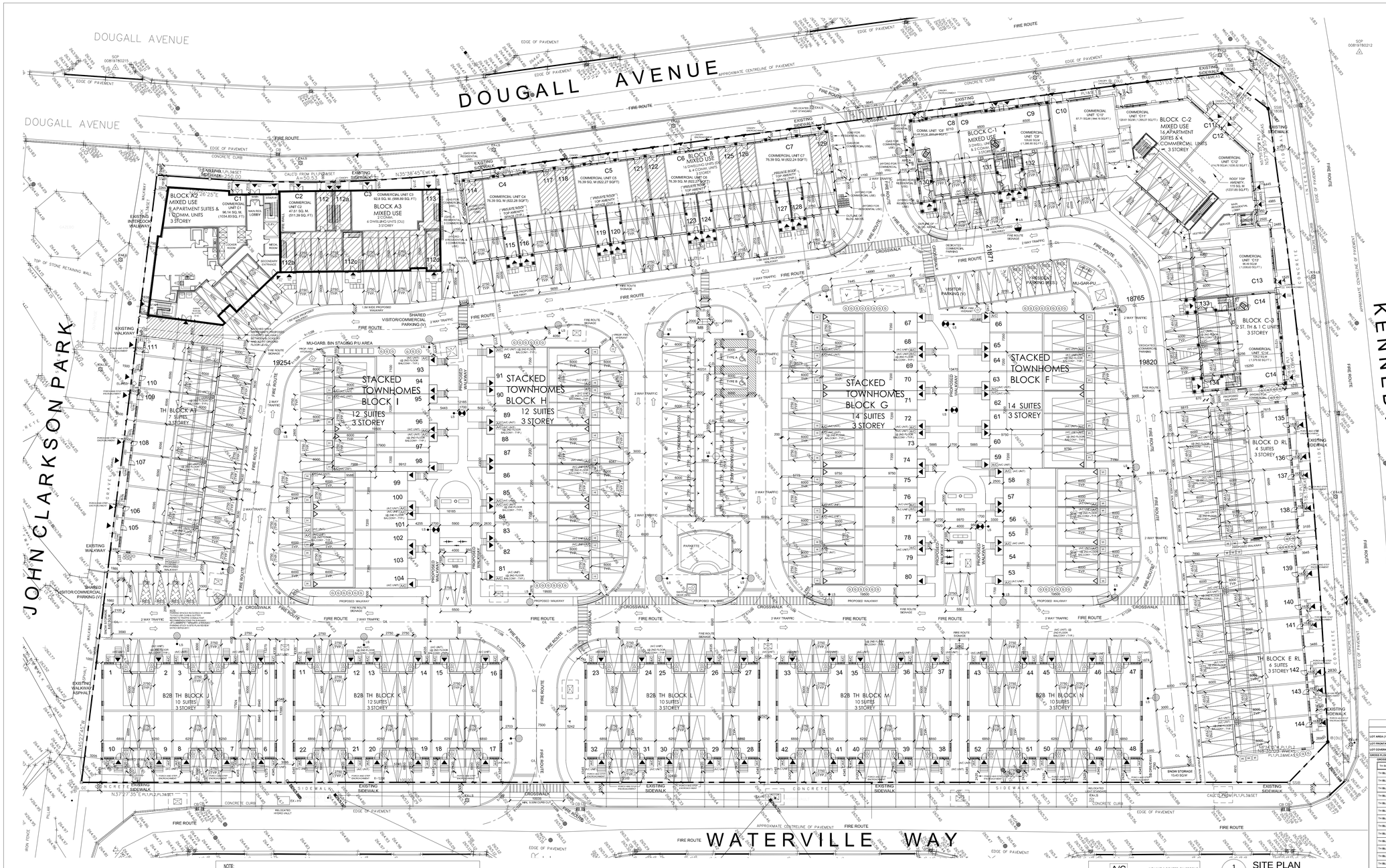


TOWN OF CALEDON
PLANNING
RECEIVED
February 22, 2024

NOTE:
ALL REQUIRED PARKING SPACES AND PARKING AREAS AND ALL DRIVEWAYS TO ANY PARKING AREA OR PARKING LOT SHALL BE MAINTAINED WITH A STABLE SURFACE WHICH MAY INCLUDE ASPHALT, CONCRETE, CONCRETE PAVERS, GRAVEL OR SIMILAR MATERIAL WHICH IS TREATED SO AS TO PREVENT THE RAISING OF DUST OR LOOSE PARTICLES.

SITE PLAN ILLUMINATION STANDARDS:
- LIGHTING FIXTURES SHALL BE INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE, EITHER DIRECTLY FROM THE LAMP OR A DIFFUSING ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PARTY OF THE FIXTURES IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.
- THE MAXIMUM HEIGHT OF ALL LIGHTING FIXTURES IS 9.0M.
- MINIMUM DISTANCE OF LIGHTING FIXTURES FROM ANY LOT LINE IS 4.5M.

-FOR BLOCKS 'A2', 'A3', 'B', 'C1', 'C2', AND 'C3', FLOORS ABOVE THE GROUND FLOOR MAY BE USED AS BUSINESS OFFICES PROVIDED THAT ALL APPLICABLE ZONING PROVISIONS, INCLUDING BUT NOT LIMITED TO PARKING, ARE SATISFIED. DEMONSTRATION OF COMPLIANCE WITH THE ONTARIO BUILDING CODE, ZONING BY-LAW AND ALL OTHER APPLICABLE BY-LAWS AND LEGISLATION WILL BE REQUIRED TO BE DEMONSTRATED AND WILL BE REVIEWED AT THE TIME THAT THESE STORIES CHANGE USE FROM RESIDENTIAL TO A BUSINESS OFFICE.

