

SURVEY INFORMATION:

SURVEY INFORMATION IS TAKEN FROM A COMPILED PLAN OF SURVEY ENTITLED: PART OF LOTS 2 AND 3 REGISTERED PLAN 49 TOWN OF NEWMARKET REGIONAL MUNICIPALITY OF YORK PREPARED BY: YOUNG & YOUNG SURVEYING INC., OLS 2 HOLLAND DRIVE, UNIT 5 BOLTON, ON L7E 1E1 DATED: MARCH 1, 2011

PROPERTY INFORMATION:

PROPERTY AREA: VALLEY LANDS 28 477 SM (7.04 AC) BUFFER ZONE 2 114 SM (0.52 AC) NET DEVELOPMENT AREA 19 742 SM (4.88 AC) PROPOSED ROAD WIDENING 589 SM (0.15 AC) TOTAL PROPERTY AREA 50 922 SM (12.58 AC)

PROPOSED AREAS: PRIVATE ROADS AND PARKING 4 869 SM SIDEWALKS 621 SM REMAINING LOT AREA 14 252 SM (3.52 AC)

PROPOSED BUILDING INFORMATION:

TYPE	DESCRIPTION	UNITS	UNIT FOOTPRINT (SQ.M.)	UNIT GFA (SQ.M.)	TOTAL GFA (SQ.M.)
T1	3 STOREY TOWNHOME	11	80.3	196.7	2,163.7
T2	3 STOREY TOWNHOME	7	78.8	220.8	1,545.6
T3	3 STOREY TOWNHOME	5	57.5	169.5	847.5
T4	2 STOREY TOWNHOME	4	92.8	176.8	707.2
T5	3 STOREY TOWNHOME	13	85.3	240.3	3,123.9
T6	3 STOREY TOWNHOME	6	105.8	301.4	1,808.4
T7	3 STOREY TOWNHOME	6	106.0	274.0	1,644.0
T8	3 STOREY TOWNHOME	1	54.2	162.6	162.6
T9	3 STRY. B.T.B. T.H.	20	58.6	168.4	3,368.0
		73			15,370.9
T10	TRIPLEX	3	185.5	185.5	556.5
		76			15,927.4

SITE BUILDING STATISTICS:

LOT COVERAGE	41%	(5,885 SQ.M. / 14,252 SQ.M.)
FSI	0.81	(15,927 SQ.M. / 19,727 SQ.M.)
UNITS PER HA	38.6	(76 U / 1.97 HA)

PROPOSED PARKING INFORMATION:

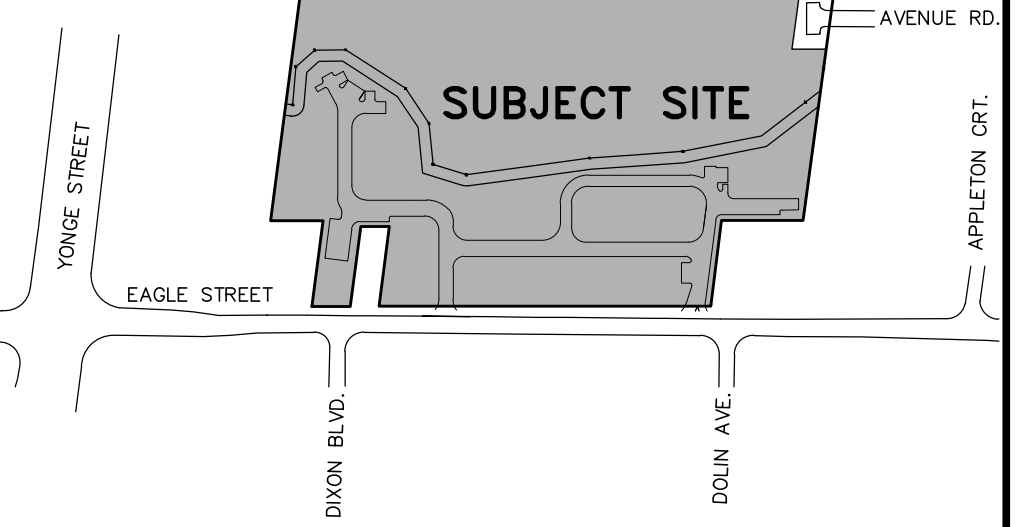
PARKING PER NEWMARKET ZONING BY-LAW 2010-40

UNIT TYPE	# UNITS	PARKING RATES	REQUIRED	PROVIDED	DIFFERENCE
TOWNHOUSE/ STACKED/ TRIPLEX	76	1.5	114	91	-23
VISITOR	76	0.25	19	35	16
			133	126	-7

PARKING PER NEWMARKET ZONING BY-LAW 2019-06

UNIT TYPE	# UNITS	PARKING RATES	REQUIRED	PROVIDED	DIFFERENCE
TOWNHOUSE/ STACKED/ TRIPLEX	76	1.0	76	91	15
VISITOR	76	0.15	11	35	24
			85	126	39

MAP KEY:



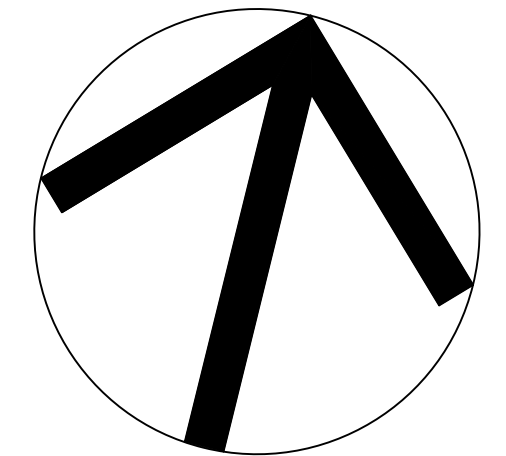
SCALE: 1:4000

LEGEND:

- EXISTING CONTOUR
- EX. 15M BUFFER ZONE FROM CREEK
- EX. REGIONAL FLOODLINE
- EXISTING TREE TO BE PRESERVED
- EXISTING EASEMENT
- LIMIT OF DEVELOPMENT AREA
- LIMIT OF PROPERTY
- STAKED TOP OF BANK

CONCEPTUAL DRAWING TO BE READ IN CONJUNCTION WITH SUPPORTING BACKGROUND STUDIES SUBMITTED UNDER OFFICIAL PLAN AMENDMENT APPLICATION (09-NP-11-09) AND ZONING BY-LAW AMENDMENT APPLICATION (014-NP-11-09)

NORTH:



No.	DESCRIPTION	BY	DATE
2	ADDED NOTES		FEB 2/21
1	REVISED CONCEPTUAL DRAWING FOR OPA / ZONING PROPOSAL		JULY 2020

OWNER:

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55 EAGLE STREET
CONDOMINIUM RESIDENTIAL TOWNHOMES AND TRIPLEX PROPOSAL
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

CONCEPTUAL SITE PLAN

DESIGNED BY: CAD	Drawing No.
CHECKED BY:	
DATE: JULY 2020	
SCALE: 1:500	SP1

