%
	TH-005	188.59	89.54	47.48%	11.08	5.88%	78.96	41.87%	26.77	30.30	113.19%	3.49	26.81	88.48%	43.76	24.82	56.72%	1.69	23.13	93.19%
BLK2	TH-006	167.13	89.54	53.58%	11.08	6.63%	63.43	37.95%	12.88	16.59	128.80%	1.68	14.91	89.87%	36.17	22.98	63.53%	1.68	21.30	92.69%
	TH-007	126.02	82.75	65.66%	11.46	9.09%	29.56	23.46%	14.85	18.48	124.44%	2.49	15.99	86.53%	23.59	11.08	46.97%	2.47	8.61	77.71%
	TH-008	126.10	86.01	68.21%	11.80	9.36%	26.57	21.07%	10.98	15.49	141.07%	1.83	13.66	88.19%	23.68	11.08	46.79%	2.39	8.69	78.43%
	TH-009	130.06	82.75	63.62%	11.46	8.81%	31.58	24.28%	13.15	16.85	128.14%	2.19	14.66	87.00%	29.44	14.73	50.03%	1.73	13.00	88.26%
	TH-010	141.11	86.01	60.95%	11.80	8.36%	35.96	25.48%	10.94	15.33	140.13%	1.83	13.50	88.06%	38.68	20.63	53.34%	1.66	18.97	91.95%
	TH-011	295.48	164.25	55.59%	10.18	3.45%	83.17	28.15%	17.85	17.85	100.00%	6.07	11.78	65.99%	74.11	26.11	35.23%	4.10	22.01	84.30%
BLK3	TH-012	284.05	164.25	57.82%	10.18	3.58%	75.52	26.59%	9.71	9.71	100.00%	3.30	6.41	66.01%	70.71	26.59	37.60%	4.10	22.49	84.58%
	TH-013	133.76	86.01	64.30%	11.80	8.82%	32.63	24.39%	11.06	15.28	138.16%	1.84	13.44	87.96%	31.25	17.35	55.52%	1.94	15.41	88.82%
	TH-014	126.53	82.75	65.40%	11.46	9.06%	29.33	23.18%	13.22	16.93	128.06%	2.20	14.73	87.01%	25.83	12.40	48.01%	2.88	9.52	76.77%
	TH-015	126.00	86.01	68.26%	11.80	9.37%	26.60	21.11%	11.06	15.56	140.69%	1.84	13.72	88.17%	23.50	11.04	46.98%	2.33	8.71	78.89%
	TH-016	126.74	82.75	65.29%	11.46	9.04%	29.61	23.36%	14.92	18.56	124.40%	2.50	16.06	86.53%	24.24	11.05	45.59%	2.33	8.72	78.91%
	TH-017	184.74	89.54	48.47%	11.08	6.00%	78.63	42.56%	16.49	20.21	122.56%	1.69	18.52	91.64%	37.62	22.01	58.51%	1.68	20.33	92.37%
BLK4	TH-018	200.14	89.54	44.74%	11.08	5.54%	85.38	42.66%	17.71	21.43	121.01%	1.91	19.52	91.09%	51.80	27.55	53.19%	1.68	25.87	93.90%
	TH-019	160.48	82.75	51.56%	11.46	7.14%	50.69	31.59%	24.00	27.71	115.46%	4.34	23.37	84.34%	48.91	22.98	46.98%	1.74	21.24	92.43%
	TH-020	166.48	86.01	51.66%	11.80	7.09%	53.61	32.20%	26.13	30.63	117.22%	4.13	26.50	86.52%	48.91	22.98	46.98%	1.69	21.29	92.65%
	TH-021	170.32	86.01	50.50%	11.80	6.93%	57.46	33.74%	29.97	34.48	115.05%	5.12	29.36	85.15%	48.91	22.98	46.98%	1.69	21.29	92.65%
	TH-022	172.06	82.75	48.09%	11.46	6.66%	62.21	36.16%	35.58	39.23	110.26%	5.92	33.31	84.91%	48.91	22.98	46.98%	1.74	21.24	92.43%
	TH-023	248.84	96.44	38.76%	9.54	3.83%	124.60	50.07%	18.29	18.29	100.00%	0.00	18.29	100.00%	69.23	42.40	61.25%	2.48	39.92	94.15%
BLK5	TH-024	144.78	85.78	59.25%	6.43	4.44%	52.45	36.23%	20.17	20.17	100.00%	0.00	20.17	100.00%						
	TH-025	91.61	76.03	82.99%	10.32	11.27%	6.81	7.43%	14.04	6.81	48.50%	1.78	5.03	73.86%						
	TH-026	91.61	69.58	75.95%	11.37	12.41%	10.66	11.64%	21.84	10.66	48.81%	1.71	8.95	83.96%						
	TH-027	91.61	69.58	75.95%	11.37	12.41%	10.66	11.64%	21.84	10.66	48.81%	1.71	8.95	83.96%						
	TH-028	91.61	76.03	82.99%	10.32	11.27%	6.81	7.43%	14.07	6.81	48.40%	1.78	5.03	73.86%						
	TH-029	91.61	67.78	73.99%	10.83	11.82%	11.11	12.13%	22.41	11.11	49.58%	1.64	9.47	85.24%						
	TH-030	112.17	80.68	71.93%	10.96	9.77%	25.02	22.31%	13.32	6.85	51.43%	1.79	5.06	73.87%						
	TH-031	117.28	80.68	68.79%	10.96	9.35%	30.09	25.66%	17.72	11.93	67.33%	1.79	10.14	85.00%						
	TH-032	91.59	67.78	74.00%	10.83	11.82%	11.10	12.12%	22.40	11.10	49.55%	1.64	9.46	85.23%						
	TH-033	91.59	76.03	83.01%	10.32	11.27%	6.80	7.42%	14.05	6.80	48.40%	1.78	5.02	73.82%						
	TH-034	91.59	69.58	75.97%	11.37	12.41%	10.65	11.63%	21.83	10.65	48.79%	1.71	8.94	83.94%						
	TH-035	91.59	69.58	75.97%	11.37	12.41%	10.65	11.63%	21.83	10.65	48.79%	1.71	8.94	83.94%						
	TH-036	91.59	76.03	83.01%	10.32	11.27%	6.80	7.42%	14.03	6.80	48.47%	1.78	5.02	73.82%						
	TH-037	144.76	85.78	59.26%	6.43	4.44%	52.43	36.22%	20.17	20.17	100.00%	0.00	20.17	100.00%						
BLK6	TH-038	150.03	85.78	57.17%	6.43	4.29%	57.69	38.45%	24.64	24.64	100.00%	0.00	24.64	100.00%						
	TH-039	91.58	76.03	83.02%	10.32	11.27%	6.80	7.42%	14.02	6.80	48.50%	1.78	5.02	73.89%						
	TH-040	91.58	69.58	75.97%	11.37	12.41%	10.64	11.62%	21.82	10.64	48.78%	1.71	8.93	83.90%						
	TH-041	91.58	69.58	75.97%	11.37	12.41%	10.64	11.62%	21.82	10.64	48.78%	1.75	8.90	83.61%						
	TH-042	91.58	76.03	83.02%	10.32	11.27%	6.80	7.42%	14.01	6.80	48.52%	1.78	5.02	73.89%						
	TH-043	111.37	80.68	72.44%	10.96	9.84%	24.19	21.72%	15.01	8.56	56.99%	1.79	6.77	79.07%						
	TH-044	120.45	80.68	66.98%	10.96	9.10%	31.46	26.12%	23.38	15.79	67.55%	1.79	14.00	88.66%						
	TH-045	89.81	76.03	84.65%	10.32	11.49%	5.16	5.75%	12.24	5.16	42.14%	1.78	3.39	65.60%						
	TH-046	85.24	69.58	81.63%	11.37	13.34%	7.89	9.25%	15.50	7.89	50.89%	1.75	6.14	77.88%						
	TH-047	83.96	69.58	82.88%	11.37	13.54%	6.88	8.19%	14.19	6.88	48.47%	1.71	5.17	75.09%						
	TH-048	83.94	76.03	90.58%	10.32	12.30%	3.10	3.69%	6.37	3.10	48.59%	1.53	1.57	50.74%						
	TH-049	122.88	85.78	69.81%	6.43	5.23%	34.28	27.89%	14.79	14.79	100.00%	0.00	14.79	100.00%						

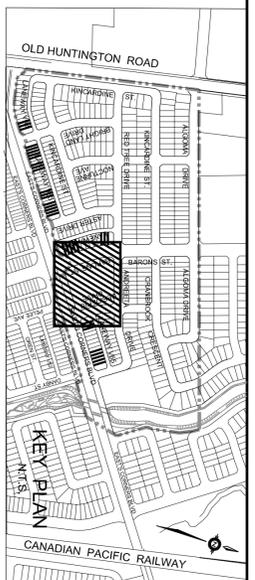
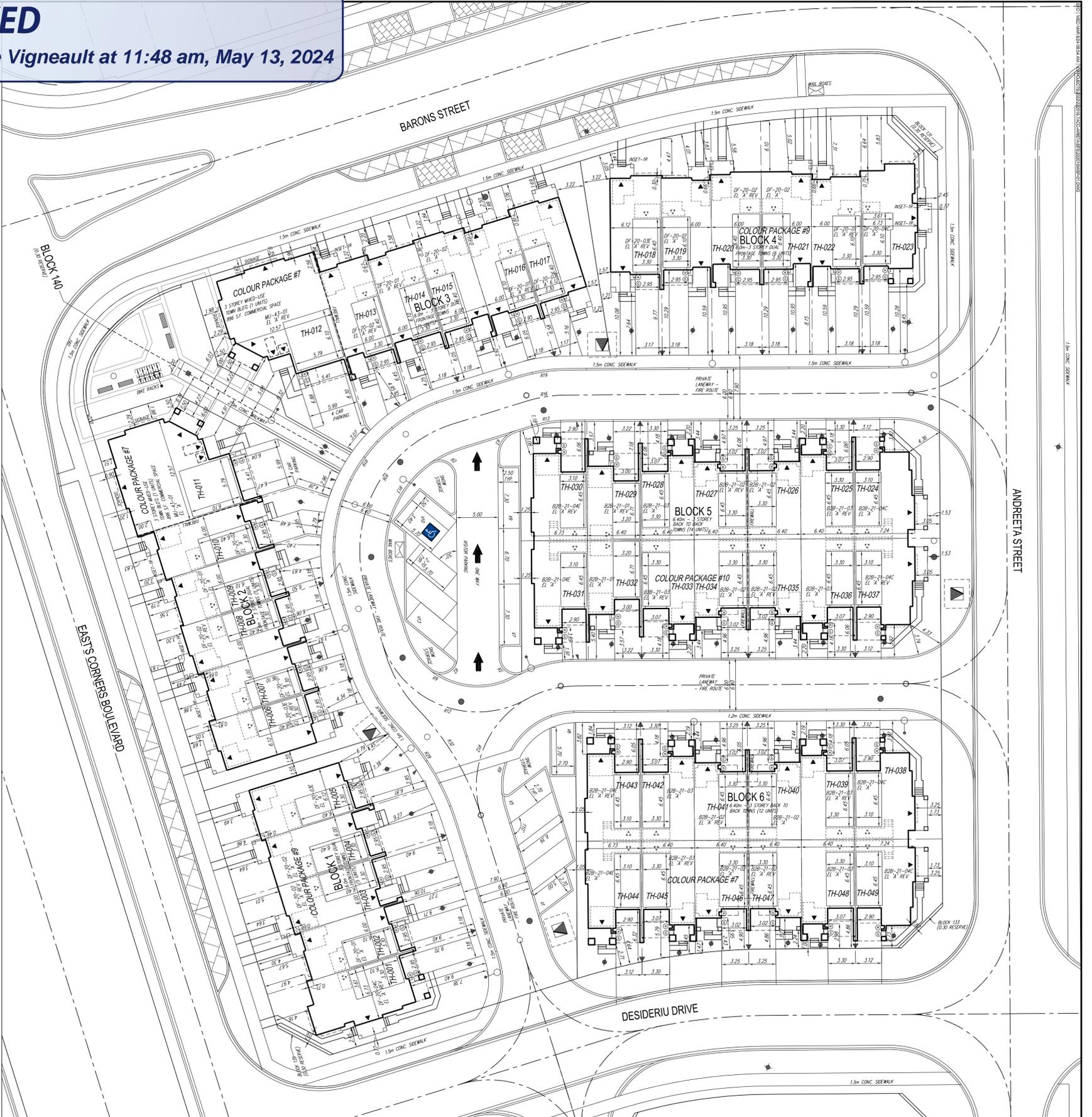
Variance #1

Variance #5

Variance #6

RECEIVED

By Christine Vigneault at 11:48 am, May 13, 2024



UNIT STATISTICS:

UNITS	PRODUCT
26	6.0m - 3 STOREY BACK TO BACK TOWNS (MULTIUNIT TOWNHOUSE)
2	2 RES. AND 1 COMM. - 3 STOREY MIXED USE RESIDENTIAL UNITS
21	6.0m - 3 STOREY DUAL FRONTAGE STREET TOWNHOUSE
49	TOTAL UNITS

PARKING BY-LAW 001-2021

DESCRIPTION	UNITS	REQ'D (SP/UN)	PROVIDED (SP/UN)
DUAL FRONTAGE STREET TOWNHOUSE	21	21 (2) = 42 RES. PARKING	21 (2) = 42 RES. PARKING
MULTIUNIT TOWNHOUSE	26	28 (1) = 28 RES. PARKING	46 RES. PARKING
MIXED USE RESIDENTIAL UNITS	4	4 (2) = 8 RES. PARKING	(0.2) = 4 VISITOR PARKING
CLINIC	83.3m <sup>2</sup>	83.3 x 4.5 / 100 = 4	4 (2) = 8 RES. PARKING
RESTAURANT TAKE-OUT	83.3m <sup>2</sup>	83.3 x 6 / 100 = 5	5
TOTAL		76 RESIDENTIAL PARKING	109
		4 VISITOR PARKING	
		9 RETAIL PARKING	
		TOTAL 89 PARKING SPACES	

SHORT-TERM BICYCLE SPACES	PROVIDED (SP/UN)	REQ'D (SP/UN)
	49(0.1) = 5	49(0.1) = 5

LAV-BY PARKING:  
ESTIMATED NUMBER OF LAV-BY PARKING SPACES - 13

BLOCK #	LOT #	BLK6		BLK5		BLK4		BLK3		BLK2		BLK1	
		AREA (sqm)	UNIT										
TH-001	1	12.50	1	12.50	1	12.50	1	12.50	1	12.50	1	12.50	1
TH-002	2	12.50	2	12.50	2	12.50	2	12.50	2	12.50	2	12.50	2
TH-003	3	12.50	3	12.50	3	12.50	3	12.50	3	12.50	3	12.50	3
TH-004	4	12.50	4	12.50	4	12.50	4	12.50	4	12.50	4	12.50	4
TH-005	5	12.50	5	12.50	5	12.50	5	12.50	5	12.50	5	12.50	5
TH-006	6	12.50	6	12.50	6	12.50	6	12.50	6	12.50	6	12.50	6
TH-007	7	12.50	7	12.50	7	12.50	7	12.50	7	12.50	7	12.50	7
TH-008	8	12.50	8	12.50	8	12.50	8	12.50	8	12.50	8	12.50	8
TH-009	9	12.50	9	12.50	9	12.50	9	12.50	9	12.50	9	12.50	9
TH-010	10	12.50	10	12.50	10	12.50	10	12.50	10	12.50	10	12.50	10
TH-011	11	12.50	11	12.50	11	12.50	11	12.50	11	12.50	11	12.50	11
TH-012	12	12.50	12	12.50	12	12.50	12	12.50	12	12.50	12	12.50	12
TH-013	13	12.50	13	12.50	13	12.50	13	12.50	13	12.50	13	12.50	13
TH-014	14	12.50	14	12.50	14	12.50	14	12.50	14	12.50	14	12.50	14
TH-015	15	12.50	15	12.50	15	12.50	15	12.50	15	12.50	15	12.50	15
TH-016	16	12.50	16	12.50	16	12.50	16	12.50	16	12.50	16	12.50	16
TH-017	17	12.50	17	12.50	17	12.50	17	12.50	17	12.50	17	12.50	17
TH-018	18	12.50	18	12.50	18	12.50	18	12.50	18	12.50	18	12.50	18
TH-019	19	12.50	19	12.50	19	12.50	19	12.50	19	12.50	19	12.50	19
TH-020	20	12.50	20	12.50	20	12.50	20	12.50	20	12.50	20	12.50	20
TH-021	21	12.50	21	12.50	21	12.50	21	12.50	21	12.50	21	12.50	21
TH-022	22	12.50	22	12.50	22	12.50	22	12.50	22	12.50	22	12.50	22
TH-023	23	12.50	23	12.50	23	12.50	23	12.50	23	12.50	23	12.50	23
TH-024	24	12.50	24	12.50	24	12.50	24	12.50	24	12.50	24	12.50	24
TH-025	25	12.50	25	12.50	25	12.50	25	12.50	25	12.50	25	12.50	25
TH-026	26	12.50	26	12.50	26	12.50	26	12.50	26	12.50	26	12.50	26
TH-027	27	12.50	27	12.50	27	12.50	27	12.50	27	12.50	27	12.50	27
TH-028	28	12.50	28	12.50	28	12.50	28	12.50	28	12.50	28	12.50	28
TH-029	29	12.50	29	12.50	29	12.50	29	12.50	29	12.50	29	12.50	29
TH-030	30	12.50	30	12.50	30	12.50	30	12.50	30	12.50	30	12.50	30
TH-031	31	12.50	31	12.50	31	12.50	31	12.50	31	12.50	31	12.50	31
TH-032	32	12.50	32	12.50	32	12.50	32	12.50	32	12.50	32	12.50	32
TH-033	33	12.50	33	12.50	33	12.50	33	12.50	33	12.50	33	12.50	33
TH-034	34	12.50	34	12.50	34	12.50	34	12.50	34	12.50	34	12.50	34
TH-035	35	12.50	35	12.50	35	12.50	35	12.50	35	12.50	35	12.50	35
TH-036	36	12.50	36	12.50	36	12.50	36	12.50	36	12.50	36	12.50	36
TH-037	37	12.50	37	12.50	37	12.50	37	12.50	37	12.50	37	12.50	37
TH-038	38	12.50	38	12.50	38	12.50	38	12.50	38	12.50	38	12.50	38
TH-039	39	12.50	39	12.50	39	12.50	39	12.50	39	12.50	39	12.50	39
TH-040	40	12.50	40	12.50	40	12.50	40	12.50	40	12.50	40	12.50	40
TH-041	41	12.50	41	12.50	41	12.50	41	12.50	41	12.50	41	12.50	41
TH-042	42	12.50	42	12.50	42	12.50	42	12.50	42	12.50	42	12.50	42
TH-043	43	12.50	43	12.50	43	12.50	43	12.50	43	12.50	43	12.50	43
TH-044	44	12.50	44	12.50	44	12.50	44	12.50	44	12.50	44	12.50	44
TH-045	45	12.50	45	12.50	45	12.50	45	12.50	45	12.50	45	12.50	45
TH-046	46	12.50	46	12.50	46	12.50	46	12.50	46	12.50	46	12.50	46
TH-047	47	12.50	47	12.50	47	12.50	47	12.50	47	12.50	47	12.50	47
TH-048	48	12.50	48	12.50	48	12.50	48	12.50	48	12.50	48	12.50	48
TH-049	49	12.50	49	12.50	49	12.50	49	12.50	49	12.50	49	12.50	49

BLOCK 108

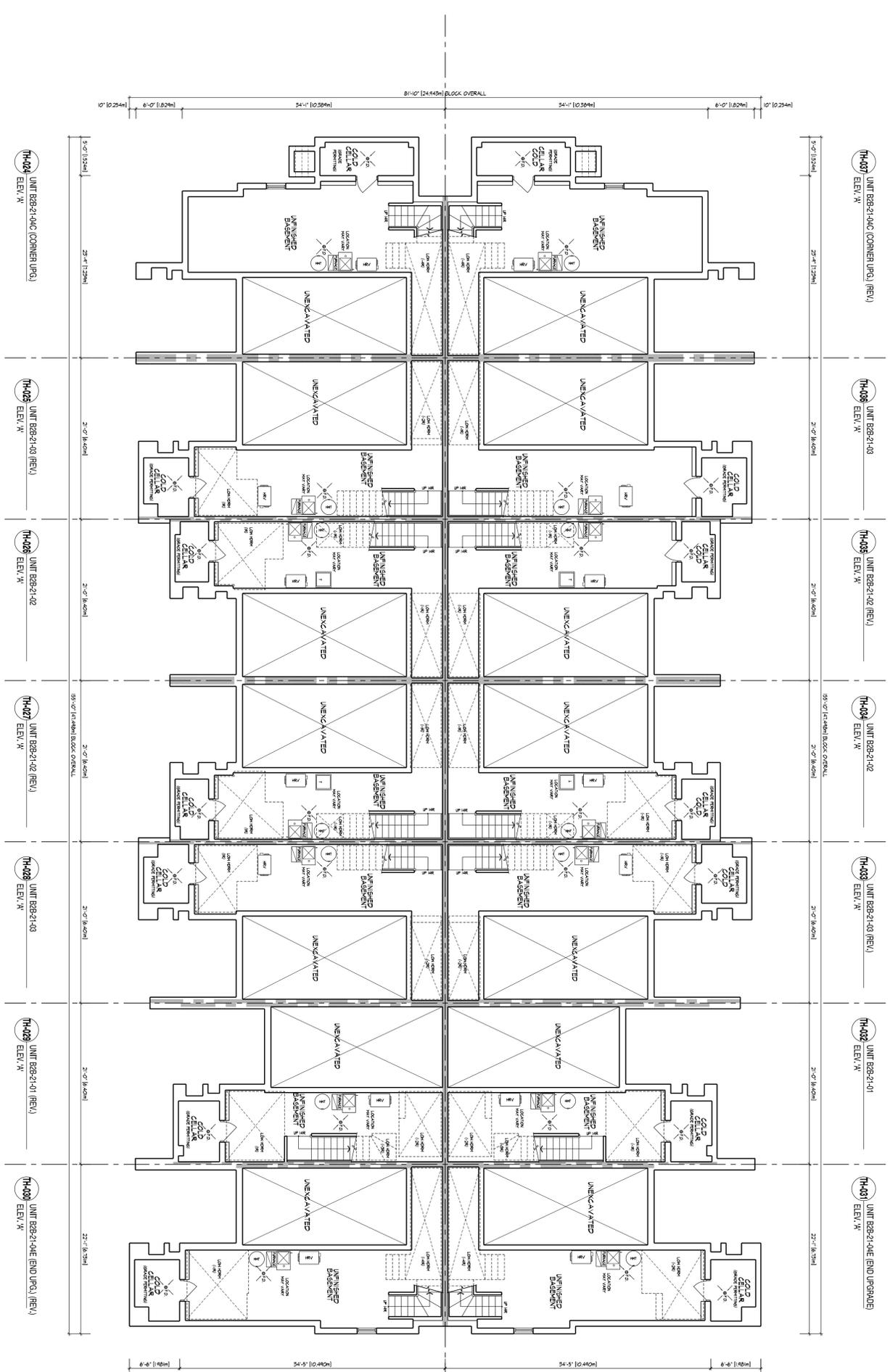
**DESIGN ASSOCIATES INC.**  
 1000 VICTORIA PARKWAY, SUITE 100  
 NASHVILLE, ONTARIO  
 T90 027 5338 F 905 377 1208 EMAIL: INFO@DAI.COM

**HUNT FOR**  
 DESIGN ASSOCIATES INC.  
 1000 VICTORIA PARKWAY, SUITE 100  
 NASHVILLE, ONTARIO  
 T90 027 5338 F 905 377 1208 EMAIL: INFO@DAI.COM

**SP01**

DATE: 2024.05.13  
 DRAWING NO: 22201-0391-DWG

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. REFER TO REVISIONS FOR THE LATEST DIMENSIONS.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 4. DIMENSIONS TO FACE ARE SHOWN IN RED.  
 5. DIMENSIONS TO CENTERLINE ARE SHOWN IN GREEN.  
 6. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLUE.  
 7. DIMENSIONS TO CENTERLINE ARE SHOWN IN PURPLE.  
 8. DIMENSIONS TO CENTERLINE ARE SHOWN IN ORANGE.  
 9. DIMENSIONS TO CENTERLINE ARE SHOWN IN BROWN.  
 10. DIMENSIONS TO CENTERLINE ARE SHOWN IN PINK.



