BUILDING 1

BUILDING AREAS	EXISTING	ADDITION	TOTAL
(FOOTPRINT)	N/A m2	N/S M2	(584.89m2)

BUILDING CLASSIFICATION — CODE REFERENCE
CLASSIFICATION 3.2.2 (NUMBER) OR ☒ PART 9 DESIGN
MAJOR OCCUPANCIES GROUP C RESIDENTIAL 3.1.2.
GROSS FLOOR AREAS (1,532.91m2) (SUM OF ALL FLOORS AND MEZZANINES)
BUILDING HEIGHT (NUMBER OF STORIES ABOVE 1ST STOREY) 3 STOREY (12.38m) DEFINED
NUMBER OF STREETS ONE STREET 3.2.2.10&3.2.5.5.
MEZZANINE AREA(S) N/A 3.2.1.1.
% OF BUILDING AREA N/A
BUILDING USED FOR MULTIPLE TENANCIES ☐ YES ☒ NO
SPRINKLED BUILDING ☐ YES ☒ NO ☐ PARTIALLY LOCATION____.
WILL BARRIER FREE ACCESS BE PROVIDED ☐ YES ☒ NO
SPATIAL SEPARATION REQUIREMENTS 3.2.3 OR 9.10.14

WALL	CONSTRUCTION TYPE	REQ. FIRE RESISTANCE RATING
NORTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED
EAST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED
SOUTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED
WEST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED

BUILDING 9

BUILDING AREAS	EXISTING	ADDITION	TOTAL
(FOOTPRINT)	N/A m2	N/S M2	(517.94m2)

BUILDING CLASSIFICATION — CODE REFERENCE
CLASSIFICATION 3.2.2 (NUMBER) OR ☒ PART 9 DESIGN
MAJOR OCCUPANCIES GROUP C RESIDENTIAL 3.1.2.
GROSS FLOOR AREAS (1,268.14m2) (SUM OF ALL FLOORS AND MEZZANINES)
BUILDING HEIGHT (NUMBER OF STORIES ABOVE 1ST STOREY) 3 STOREY (10.76m) DEFINED
NUMBER OF STREETS ONE STREET 3.2.2.10&3.2.5.5.
MEZZANINE AREA(S) N/A 3.2.1.1.
% OF BUILDING AREA N/A
BUILDING USED FOR MULTIPLE TENANCIES ☐ YES ☒ NO
SPRINKLED BUILDING ☐ YES ☒ NO ☐ PARTIALLY LOCATION____.
WILL BARRIER FREE ACCESS BE PROVIDED ☐ YES ☒ NO
SPATIAL SEPARATION REQUIREMENTS 3.2.3 OR 9.10.14

WALL	CONSTRUCTION TYPE	REQ. FIRE RESISTANCE RATING
NORTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED
EAST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED
SOUTH	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED
WEST	☐ COMBUSTIBLE ☒ NON COMBUSTIBLE	____HOUR(S) ☒ NOT REQUIRED

