

# DS-041-24 Attachment 2

**LEGEND**

- LANDSCAPE INSIDE PROPERTY LINE
- LANDSCAPE BEYOND PROPERTY LINE
- PROPOSED PLANTING AREA
- SIDEWALK, OFF-WHITE PAVERS
- SIDEWALK, LIGHT GREY PAVERS
- SIDEWALK, MEDIUM GREY PAVERS
- EV DOUBLE CHARGER STATION
- EV PARKING SPACES WITH CHARGER
- BARRIER-FREE PARKING SPACES
- FIRE ROUTE SIGN (LOCAL STANDARD) REFER TO TRANSPORTATION DRAWINGS
- PROPOSED BENCH
- PROPOSED BOLLARD
- PROPOSED LIGHT BOLLARD

**GENERAL NOTES:**

- REFER TO TRANSPORTATION DRAWINGS FOR REFUSE TRUCK AND FIRE TRUCK ROUTES.

**SITE STATISTICS**

	ZONING REQUIREMENTS	PROPOSED	REQUIREMENT MET
LOT AREA	-	9310.82 m <sup>2</sup>	YES
BUILDING COVERAGE	-	954.48 m <sup>2</sup> , 10.25% (AT GROUND LEVEL)	YES
FLOOR SPACE INDEX	MAXIMUM 1.0	0.37	YES
FRONT SETBACK	MINIMUM 10.0 m	10.0 m	YES
REAR SETBACK	MINIMUM 5.0 m	69.2 m	YES
INTERIOR SIDE SETBACK	MINIMUM 5.0 m	27.30 m	YES
EXTERIOR SIDE SETBACK	MINIMUM 10.0 m	24.26 m	YES
BUILDING HEIGHT*	MAXIMUM 20.0 m	17.95 m (FROM GRADE TO TOP OF PARAPET)	YES
LOT FRONTAGE	MINIMUM 30.0 m	84.75 m	YES
LANDSCAPED OPEN SPACE AT PROPERTY LIMIT	MINIMUM 4.5 m	4.5 m	YES
LANDSCAPED AREA	MINIMUM 10% OF LOT AREA	2123.46 m <sup>2</sup> , 23%	YES
SNOW STORAGE	MINIMUM 2% OF LOT AREA = 186.22 m <sup>2</sup>	187.57 m <sup>2</sup>	YES
FRONT YARD LANDSCAPE AREA	MIN. 50% FRONT YARD AREA = 400 m <sup>2</sup>	483.35 m <sup>2</sup> , 60%	YES

\*BUILDING HEIGHT DOES NOT INCLUDE MECHANICAL PENTHOUSE AND STAIR ENCLOSURE, AS PER SECTION 3.40 EXCEPTIONS TO HEIGHT REQUIREMENT (2020-058-ZO)

CENTER OF STREET ELEVATION: +249.50 M / -0.50 M  
CURB ELEVATION: +249.70 / -0.30 M  
PROPOSED GROUND FLOOR OF BUILDING: +250.0 / +0.0 M  
PROPOSED GRADE AT BUILDING: +249.55 / -0.45 M

