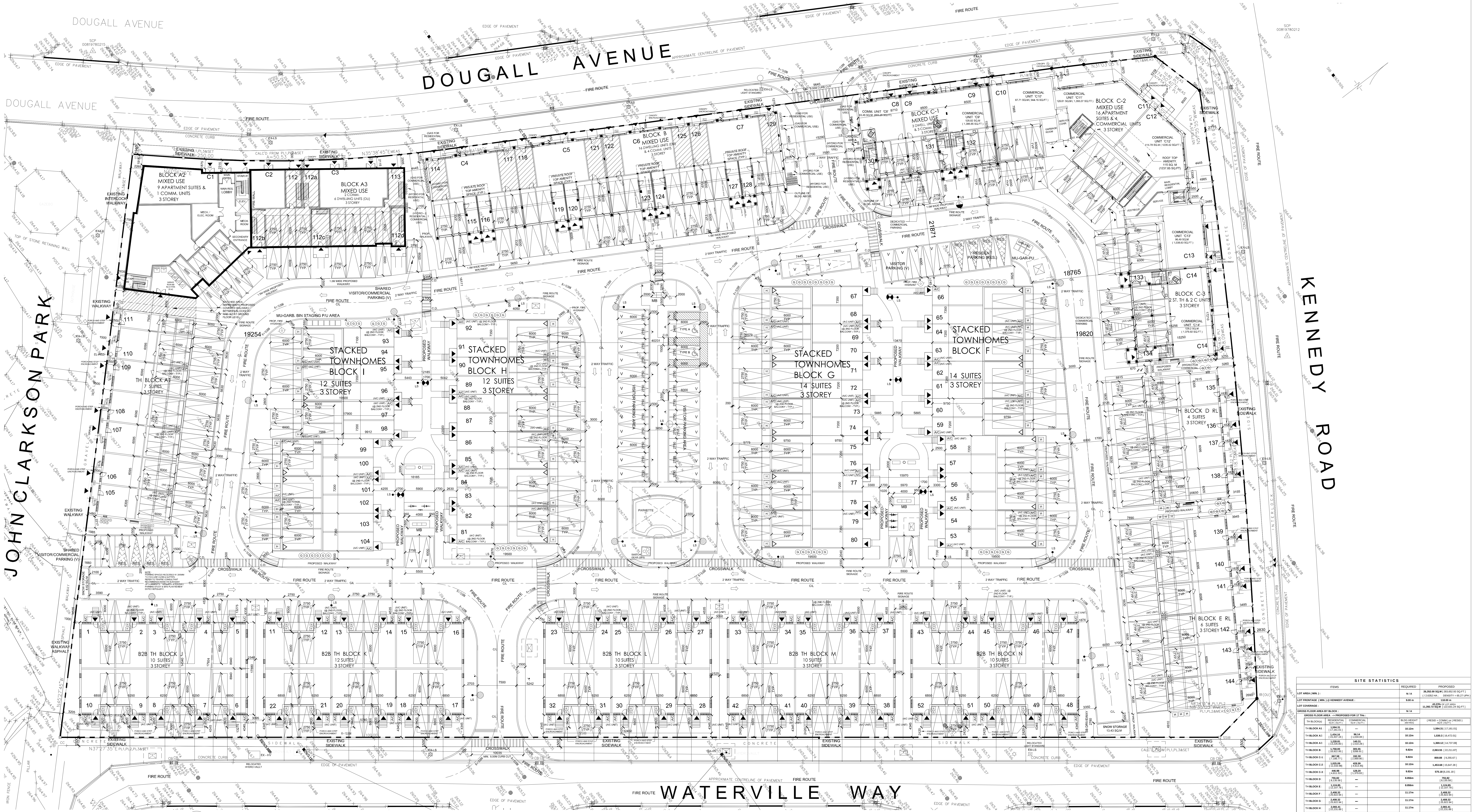
TOWN OF CALEDON
PLANNING
RECEIVED
Apr 13, 2021

