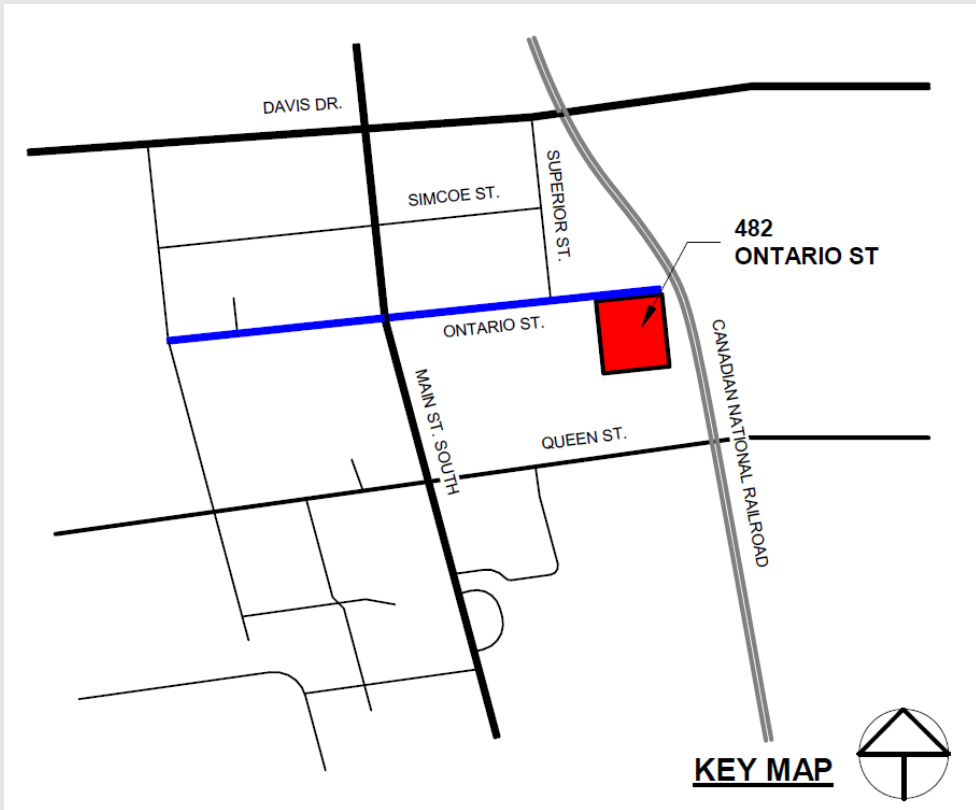
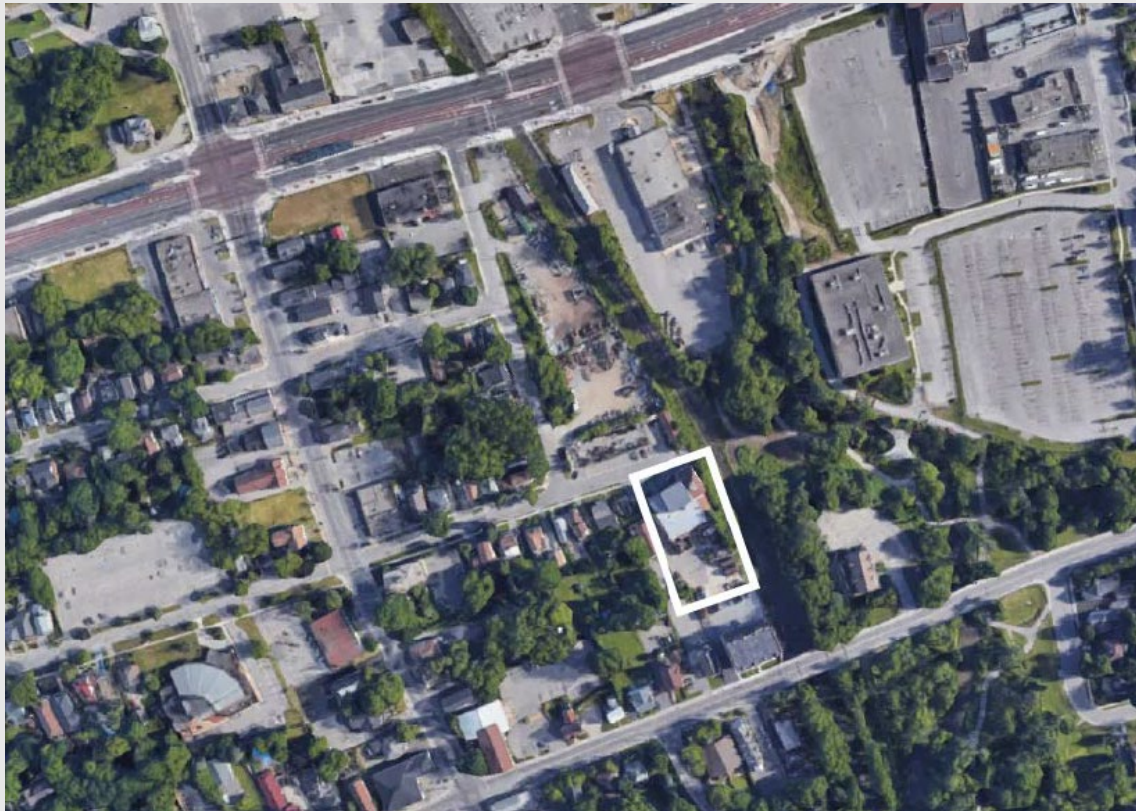