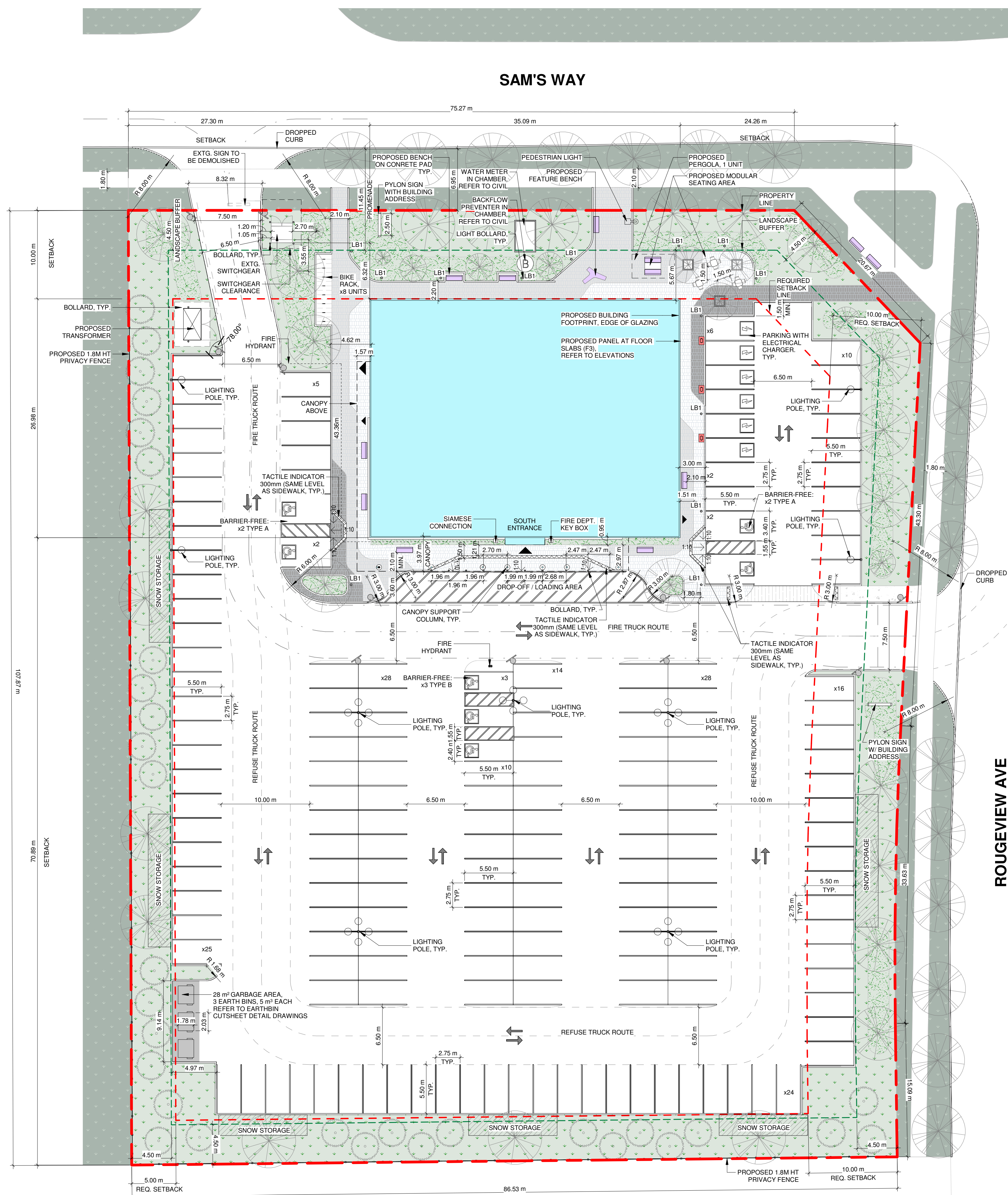
**BUILDING GFA**

	EXISTING BUILDING AREA	PROPOSED GROSS AREA
BASEMENT	-	-
GROUND FLOOR: OFFICE & COMMON SPACE - ANCILLARY COMMERCIAL (PHARMACY) -	-	829.12 m <sup>2</sup> (TOTAL) 486.61 m <sup>2</sup> 342.51 m <sup>2</sup>
SECOND FLOOR (OFFICE)	-	873.46 m <sup>2</sup>
THIRD FLOOR (OFFICE)	-	873.46 m <sup>2</sup>
FOURTH FLOOR (OFFICE)	-	873.46 m <sup>2</sup>
TOTAL AREA COMBINED	-	3449.50 m <sup>2</sup>

GROSS FLOOR AREA EXCLUSIONS ARE AS PER SECTION 9 - DEFINITIONS, STOUFFVILLE COMPREHENSIVE ZONING BY-LAW 2010-001-ZO

**PARKING / LOADING**

	ZONING REQUIREMENTS	PROPOSED	REQUIREMENT MET	
TOTAL PARKING SPACES	[OFFICE AREA]: 5 SPACES / 100 m <sup>2</sup> ; 3,347.84 / 100 <sup>2</sup> ; 168 SPACES [ANCILLARY COMMERCIAL AREA - PHARMACY] 3 SPACES / 100 m <sup>2</sup> ; 92.9 m <sup>2</sup> / 100 <sup>2</sup> ; 3 SPACES TOTAL 171 SPACES REQUIRED	175 SPACES	YES	
2.75 X 5.5M SPACES	-	164	168 (INCLUDING 6 EV SPACES WITH CHARGERS)	YES
BARRIER FREE SPACES	7 (50% TYPE A, 50% TYPE B)	4 TYPE A 3 TYPE B	4 TYPE A 3 TYPE B	YES
LOADING	1 SMALL LOADING SPACE (L 9M X W 3.6M X H 4.25M)	1 SMALL LOADING SPACE	1 SMALL LOADING SPACE	YES
SHORT-TERM BICYCLE PARKING	-	16	16	YES
LONG-TERM BICYCLE PARKING	3	3	3	YES



1 SITE PLAN  
1 : 250

**Notes:**

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**STAMP**

NO.	DESCRIPTION	DATE
1	Site Plan Application Rev #1	01-09-23
2	Site Plan Application Rev #2	06-09-23
3	Site Plan Application Rev #3	15-12-23
4	Site Plan Application Rev #4	06-02-24

**Stouffville Medical Arts**

SPA23-005

Sam's Way & Rougeview Avenue,  
Stouffville, ON

**SITE PLAN**

PROJECT NUMBER: 2235

DATE: April 1, 2024

SCALE: As indicated

SHEET NUMBER: