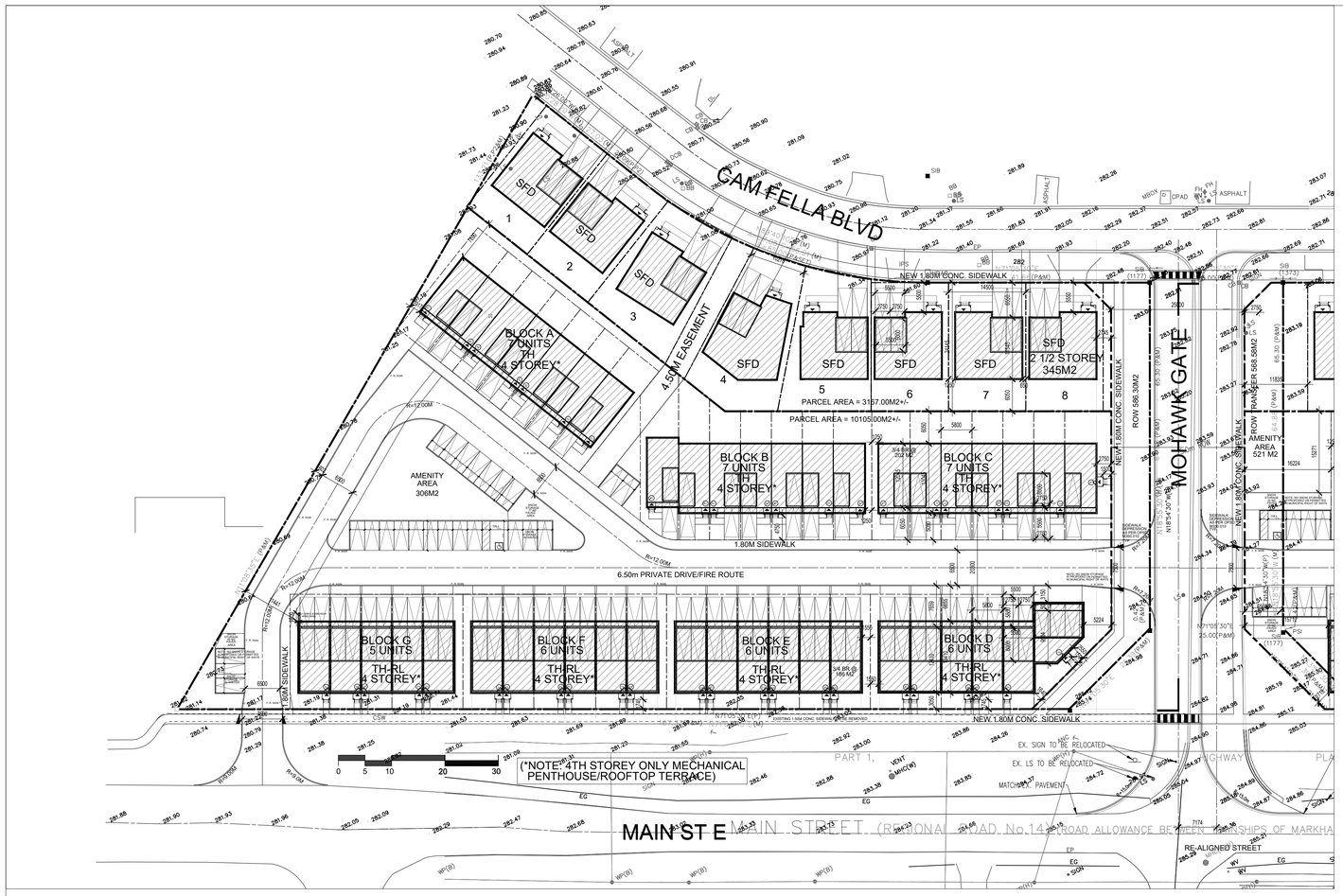
DS-023-24 Attachment 2



1 SP100 SITE PLAN
SCALE: 1:500

SITE STATISTICS: WEST - 268-296 CAM FELLA BLVD:	
LOT AREA (GROSS)	= 1.3866HA +/- (3.43AC+/-)
ROW WIDENING	= 0.0594HA +/- (0.145AC+/-)
TOTAL PARCEL NET	= 1.3272HA +/- (3.28AC+/-)
FREEHOLD PARCEL	= 0.3167HA +/- (0.78AC+/-)
FREEHOLD CONDO PARCEL	= 1.0105HA +/- (2.50AC +/-)
SFD	= 8 UNITS
DENSITY	= 25 UPH (10 UPA)
MIN. LOT FRONTAGE	= 14.50M/10.20m
MIN. LOT AREA	= 330M2
MAX. LOT COV	= 50%
MIN. FRONT YARD STBCK	= 5.50M/6.50m
MIN. REAR YARD STBCK	= 6.00M
MIN. INT SIDE YARD	= 0.60M/1.20M
MIN. EXT. SIDE YARD	= 2.50M
MAX. HEIGHT	= 10.75M
PARKING SPACES	
SFD RES @ 2.0/U (2 REQD)	= 4 PROVIDED/UNIT
CONDO TH - COMMON ELEMENT	= 44 UNITS
DENSITY:	= 43 UPH (18 U/AC)
MIN. POTL FRONTAGE	= 5.80M
MIN. POTL AREA	= 124M2
MAX. POTL LOT COV	= 65%
MIN. FRONT YARD STBCK	= 3.00M
MIN. REAR YARD STBCK	= 3.00M
MIN. INT SIDE YARD	= 1.20M
MIN. EXT. SIDE YARD	= 2.50M
GFA :	= 8510 M2
FSI :	= 0.80
BLDG COV	= 3550 M2 (35%)
ASPHALT	= 2728 M2 (27%)
LOS	= 3838 M2 (38%)
BUILDING HEIGHT	= 4 STOREYS - 12.25M
PARKING:	
RESIDENT (88 REQ'D)	= 133 (3.02 SP/U) (INCL 1 BF)
VISITOR (11 REQ'D)	= 25 (0.59 SP/U)
TOTAL (99 REQ'D)	= 158 (3.59 SP/U)
SNOW STORAGE	= 137M2 (5%)

QUALITY NOTE TO PERMITTED USES: FOR THE PURPOSE OF THIS ZONE, THE PROPERTY WILL BE CONSIDERED A SINGLE

2 SP100 SITE STATISTICS
SCALE: NTS

FIRM NAME: VINCENT J. SANTAMAURA, ARCHITECT INC.
23 PARNELL CRESCENT
WHITBY, ONTARIO. L1R 2L4
PHONE (905) 668-9207 FAX (905) 668-9207 EMAIL: info@vjsarch.ca

NAME OF PROJECT: 5.60M-TOWNHOUSE - TYPICAL BLOCK MAXIMUM AREAS
PROJECT LOCATION: 268 - 296 CAM FELLA BLVD
STOUFFVILLE, ONTARIO.