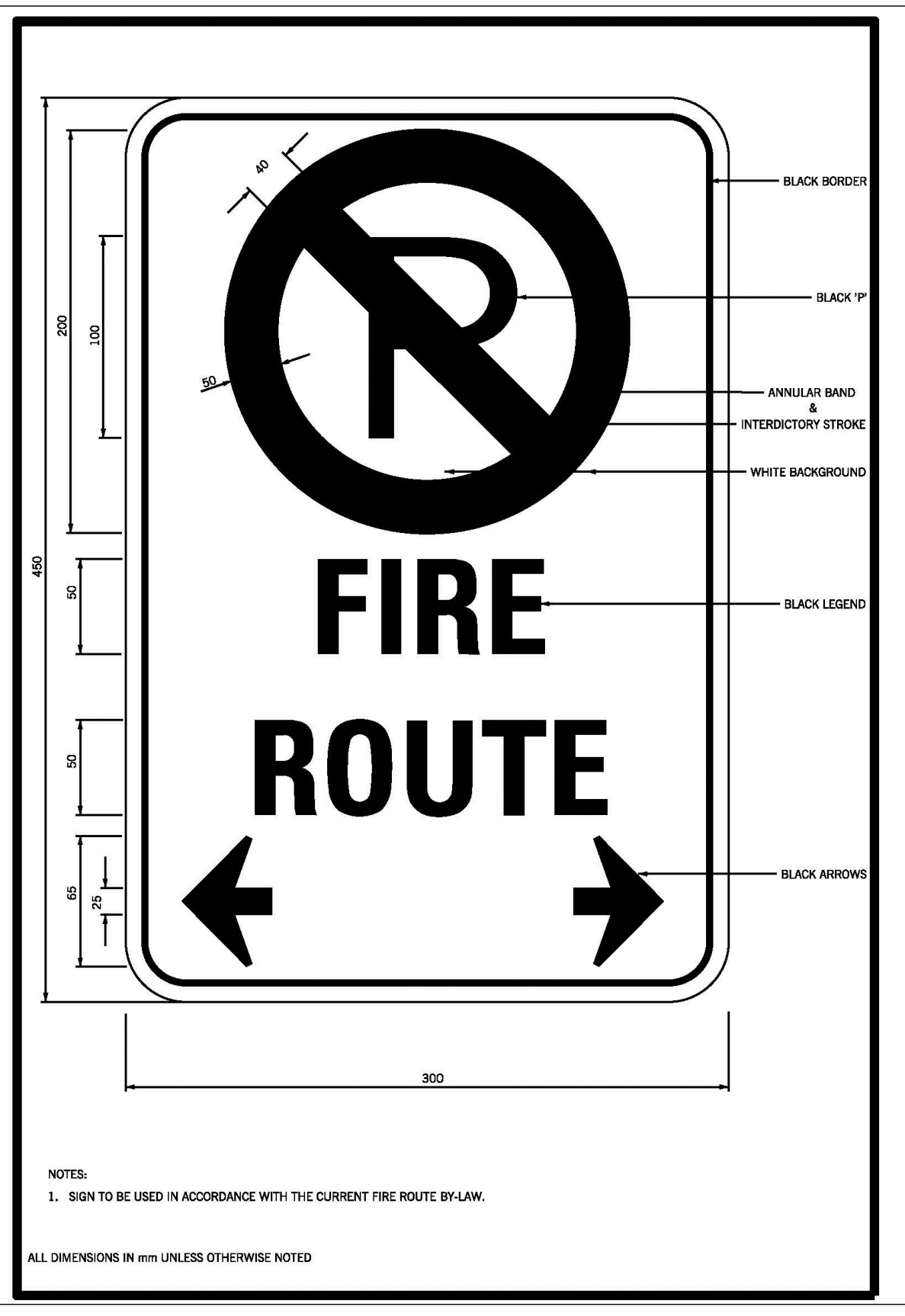
SITE STATISTICS SUMMARY

TOWN OF NEWMARKET REGIONAL
MUNICIPALITY OF YORK
BLOCK 119
MEDIUM DENSITY RESIDENTIAL

ZONING :	R4-N-124
LOT AREA: (INCLUDES OPEN SPACES, TOT LOT AND VISTA BLOCK)	26,736.44m2 6.61 ACRES 2.67 Ha
O.B.C. BUILDING CLASSIFICATION	PART 9, GROUP C 2 AND 3 STOREY BUILDINGS
BUILDING COVERAGE:	8,557.79m2 (32.00%)
PAVEMENT AREAS: (INCLUDES ROADS/CURBS, SIDEWALKS, DRIVEWAY AND PARKING)	9,783.19m2 (36.59%)
LANDSCAPE AREA:	8,395.46m2 (31.41%)
SNOW STORAGE:	359.83m2 (EXCESS SNOW TO BE REMOVED FROM SITE)
GROSS FLOOR AREA:	21,062.83m2 (78.78%)

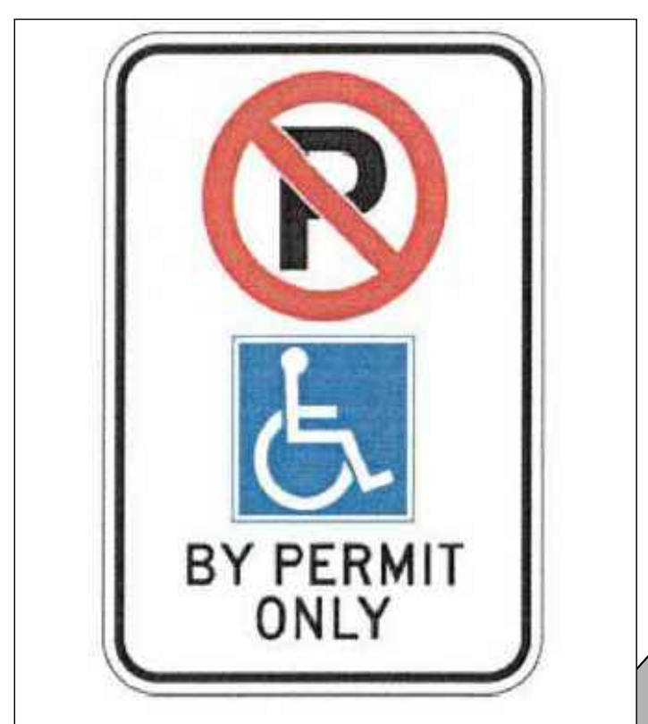
SITE STATISTICS & UNIT DISTRIBUTION

TOTAL LOT AREA: (INCLUDES PARKLAND, & TOT LOT)	26,736.44m2 6.61 ACRES 2.67 Ha	
UNIT DISTRIBUTION	21-7.0m WIDE 3-STORY BACK TO BACK SINGLE CAR GARAGE TOWN 68-5.82m WIDE 3-STORY REAR LANE DOUBLE CAR GARAGE TOWN 33-5.50m WIDE 3-STORY STANDARD SINGLE CAR GARAGE TOWN 122 TOTAL UNITS	
UNIT DENSITY	45.69 PER Ha 18.45 PER ACRES	
OPEN SPACE AREA	PRIVATE OPEN SPACE 1 PRIVATE OPEN SPACE 2 TOT LOT 1 TOT LOT 2 VISTA BLOCK	363.38m2 2,374.61m2 170.24m2 68.84m2 301.97m2
		3,279.04m2 TOTAL OPEN SPACE
SURFACE PARKING (REQUIRED):	TOWNHOUSE PARKING SPACES REQUIRED: 122 x 1.5 = 183.00 EXTERNAL SPACES VISITOR PARKING REQUIRED: 122 X 0.25 = 30.5 SPACES 200 TOTAL PARKING SPACES REQUIRED	
		214 TOTAL SPACES REQUIRED
SURFACE PARKING (PROPOSED):	BUILDINGS 16-17: BACK TO BACK SINGLE CAR TOWNS - 21 UNITS X 1 EXTERNAL SPACE. BUILDINGS 1-5: STANDARD SINGLE CAR TOWNS - 33 UNITS X 1 EXTERNAL SPACE. BUILDINGS 6-15: REAR LANE DOUBLE CAR TOWNS - 68 UNITS X 2 EXTERNAL SPACES ON SITE VISITOR PARKING ALONG INTERNAL ROADS (INCLUDING 4 ACCESSIBLE SPACES)	21 SPACES 33 SPACES 136 SPACES 35 SPACES
		225 TOTAL SPACES PROVIDED
INTERIOR PARKING WITHIN GARAGE (PROPOSED):	BUILDINGS 16-17: BACK TO BACK SINGLE CAR TOWNS - 21 UNITS X 1 INTERNAL SPACE. BUILDINGS 1-5: STANDARD SINGLE CAR TOWNS - 33 UNITS X 1 INTERNAL SPACE. BUILDINGS 6-15: REAR LANE DOUBLE CAR TOWNS - 68 UNITS X 2 INTERNAL SPACES	21 SPACES 33 SPACES 136 SPACES
		190 TOTAL SPACES PROVIDED



NOTES:
1. SIGN TO BE USED IN ACCORDANCE WITH THE CURRENT FIRE ROUTE BY-LAW.

ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED



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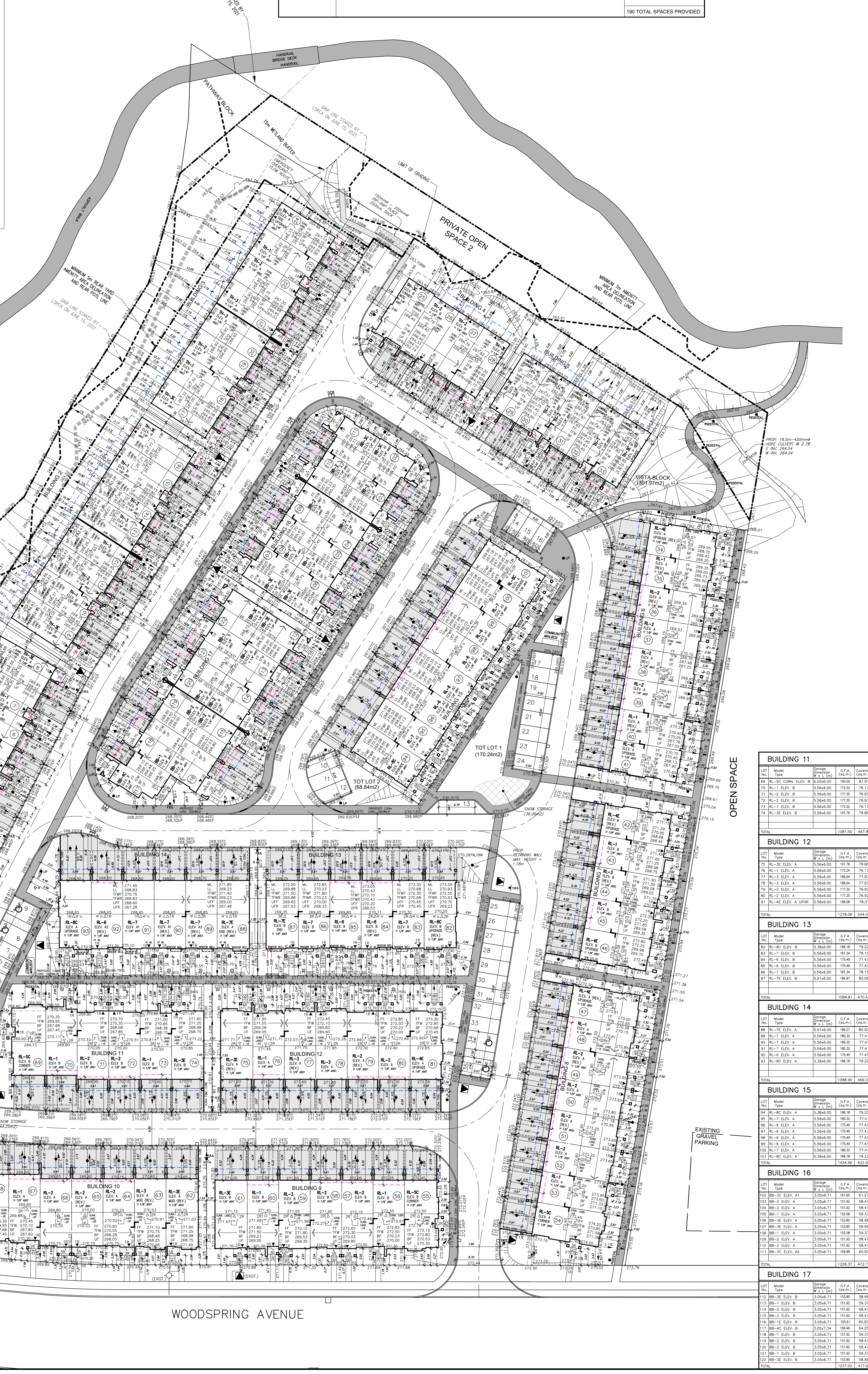


BUILDING 1

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1	TH-3C CORN. ELEV. A	3.0x6.00	205.68	75.43	201.99	37.34	20.14	106.42	52.69	3-BED	7.31	33.01	
2	TH-1 ELEV. A	3.0x6.00	174.65	67.33	182.84	36.82	20.85	94.66	51.77	3-BED	5.50	33.16	
3	TH-2 ELEV. A	3.0x6.00	189.52	68.88	180.58	38.14	20.03	91.67	50.76	3-BED	5.50	32.51	
4	TH-3 ELEV. A	3.0x6.00	196.03	70.45	177.00	39.80	20.28	86.27	48.74	3-BED	5.50	31.86	
5	TH-3 ELEV. A	3.0x6.00	196.03	70.45	173.43	40.62	19.22	83.76	48.30	3-BED	5.50	31.21	
6	TH-2 ELEV. A	3.0x6.00	189.52	68.88	171.99	40.05	18.91	84.20	48.96	3-BED	5.50	31.72	
7	TH-1 ELEV. A	3.0x6.00	174.65	67.33	177.48	37.94	19.56	90.59	51.04	3-BED	5.50	32.82	
8	TH-3E ELEV. A	3.0x6.00	201.97	73.12	267.60	27.32	19.21	175.27	65.50	3-BED	7.32	33.98	
TOTAL			1528.05	561.87	1532.91	36.65	158.20	812.84	53.03				12.78

