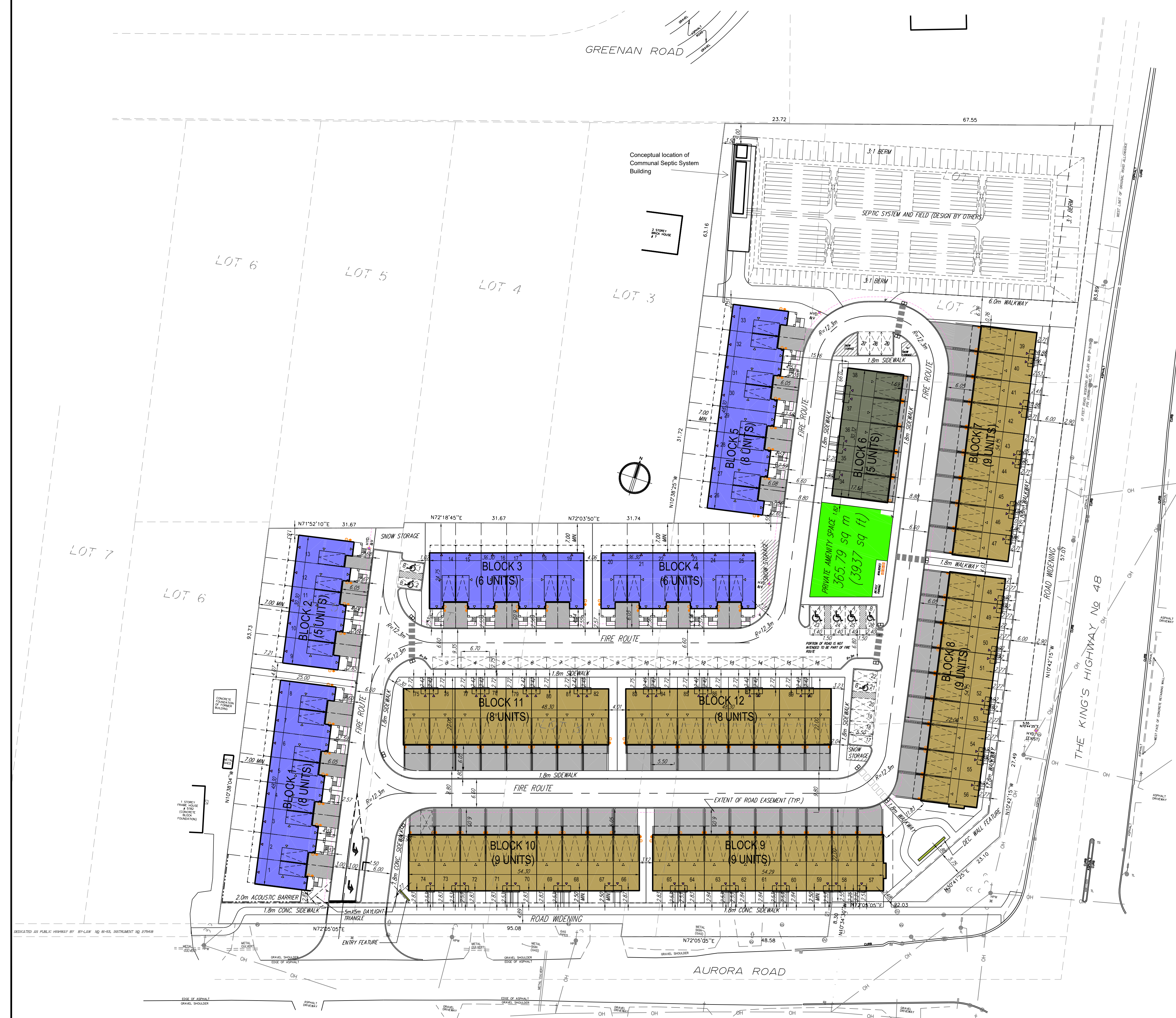
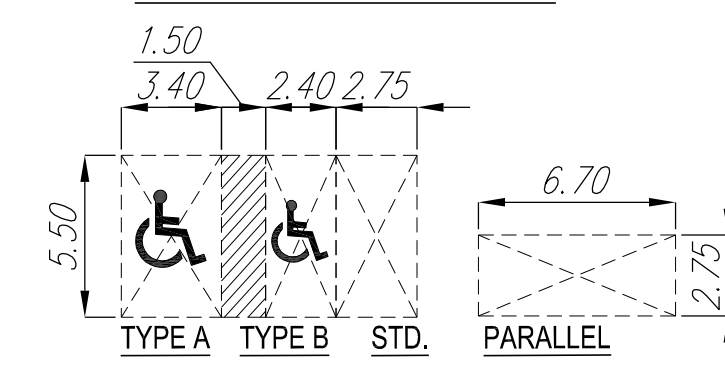