ITEM	ONTARIO BUILDING CODE 2012 DATA MATRIX PART 9		OBC REFERENCE
1	PROJECT DESCRIPTION:	☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE	REFERENCE ARE TO OBOA BUILDER'S GUIDE FOR OBOA + BUILDER BULLETINS ☒ PART 9 - 1.1.2. [A]
2	MAJOR OCCUPANCY(S)	GROUP C, RESIDENTIAL	9.10.2.
3	BUILDING AREA (SQ.M.)	NEW 600 SQ.M. MAX PER BLOCK	1.4.1.2. [A]
4	GROSS AREA (SQ.M.)	NEW 1485 SQ.M. MAX PER BLOCK	1.4.1.2. [A]
5	NUMBER OF STOREYS	ABOVE GRADE 3 BELOW GRADE 1	1.4.1.2. [A] & 9.10.4.
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS	1	9.10.20.
7	BUILDING CLASSIFICATION	GROUP C	9.10.2.
8	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED	9.10.8.2. INDEX
9	STANDPIPE REQUIRED	☐ YES ☒ NO	N/A
10	FIRE ALARM REQUIRED	☐ YES ☒ NO	9.10.18.
11	WATER SERVICE/SUPPLY IS ADEQUATE	☒ YES ☐ NO	N/A
12	HIGH BUILDING	☐ YES ☒ NO	N/A
13	CONSTRUCTION RESTRICTIONS / ACTUAL CONSTRUCTION	☐ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE REQUIRED ☒ BOTH; ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH	9.10.6.
14	MEZZANINE(S) AREA SQ.M.		9.10.4.1.
15	OCCUPANT LOAD BASED ON	☒ SQ.M./PERSON ☐ DESIGN OF BUILDING; 2 PERSONS/BEDROOM + 6 PERSONS TYPICAL PER UNIT	9.9.1.3. 3.7.4.8.(3)(b)
16	BARRIER FREE DESIGN	☐ YES ☒ NO (EXPLAIN)	9.5.2.1.(2)
17	HAZARDOUS SUBSTANCES	☐ YES ☒ NO	9.10.1.3.(4)
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS): FLOORS 0 HR.; ROOF 0 HR.; MEZZANINE 0HR. — LISTED DESIGN NO. OR DESCRIPTION (SG-2): N/A; N/A; N/A	9.10.8. 9.10.8.1
		FRR OF SUPPORTING MEMBERS — LISTED DESIGN NO. OR DESCRIPTION (SG-2): FLOORS 0 HR. N/A; ROOF 0 HR. N/A; MEZZANINE 0 HR. N/A	
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		9.10.15.4

