

The Architect does not retain the consultants and therefore is not responsible for the accuracy of the survey, structural, mechanical, electrical, etc., engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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no.	date	revisions	by
4	OCT 26, 2023	ZBLA - 2ND SUBMISSION	RO
3	AUG 11, 2023	CLIENT REVISIONS - BUILDING 2	RO
2	DEC 02, 2022	FOR ZONING BY-LAW AMENDMENT	RO
1	JAN 28, 2022	FOR CLIENT REVIEW / COORDINATION	RO

Legal Description:
Part Lot 27 Plan 103 Whitchurch,
Part 1 65R38306

City File Nos.:
D14NP2003 Zoning By-Law Amendment



client:
THE GORHAM PARTNERSHIP

project title
PROPOSED RESIDENTIAL DEVELOPMENT
849 GORHAM STREET
NEWMARKET, ON

JOHN G. WILLIAMS LIMITED
ARCHITECT

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sheet title
PARTIAL SITE PLAN (BUILDING 2 PARKING)

scale	1:200 METERS	project no.	W-2448
date	JANUARY 28, 2022	drawn by	RO
		checked by	AS
date plotted		drawing no.	SP-02
date printed			

SITE STATISTICS / LOT CALCULATIONS			
849 GORHAM STREET, NEWMARKET			
SUBJECT LAND	Area (Sq. M.)	Area (Ha.)	Area (Sq. Ft.)
	4,218.72	0.422	45,411.41
TOTAL LOT AREA FOR DEVELOPMENT	4,218.72	0.42	45,411.41

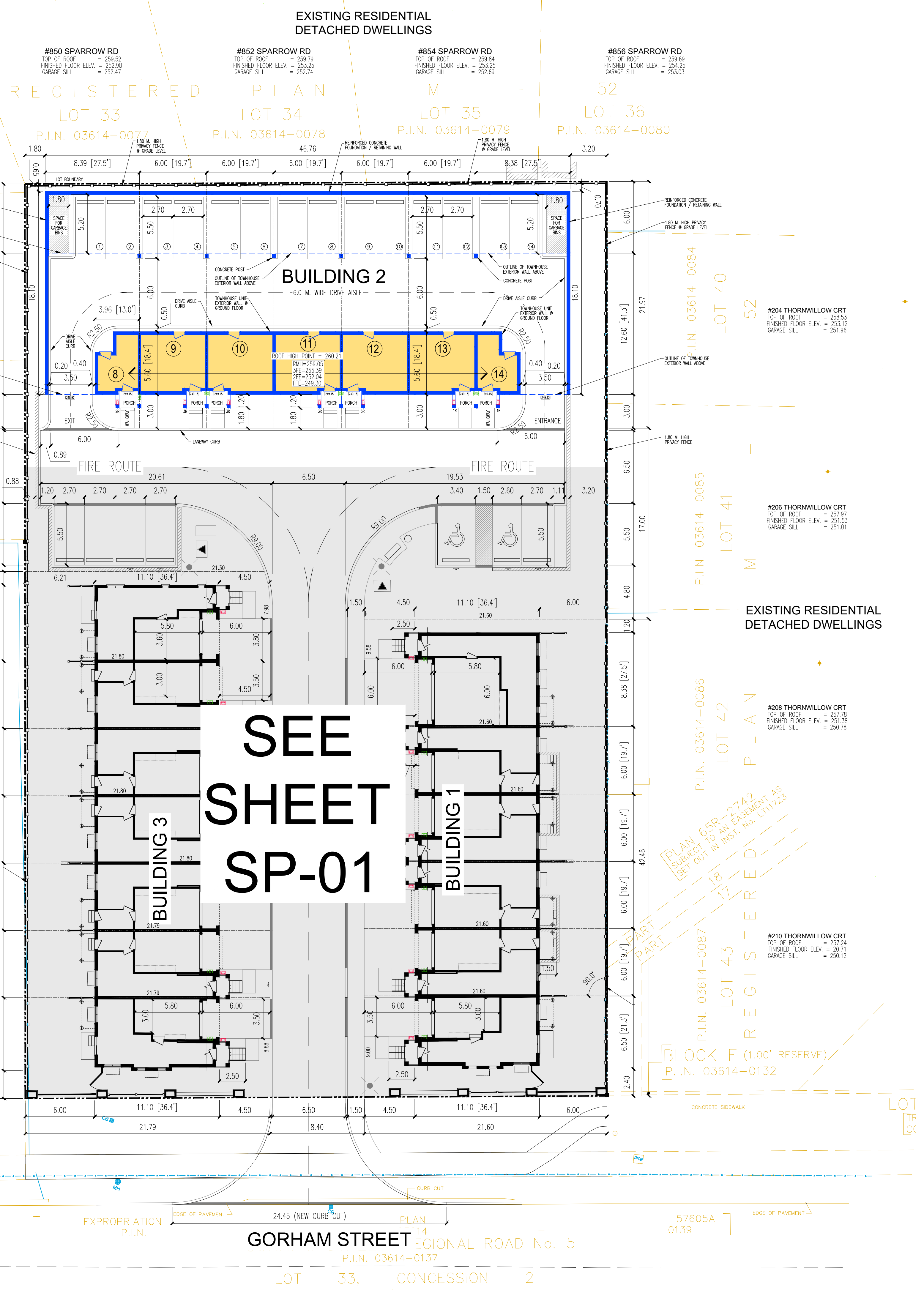
LOT CALCULATIONS			
849 GORHAM STREET, NEWMARKET			
LOT COVERAGE (BUILDING)	Area (Sq. M.)	Area (Sq. Ft.)	Percentage
	1,563.83	16,833.48	37.07%
HARD SURFACE (ROADWAYS, DRIVEWAYS, SIDEWALKS)	1,140.75	12,279.33	27.04%
LANDSCAPE & WALKWAYS	1,514.14	16,288.60	35.89%
LOT AREA FOR DEVELOPMENT	4,218.72	45,411.41	

