



ATTACHMENT 7

NOTES

- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape/grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

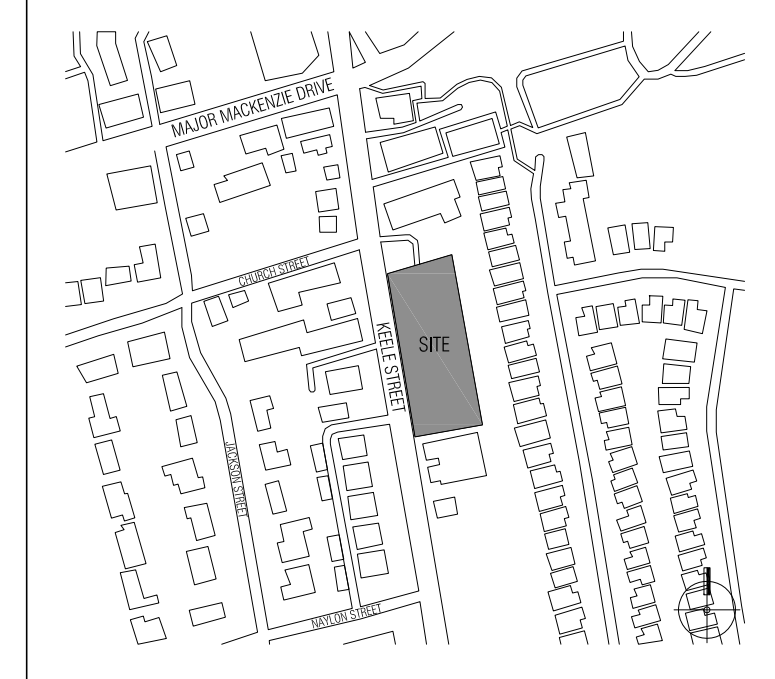
SKETCH OF PART OF THE WEST HALF OF LOT 20, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

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KEYPLAN



9929 Keele Street Site Statistics
Official Plan Designation: Local Centre; Low-Rise Mixed Use, FS1 1.25, 3-Storey
Existing Zoning (City of Vaughan By-law 1-88): C1 Restricted Commercial (9/17)

Site Area				General Development Statistics Table				
m ²	Sq. ft	ha	acre	Units/ha	Units/Acre	Total Number of Units	Average Unit Size GFA (m ² /ft ²)	
7,561	81,382	0.76	1.87	147	59.9	113	71 m ² /765 ft ²	
							Lot Area per Unit (m ² /ft ²)	67 m ² /720 ft ²
							Total Parking Provided	173
							Total Bicycle Parking Provided	118

Proposed		Unit Count and Breakdown		
GFA (m ² /ft ²)	Unit Count	Unit Count	Unit Count	
Below-Grade		Ground	6	
F1	5,342 m ² (57,505 ft ²)	1 st Floor	38	
Subtotal:	5,342 m ² (57,505 ft ²)	3 rd Floor	38	
Above-Grade		4 th Floor	31	
Ground	2,330 m ² (25,000 ft ²)	Total	113	
2 nd Floor	3,010 m ² (32,395 ft ²)	Unit Breakdown		
3 rd Floor	2,915 m ² (31,351 ft ²)	1 Bedroom	13	45%
4 th Floor	2,475 m ² (26,643 ft ²)	1 Bedroom + Den	38	
Mech. Pk.	175 m ² (1,865 ft ²)	2 Bedroom	49	35%
Subtotal:	11,975 m ² (124,566 ft ²)	2 Bedroom + Den	13	
Total	16,915 m ² (182,071 ft ²)	3 Bedroom	0	0%
		Total	113	100%

Surface		
Surface	%	m ²
Building Area	25%	2,327 m ²
Paved Area	33%	2,932 m ²
Landscaped Area	39%	2,900 m ²

Zoning By-law 1-88 (8A2)		Proposed
Required		
FSI		GFA/Net Area
Max FSI	1.5	
Lot Coverage		4,556 m ² (49,015 ft ²)
		60.25%
Landscaped Area		2,302 m ² (24,776 ft ²)
P	10%	30.57%
Minimum Landscaped Open Space		
Building Height (m)	4.5 m	4 Storey
Max Height	20 m (13.3 m + 4.5 m mech.)	(from ground floor to top of roof)
Footage	30 m	112.91 m
Minimum Footage		

Zoning By-law 1-88 (8A2)		Third Draft Comprehensive Zoning (MM4)	Proposed
Required			
Setbacks			
Minimum Front Yard	7.5 m	3.0 m	3.0 m
Minimum Rear Yard	7.5 m	7.5	9.4 m
Minimum Side Yard (North)	8.5 m (*)	4.5	14.0 m
Minimum Side Yard (South)	8.5 m (*)	4.5	9.0 m

Zoning By-law 1-88		Proposed
Required		
Amenity Space		
Total Amenity Space*	4,430 m ² (1 bed-20 m ² /unit; 2 bed-55 m ² /unit; 3 bed-90 m ² /unit)	3,031 m ² (Indoor 2 nd floor: 270 m ²) (Outdoor, at-grade landscaped area: 318 m ²) (Indoor 2 nd floor contiguous area: 1,109 m ²) (Private balcony area: 2,274 m ²)
Total	4,430 m ² (Indoor and outdoor)	3,031 m ² (Indoor and outdoor)

Third Draft Comprehensive Zoning*		Proposed
Required		
Amenity Space		
Total Amenity Space Required	589 m ² (5m x 8 units + 5m x 105) (Indoor and outdoor)	1,757 m ² (Indoor and outdoor)
P		
Contiguous outdoor area located at grade*	55.0 m ²	378 m ² (at-grade landscaped area) 1,109 m ² (2 nd floor amenity area)

* Third Draft Comprehensive Zoning by-law does not count private balconies as amenity area. Amenity Area: Means an indoor or outdoor communal space designed and maintained for active recreational use or passive recreational use for residents of a dwelling or building with residential uses, and that include a breezeway. An amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit.

Zoning By-law 1-88		Third Draft Comprehensive Zoning	Proposed
Required			
Parking			
Residential	170 (1.5 space/unit)	113 (1.0 space/unit)	113
Visitor	29 (0.25 space/unit)	23 (0.2 space/unit)	23
		Min	Max
Retail (1,349 m ²)	81 (6 space/100m ²)	36 (2.7 space/100m ²)	81 (4.5 space/100m ²)
Total	280	172	173

Zoning By-law 1-88		Third Draft Comprehensive Zoning	Proposed
Required			
Accessible Parking Spaces	7 (3 Type A, 4 Type B)*	7 (3 Type A, 4 Type B)**	10 (5 Type A, 5 Type B) **1

plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B (2). Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.