# DS-004-26 - Attachment 3

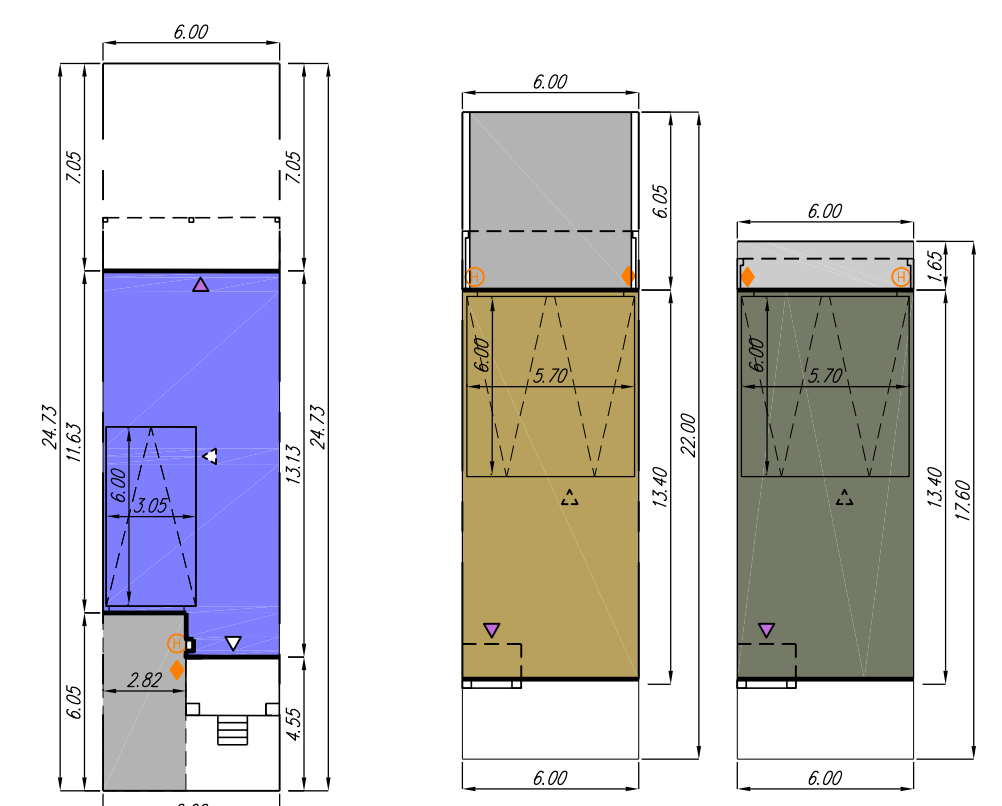
SMUN | THU MAY 29 2025 03:18 PM | K:\PROJECTS\2022\222054 BEAVERHALL\SITE\222054-03P3.DWG



## PARKING TYPES:



## UNIT TYPES:



**TYPE A**  
3-STORY  
6.0m TRADITIONAL  
TOWNHOUSE  
+/-2100 S.F.

**TYPE B**  
3-STORY  
6.0m DUAL-FRONTAGE  
TOWNHOUSE  
+/-2000 S.F.

## SITE STATISTICS

1. SITE AREA		
	SQ. M	HECTARE
GROSS SITE AREA	25,676.98	2.57
ROAD WIDENING AREA	1,299.87	0.13
NET DEVELOPMENT AREA	24,417.11	2.44