482 ONTARIO ST.

Building Alteration

# PROPERTY LOCATION





**OPA #4 - 22 and 28 Main St N**

**Inset A: Complementary Use Area & Transitional Area**

**Schedule A Land Use**

**Town of Newmarket**

**Legend:**

- Stable Residential
- Emerging Residential
- Major Institutional
- Business Park - General Employment
- Business Park - Mixed Employment
- Commercial
- Urban Centres & Corridors
- Historic Downtown Centre
- Newmarket Urban Centres Secondary Plan Area
- Parks & Open Space
- Natural Heritage System
- Cash Ridges Moraine Area
- The cash ridges moraine features are shown in green on the map.
- Flood Plain
- Watercourses
- Watercourse - Intermittent
- Waste Disposal Assessment Area
- 500m Waste Disposal Area of Influence
- Inset A: Complementary Use & Transitional Areas
- Site Specific Amendments/CMB Referrals
- Yonge-Clark Provincial Urban Growth Centre Boundaries
- Regional Water Wells
- Municipal Boundary
- Roads

**OPA #10 - 1100 and 1105 Richmond Rd**

**OPA #11 - 420 and 440 Harry Walker Parkway**

**OPA #12 - 840 and 860 Mulock Dr**

**OPA #13 - 630 and 650 Mulock Dr**

**OPA #14 - 940, 960, 980, 1000, 1020, 1040, 1060, 1080, 1100, 1120, 1140, 1160, 1180, 1200, 1220, 1240, 1260, 1280, 1300, 1320, 1340, 1360, 1380, 1400, 1420, 1440, 1460, 1480, 1500, 1520, 1540, 1560, 1580, 1600, 1620, 1640, 1660, 1680, 1700, 1720, 1740, 1760, 1780, 1800, 1820, 1840, 1860, 1880, 1900, 1920, 1940, 1960, 1980, 2000, 2020, 2040, 2060, 2080, 2100, 2120, 2140, 2160, 2180, 2200, 2220, 2240, 2260, 2280, 2300, 2320, 2340, 2360, 2380, 2400, 2420, 2440, 2460, 2480, 2500, 2520, 2540, 2560, 2580, 2600, 2620, 2640, 2660, 2680, 2700, 2720, 2740, 2760, 2780, 2800, 2820, 2840, 2860, 2880, 2900, 2920, 2940, 2960, 2980, 3000, 3020, 3040, 3060, 3080, 3100, 3120, 3140, 3160, 3180, 3200, 3220, 3240, 3260, 3280, 3300, 3320, 3340, 3360, 3380, 3400, 3420, 3440, 3460, 3480, 3500, 3520, 3540, 3560, 3580, 3600, 3620, 3640, 3660, 3680, 3700, 3720, 3740, 3760, 3780, 3800, 3820, 3840, 3860, 3880, 3900, 3920, 3940, 3960, 3980, 4000, 4020, 4040, 4060, 4080, 4100, 4120, 4140, 4160, 4180, 4200, 4220, 4240, 4260, 4280, 4300, 4320, 4340, 4360, 4380, 4400, 4420, 4440, 4460, 4480, 4500, 4520, 4540, 4560, 4580, 4600, 4620, 4640, 4660, 4680, 4700, 4720, 4740, 4760, 4780, 4800, 4820, 4840, 4860, 4880, 4900, 4920, 4940, 4960, 4980, 5000, 5020, 5040, 5060, 5080, 5100, 5120, 5140, 5160, 5180, 5200, 5220, 5240, 5260, 5280, 5300, 5320, 5340, 5360, 5380, 5400, 5420, 5440, 5460, 5480, 5500, 5520, 5540, 5560, 5580, 5600, 5620, 5640, 5660, 5680, 5700, 5720, 5740, 5760, 5780, 5800, 5820, 5840, 5860, 5880, 5900, 5920, 5940, 5960, 5980, 6000, 6020, 6040, 6060, 6080, 6100, 6120, 6140, 6160, 6180, 6200, 6220, 6240, 6260, 6280, 6300, 6320, 6340, 6360, 6380, 6400, 6420, 6440, 6460, 6480, 6500, 6520, 6540, 6560, 6580, 6600, 6620, 6640, 6660, 6680, 6700, 6720, 6740, 6760, 6780, 6800, 6820, 6840, 6860, 6880, 6900, 6920, 6940, 6960, 6980, 7000, 7020, 7040, 7060, 7080, 7100, 7120, 7140, 7160, 7180, 7200, 7220, 7240, 7260, 7280, 7300, 7320, 7340, 7360, 7380, 7400, 7420, 7440, 7460, 7480, 7500, 7520, 7540, 7560, 7580, 7600, 7620, 7640, 7660, 7680, 7700, 7720, 7740, 7760, 7780, 7800, 7820, 7840, 7860, 7880, 7900, 7920, 7940, 7960, 7980, 8000, 8020, 8040, 8060, 8080, 8100, 8120, 8140, 8160, 8180, 8200, 8220, 8240, 8260, 8280, 8300, 8320, 8340, 8360, 8380, 8400, 8420, 8440, 8460, 8480, 8500, 8520, 8540, 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740, 8760, 8780, 8800, 8820, 8840, 8860, 8880, 8900, 8920, 8940, 8960, 8980, 9000, 9020, 9040, 9060, 9080, 9100, 9120, 9140, 9160, 9180, 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340, 9360, 9380, 9400, 9420, 9440, 9460, 9480, 9500, 9520, 9540, 9560, 9580, 9600, 9620, 9640, 9660, 9680, 9700, 9720, 9740, 9760, 9780, 9800, 9820, 9840, 9860, 9880, 9900, 9920, 9940, 9960, 9980, 10000.**