	WALL	AREA OF EBF (SQ.M.)	L.D. (M)	LH OR HL	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HRS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. / NONC. CLADDING	NON-COMB. CONST.
BUILDING FACADE	FRONT/UNIT	52.00	10.00 MIN.	N/A	100	30	0HR.	N/A	YES	N/A	N/A
	REAR/UNIT	52.00	6.00 MIN.	N/A	57	25	0 HR	N/A	YES	N/A	N/A
	INT END BLK	112.00	1.50	N/A	7	7	0 HR	N/A	YES	N/A	N/A
	EXT END BLK	112.00	10.00 min	N/A	20	15	0HR.	N/A	YES	N/A	N/A

3 SP100 OBC DATA MATRIX - TOWNHOUSES
SCALE: NTS

FIRM NAME: VINCENT J. SANTAMAURA, ARCHITECT INC.
22 PARNELL CRESCENT
WHITBY, ONTARIO. L1R 2L4
PHONE (905) 668-9207 FAX (905) 668-9207 EMAIL: info@vjsarch.ca

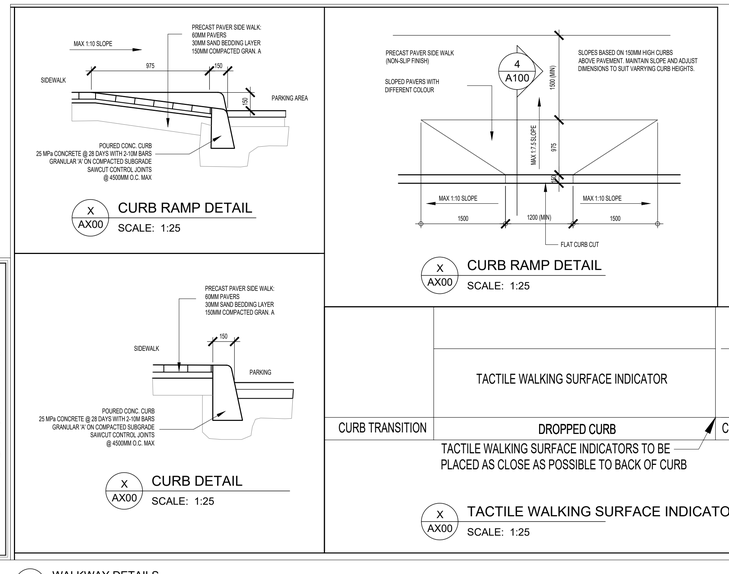
NAME OF PROJECT: 11.00M - TYPICAL DETACHED RESIDENCE
PROJECT LOCATION: 268 - 296 CAM FELLA BLVD
STOUFFVILLE, ONTARIO.

