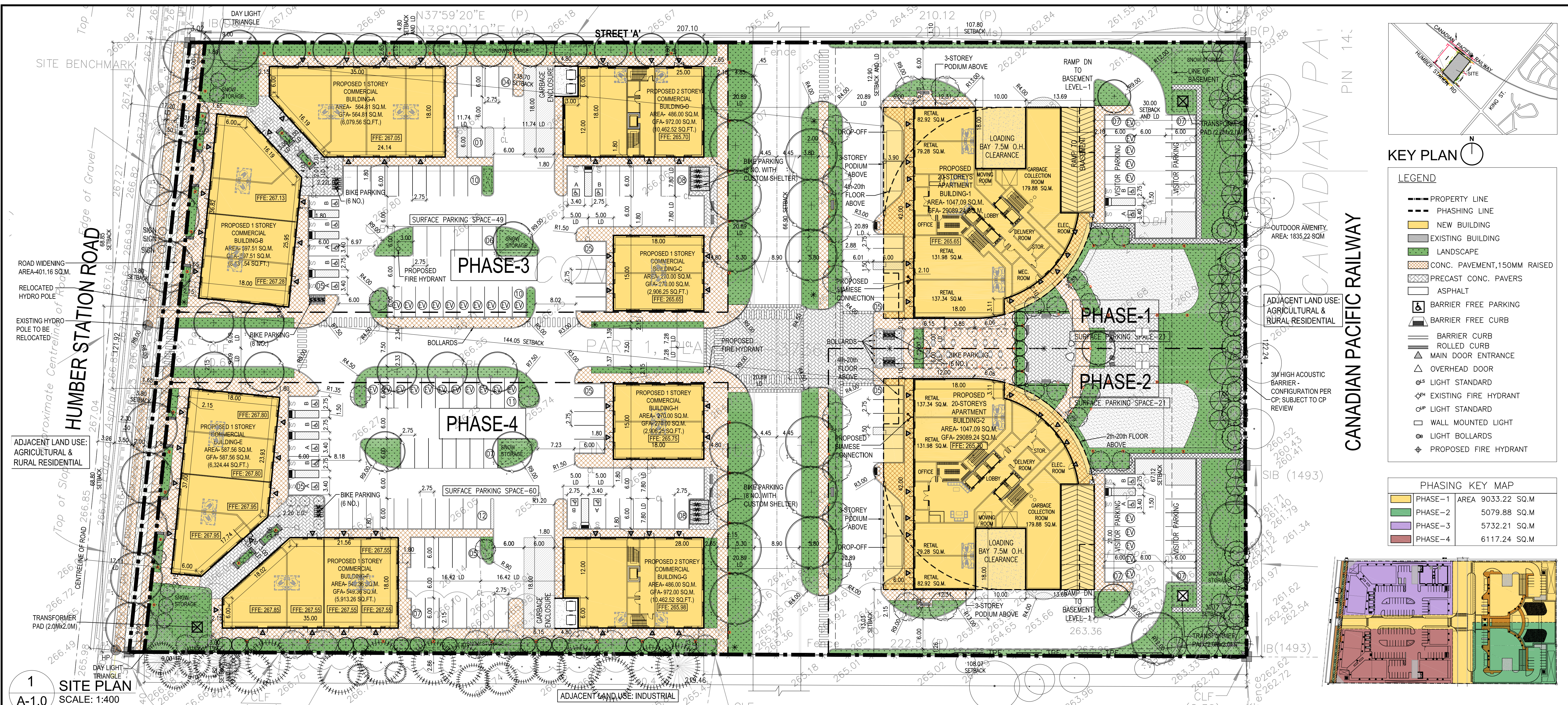
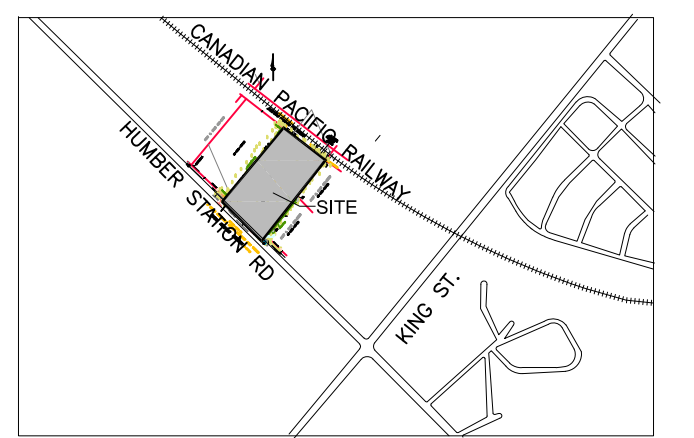
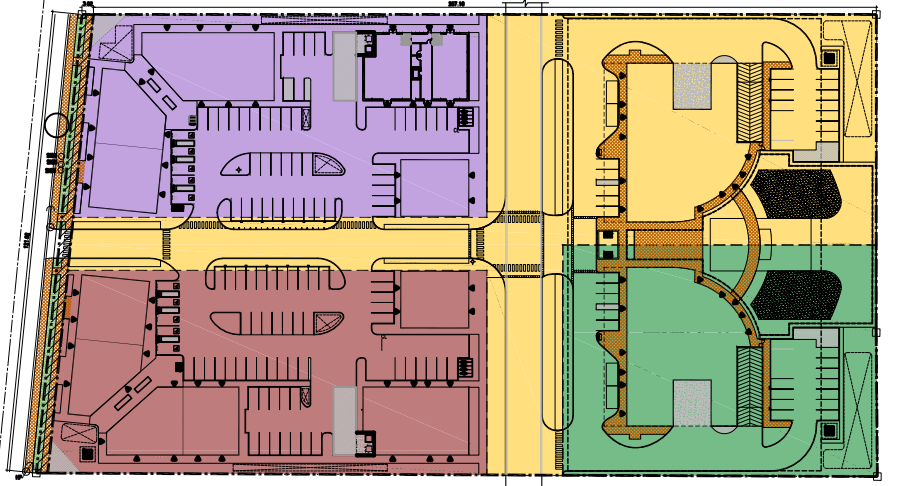




