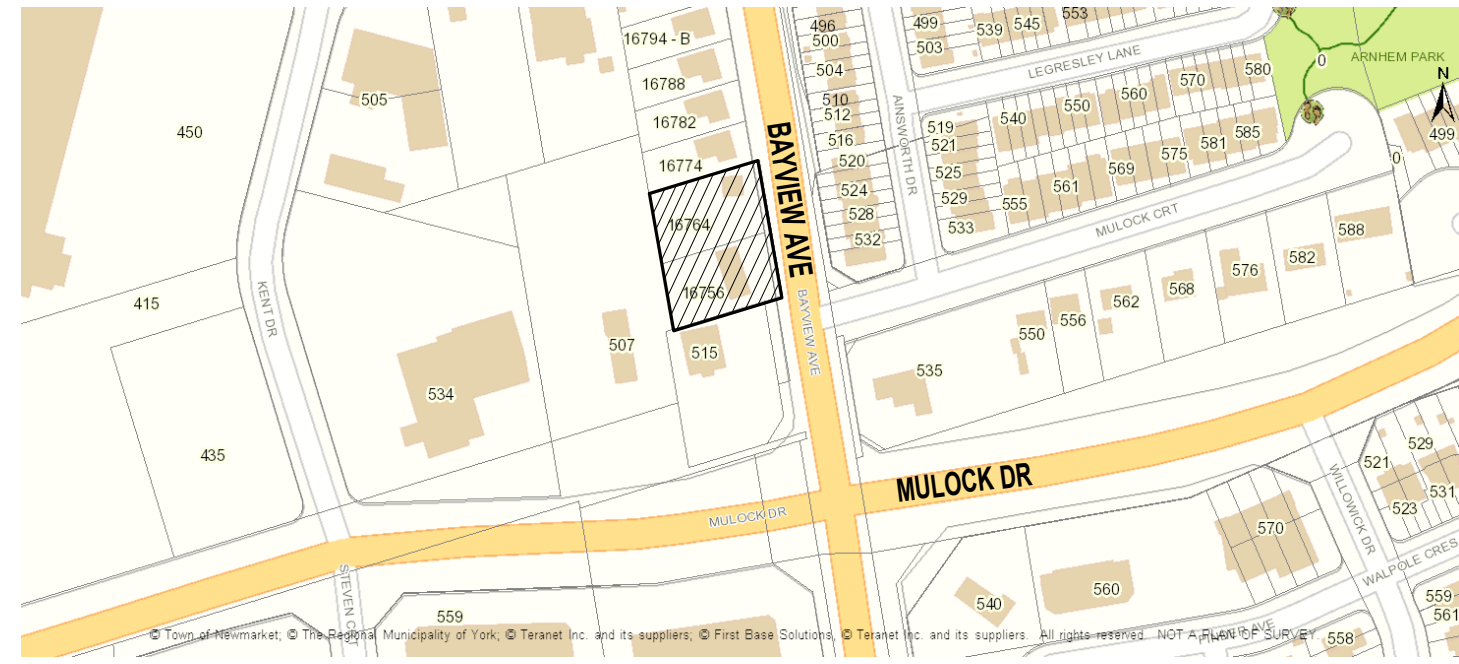


# 16756-16764 BAYVIEW AVE

PT LT 91, CON 1 WHITCHURCH AS IN R555787 & PT LT 91  
CON 1 WHITCHURCH AS IN B32623B EXCEPT PT 2, 65R2215  
TOWN OF NEW MARKET

THE INFORMATION FOR THIS SITE PLAN HAS OBTAINED FROM  
A COPY OF A SURVEY PLAN PREPARED BY  
WAHBA SURVEYING AND THE PROPERTIES LEGAL DESCRIPTION  
HAVE BEEN OBTAINED FROM PARCEL REGISTER

THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL  
NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION  
PROPOSE WITHOUT CONFIRMING THE ACCURACY THERE OF BY  
REFERENCE TO THE APPLICABLE SURVEY.