BUILDING 2

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
9	TH-3E ELEV. B	3.0x6.00	201.97	73.12	231.56	31.58	19.22	139.22	60.12	3-BED	7.19	31.39	
10	TH-1 ELEV. B	3.0x6.00	174.65	67.33	169.21	39.79	18.60	83.28	49.22	3-BED	5.50	30.14	
11	TH-2 ELEV. B	3.0x6.00	189.52	68.88	162.36	42.42	18.75	74.73	46.03	3-BED	5.50	28.90	
12	TH-3 ELEV. B	3.0x6.00	196.03	70.45	155.89	45.19	18.57	66.87	42.90	3-BED	5.50	28.16	
13	TH-3 ELEV. B	3.0x6.00	196.03	70.45	156.41	45.04	18.60	67.36	43.07	3-BED	5.50	28.72	
14	TH-2 ELEV. B	3.0x6.00	189.52	68.88	159.49	43.19	18.75	71.86	45.06	3-BED	5.50	29.28	
15	TH-1 ELEV. B	3.0x6.00	174.65	67.33	162.57	41.42	18.60	76.64	47.14	3-BED	5.50	29.84	
16	TH-3E ELEV. B	3.0x6.00	201.97	73.12	215.07	34.00	19.22	122.73	57.07	3-BED	7.19	29.98	
TOTAL			1524.34	559.56	1412.56	39.61	150.31	702.69	49.75				12.32

BUILDING 3

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
17	TH-3E ELEV. A	3.0x6.00	201.97	73.12	216.03	33.85	18.56	124.35	57.56	3-BED	7.19	29.98	
18	TH-1 ELEV. A	3.0x6.00	174.65	67.33	165.93	40.58	18.52	80.08	48.26	3-BED	5.50	30.12	
19	TH-2 ELEV. A	3.0x6.00	189.52	68.88	166.50	41.37	18.67	78.95	47.42	3-BED	5.50	30.22	
20	TH-3 ELEV. A	3.0x6.00	196.03	70.45	168.86	41.72	18.56	79.85	47.29	3-BED	5.50	30.32	
21	TH-3 ELEV. A	3.0x6.00	196.03	70.45	177.59	39.67	18.56	88.58	49.88	3-BED	5.50	31.45	
22	TH-2 ELEV. A	3.0x6.00	189.52	68.88	186.87	36.86	18.67	99.32	53.15	3-BED	5.50	33.13	
23	TH-1 ELEV. A	3.0x6.00	174.65	67.33	196.15	34.33	18.52	110.30	56.23	3-BED	5.50	34.82	
24	TH-3C CORN. ELEV. A	3.0x6.00	205.68	75.43	714.42	10.56	18.56	620.43	86.84	3-BED	21.43	36.52	
TOTAL			1528.05	561.87	1992.35	28.20	148.62	1281.86	64.34				11.63

BUILDING 4

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
25	TH-3C CORN. ELEV. B	3.0x6.00	205.13	74.60	204.65	36.45	19.70	110.35	53.92	3-BED	8.95	24.91	
26	TH-2 ELEV. B	3.0x6.00	189.52	68.88	137.01	50.27	18.68	49.45	36.09	3-BED	5.50	24.91	
27	TH-2 ELEV. B	3.0x6.00	189.52	68.88	137.01	50.27	18.67	49.46	36.10	3-BED	5.50	24.91	
28	TH-3E ELEV. B	3.0x6.00	201.97	73.12	179.42	40.75	19.14	87.16	48.58	3-BED	7.20	24.91	
TOTAL			786.14	285.48	658.09	43.38	76.19	296.42	45.04				12.01

BUILDING 5

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
29	TH-3E ELEV. A	3.0x6.00	210.97	73.12	179.42	40.75	18.57	87.73	48.90	3-BED	7.20	24.91	
30	TH-1 ELEV. A	3.0x6.00	174.65	67.33	137.01	49.14	18.54	51.14	37.33	3-BED	5.50	24.91	
31	TH-2 ELEV. A	3.0x6.00	189.52	68.88	137.01	50.27	18.68	49.45	36.09	3-BED	5.50	24.91	
32	TH-1 ELEV. A	3.0x6.00	174.65	67.33	137.01	49.14	18.53	51.15	37.33	3-BED	5.50	24.91	
33	TH-3E ELEV. A	3.0x6.00	201.97	73.12	169.90	43.04	18.57	78.21	46.03	3-BED	7.00	24.91	
TOTAL			951.76	349.78	760.35	46.00	92.89	317.68	41.78				12.28

BUILDING 6

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
34	RL-4E ELEV. A UPGR.	5.58x6.00	186.08	78.31	163.69	47.84	38.85	46.53	28.43	3-BED	7.30	22.32	
35	RL-1 ELEV. A	5.56x6.00	172.24	76.13	128.31	59.33	35.06	17.12	13.34	3-BED	5.82	22.00	
36	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.35	16.76	13.09	3-BED	5.82	22.00	
37	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.35	16.76	13.09	3-BED	5.82	22.00	
38	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.35	16.76	13.09	3-BED	5.82	22.00	
39	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.35	16.76	13.09	3-BED	5.82	22.00	
40	RL-1 ELEV. A	5.56x6.00	172.24	76.13	128.04	59.46	34.69	17.22	13.45	3-BED	5.82	22.00	
41	RL-4E ELEV. A UPGR.	5.58x6.00	186.08	78.13	180.84	43.20	34.33	68.38	37.81	3-BED	8.22	22.00	
TOTAL			1426.04	616.42	1113.04	55.38	280.33	216.29	19.43				10.81

BUILDING 7

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
42	RL-4E ELEV. B UPGR.	5.58x6.00	186.08	78.31	180.84	43.30	35.77	66.76	36.92	3-BED	8.22	22.00	
43	RL-1 ELEV. B	5.56x6.00	172.52	76.13	128.04	59.46	36.16	15.75	12.30	3-BED	5.50	22.00	
44	RL-3 ELEV. B	5.56x6.00	186.64	77.93	128.04	60.86	35.80	14.31	11.18	3-BED	5.50	22.00	
45	RL-1 ELEV. B	5.56x6.00	172.52	76.13	128.04	59.46	36.16	15.75	12.30	3-BED	5.50	22.00	
46	RL-4E ELEV. B UPGR.	5.58x6.00	186.08	78.31	164.34	47.65	37.86	48.17	29.31	3-BED	7.47	22.00	
TOTAL			903.84	386.81	729.30	53.04	181.75	160.74	22.04				11.01

BUILDING 8

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
47	RL-4E ELEV. A UPGR.	5.58x6.00	186.08	78.31	164.34	47.65	34.34	51.69	31.45	3-BED	7.19	22.00	
48	RL-1 ELEV. A	5.56x6.00	172.24	76.13	128.04	59.46	34.70	17.21	13.44	3-BED	5.82	22.00	
49	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.34	16.77	13.10	3-BED	5.82	22.00	
50	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.34	16.77	13.10	3-BED	5.82	22.00	
51	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.34	16.77	13.10	3-BED	5.82	22.00	
52	RL-2 ELEV. A	5.56x6.00	177.35	76.93	128.04	60.08	34.34	16.77	13.10	3-BED	5.82	22.00	
53	RL-1 ELEV. A	5.56x6.00	172.24	76.13	128.04	59.46	34.70	17.21	13.44	3-BED	5.82	22.00	
54	RL-5C CORN. ELEV. A	6.00x6.00	190.00	81.81	237.63	34.43	36.31	119.51	50.29	3-BED	11.84	22.00	
TOTAL			1429.96	620.10	1170.21	52.99	277.41	272.70	23.30				10.77

BUILDING 9

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
55	RL-5C CORN. ELEV. B	6.00x6.00	190.00	81.81	173.92	47.04	34.66	57.45	33.03	3-BED	8.30	22.00	
56	RL-1 ELEV. B	5.56x6.00	172.52	76.13	128.18	59.39	35.93	16.12	12.58	3-BED	5.82	22.00	
57	RL-2 ELEV. B	5.56x6.00	177.35	76.93	128.15	60.03	35.94	15.28	11.92	3-BED	5.82	22.00	
58	RL-2 ELEV. B	5.56x6.00	177.35	76.93	128.10	60.05	35.91	15.26	11.91	3-BED	5.82	22.00	
59	RL-3 ELEV. B	5.56x6.00	186.64	77.93	128.06	60.85	35.93	14.20	11.09	3-BED	5.82	22.00	
60	RL-1 ELEV. B	5.56x6.00	172.52	76.13	128.02	59.47	36.28	15.61	12.19	3-BED	5.82	22.00	
61	RL-3E ELEV. B	5.56x6.00	191.76	79.88	165.34	48.31	37.49	47.97	29.01	3-BED	7.52	22.00	
TOTAL			1268.14	545.74	979.77	55.70	252.14	181.89	18.56				10.67

BUILDING 10

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
62	RL-3E ELEV. A	5.56x6.00	191.76	79.88	165.27	48.33	35.52	49.87	30.17	3-BED	7.52	21.98	
63	RL-3 ELEV. A	5.56x6.00	186.64	77.93	127.86	60.95	34.35	15.58	12.19	3-BED	5.82	21.97	
64	RL-2 ELEV. A	5.56x6.00	177.35	76.93	127.79	60.20	34.35	16.51	12.92	3-BED	5.82	21.97	
65	RL-2 ELEV. A	5.56x6.00	177.35	76.93	127.40	60.38	34.53	15.94	12.51	3-BED	5.82	21.93	
66	RL-2 ELEV. A	5.56x6.00	177.35	76.93	126.76	60.69	35.67	14.16	11.17	3-BED	5.82	21.80	
67	RL-1 ELEV. A	5.56x6.00	172.24	76.13	126.16	60.34	32.82	17.21	13.64	3-BED	5.82	21.51	
68	RL-5C CORN. ELEV. A	6.00x6.00	190.00	81.81	199.06	41.10	35.17	82.08	41.23	3-BED	10.92	21.62	
TOTAL			1272.69	546.54	1000.30	54.64	242.41	211.35	21.13				11.59

BUILDING 11

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
69	RL-5C CORN. ELEV. B	6.00x6.00	190.00	81.81	249.32	32.81	39.61	127.90	51.30	3-BED	8.19	23.41	
70	RL-1 ELEV. B	5.56x6.00	172.52	76.13	136.98	55.58	38.46	22.39	16.35	3-BED	5.82	23.63	
71	RL-2 ELEV. B	5.56x6.00	177.35	76.93	137.80	55.83	35.00	25.87	18.77	3-BED	5.82	23.69	
72	RL-2 ELEV. B	5.56x6.00	177.35	76.93	137.90	55.79	35.18	25.79	18.70	3-BED	5.82	23.69	
73	RL-1 ELEV. B	5.56x6.00	172.52	76.13	137.90	55.21	35.18	26.59	19.28	3-BED	5.82	23.69	
74	RL-3E ELEV. B	5.56x6.00	191.76	79.88	178.18	44.83	36.09	62.21	34.91	3-BED	7.52	23.69	
TOTAL			1081.50	467.81	978.08	47.83	219.52	290.75	29.73				10.83