- KEY PLAN**
- LEGEND**
- PROPERTY LINE
 - PHASING LINE
 - NEW BUILDING
 - EXISTING BUILDING
 - LANDSCAPE
 - CONC. PAVEMENT, 150MM RAISED
 - PRECAST CONC. PAVERS
 - ASPHALT
 - BARRIER FREE PARKING
 - BARRIER FREE CURB
 - BARRIER CURB
 - ROLLED CURB
 - MAIN DOOR ENTRANCE
 - OVERHEAD DOOR
 - LIGHT STANDARD
 - EXISTING FIRE HYDRANT
 - LIGHT STANDARD
 - WALL MOUNTED LIGHT
 - LIGHT BOLLARDS
 - PROPOSED FIRE HYDRANT

PHASING KEY MAP

PHASE-1	AREA 9033.22 SQ.M
PHASE-2	5079.88 SQ.M
PHASE-3	5732.21 SQ.M
PHASE-4	6117.24 SQ.M



1
A-1.0
SITE PLAN
SCALE: 1:400

PHASE-1 (APARTMENT BUILDING-1)					
PARKING CALCULATION		PROPOSED	SETBACKS	PROPOSED	BUILDING AREA
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F + EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	9033.42 SQ.M
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	431.24 SQ.M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	615.85 SQ.M.
VISITOR PARKING (0.10 SPACES PER UNIT)	33	14 (INC. B.F + EV PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	1047.09 SQ.M. (4.03%)
TOTAL PARKING	264	239			29089.24 SQ.M.
BIKE PARKING		78			
PHASE-2 (APARTMENT BUILDING-2)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	5079.88 SQ.M
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	431.24 SQ.M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	615.85 SQ.M.
VISITOR PARKING (0.10 SPACES PER UNIT)		14 (INC. B.F PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	1047.09 SQ.M. (4.03%)
TOTAL PARKING	33	239			29089.24 SQ.M.
BIKE PARKING	264	78			
PHASE-3 (COMMERCIAL BUILDINGS-A, B, C, D)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL - 2404.32 SQM.	120 (1 PER 20 SQ.M. OF GFA)	49 (INC. B.F + EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	5714.38 SQ.M
ACCESSIBLE PARKING		07	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	564.81 SQ.M.
TOTAL PARKING	120	49	EAST SIDE (REAR LOT LINE)	3 M.	597.51 SQ.M.
BIKE PARKING		22	WEST SIDE (FRONT LOT LINE)	NIL	270.00 SQ.M.
					486.00 SQ.M.
					1918.32 SQ.M. (7.39%)
					2404.32 SQ.M.
PHASE-4 (COMMERCIAL BUILDINGS-E, F, G, H)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL - 2378.92 SQM.	119 (1 PER 20 SQ.M. OF GFA)	60 (INC. B.F + EV PARKING)	NORTH SIDE (SIDE LOT LINE)	3 M.	6099.70 SQ.M
ACCESSIBLE PARKING		07	SOUTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	587.56 SQ.M.
TOTAL PARKING	119	60	EAST SIDE (INTERIOR REAR LOT LINE)	3 M.	549.36 SQ.M.
BIKE PARKING		14	WEST SIDE (FRONT LOT LINE)	NIL	486.00 SQ.M.
					270.00 SQ.M.
					1892.92 SQ.M. (7.29%)
					2378.92 SQ.M.

