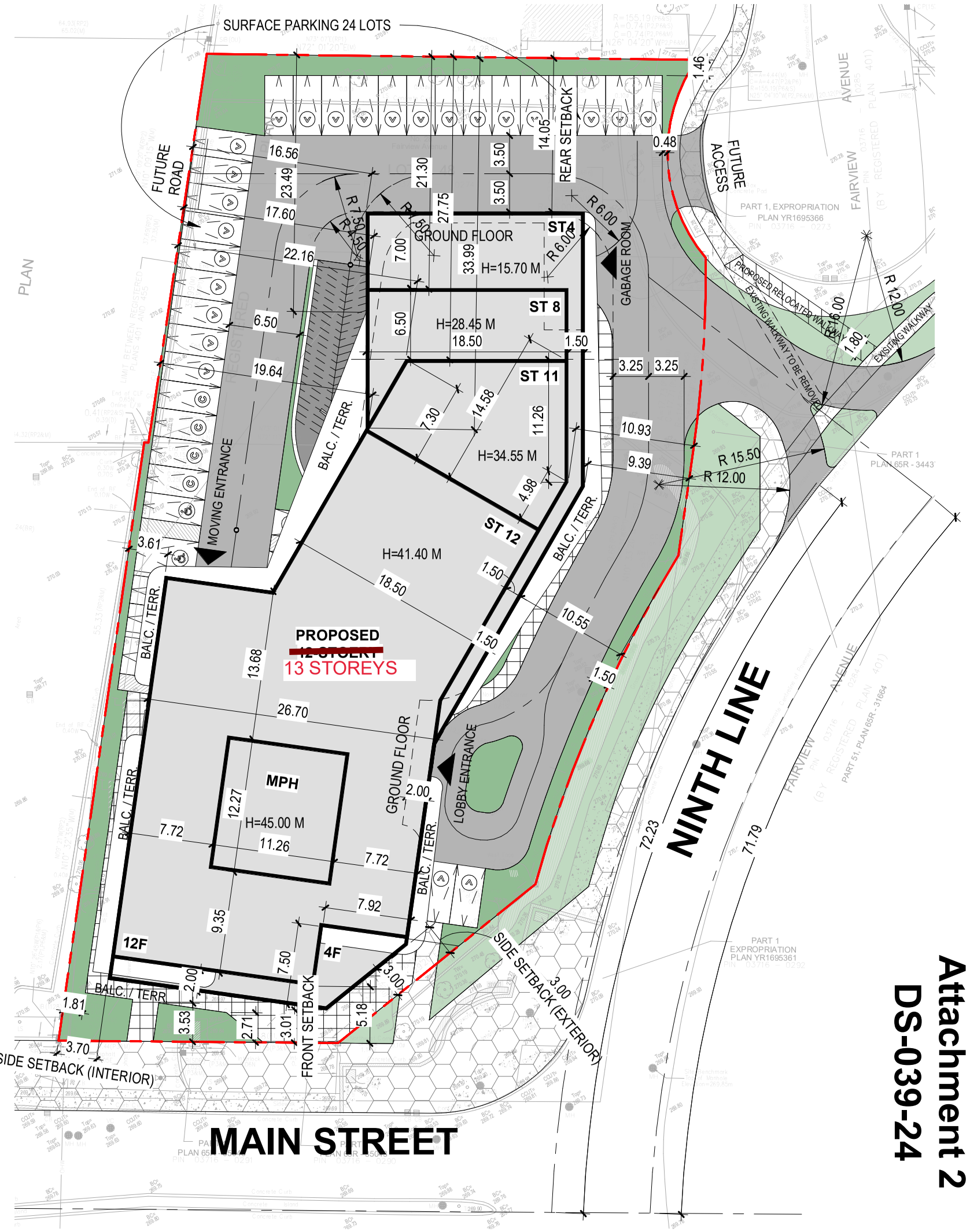
Site Statistics

LOT AREA:	4,024 SM (0.99 Acres)
BUILDING AREA:	1,772 SM (19,078 SF)
COVERAGE:	44.0%
GFA:	17,994 SM (193,692 SF)
NON-RESIDENTIAL:	588 SM (8,654 SF)
COMMERCIAL GFA:	281 SM (3,940 SF)
LIVE/WORK UNIT GFA:	307 SM (4,715 SF)
RESIDENTIAL:	17,406 SM (187,363 SF)
FSI:	4.47
BUILDING HEIGHT:	45 M (12 STOREYS+MPH)
NUMBER OF RESIDENTIAL UNITS:	210
1 & LESS THAN 1 BEDROOM UNITS:	58 (27.6%)
2 BEDROOM UNITS:	123 (58.6%)
3 & MORE THAN 3 BEDROOM UNITS:	29 (13.8%)
NUMBER OF RETAIL UNITS:	3
NUMBER OF LOCKERS:	210
PARKING UNITS:	248
(INCLUDES 4 TANDEM PARKING SPACES)	
SURFACE:	38
UNDERGROUND (2 LEVELS):	210
-RESIDENTIAL SPACES:	210
-VISITOR SPACES:	29
-RETAIL SPACES:	9
PARKING RATIO:	1.18
FRONT YARD SETBACK:	3.01 M
INTERIOR YARD SETBACK:	3.60 M
EXTERIOR YARD SETBACK:	3.00 M
REAR YARD SETBACK:	14.05 M



Attachment 2
DS-039-24

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Issues	Date	By
3	ZBA	2024-05-21	HK

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R7
T: 416 800 3284
F:416 800 3485

CONDOMINIUM

5964 Main Street

Whitchurch-Stouffville,ON

Project No.	T2022021	
Drawn	Scale	As indicated
Checked	Date	Issue Date

SITE PLAN

Drawing No. A-001

Copyright © 2021 TAES Architects Inc.