

1. ZONING

ZONING	BY-LAW 177/16 TO BE AMENDED

3. GROSS FLOOR AREA (GFA)

By-law 177/16 defines Gross Floor Area as:

Below: Net Area: "Net Area" means the aggregate of the area of each floor of a building or structure above or below established grade, measured between the exterior face of the exterior walls of the building or structure, or where there are common walls between units of buildings or structures, measured to the centerline of a common wall, including the sum of the area of each floor, or of an area intended for the parking of motor vehicles, unless the parking of motor vehicles is the principal use of the building or structure.

BUILDING A	BUILDING B	BUILDING C	TOTAL
P2 LEVEL	NO. 11.5 X 9.0 METERS (m)	NO. 11.5 X 9.0 METERS (m)	NO. 11.5 X 9.0 METERS (m)
P1 LEVEL	NO. 11.5 X 9.0 METERS (m)	NO. 11.5 X 9.0 METERS (m)	NO. 11.5 X 9.0 METERS (m)
GROUND	151 m ²	151 m ²	151 m ²
MECH. MEZANINE	3,264 m ²	3,264 m ²	3,264 m ²
2ND FLOOR	3,264 m ²	3,264 m ²	3,264 m ²
3RD FLOOR	3,264 m ²	3,264 m ²	3,264 m ²
4TH-5TH FLOOR	2 FLOORS X 2,608 m ²	2 FLOORS X 2,608 m ²	2 FLOORS X 2,608 m ²
6TH-8TH FLOOR	3 FLOORS X 2,608 m ²	3 FLOORS X 2,608 m ²	3 FLOORS X 2,608 m ²
9TH - GREENHOUSE	549 m ²	549 m ²	549 m ²
TOTAL BUILDING A	22,872 m ²	24,192 m ²	47,064 m ²
TOTAL BUILDING B	22,872 m ²	24,192 m ²	47,064 m ²
TOTAL BUILDING C	22,872 m ²	24,192 m ²	47,064 m ²
TOTAL	68,616 m ²	72,576 m ²	141,192 m ²

2. SITE AREA

BLOCK 1 PLAN OF SUBDIVISION 1954-3-004	NO. 11.5 X 9.0 METERS (m)	NO. 11.5 X 9.0 METERS (m)	ACRES (AC)	HECTARES (HA)
	151.21 m ²	14.818 m ²	3.642 ac	1.482 ha