-SNOW STORAGE IS NOT PERMITTED IN ANY PARKING SPACE, DRIVEWAY OR FIRE ROUTE. SNOW MAY BE MELTED ON SITE OR REMOVED FROM THE SITE

-THE MAIN ENTRANCES TO THE COMMERCIAL UNITS AND MAIN RESIDENTIAL LOBBY SHALL BE BARRIER FREE WITH EITHER A POWER DOOR OPERATOR OR AN AUTOMATIC DOOR FEATURE

-ALL EXTERIOR STAIRS MUST COMPLY WITH SECTION 80.25 OF THE INTEGRATED ACCESSIBILITY STANDARDS REGULATIONS OF THE AODA - EXTERIOR PATHS OF TRAVEL

-ALL PRIMARY ENTRANCE DOORS TO COMMERCIAL UNITS (C1-C14) AND TO BLOCKS A-2 AND C-2 WILL BE FULLY ACCESSIBLE TO PERSONS WITH A DISABILITY BY INCLUSION OF A POWER DOOR OPERATOR OR AUTOMATIC SLIDING DOOR.

ALL GARAGE PARKING SPACES WILL BE UNIMPEDED AND WILL ACHIEVE THE MINIMUM WIDTH AND DEPTH REQUIRED BY THE ZONING BY-LAW

PLAN OF SURVEY
SHOWING TOPOGRAPHIC DETAIL OF
BLOCKS 98 AND 99
PLAN 43M-1855 AND
BLOCKS 96 AND 97
PLAN 43M-2000
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

2 / A100 SURVEY LEGAL DESCRIPTION
SCALE: NTS

TH s= TOWNHOUSE(s) BLK(s) = BLOCK(s) DU = DWELLING UNIT R / RESID. = RESIDENTIAL COMM. / Cx = COMMERCIAL
U = UNIT (COMM.) or S = SUITE (RESID.) RL = REAR-LANE B2B = BACK-TO-BACK
APT / Ax = APARTMENTS (RESIDENTIAL) BLDG. = BUILDING PS = PARKING SPACE(s) BF = BARRIER FREE
MU = MIXED-USE GFA = GROSS FLOOR AREA SB = SETBACK DS = DWELLING SUITE V = VISITOR
INCL. = INCLUDES / INCLUDED ST=STACKED TOWNHOMES