PROJECT STATISTICS		
ADDRESS: "0" HUMBER STATION RD CALEDON		
PROPOSED ZONING: RMD		
	REQUIRED	PROPOSED
TOTAL LOT AREA	NIL	26328.55 SQ.M. (6.50 Acre)
ROAD WIDENING AREA (DEDUCTION)		365.79 SQ.M.
PROPOSED LOT AREA		25962.76 SQ.M. (6.41 Acre)
LOT FRONTAGE	NIL	121.92 M.
TOTAL PAVED AREA		15435.9 SQ.M. (59.46%)
TOTAL LANDSCAPED AREA	15% OF LOT	4621.44 SQ.M. (17.80%)
BUILDING HEIGHT (MAX.)	20 STOREYS	20 STOREYS
TOTAL NO. OF RESIDENTIAL UNITS		660
BASEMENT LEVELS		2
TOTAL PARKING SPACES		587
EV READY PARKING SPACES (RESIDENTIAL PHASE 1 & 2)		94
EV READY PARKING SPACES (COMMERCIAL PHASE 3 & 4)		21
TOTAL LOADING AREAS		4
PLANTING STRIP	3M ALONG A STREET	
AMENITY AREA (BUILDING 1 & 2) (GYM+PARTY HALL+CO-SHARING OFFICE)	1320 SQ.M. (2M ² PER UNIT)	1243.14 SQ.M.
OUTDOOR AMENITY AREA	2592.74 SQ.M. (10% OF SITE AREA)	1835.22 SQ.M. (6.97%)
NUMBER OF UNITS FOR EACH APARTMENT BUILDING IN PHASE 1 AND 2: 330 UNITS (145 (1BR UNIT), 179 (2BR UNITS), 6 (3BR UNITS))		
PARKING SIZES: SURFACE PARKING SIZE (2.6M X 5.8M) UNDERGROUND PARKING SIZE (2.75M X 6.0M) ACCESSIBLE PARKING SIZE (TYPE-A-3.4M X 6.0M) (TYPE-B-2.75M X 6.0M)		
MUNICIPAL ADDRESS & LEGAL DESCRIPTION		
PART OF LOT 11 CONCESSION 5 (FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEELE) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEELE		
SURVEY INFORMATION TAKEN FROM:		
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1		
PHONE 905.951.6000/ FAX 905.857.4811 /EMAIL-info@maurogroup.ca		
OWNER:		
SATWANT DEOL, 188 La Rocca Avenue, Woodbridge, Ontario, L4H 2M3		

n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
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T : 4 1 6 . 2 5 6 . 9 7 4 1
E : info@narchitecture.com
www.narchitecture.com

11 DEC. 2025
TOWN OF CALEDON
PLANNING
RECEIVED
07/23/2026

11th DECEMBER 2025
ISSUED FOR OPA APPLICATION #1
NOT FOR CONSTRUCTION

1.	11 DEC. 2025	ISSUED FOR OPA APPLICATION #1	MG.
No.	Date	Version	Dwn.

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PROJECT:

"0" HUMBER STATION RD CALEDON, ON.