ITEM	ONTARIO BUILDING CODE 2012 DATA MATRIX PART 9		OBC REFERENCE
1	PROJECT DESCRIPTION:	☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE	REFERENCE ARE TO OBOA BUILDER'S GUIDE FOR OBOA + BUILDER BULLETINS ☒ PART 9 - 1.1.2. [A]
2	MAJOR OCCUPANCY(S)	GROUP C, RESIDENTIAL	9.10.2.
3	BUILDING AREA (SQ.M.)	NEW 120 SQ.M.	1.4.1.2. [A]
4	GROSS AREA (SQ.M.)	NEW 305 SQ.M.	1.4.1.2. [A]
5	NUMBER OF STOREYS	ABOVE GRADE 3 BELOW GRADE 1	1.4.1.2. [A] & 9.10.4.
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS	1	9.10.20.
7	BUILDING CLASSIFICATION	GROUP C	9.10.2.
8	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED	9.10.8.2. INDEX
9	STANDPIPE REQUIRED	☐ YES ☒ NO	N/A
10	FIRE ALARM REQUIRED	☐ YES ☒ NO	9.10.18.
11	WATER SERVICE/SUPPLY IS ADEQUATE	☒ YES ☐ NO	N/A
12	HIGH BUILDING	☐ YES ☒ NO	N/A
13	CONSTRUCTION RESTRICTIONS / ACTUAL CONSTRUCTION	☐ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE REQUIRED ☒ BOTH; ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH	9.10.6.
14	MEZZANINE(S) AREA SQ.M.		9.10.4.1.
15	OCCUPANT LOAD BASED ON	☒ SQ.M./PERSON ☐ DESIGN OF BUILDING; 2 PERSONS/BEDROOM + 6 PERSONS TYPICAL BLDG	9.9.1.3. 3.7.4.8.(3)(b)
16	BARRIER FREE DESIGN	☐ YES ☒ NO (EXPLAIN)	9.5.2.1.(2)
17	HAZARDOUS SUBSTANCES	☐ YES ☒ NO	9.10.1.3.(4)
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS): FLOORS 0 HR.; ROOF 0 HR.; MEZZANINE 0HR. — LISTED DESIGN NO. OR DESCRIPTION (SG-2): N/A; N/A; N/A	9.10.8. 9.10.8.1
		FRR OF SUPPORTING MEMBERS — LISTED DESIGN NO. OR DESCRIPTION (SG-2): FLOORS 0 HR. N/A; ROOF 0 HR. N/A; MEZZANINE 0 HR. N/A	
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		9.10.15.4

	WALL	AREA OF EBF (SQ.M.)	L.D. (M)	LH OR HL	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HRS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. / NONC. CLADDING	NON-COMB. CONST.
BUILDING FACADE	FRONT/UNIT	84.00	14.00 MIN.	N/A	100	30	0HR.	N/A	YES	N/A	N/A
	REAR/UNIT	84.00	6.00 MIN.	N/A	57	25	0 HR	N/A	YES	N/A	N/A
	INT	120.00	1.20	N/A	7	7	0 HR	N/A	YES	N/A	N/A
	INT	120.00	0.60M	N/A	0	0	45 MIN.	N/A	NO	YES	N/A

4 SP100 OBC DATA MATRIX - 11.00M DETACHED HOUSES
SCALE: NTS

5 SP100 FIRE ROUTE SIGN
SCALE: NTS



6 SP100 WALKWAY DETAILS
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 VINCENT J. SANTAMAURA, ARCHITECT INC.

NO:	DATE:	ISSUED FOR:
10	30NOV2023	PRELIM CO-ORD
11	07DEC2023	CO-ORD
12	13DEC2023	SPA SUB 3
13	06FEB2024	SPA SUB 3
14	07MAR2024	SPA SUB 4

ADDITIONAL NOTES:

PRELIMINARY
NOT FOR CONSTRUCTION

3 SP100 KEY MAP
SCALE: NTS

PLAN OF SURVEY OF
LOTS 45 TO 48 (BOTH INCLUSIVE)
REGISTERED PLAN 65M-2296
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK
SCALE 1: 500
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

4 SP100 LEGAL DESCRIPTION
SCALE: NTS

TOWN FILE NOS.: ZBA22.017
19T(W)-22.007
CDM22.003

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

VINCENT J. SANTAMAURA
ARCHITECT
23 PARNELL CRESCENT
WHITBY, ONTARIO. L1R 2L4
PHONE/FAX: (905) 668-9207
email:admin@vjsarch.ca

NOT FOR CONSTRUCTION

NORTH

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CLIENT:
FRONTDOOR DEVELOPMENTS
SUITE 401, 1 WEST PERACE STREET
RICHMOND HILL, ONTARIO. L4B 3K3
TEL.: (905) 886-8287

PROJECT:
RESIDENTIAL DEVELOPMENT
268 - 296 CAM FELLA BLVD
STOUFFVILLE, ONTARIO.

