

COMMUNICATION – C12

Council – May 27, 2020

Committee of the Whole

Report No. 20, Item 10

From: Robert Lavecchia <RLavecchia@KLMPPlanning.com>

Sent: Wednesday, May 20, 2020 12:27 PM

To: Coles, Todd <Todd.Coles@vaughan.ca>

Subject: [External] City of Vaughan Committee of the Whole Item #10 on Wednesday 20, 2020.

Hello Todd,

It appears the attached Concept Plan was missing from my email yesterday. The landowner had provided the attached to all of the members of Council and Bill Kiru and it should have been attached to the end of my letter. Not sure if there is any way to amend the communications to include this but it would be appreciated if you could.

Thank you,

Rob Lavecchia B.U.R.P.I.

SENIOR PLANNER

KLM PLANNING PARTNERS INC.

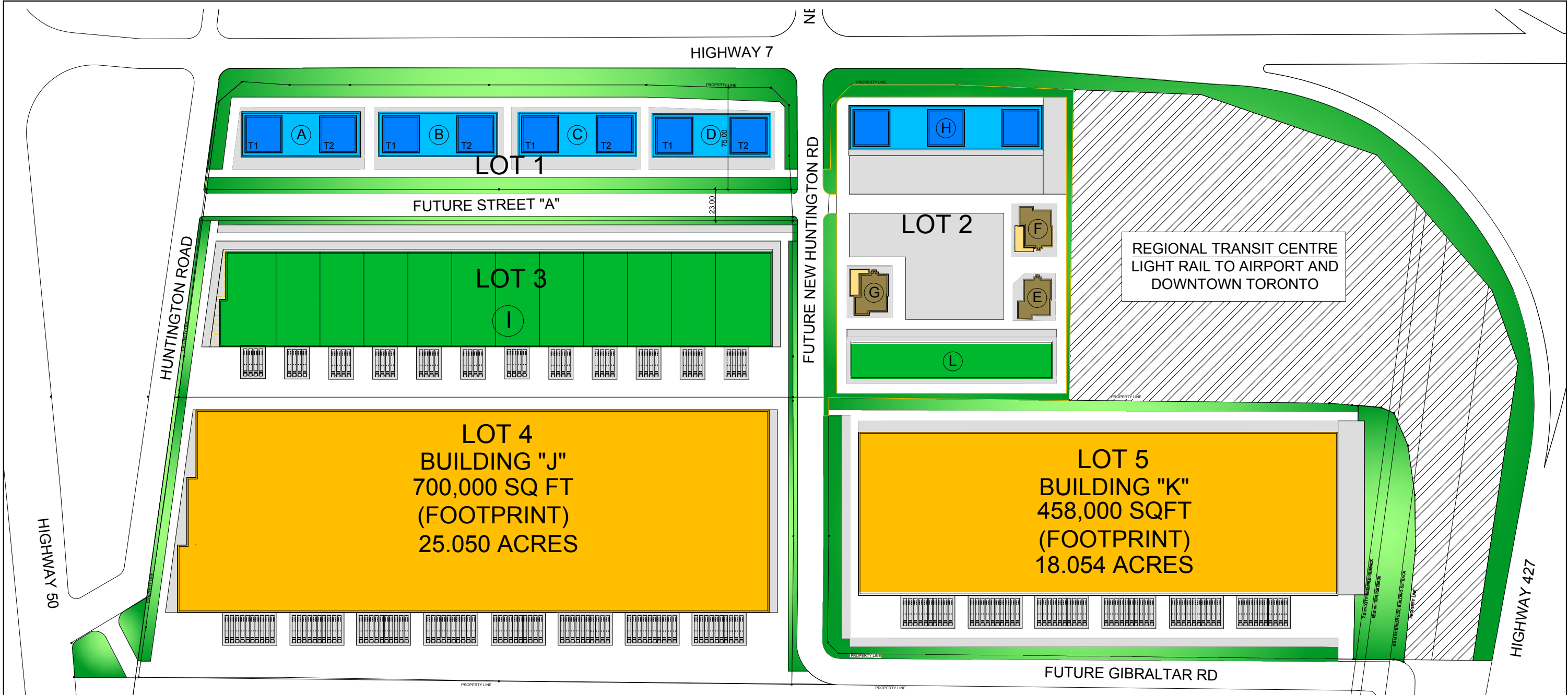
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- HIGH DENSITY RESIDENTIAL (TBD)
- RETAIL WAREHOUSE / COMMERCIAL (TBD)
- RESTAURANT / COMMERCIAL (TBD)
- INDUSTRIAL / WAREHOUSE (EM1)