**2 CONTEXT PLAN**  
A1.01 SCALE: NTS

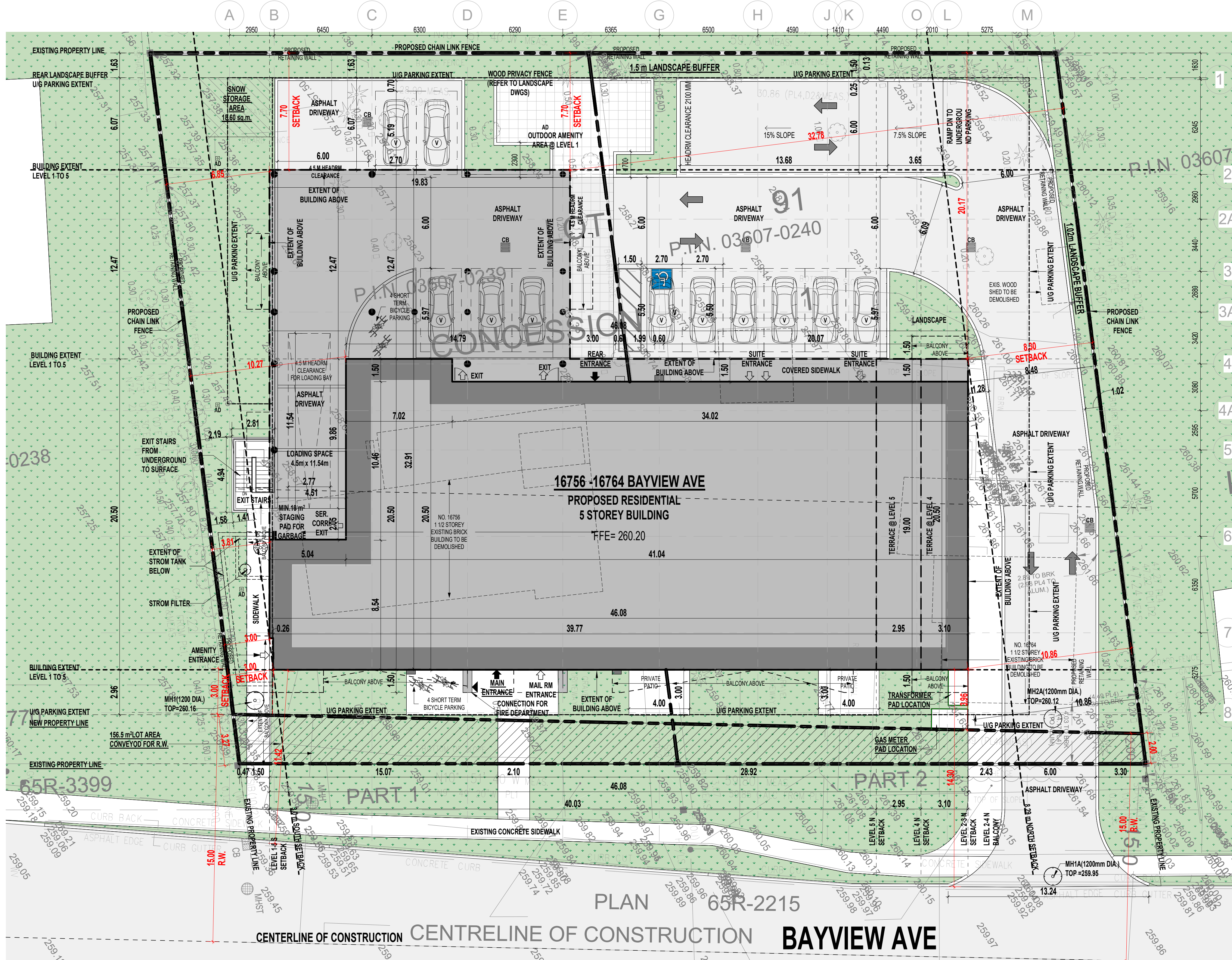


**3 KEY PLAN**  
A1.01 SCALE: NTS



**4 3D VIEW**  
A1.01 SCALE: NTS

ID	DATE	ISSUE / REVISION	BY
A	2022-11-28	FOR ZBA/OPA SECOND SUBMISSION	PN
B	2023-03-27	FOR REVIEW & COORDINATION	PN
C	2023-03-28	FOR REVIEW & COORDINATION	PN
D	2023-04-19	FOR REVIEW & COORDINATION	PN
E	2023-04-27	FOR REVIEW & COORDINATION	PN
F	2023-05-24	FOR REVIEW & COORDINATION	PN
G	2023-06-07	FOR OPA/ZBA THIRD SUBMISSION	PN
H	2023-12-13	FOR REVIEW & COORDINATION	PN
I	2024-01-09	FOR REVIEW & COORDINATION	PN
J	2024-01-11	FOR OPA/ZBA FOURTH SUBMISSION	PN
K	2024-03-12	FINAL OPA/ZBA	PN
L	2024-03-18	FOR OPA/ZBA - REVISED	PN