DRAWING TITTLE:
SITE PLAN
& STATS, OBC DATA MATRIX

DATE: 13MAR2024	SCALE: 1:500
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2022-04	DRAWING NUMBER: SP-100

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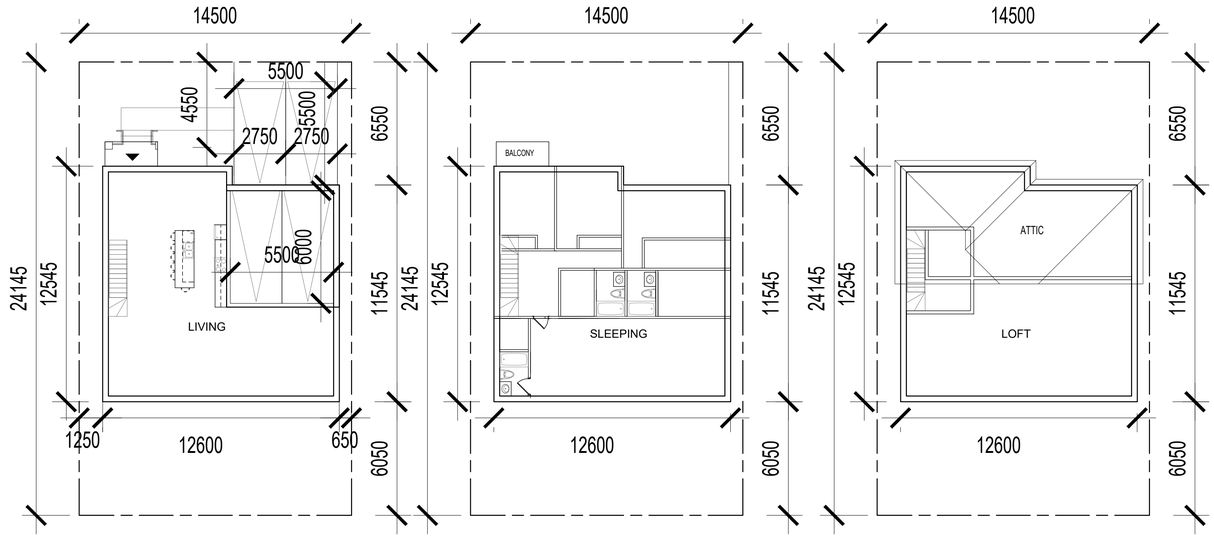
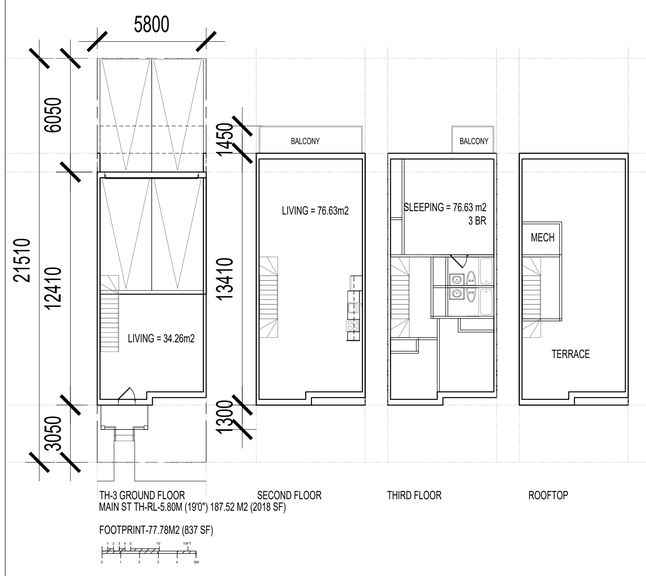
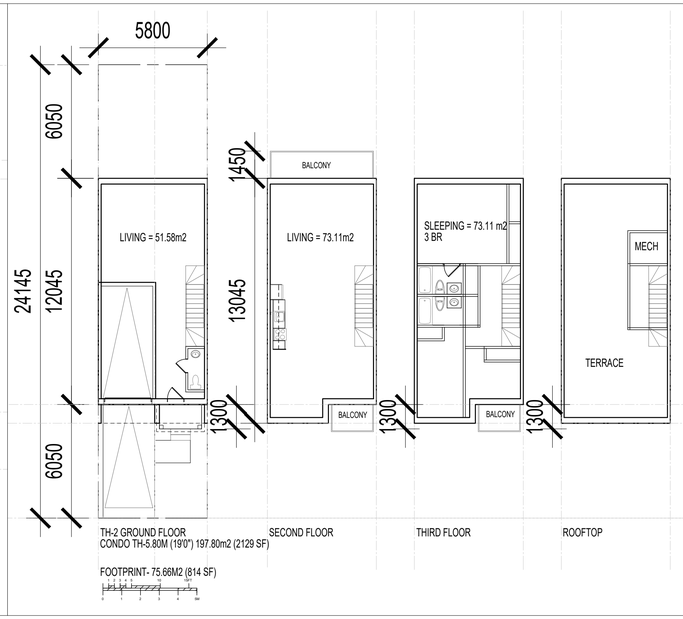