4. UNIT MIX

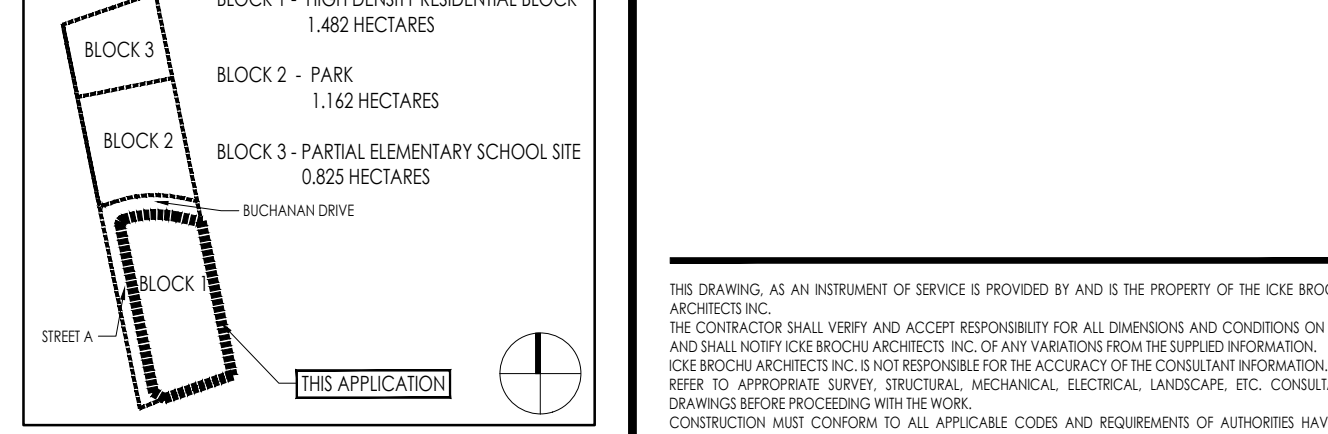
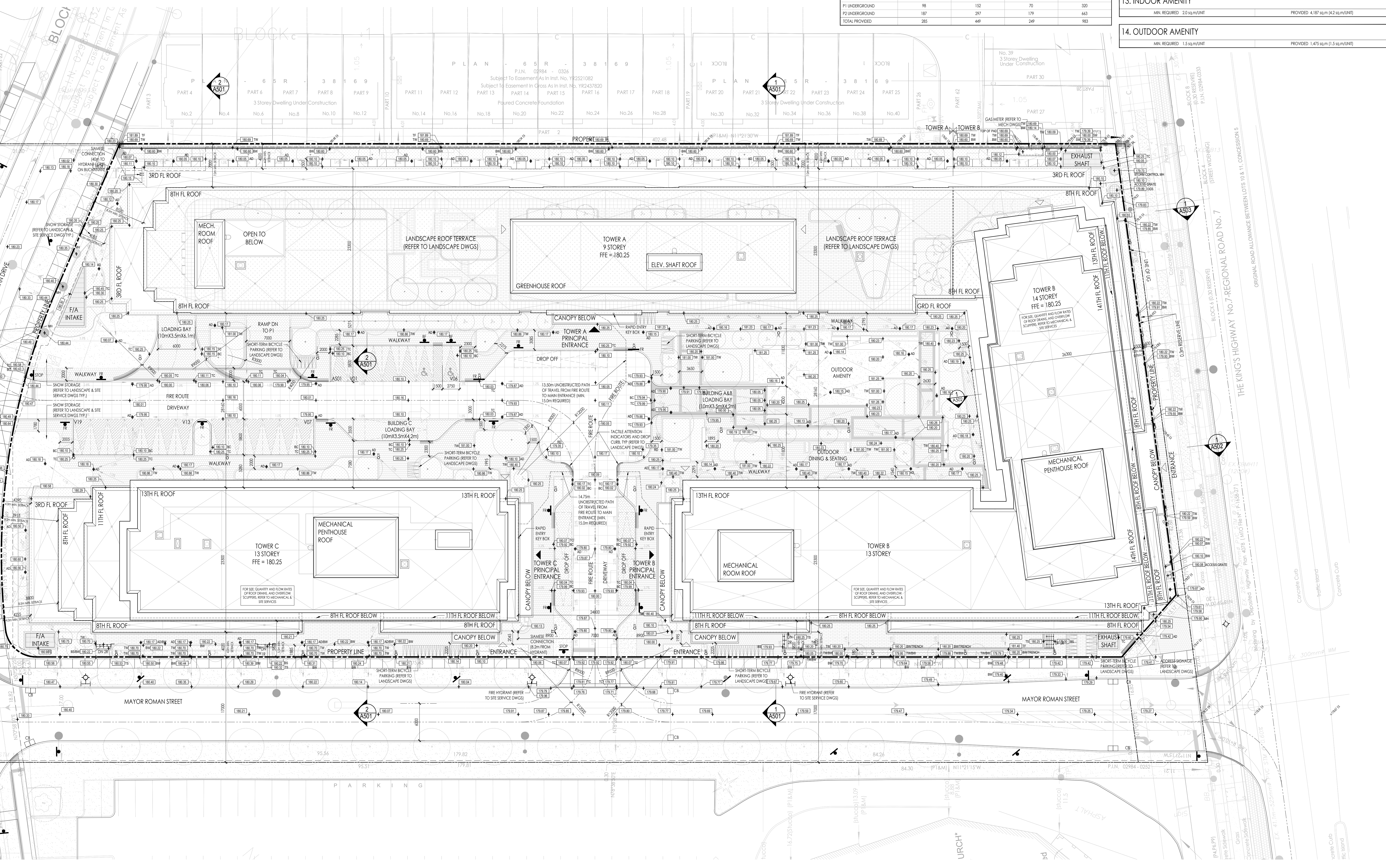
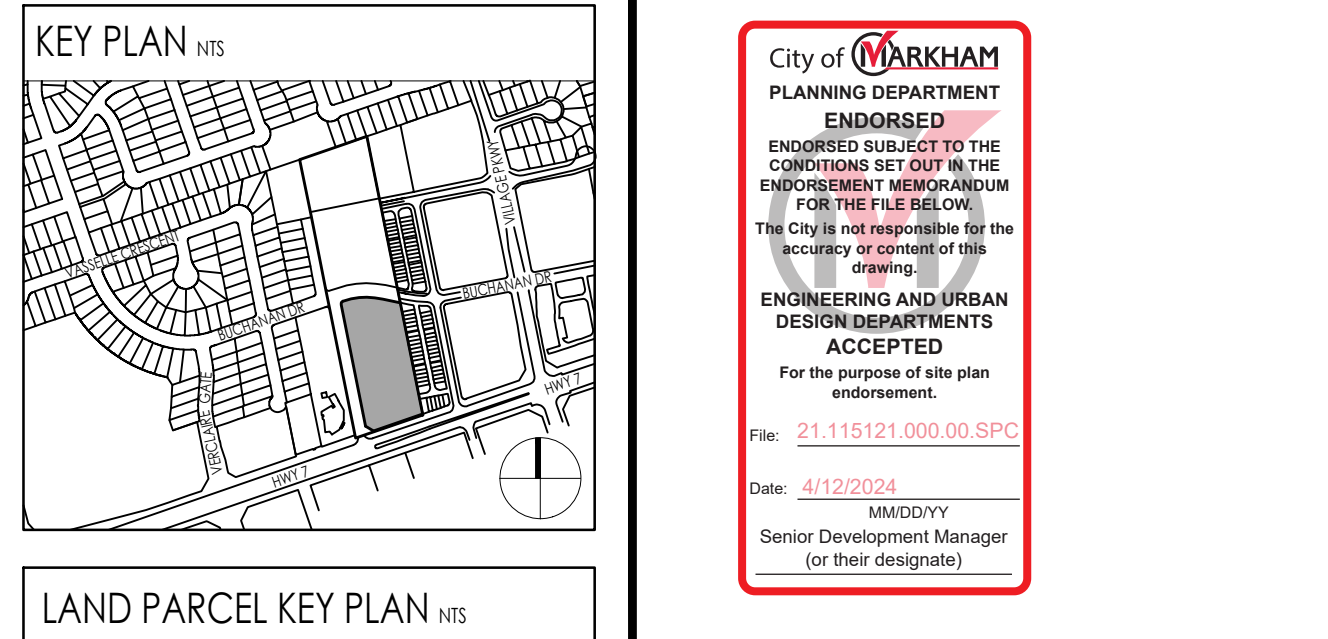
TOWER A	TOWER B	TOWER C
1st Floor: 7 units	1st Floor: 8 units	1st Floor: 3 units
2nd Floor: 17 units	2nd Floor: 7 units	2nd Floor: 6 units
3rd Floor: 17 units	3rd Floor: 7 units	3rd Floor: 6 units
4th-5th Floor: 5 x 3R1 = 15 units	4th-5th Floor: 8 x 3R1 = 24 units	4th-5th Floor: 6 x 3R1 = 18 units
6th-8th Floor: 5 x 3R1 = 15 units	6th-8th Floor: 8 x 3R1 = 24 units	6th-8th Floor: 6 x 3R1 = 18 units
9th Floor: 1 unit	9th Floor: 1 unit	9th Floor: 1 unit
10th-11th Floor: 5 x 2R1 = 10 units	10th-11th Floor: 8 x 2R1 = 16 units	10th-11th Floor: 6 x 2R1 = 12 units
12th-13th Floor: 5 x 2R1 = 10 units	12th-13th Floor: 8 x 2R1 = 16 units	12th-13th Floor: 6 x 2R1 = 12 units
14th Floor: 1 unit	14th Floor: 1 unit	14th Floor: 1 unit
TOTAL TOWER A: 141 units	TOTAL TOWER B: 141 units	TOTAL TOWER C: 141 units

5. PARKING

TYPE	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES	TOTAL
P1 UNDERGROUND	37	60	32	129
P2 UNDERGROUND	187	297	179	663
SUBTOTAL	41	48	37	146
TOTAL PROVIDED	148	364	543	1055

8. DENSITY

PERMITTED F.S.I BY LAW - 3.51	P2 LEVEL	P1 LEVEL	BUILDING A	BUILDING B	BUILDING C	TOTAL
PROPOSED GROSS FLOOR AREA (GFA) / FLOOR AREA	5.383 m ²	5.103 m ²	22,872 m ²	24,192 m ²	24,192 m ²	91,356 m ² / 4,418 m ²
F.S.I	6.12	6.12	6.12	6.12	6.12	6.12



10. SETBACKS

REQUIRED SETBACKS	NORTH (EST - 3RD FL)	SOUTH	WEST (EST - 8TH FL)	EAST (EST - 3RD FL)
NORTH (EST - 3RD FL)	4.0m	1.2m	5.5m	4.0m
NORTH (EST - 8TH FL)	4.0m	1.2m	5.5m	4.0m
NORTH (EST - 13TH FL)	4.0m	1.2m	5.5m	4.0m

11. GARBAGE/RECYCLING ROOM

BUILDING A	BUILDING B	BUILDING C
2	2	1
1	1	1
1	1	1

12. LOADING AREA

3 PROVIDED (CENTRAL LOADING AREA LOCATED AT BUILDING A)

13. INDOOR AMENITY

MIN. REQUIRED: 2.0 sqm/UNIT
PROVIDED: 4.187 sqm (42 sqm/UNIT)

14. OUTDOOR AMENITY

MIN. REQUIRED: 1.5 sqm/UNIT
PROVIDED: 1.475 sqm (1.5 sqm/UNIT)

GENERAL NOTES

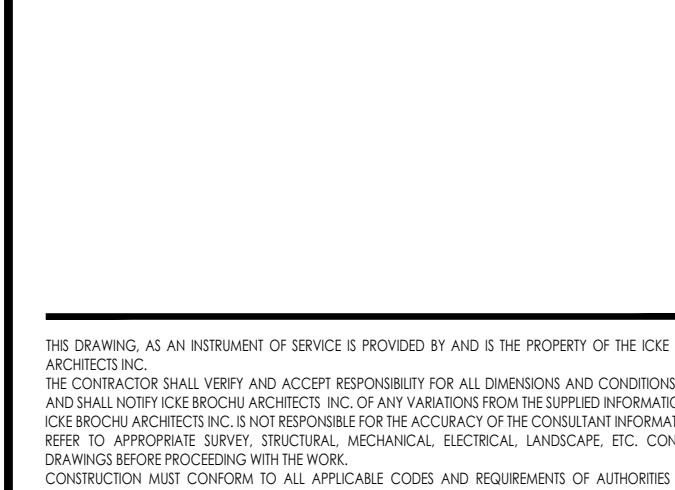
- THE PROPOSED RESIDENTIAL DEVELOPMENT IS A 3-BUILDING RESIDENTIAL AND ALL AMENITIES ARE INTENDED FOR RESIDENTIAL USE ONLY.
- THE PROPOSED RESIDENTIAL DEVELOPMENT TO ACHIEVE LEED SILVER CERTIFICATION.
- THE DRIVEWAY STRUCTURE TO BE DESIGNED TO MEET CITY OF MARRHAM RELEVANT COLLECTION VEHICLE LOADING REQUIREMENT.
- TYPE-G LOADING SPACE AND STAGING PAD TO BE LEVEL (+/-) AND CONSTRUCTED TO MINIMUM 200mm REINFORCED CONCRETE. MINIMUM 6m UNOBSTRUCTED VERTICAL CLEARANCE REQUIRED.
- SERVICE AREA LOADING TO HAVE MINIMUM VERTICAL CLEARANCE OF 4.0m.
- A TRUCK DRIVER WAIT AREA WILL BE AVAILABLE TO MANEUVER TRUCKS FOR THE COLLECTION DRIVERS AND ALSO ACT AS A FLAG-MAN WHEN TRUCKS REVERSING.
- NON-RESIDENTIAL GARBAGE COLLECTION TO BE SCHEDULED ON DIFFERENT DAYS FROM THE RESIDENTIAL COMPONENT.
- ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.2m THROUGHOUT.
- AS THE DESIGNATED FIRE ESCAPE ROUTE HAS BEEN DESIGNED TO ACCOMMODATE THE ROOF OF THE UNDERGROUND GARAGE DECK, THE FIRE ESCAPE SHALL BE DESIGNED TO WITHSTAND THE LIVE LOADING REQUIREMENTS OF PROUDS, FOR ALL FIRE SERVICES EQUIPMENT.
- THE FIRE DEPARTMENT CONNECTION (FDC) WILL SERVE BUILDINGS A, B AND C IN PARALLEL.

SITE PLAN LEGEND

- DESIGN TREE (REFER TO SURVEY) CANOPY NOT TO SCALE
- PROPOSED TREE (REFER TO LANDSCAPE DWGS)
- EXISTING GRADE DATUM
- FINISH FLOOR ELEVATION
- ESTABLISHED GRADE
- PROPOSED GRADE DATUM
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)
- PROPOSED STREET LIGHT (REFER TO ELEC DWGS)
- TRANSFORMER (REFER TO ELEC DWGS)
- AS METERS REFER TO HIGH DWGS
- HYDRO METERS (REFER TO ELEC DWGS)
- RECYCLABLE (REFER TO ELEC DWGS)
- AREA SIGN
- HOSE ROLL (REFER TO MECHANICAL DWGS)
- POST-MOUNTED SIGN (REFER TO TRAFFIC REPORT)
- WALL/COLUMN MOUNTED SIGN (REFER TO TRAFFIC REPORT)
- BI-BARRIER FREE PARKING STOP-STOP SIGN (REFER TO TRAFFIC REPORT)
- UP-LOADING ZONE
- NS-HO STOPPING
- FR-FIRE ROUTE
- BL-BOLLARD LIGHTING (REFER TO LANDSCAPE DWGS)
- PI-POST LIGHTING
- WALL/COLUMN MOUNTED OR CEILING MOUNTED CONVEYER BELT SUBJECT TO ACTUAL CONDITION

PARKING LEGEND

- PROPOSED HORIZONTAL BICYCLE PARKING (AREA 100)
- PROPOSED PARKING SPACE (AREA 100)
- PROPOSED VERTICAL PARKING SPACE (AREA 100)
- PROPOSED CAR SHARE SPACE (AREA 100)
- PROPOSED PARKING SPACE WITH BICYCLE PARKING (AREA 100)
- PROPOSED BARRIER FREE PARKING SPACE (AREA 100)
- PROPOSED LOADING SPACE (AREA 100)



SURVEY INFORMATION

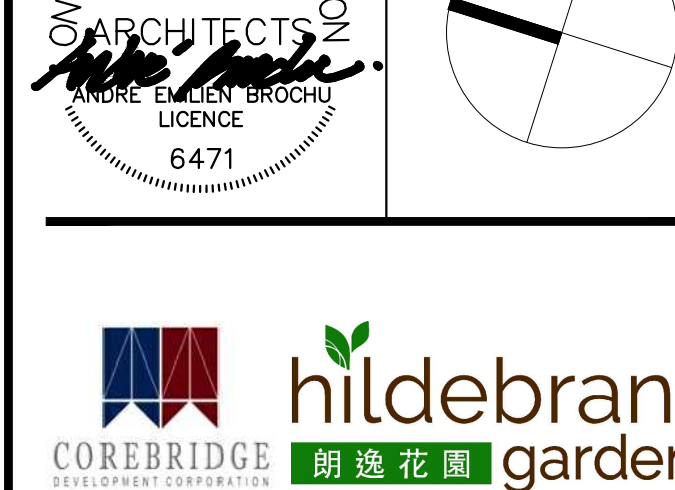
PLAN OF SURVEY: PLAN OF PART OF LOT 11 CONVEYANCE TO THE CITY OF MARRHAM FROM THE TOWN OF MARRHAM REGIONAL MUNICIPALITY OF YORK

DATE: 10/13/2023

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED BENCH POINTS AND BY REAL TIME NETWORK OBSERVATIONS, IGA ZONE 17, 81° WEST LONGITUDE, NAD83 (1983) DATUM.

DATE: 10/13/2023



hildebrand gardens

DATE: JAN 2020
SCALE: 1:250
PROJECT NO: 15.22
DRAWING NO: A102