1C / A100 ABBREVIATIONS
SCALE: NTS

EX.HV	EXISTING HYDROVAULT
	VEHICULAR TRAFFIC SIGNAGE
EX.LS	EXISTING STREET LIGHTING
	FIRE ROUTE SIGNAGE

NOTE: FOR EXTERIOR ILLUMINATION REFER TO ELECTRICAL HYDROVAULT / TRAFFIC SIGNAGE POWERING REFER TO ELECTRICAL ENGINEER CONSULTANT DOCUMENTS

A/C	A/C UNIT (LOCATED ON SECOND FLOOR BALCONY)
H	HYDRO
G	GAS
9 / C23	RESIDENTIAL SUITE / COMMERCIAL UNIT NUMBER
SUITE RL / SUITE B2B / SUITE A / SUITE CAx...	REAR-LANE SUITE TYPE / BACK-TO-BACK SUITE TYPE / APARTMENT SUITE TYPE / COMMERCIAL UNIT TYPE
MB	COMMUNITY MAIL-BOX AREA
MU-GAR-PU	MIXED-USE (BLOCKS') GARBAGE PICK-UP
	VEHICULAR PARKING SPACE
	DEDICATED COMMERCIAL PARKING SPACE
	DEDICATED RESIDENTIAL PARKING SPACE
V	SHARED VISITOR/COMMERCIAL PARKING SPACES
	BARRIER-FREE PICTOGRAM
LS	STREET LIGHTING
EL-PED	ELECTRICAL SERVICE PROVIDER'S DISTRIBUTION PANEL

1B / A100 LEGEND
SCALE: NTS

1 / A100 SITE PLAN
SCALE: 1:300

SITE STATISTICS

ITEMS	REQUIRED	PROPOSED
LOT AREA (MIN.) :	N / A	36,350.00 SQ.M (365,650.00 SQ.FT) (3.6350 HA.) DENSITY = 65.27 UPH)
LOT FRONTAGE (MIN.) @ KENNEDY AVENUE :	0.00 m	128.00 m
LOT COVERAGE :	—	15.22% OF LOT AREA 13,392.72 SQ.M (137,815.24 SQ.FT)
GROSS FLOOR AREA BY BLOCK :	N / A	

GROSS FLOOR AREA (~ PROPOSED FOR 27 TH.)