14.50M (57'6") 2 1/2 STOREY
3/4 BR @ 345 M2
3705 SF

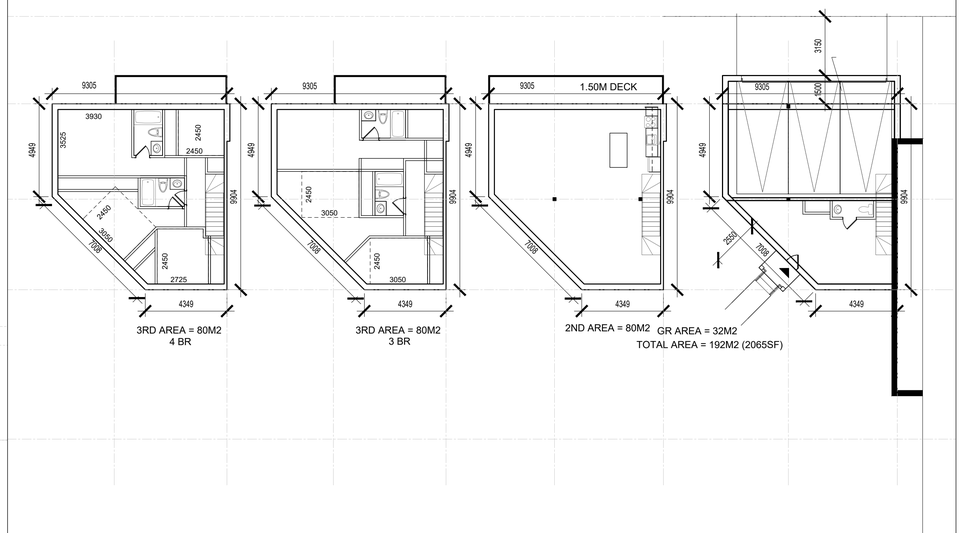
1 A300 10.82M SINGLE DETACHED LOT MODULE
SCALE: 1:150



2 A300 5.80M TOWNHOUSE - REAR LANE LOT MODULE
SCALE: 1:150



3 A300 5.80M TOWNHOUSE LOT MODULE
SCALE: 1:150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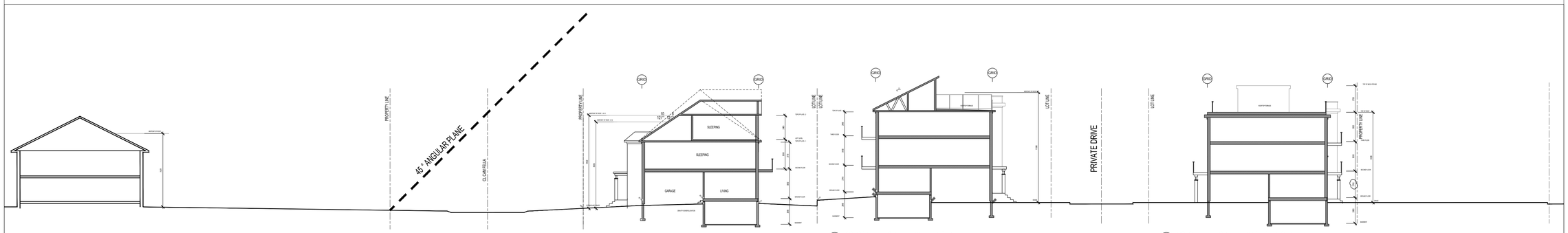
1.50M DECK
3150
2550
3050
3050
3050