BUILDING 12

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
75	RL-3E ELEV. A	5.56x6.00	191.76	79.88	178.22	44.82	36.12	62.22	34.91	3-BED	7.52	23.69	
76	RL-1 ELEV. A	5.56x6.00	172.24	76.13	137.90	55.21	35.18	26.59	19.28	3-BED	5.82	23.69	
77	RL-3 ELEV. A	5.56x6.00	186.64	77.93	137.90	56.51	35.18	24.79	17.98	3-BED	5.82	23.69	
78	RL-3 ELEV. A	5.56x6.00	186.64	77.93	137.90	56.51	35.18	24.79	17.98	3-BED	5.82	23.69	
79	RL-2 ELEV. A	5.56x6.00	177.35	76.93	137.90	55.79	35.18	25.79	18.70	3-BED	5.82	23.69	
80	RL-2 ELEV. A	5.56x6.00	177.35	76.93	137.90	55.79	35.18	25.79	18.70	3-BED	5.82	23.69	
81	RL-4E ELEV. A UPGR.	5.58x6.00	186.08	78.31	203.71	38.44	36.29	89.11	43.74	3-BED	9.63	23.69	
TOTAL			1278.06	544.04	1071.43	50.78	248.31	279.08	26.05				10.98

BUILDING 13

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
82	RL-8C ELEV. B	5.38x6.00	186.18	79.22	240.11	32.99	36.01	124.88	52.01	3-BED	9.01	23.70	
83	RL-7 ELEV. B	5.56x6.00	181.34	78.15	137.92	56.66	35.21	24.56	17.81	3-BED	5.82	23.70	
84	RL-6 ELEV. B	5.56x6.00	175.49	77.43	137.92	56.14	35.21	25.28	18.33	3-BED	5.82	23.70	
85	RL-6 ELEV. B	5.56x6.00	175.49	77.43	137.92	56.14	35.21	25.28	18.33	3-BED	5.82	23.70	
86	RL-7 ELEV. B	5.56x6.00	181.34	78.15	137.92	56.66	35.21	24.56	17.81	3-BED	5.82	23.70	
87	RL-7E ELEV. B	5.61x6.00	184.97	80.08	177.73	45.06	36.12	61.53	34.62	3-BED	7.50	23.70	
TOTAL			1084.81	470.46	969.52	48.53	212.97	286.09	29.51				8.78

BUILDING 14

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
88	RL-7E ELEV. A	5.61x6.00	186.27	80.50	178.20	45.17	36.11	61.59	34.56	3-BED	7.52	23.70	
89	RL-7 ELEV. A	5.56x6.00	180.32	77.41	137.92	56.13	35.22	25.29	18.34	3-BED	5.82	23.70	
90	RL-7 ELEV. A	5.56x6.00	180.32	77.41	137.92	56.13	35.22	25.29	18.34	3-BED	5.82	23.70	
91	RL-7 ELEV. A	5.56x6.00	180.32	77.41	138.06	56.07	35.36	25.29	18.32	3-BED	5.82	23.70	
92	RL-6 ELEV. A	5.56x6.00	175.49	77.43	143.98	53.78	41.29	25.26	17.54	3-BED	5.82	23.88	
93	RL-8C ELEV. A	5.38x6.00	186.18	79.22	249.31	31.78	49.41	120.68	48.41	3-BED	10.58	25.90	
TOTAL			1088.90	469.38	985.39	47.63	232.61	283.40	28.76				9.37

