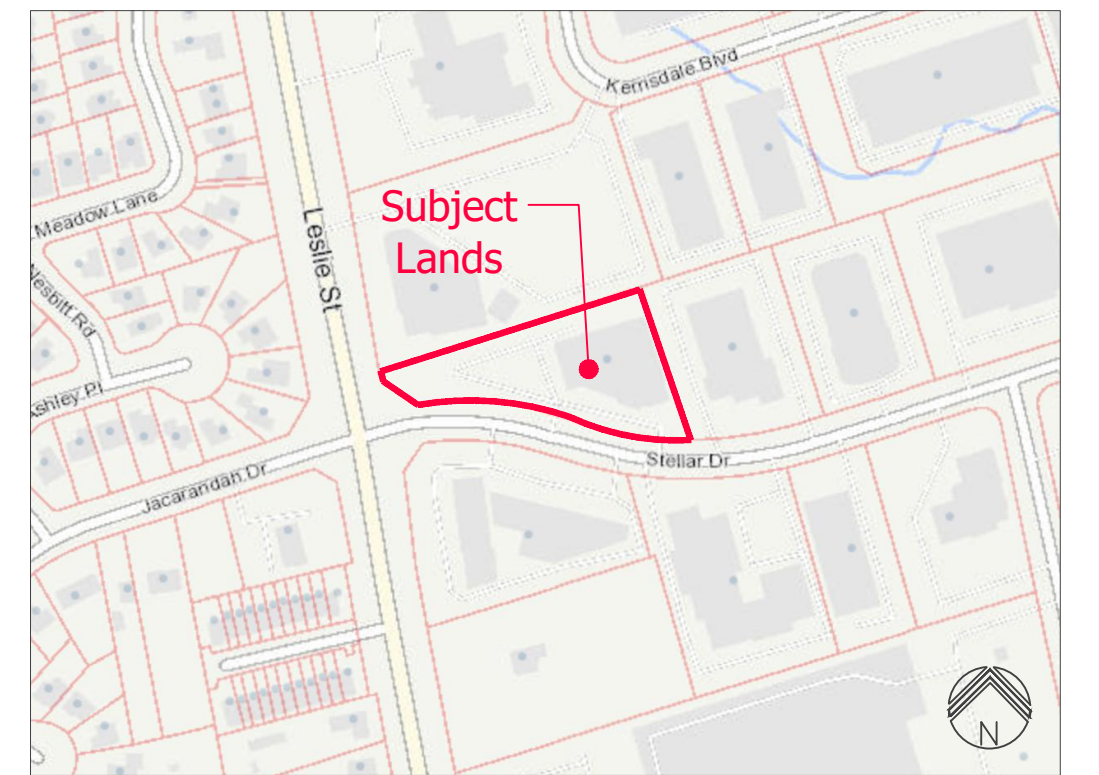


CONCEPT SITE PLAN

1095 STELLAR DR
NEWMARKET, ON

2022-11-29



Key Plan NTS

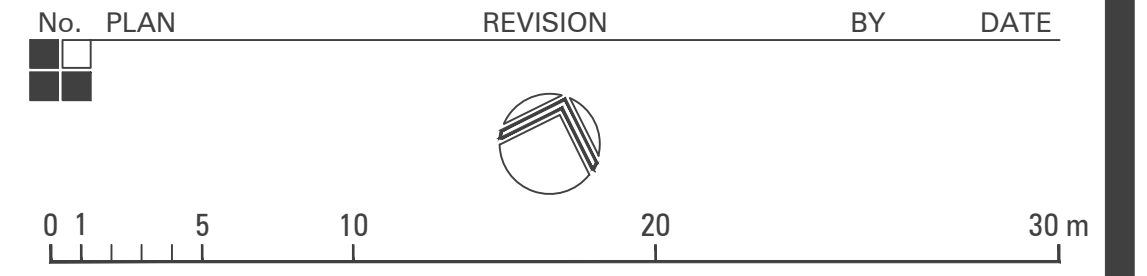
Statistics

SUBJECT LANDS*		0.63 Ha [1.5 Ac]
[*Including Easement Areas]		
Gross Lot Area	6,333 sq.m	100%
Building footprint	1,732.0 sq.m	27.3 %
Walkways	538.5 sq.m	8.5 %
Landscaped Areas	1,155.3 sq.m	18.2 %
Driveways & Parking Areas	2,907.2 sq.m	45.9 %
Lot Coverage		27.3 %
Gross Floor Area (GFA)	3,367 sm	
Typical Parking (2.7mx5.5m)		75 PS
Accessible Parking Spaces (Barrier free Type A)		2 PS
Accessible Parking (Barrier Free Type B)		2 PS
Total Parking spaces provided		79 PS

Zoning Standards	CS Standards	Proposed CS-XX
Min. Lot Area	Min.900 sq.m	(Complying)
Min. Lot Frontage	Min.24.0 m	(Complying)
Min. Front Yard	Min.7.5 m	(Complying)
Min. Rear Yard	Min.9.0 m	(Complying)
Min. Side Yard	Min.9.0 m	3.0 m (Interior Side)
Max. Floor Space Index	1.5	(Complying)
Max. Lot Coverage	50 %	(Complying) %
Max. Bldg Height	18.0 m	(Complying)