**1, plus 3% of the total required parking spaces. Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, with the remainder provided as a Type B barrier-free parking space.

Zoning By-law 1-88		Third Draft Comprehensive Zoning	Proposed
Required			
Loading Space	N/A	1 Type D	1 loading space
Commercial	1 space	1 Type A	13m (l) x 4m (w) x 6.1m (h)
Total:	1 space	1 Type D and 1 Type B	1 loading space 13m (l) x 4m (w) x 6.1m (h)

Zoning By-law 1-88		Third Draft Comprehensive Zoning	Proposed
Required			
Residential (113 units)	N/A	22 (0.3 space/unit, or 3 spaces, whichever is greater)	68 (0.6 space per unit)
Commercial (1,349 m ²)	N/A	1 (0.3 space/100m ² or 3 spaces, whichever is greater)	20
Total		33 short term	68 long term 44

Waste Removal		Waste Collections Design Standards	Proposed
Loading Space		23m (l) x 4m (w) x 6.1m (h)	
Staging Area	25 m ²	25 m ²	
Bulky Storage	10m ²	10m ²	
Bins Size	3 cu. yards	3 cu. yards	
Bin Count			
Residential Recycling	45 units/container = 113 + 45 = 3	5	
Residential Garbage	51 units/container = 113 + 51 = 2	2	
	50 units/container = 113 + 50 = 3	3	
Total		7 bins	

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PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN **TRINITY POINT** ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/S. SAMAREH
Checked By: D. BIASE
Plot Date: Sep. 3, 2021
Job #: 1740.14

CONTEXT PLAN & STATISTICS

1:1000 **A101**

TITLE BLOCK SIZE: 610 x 950

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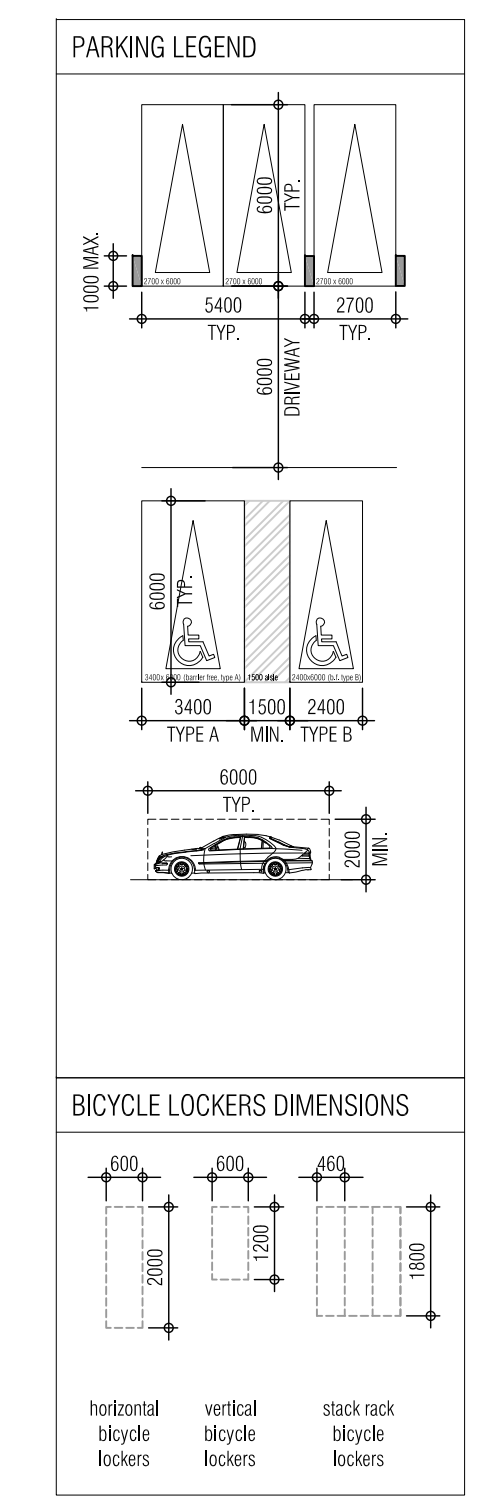
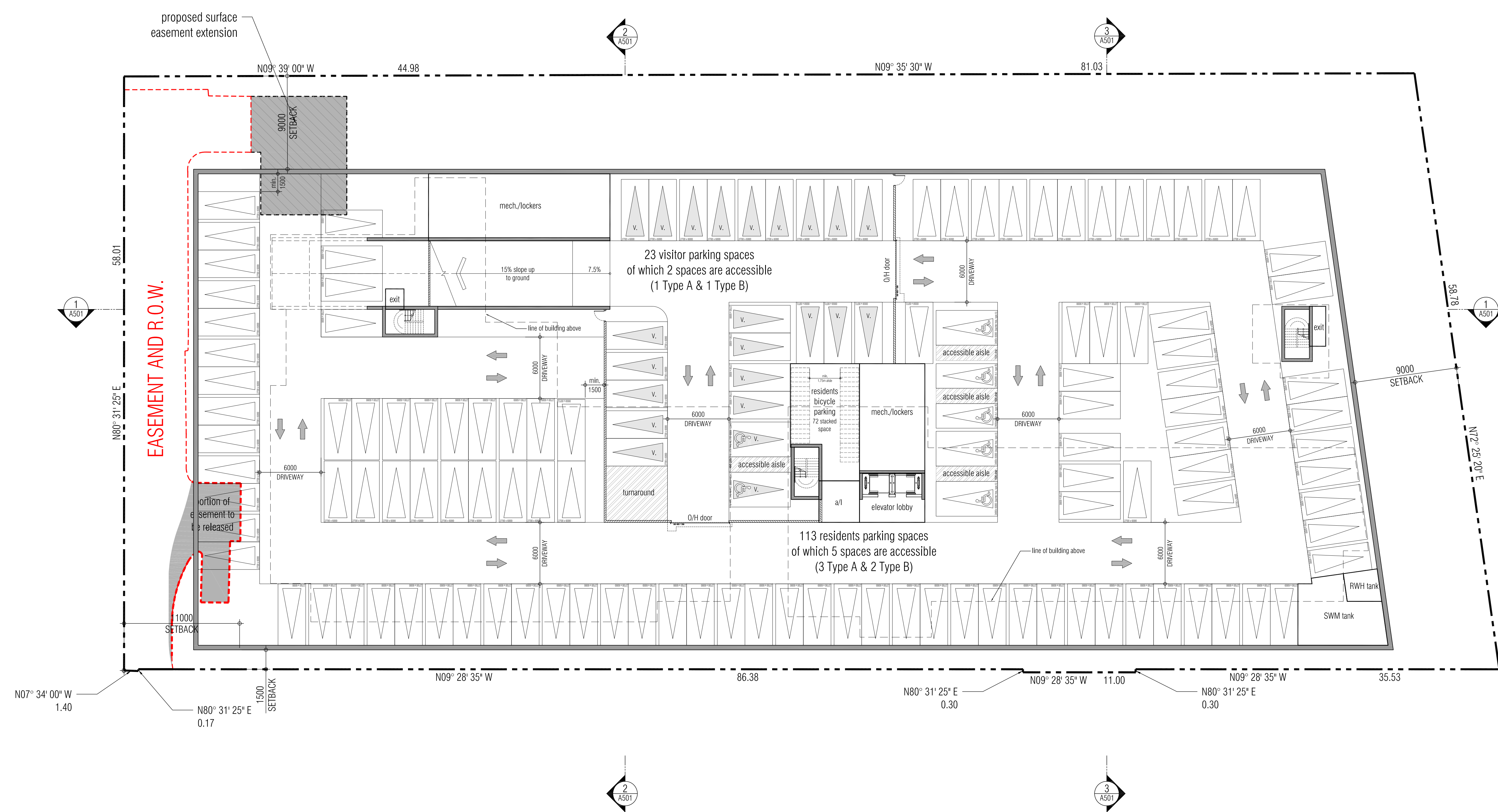
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 Assistant Designer: L. WONG
 Drawn By: L. WONG/S. SAMAREH
 Checked By: D. BIASE
 Plot Date: Sep. 3, 2021
 Job #: 1740.14

