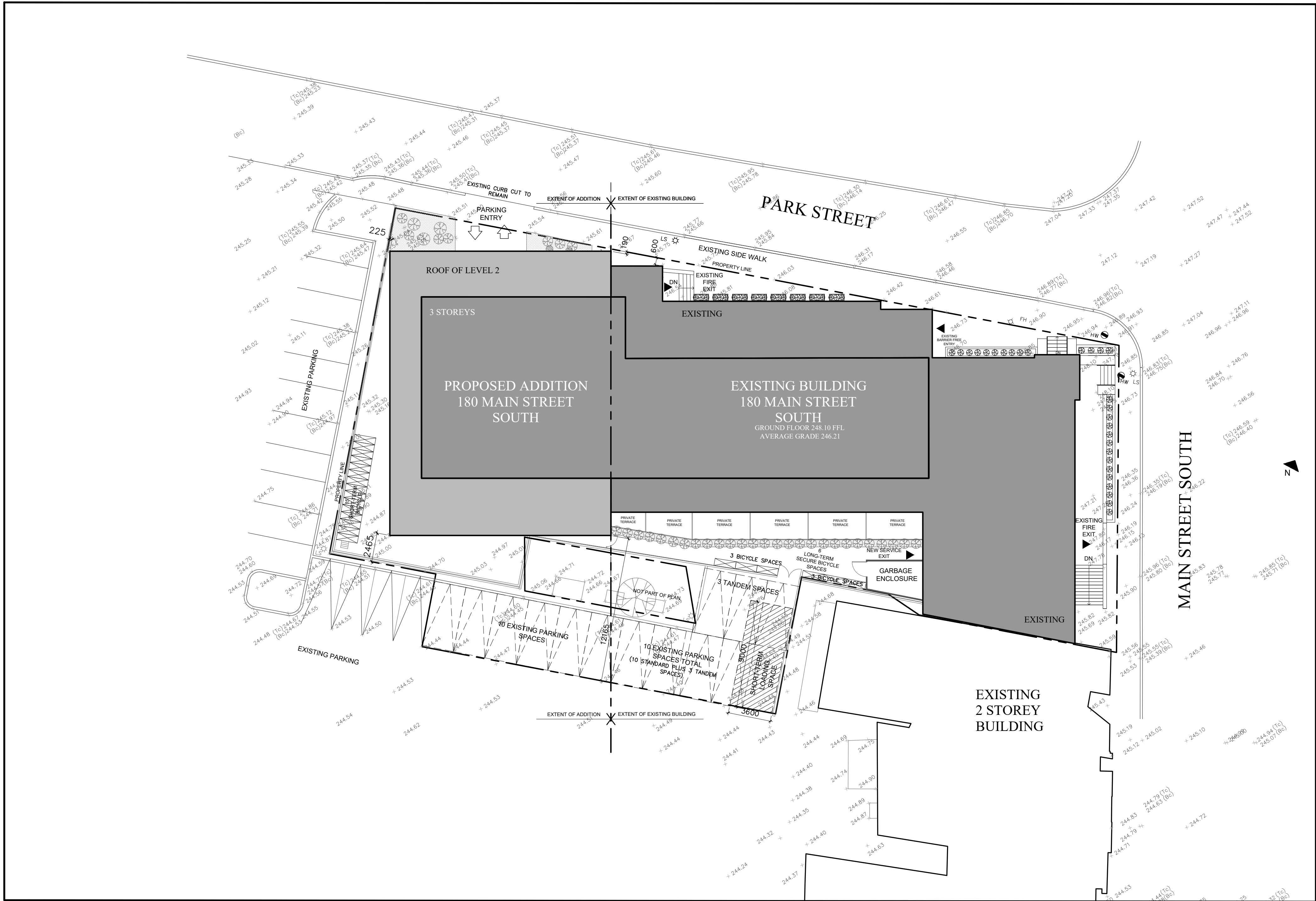




Site Plan 3
1:250 dA1.01



Key Plan 2
N.T.S. dA1.01

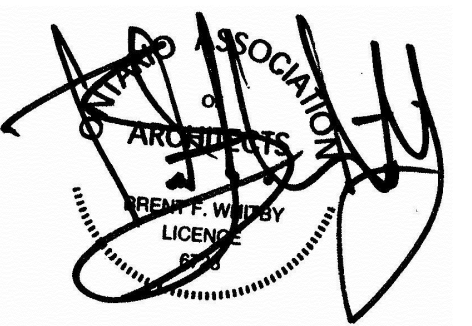
STREETCAR DEVELOPMENTS Inc.			
180 Main St, Newmarket			
Minor Variance Application for 180 Main Street South			
Project Statistics		Project No. 21-122	
December 21, 2021			
1.0	SITE AREA		sq. m. sq. ft.
	Site Area		1,913.00 20,591
	Total Lot Area		1,913.00 20,591
2.0	EXISTING -GROSS FLOOR AREA (GFA)*		
	Basement	757.25	8,151
	Ground Floor	759.92	8,180
	Second Floor	708.66	7,628
	Lower Roof Level (Mechanical)	124.95	1,345
	Total GFA	2,350.78	25,303.59
2.1	TOTAL EXISTING -GROSS FLOOR AREA (GFA)*- ABOVE GRADE		1,593.53 17,152.61
3.0	PROPOSED-GROSS FLOOR AREA (GFA)*		
	Basement	19.69	212
	Ground Floor	456.15	4,910
	Second Floor	464.60	5,001
	Third Floor	519.04	5,587
	Total GFA	1,458.48	15,708.71
3.1	TOTAL PROPOSED -GROSS FLOOR AREA PARKING EXCLUSION		126.00 1,356.25
3.2	TOTAL PROPOSED -GROSS FLOOR AREA (GFA)*- ABOVE GRADE		1,438.79 15,497.77
3.3	TOTAL GFA (EXISTING+PROPOSED)		3,810.26 41,013.30
4.0	EXISTING-GROSS FLOOR AREA- SUITES ONLY (GFA)*		
	Basement	305.65	3,290
	Ground Floor	388.05	4,177
	Second Floor	481.70	5,185
	Third Floor	0.00	0
	Total GFA	1,175.40	12,651.90
5.0	PROPOSED-GROSS FLOOR AREA- SUITES ONLY (GFA)*		
	Basement	30.37	327
	Ground Floor	479.19	4,851
	Second Floor	450.67	5,158
	Third Floor	0.00	0
	Total GFA	960.23	10,335.90
6.0	FLOOR SPACE INDEX		
	Existing GFA	Site Area sqm	FSI
	2,350	1,913.00	1.23
	Total GFA (Existing and Proposed)	Site Area sqm	FSI
	3,810	1,913.00	1.99
7.0	SUITES COUNT		No. of Units
	Basement	9	1
	Main Floor	11	11
	Second Floor	14	11
	Third Floor	0	0
	Total Unit Count	0	34
8.0	BUILDING HEIGHT		
8.1	Existing Building Height	M	Storeys
		11.800	3 storeys
8.2	Proposed Building Height		
		15.840	3 storeys
10.0	VEHICLE PARKING		
	Parking	EXISTING PROPOSED	Parking Spaces
	Surface	23	3
	Total Parking		26
10.0	BICYCLE PARKING		
	Parking	EXISTING PROPOSED	Parking Spaces
	Short term	0	15
	Long Term	0	6
	Total Bicycle Parking Provided		21
*Floor Area, Gross as per Zoning by Law: Means the aggregate of all floor areas of a building or structure, which floor areas are measured between the exterior faces of the exterior walls of the building at each floor level but excluding any porch, veranda, cellar, mechanical room or penthouse, or areas dedicated to parking within the building. For the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls.			

STATS 1
N.T.S. dA1.01

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No.: Revision: Date:

1 Minor Variance Application Dec 23, 2021
No.: Issued For: Date:

Drawing Title:

SITE PLAN, KEY PLAN AND
PROJECT STATISTICS

Client:

STREETCAR™
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

Project:

MINOR VARIANCE
APPLICATION -
180 MAIN STREET SOUTH

180 MAIN ST, NEWMARKET, ON
Scale:

Drawn by:
J.A./A.E.
Checked by:
A.E./S.M.
Project No.:
21122
Date:
Dec 22, 2021
Drawing No.:

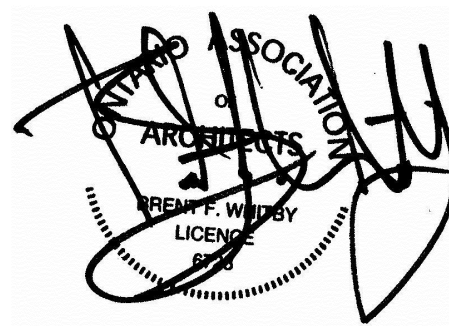
dA1.01

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:



KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
------	-----------	-------

1	Minor Variance Application	Dec 23, 2021
---	----------------------------	--------------

No.:	Issued For:	Date:
------	-------------	-------

Drawing Title:

PROPOSED ELEVATIONS

Client:

STREETCAR™
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

Project:

MINOR VARIANCE
APPLICATION -
180 MAIN STREET SOUTH

180 MAIN ST, NEWMARKET, ON

Scale:

1:100

Drawn by:

J.A./A.E.

Checked by:

A.E./S.M

Project No.:

21122

Date:

Dec 22, 2021

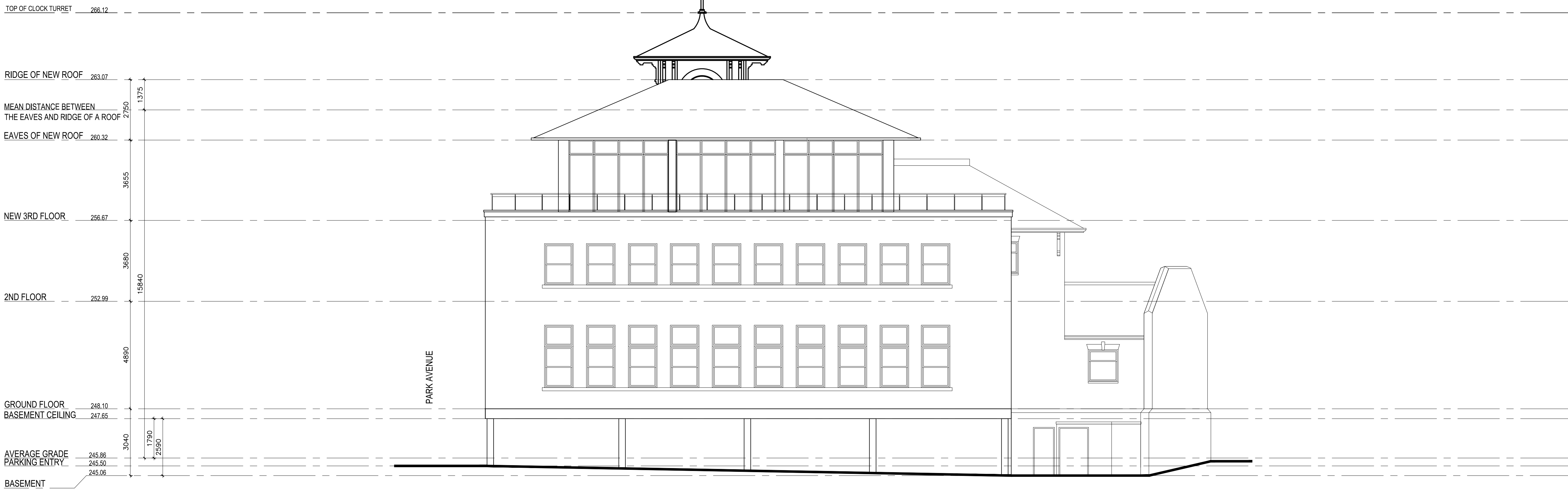
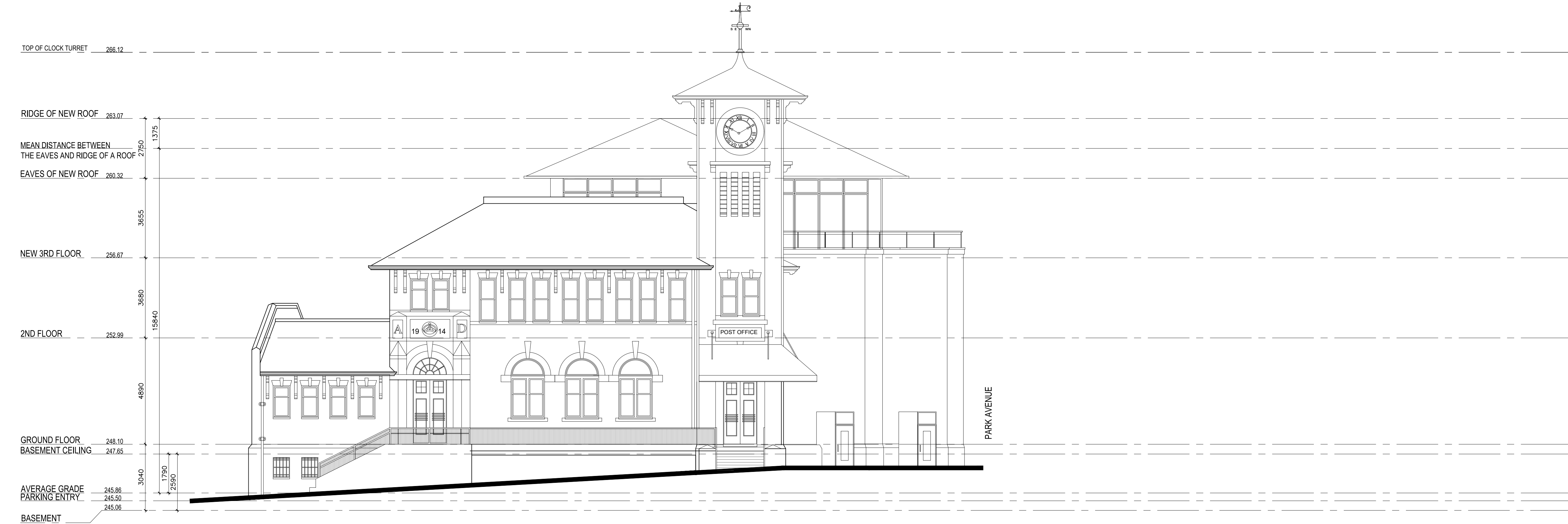
Drawing No.:

dA4.04

Proposed East Elevation

1:100

2
dA4.04



Proposed West Elevation

1:100

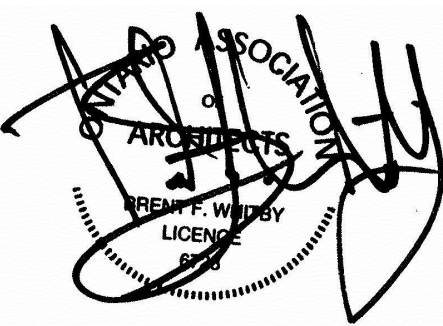
1
dA4.04

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:



KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
------	-----------	-------

1	Minor Variance Application	Dec 23, 2021
No.:	Issued For:	Date:

Drawing Title:

PROPOSED ELEVATIONS

Client:

STREETCAR™
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

Project:

MINOR VARIANCE
APPLICATION -
180 MAIN STREET SOUTH

180 MAIN ST, NEWMARKET, ON

Scale:

1:100

Drawn by:

J.A./A.E.

Checked by:

A.E./S.M

Project No.:

21122

Date:

Dec 22, 2021

Drawing No.:

dA4.03

TOP OF CLOCK TURRET 266.12

RIDGE OF NEW ROOF 263.07

MEAN DISTANCE BETWEEN
THE EAVES AND RIDGE OF A ROOF

EAVES OF NEW ROOF 260.32

NEW 3RD FLOOR 256.67

2ND FLOOR 252.99

GROUND FLOOR 248.10

BASEMENT CEILING 247.65

AVERAGE GRADE 245.86

PARKING ENTRY 245.50

BASEMENT 245.06

MAIN STREET

Proposed South Elevation

1:100

2
dA4.03

TOP OF CLOCK TURRET 266.12

RIDGE OF NEW ROOF 263.07

MEAN DISTANCE BETWEEN
THE EAVES AND RIDGE OF A ROOF

EAVES OF NEW ROOF 260.32

NEW 3RD FLOOR 256.67

2ND FLOOR 252.99

GROUND FLOOR 248.10

BASEMENT CEILING 247.65

AVERAGE GRADE 245.86

PARKING ENTRY 245.50

BASEMENT 245.06

NEW

POST OFFICE

Proposed North Elevation

1:100

1
dA4.03