DENSITY		
849 GORHAM STREET, NEWMARKET		
NUMBER OF UNITS		TOTAL
3 STOREY TOWNHOUSE		20
NUMBER OF UNITS / FLOOR AREA		
BUILDING 1 (3 STOREY)	6	1,122.90
BUILDING 2 (3 STOREY)	7	1,268.43
BUILDING 3 (3 STOREY)	7	1,243.67
TOTAL	20	3,739.20
GROSS FLOOR AREA		40,217.44
UNITS PER HECTARE	47.39	
FLOOR SPACE INDEX (FSI)	0.89	

DEVELOPMENT STANDARDS		
849 GORHAM STREET, NEWMARKET		
	ZONING BYLAW 2010-40 (as amended)	PROPOSED
a) MINIMUM LOT AREA PER DWELLING UNIT	180 Square Meters	129 Square Meters
b) MINIMUM LOT FRONTAGE	6.0 Meters	6.0 Meters
c) MINIMUM FRONT YARD	4.5 Meters	4.5 Meters
d) MINIMUM REAR YARD	7.0 Meters	6.0 Meters
e) MINIMUM EXTERIOR SIDE YARD (Abutting Private Rd)	1.2 Meters	1.2 Meters
f) MINIMUM EXTERIOR SIDE YARD (Abutting Public Rd)	3.0 Meters	2.4 Meters
g) MINIMUM INTERIOR YARD	1.5 Meters	1.2 Meters
h) MINIMUM BUILDING SEPARATION	3.0 Meters	n/a
i) MAXIMUM LOT COVERAGE	50 %	55 %
j) MAXIMUM BUILDING HEIGHT	11.0 M. (3-Storeys)	11.0 M. (3-Storeys)
k) MAXIMUM DRIVEWAY WIDTH	3.0 Meters	3.5/3.0 Meters
l) ENCLOSURES INTO REQUIRED YARDS (Porches, Porches)	2.4 Meters	2.5 Meters
m) PARKING REQUIREMENT	n/a	n/a
- PRIVATE PARKING (Attached Garage not Included)	1.5 Parking Spaces per Unit (Min. Required 30 Spaces)	30 Spaces Provided
- VISITORS PARKING (including 1 Accessible Space)	0.25 Parking Spaces per Unit (Min. Required 5 Spaces)	5 Spaces Provided
TOTAL	35 Spaces Required	35 Spaces Provided
n) SNOW STORAGE (Outdoor Parking 5 or more Spaces)	Min. 5% (18 sq. m. x 0.05) = 3.90 sq. m.	12.7 sq. m.