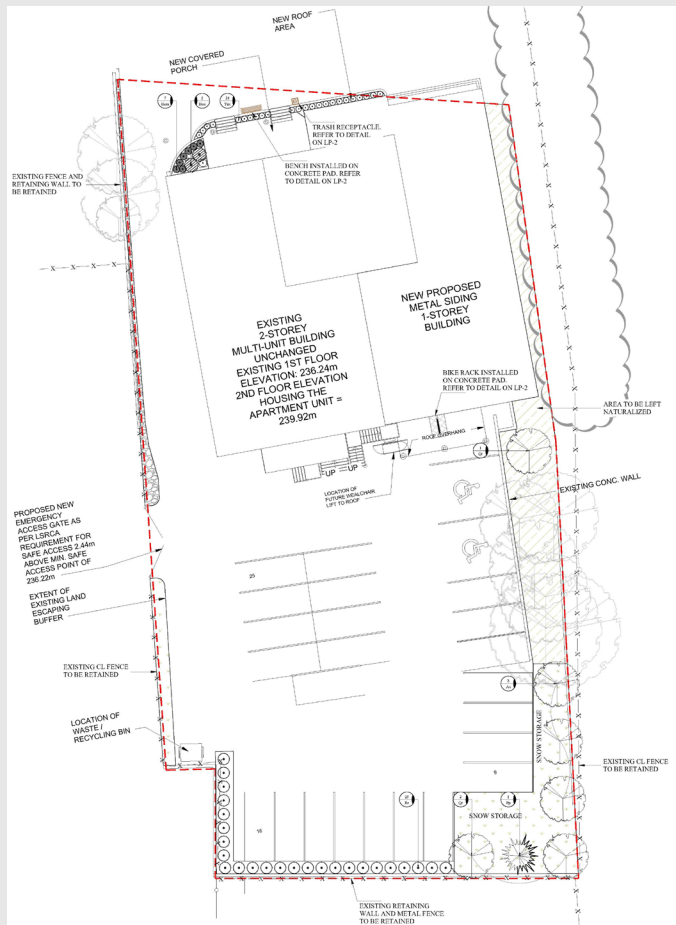
**Schedule F  
Community Improvement Policy  
Area Plan  
Town of Newmarket**

Community Improvement Policy Area  
Oak Ridges Moraine Area  
Municipal Boundary  
Waterbodies  
Watercourse  
Watercourse - Intermittent  
Railway  
Roads  
Future Roads

# SITE PLAN



SITE STATISTICS					
ZONING	CS (Service Commercial Zone) / FP (Floodplain)				
LEGAL DESCRIPTION	FP-NH (Floodplain and Other Natural Hazards Zone)				
Address	REGISTERED PLAN 222, TOWN OF NEWMARKET 482 Ontario St. Newmarket, ON				
Areas	Required		Proposed / Existing		
Lot Area	Min.	900.00 m2	2377.765 m2		
Lot Frontage		24 m.	34.65 m.		
Floor Space Index	1.5	MAX.	0.49		
Lot Coverage	Required		EXISTING BUILDING AREA / COVERAGE		
Building Coverage	50%	MAX.	Building	753.12 sq.m.	31.67%
			2nd Entry	16.57 sq.m.	0.70%
			TOTAL	769.70 sq.m.	32.37%
			PROPOSED BUILDING AREA / COVERAGE		
			Building	745.78 sq.m.	31.36%
			Covered Porch	28.93 sq.m.	1.22%
			2nd Entry	16.57 sq.m.	0.70%
			TOTAL	791.28 sq.m.	33.28%
Landscaped/Paved Area	N/A	sq.m. MIN	1586.49 sq.m. 66.72%		
Gross Floor Areas					
1F - UNIT #1			New Floor Area	EXISTING	
1F - UNIT #2			0.00 sq.m.	175.82 sq.m.	
1F - APARTMENT			0.00 sq.m.	562.20 sq.m.	
2F - APARTMENT			0.00 sq.m.	8.13 sq.m.	
2F - UNIT #3			0.00 sq.m.	221.53 sq.m.	
	Total		0.00 sq.m.	1,171.12 sq.m.	
	GRAND TOTAL 1,171.12 sq.m.				
Setbacks	Required		Proposed Storage Building		
Front Yard	-1.98 m. (EXT.)		-1.27 m		
East Side Yard	9 m.		1.17 m (EXT.)		
West Side Yard	9 m.		3.96 m (EXT.)		
Rear Yard	9 m.		27.17 m (EXT.)		
Building Height	Required		Proposed Storage Building		
Height of Building	MAX. 18 m.		12.64 m		
Parking	Required		Existing		
Apartment	1.5 spaces per dwelling unit	1.75	24		
	0.25 visitor parking				
Personal Service Shop	1 space per 30 m2 of GFA	31.4			
Barrier Free Paking		2	2		
Total Spaces	Total required spaces	34	Total Proposed Parking spaces 25		
No. of Loading Spaces					





# Existing – Proposed

- Existing Total Lot Area: 2377.765 m<sup>2</sup> = 0.2377 hectares (0.587 acres)
- Existing Number of Buildings: 1
- Existing Number of Storeys: 2
- Existing Gross Floor Area: 1,171.12 square metres (12,605.83 square feet)

- Proposed Total Lot Area: 2377.765 m<sup>2</sup> = 0.2377 hectares (0.587 acres)
- Proposed Number of Buildings: 1
- Proposed Number of Storeys: 2
- Proposed Gross Floor Area: 1,171.12 square metres (12,605.83 square feet)
- Proposed Building Coverage: 33.28%

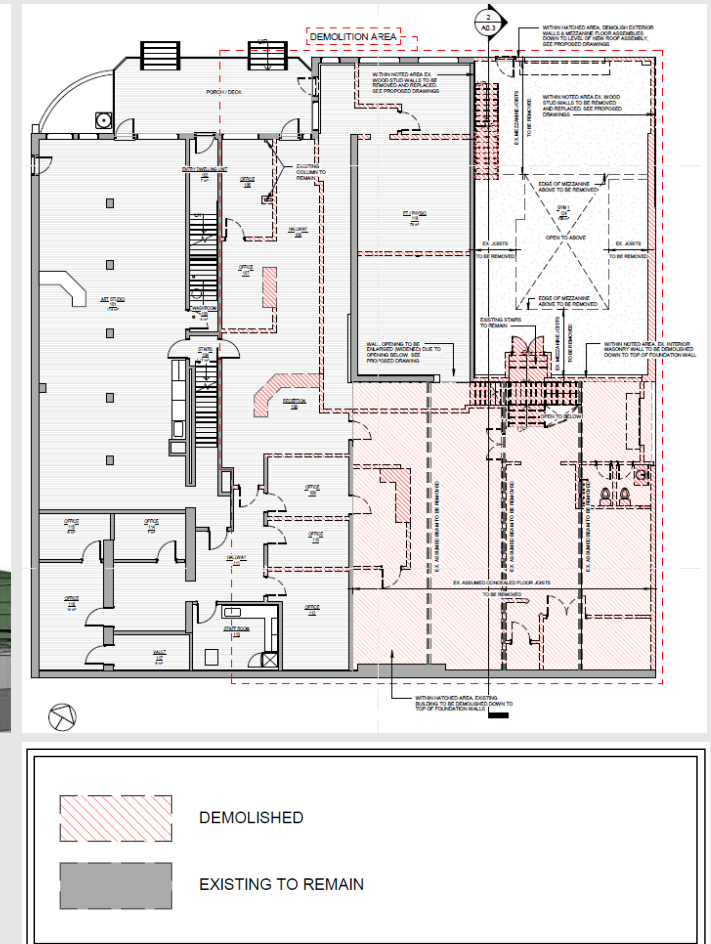


**EXISTING BUILDING**

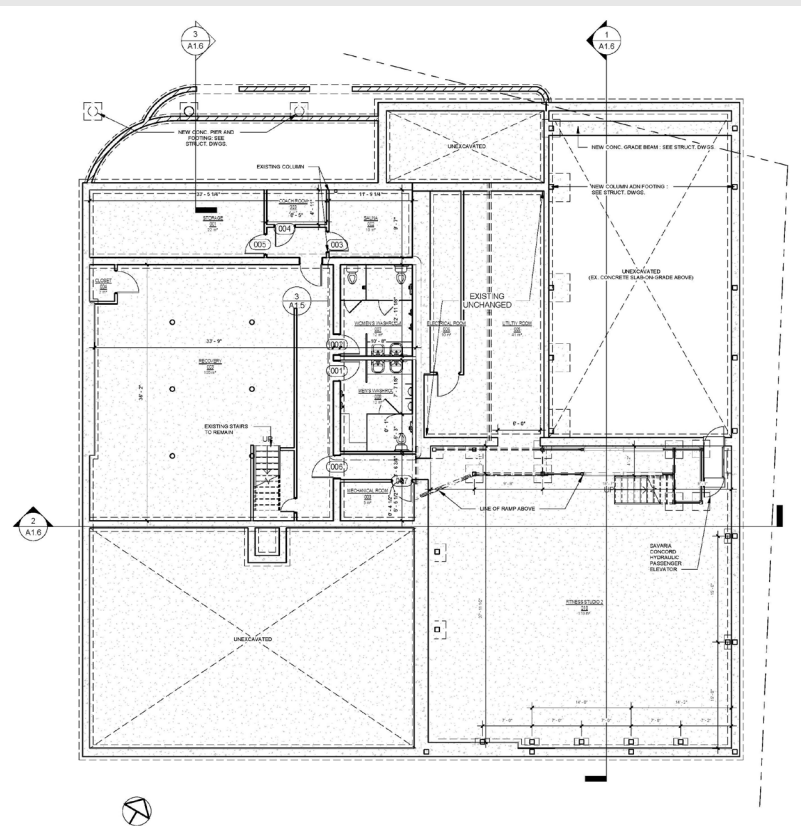


**BUILDING AFTER PROPOSED  
ALTERATION**

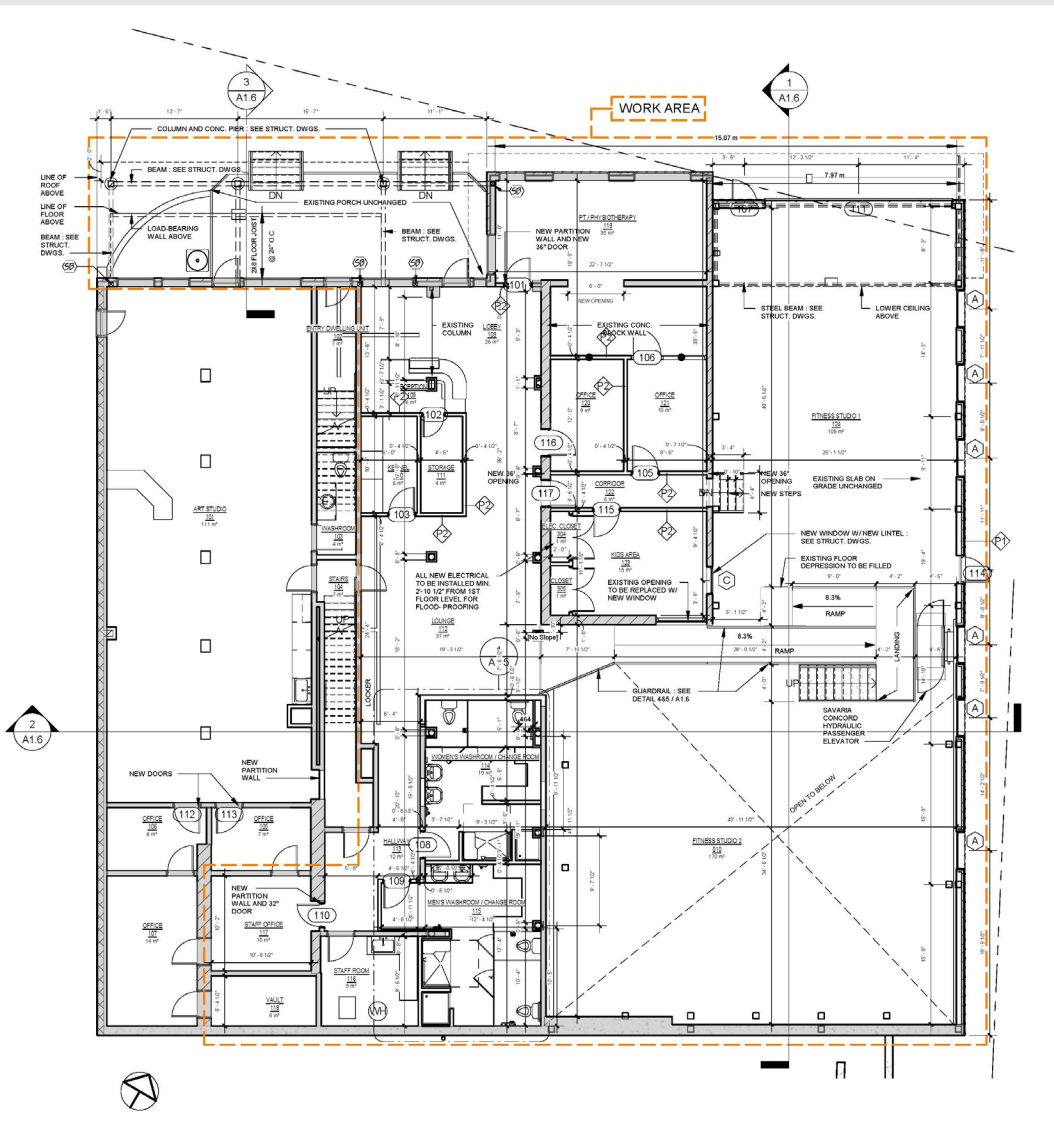
# Demolition



# Area of Work

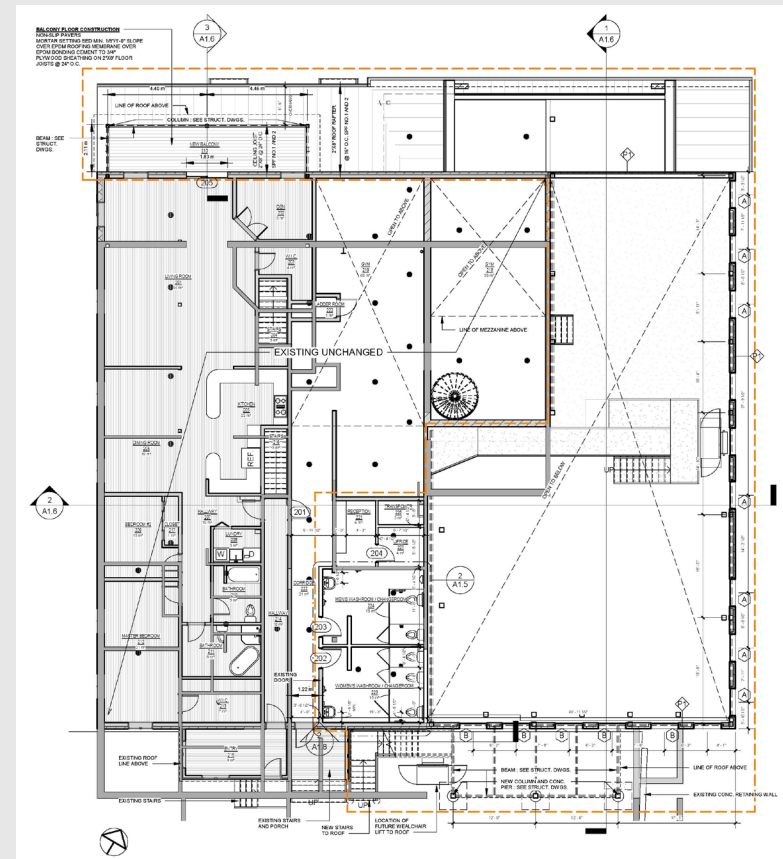