BASEMENT PLAN, ELEVATION 'A' (BACK-TO-BACK TOWNHOUSE) (BLOCK 5 - 14 UNITS)

**HUNT**  
DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.208.547.7900 | 272 S. 1000 E. SUITE 200 | SALT LAKE CITY, UT 84143  
NASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016  
NASHVILLE / VAUGHAN, ONTARIO

**BLOCK 5**  
LOTS TH-024 - TH-037

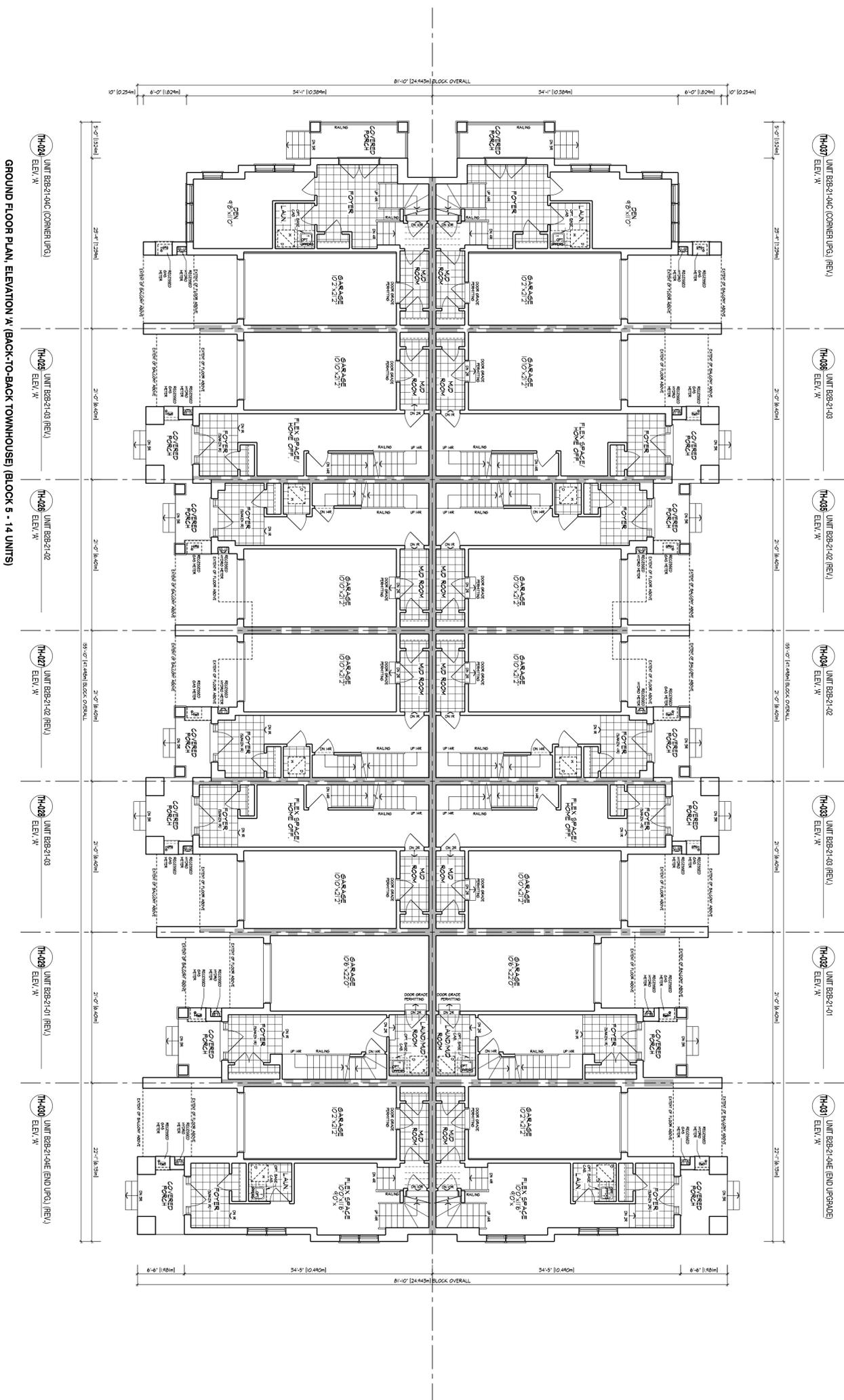
**BACK-TO-BACK TOWNS**

Scale: 1/8" = 1'-0"  
Date: 2023.07.10  
Drawn by: [Name]  
Checked by: [Name]

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT - 14 SUBMISSION	2023.07.10
2	ISSUED FOR SUBMITTAL - 20 SUBMISSION	2023.07.10
3	ISSUED FOR SUBMITTAL - 20 SUBMISSION	2023.07.10
4		
5		

222016T - BLOCK ELEVATIONS (B2B) 1 of 6

# BLOCK NUMBER 5



GROUND FLOOR PLAN, ELEVATION 1/1 (BACK-TO-BACK TOWNHOUSE) (BLOCK 5 - 14 UNITS)

NO.	REVISIONS	DATE
1	ISSUED FOR SUBMITTAL - 14 SUBMISSION	2022.07.01
2	ISSUED FOR SUBMITTAL - 14 SUBMISSION	2022.07.01
3	ISSUED FOR SUBMITTAL - 14 SUBMISSION	2022.07.01
4	ISSUED FOR SUBMITTAL - 14 SUBMISSION	2022.07.01
5	ISSUED FOR SUBMITTAL - 14 SUBMISSION	2022.07.01

**HUNT HILL**  
 DESIGN ASSOCIATES INC.  
 6906 WILSON AVENUE, SUITE 100  
 WASHINGTON, DC 20015  
 TEL: 703.277.5133 FAX: 703.277.5134  
 WWW.HUNT-HILL.COM

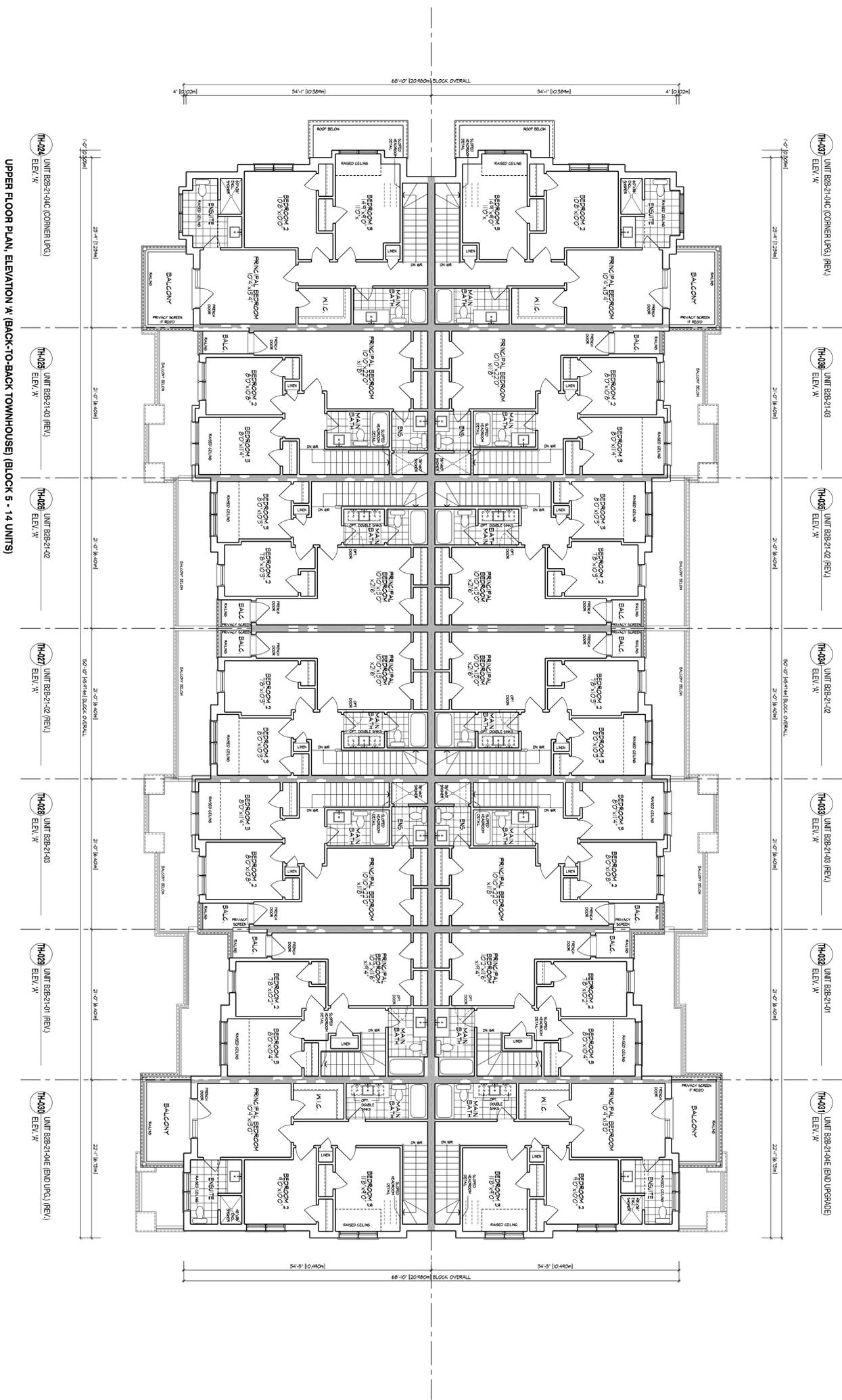
**DESKON ASSOCIATES INC.**  
 1000 WILSON AVENUE, SUITE 100  
 WASHINGTON, DC 20015  
 TEL: 703.277.5133 FAX: 703.277.5134  
 WWW.DESKON.COM

**ASHVILLE DEVELOPMENTS, ARISTA HOMES - 220716**  
 LOTS TH-024 - TH-037  
 BLOCK 5  
 BACK-TO-BACK TOWNS

220716-01-BLOCK ELEVATIONS (B2B)  
 2 of 6

# BLOCK NUMBER 5





UPPER FLOOR PLAN, ELEVATION X (BACK-TO-BACK TOWNHOUSE) (BLOCK 5 - 14 UNITS)

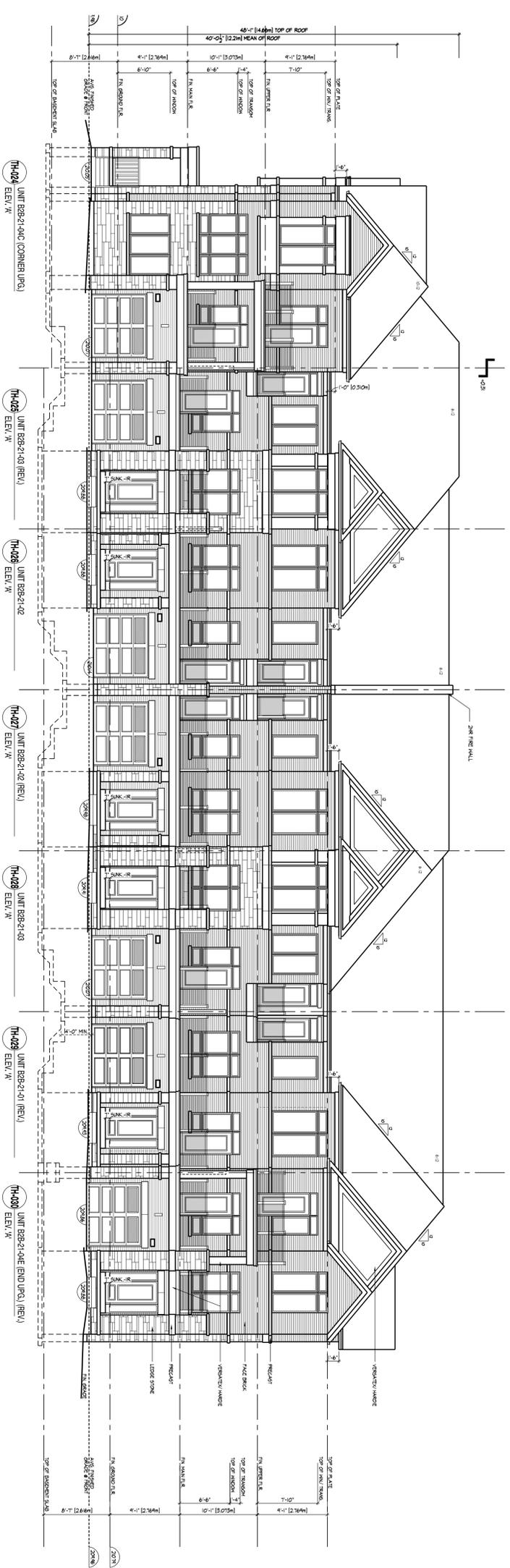
**HUNT**  
DESIGN ASSOCIATES, INC.  
WWW.HUNTDESIGN.COM | 1.800.427.7900  
9000 WILSON ROAD, SUITE 100, WASHINGTON, NC 27085  
7000 272 5133 | 800.727.7200 | www.huntdesign.com

**ASHVILLE DEVELOPMENTS / ARISTA HOMES - 22016**  
BLOCK 5  
LOTS TH-024 - TH-037  
BLOCK TO-BACK TOWNS

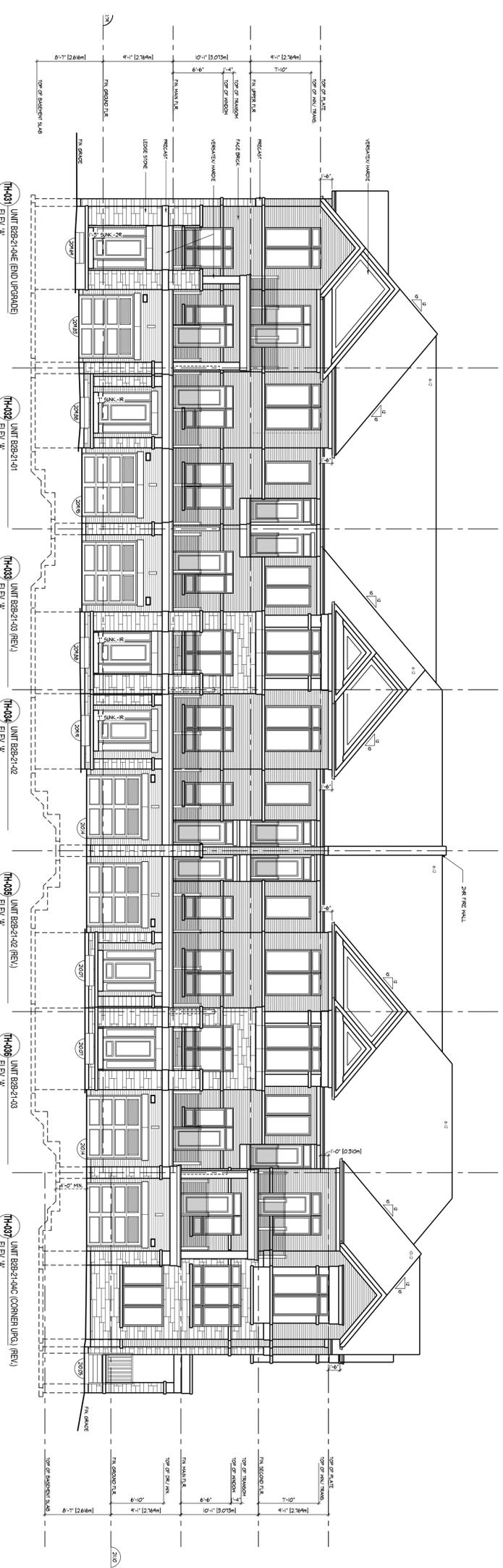
22016-B1-02 - BLOCK ELEVATIONS (B2B)

# BLOCK NUMBER 5

All drawings are the property of Hunt Design Associates, Inc. and are not to be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hunt Design Associates, Inc.



FRONT ELEVATION 'A' (BACK-TO-BACK TOWNHOUSE) (BLOCK 5 - 14 UNITS)



FRONT ELEVATION 'A' (BACK-TO-BACK TOWNHOUSE) (BLOCK 5 - 14 UNITS)

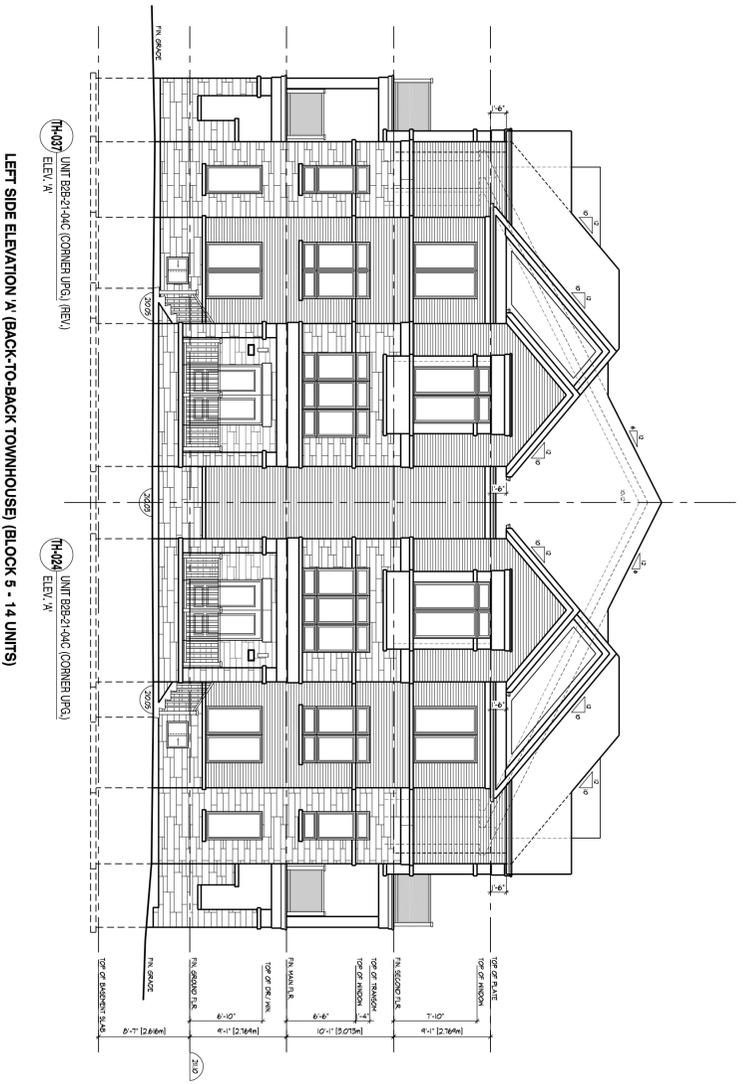
**HUNT**  
DESIGN ASSOCIATES INC.  
1000 W. WASHINGTON ST. SUITE 100  
NASHVILLE, TN 37203  
TEL: 615.259.1100 | WWW.HUNTDESIGN.COM

**PROJECT INFORMATION**  
PROJECT: 22016T - BLOCK ELEVATIONS (B2B)  
DATE: 05/13/24  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR SUBMITTAL - 1ST SUBMISSION	2023.07.18	JK
2	ISSUED FOR SUBMITTAL - 2ND SUBMISSION	2023.07.18	JK

**NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
2. REFER TO ALL APPLICABLE SCHEDULES AND SPECIFICATIONS.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.