BUILDING 15

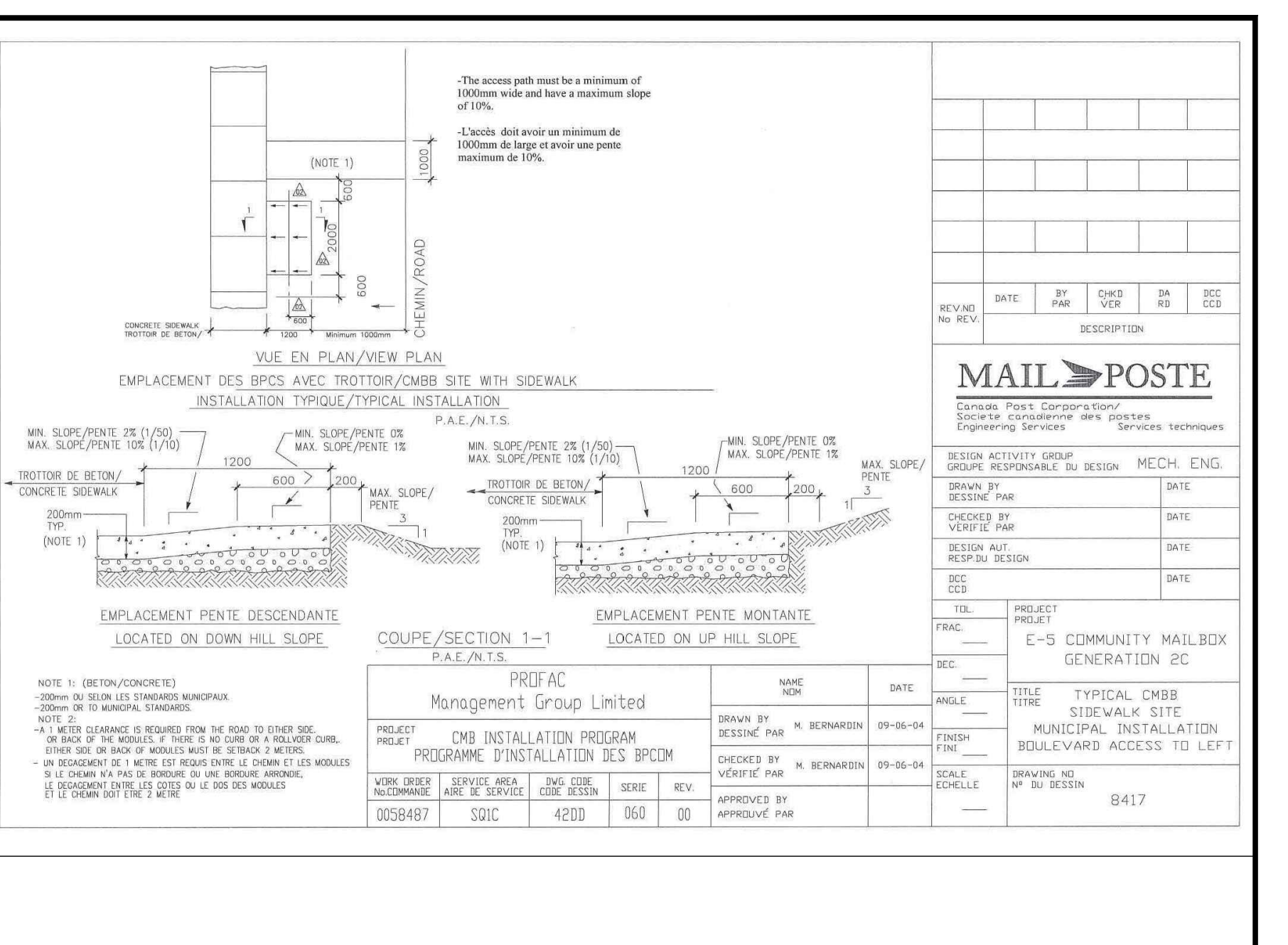
LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
94	RL-8C ELEV. A	5.38x6.00	186.18	79.22	159.76	49.59	34.33	46.21	28.92	3-BED	7.30	21.89	
95	RL-7 ELEV. A	5.56x6.00	180.32	77.41	127.45	60.74	34.69	15.35	12.04	3-BED	5.82	21.89	
96	RL-6 ELEV. A	5.56x6.00	175.49	77.43	127.45	60.75	34.69	15.33	12.03	3-BED	5.82	21.89	
97	RL-6 ELEV. A	5.56x6.00	175.49	77.43	127.45	60.75	34.69	15.33	12.03	3-BED	5.82	21.89	
98	RL-6 ELEV. A	5.56x6.00	175.49	77.43	127.45	60.75	34.34	15.68	12.30	3-BED	5.82	21.89	
99	RL-6 ELEV. A	5.56x6.00	175.49	77.43	127.45	60.75	34.34	15.68	12.30	3-BED	5.82	21.89	
100	RL-7 ELEV. A	5.56x6.00	180.32	77.41	127.45	60.74	34.34	15.70	12.32	3-BED	5.82	21.89	
101	RL-8C ELEV. A	5.38x6.00	186.18	79.22	159.21	49.76	34.42	45.57	28.62	3-BED	7.29	21.89	
TOTAL			1434.96	622.98	1083.67	57.49	275.84	184.85	17.06				9.44