Parking (Existing) 79 PS
Required Parking 76 PS (LARKIN+ Parking Analysis dated 2022-05-31)
Additional Parking 3 PS

No.	PLAN	REVISION	BY	DATE
03				
02	CPF	Revised landscape and walkway areas	DAC	2022.11.29
01	CPF	Concept for reference regarding Future Site Plan Application	KMH	2022.09.29



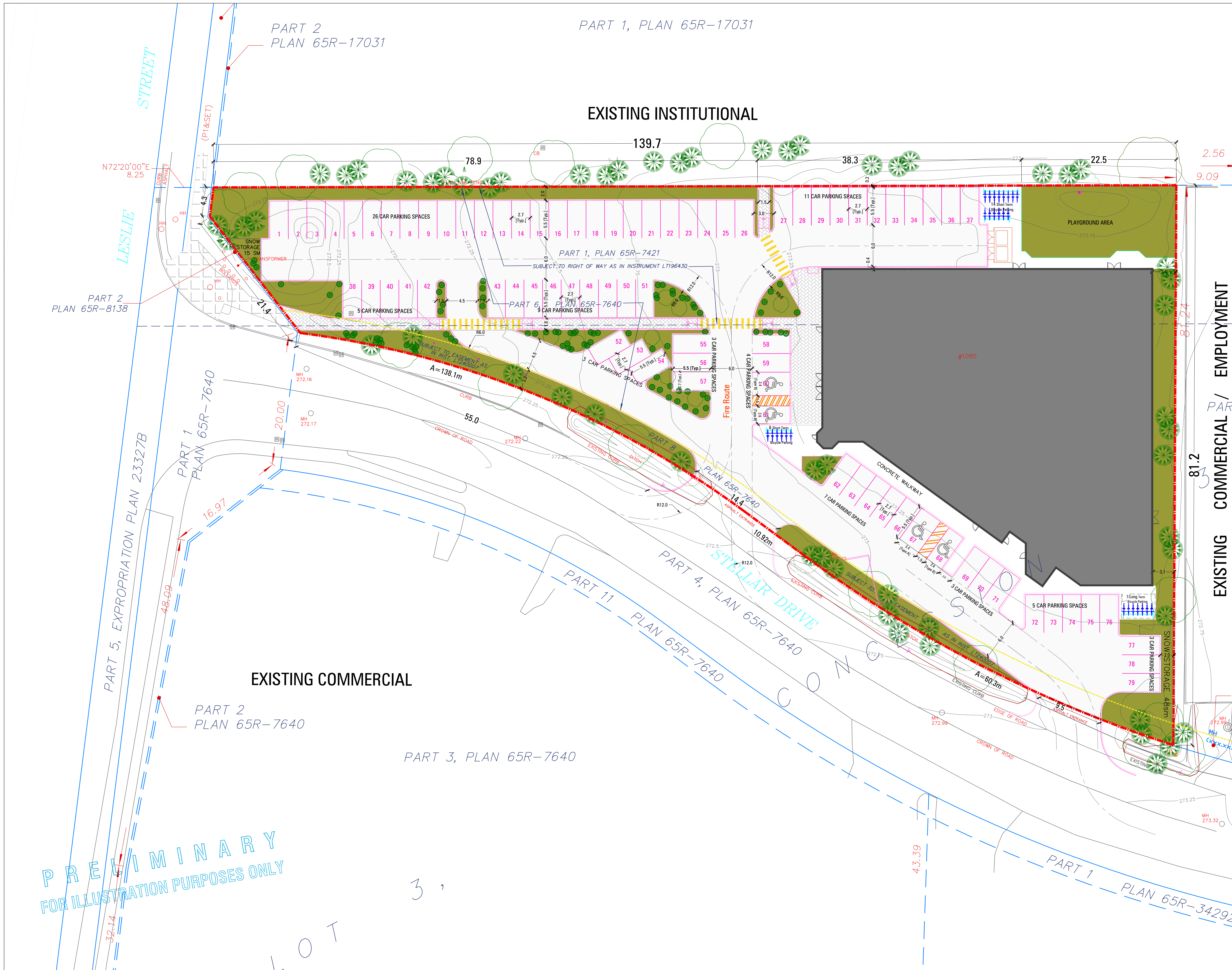
1095 STELLAR DR, NEWMARKET ON
PCL 3-4, SEC EG3 (EYS); PT LT 3, CON 3 (NEG), PT 6 & 8, 65R7640,
T/W PT 1 65R7640; S/T LT240007E NEWMARKET

Prepared for:
ST PHILOPATEER & ST DEMIANA COPTIC ORTHODOX CHURCH

notes:
Distances shown on this Plan are in Metres.
Contains Mapping made available through the Regional Municipality of York Interactive Mapping (2022):
Topographical information made available through Survey prepared by E.R. GARDEN Ltd. O.L.S. dated
March 26 2018;

Concept Plan prepared for illustration purposes only, based on site plan design by RT Design Group

LARKIN+ land use planners inc.	2022.11.29	PHILOPATEER
	DATE	PROJECT
13311 Yonge Street, Suite 204 Richmond Hill, ON L4E 3L6 905-895-0554 / 888-854-0044 www.larkinplus.com	SCALE	CONCEPT
	1:250	CSP



EXISTING COMMERCIAL / EMPLOYMENT

PRELIMINARY
FOR ILLUSTRATION PURPOSES ONLY

3,

LOT