UNDERGROUND PLAN

1:300 **A201**

TITLEBLOCK SIZE: 610 x 950

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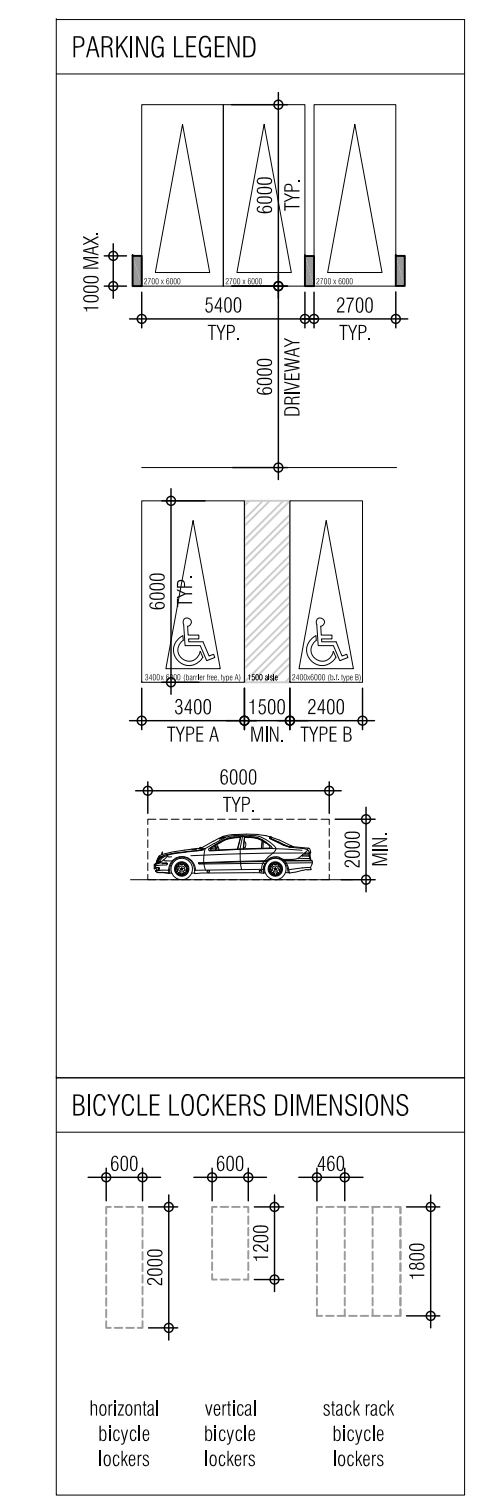
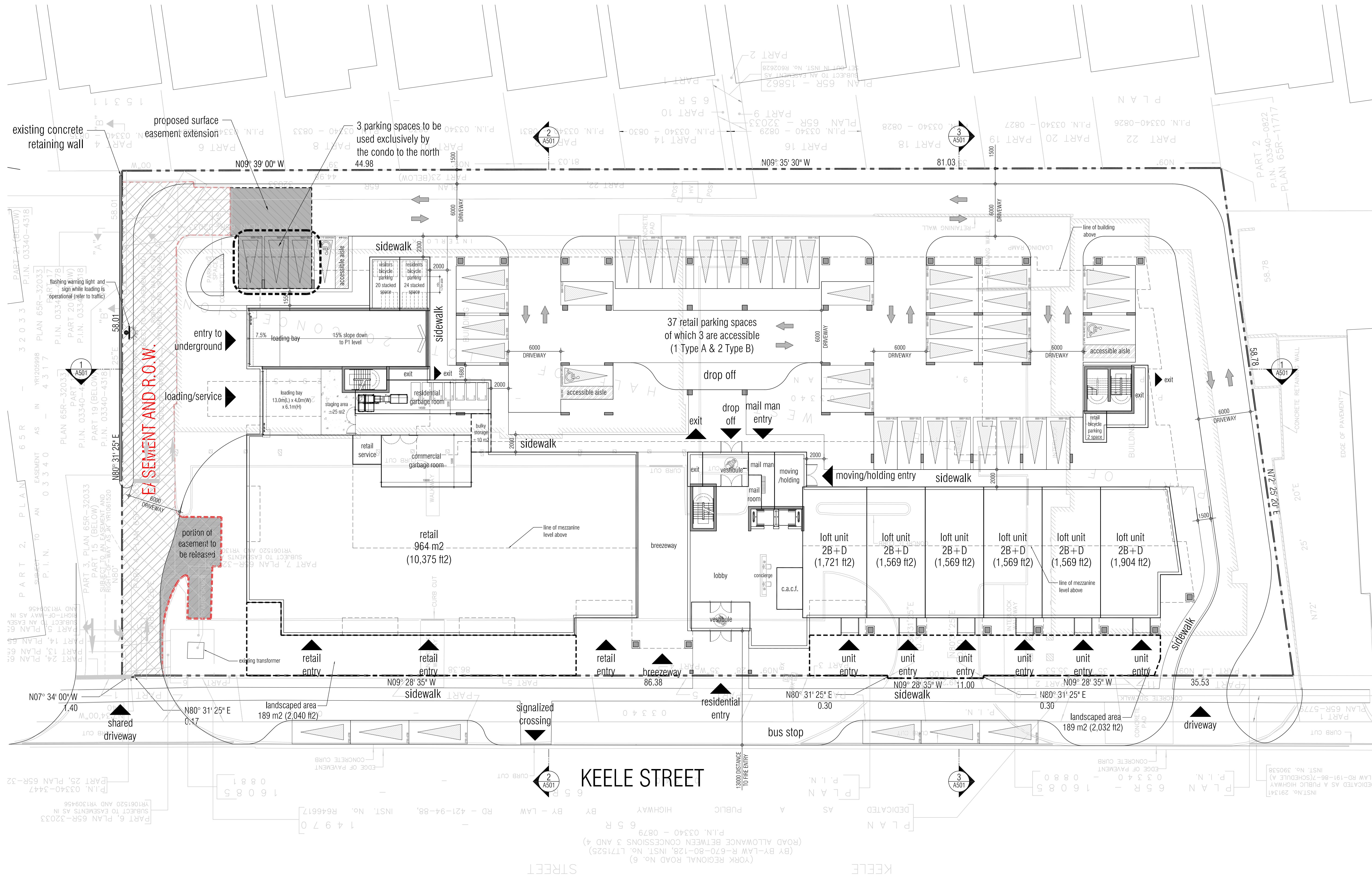
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Assistant Designer: L. WONG
Drawn By: L. WONG/S. SAMAREH
Checked By: D. BIASE
Plot Date: Sep. 3, 2021
Job #: 1740.14