**1 Site Plan**  
A1.01 SCALE: 1 : 150

EXISTING LOT AREA-		
NAME	Area (Metric)	Area (Imperial)
16756 BAYVIEW AVE	1355.24 m <sup>2</sup>	14588 ft <sup>2</sup>
16764 BAYVIEW AVE	1446.24 m <sup>2</sup>	15567 ft <sup>2</sup>
<b>TOTAL</b>	<b>2801.49 m<sup>2</sup></b>	<b>30155 ft<sup>2</sup></b>

NET LOT AREA AFTER R.W. CONVEYANCE		
NAME	Area (Metric)	Area (Imperial)
NET LOT AREA AFTER R.W.	2645.09 m <sup>2</sup>	28471 ft <sup>2</sup>

ZONING INFORMATION INFORMATION BY-LAW NO. 2010-40		
ITEM NAME	Zone - R1-D	PROPOSED
Front Yard Setback	ALLOWED / REQUIRED	3.0 m (After R.W.)
Rear Yard Setback		7.7 m
Side Yard Setback		3.0 m South, 8.30 m North
Building Height		5 STOREY (16.35m)
FSI (Floor Space Index) Before R.W.		1.74
FSI (Floor Space Index) After R.W.		1.86
GFA (Gross Floor Area)		4881.15 SQ.M (52540.22 SQ.FT)
Lot Coverage	35%	43.69% (1153 SQ.M)
Total Dwelling Units		70
Total Parking Spaces	123 (INCLU. 5 BARRIER FREE)	123 (INCLU. 5 BARRIER FREE)
Total Bicycle Parking Spaces	42	43
Snow Storage Area	6.68 eq.m (5% of surface parking spaces)	18.68 sq.m
Parking Lot percentage of aggregate of Side & Rear Yard	max. 50% (77.5 SQ.M)	51.70% (799.65 SQ.M)

GROSS FLOOR AREA		
LEVEL	Area (Metric)	Area (Imperial)
LEVEL 1	687.11 m <sup>2</sup>	7366.01 ft <sup>2</sup>
LEVEL 2	1092.83 m <sup>2</sup>	11763.11 ft <sup>2</sup>
LEVEL 3	1092.77 m <sup>2</sup>	11762.84 ft <sup>2</sup>
LEVEL 4	1032.18 m <sup>2</sup>	11119.33 ft <sup>2</sup>
LEVEL 5	976.31 m <sup>2</sup>	10498.13 ft <sup>2</sup>
<b>Grand total: 5</b>	<b>4881.15 m<sup>2</sup></b>	<b>52540.22 ft<sup>2</sup></b>

RESIDENTIAL UNIT COUNT AND AREA PER LEVEL				
LEVEL	UNIT COUNT	SQ.M	AREA	SQ.FT
LEVEL 1	8	438.05 m <sup>2</sup>		4,715 ft <sup>2</sup>
LEVEL 2	18	1,024.09 m <sup>2</sup>		10,939 ft <sup>2</sup>
LEVEL 3	18	1,024.09 m <sup>2</sup>		10,939 ft <sup>2</sup>
LEVEL 4	18	945.85 m <sup>2</sup>		10,181 ft <sup>2</sup>
LEVEL 5	14	893.17 m <sup>2</sup>		9,614 ft <sup>2</sup>
<b>Grand total:</b>	<b>70</b>	<b>4,285.25 m<sup>2</sup></b>		<b>46,128 ft<sup>2</sup></b>