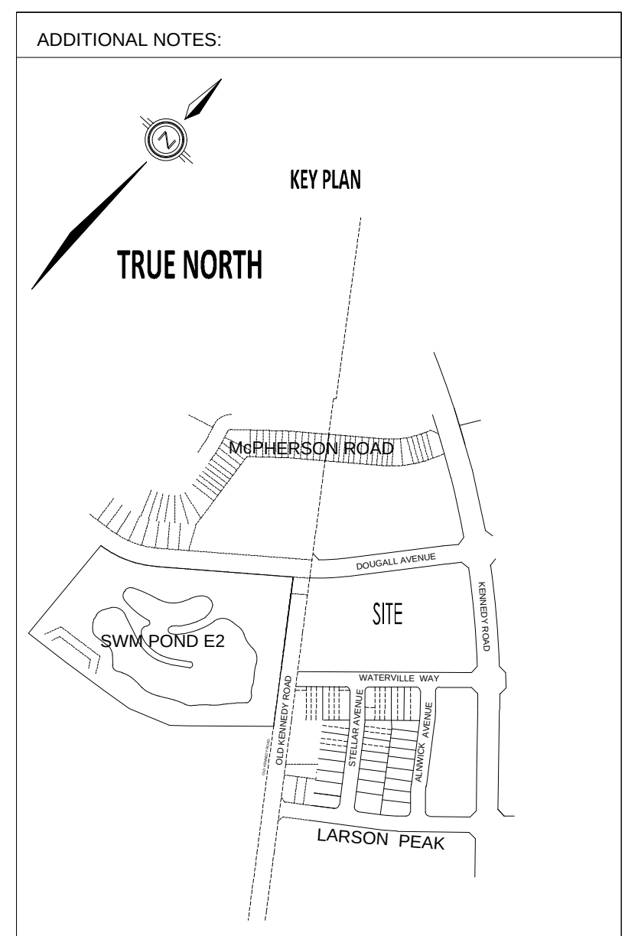


1 A100
SITE PLAN
SCALE: 1:300

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

ADDITIONAL NOTES:



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

NO:	DATE:	REVISION COMMENT:

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".

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

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

EX-HV	EXISTING HYDROVAULT
S	VEHICULAR TRAFFIC SIGNAGE
EX-LS	EXISTING STREET LIGHTING
●	FIRE ROUTE SIGNAGE

NOTE : FOR EXTERIOR ILLUMINATION
DISTRIBUTION PANELS /
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	REAR-LANE SUITE TYPE
SUITE B2B	BACK-TO-BACK SUITE TYPE
SUITE A	APARTMENT SUITE TYPE
SUITE Cxx,..	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

Table 1 Proposed Development By-law Parking Requirements and Parking Provisions

By-Law (2006-50) and Approved Variances Vehicle Parking Requirements and Proposed Parking Supply

Site Component	# of Units	GFA (sq.m)	Parking Rates (By-law or Approved Variance Requirements)			Residential					Visitor				Commercial						Site			Comments
			Res	Visitor	Comm	By-law or Approved Variance Requirements	Garage	Driveway or Surface	Total	Difference	By-law or Approved Variance Requirements	Shared Visitor / Commercial	Total	Difference	By-law or Approved Variance Requirements	Garage	Driveway	Shared Visitor / Commercial	Total	Difference	Required	Provided	Difference	
Rear-Lane Townhouses (> 3 parking spaces per unit) (1)	16		3.00	0.00		48	32	32	64	16	0	0	0	0					0	0	48	64	16	Meets the Site Specific Approved By-law Variances
Rear-Lane Townhouses (< 3 parking spaces per unit)	1		2.00	0.25		2	1	1	2	0	1	1	1	0					0	0	3	3	0	Meets the By-Law (2006-50)
Back-to Back and Back-to-Back/Stacked Townhouses	104		2.00	0.25		208	104	104	208	0	26	34	34	8					0	0	234	242	8	Meets the By-Law (2006-50)
Apartment in a Mixed-Use Building (2)	25		1.25	0.00		32	17	25	42	10	0	0	0	0					0	0	32	42	10	Meets the Site Specific Approved By-law Variances
Dwelling Units in a Mixed-Use Building (2)	27		1.25	0.00		34	27	27	54	20	0	0	0	0					0	0	34	54	20	Proposed Variance to site specific by-law (to add parking rate for Dwelling Units in a Mixed Use Building)
Commercial		1,291			1/34										38	0	3	35	38	0	38	38	0	
Total	**173**	**1,291**				**324**	**181**	**189**	**370**	**46**	**27**	**35**	**35**	**8**	**38**	**0**	**3**	**35**	**38**	**0**	**389**	408 (5)	54	

Note (1) *Site specific By-law states that when a unit provides 3 or more resident parking spaces, no visitor parking shall be required*

Note (2) *Site specific By-law states that mixed-use buildings require 1.25 residential spaces per unit and no visitor parking*

Note (3) *Minimum number of shared parking in pool determined by the greater of the residential visitor parking required and the commercial parking required (exclusive of the dedicated commercial spaces)*

Note (4) *It should be noted that the minor commercial parking supply deficiency of 3 spaces can be accommodated by the ample parking supply available immediately adjacent to the site on Waterville Way and additional spaces within a 500m radius of the development*

Note (5) *The total number of parking spaces provided (408) does not match sum of the parking provision for each individual use as 35 parking spaces are shared between visitors and commercial*

5 A100
VEHICLE PARKING REQUIREMENT SUMMARY TABLE
SCALE: NTS

SITE STATISTICS

ITEMS	REQUIRED	PROPOSED
LOT AREA (MIN.) :	**N / A**	**26,352.00 SQ.M** [283,652.93 SQ.FT] (/ 2.6352 HA ; DENSITY = 65.27 UPH)
LOT FRONTAGE (MIN.) @ KENNEDY AVENUE :	**9.00 m**	**118.00 m**
LOT COVERAGE :		**43.23%** OF LOT AREA **11,392.72 SQ.M** [122,631.24 SQ.FT]
GROSS FLOOR AREA BY BLOCK :	**N / A**	

GROSS FLOOR AREA --> PROPOSED FOR 17 THs :

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** :	**1,594.31** [17,161.01]	---	**10.12m**	**1,594.31** [17,161.01]
TH **BLOCK A**2:	**1,434.16** [15,437.16]	**96.14** [1,034.84]	**10.12m**	**1,530.3** [16,472.01]
TH **BLOCK A**3:	**1,228.81** [13,226.80]	**140.31** [1,510.28]	**10.12m**	**1,369.12** [14,737.08]
TH **BLOCK B** :	**1,758.00** [18,922.95]	**305.55** [3288.91]	**9.82m**	**2,063.55** [22,211.87]
TH **BLOCK C-1** :	**667.58** [7,185.77]	**192.30** [2,069.90]	**9.82m**	**859.88** [9,255.67]
TH **BLOCK C-2** :	**1,025.09** [11,033.98]	**428.59** [4,613.45]	**10.12m**	**1,453.68** [15,647.28]
TH **BLOCK C-3** :	**446.98** [4,811.53]	**128.20** [1,379.93]	**9.82m**	**575.18** [6,191.18]
TH **BLOCK D** :	**755.82** [8,135.58]	---	**8.856m**	**755.82** [8,135.58]
TH **BLOCK E** :	**1,124.85** [12,107.78]	---	**8.856m**	**1,124.85** [12,107.78]
TH **BLOCK F** :	**2,408.32** [25,922.94]	---	**11.17m**	**2,408.32** [25,922.94]
TH **BLOCK G** :	**2,408.32** [25,922.94]	---	**11.17m**	**2,408.32** [25,922.94]
TH **BLOCK H** :	**2,065.41** [22,231.89]	---	**11.17m**	**2,065.41** [22,231.89]
TH **BLOCK I** :	**2,067.55** [22,254.92]	---	**11.17m**	**2,067.55** [22,254.92]
TH **BLOCK J** :	**1,434.24** [15,438.03]	---	**11.16m**	**1,434.24** [15,438.03]
TH **BLOCK K** :	**1,702.94** [18,330.29]	---	**11.16m**	**1,702.94** [18,330.29]
TH **BLOCK L** :	**1,434.24** [15,438.03]	---	**11.16m**	**1,434.24** [15,438.03]
TH **BLOCK M** :	**1,434.24** [15,438.03]	---	**11.17m**	**1,434.24** [15,438.03]
TH **BLOCK N** :	**1,434.24** [15,438.03]	---	**11.16m**	**1,434.24** [15,438.03]
SUBTOTALS BLOCK(s) :	RESIDENTIAL : **26,425.10** [284,437.41]	COMMERCIAL : **1,291.11** NSA [13,897.39]		