**BASEMENT**

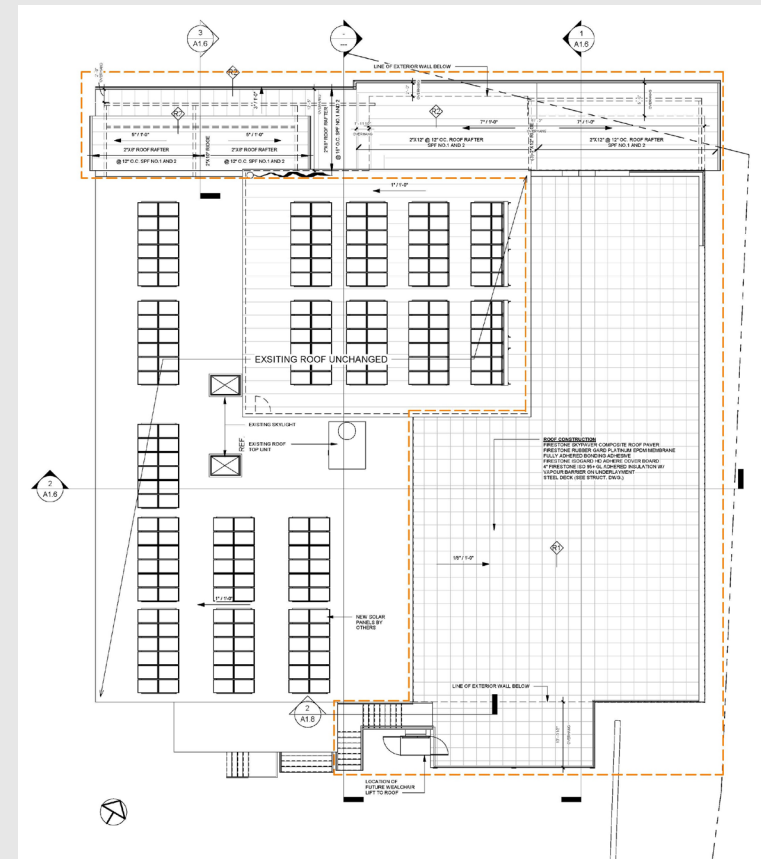


**FIRST FLOOR**





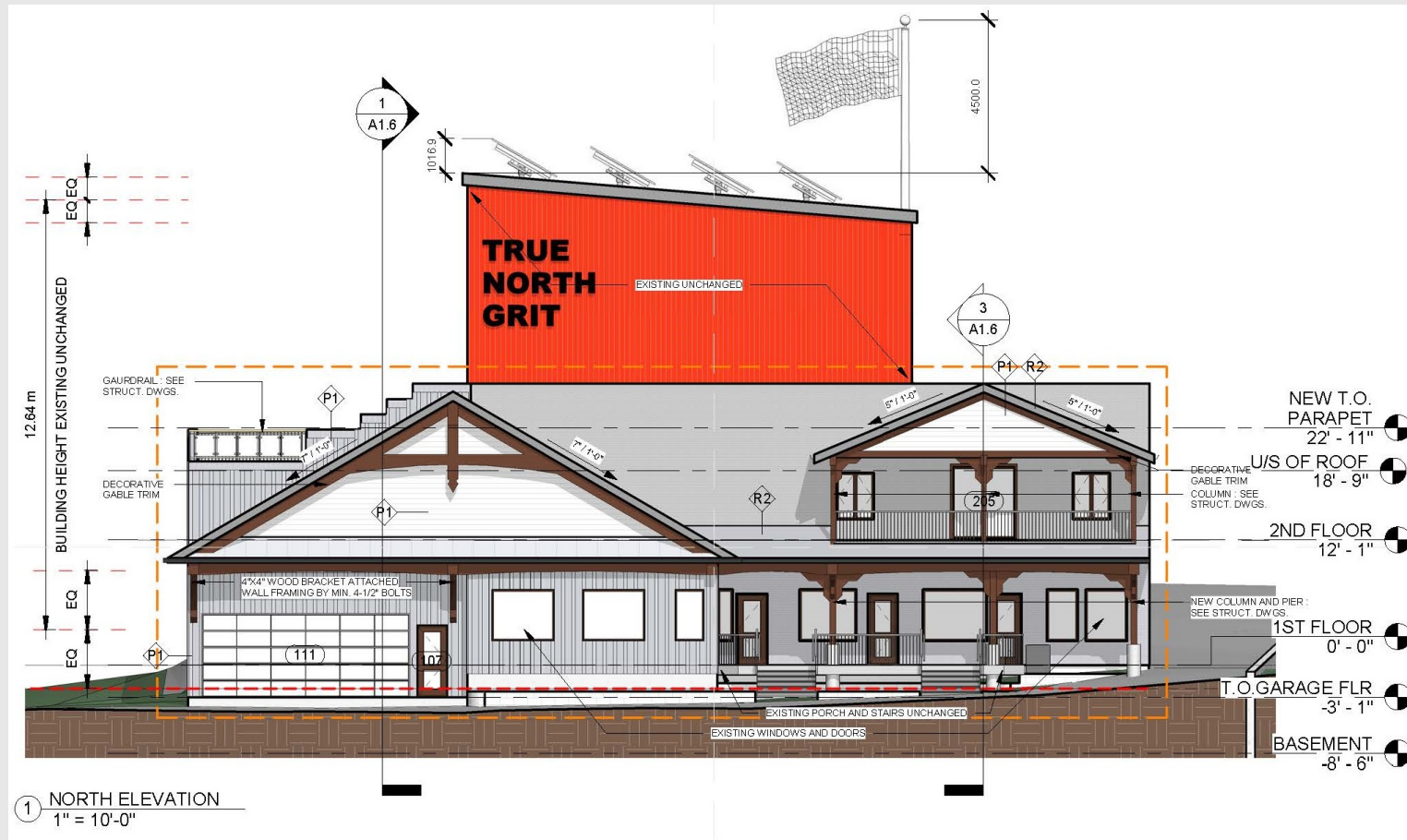
## SECOND FLOOR



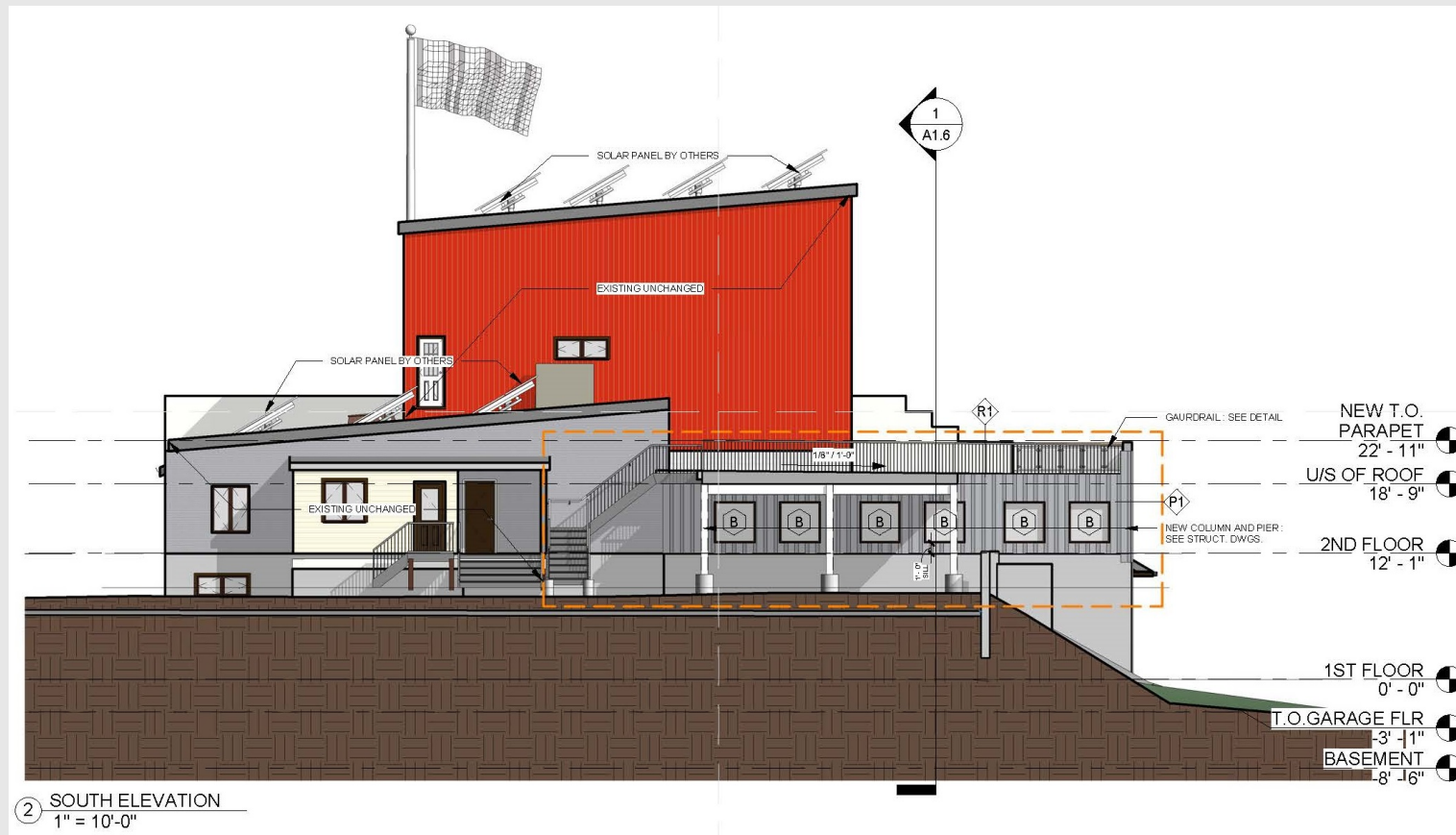
## ROOF PLAN



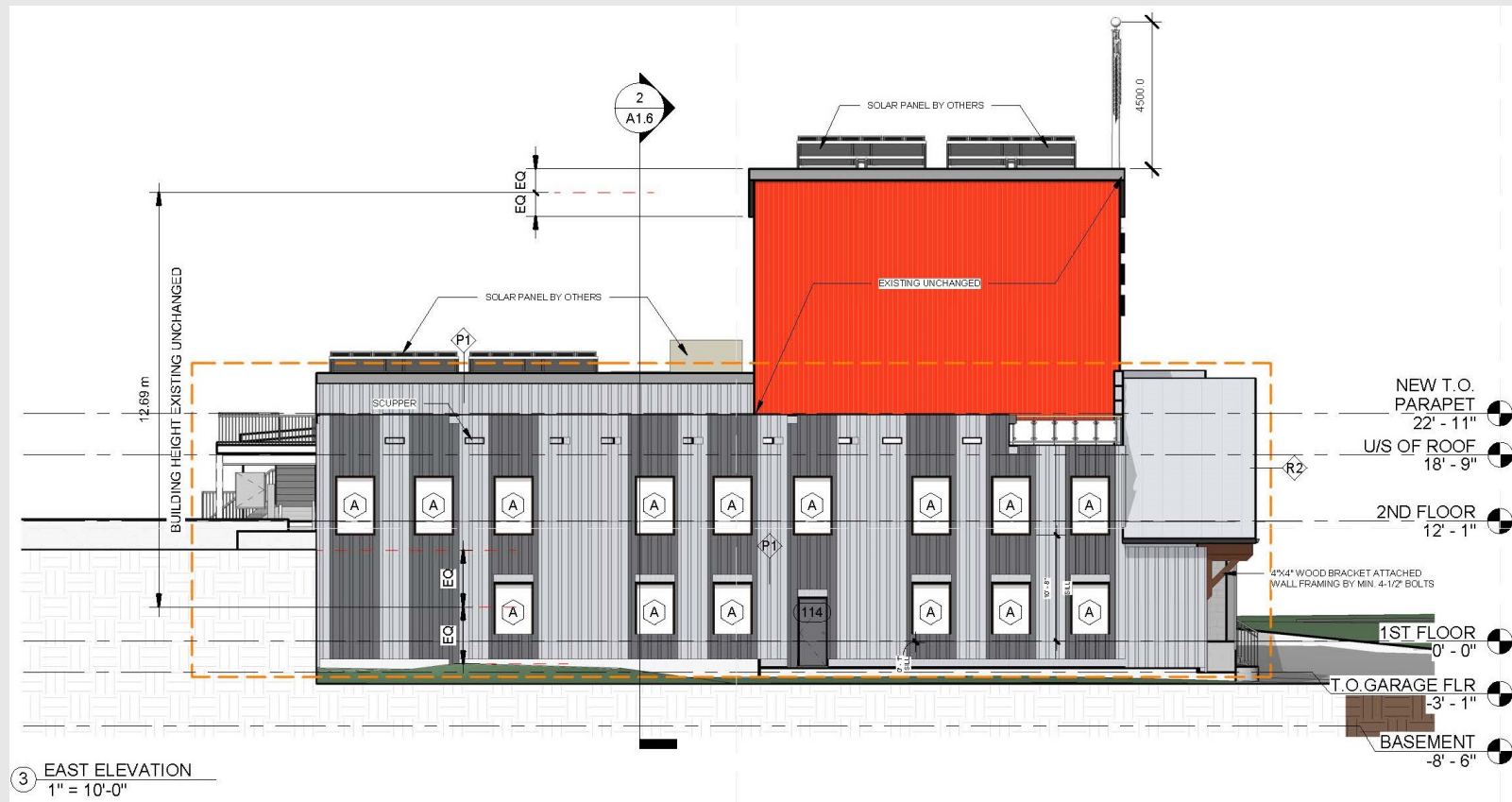