All drawings shall be read in conjunction with the project's general notes and specifications. The project is the property of Hunt Hill Architects Inc. All drawings are the property of Hunt Hill Architects Inc. All drawings are the property of Hunt Hill Architects Inc. All drawings are the property of Hunt Hill Architects Inc.

NO.	REVISIONS	DATE
1	ISSUED FOR SUBMITTAL - 14 SUBMISSION	2022.07.05
2	ISSUED FOR SUBMITTAL - 2ND SUBMISSION	2022.07.05
3		
4		
5		

DATE	BY	CHECKED
2022.07.05	NC	NC

PROJECT	22016.TACC-ARRETA-DESIGN
CLIENT	HUNT HILL ARCHITECTS INC.
DATE	2022.07.05

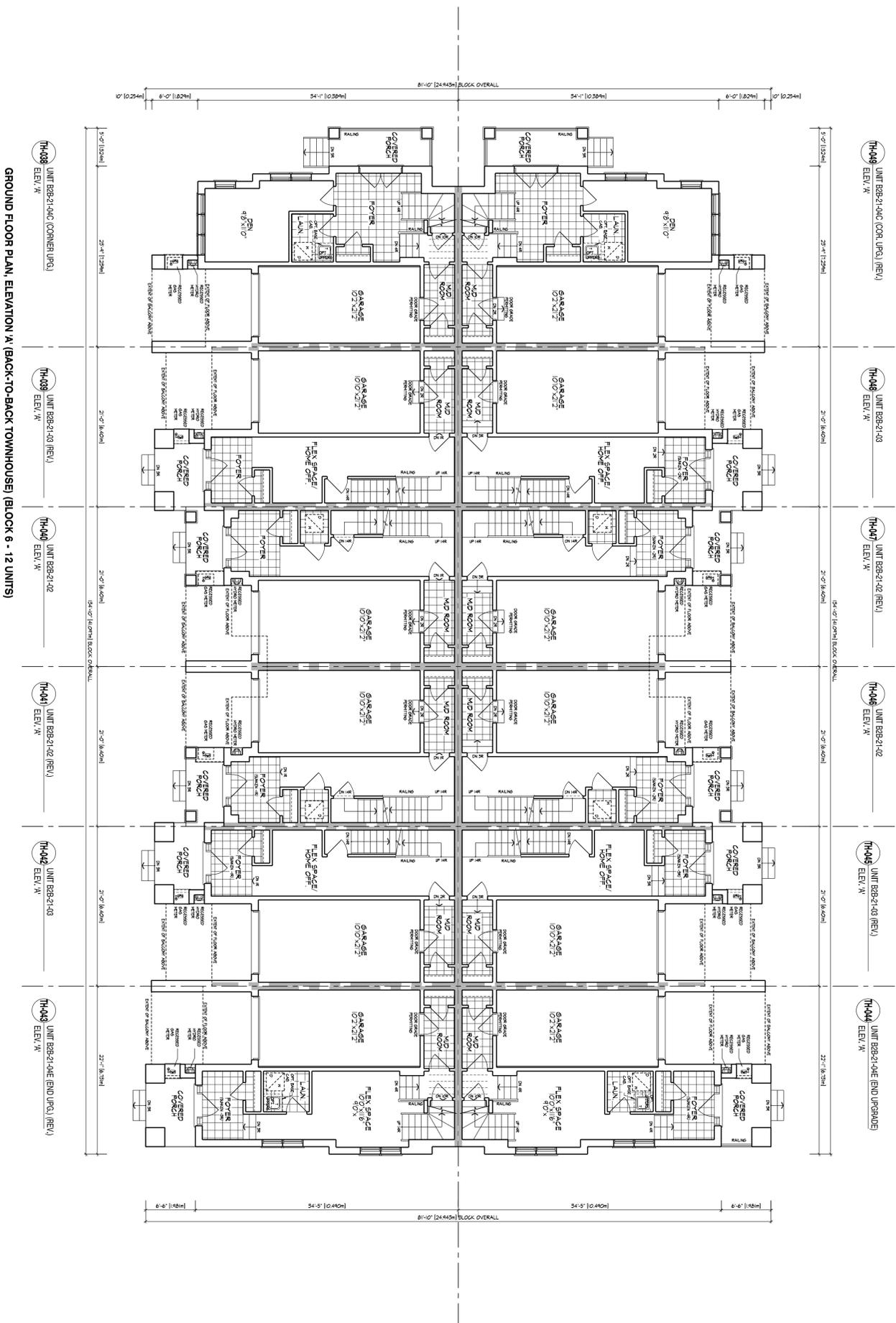
**HUNT HILL**  
DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.204.914.7700  
7900 272 51 530 | 905.777.7500 | email: info@huntdesign.com  
MISSISSAUGA, ONTARIO

**BLOCK 5**  
LOTS TH-024 - TH-027

**BLOCK ELEVATIONS**  
**BACK-TO-BACK TOWNS**

220160T - BLOCK ELEVATIONS (B2B)



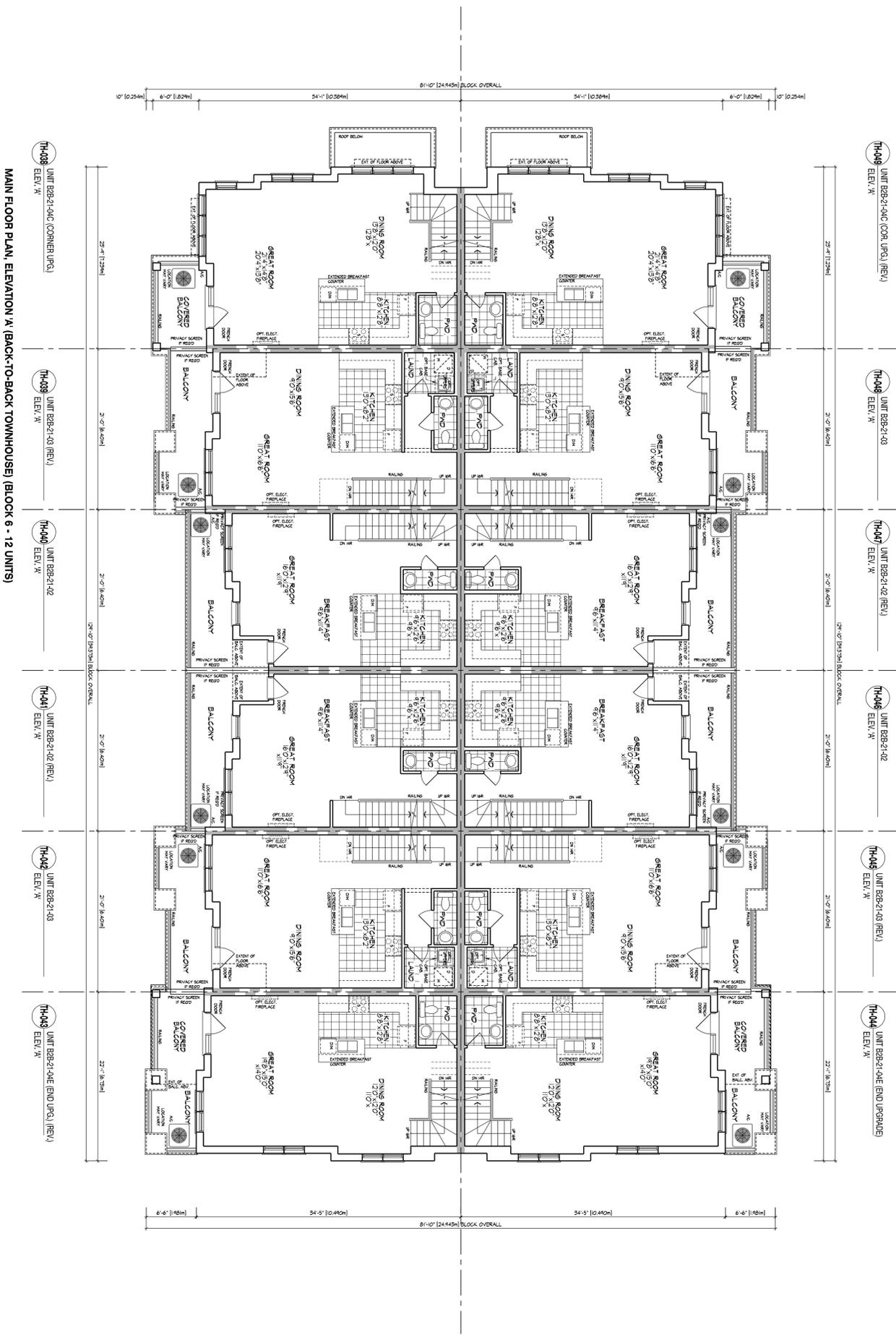


GROUND FLOOR PLAN, ELEVATION X (BACK-TO-BACK TOWNHOUSE) (BLOCK 6 - 12 UNITS)

NO.	REVISIONS	DATE
1	ISSUED FOR SUBMITTAL - 1st SUBMISSION	2023.07.05
2	ISSUED FOR SUBMITTAL - 2nd SUBMISSION	2023.07.05

**HUNT HILL**  
 DESIGN ASSOCIATES INC.  
 6900 WILSON ROAD, SUITE 100  
 RICHMOND HILL, ONTARIO L4B 1A7  
 TEL: 905.707.5133 | FAX: 905.707.7528 | WWW.HUNTANDHILL.COM

# BLOCK NUMBER 6



**HUNT HILL**  
DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.208.617.7900 | 272 S. 1000 E. SUITE 200 | MOUNTAIN VIEW, UT 84040

**MASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016**  
MASHVILLE, VAUGHAN, ONTARIO

**BLOCK 6**  
LOTS TH-038 - TH-049

**BACK-TO-BACK TOWNS**

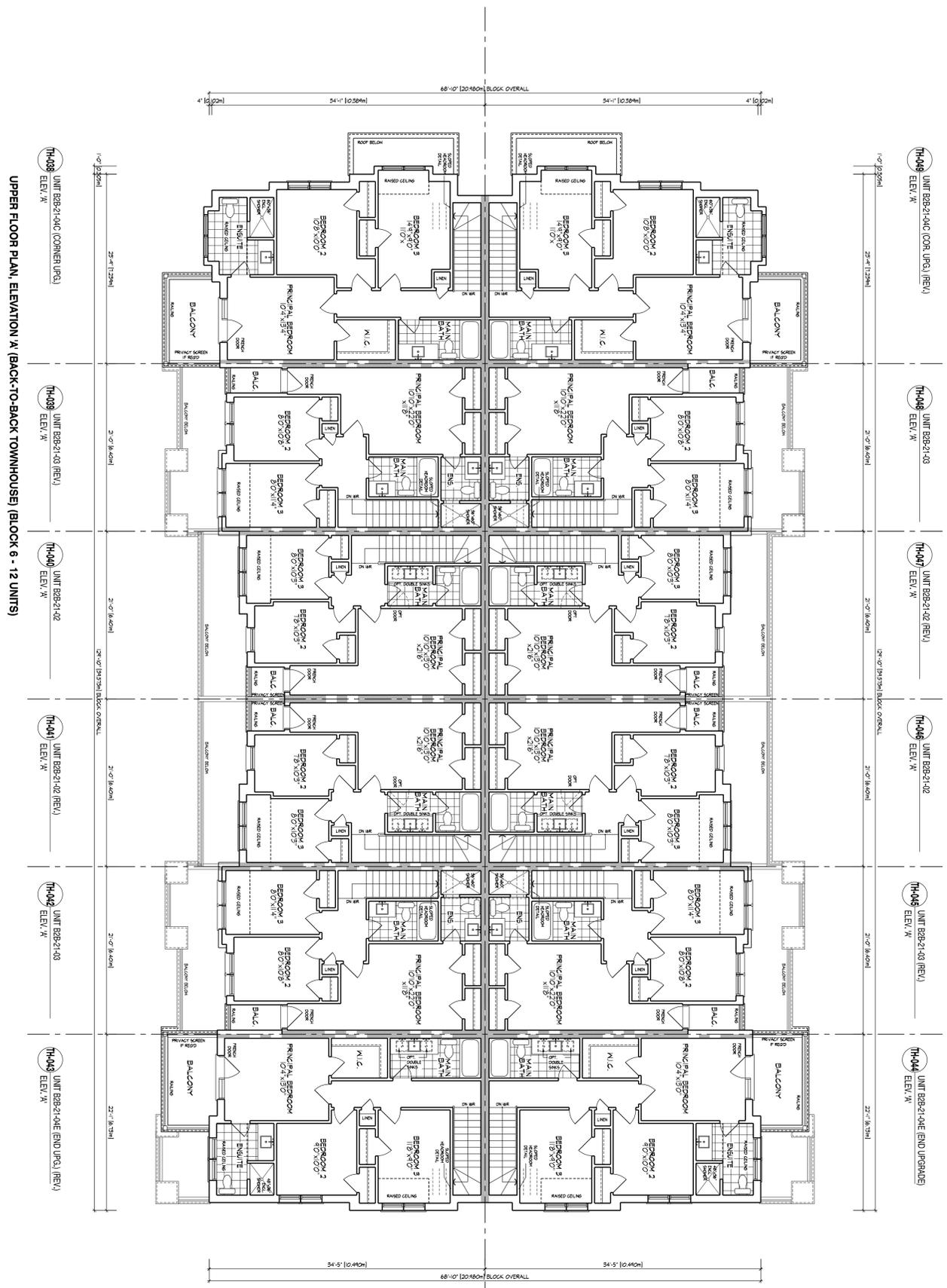
Block: RB-1-02  
Sheet: 10  
Date: 2012.07.10

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR SUBMITTAL - 1st SUBMISSION	2012.07.10	JK
2	ISSUED FOR SUBMITTAL - 2nd SUBMISSION	2012.07.10	JK
3	ISSUED FOR SUBMITTAL - 3rd SUBMISSION	2012.07.10	JK
4	ISSUED FOR SUBMITTAL - 4th SUBMISSION	2012.07.10	JK
5	ISSUED FOR SUBMITTAL - 5th SUBMISSION	2012.07.10	JK

**REVISIONS**

DATE: 2012.07.10  
BY: JK

THIS PLAN IS THE PROPERTY OF HUNT DESIGN ASSOCIATES INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HUNT DESIGN ASSOCIATES INC.



UPPER FLOOR PLAN, ELEVATION X (BACK-TO-BACK TOWNHOUSE) (BLOCK 6 - 12 UNITS)

All drawings and specifications are subject to change without notice. The contractor shall be responsible for verifying all dimensions and conditions on site. The architect shall not be responsible for any errors or omissions in the drawings or specifications. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for any delays or cost overruns caused by the contractor. The contractor shall be responsible for maintaining the site in a safe and secure condition at all times. The architect shall not be responsible for any damage to the site or surrounding areas. The contractor shall be responsible for all costs associated with the construction of the project. The architect shall not be responsible for any claims or lawsuits filed against the contractor or the architect. The contractor shall be responsible for all legal and financial obligations related to the project. The architect shall not be responsible for any claims or lawsuits filed against the contractor or the architect. The contractor shall be responsible for all legal and financial obligations related to the project.

**HUNT**  
 DESIGN ASSOCIATES INC.  
 6900 VICTORIA PARKWAY, SUITE 100  
 NASHVILLE, TN 37208  
 TEL: 615.277.5133 | FAX: 615.277.7500  
 WWW.HUNTDESIGN.COM

**PROJECT INFORMATION**  
 PROJECT: 22016.TACC-ARRETA-DESIGN  
 SHEET: 220160T - BLOCK ELEVATIONS (B2B)  
 DATE: 2023.07.16

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT - 1st SUBMISSION	2023.07.16
2	ISSUED FOR PERMIT - 2nd SUBMISSION	2023.07.16

**SCALE**  
 1/8" = 1'-0"

**DATE**  
 2023.07.16

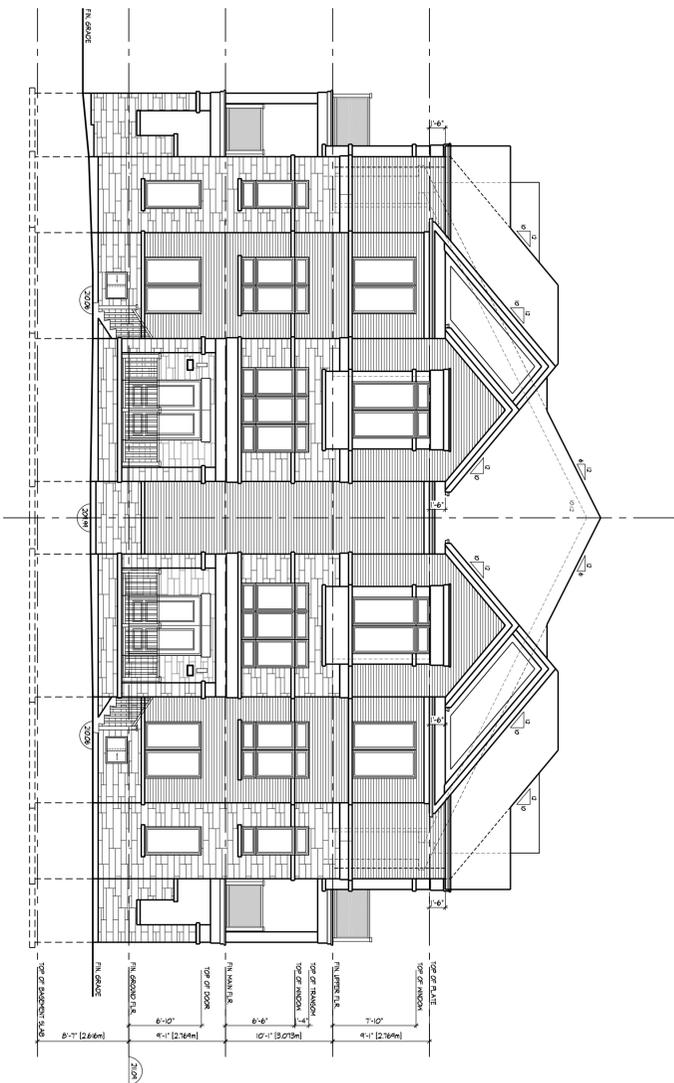
**BY**  
 [Signature]

**CHECKED**  
 [Signature]

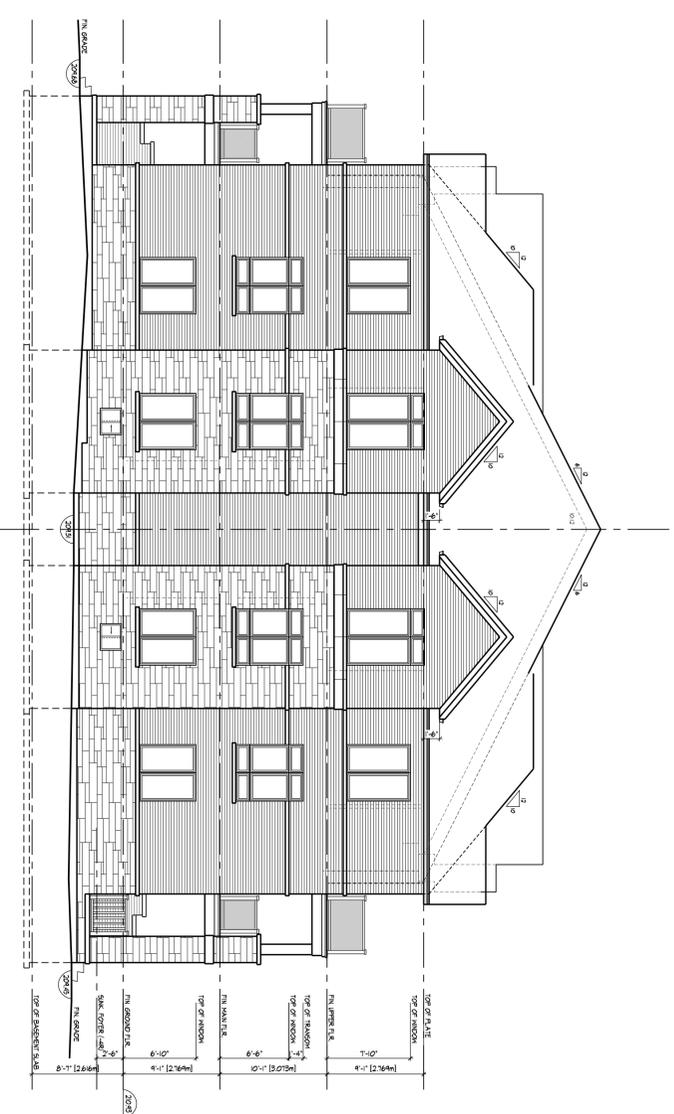
**APPROVED**  
 [Signature]

# BLOCK NUMBER 6





LEFT SIDE ELEVATION 'A' (BACK-TO-BACK TOWNHOUSE) (BLOCK 6 - 12 UNITS)



RIGHT SIDE ELEVATION 'A' (BACK-TO-BACK TOWNHOUSE) (BLOCK 6 - 12 UNITS)

All drawings shall be read in conjunction with the project's site plan, site plan, and site plan. The drawings are the property of Hunt Design Associates Inc. and shall not be used for any other project without the written consent of Hunt Design Associates Inc.

