

STATISTICS		
ZONING		
PROVINCIAL URBAN GROWTH CENTRE ZONE (UC-P) TOWN OF NEWMARKET ZONING BY-LAW 2010-40		
AREAS		
DESCRIPTION	AREA	
	m ²	ACRES
PROPOSED FLOOD PLAIN	31,178.60	7.70
85 EAGLE ST.	6,872.32	1.69
REMAINING DEVELOPMENT LANDS	40,456.61	10
	78,507.53	19.39
COVERAGE		
	m ²	
LARGEST BUILDING FOOTPRINT ABOVE GRADE	6,507.20	
SITE AREA (EXCLUDING 85 EAGLE ST.)	71,635.21	
PROPOSED COVERAGE	9.08%	
DENSITY CALCULATION		
	m ²	
GROSS FLOOR AREA	38,010.86	
SITE AREA (EXCLUDING 85 EAGLE ST.)	71,635.21	
DENSITY (38,010.86 / 71,635.21) = 0.530 FSI		

GROSS FLOOR AREA AS PER ZONING DEFINITION IN BY-LAW (2010-40)		
BELOW GRADE		m ²
P2		889.24
P1		1,211.41
SUB TOTAL		2,100.65
ABOVE GRADE		m ²
GROUND		5,854.48
2ND		5,973.83
3RD		5,333.82
4TH		3,660.62
5TH		3,660.62
6TH		3,660.62
7TH		3,660.62
8TH		3,660.62
PEDESTRIAN BRIDGE	PART ON SITE	137.76
	(PART ON ADJACENT SITE)	(121.65)
DOANE HOUSE		244.50
SUB TOTAL		35,847.50
TOTAL		38,010.86

REQUIRED PARKING			
USES	AREA	MINIMUM PARKING RATE	MINIMUM PARKING REQUIREMENT
COURT SERVICES BRANCH COURT ROOMS	1,443 m ²	1 SPACE/20m ² OF GFA (AS PERMITTED BY THE BY-LAW THAT ARE NOT OTHERWISE SPECIFICALLY PROVIDED BY THIS TABLE)	73 SPACES
COURT SERVICES BRANCH COURT OFFICES	2,528 m ²	1 SPACE/27m ² OF NFA (OFFICE USES)	94 SPACES
ADMINISTRATIVE CENTRE ANNEX OFFICES	26,106 m ²	1 SPACE/27m ² OF NFA (OFFICE USES)	967 SPACES *
SUB TOTAL	29,843.5 m ²		1,134 SPACES
EXISTING PARKING SERVING ADMINISTRATIVE CENTER			203 SPACES
EXISTING PARKING SERVING DOANE HOUSE			9 SPACES
TOTAL			1,346 SPACES

PROPOSED PARKING	1,346 SPACES	(808 SPACES IN BASEMENT) (538 SPACES ON SURFACE)
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BARRIER FREE PARKING (INCLUDED IN PARKING COUNT)	
REQUIRED (BY ZONING, 5.3.6)	11
PROVIDED	14
8 SPACES PROVIDED ON SURFACE/ 6 SPACES PROVIDED ON P1 LEVEL	

CAR ROOL PARKING (INCLUDED IN PARKING COUNT)	
REQUIRED (BY ZONING, 5.3.7)	40 SPACES
PROVIDED (LEED REQUIREMENT)	67 SPACES

BICYCLE PARKING	
REQUIRED (BY ZONING, 5.3.8)	40 SPACES
(2 SPACES PLUS 1 SPACE FOR EVERY 1000m ² OF GFA)	
PROVIDED (LEED REQUIREMENT)	57 SPACES
(STAFF - 42 SPACES ON P1) (VISITORS - 15 SPACES ON SURFACE)	

LOADING	
REQUIRED	
3 SPACES FOR 2,323 m ² TO 7,432 m ² + 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 7,432 m ² OR FRACTION THEREOF	
(GFA) 38,010.86 - 7432 = 30,578.86 (3 SPACES)	
30,578.86 / 7432 = 4.1 (SPACES)	8 SPACES
PROVIDED	4 SPACES

* OFFICE NET AREA BASED ON ESTIMATED BUILDING PROGRAM AREAS