GROUND FLOOR PLAN

1:300 A301

TITLE BLOCK SIZE: 610 x 950

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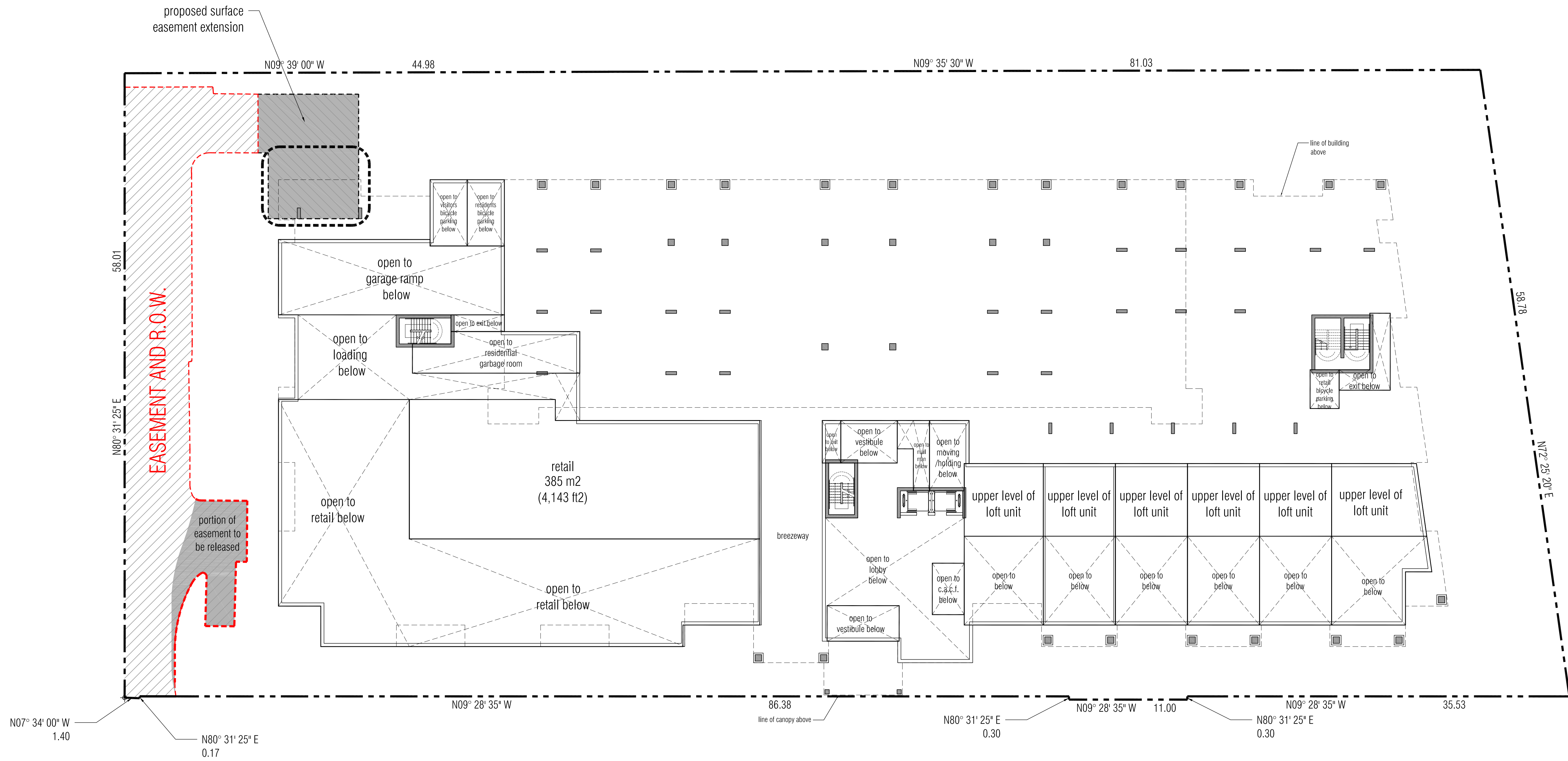
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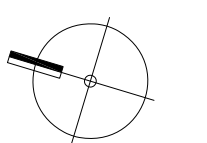
PROPOSED MIXED USE DEVELOPMENT