TH BLOCK(s)	RESIDENTIAL (SQ.M / SQ.FT)	COMMERCIAL (SQ.M / SQ.FT)	BLDG.HEIGHT (METRES)	(RESID + COMM) or (RESID) SQ.M / SQ.FT
TH BLOCK A1	1,094.32 (11,779.01)	—	10.12m	1,094.32 (11,341.00)
TH BLOCK A2	1,454.16 (15,654.17)	98.14 (1,056.51)	10.12m	1,552.3 (16,710.53)
TH BLOCK A3	1,238.81 (13,334.08)	140.31 (1,510.39)	10.12m	1,379.12 (14,737.08)
TH BLOCK B	1,738.00 (18,712.36)	305.55 (3,289.15)	9.80m	2,043.55 (22,211.87)
TH BLOCK C-1	867.08 (9,332.47)	162.30 (1,747.08)	9.80m	859.88 (9,258.67)
TH BLOCK C-2	1,435.28 (15,013.88)	429.30 (4,619.46)	10.12m	1,453.62 (15,647.28)
TH BLOCK C-3	449.96 (4,843.61)	126.20 (1,357.81)	9.60m	575.16 (6,191.18)
TH BLOCK D	755.92 (8,135.74)	—	8.89m	755.92 (8,135.74)
TH BLOCK E	1,124.85 (12,107.78)	—	8.89m	1,124.85 (12,107.78)
TH BLOCK F	2,469.32 (26,577.08)	—	11.57m	2,469.32 (26,577.08)
TH BLOCK G	2,468.34 (26,566.54)	—	11.57m	2,468.34 (26,566.54)
TH BLOCK H	2,055.45 (22,123.39)	—	11.57m	2,055.45 (22,123.39)
TH BLOCK I	2,321.83 (24,988.21)	—	11.57m	2,321.83 (24,988.21)
TH BLOCK J	1,454.24 (15,656.03)	—	11.16m	1,454.24 (15,656.03)
TH BLOCK K	1,702.94 (18,332.20)	—	11.16m	1,702.94 (18,332.20)
TH BLOCK L	1,454.24 (15,656.03)	—	11.16m	1,454.24 (15,656.03)
TH BLOCK M	1,454.24 (15,656.03)	—	11.57m	1,454.24 (15,656.03)
TH BLOCK N	1,454.24 (15,656.03)	—	11.16m	1,454.24 (15,656.03)
SUB-TOTAL-S BLOCK(S) :	RESIDENTIAL (26,472.41)	COMMERCIAL (2,691.39)		
TOTAL PROPOSED TH BLOCK(s) AREA : RESID. + COMM. =				27,716.19 (298,334.8)
F.S.I :		—		1.0662/7
SETBACKS :				
FRONT YARD (MAX.) ~ = @ DOUGALL AVE (AT BLDG.NOS.) :		2.50 m		3.975 m MAX.
INTERIOR SIDE YARD (MIN.) ~ = @ JOHN CLARKSON PARK :		1.00 m		1.00 m
EXTERIOR SIDE YARD (MIN.) ~ = @ KENNEDY ROAD (AT BLDG.NOS.) :		(min. 9.0m) (max. 2.0m)		4.985 m MAX.
EXTERIOR SIDE YARD (MIN.) ~ = @ WATERVILLE WAY (AT BLDG.NOS.) :		(min. 0.3m) (max. 2.0m)		4.345 m (MAX.)
BUILDING HEIGHT (MIN.) :		7.50 m		> 9.50 m

UNIT MIX BY BLOCK, MODULE TYPE AND TENURE :

RESIDENTIAL MODULE :	BLOCK :	BLOCK TYPE	# OF UNITS :	TENURE
TH REAR LANE :	C, E & N	RESIDENTIAL	17	FREEHOLD POTL
B2B TH :	J, K, L, M & N	RESIDENTIAL	52	FREEHOLD POTL
STACKED TH :	F, G, H & I	RESIDENTIAL	52	STANDARD CONDO
DWELLING UNITS (MIXED USE) :	A2, B, C1 & C2	MIXED USE	27	STANDARD CONDO
DWELLING UNITS (AT) (MIXED USE) :	A2 & C2	MIXED USE	23	STANDARD CONDO
TOTAL RESIDENTIAL :			171	
TOTAL COMMERCIAL :	A2,A3,B,C1,C2 & C3	MIXED USE	14	STANDARD CONDO

BARRIER FREE PARKING SPACES (MIN.) :	2 BF PS	2 BF PS
PARKING SPACE SETBACKS FROM STREELINE (MIN.) :	3.00 m	@ MAIN ROADS (MAYS) : > 3.00 m
PARKING SPACE SETBACKS FROM ANY OTHER LOT LINE (MIN.) :	1.50 m	@ IN-SITU DRIVEWAYS : 0.00 m
DRIVEWAY SETBACKS (MIN.) :	1.50 m	> 3.00 m
LANDSCAPED AREA (MIN.) :	N / A	

LANDSCAPED PROPOSED OPEN SPACE AREA CALCULATION :