NO.	REVISIONS	DATE
1	ISSUED FOR SUBMITTAL - 1st SUBMISSION	2022.07.05
2	ISSUED FOR SUBMITTAL - 2nd SUBMISSION	2022.07.05
3		
4		
5		

DESIGN ASSOCIATES INC.	SCALE	DATE
1000 SHEPPARD AVENUE EAST, SUITE 100	AS SHOWN	2022.07.05
SCARBOROUGH, ONTARIO M1S 1W4		
TEL: (416) 291-1111		
WWW.HUNTDESIGN.COM		

**HUNT DESIGN ASSOCIATES INC.**

DESIGN ASSOCIATES INC.  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1W4  
 TEL: (416) 291-1111  
 WWW.HUNTDESIGN.COM

**MASHVILLE DEVELOPMENTS / ARISTA HOMES - 22016**  
 MASHVILLE, VAUGHAN, ONTARIO

**BLOCK 6**  
 LOTS TH-038 - TH-049

**BLOCK ELEVATIONS**  
 BACK-TO-BACK TOWNS

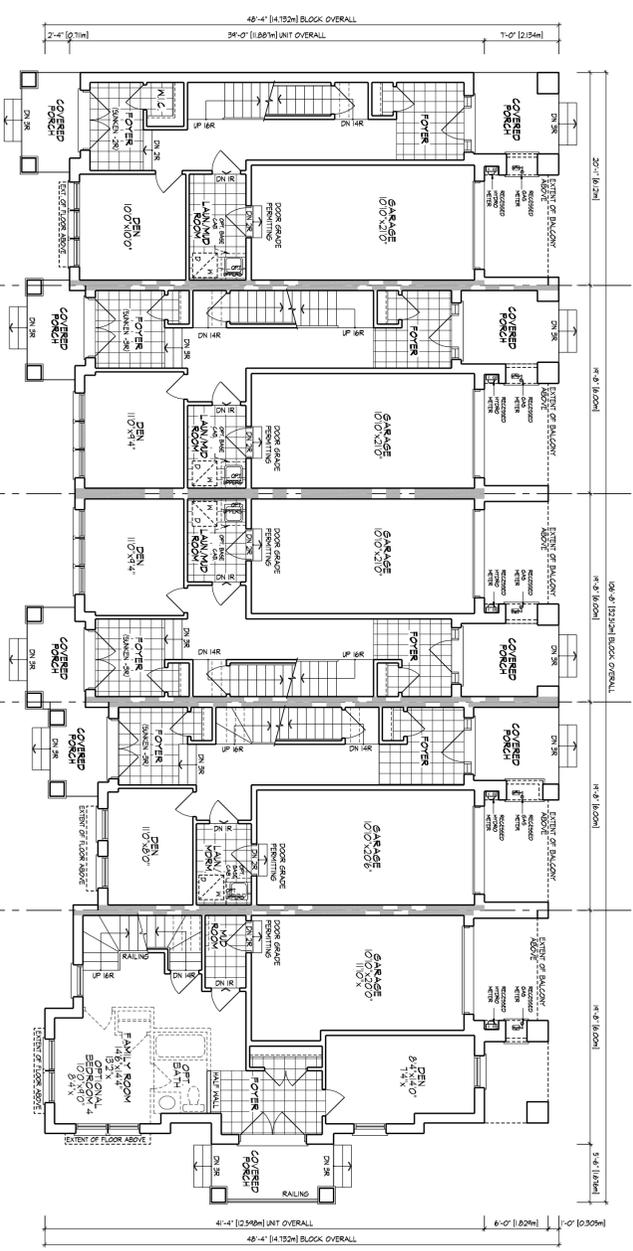
TH-049  
 UNIT B2B-21-04C (CORNER UPG.)  
 ELEV. 'A'

TH-048  
 UNIT B2B-21-04C (CORNER UPG.)  
 ELEV. 'A'

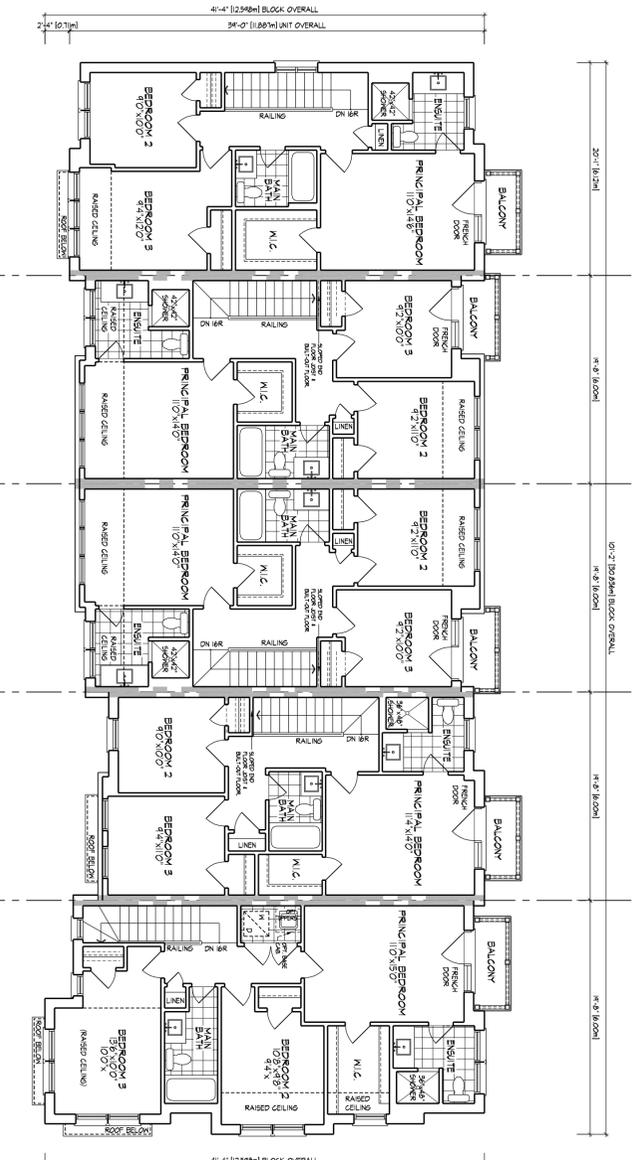
TH-049  
 UNIT B2B-21-04E (END UPG.)  
 ELEV. 'A'

TH-048  
 UNIT B2B-21-04E (END UPG.)  
 ELEV. 'A'

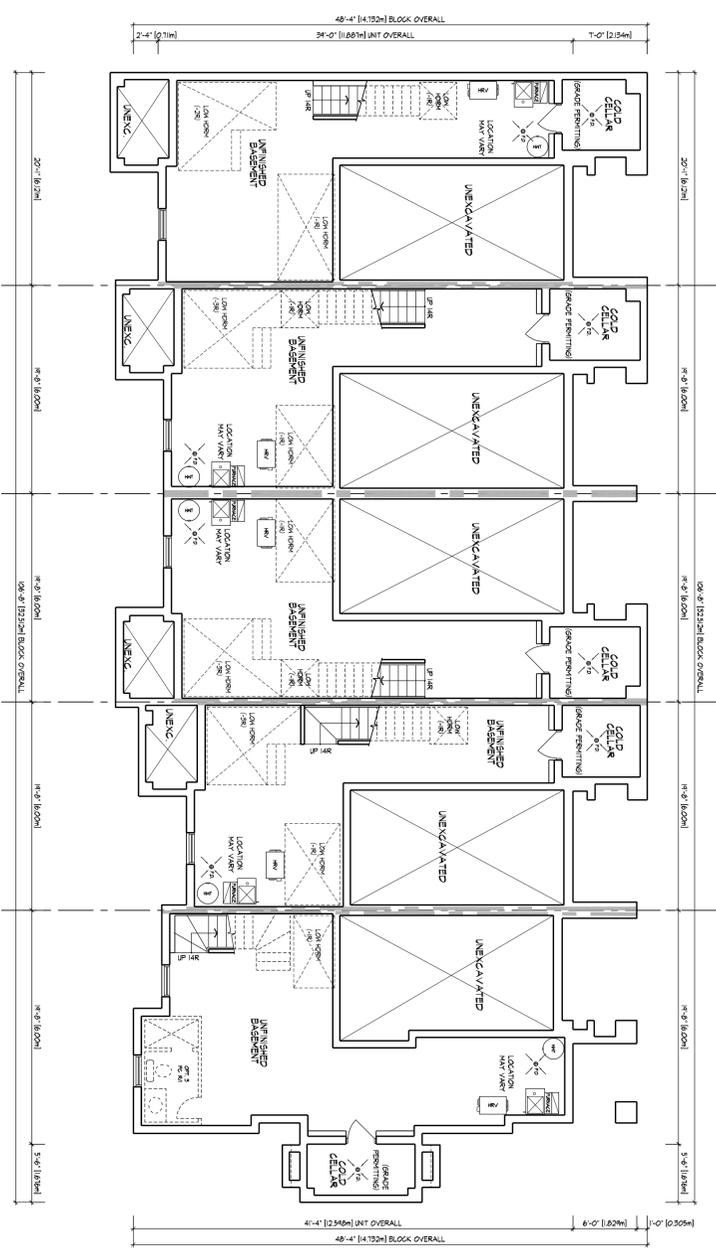
# BLOCK NUMBER 6



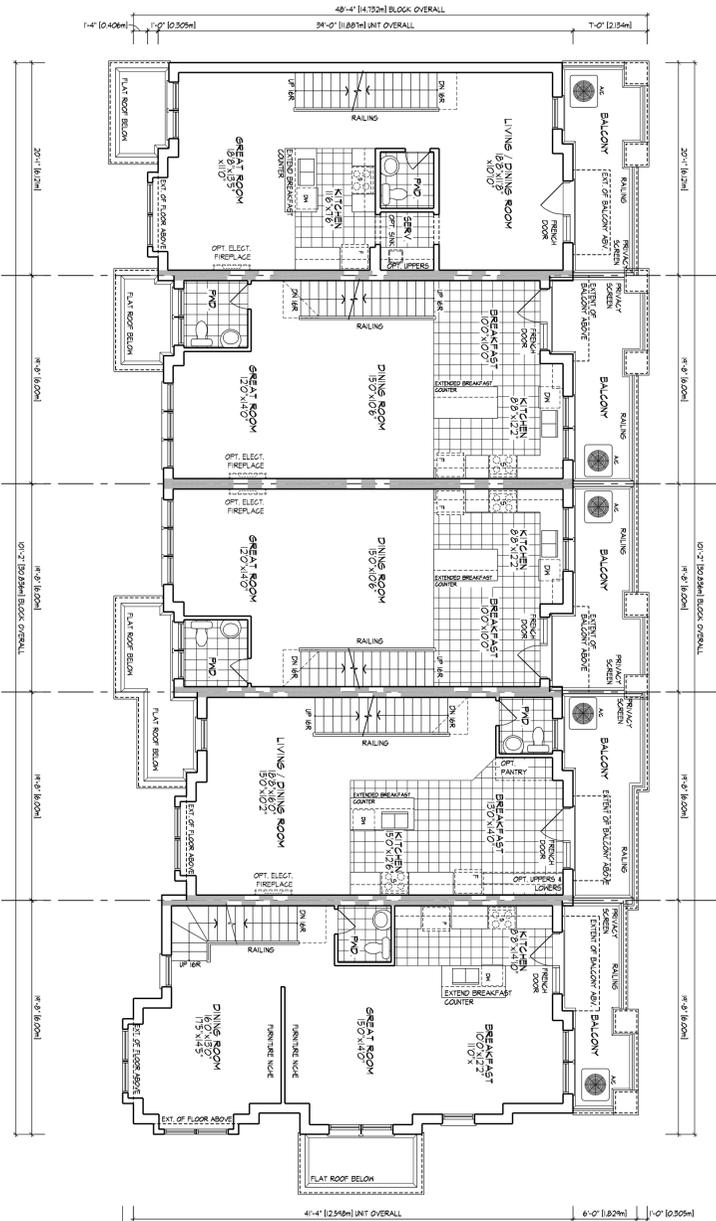
GROUND FLOOR PLAN, ELEVATION X (DUAL FRONTAGE TOWNHOUSE) (BLOCK 1 - 5 UNITS)



UPPER FLOOR PLAN, ELEVATION X (DUAL FRONTAGE TOWNHOUSE) (BLOCK 1 - 5 UNITS)



BASEMENT PLAN, ELEVATION Y (DUAL FRONTAGE TOWNHOUSE) (BLOCK 1 - 5 UNITS)



MAIN FLOOR PLAN, ELEVATION Y (DUAL FRONTAGE TOWNHOUSE) (BLOCK 1 - 5 UNITS)

**HUNT**  
DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.204.947.7900  
7900 217 ST SW # 200 | 217 2500 WHEATRIE, MINNESOTA 55120

**22201 BD - BLOCK ELEVATIONS (DF)**

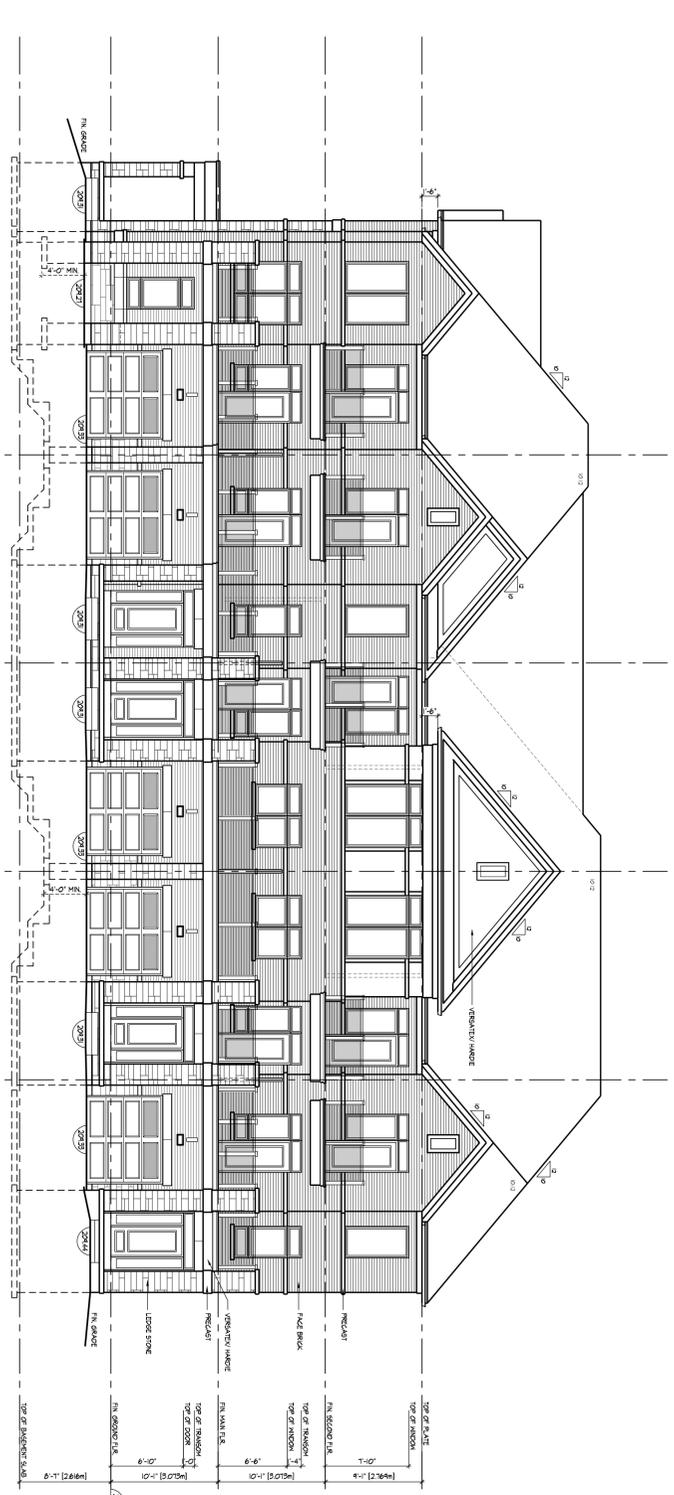
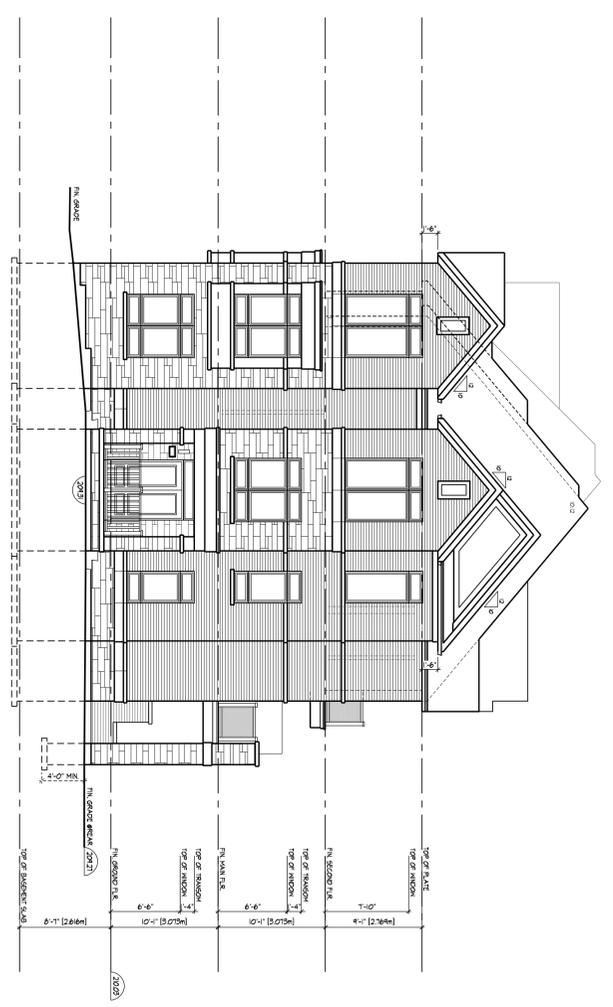
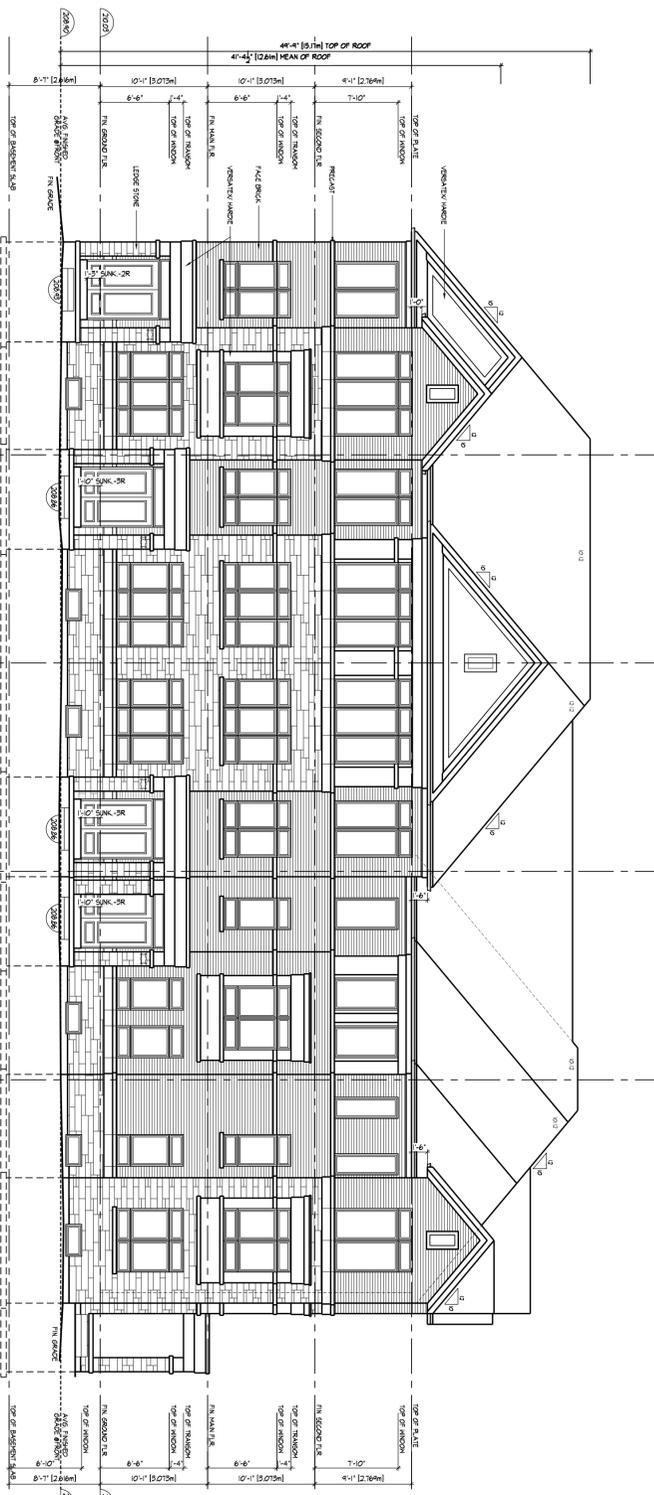
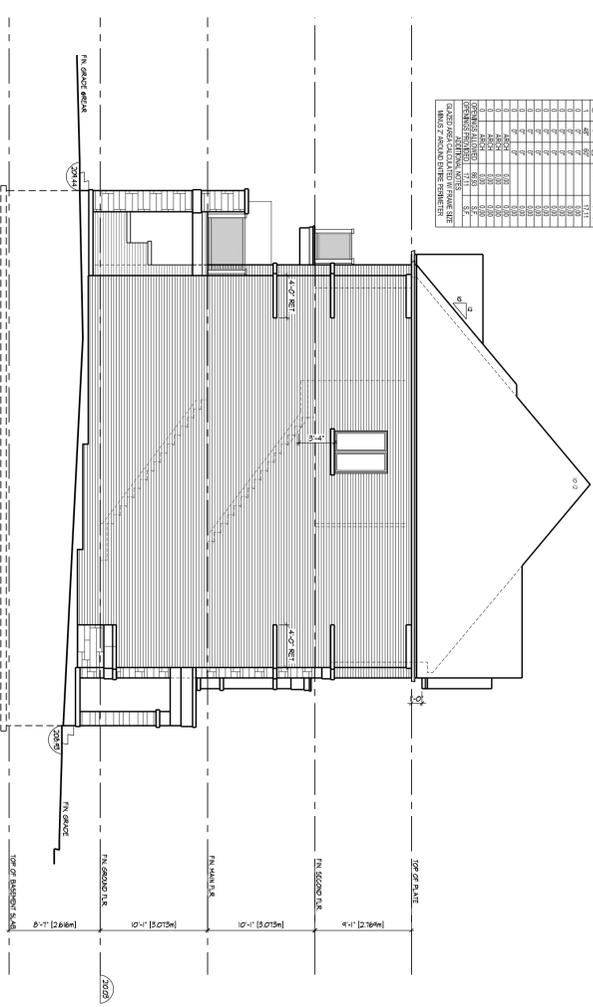
**BLOCK 1**  
LOTS TH-001 - TH-005