ITEMS	REQUIRED	PROPOSED
TOTAL PROPOSED TH BLOCK(s) AREA : RESID. + COMM. =		**27,716.19** [298,334.6]
F.S.I. :	---	**1.06617**
SETBACKS :		
FRONT YARD (MAX.) --> @ DOUGALL AVE: (AT BLDG FACE)	**2.00 m**	**3.975 m MAX.**
INTERIOR SIDE YARD (MIN.) --> @ JOHN CLARKSON PARK: (AT BLDG FACE)	**1.00 m**	**1.00 m**
EXTERIOR SIDE YARD (MIN.) --> @ KENNEDY ROAD: (AT BLDG FACE)	**(min. 0.3m)** **(max. 2.0m)**	**4.985 m MAX.**
EXTERIOR SIDE YARD (MIN.) --> @ WATERVILLE WAY:: (AT BLDG FACE)	**(min. 0.3m)** **(max. 2.0m)**	**4.345 m (MAX.)**
BUILDING HEIGHT (MIN.) :	**7.50 m**	**> 9.30 m**

UNIT MIX BY BLOCK, MODULE TYPE AND TENURE:

RESIDENTIAL MODULE	BLOCK	BLOCK TYPE	# OF UNITS	TENURE
TH-REAR LANE	D, E & A1	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)	A3, B, C1 & C3	MIXED USE	**27**	STANDARD CONDO
DWELLING UNITS (APT.) MIXED USE	A2 & C2	MIXED USE	**25**	STANDARD CONDO
TOTAL RESIDENTIAL :	—	—	**173**	—
TOTAL COMMERCIAL :	**A2,A3,B,C1,C2 & C3**	MIXED USE	**14**	STANDARD CONDO

ITEMS	REQUIRED	PROPOSED
BARRIER FREE PARKING SPACES (MIN.) :	**2 BF PS**	**2 BF PS**
PARKING SPACE SETBACKS FROM STREELINE (MIN.) :	**3.00 m**	**@ MAIN ROADS / WAYS : > 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**	**> 2.50 m**
LANDSCAPED AREA (MIN.) :	**N / A**	

LANDSCAPED PROPOSED OPEN SPACE AREA CALCULATION :

SOFT LANDSCAPE AREA : (NOT INCL. : GARBAGE PAD 49.50 sq.m, SNOW STORAGE AREA 197.81 sq.m, COMMUNITY MAIL-BOXES AREA 19.42 sq.m)	**3,739.04 SQ.M** [40,246.97 SQ.FT] (**78.01%** OF TOTAL LANDSCAPED OPEN AREA)
HARD LANDSCAPE AREA : (INCL.: PAVED WALKWAYS & CURBS)	**1,053.69 SQ.M** [11,341.97 SQ.FT] (**21.99%** TOTAL LANDSCAPED OPEN AREA)

ITEMS	REQUIRED	PROPOSED
TOTAL PROPOSED LANDSCAPED OPEN AREA :		**4,792.73 SQ.M** [51,588.94 SQ.FT] (**18.19%** OF LOT AREA)
PLANTING STRIP WIDTH (MIN.) :	**1.50 m**	**1.00 m (~1.25 m)**
PLANTING STRIP LOCATION :	**INTERIOR SIDE LOT LINE**	**INTERIOR SIDE LOT LINE**
TOTAL PAVED AREA : (INCL.: ASPHALT DRIVEWAYS & OPEN PS AREAS) ** HAS EXTRA 277.12 SQ.M (1.0516%) FOR OVERLAPS W/ LC	—	**9,890.66 SQ.M** [106,463.06 SQ.FT] (**37.53%** OF LOT AREA)
SNOW STORAGE : (NOT INCL. IN SOFT LANDSC. AREA)	—	**197.81 SQ.M** [2,129.26 SQ.FT] (**2%** OF TOTAL PAVED AREA)
GARBAGE ENCLOSURES :	**N / A**	**N / A**
EXTERIOR ILLUMINATION :		**REFER TO EL. ENG. DOCUMENTS**

1A A100
SITE STATISTICS
SCALE: NTS

SRN
ARCHITECTS

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

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 MAYFIELD
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