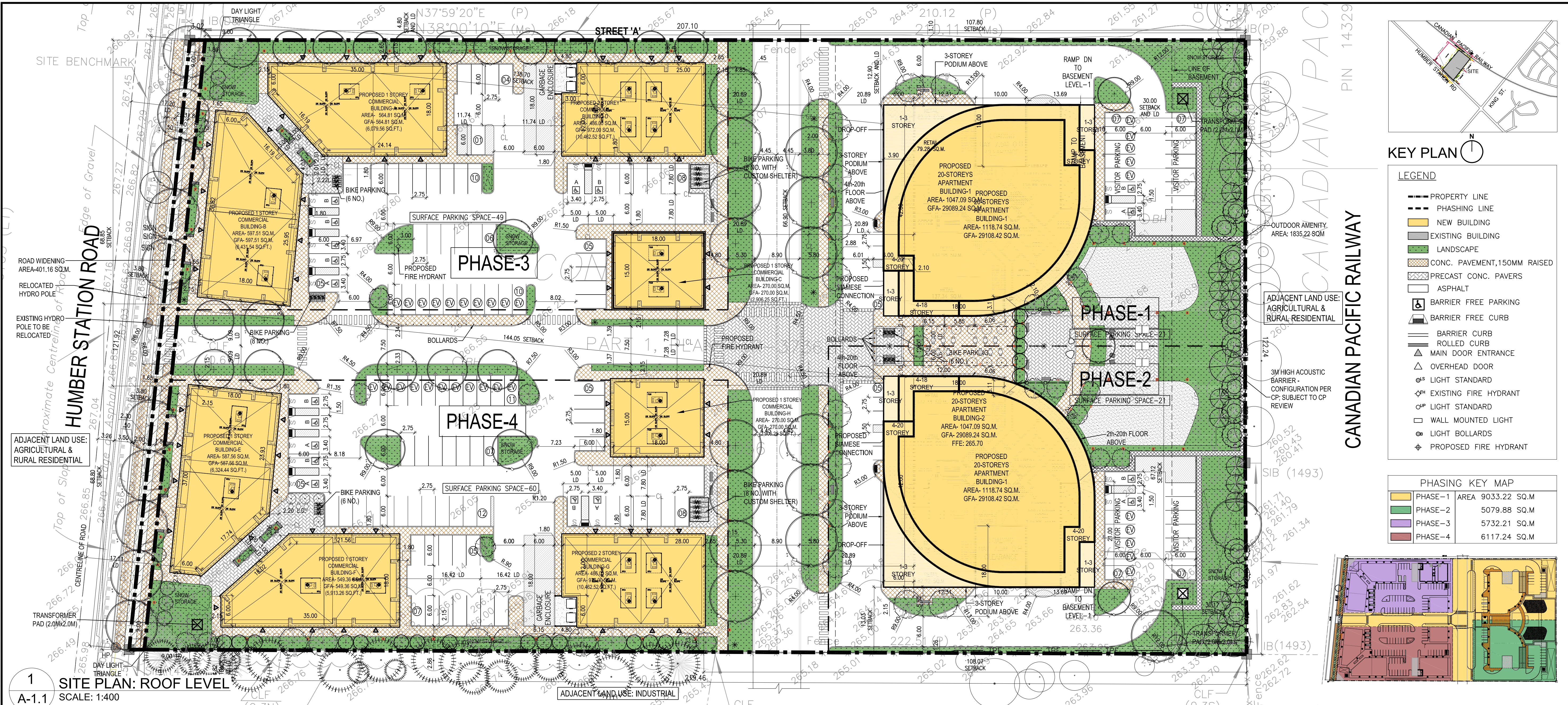
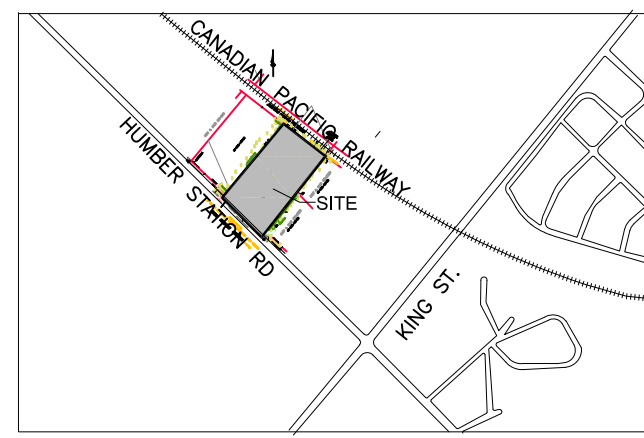
DRAWING TITLE:

SITE PLAN: GROUND LEVEL

DRAWN BY: MB	DATE: 08 JAN. 2025
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