**DUAL FRONTAGE TOWNS**

Scale: 1/8" = 1'-0"  
Date: 11/21/24  
Drawn by: [Name]  
Checked by: [Name]

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT - 2D SUBMISSION	2024.10.15
2	REVISION FOR SUBMITTAL - 3D SUBMISSION	2024.10.15

SPATIAL CALCULATION	
REVISED TABLE SHEET	
TYPE OF UNIT	1
LEFT SIDE ELEVATION A	1
RIGHT SIDE ELEVATION A	1
FRONT ELEVATION A	1
REAR ELEVATION A	1
UNIT 1	1
UNIT 2	1
UNIT 3	1
UNIT 4	1
UNIT 5	1
UNIT 6	1
UNIT 7	1
UNIT 8	1
UNIT 9	1
UNIT 10	1
UNIT 11	1
UNIT 12	1
UNIT 13	1
UNIT 14	1
UNIT 15	1
UNIT 16	1
UNIT 17	1
UNIT 18	1
UNIT 19	1
UNIT 20	1
UNIT 21	1
UNIT 22	1
UNIT 23	1
UNIT 24	1
UNIT 25	1
UNIT 26	1
UNIT 27	1
UNIT 28	1
UNIT 29	1
UNIT 30	1
UNIT 31	1
UNIT 32	1
UNIT 33	1
UNIT 34	1
UNIT 35	1
UNIT 36	1
UNIT 37	1
UNIT 38	1
UNIT 39	1
UNIT 40	1
UNIT 41	1
UNIT 42	1
UNIT 43	1
UNIT 44	1
UNIT 45	1
UNIT 46	1
UNIT 47	1
UNIT 48	1
UNIT 49	1
UNIT 50	1
UNIT 51	1
UNIT 52	1
UNIT 53	1
UNIT 54	1
UNIT 55	1
UNIT 56	1
UNIT 57	1
UNIT 58	1
UNIT 59	1
UNIT 60	1
UNIT 61	1
UNIT 62	1
UNIT 63	1
UNIT 64	1
UNIT 65	1
UNIT 66	1
UNIT 67	1
UNIT 68	1
UNIT 69	1
UNIT 70	1
UNIT 71	1
UNIT 72	1
UNIT 73	1
UNIT 74	1
UNIT 75	1
UNIT 76	1
UNIT 77	1
UNIT 78	1
UNIT 79	1
UNIT 80	1
UNIT 81	1
UNIT 82	1
UNIT 83	1
UNIT 84	1
UNIT 85	1
UNIT 86	1
UNIT 87	1
UNIT 88	1
UNIT 89	1
UNIT 90	1
UNIT 91	1
UNIT 92	1
UNIT 93	1
UNIT 94	1
UNIT 95	1
UNIT 96	1
UNIT 97	1
UNIT 98	1
UNIT 99	1
UNIT 100	1



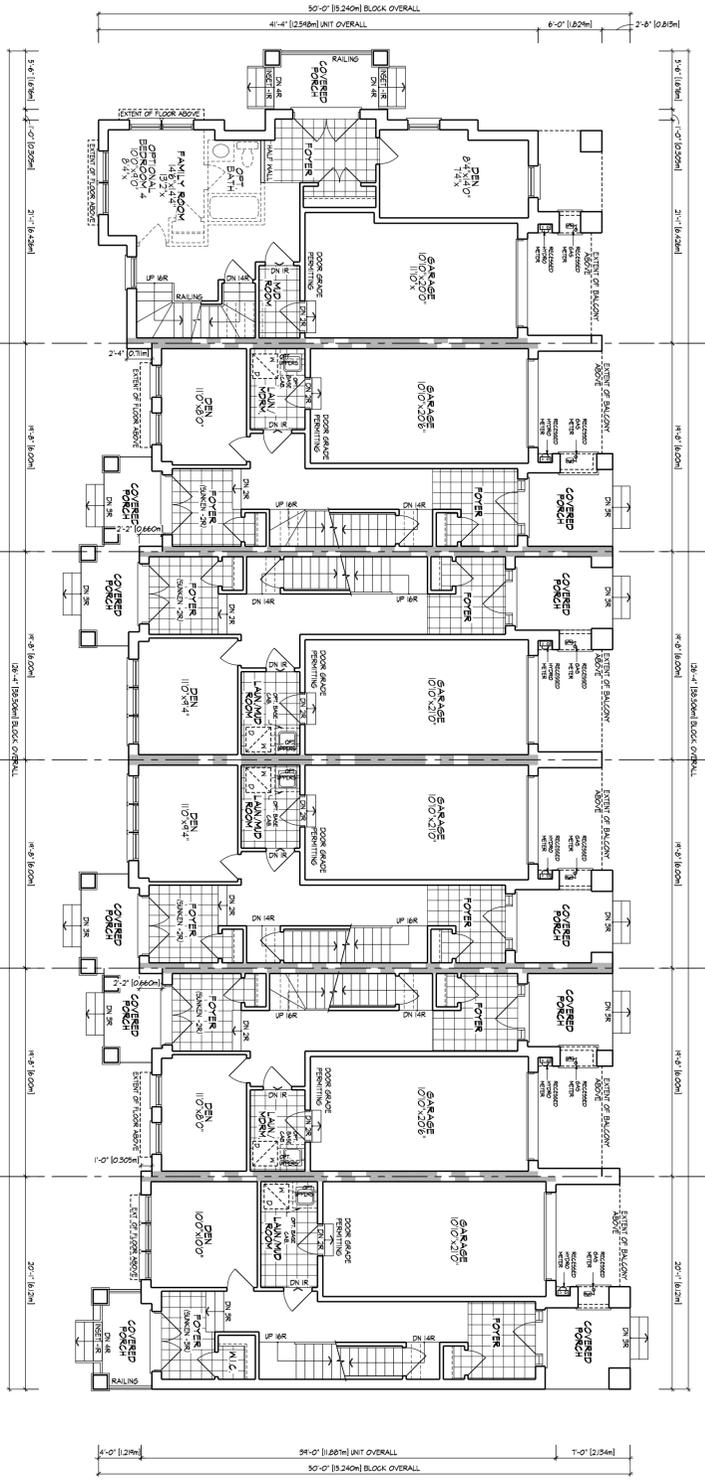
**HUNT**

DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.800.427.7800  
2700 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

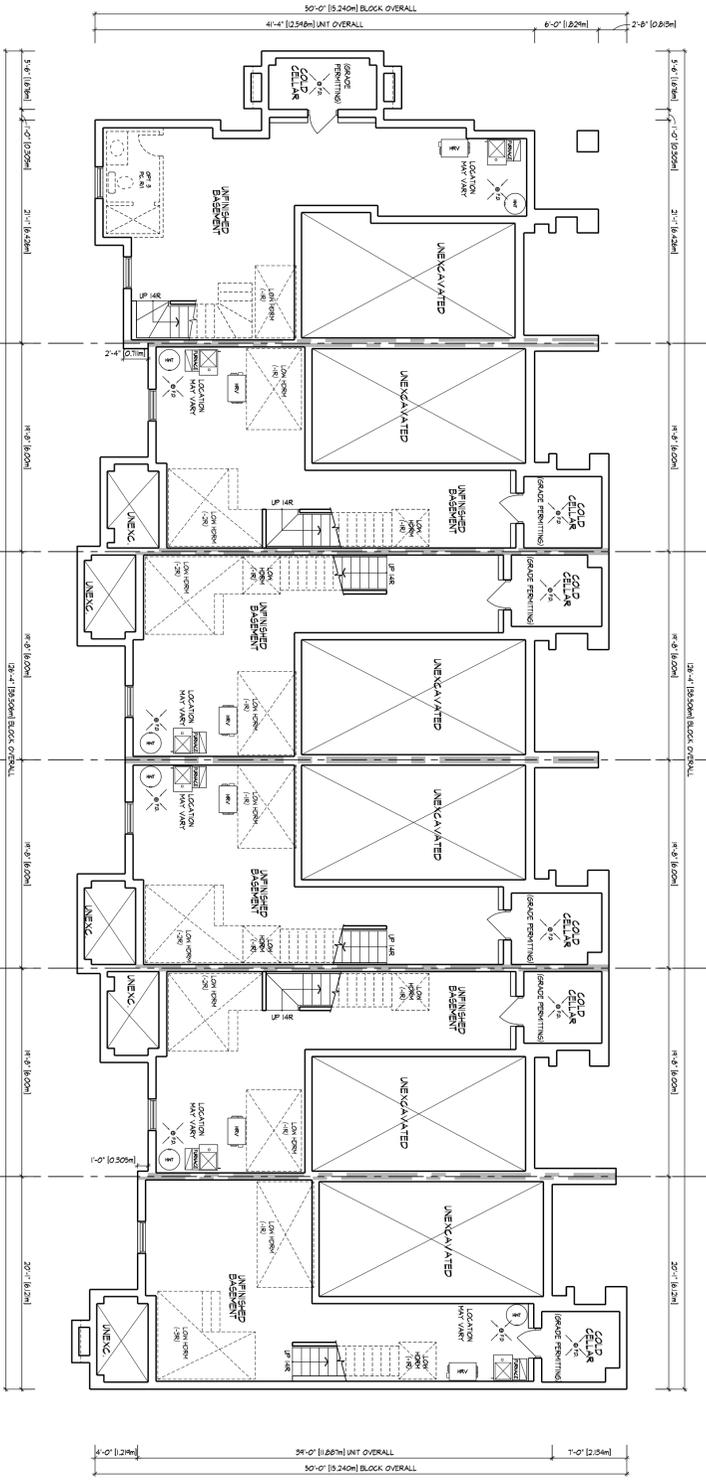
**22201-01T - BLOCK ELEVATIONS (DP)**

2 of 2

# BLOCK NUMBER 1



GROUND FLOOR PLAN, ELEVATION A (DUAL FRONTAGE TOWNHOUSE) (BLOCK 4 - 6 UNITS)



BASEMENT PLAN, ELEVATION A (DUAL FRONTAGE TOWNHOUSE) (BLOCK 4 - 6 UNITS)

**HUNT**  
DESIGN ASSOCIATES, INC.  
1000 W. WASHINGTON ST., SUITE 100  
NASHVILLE, TN 37203  
TEL: 615.259.1100  
WWW.HUNTDESIGN.COM

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR SUBMITTAL - 1ST SUBMISSION	2023.12.12	JK
2	ISSUED FOR SUBMITTAL - 2ND SUBMISSION	2023.12.12	JK
3	ISSUED FOR SUBMITTAL - 3RD SUBMISSION	2023.12.12	JK

**PROJECT INFORMATION**

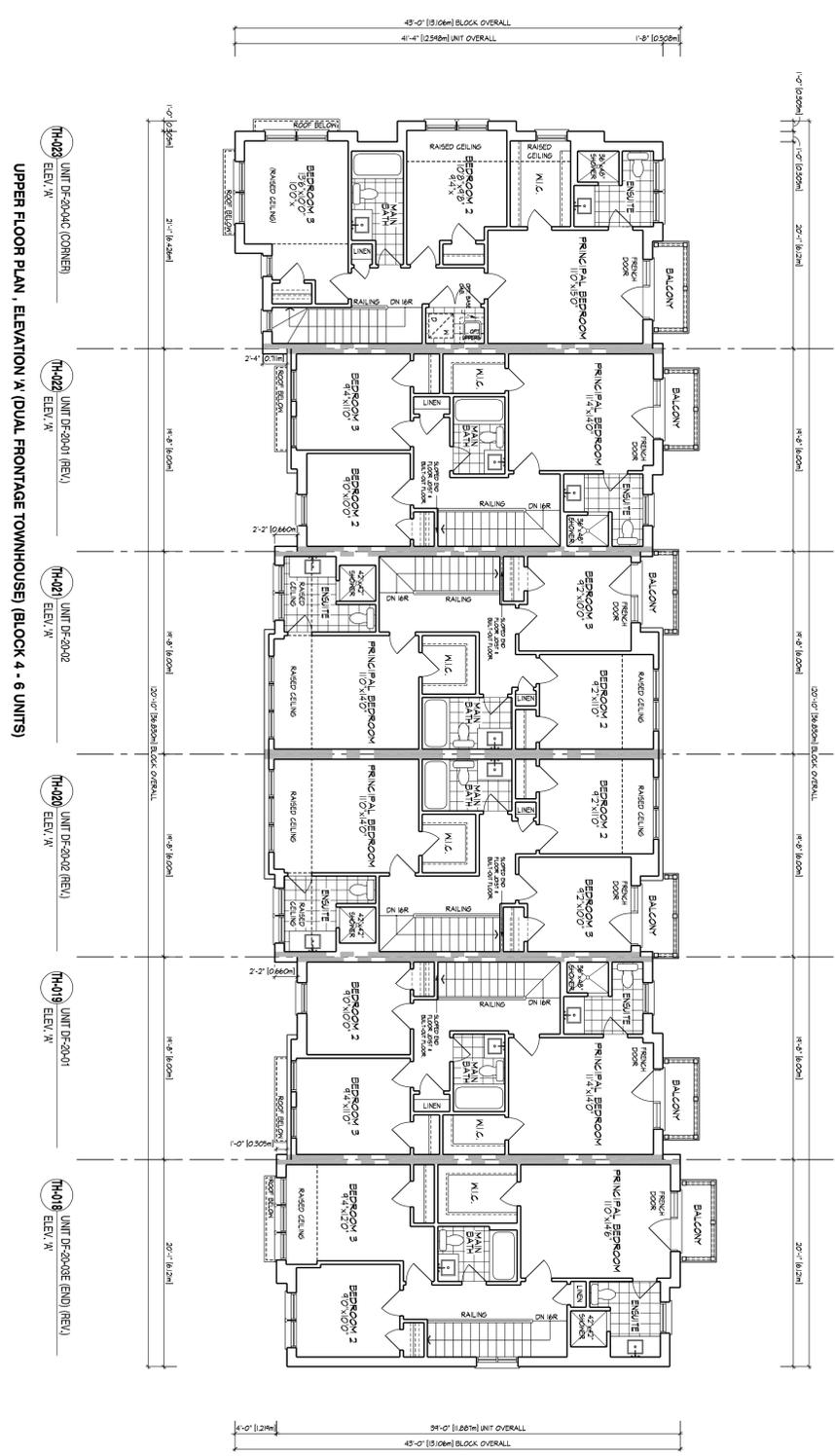
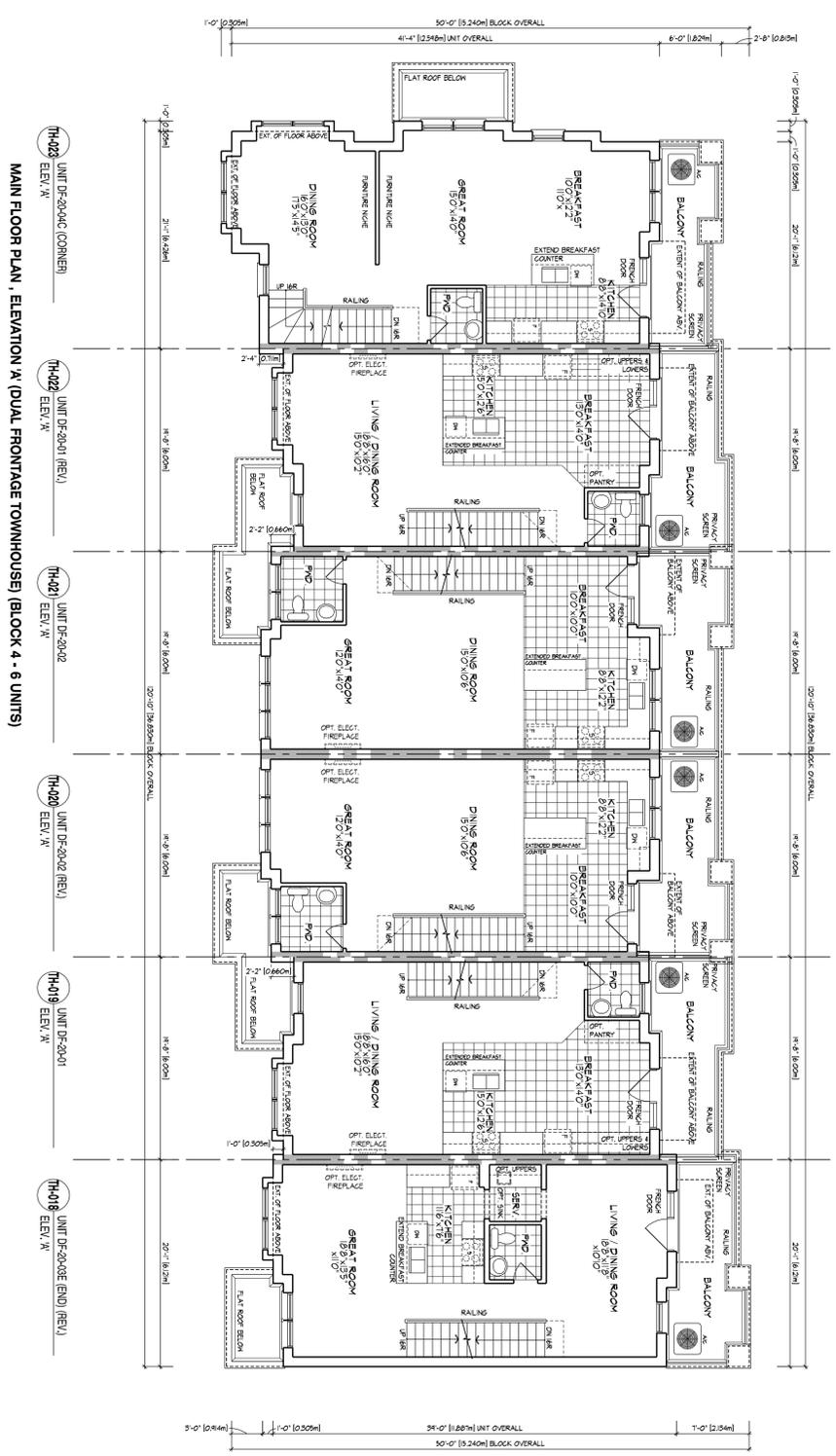
PROJECT: 22201-BD - BLOCK ELEVATIONS (DP)

DATE: 12/12/23

SCALE: AS SHOWN

1 of 3

# BLOCK NUMBER 4



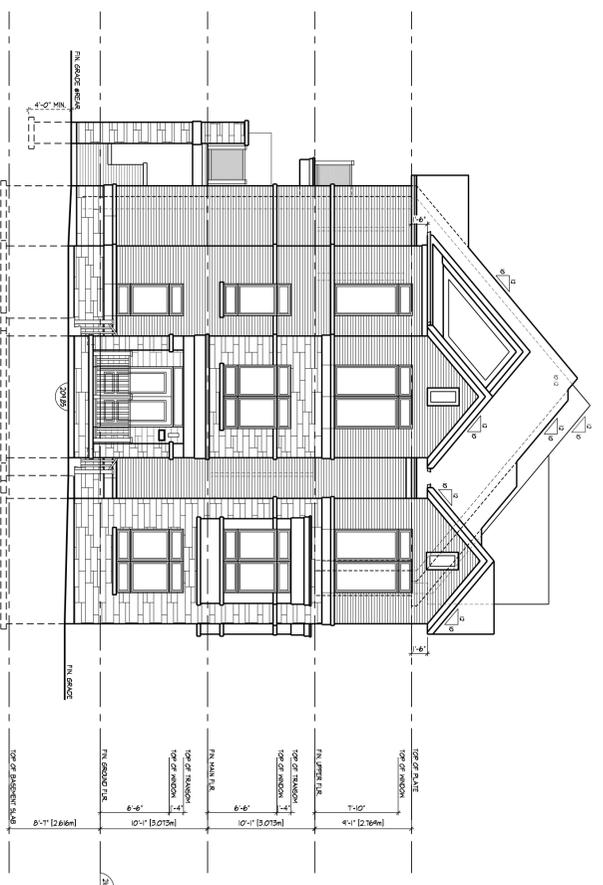
**HUNT**  
DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.208.547.7800  
2700 N. CENTRAL EXPRESSWAY, SUITE 100, DENVER, CO 80208