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VAUGHAN **TRINITY POINT** ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/S. SAMAREH
Checked By: D. BIASE
Plot Date: Sep. 3, 2021
Job #: 1740.14

MEZZANINE FLOOR PLAN



1:300 **A302**

TITLEBLOCK SIZE: 610 x 950

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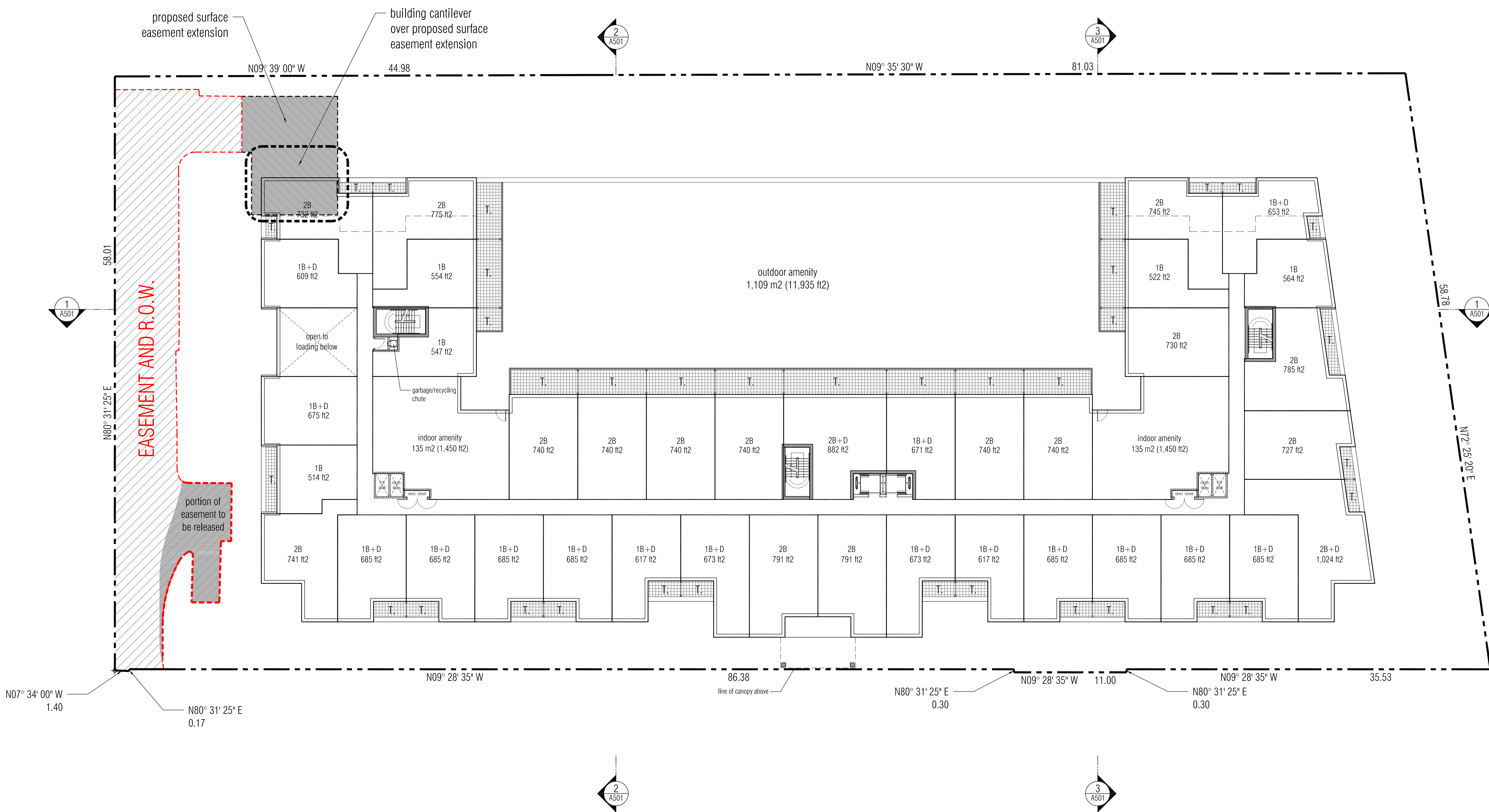
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Keele & Major Mackenzie

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Project Architect: E. CORAZZA
 Assistant Designer: L. WONG
 Drawn By: D. WONG/S. SAMAREH
 Checked By: D. BIASE
 Plot Date: Sep. 3, 2021
 Job #: 1740.14