SITE ANALYSIS			
	ACRES	SQ M	SQ FEET
STREET A	2.456	9,940	106,997
LOT 1	7.991	32,339	348,099
LOT 2	10.113	40,929	440,644
TOTAL	20.561	83,208	895,639
ALL LAND AREAS TO BE CONFIRMED BY AN ONTARIO LAND SURVEYOR			
LOT -1			
BUILDING AREAS FOR A,B,C,D (TYPICAL)			
3 STOREY PODIUM	FOOTPRINT	2,943	31,861
	GFA	8,830	95,043
35 STOREY RESIDENTIAL TOWER 1	FOOTPRINT	750	8,073
	GFA	26,250	282,503
35 STOREY RESIDENTIAL TOWER 2	FOOTPRINT	750	8,073
	GFA	26,250	282,503
	TOTAL GFA PER BUILDING	61,330	660,149
	TOTAL GFA (A,B,C,D)	245,319	2,640,584
LOT -2			
BUILDING AREAS FOR E,F,G (TYPICAL)			
1 STOREY RESTAURANT PAD	FOOTPRINT	929	10,000
	TOTAL GFA (E,F,G)	2,787	30,000
BUILDING AREAS FOR H			
3 STOREY PODIUM	FOOTPRINT	4,772	51,364
	GFA	14,316	154,093
35 STOREY RESIDENTIAL TOWER 1	FOOTPRINT	750	8,073
	GFA	26,250	282,503
35 STOREY RESIDENTIAL TOWER 2	FOOTPRINT	750	8,073
	GFA	26,250	282,503
35 STOREY RESIDENTIAL TOWER 3	FOOTPRINT	750	8,073
	GFA	26,250	282,503
	TOTAL GFA	99,066	1,001,751
BUILDING AREAS FOR I			
2 STOREY MIXED USE COMMERCIAL	FOOTPRINT	4,234	45,671
	TOTAL GFA	8,467	136,713
	TOTAL GFA (E,F,G,H,I)	104,320	1,122,893
LOTS 1-2 TOTAL GFA		349,639	3,763,487

SITE ANALYSIS			
	ACRES	SQ M	SQ FEET
LOT 3	14.228	57,578	619,769
LOT 4	25.090	101,374	1,091,178
LOT 5	18.054	73,064	786,452
TOTAL	57.332	231,952	2,497,400
ALL LAND AREAS TO BE CONFIRMED BY AN ONTARIO LAND SURVEYOR			
LOT -3			
BUILDING AREA FOR J			
1 STOREY INDUSTRIAL BUILDING	FOOTPRINT	28,282	304,422
	MEZZANINE 10%	2,828	30,442
	GFA	31,110	334,864
LOT -4			
BUILDING AREA FOR K			
1 STOREY INDUSTRIAL BUILDING	FOOTPRINT	65,032	700,000
	MEZZANINE 10%	6,503	70,000
	GFA	71,535	770,000
LOT -5			
BUILDING AREA FOR L			
1 STOREY INDUSTRIAL BUILDING	FOOTPRINT	42,550	458,004
	MEZZANINE 10%	4,255	45,800
	GFA	46,805	503,804
LOTS 1-2-3 TOTAL GFA		149,450	1,608,668



LIVINGSTON PARCEL - SOUTH WEST CORNER OF HWY 427 AND HWY 7

DRAWING: CONCEPTUAL MASTER SITE PLAN

SCALE: NTS DATE: MAY 2020 #: Z-4