**22201601-BLOCK ELEVATIONS (DP)**

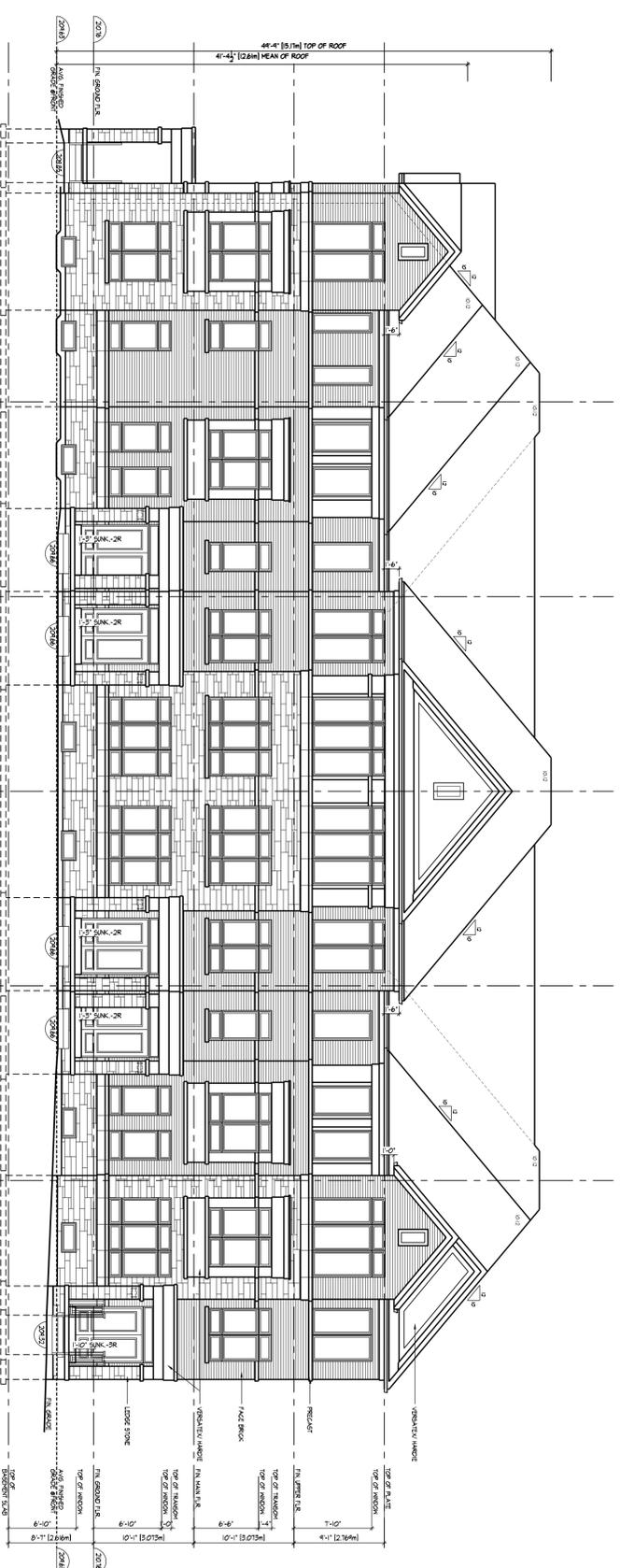
**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR SUBMITTAL - 1ST SUBMISSION	2023.07.18	JK
2	ISSUED FOR SUBMITTAL - 2ND SUBMISSION	2023.07.18	JK

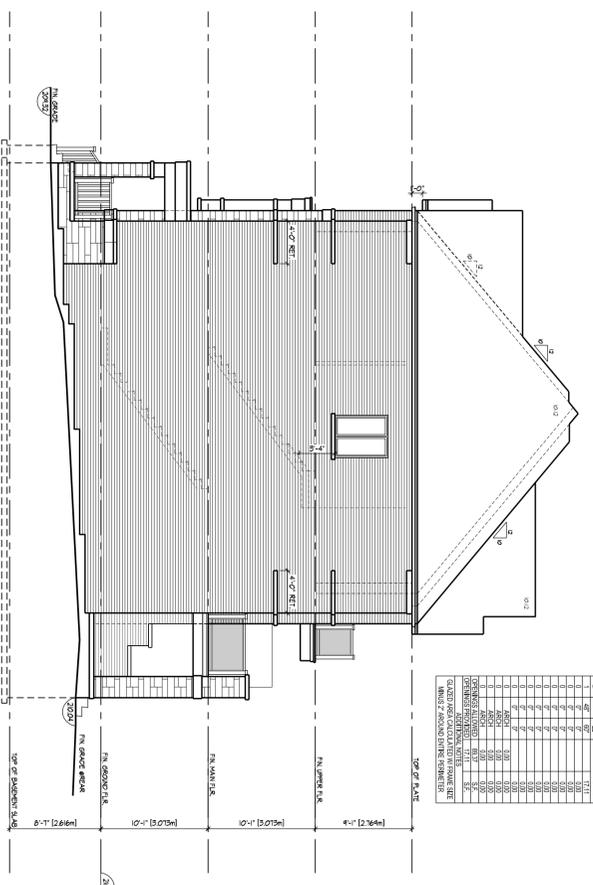
**DATE:** 2023.07.18  
**SCALE:** AS SHOWN  
**PROJECT:** 22201601-BLOCK ELEVATIONS (DP)



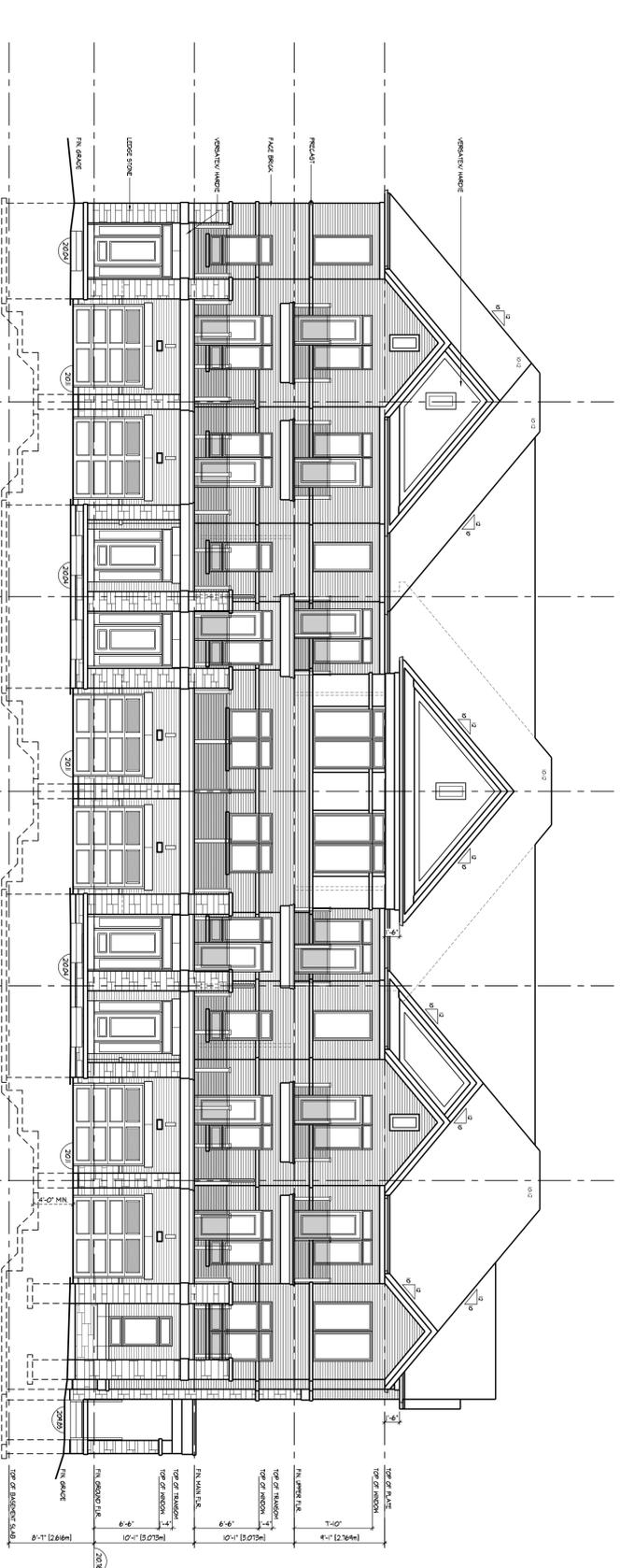
LEFT SIDE ELEVATION X (DUAL FRONTAGE TOWNHOUSE) (BLOCK 4 - 6 UNITS)



FRONT ELEVATION X (DUAL FRONTAGE TOWNHOUSE) (BLOCK 4 - 6 UNITS)



RIGHT SIDE ELEVATION X (DUAL FRONTAGE TOWNHOUSE) (BLOCK 4 - 6 UNITS)



REAR ELEVATION X (DUAL FRONTAGE TOWNHOUSE) (BLOCK 4 - 6 UNITS)

**SPATIAL CALCULATION**  
RIGHT SIDE ELEVATION X

ITEM	DESCRIPTION	UNIT	VALUE
1	TEMPERATURE CONTROL	sq ft	100.00
2	WATER	sq ft	100.00
3	MECHANICAL	sq ft	100.00
4	ELECTRICAL	sq ft	100.00
5	PLUMBING	sq ft	100.00
6	MECHANICAL	sq ft	100.00
7	ELECTRICAL	sq ft	100.00
8	PLUMBING	sq ft	100.00
9	MECHANICAL	sq ft	100.00
10	ELECTRICAL	sq ft	100.00
11	PLUMBING	sq ft	100.00
12	MECHANICAL	sq ft	100.00
13	ELECTRICAL	sq ft	100.00
14	PLUMBING	sq ft	100.00
15	MECHANICAL	sq ft	100.00
16	ELECTRICAL	sq ft	100.00
17	PLUMBING	sq ft	100.00
18	MECHANICAL	sq ft	100.00
19	ELECTRICAL	sq ft	100.00
20	PLUMBING	sq ft	100.00
21	MECHANICAL	sq ft	100.00
22	ELECTRICAL	sq ft	100.00
23	PLUMBING	sq ft	100.00
24	MECHANICAL	sq ft	100.00
25	ELECTRICAL	sq ft	100.00
26	PLUMBING	sq ft	100.00
27	MECHANICAL	sq ft	100.00
28	ELECTRICAL	sq ft	100.00
29	PLUMBING	sq ft	100.00
30	MECHANICAL	sq ft	100.00
31	ELECTRICAL	sq ft	100.00
32	PLUMBING	sq ft	100.00
33	MECHANICAL	sq ft	100.00
34	ELECTRICAL	sq ft	100.00
35	PLUMBING	sq ft	100.00
36	MECHANICAL	sq ft	100.00
37	ELECTRICAL	sq ft	100.00
38	PLUMBING	sq ft	100.00
39	MECHANICAL	sq ft	100.00
40	ELECTRICAL	sq ft	100.00
41	PLUMBING	sq ft	100.00
42	MECHANICAL	sq ft	100.00
43	ELECTRICAL	sq ft	100.00
44	PLUMBING	sq ft	100.00
45	MECHANICAL	sq ft	100.00
46	ELECTRICAL	sq ft	100.00
47	PLUMBING	sq ft	100.00
48	MECHANICAL	sq ft	100.00
49	ELECTRICAL	sq ft	100.00
50	PLUMBING	sq ft	100.00

**HUNT**  
DESIGN ASSOCIATES INC.  
WWW.HUNTDESIGN.COM | 1.800.427.7500  
7000 217 5130 | 800.277.7500 (toll free) | hunt@huntdesign.com

**MASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016**  
**MASHVILLE VAUGHAN ONTARIO**

**BLOCK 4**  
LOTS TH-018 - TH-023

**DUAL FRONTAGE TOWNS**

222016-DT - BLOCK ELEVATIONS (DP)

3 of 3

# BLOCK NUMBER 4



THIS DOCUMENT IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



UPPER FLOOR PLAN, ELEVATION W (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 2 - 5 UNITS)

MAIN FLOOR PLAN, ELEVATION A (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 2 - 5 UNITS)

**4 ARCHITECTURE INC.**  
 WWW.ARCHITECTURE4.COM  
 8885 WOODBINE AVENUE, SUITE 300, MARKHAM, ON L3R 0J7  
 (416) 479-7772 • (905) 479-7772 • FAX (416) 479-7772

**NASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016**

VAUGHAN, ONTARIO

**BLOCK PLANS (BLOCK 2)**

2023.01.30

1:8"=1'-0"

1831-147

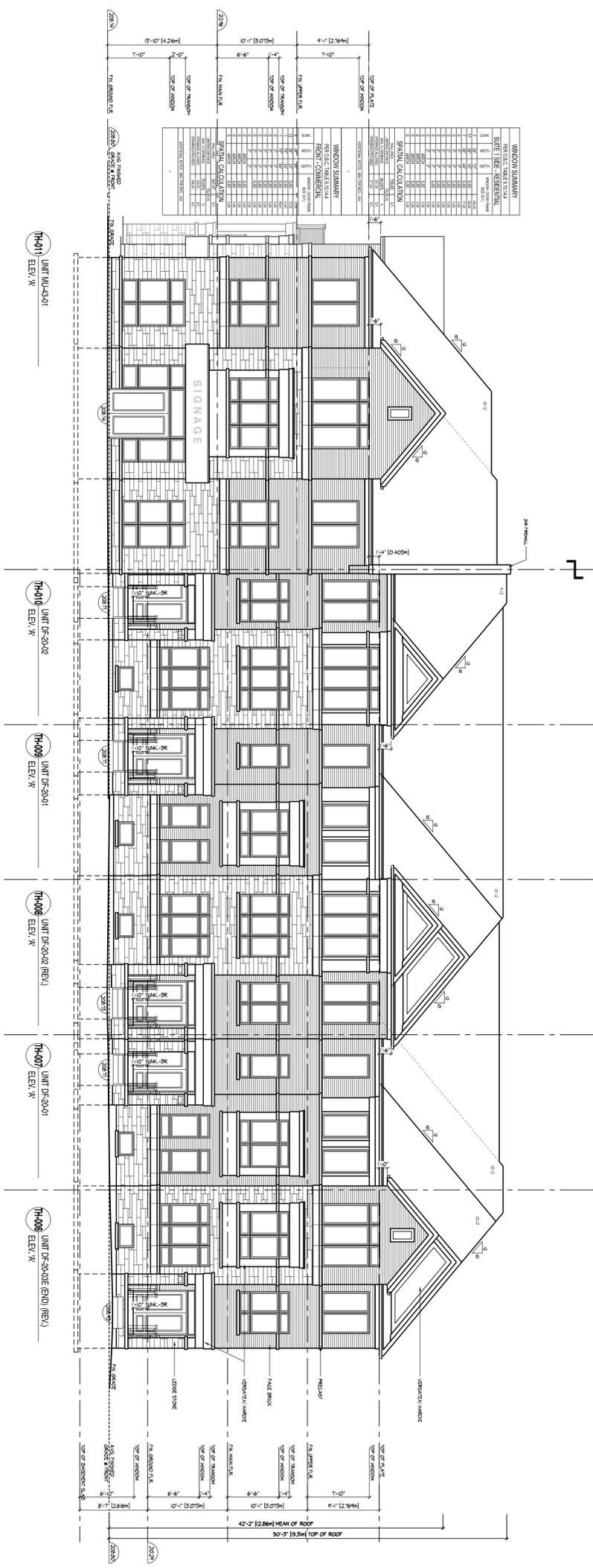
222016T1 - BLOCK ELEVATIONS (M.U.)

**A1.2**

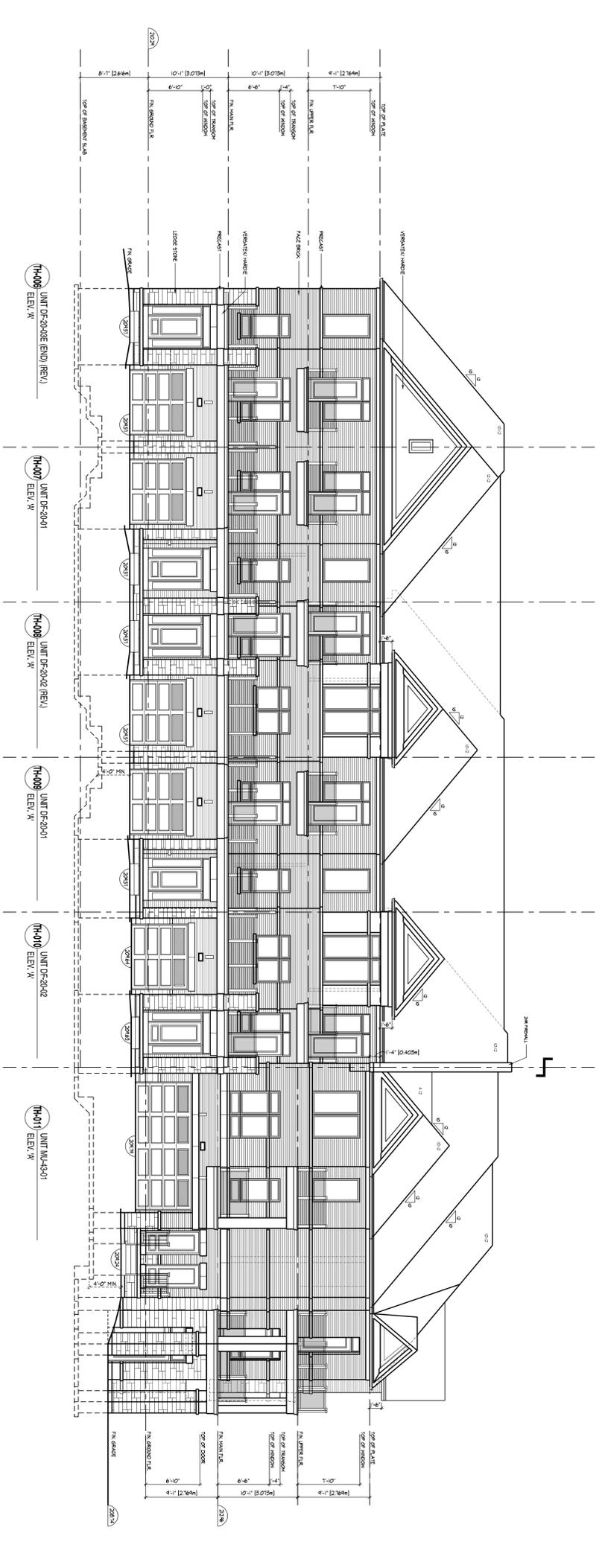
NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	2023.01.30	MM
2	ISSUED FOR SNA APPROVAL	2023.02.27	MM
3	ISSUED FOR SNA APPROVAL - 1st SUBMISSION	2023.03.11	MM
4	ISSUED FOR SNA APPROVAL - 2nd SUBMISSION	2023.03.11	MM
5	ISSUED FOR SNA APPROVAL - 3rd SUBMISSION	2023.03.11	MM
6	ISSUED FOR SNA APPROVAL - 4th SUBMISSION	2023.03.11	MM
7	ISSUED FOR SNA APPROVAL - 5th SUBMISSION	2023.03.11	MM
8	ISSUED FOR SNA APPROVAL - 6th SUBMISSION	2023.03.11	MM
9	ISSUED FOR SNA APPROVAL - 7th SUBMISSION	2023.03.11	MM
10	ISSUED FOR SNA APPROVAL - 8th SUBMISSION	2023.03.11	MM

REGULATORY AUTHORITY OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE CORPORATION. ALL RIGHTS AND COPYRIGHTS ARE RESERVED FOR ALL DRAWINGS AND CONTENTS HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL ARCHITECTURAL SYMBOLS INDICATED ARE SHOWN REPRESENTATIVE ONLY. DIMENSIONS ARE NOT TO BE SCALED.

DATE: Monday, May 13, 2024 9:33 AM | K:\PROJECTS\2022\220161\TACD-ARBITA-DEVELOPMENTS\BLOCK ELEVATIONS\BLOCK ELEVATIONS (BLOCK 2) - BLOCK ELEVATIONS (M.U.)



FRONT ELEVATION 'A' (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 2 - 5 UNITS)



REAR ELEVATION 'A' (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 2 - 5 UNITS)

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	2023.01.30
2	ISSUED FOR PERMIT	2023.01.30
3	ISSUED FOR PERMIT	2023.01.30
4	ISSUED FOR PERMIT	2023.01.30
5	ISSUED FOR PERMIT	2023.01.30
6	ISSUED FOR PERMIT	2023.01.30
7	ISSUED FOR PERMIT	2023.01.30
8	ISSUED FOR PERMIT	2023.01.30
9	ISSUED FOR PERMIT	2023.01.30
10	ISSUED FOR PERMIT	2023.01.30

**4 ARCHITECTURE INC.**  
 WWW.4ARCHITECTURE.COM  
 8885 WOODBINE AVENUE, SUITE 300, MARKHAM, ON L3R 0J7  
 NASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016

VAUGHAN, ONTARIO  
 BLOCK ELEVATIONS (BLOCK 2)  
 2023.01.30  
 10:31:47 AM  
 220161 - BLOCK ELEVATIONS (M.U.)