2ND FLOOR PLAN

1:300 **A303**

TITLEBLOCK SIZE: 610 x 950

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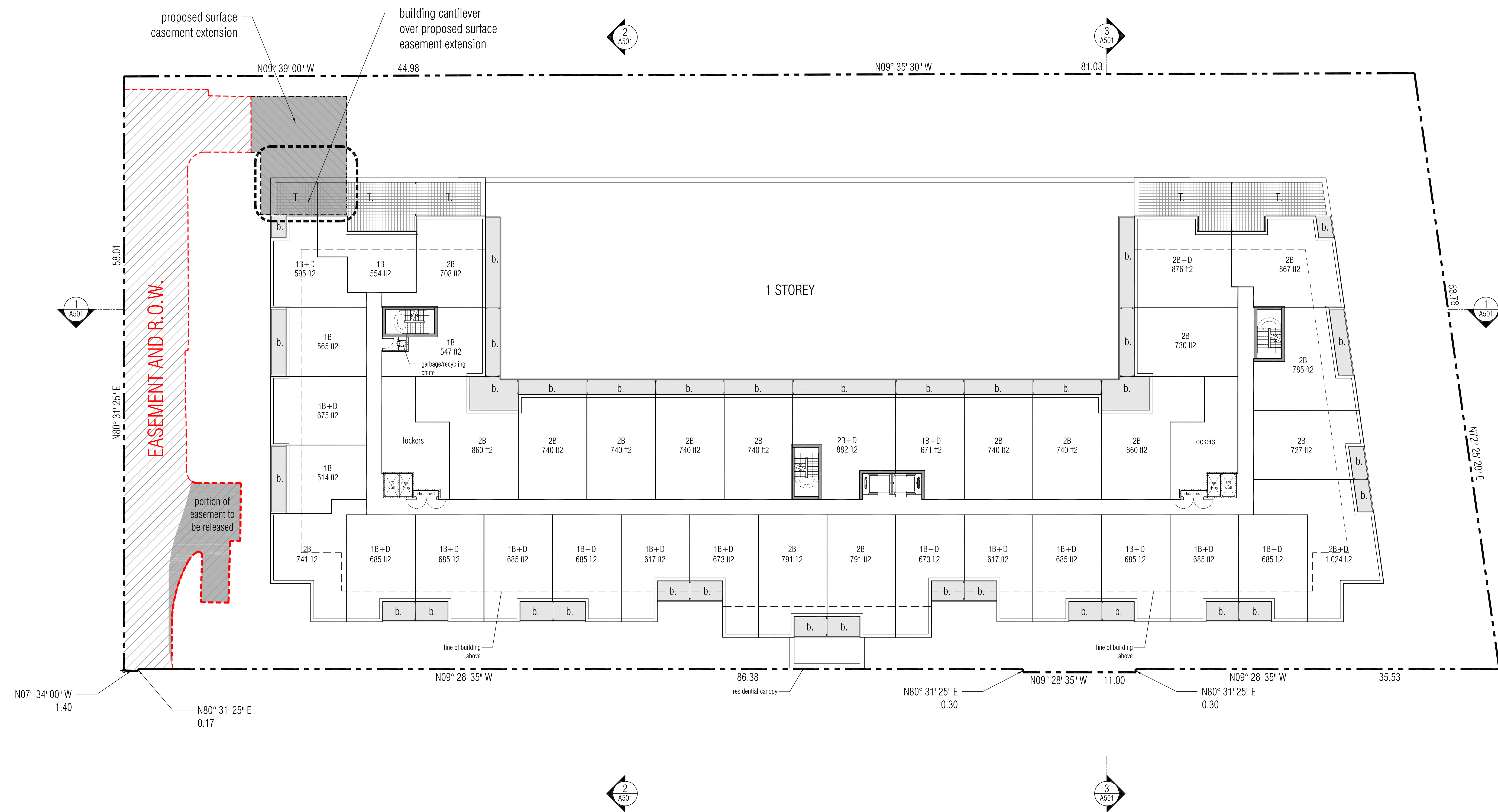
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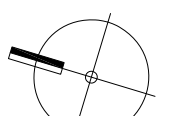
PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN  ONTARIO

Project Architect: E. CORAZZA
 Assistant Designer: L. WONG
 Drawn By: L. WONG/S. SAMAREH
 Checked By: D. BIASE
 Plot Date: Sep. 3, 2021
 Job #: 1740.14

3RD FLOOR PLAN

 1:300 **A304**

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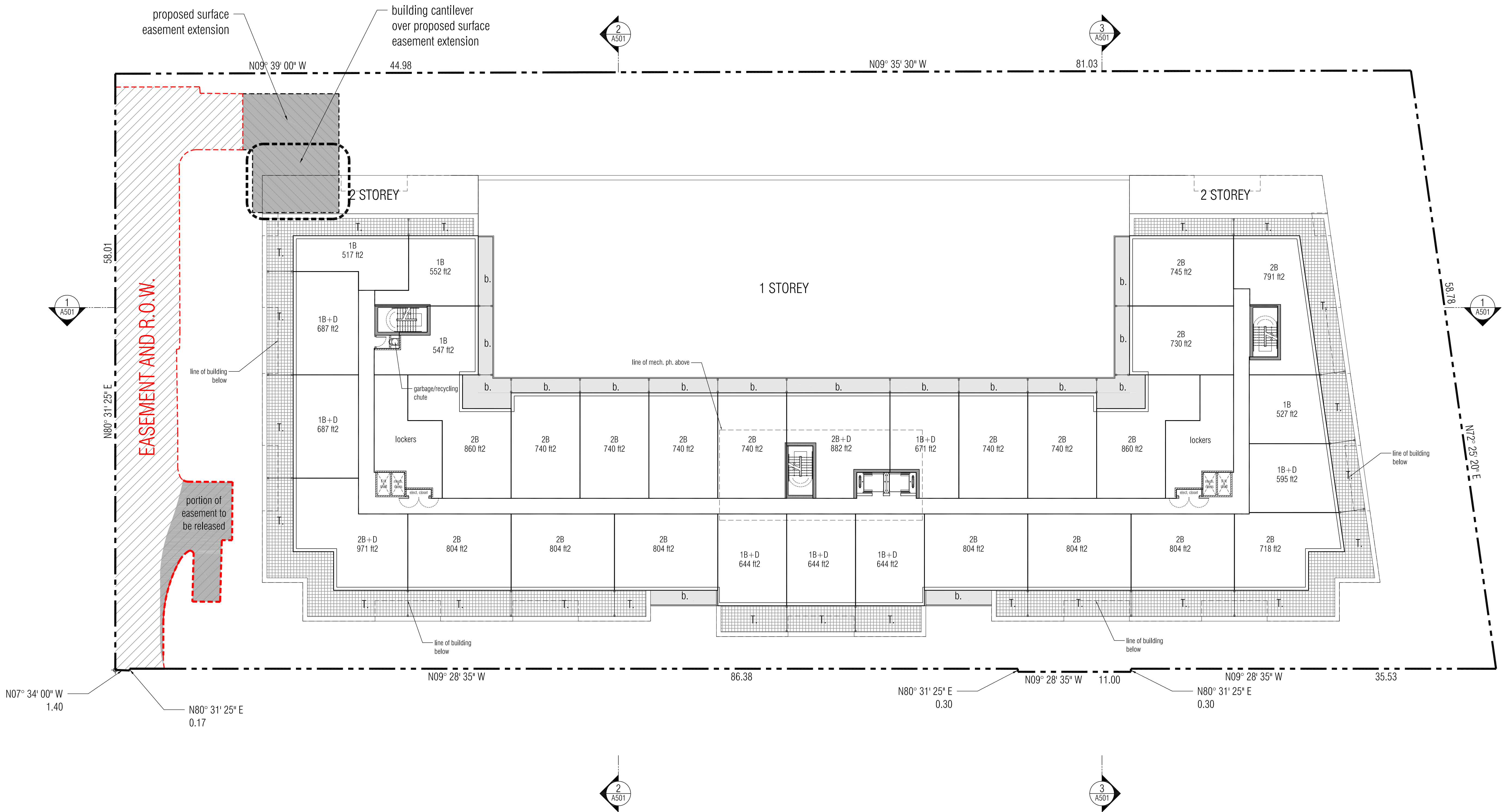
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Keele & Major Mackenzie

VAUGHAN	TRINITY POINT	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	L. WONG/S. SAMAREH	
Checked By:	D. BIASE	
Plot Date:	Sep. 3, 2021	
Job #	1240.14	

4TH FLOOR PLAN

1:300 **A305**

TITLEBLOCK SIZE: 610 x 950

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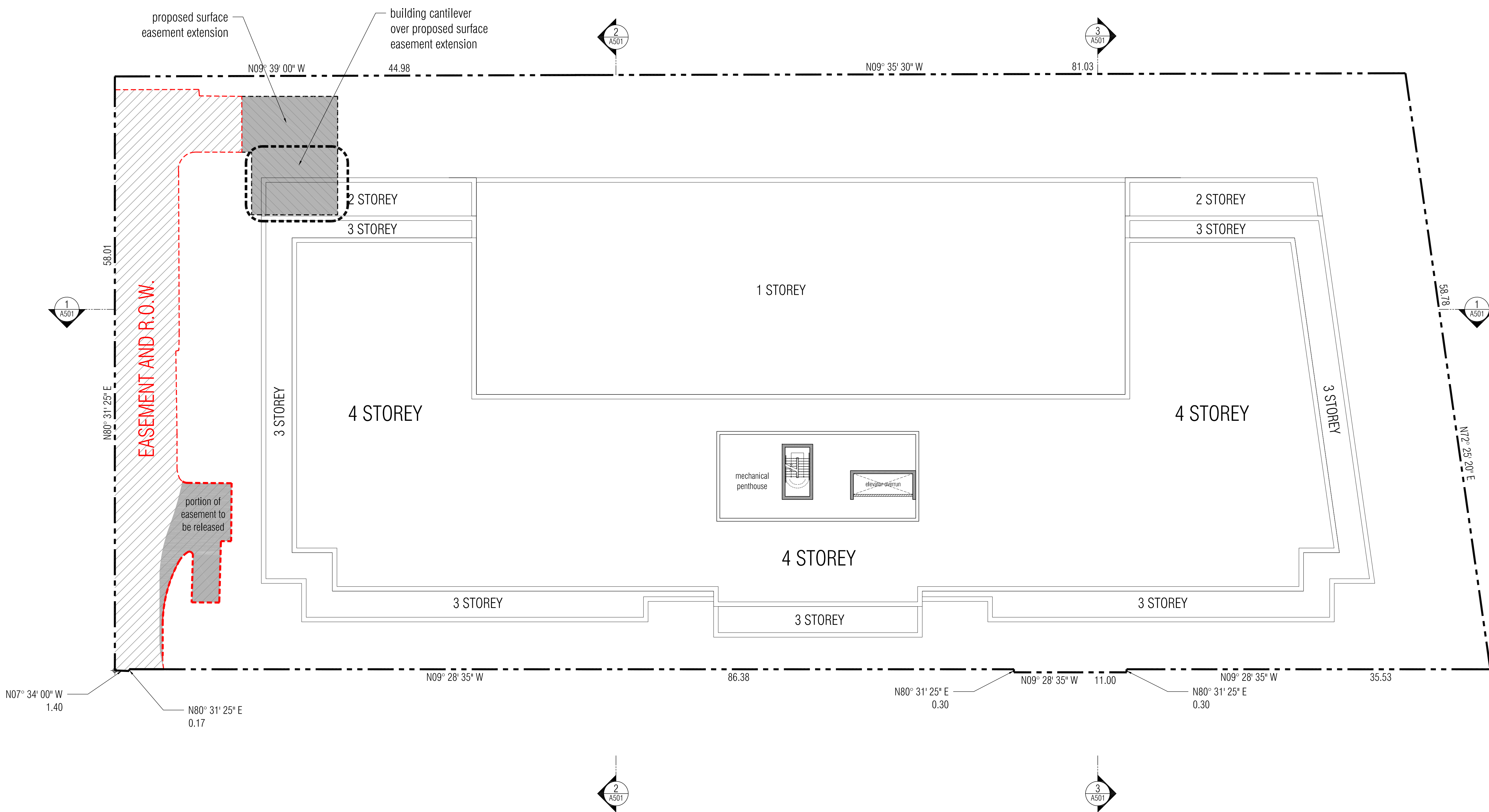
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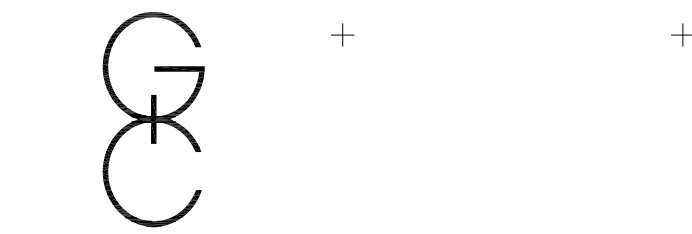
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PROPOSED MIXED USE DEVELOPMENT

Keele & Major Mackenzie

VAUGHAN TRINITY POINT ONTARIO

Project Architect: E. CORAZZA
 Assistant Designer: L. WONG
 Drawn By: L. WONG/S. SAMAREH
 Checked By: D. BIASE
 Plot Date: Sep. 3, 2021
 Job #: 1740.14

MECH.PH FLOOR PLAN

1:300 A306

TITLEBLOCK SIZE: 610 x 950

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NORTH ELEVATION 1
1:150 A401



SOUTH ELEVATION 1
1:150 A402

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GRAZIANI + CORAZZA ARCHITECTS INC.