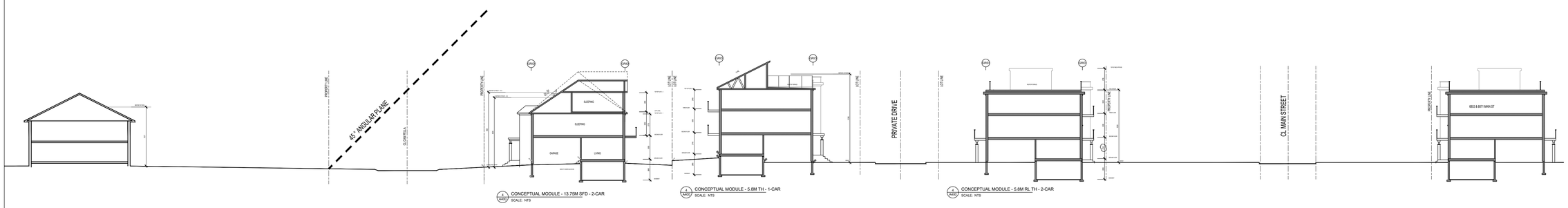
4 A400 CONCEPTUAL MODULE - 13.75M SFD - 2-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M TH - 1-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M RL TH - 2-CAR
SCALE: NTS

4 A400 SITE SECTION - NORTH/SOUTH
SCALE: 1:150

1 A500 SITE SECTION - NORTH/SOUTH
SCALE: 1:150

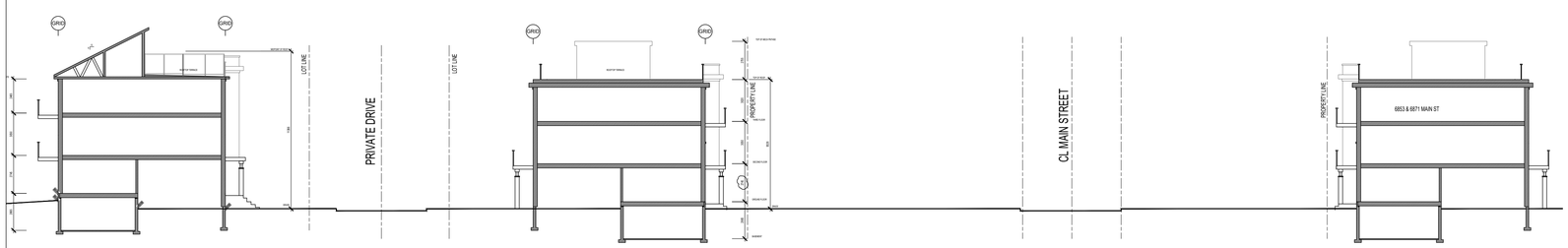


4 A400 CONCEPTUAL MODULE - 13.75M SFD - 2-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M TH - 1-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M RL TH - 2-CAR
SCALE: NTS

2 A500 SITE SECTION - NORTH/SOUTH - 2
SCALE: 1:250



CONCEPTUAL MODULE - 5.8M TH - 1-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M RL TH - 2-CAR
SCALE: NTS

3 A500 SITE SECTION - MAIN STREET
SCALE: 1:250

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 VINCENT J. SANTAMAURA, ARCHITECT INC.

NO:	DATE:	ISSUED FOR:
10	30NOV2023	PRELIM CO-ORD
11	07DEC2023	CO-ORD
12	13DEC2023	SPA SUB 3
13	06FEB2024	SPA SUB 3

ADDITIONAL NOTES:

PRELIMINARY
NOT FOR CONSTRUCTION

3 SP100 KEY MAP
SCALE: NTS

4 SP100 LEGAL DESCRIPTION
SCALE: NTS

TOWN FILE NOS.: ZBA22.017
19T(W)-22.007
CDM22.003

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

VINCENT J. SANTAMAURA
ARCHITECT
23 PARNELL CRESCENT
WHITBY, ONTARIO. L1R 2L4
PHONE/FAX: (905) 668-9207
email:admin@vjsarch.ca

NOT FOR CONSTRUCTION

NORTH

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CLIENT:
FRONTDOOR DEVELOPMENTS
SUITE 401, 1 WEST PERACE STREET
RICHMOND HILL, ONTARIO. L4B 3K3
TEL.: (905) 886-8287

PROJECT:
RESIDENTIAL DEVELOPMENT
268 - 296 CAM FELLA BLVD
STOUFFVILLE, ONTARIO.