**A2.1**

"THIS DRAWING IS AN INSTRUMENT OF SERVICE AS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. ALL INCIDENTAL FEES AND REVISIONS OF ANY NATURE SHALL BE CHARGED TO THE CLIENT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

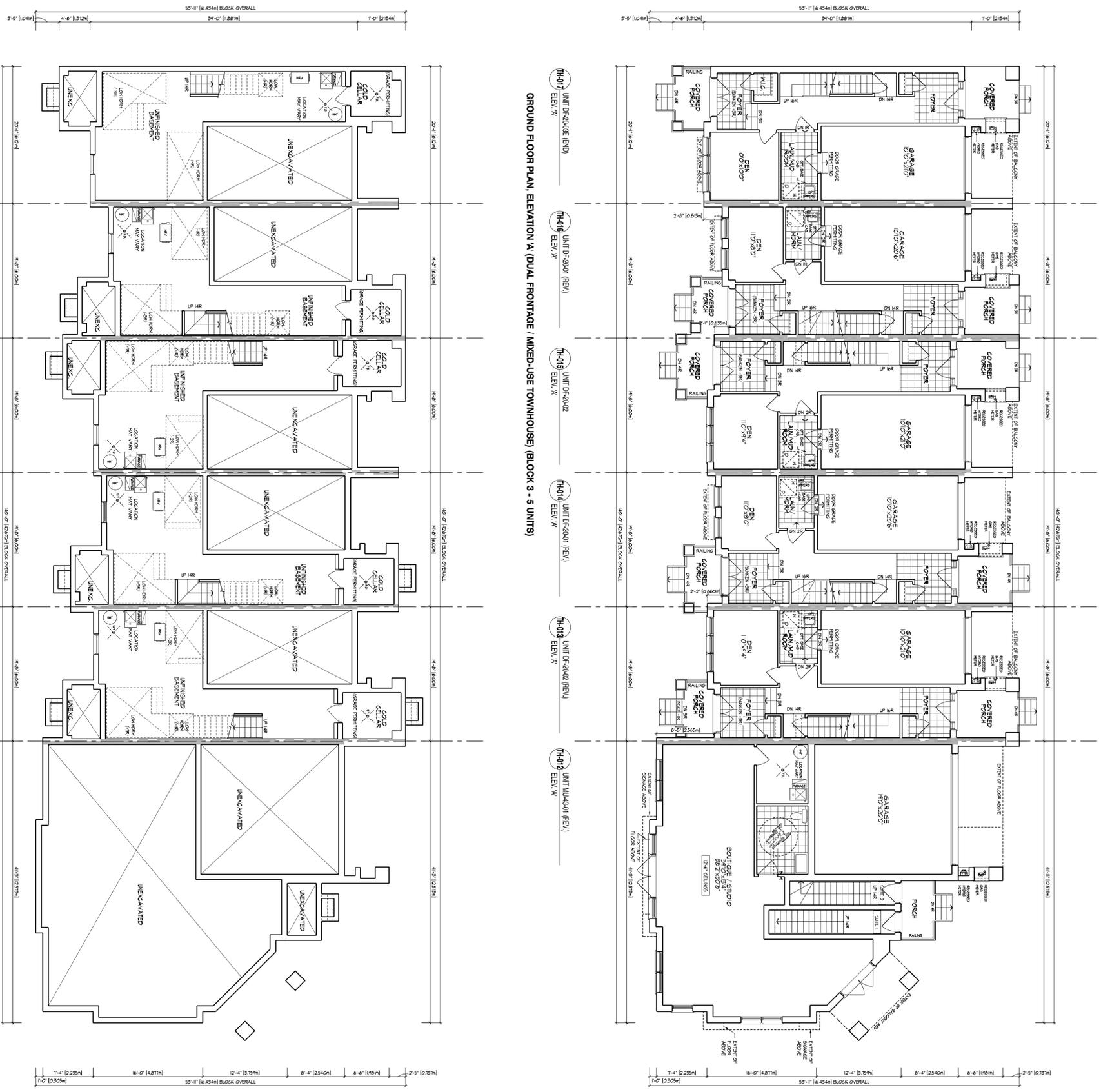
NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**SQUARE CALCULATION**

RIGHT SIDE ELEVATION

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	ROOF	1000	1000
2	WALLS	2000	3000
3	FLOOR	1000	4000
4	CEILING	1000	5000
5	DOORS	100	5100
6	WINDOWS	200	5300
7	STAIRS	100	5400
8	LANDING	100	5500
9	BASE	100	5600
10	ROOF	1000	6600
11	WALLS	2000	8600
12	FLOOR	1000	9600
13	CEILING	1000	10600
14	DOORS	100	10700
15	WINDOWS	200	10900
16	STAIRS	100	11000
17	LANDING	100	11100
18	BASE	100	11200
19	ROOF	1000	12200
20	WALLS	2000	14200
21	FLOOR	1000	15200
22	CEILING	1000	16200
23	DOORS	100	16300
24	WINDOWS	200	16500
25	STAIRS	100	16600
26	LANDING	100	16700
27	BASE	100	16800
28	ROOF	1000	17800
29	WALLS	2000	19800
30	FLOOR	1000	20800
31	CEILING	1000	21800
32	DOORS	100	21900
33	WINDOWS	200	22100
34	STAIRS	100	22200
35	LANDING	100	22300
36	BASE	100	22400
37	ROOF	1000	23400
38	WALLS	2000	25400
39	FLOOR	1000	26400
40	CEILING	1000	27400
41	DOORS	100	27500
42	WINDOWS	200	27700
43	STAIRS	100	27800
44	LANDING	100	27900
45	BASE	100	28000
46	ROOF	1000	29000
47	WALLS	2000	31000
48	FLOOR	1000	32000
49	CEILING	1000	33000
50	DOORS	100	33100
51	WINDOWS	200	33300
52	STAIRS	100	33400
53	LANDING	100	33500
54	BASE	100	33600
55	ROOF	1000	34600
56	WALLS	2000	36600
57	FLOOR	1000	37600
58	CEILING	1000	38600
59	DOORS	100	38700
60	WINDOWS	200	38900
61	STAIRS	100	39000
62	LANDING	100	39100
63	BASE	100	39200
64	ROOF	1000	40200
65	WALLS	2000	42200
66	FLOOR	1000	43200
67	CEILING	1000	44200
68	DOORS	100	44300
69	WINDOWS	200	44500
70	STAIRS	100	44600
71	LANDING	100	44700
72	BASE	100	44800
73	ROOF	1000	45800
74	WALLS	2000	47800
75	FLOOR	1000	48800
76	CEILING	1000	49800
77	DOORS	100	49900
78	WINDOWS	200	50100
79	STAIRS	100	50200
80	LANDING	100	50300
81	BASE	100	50400
82	ROOF	1000	51400
83	WALLS	2000	53400
84	FLOOR	1000	54400
85	CEILING	1000	55400
86	DOORS	100	55500
87	WINDOWS	200	55700
88	STAIRS	100	55800
89	LANDING	100	55900
90	BASE	100	56000
91	ROOF	1000	57000
92	WALLS	2000	59000
93	FLOOR	1000	60000
94	CEILING	1000	61000
95	DOORS	100	61100
96	WINDOWS	200	61300
97	STAIRS	100	61400
98	LANDING	100	61500
99	BASE	100	61600
100	ROOF	1000	62600
101	WALLS	2000	64600
102	FLOOR	1000	65600
103	CEILING	1000	66600
104	DOORS	100	66700
105	WINDOWS	200	66900
106	STAIRS	100	67000
107	LANDING	100	67100
108	BASE	100	67200
109	ROOF	1000	68200
110	WALLS	2000	70200
111	FLOOR	1000	71200
112	CEILING	1000	72200
113	DOORS	100	72300
114	WINDOWS	200	72500
115	STAIRS	100	72600
116	LANDING	100	72700
117	BASE	100	72800
118	ROOF	1000	73800
119	WALLS	2000	75800
120	FLOOR	1000	76800
121	CEILING	1000	77800
122	DOORS	100	77900
123	WINDOWS	200	78100
124	STAIRS	100	78200
125	LANDING	100	78300
126	BASE	100	78400
127	ROOF	1000	79400
128	WALLS	2000	81400
129	FLOOR	1000	82400
130	CEILING	1000	83400
131	DOORS	100	83500
132	WINDOWS	200	83700
133	STAIRS	100	83800
134	LANDING	100	83900
135	BASE	100	84000
136	ROOF	1000	85000
137	WALLS	2000	87000
138	FLOOR	1000	88000
139	CEILING	1000	89000
140	DOORS	100	89100
141	WINDOWS	200	89300
142	STAIRS	100	89400
143	LANDING	100	89500
144	BASE	100	89600
145	ROOF	1000	90600
146	WALLS	2000	92600
147	FLOOR	1000	93600
148	CEILING	1000	94600
149	DOORS	100	94700
150	WINDOWS	200	94900
151	STAIRS	100	95000
152	LANDING	100	95100
153	BASE	100	95200
154	ROOF	1000	96200
155	WALLS	2000	98200
156	FLOOR	1000	99200
157	CEILING	1000	100200
158	DOORS	100	100300
159	WINDOWS	200	100500
160	STAIRS	100	100600
161	LANDING	100	100700
162	BASE	100	100800
163	ROOF	1000	101800
164	WALLS	2000	103800
165	FLOOR	1000	104800
166	CEILING	1000	105800
167	DOORS	100	105900
168	WINDOWS	200	106100
169	STAIRS	100	106200
170	LANDING	100	106300
171	BASE	100	106400
172	ROOF	1000	107400
173	WALLS	2000	109400
174	FLOOR	1000	110400
175	CEILING	1000	111400
176	DOORS	100	111500
177	WINDOWS	200	111700
178	STAIRS	100	111800
179	LANDING	100	111900
180	BASE	100	112000
181	ROOF	1000	113000
182	WALLS	2000	115000
183	FLOOR	1000	116000
184	CEILING	1000	117000
185	DOORS	100	117100
186	WINDOWS	200	117300
187	STAIRS	100	117400
188	LANDING	100	117500
189	BASE	100	117600
190	ROOF	1000	118600
191	WALLS	2000	120600
192	FLOOR	1000	121600
193	CEILING	1000	122600
194	DOORS	100	122700
195	WINDOWS	200	122900
196	STAIRS	100	123000
197	LANDING	100	123100
198	BASE	100	123200
199	ROOF	1000	124200
200	WALLS	2000	126200
201	FLOOR	1000	127200
202	CEILING	1000	128200
203	DOORS	100	128300
204	WINDOWS	200	128500
205	STAIRS	100	128600
206	LANDING	100	128700
207	BASE	100	128800
208	ROOF	1000	129800
209	WALLS	2000	131800
210	FLOOR	1000	132800
211	CEILING	1000	133800
212	DOORS	100	133900
213	WINDOWS	200	134100
214	STAIRS	100	134200
215	LANDING	100	134300
216	BASE	100	134400
217	ROOF	1000	135400
218	WALLS	2000	137400
219	FLOOR	1000	138400
220	CEILING	1000	139400
221	DOORS	100	139500
222	WINDOWS	200	139700
223	STAIRS	100	139800
224	LANDING	100	139900
225	BASE	100	140000
226	ROOF	1000	141000
227	WALLS	2000	143000
228	FLOOR	1000	144000
229	CEILING	1000	145000
230	DOORS	100	145100
231	WINDOWS	200	145300
232	STAIRS	100	145400
233	LANDING	100	145500
234	BASE	100	145600
235	ROOF	1000	146600
236	WALLS	2000	148600
237	FLOOR	1000	149600
238	CEILING	1000	150600
239	DOORS	100	150700
240	WINDOWS	200	150900
241	STAIRS	100	151000
242	LANDING	100	151100
243	BASE	100	151200
244	ROOF	1000	152200
245	WALLS	2000	154200
246	FLOOR	1000	155200
247	CEILING	1000	156200
248	DOORS	100	156300
249	WINDOWS	200	156500
250	STAIRS	100	156600
251	LANDING	100	156700
252	BASE	100	156800
253	ROOF	1000	157800
254	WALLS	2000	159800
255	FLOOR	1000	160800
256	CEILING	1000	161800
257	DOORS	100	161900
258	WINDOWS	200	162100
259	STAIRS	100	162200
260	LANDING	100	162300
261	BASE	100	162400
262	ROOF	1000	163400
263	WALLS	2000	165400
264	FLOOR	1000	166400
265	CEILING	1000	167400
266	DOORS	100	167500
267	WINDOWS	200	167700
268	STAIRS	100	167800
269	LANDING	100	167900
270	BASE	100	168000
271	ROOF	1000	169000
272	WALLS	2000	171000
273	FLOOR	1000	172000
274	CEILING	1000	173000
275	DOORS	100	173100
276	WINDOWS	200	173300
277	STAIRS	100	173400
278	LANDING	100	173500
279	BASE	100	173600
280	ROOF	1000	174600
281	WALLS	2000	176600
282	FLOOR	1000	177600
283	CEILING	1000	178600
284	DOORS	100	178700
285	WINDOWS	200	178900
286	STAIRS	100	179000
287	LANDING	100	179100
288	BASE	100	179200
289	ROOF	1000	180200
290	WALLS	2000	182200
291	FLOOR	1000	183200
292	CEILING	1000	184200
293	DOORS	100	184300
294	WINDOWS	200	184500
295	STAIRS	100	184600
296	LANDING	100	184700
297	BASE	100	184800
298	ROOF	1000	185800
299	WALLS	2000	187800
300	FLOOR	1000	188800
301	CEILING	1000	189800
302	DOORS	100	189900
303	WINDOWS	200	190100
304			

THIS DRAWING IS AN INSTRUMENT OF SERVICE AS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECTURE FIRM. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE FIRM. THE ARCHITECTURE FIRM IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING. THE ARCHITECTURE FIRM IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING. THE ARCHITECTURE FIRM IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.



GROUND FLOOR PLAN, ELEVATION 'A' (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 3 - 5 UNITS)

BASEMENT PLAN, ELEVATION 'A' (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 3 - 5 UNITS)

**4 ARCHITECTURE INC.**  
WWW.4ARCHITECTURE.COM

8865 WOODBINE AVENUE, SUITE 300, MARKHAM, ON L3R 0J7  
L7R 0J7 TEL: 416-491-1111 FAX: 416-491-1112

**NASHVILLE DEVELOPMENTS / ARISTA HOMES - 220161**

VAUGHAN, ONTARIO

**BLOCK PLANS (BLOCK 3)**

2023.01.30

19:31:47

220161-1 - BLOCK ELEVATIONS (MJD)

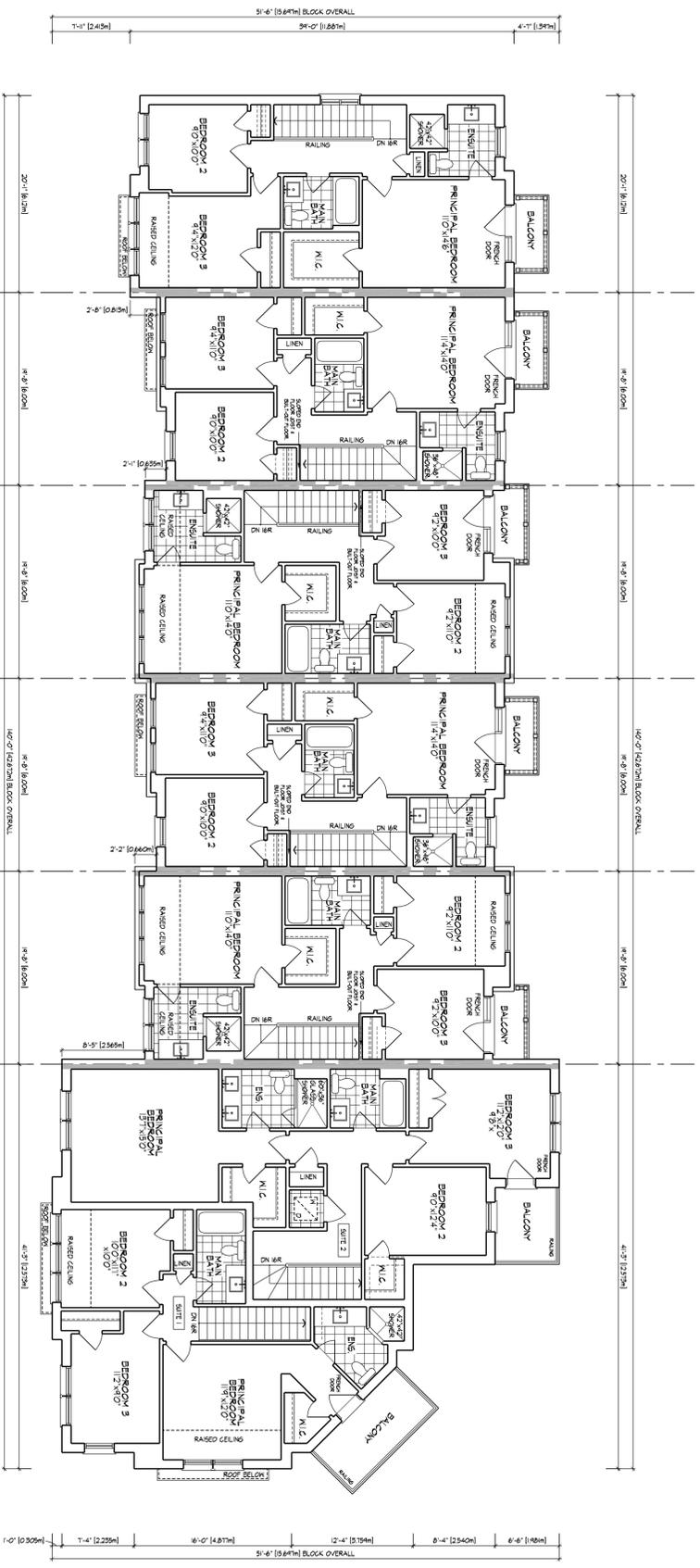
**A1.1**

NO.	REVISIONS	DATE	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

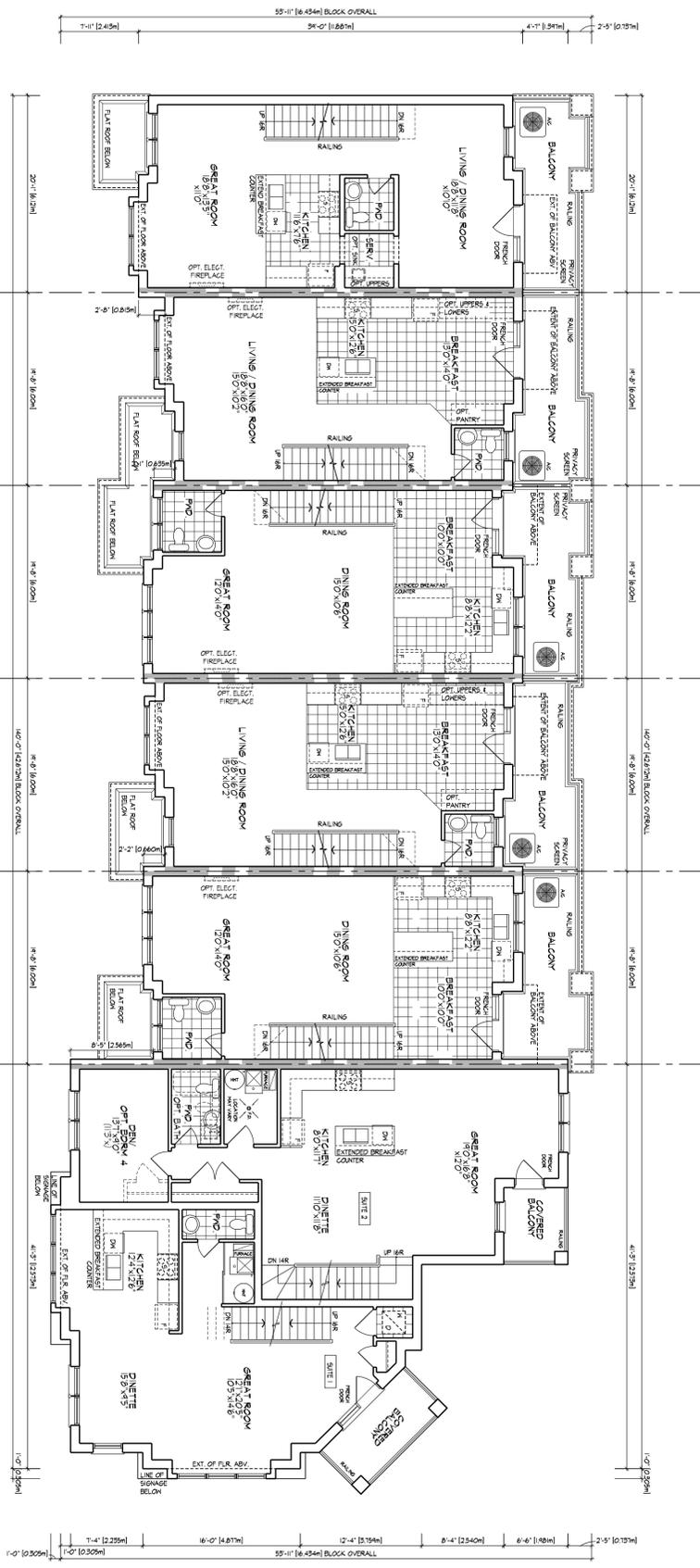
NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

THE DRAWING IS A REPRESENTATION OF SERVICE PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, OR ENVIRONMENTAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE PROPER CONSULTING ENGINEERS FOR ALL APPLICABLE CODES AND REGULATIONS OF JURISDICTION. ALL ARCHITECTURAL SYMBOLS AND NOTATION ARE SHOWN IN ACCORDANCE WITH THE NATIONAL ARCHITECTURAL SYMBOLS AND NOTATION BOOK.

Monday, May 13, 2024 9:33 AM I:\KIPROJECTS\2022\22016\1\TACO-ARBITA\DESEIGN\437\MIXED-USE\22016\01 - BLOCK ELEVATIONS\MAIN.DWG



UPPER FLOOR PLAN, ELEVATION A (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 3 - 5 UNITS)



MAIN FLOOR PLAN, ELEVATION A (DUAL FRONTAGE / MIXED-USE TOWNHOUSE) (BLOCK 3 - 5 UNITS)

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	2023.01.30	MM
2	ISSUED FOR PERMIT	2023.01.30	MM
3	ISSUED FOR PERMIT	2023.01.30	MM
4	ISSUED FOR PERMIT	2023.01.30	MM
5	ISSUED FOR PERMIT	2023.01.30	MM
6	ISSUED FOR PERMIT	2023.01.30	MM
7	ISSUED FOR PERMIT	2023.01.30	MM
8	ISSUED FOR PERMIT	2023.01.30	MM
9	ISSUED FOR PERMIT	2023.01.30	MM
10	ISSUED FOR PERMIT	2023.01.30	MM

**4 ARCHITECTURE INC.**  
 WWW.ARCHITECTURE.CA  
 8885 WOODBINE AVENUE, SUITE 300, MARKHAM, ON L3R 0J7  
 (416) 479-7172 • 416-479-7173 • 416-479-7174

**NASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016**

VAUGHAN, ONTARIO

**BLOCK PLANS (BLOCK 3)**

2023.01.30

19:51:47

NO

TD

**A1.2**

22016-01 - BLOCK ELEVATIONS (M)



APPLICATION NUMBER:

APPLICATION NUMBER:

THE DRAWING IS AN INSTRUMENT OF SERVICE AS PROVIDED BY AND IS THE PROPERTY OF THE CONSULTANT. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER LIABILITY. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER LIABILITY. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER LIABILITY.