RESIDENTIAL UNIT TYPE PERCENTAGE				
UNIT COUNT	UNIT TYPE	SQ.M	SQ.FT	PERCENTAGE
28	1 BED	1,421.58 m <sup>2</sup>	15,302 ft <sup>2</sup>	40.00%
18	1 BED+D	938.93 m <sup>2</sup>	10,107 ft <sup>2</sup>	22.86%
12	2 BED	763.75 m <sup>2</sup>	8,221 ft <sup>2</sup>	17.44%
10	2 BED+D	754.03 m <sup>2</sup>	8,116 ft <sup>2</sup>	14.29%
4	3 BED	406.96 m <sup>2</sup>	4,380 ft <sup>2</sup>	5.71%
70		4,285.25 m <sup>2</sup>	46,128 ft <sup>2</sup>	100.00%

AMENITY AREA			
NAME	LEVEL	SQ.M	SQ.FT
INDOOR AMENITY AREA	LEVEL 1	111.98 m <sup>2</sup>	1201.08 ft <sup>2</sup>
OUTDOOR AMENITY	LEVEL 1	75.77 m <sup>2</sup>	815.57 ft <sup>2</sup>
<b>Grand total:</b>		<b>187.75 m<sup>2</sup></b>	<b>2016.65 ft<sup>2</sup></b>

REQUIRED AND PROPOSED VEHICULAR PARKING RATIO		
RESIDENTIAL	REQUIRED VEHICLE PARKING FOR 70 UNITS BY LAW	PROPOSED VEHICLE PARKING FOR 70 UNITS
105 P (1.50 PER DWELLING UNIT)	105 P (1.50 PER DWELLING UNIT)	105 P (1.50 PER DWELLING UNIT)
VISITOR	18 P (0.25 PER DWELLING UNIT)	18 P (0.25 PER DWELLING UNIT)
<b>Grand Total:</b>	<b>123 P (INCLU. 2 TYPE A &amp; 3 TYPE B BARRIER FREE)</b>	<b>123 P (INCLU. 2 TYPE A &amp; 3 TYPE B BARRIER FREE)</b>

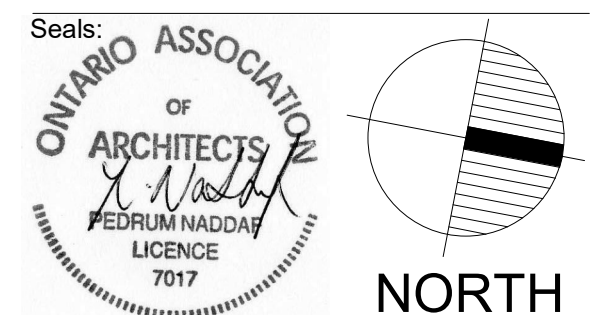
TOTAL PROPOSED PARKING - PER LEVEL		
PARKING TYPE	LEVEL	COUNT
R	P1	49 (INCLU. 1 TYPE A & 1 TYPE B)
R	P2	56 (INCLU. 1 TYPE A & 1 TYPE B)
V	P1	7
V	SURFACE	11 (INCLU. 1 TYPE B)
<b>Grand total:</b>		<b>123 (INCLU. 2 TYPE A &amp; 3 TYPE B BARRIER FREE)</b>

REQUIRED AND PROPOSED BICYCLE PARKING RATIO		
PARKING TYPE	REQUIRED BICYCLE PARKING FOR 70 UNITS BY LAW	PROPOSED BICYCLE PARKING FOR 70 UNITS
LONG TERM	35 P (0.5 PER DWELLING UNIT) - P1 LEVEL	35 P (0.5 PER DWELLING UNIT) - P1 LEVEL
SHORT TERM	7 P (0.1 PER DWELLING UNIT)	8 P (0.11 PER DWELLING UNIT) - SURFACE
<b>Grand Total:</b>	<b>42 P</b>	<b>43 P</b>

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This drawing is not to be used for Construction purpose until otherwise noted.

Client:

## 2570245 ONTARIO INC.



Project:  
**16756 & 16764 BAYVIEW AVE**

NEWMARKET, ONTARIO, CA  
Sheet Title:

## SITEPLAN & STATISTICS

Drawn: M.H. Sheet No:  
Checked: P.N.  
Project No: 107-22  
Date: JUN 2023  
Scale: As indicated

**A1.01**