1230 Shearson Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT
Keele & Major Mackenzie

VAUGHAN **TRINITY POINT** ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: D. WONG/S. SAMAREH
Checked By: D. BIASE
Plot Date: Sep. 3, 2021
Job #: 1240.14

NORTH & SOUTH ELEVATIONS

1:150 A401

TITLEBLOCK SIZE: 610 x 950

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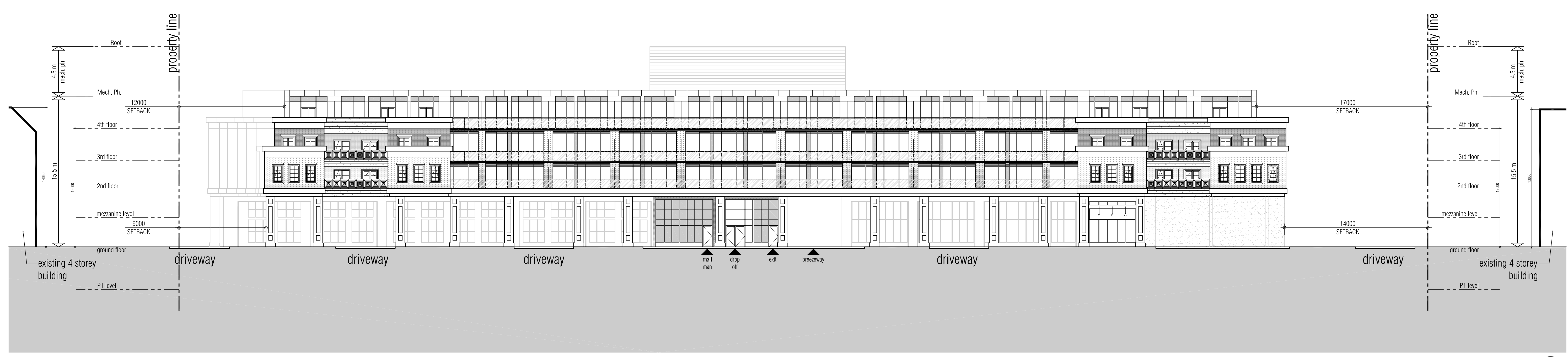
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WEST ELEVATION 1
1:200 A402



EAST ELEVATION 1
1:200 A402

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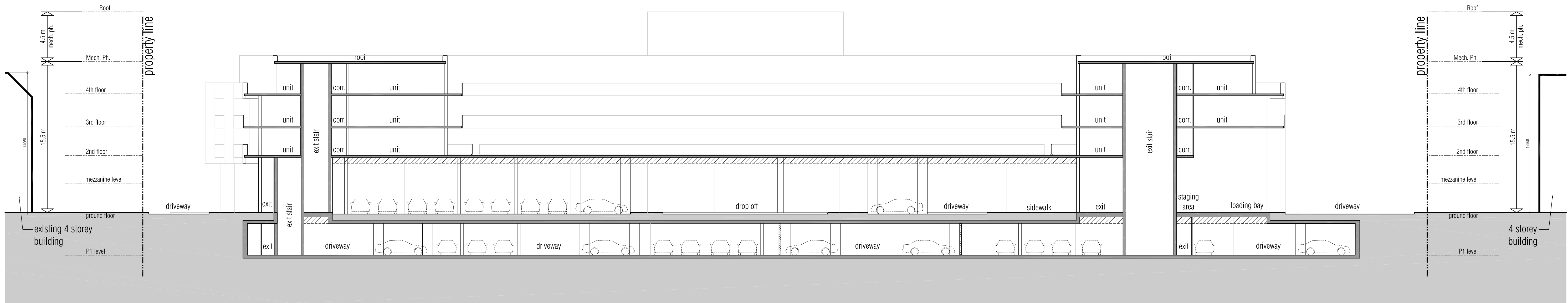

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 Checked By: L. BIASE
 Plot Date: Sep. 3, 2021
 Job #: 1240.14

EAST & WEST ELEVATIONS

1:200 **A402**

TITLEBLOCK SIZE: 610 x 950



SECTION A 1
1:200 A501

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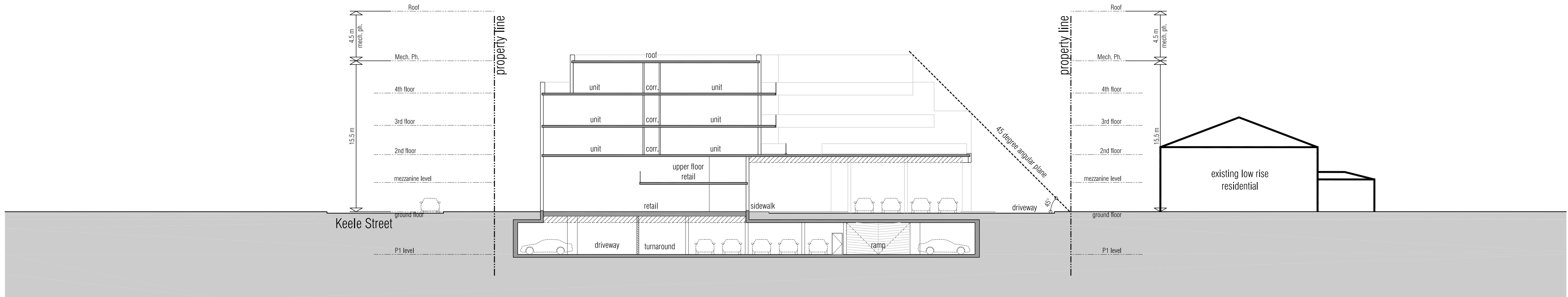
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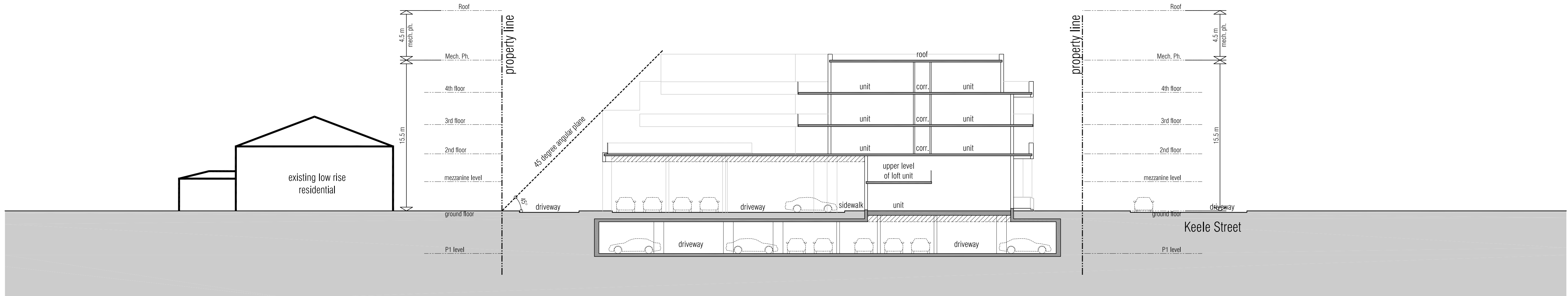
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SECTION B 2
1:200 A501



SECTION C 3
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BUILDING SECTIONS

1:200 **A501**

TITLEBLOCK SIZE: 610 x 950