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

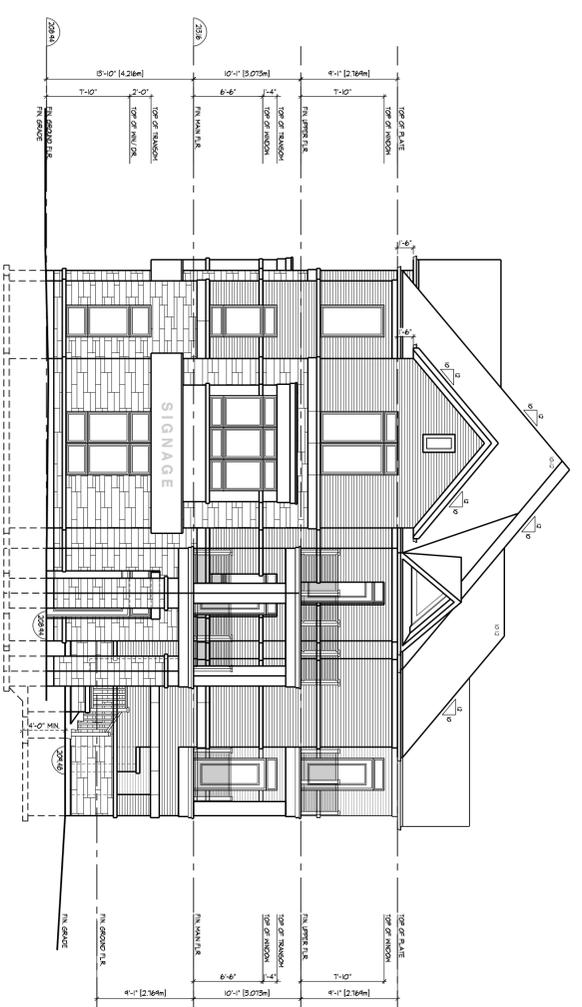
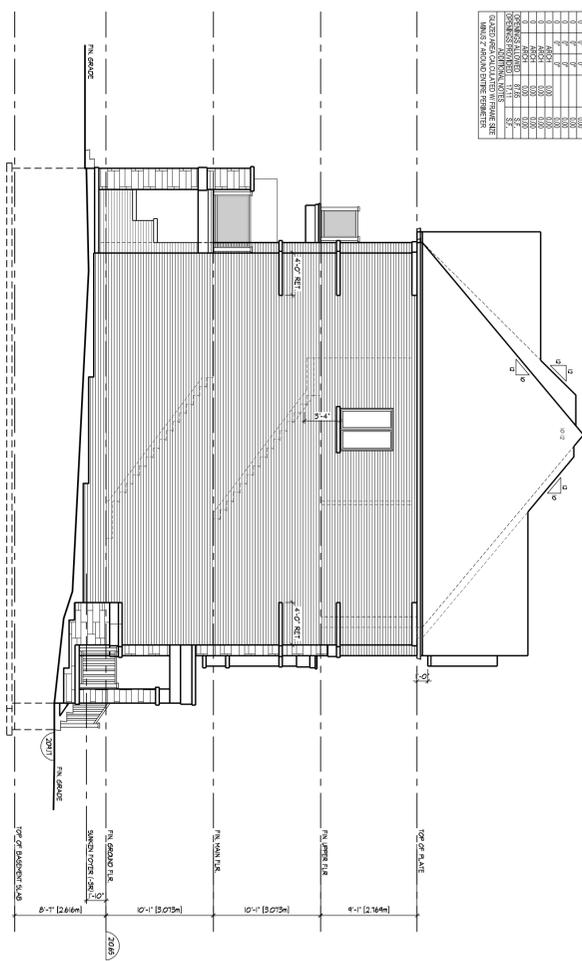
**4 ARCHITECTURE INC.**  
 WWW.4ARCHITECTURE.COM  
 8886 WOODBINE AVENUE, SUITE 300, MARKHAM, ON L3R 0J7  
 (416) 977-7777  
**NASHVILLE DEVELOPMENTS / ARISTA HOMES - 222016**

VALSHAN, ONTARIO  
**BLOCK ELEVATIONS (BLOCK 3)**  
 2023.01.30  
 18'-1 1/2"  
 22201-021 - BLOCK ELEVATIONS (M/J)

**A2.2**

**SPATIAL CALCULATION**  
 PROJECT: THREE STOREY

TYPE OF ELEMENT	NO.	AREA (SQ. FT.)	VOLUME (CU. FT.)
FLOOR SLAB	1	1000	1000
FLOOR SLAB	2	1000	1000
FLOOR SLAB	3	1000	1000
FLOOR SLAB	4	1000	1000
FLOOR SLAB	5	1000	1000
FLOOR SLAB	6	1000	1000
FLOOR SLAB	7	1000	1000
FLOOR SLAB	8	1000	1000
FLOOR SLAB	9	1000	1000
FLOOR SLAB	10	1000	1000
FLOOR SLAB	11	1000	1000
FLOOR SLAB	12	1000	1000
FLOOR SLAB	13	1000	1000
FLOOR SLAB	14	1000	1000
FLOOR SLAB	15	1000	1000
FLOOR SLAB	16	1000	1000
FLOOR SLAB	17	1000	1000
FLOOR SLAB	18	1000	1000
FLOOR SLAB	19	1000	1000
FLOOR SLAB	20	1000	1000
FLOOR SLAB	21	1000	1000
FLOOR SLAB	22	1000	1000
FLOOR SLAB	23	1000	1000
FLOOR SLAB	24	1000	1000
FLOOR SLAB	25	1000	1000
FLOOR SLAB	26	1000	1000
FLOOR SLAB	27	1000	1000
FLOOR SLAB	28	1000	1000
FLOOR SLAB	29	1000	1000
FLOOR SLAB	30	1000	1000
FLOOR SLAB	31	1000	1000
FLOOR SLAB	32	1000	1000
FLOOR SLAB	33	1000	1000
FLOOR SLAB	34	1000	1000
FLOOR SLAB	35	1000	1000
FLOOR SLAB	36	1000	1000
FLOOR SLAB	37	1000	1000
FLOOR SLAB	38	1000	1000
FLOOR SLAB	39	1000	1000
FLOOR SLAB	40	1000	1000
FLOOR SLAB	41	1000	1000
FLOOR SLAB	42	1000	1000
FLOOR SLAB	43	1000	1000
FLOOR SLAB	44	1000	1000
FLOOR SLAB	45	1000	1000
FLOOR SLAB	46	1000	1000
FLOOR SLAB	47	1000	1000
FLOOR SLAB	48	1000	1000
FLOOR SLAB	49	1000	1000
FLOOR SLAB	50	1000	1000
FLOOR SLAB	51	1000	1000
FLOOR SLAB	52	1000	1000
FLOOR SLAB	53	1000	1000
FLOOR SLAB	54	1000	1000
FLOOR SLAB	55	1000	1000
FLOOR SLAB	56	1000	1000
FLOOR SLAB	57	1000	1000
FLOOR SLAB	58	1000	1000
FLOOR SLAB	59	1000	1000
FLOOR SLAB	60	1000	1000
FLOOR SLAB	61	1000	1000
FLOOR SLAB	62	1000	1000
FLOOR SLAB	63	1000	1000
FLOOR SLAB	64	1000	1000
FLOOR SLAB	65	1000	1000
FLOOR SLAB	66	1000	1000
FLOOR SLAB	67	1000	1000
FLOOR SLAB	68	1000	1000
FLOOR SLAB	69	1000	1000
FLOOR SLAB	70	1000	1000
FLOOR SLAB	71	1000	1000
FLOOR SLAB	72	1000	1000
FLOOR SLAB	73	1000	1000
FLOOR SLAB	74	1000	1000
FLOOR SLAB	75	1000	1000
FLOOR SLAB	76	1000	1000
FLOOR SLAB	77	1000	1000
FLOOR SLAB	78	1000	1000
FLOOR SLAB	79	1000	1000
FLOOR SLAB	80	1000	1000
FLOOR SLAB	81	1000	1000
FLOOR SLAB	82	1000	1000
FLOOR SLAB	83	1000	1000
FLOOR SLAB	84	1000	1000
FLOOR SLAB	85	1000	1000
FLOOR SLAB	86	1000	1000
FLOOR SLAB	87	1000	1000
FLOOR SLAB	88	1000	1000
FLOOR SLAB	89	1000	1000
FLOOR SLAB	90	1000	1000
FLOOR SLAB	91	1000	1000
FLOOR SLAB	92	1000	1000
FLOOR SLAB	93	1000	1000
FLOOR SLAB	94	1000	1000
FLOOR SLAB	95	1000	1000
FLOOR SLAB	96	1000	1000
FLOOR SLAB	97	1000	1000
FLOOR SLAB	98	1000	1000
FLOOR SLAB	99	1000	1000
FLOOR SLAB	100	1000	1000



UNIT D1-20-02E (END)  
 UNIT D1-20-02E (REV)  
 EXTENTS OF SPATIAL CALCULATION REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

UNIT D1-20-02E (END)  
 UNIT D1-20-02E (REV)  
 EXTENTS OF SPATIAL CALCULATION REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

**SCHEDULE B:  
COMMENTS FROM AGENCIES, BUILDING STANDARDS &  
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

**Date:** May 28<sup>th</sup> 2024

**Attention:** **Christine Vigneault**

**RE:**

**File No.:** **A079-24**

**Related Files:**

**Applicant** Malone Given Parsons Ltd

**Location** 317 Barons Street



Discover the possibilities

### COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

### References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

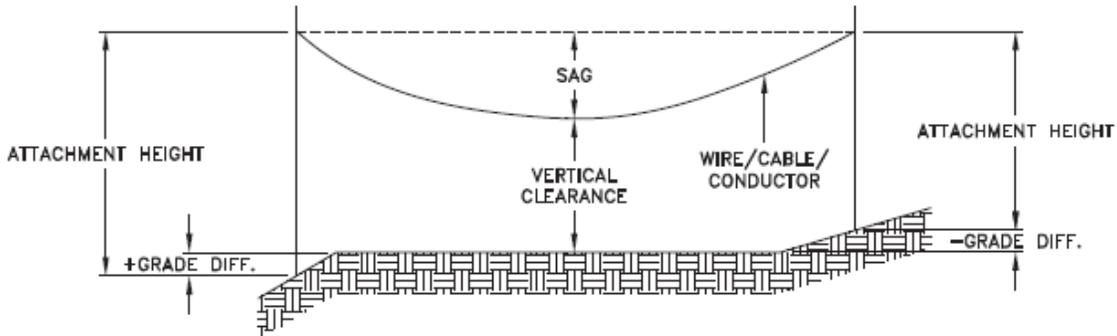
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



**To:** Committee of Adjustment  
**From:** Niloufar Youssefi, Building Standards Department  
**Date:** May 23, 2024  
**Applicant:** Malone Given Parsons Ltd  
**Location:** PLAN 65M4421 Block 108  
 317 Barons Street  
**File No.(s):** A079/24

**Zoning Classification:**

The subject lands are zoned RM1- Multiple Unit Residential Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended. Please see OLT decision By-Law 011-2024.

#	Zoning By-law 001-2021	Variance requested
1	A minimum lot area of 90 m <sup>2</sup> per unit is required for Multiple-Unit Townhouse Dwelling [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit minimum lot area of 83m <sup>2</sup> for TH 45, TH, 46, TH 47 and TH 48 of Block 6.
2	A minimum front yard of 3 m is required for Multiple-Unit Townhouse Dwelling [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum front yard of 2.7m for Block 6.
3	A minimum interior side yard of 1.2 m is required for Multiple-Unit Townhouse Dwelling [Exception 14.1006, [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum interior yard of 1 m for Block 6.
4	A minimum setback of 1m to sight triangle is required [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum setback to sight triangle of 0.8m for TH 49 of Block 6.
5	A maximum lot coverage of 85% per unit is permitted for Multiple-Unit Townhouse Dwelling. [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a maximum lot coverage of 91% for TH 48 of Block 6.
6	A minimum landscape area shall be 7% of the lot area for each unit [Exception 14.1006, OLT Decision BY-LAW NUMBER 011-2024].	To permit a minimum landscape area of 3% for TH 45 and TH48 of Block 6.
7	A balcony, for multiple-unit townhouse dwelling, may encroach 1.5m into the required front yard but in no case shall a balcony project greater than 3m beyond a main wall [Section 4.13, Table 4-1].	To permit the balcony in the front yard to encroach a maximum of 1.9m for Block 5 and 1.98m for Block 6.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A079/24 (317 Barons Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, May 28, 2024 9:25:27 AM  
**Attachments:** [image003.png](#)

---

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:4378801925)

E: [cameron.mcdonald@trca.ca](mailto:cameron.mcdonald@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			05/03/2024	Application Cover Letter

May 3, 2024

MGP File: 21-2946

Office of the City Clerk – Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, ON, L6A 1T1

via email: [cofa@vaughan.ca](mailto:cofa@vaughan.ca) & [Christine.Vigneault@vaughan.ca](mailto:Christine.Vigneault@vaughan.ca)

**Attention: Christine Vigneault, Manager, Development Services & Secretary-Treasurer to the Committee of Adjustment**

Dear Ms. Vigneault:

**RE: Block 108, Plan 65M4421, Block 61 West, City of Vaughan  
Nashville Developments Inc. c/o TACC Developments Inc.  
Application for Minor Variance  
Related City File No.: Z.22.014, DA.22.025 & 19CDM-23V002**

On behalf of Nashville Developments Inc. (“Nashville Developments”), we are pleased to submit the enclosed minor variance application for Block 108 of Plan 65M4421 in the City of Vaughan (the “Subject Lands”). Block 108 is located east of Barons Street and north of East’s Corner Boulevard, central to the Nashville Heights Block, as shown below.

Figure 1: Site Location



**■ SUBJECT LANDS**  
Block 108, PLAN 65M4421,  
Vaughan, ON

  
5 0 10 20m  
Google Earth, July 2018

Source: Malone Given Parsons Ltd (2022).

The request for minor variance specifically applies to Blocks 5 and 6 of the draft approved Site Plan (City File DA.22.025) and site-specific Zoning By-law 11-2024 which provided exceptions to facilitate the draft approved Site Plan. The referenced townhouse blocks are proposed as part of the development of Block 108 but have not yet been created.

Through City Staff’s further review of the Site Plan as part of the conditions of approval, a sidewalk between Blocks 5 and 6 was requested, resulting in the buildings within the blocks being shifted to accommodate a 1.2m concrete sidewalk on the west side of Block 6, as shown in the figure below for reference. As a result of the sidewalk addition, additional zoning exceptions are required.

Figure 2: Blocks 5 and 6 Location



Source: Malone Given Parsons Ltd (2024).

## 1.0 Application History

Block 108 is one of the last undeveloped blocks in the Nashville Heights community. The Draft Plan of Subdivision (19T-10V004) was approved in November 2011 and this phase subsequently registered in 2014.

In June of 2022, Malone Given Parsons Ltd (“MGP”) submitted Zoning By-law Amendment and Site Plan Applications for Block 108, on behalf of Nashville Developments. On January 23, 2024, the Zoning By-law Amendment was recommended for approval by the Committee

of the Whole. The Site Plan was draft approved at the same meeting, and MGP is actively working with the owner to clear the conditions of the approval.

A draft plan of common element condominium application (City File 19CDM-23V002) has also been received by the City for Block 108.

## **2.0 Need for a Minor Variance**

The purpose of this application is to seek relief from the City of Vaughan Comprehensive By-law 001-2021, as amended by site-specific Zoning By-law 11-2024, to satisfy the City's request for an additional sidewalk to be provided. As part of the conditions of draft approval, prior to the execution of the Site Plan Agreement, section 1 sub k) requires the Owner to satisfy all Development Engineering comments (dated October 20, 2023) and subsequent Transportation Engineering comments (dated January 8, 2024). The above-noted comments require a sidewalk on one side of all streets, including one between Blocks 5 and 6 of the Site Plan.

A 1.2m concrete sidewalk has been accommodated on the west side of Block 6, but alters the proposed yard setbacks, lot area, lot coverage and landscape area calculations within the block. Therefore, the revised Site Plan requires a Minor Variance to permit the following for Block 6:

1. A minimum lot area of 83 m<sup>2</sup> per unit;
2. A minimum front yard of 2.70 m;
3. A minimum interior side yard of 1.0 m;
4. A minimum setback of 0.8 m to a sight triangle;
5. A maximum lot coverage of 91% per unit;
6. A minimum landscape area of 3% of the lot area for each unit; and,
7. An encroachment of 1.98 m into a front yard for a balcony for a multiple-unit townhouse dwelling.

In addition, through review of the Site Plan, we note that Block 5 requires the following variance to permit a balcony encroachment due to the road curvature:

8. An encroachment of 1.90m into a front yard for a balcony for a multiple-unit townhouse dwelling.

The requested variances are shown on the Site Plan and Site Statistics table submitted with this application.

## **3.0 Minor Variance Tests**

Section 45(1) of the Planning Act outlines four tests to which applications for minor variances must comply. A description of how the requested variances meet each of the four tests is outlined below.

### **1. The general intent of the City's Official Plan is maintained.**

The City of Vaughan Official Plan ("VOP") identifies Block 108 as part of the Mid-Rise Mixed-Use designation. Further, area-specific Section 12.7 for Block 61 West – Nashville Heights in

Volume 2 of the Official Plan identifies Block 108 as part of Mid-Rise Mixed-Use “A”. The Mid-Rise Mixed-Use designation permits a range of residential uses including townhouses and low-rise buildings. The Mid-Rise Mixed-Use “A” designation further permits residential uses, office uses, and various commercial uses, with a maximum height of 5 storeys and maximum floor space index of 1.75.

The proposed back-to-back townhouse units in Blocks 5 and 6 are permitted under the policies of the VOP and are proposed as part of a compact mixed-use medium density development which includes street townhouses, mixed-use townhouses, and back-to-back townhouse forms. The proposed development meets the townhouse development criteria of Section 9.2.3.2 of the VOP and provides an appropriate scale, massing, setback and orientation, as reviewed through the approved zoning by-law amendment application and ongoing Site Plan application.

Given the above, it is our opinion that the proposed variances maintain the general intent of the VOP.

## **2. The general intent of the City’s Zoning By-law is maintained.**

Comprehensive Zoning By-law 01-2021, as amended by Zoning By-law 11-2024, zones Block 108 as RM1 (Multiple Unit Residential Zone), subject to site-specific exception 1006. The RM1 zone, with site-specific exception 1006, permits a range of residential uses including (but not limited to) Multiple-Unit Townhouses, being back-to-back townhouse dwellings.

Zoning By-law 11-2024 was prepared in tandem with the Site Plan for Block 108 and is tailored to closely reflect the proposed Site Plan. As the proposed 1.2m sidewalk was not previously included at the time of the approval of Zoning By-law 11-2024, the proposed variances to lot area, setbacks, lot coverage, landscape area and balcony encroachment in townhouse Block 6 are now required to facilitate the internal sidewalk on the west side of this townhouse block, which provides pedestrian access from Andreetta Street to the north, into the Subject Lands.

Further, the balcony encroachment of Unit 30 in Block 5 is required to facilitate the Site Plan as draft approved; however, the amendment was missed as part of the Zoning By-law 11-2024; therefore, this is a technical amendment.

Overall, the proposed variances to the site-specific standards for townhouse Blocks 5 and 6 maintain the nature of the planned medium-density residential development on the Subject Lands. Therefore, the variances maintain the intent of the land use permissions established for the Subject Lands, while providing the necessary relief for zone standards to achieve a modern, compact built form that is more pedestrian-friendly.

## **3. The requested variances are minor in nature.**

The requested variances are minor in nature as they have no adverse impacts on surrounding lands. In contrast, the requested variance will facilitate a more permeable pedestrian network in this portion of the community, allowing for a 1.2m sidewalk between Blocks 5 and 6.

#### **4. The requested variances are desirable for the appropriate development or use of the land, building or structure.**

In our opinion, the requested variances are desirable and appropriate for the development and use of the Subject Lands. As noted, the Subject Lands are intended for a mixed-use medium density development and are one of the last remaining undeveloped parcels within the Nashville Heights community. The development of the Subject Lands will complete the community and the proposed variances facilitate a 1.2m sidewalk which completes the pedestrian network interior to the Subject Lands and promotes active transportation within the block.

#### **4.0 Application Materials**

In support of the minor variance application, enclosed please find:

- One (1) copy of Variance Chart;
- One (1) copy of the Structure Size Chart;
- One (1) copy of the Structure Setback Chart;
- One (1) copy of the Authorization Form;
- One (1) copy of the Permission to Enter & Acknowledge of Public Information Form;
- One (1) copy of the Sworn Declaration Form;
- One (1) copy of the Tree Declaration Form; and,
- One (1) copy of the Site Plan and Site Statistics.

We trust the enclosed information is sufficient to support the applications. Should you have any questions, please contact the undersigned.

Yours very truly,  
Malone Given Parsons Ltd.



**Natalie Lam, MCIP, RPP**

**Senior Planner**

cc: Nashville Developments Inc.

## SCHEDULE D: BACKGROUND

None