DRAWING TITTLE:
SITE SECTIONS

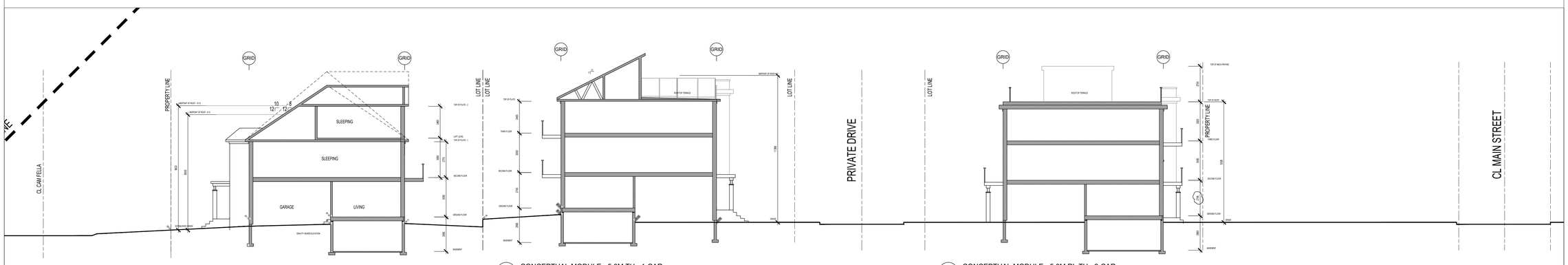
DATE: 12FEB2024	SCALE: 1:150
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2022-04	DRAWING NUMBER: A500

File:C:\Users\vjs\AppData\Local\Temp\AcPublish_6320\2022-04-Frontdoor-Cam Fella-Stouffville-NEW UNITS.dwg Plotted: Feb 11, 2024 By:vjs

1 A400 14.50M SINGLE DETACHED LOTS - STREETSCAPE
SCALE: 1:150

2 A400 5.80M TOWNHOUSE - CONCEPT FRONT BLOCK ELELEVATION
SCALE: 1:150

3 A400 5.80M TOWNHOUSE - REAR LANE - CONCEPT FRONT BLOCK ELEVATION
SCALE: 1:150



4 A400 CONCEPTUAL MODULE - 14.50M SFD - 2-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M TH - 1-CAR
SCALE: NTS

4 A400 CONCEPTUAL MODULE - 5.8M RL TH - 2-CAR
SCALE: NTS

4 A400 SITE SECTION - NORTH/SOUTH
SCALE: 1:150

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NO:	DATE:	ISSUED FOR:
10	30NOV2023	PRELIM CO-ORD
11	07DEC2023	CO-ORD
12	13DEC2023	SPA SUB 3
13	06FEB2024	SPA SUB 3
14	07MAR2024	SPA SUB 4

ADDITIONAL NOTES:

PRELIMINARY
NOT FOR CONSTRUCTION

3 SP100 KEY MAP
SCALE: NTS

4 SP100 LEGAL DESCRIPTION
SCALE: NTS

TOWN FILE NOS.: ZBA22.017
19T(W)-22.007
CDM22.003

NO:	DATE:	REVISION COMMENT:
NUM	DD/MO/YR	REVISION NOTICE

VINCENT J. SANTAMAURA
ARCHITECT
23 PARNELL CRESCENT
WHITBY, ONTARIO. L1R 2L4
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email:admin@vjsarch.ca

NOT FOR CONSTRUCTION

NORTH

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CLIENT:
FRONTDOOR DEVELOPMENTS
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RICHMOND HILL, ONTARIO. L4B 3K3
TEL.: (905) 886-8287

PROJECT:
RESIDENTIAL DEVELOPMENT
268 - 296 CAM FELLA BLVD
STOUFFVILLE, ONTARIO.

DRAWING TITTLE:
TYPICAL ELEVATIONS
STREETSCAPES & SITE SECTION

DATE: 14MAR2024	SCALE: 1:150
DRAWN BY: VJS	CHECKED BY: VJS
PROJECT NUMBER: 2022-04	DRAWING NUMBER: A400

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