# NORTH / FRONT ELEVATION



# SOUTH ELEVATION

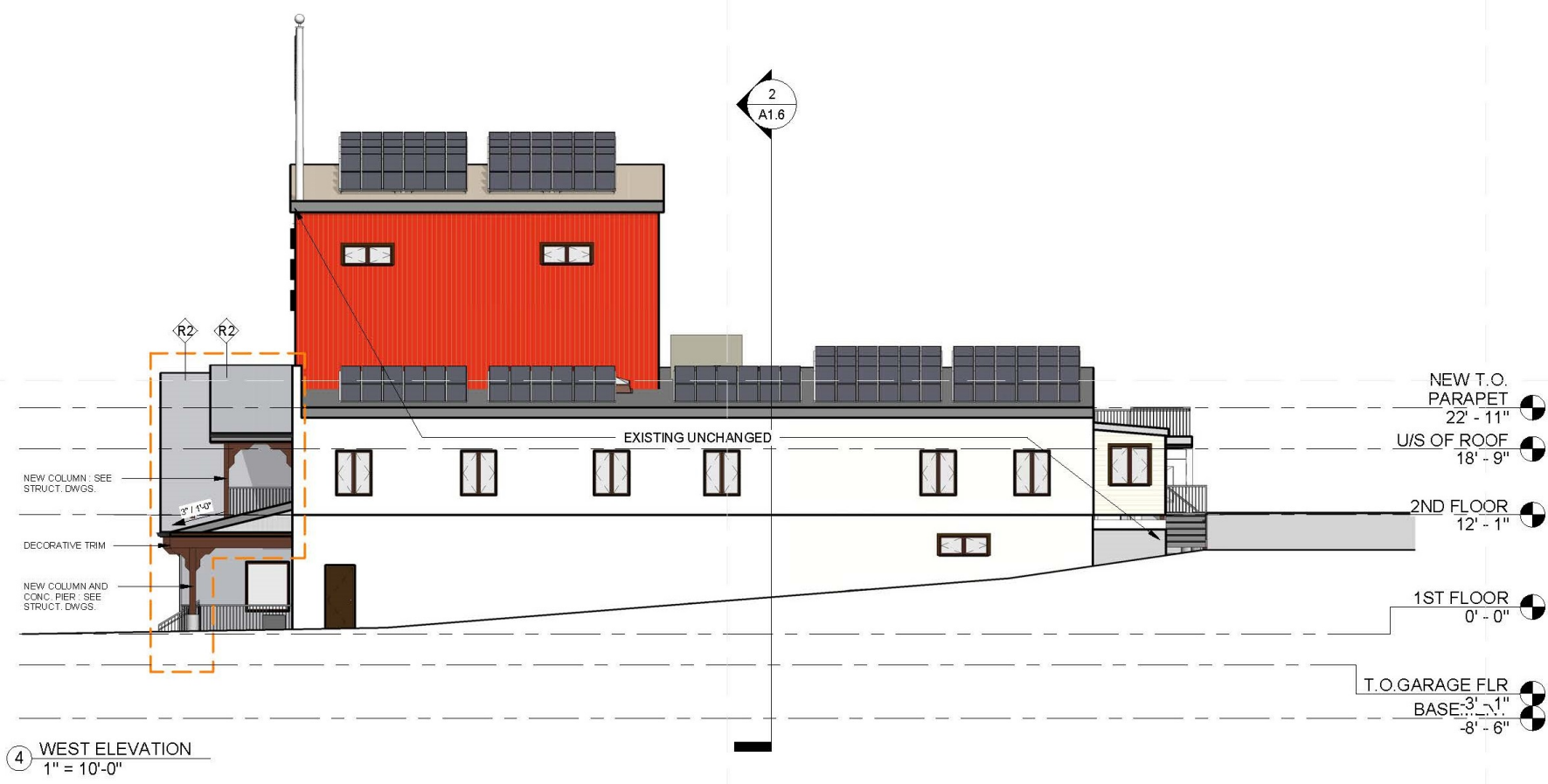


# EAST ELEVATION





# WEST ELEVATION



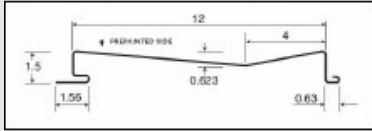
# MATERIAL SCHEDULE

## METAL PANEL CLADDING

AGWAY METALS INC.

HV-12

COLOUR : QC28273 BONE WHITE

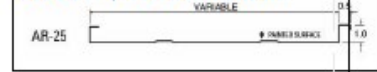


## METAL ROOFING

AGWAY METALS INC.

AR STANDING SEAM AR-38

COLOUR : QC28273 BONE WHITE



## METAL PANEL CLADDING

AGWAY METALS INC.

HV-12

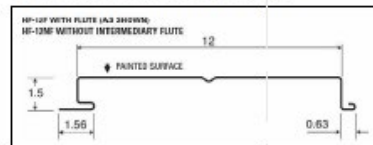
COLOUR : QC28314 DEEP GREY

## METAL PANEL CLADDING

AGWAY METALS INC.

HF-12

COLOUR : CHERRY WOODGRAIN



## EXISTING BRICK VENEER WALL

TO BE MATCHED WITH SAME  
COLOUR OF NEW METAL PANEL