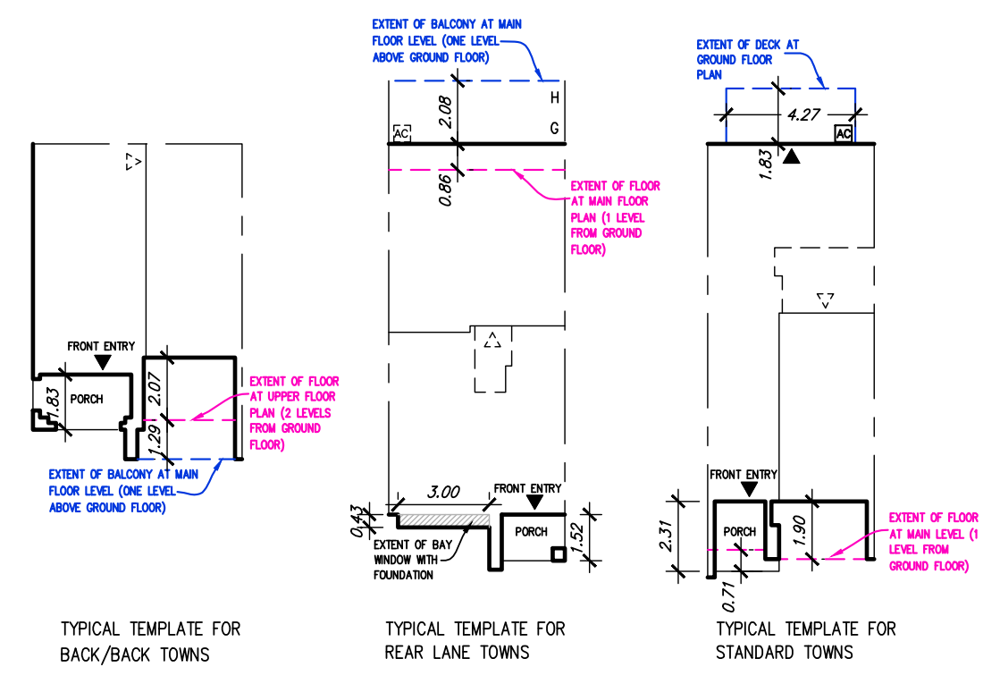
BUILDING 16

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
102	BB-3C ELEV. A1	3.05x6.71	161.65	61.27	110.04	55.68	20.27	28.50	25.90	3-BED	13.11	13.11	
103	BB-2 ELEV. A	3.05x6.71	151.62	58.47	91.64	63.80	21.51	11.66	12.72	3-BED	7.00	13.11	
104	BB-2 ELEV. A	3.05x6.71	151.62	58.47	91.91	63.62	21.51	11.93	12.98	3-BED	7.00	13.11	
105	BB-1 ELEV. A	3.05x6.71	152.08	59.37	91.78	64.69	20.90	11.51	12.54	3-BED	7.00	13.11	
106	BB-3E ELEV. A	3.05x6.71	153.85	58.68	110.77	52.97	20.41	31.68	28.60	3-BED	8.45	13.11	
107	BB-3E ELEV. A	3.05x6.71	153.85	58.68	113.89	51.52	20.92	34.29	30.11	3-BED	8.45	13.48	
108	BB-1 ELEV. A	3.05x6.71	152.08	59.33	94.37	62.87	21.50	13.54	14.35	3-BED	7.00	13.48	
109	BB-2 ELEV. A	3.05x6.71	151.62	58.47	94.51	61.87	21.99	14.05	14.87	3-BED	7.00	13.48	
110	BB-2 ELEV. A	3.05x6.71	151.62	58.47	94.23	62.05	21.99	13.77	14.61	3-BED	7.00	13.48	
111	BB-3C ELEV. A2	3.05x6.71	159.98	60.69	111.98	54.20	21.52	29.77	26.59	3-BED	13.11	13.48	
TOTAL			1228.37	472.74	798.91	59.17	169.01	157.16	19.67				11.52

BUILDING 17

LOT No.	Model Type	Garage Dimension W x L (m)	G.F.A (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
112	BB-3E ELEV. B	3.05x6.71	153.85	58.68	110.91	52.91	20.41	31.82	28.69	3-BED	8.46	13.11	
113	BB-1 ELEV. B	3.05x6.71	151.62	59.37	91.78	64.69	20.90	11.51	12.54	3-BED	7.00	13.11	
114	BB-2 ELEV. B	3.05x6.71	151.62	58.47	92.69	63.08	21.53	12.69	13.69	3-BED	7.00	13.11	
115	BB-2 ELEV. B	3.05x6.71	151.62	58.47	105.71	55.31	31.18	16.06	15.19	3-BED	7.00	13.73	
116	BB-1E ELEV. B	3.05x6.71	155.61	60.83	132.79	45.81	30.91	41.05	30.91	3-BED	10.23	15.51	
117	BB-4C ELEV. B	3.05x7.34	169.46	64.25	126.31	50.87	19.12	42.94	34.00	3-BED	9.56	12.74	
118	BB-1 ELEV. B	3.05x6.71	151.62	59.37	91.72	64.73	20.83	11.52	12.56	3-BED	7.00	13.48	
119	BB-2 ELEV. B	3.05x6.71	151.62	58.47	94.33	61.98	21.96	13.90	14.74	3-BED	7.00	13.48	
120	BB-2 ELEV. B	3.05x6.71	151.62	58.47	94.37	61.96	21.99	13.91	14.74	3-BED	7.00	13.48	
121	BB-1 ELEV. B	3.05x6.71	151.62	59.37	94.37	62.91	21.50	13.50	14.31	3-BED	7.00	13.48	
122	BB-3E ELEV. B	3.05x6.71	153.85	58.68	114.03	51.46	20.92	34.43	30.19	3-BED	8.46	13.48	
TOTAL			1237.02	477.91	846.24	56.47	186.84	181.49	21.45				11.20





EXTENT OF BALCONY AT MAIN FLOOR LEVEL (ONE LEVEL ABOVE GROUND FLOOR)
FRONT ENTRY
PORCH
3.00
0.43
EXTENT OF BAY WINDOW WITH FOUNDATION
1.52
2.31
1.90
0.71
EXTENT OF FLOOR AT MAIN LEVEL (1 LEVEL FROM GROUND FLOOR)

TYPICAL TEMPLATE FOR BACK/BACK TOWNS
TYPICAL TEMPLATE FOR REAR LANE TOWNS
TYPICAL TEMPLATE FOR STANDARD TOWNS

⊗	PROPOSED VALVE	LP ●	LIGHT POLE
H ⌖	HYDRANT	▲	TRANSFORMER
●	WATER SERVICE	Y	DOUBLE STM./SAN. CONNECTION
☐	CATCH BASIN	\	SINGLE STM./SAN. CONNECTION
☒ CABLE	CABLE TELEVISION PEDESTAL	● BELL	BELL PEDESTAL
FF	FINISHED FLOOR ELEVATION	UFR	UNDERSIDE FOOTING AT REAR
ML	FINISHED MAIN LEVEL ELEVATION	UFF	UNDERSIDE FOOTING AT FRONT
UF	UNDERSIDE FOOTING ELEVATION	UFS	UNDERSIDE FOOTING AT SIDE
BF	FIN. BASEMENT FLOOR SLAB	W.O.D.	WALK OUT DECK
TFW	TOP OF FOUNDATION WALL	W.O.B.	WALK OUT BASEMENT
_R	No. OF RISERS	REV	REVERSE PLAN

STREET SIGN
☒ MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
—H— HYDRO SERVICE LATERAL
H HYDRO METER
G GAS METER
SWALE DIRECTION
EMBANKMENT
▨ PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
THIS LOT CONTAINS ENGINEERED FILL
AC AIR CONDITIONER REQUIRED
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
○ SIDE WINDOW LOCATION
▲ EXTERIOR DOOR LOCATION
△ EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

north arrow

no.	description	date	by
10	.	.	.
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2	REVISED PER TOWNS COMMENTS	25/01/27	SS
1	ISUED FOR FIRST SPA	24/10/02	SS

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations.

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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information		
Richard Vink	R Vink	24488
name	signature	BCIN
registration information		
VA3 Design Inc.		42658

MARIANNEVILLE STONEHAVEN
LTD. PARTNERSHIP

project name: WOODSPRING
municipality: NEWMARKET ON.
project no.: 21003
registered plan no.: –
lot/block no.: —
title: SITE PLAN
date: AUGUST 2023
scale: 1:300
drawn by: STEVE SOSTARIC
checked by: -
file name: 21003-SP
drawing no.: S1

STEVE - H:\ARCHIVE\WORKING\2021\21003.AND\SITE PLAN\21003-SP.dwg - Wed - Feb 12 2025 - 4:35 PM