Building Design Information		
849 GORHAM STREET, NEWMARKET		
Address of Site	849 GORHAM STREET, NEWMARKET	
Site Plan Application No.	Residential Dwellings	
Proposed Building Use(s)	Residential Dwellings	
Building Area (Buildings 1 to 3)	1,563.83 Sq. M. (Building 2 is 617 Sq. M. will require Fire Wall)	
BUILDING CLASSIFICATION	CBC Reference	
Classification	Group C, up to 3-Storeys	3,2,2,47
Major Occupancies	Residential Occupancies	9,10,2
Gross Floor Area (Buildings 1 to 3)	3,739.20 Sq. M.	1,414.2 (A) & 9,10.4
Building Height	3-Storeys	9,10,20
Number of Storeys	1	9,10,20
Accessories	n/a	9,10,4,1
Building Used for Multiple Tenancies	Yes	9,10,4,2
Sprikered Building	No	9,10,4,2
Will Barrier Free Access be Provided?	No	9,5,2
SPATIAL SEPARATION REQUIREMENTS		9,10,14
Wall	Construction Type	Req. Fire Resistant Rating
NORTH	Combustion Combustible/Non-combustible	Not Required
EAST	Combustion Combustible/Non-combustible	0.75 Hours
SOUTH	Combustion Combustible/Non-combustible	Not Required
WEST	Combustion Combustible/Non-combustible	0.75 Hours

LOT AREAS		
849 GORHAM STREET, NEWMARKET		
BUILDING	Area (Sq. M.)	Area (Sq. Ft.)
BUILDING 1		
LOT 15	103.37	2,081.49
LOT 16	129.48	1,393.76
LOT 17	129.48	1,393.76
LOT 18	129.48	1,393.76
LOT 19	129.48	1,393.76
LOT 20	206.96	2,227.77
TOTAL	918.25	9,884.28
BUILDING 2		
LOT 8	221.57	2,385.04
LOT 9	130.67	1,406.57
LOT 10	130.83	1,408.29
LOT 11	130.99	1,410.01
LOT 12	131.14	1,411.63
LOT 13	131.30	1,413.35
LOT 14	255.89	2,754.47
TOTAL	1,132.30	12,189.34
BUILDING 3		
LOT 1	194.64	2,095.16
LOT 2	130.84	1,406.24
LOT 3	130.85	1,406.35
LOT 4	130.67	1,406.57
LOT 5	130.68	1,406.67
LOT 6	130.69	1,406.78
LOT 7	173.55	1,868.14
TOTAL	1,021.52	10,995.91
TOTAL LOT AREA	3,072.16	33,069.54

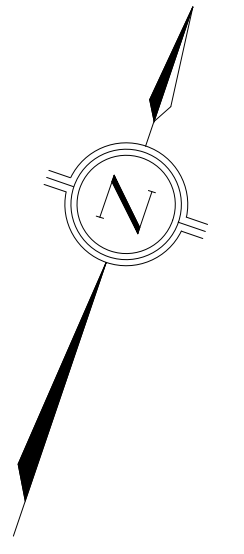


SEE SHEET SP-01

PARTIAL SITE PLAN (BUILDING 2 PARKING)
SCALE 1:200 METRES

BLOCK B, REGISTERED PLAN M-52

- LEGEND:
- RMH - ROOF MEAN HEIGHT
 - 3FE - THIRD FLOOR ELEVATION
 - 2FE - SECOND FLOOR ELEVATION
 - FFE - GROUND FLOOR ELEVATION
 - BSE - BASEMENT FLOOR ELEVATION
 - HYDRO METER
 - GAS METER



PART 65R - 17502
P.I.N. 03614-0118

#205 ALEXANDER RD
TOP OF ROOF = 256.84
FINISHED FLOOR ELEV. = 251.79
GARAGE SILL = 250.13

#207 ALEXANDER RD
TOP OF ROOF = 256.19
FINISHED FLOOR ELEV. = 251.12
GARAGE SILL = 249.52

#209 ALEXANDER RD
TOP OF ROOF = 255.71
FINISHED FLOOR ELEV. = 250.30
GARAGE SILL = 248.79

EXISTING RESIDENTIAL DETACHED DWELLINGS

#835 GORHAM ST
TOP OF ROOF = 257.83
FINISHED FLOOR ELEV. = 250.18
SIDEWALK INTERLOCK = 248.72

GORHAM STREET REGIONAL ROAD No. 5
P.I.N. 03614-0137

LOT 33, CONCESSION 2

57605A 0139