24-66

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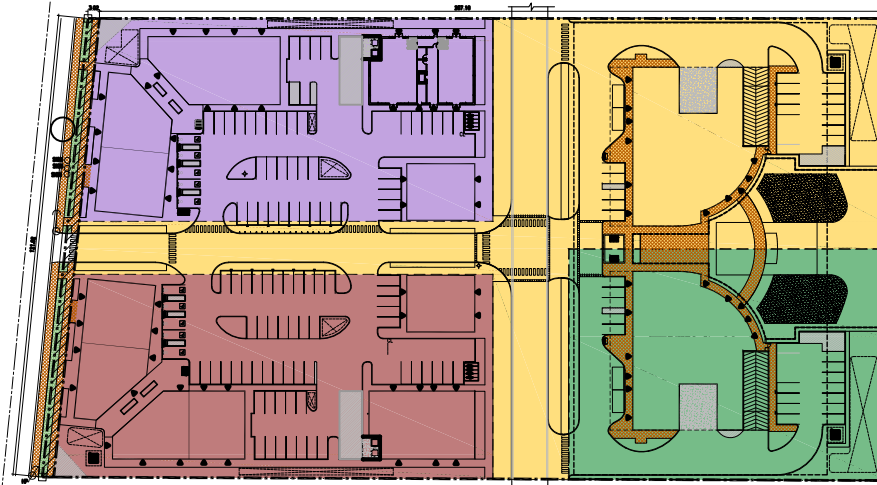


KEY PLAN

- LEGEND
- PROPERTY LINE
 - PHASING LINE
 - NEW BUILDING
 - EXISTING BUILDING
 - LANDSCAPE
 - CONC. PAVEMENT, 150MM RAISED
 - PRECAST CONC. PAVERS
 - ASPHALT
 - BARRIER FREE PARKING
 - BARRIER FREE CURB
 - BARRIER CURB
 - ROLLED CURB
 - MAIN DOOR ENTRANCE
 - OVERHEAD DOOR
 - LIGHT STANDARD
 - EXISTING FIRE HYDRANT
 - LIGHT STANDARD
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 - LIGHT BOLLARDS
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PHASING KEY MAP

PHASE-1	AREA 9033.22 SQ.M
PHASE-2	5079.88 SQ.M
PHASE-3	5732.21 SQ.M
PHASE-4	6117.24 SQ.M



1 SITE PLAN: ROOF LEVEL
A-1.1 SCALE: 1:400

PHASE-1 (APARTMENT BUILDING-1)					
PARKING CALCULATION		PROPOSED	SETBACKS		PROPOSED
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F.+EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	12.90 M.
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	67.12 M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	30.00 M.
VISITOR PARKING (0.10 SPACES PER UNIT)	33	14 (INC. B.F. + EV PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	138.70 M.
TOTAL PARKING	264	239			
BIKE PARKING		78			
PHASE-2 (APARTMENT BUILDING-2)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F. PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	66.90 M.
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	13.03 M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	30.17 M.
VISITOR PARKING (0.10 SPACES PER UNIT)		14 (INC. B.F. PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	144.05 M.
TOTAL PARKING	33	239			
BIKE PARKING	264	78			
PHASE-3 (COMMERCIAL BUILDINGS-A,B,C,D)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL-2404.32 SQM.	120 (1 PER 20 SQ.M. OF GFA)	49 (INC. B.F. + EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	4.80 M.
ACCESSIBLE PARKING		07	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	68.39 M.
TOTAL PARKING	120	49	EAST SIDE (REAR LOT LINE)	3 M.	107.80 M.
BIKE PARKING		22	WEST SIDE (FRONT LOT LINE)	NIL	3.80 M.
PHASE-4 (COMMERCIAL BUILDINGS-E,F,G,H)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL- 2378.92 SQM.	119 (1 PER 20 SQ.M. OF GFA)	60 (INC. B.F. + EV PARKING)	NORTH SIDE (SIDE LOT LINE)	3 M.	67.96 M.
ACCESSIBLE PARKING		07	SOUTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	4.82 M.
TOTAL PARKING	119	60	EAST SIDE (INTERIOR REAR LOT LINE)	3 M.	108.87 M.
BIKE PARKING		14	WEST SIDE (FRONT LOT LINE)	NIL	3.80 M.

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PHONE 905.951.6000/ FAX 905.857.4811 /EMAIL-info@maurogroup.ca		
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SATWANT DEOL, 188 La Rocca Avenue, Woodbridge, Ontario, L4H 2M3		

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11 DEC. 2025

11th DECEMBER 2025
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"0" HUMBER STATION RD CALEDON, ON.

DRAWING TITLE:

SITE PLAN: ROOF LEVEL

DRAWN BY: MB	DATE: 08 JAN. 2025
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

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A-1.1