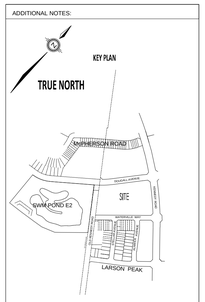
SOFT LANDSCAPE AREA : (INCL. ENTIRE FRONT YARD AND 50 sq.m. SNOW STORAGE AREA OFF BLDG. COMMUNITY MAIL BOXES AREA OF 13.43 sq.m)	3,739.64 SQ.M (40,246.87 SQ.FT) 27.92% TOTAL PAVED AREA (INCL. LANDSCAPED)
HARD LANDSCAPE AREA : (INCL. WALKWAYS OFFICE AREA)	1,053.69 SQ.M (11,341.97 SQ.FT) 19.69% TOTAL PAVED AREA (INCL. LANDSCAPED)
TOTAL PROPOSED LANDSCAPED OPEN AREA :	4,793.73 SQ.M (51,588.84 SQ.FT) 35.79% OF LOT AREA
PLANTING STRIP WIDTH (MIN.) :	1.50 m (~ 5.00 m)
PLANTING STRIP LOCATION :	INTERIOR SIDE LOT LINE / INTERIOR SIDE LOT LINE
TOTAL PAVED AREA : (INCL. ASPHALT DRIVEWAYS & OPEN PS AREAS) 27.92% OF LOT AREA (INCL. LANDSCAPED)	9,896.66 SQ.M (106,493.06 SQ.FT) 27.92% OF LOT AREA (
SNOW STORAGE : (NOT INCL. IN SOFT LANDSCAPE AREA)	197.03 SQ.M (2,120.39 SQ.FT) 2% OF TOTAL PAVED AREA (
GARBAGE ENCLOSURES :	N / A
EXTERIOR ILLUMINATION :	REFER TO EL. ENG. DOCUMENTS

1A / A100 SITE STATISTICS
SCALE: NTS

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO:	DATE:	ISSUED FOR:
41	24OCT'19	ISSUED FOR SPA
42	13JAN'20	ISSUED FOR SPA
43	24JAN'20	ISSUED FOR C.O.A
44	29APR'20	SITE PLAN FOR TENDER
45	29MAY'20	RE-ISSUED FOR SPA
46	28AUG'20	BUILDING PERMIT
47	03DEC'20	COORD. WITH ENBRIDGE
48	15DEC'20	SITE PLAN REVISION
49	17DEC'20	SITE PLAN REVISION
49	02FEB'21	ISSUED TO SURVEYOR
50	04FEB'21	RE-ISSUED FOR SPA
51	04FEB'21	RE-ISSUED FOR PERMIT
52	09APR'21	RE-ISSUED FOR SPA #4
53	14APR'21	RE-ISSUED FOR SPA
54	29APR'21	RE-ISSUED FOR SPA #4
55	03MAY'21	RE-ISSUED FOR SPA #4

ADDITIONAL NOTES:



TOWN SPA #: SPA 18-0078
MINOR VARIANCE FILE #: A 055-17

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

© SRN ARCHITECTS INC. 2018

PROJECT NORTH

CLIENT:
CEDARCOVE DEVELOPMENTS INC.
YORKDALE PLACE, 1 YORKDALE ROAD
SUITE 214, TORONTO, ON M6A 3A1
TEL: (416) 229-9735, EXT: 212

PROJECT:
The VILLAGE WEST HATFIELD
KENNEDY RD & DOUGALL AVE, CALEDON, ON

DRAWING TITLE:
SITE PLAN & STATISTICS

DATE: 03/OCT/2018	SCALE: AS NOTED
DRAWN BY: VJS, GP	CHECKED BY: VJS
PROJECT NUMBER: S17031	DRAWING NUMBER: A100

File:H:\Vaugh SRN Projects\S17031 Genesis Kennedy and Dougall Caledon\CAD Drawings\02 WORKING\S17031 A100 SITE PLAN.dwg Plotted: May 04, 2021 By:jualdeson