2. UNIT COUNT	
UNITS	NUMBER OF UNITS
TYPE W - TRADITIONAL TOWNHOUSE UNIT	33
TYPE Y - DUAL FRONTAGE TOWNHOUSE UNIT (2-CAR)	5
TYPE Y - DUAL FRONTAGE TOWNHOUSE UNIT (4-CAR)	52
<b>TOTAL</b>	<b>90</b>

3. DENSITY		
# OF UNITS / NET DEV. AREA	UNITS / HECTARE	
	36.86	

4. PARKING		
RESIDENT PARKING	REQUIRED (2 PER UNIT)	PROVIDED
TYPE A (2 SPACES/UNIT)	66	66
TYPE B (2 SPACES/UNIT)	10	10
TYPE Y (4 SPACES/UNIT)	104	208
<b>TOTAL RESIDENT PARKING</b>	<b>180</b>	<b>284</b>
VISITOR PARKING	REQUIRED	PROVIDED
SPACES PER UNIT	0.25	0.32
<b>TOTAL VISITOR PARKING SPACES</b>	<b>23</b>	<b>29</b>
BARRIER FREE PARKING	REQUIRED	PROVIDED
(2 SPACES + 2% OF TOTAL REQUIRED PARKING WHERE REQUIRED PARKING EQUALS 201-1000 PARKING SPACES)	7	3 TYPE A & 4 TYPE B PARKING SPACES

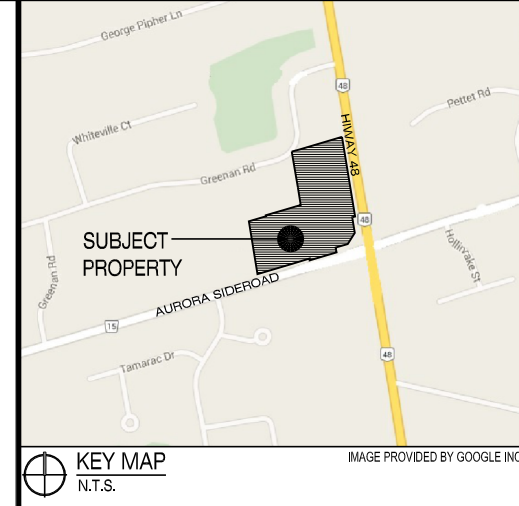
## SITE AREA BREAKDOWN

1. SITE AREAS		
NET DEVELOPMENT AREA	AREA (SM)	%
NET DEVELOPMENT AREA	25,676.98	100
BUILDING AREA	7436.70	29.0
ROAD, CURB & SIDEWALK AREA	6,043.44	23.5
DRIVEWAY AREA	2,547.31	9.9
LANDSCAPE AREA	9,649.53	37.6

Please note that areas may vary from actual as-built areas

## TENURE: COMMON ELEMENT CONDOMINIUM

In a common element condominium there are shared areas owned by the condo corporation, encompassing everything outside of individual's POTL (parcel of land). These areas are not for the exclusive use of any one owner but are accessible to all residents. ie roads, sidewalks, shared amenity spaces, utility and service structures. The condo tenure does NOT include the residential buildings.



KEY MAP  
N.T.S.  
IMAGE PROVIDED BY GOOGLE EARTH

NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	2024-08-02
2	ISSUED FOR SITE PLAN APPLICATION	2024-08-02

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DATE: 2024-08-02  
SIGNATURE: [Signature]  
REGISTRATION NUMBER: [Number]  
FIRM: HUNT DESIGN ASSOCIATES INC. | 19995

**HUNT DESIGN ASSOCIATES INC.**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca  
8966 Woodbine Ave, Markham, ON L3R 0J7  
T 905.737.5133 email: hda@huntdesign.ca

**SITE PLAN**  
Project Name: AURORA RD & HWY 48  
**BEAVERHALL HOMES - 222054**  
STOUFFVILLE, ON.

Scale: 1:500  
DC  
222054DSP