



PROJECT STATISTICS:

ADDRESS	5982, 5270, 5298 & 5318 MAIN ST. + 12371 HWY 48, STOUFFVILLE, ON
REGULATORY AGENCY	TOWN OF WHITCHURCH-STOUFFVILLE
NET SITE AREA	3,9731 ha (97,731,300 m ²)
GROSS FLOOR AREA (GFA)	94,684,452 m ²
FSI	2.39
UNIT COUNT	800
DENSITY (UNITS/ha)	201.36

	RATIO	PARKING REQUIRED
TOTAL PARKING PROVIDED		
BUILDING A	1.28 SPACES / UNIT	188 SPACES
VISITOR PARKING SPACES	0.28 SPACES / UNIT	30 SPACES
TOTAL REQUIRED SPACES		218 SPACES
BP SPACES = 2.7 2% OF TOTAL REQUIRED PARKING =	(7 OF WHICH REQUIRE TO BE BP)	
BUILDING B		
RESIDENTIAL PARKING SPACES	1.28 SPACES / UNIT	232 SPACES
VISITOR PARKING SPACES	0.28 SPACES / UNIT	29 SPACES
TOTAL REQUIRED SPACES		261 SPACES
BP SPACES = 2.7 2% OF TOTAL REQUIRED PARKING =	(8 OF WHICH REQUIRE TO BE BP)	
BUILDING C		
RESIDENTIAL PARKING SPACES	1.28 SPACES / UNIT	194 SPACES
VISITOR PARKING SPACES	0.28 SPACES / UNIT	31 SPACES
TOTAL REQUIRED SPACES		225 SPACES
BP SPACES = 2.7 2% OF TOTAL REQUIRED PARKING =	(7 OF WHICH REQUIRE TO BE BP)	
BUILDING D		
RESIDENTIAL PARKING SPACES	1.28 SPACES / UNIT	200 SPACES
VISITOR PARKING SPACES	0.28 SPACES / UNIT	32 SPACES
TOTAL REQUIRED SPACES		232 SPACES
BP SPACES = 2.7 2% OF TOTAL REQUIRED PARKING =	(7 OF WHICH REQUIRE TO BE BP)	
BUILDING E		
RESIDENTIAL PARKING SPACES	1.28 SPACES / UNIT	192 SPACES
VISITOR PARKING SPACES	0.28 SPACES / UNIT	30 SPACES
TOTAL REQUIRED SPACES		222 SPACES
BP SPACES = 2.7 2% OF TOTAL REQUIRED PARKING =	(7 OF WHICH REQUIRE TO BE BP)	

	UNITS	RATE	SPACES
BICYCLE PARKING PROVIDED			
BUILDING A	150	0.23	35
BUILDING B	156	0.23	43
BUILDING C	156	0.23	36
BUILDING D	150	0.23	32
BUILDING E	150	0.23	32
TOTAL BICYCLE PARKING SPACES PROVIDED			168

	TOTAL INDOOR AREN'T PROVIDED
BUILDING A	3,794.18 m ²
BUILDING B	1,212.77 m ²
BUILDING C	681.58 m ²
BUILDING D	553.33 m ²
BUILDING E	680.57 m ²

	TOTAL OUTDOOR AREN'T PROVIDED
BUILDING A	2,688.87 m ²
BUILDING B	1,149.32 m ²
BUILDING C	628.13 m ²
BUILDING D	708.89 m ²
BUILDING E	600.00 m ²

	LOADING SPACES PROVIDED
BUILDING A (SMALL LOADING SPACE 3.8m x 8.0m)	1
BUILDING B (SMALL LOADING SPACE 3.8m x 8.0m)	1
BUILDING C (SMALL LOADING SPACE 3.8m x 8.0m)	1
BUILDING D (SMALL LOADING SPACE 3.8m x 8.0m)	1
BUILDING E (SMALL LOADING SPACE 3.8m x 8.0m)	1

	RESIDENT	VISITOR	TOTAL
TOTAL PARKING PROVIDED			
BUILDING A	9	14	23
LEVEL P1	9	16	25
LEVEL P2	103	0	103
BUILDING B PROVIDED			
BP SPACES = 10 (INCLUDED IN RESIDENT + VISITOR COUNTS)			232 SPACES
BUILDING B	RESIDENT	VISITOR	TOTAL
LEVEL P1	137	38	175
LEVEL P2	137	0	274
BUILDING C PROVIDED			
BP SPACES = 8 (INCLUDED IN RESIDENT COUNT)			225 SPACES
BUILDING C	RESIDENT	VISITOR	TOTAL
LEVEL P1	80	31	111
LEVEL P2	114	0	225
BUILDING D PROVIDED			
BP SPACES = 8 (INCLUDED IN RESIDENT COUNT)			232 SPACES
BUILDING D	RESIDENT	VISITOR	TOTAL
LEVEL P1	107	32	139
LEVEL P2	142	0	281
BUILDING E PROVIDED			
BP SPACES = 8 (INCLUDED IN RESIDENT COUNT)			222 SPACES
BUILDING E	RESIDENT	VISITOR	TOTAL
LEVEL P1	77	30	107
LEVEL P2	111	0	218
STREET VISITOR PARKING			20 SPACES

	UNITS	RATE	SPACES
BICYCLE PARKING PROVIDED			
BUILDING A	150	0.23	35
BUILDING B	156	0.23	43
BUILDING C	156	0.23	36
BUILDING D	150	0.23	32
BUILDING E	150	0.23	32
TOTAL BICYCLE PARKING SPACES PROVIDED			168

CLIENT:
ZIMMERS ONTARIO INC.
2000 SHEPPARD AVENUE EAST, SUITE 200
SCARBOROUGH, ONTARIO M1S 4T8

PROJECT:
HIGHWAY 48 & MAIN STREET
RESIDENTIAL DEVELOPMENT
MASTER SITE PLAN CONCEPT

DATE:
MAY 2024

SCALE:
A1:10

ARCHITECT:
CL/A
1000 SHEPPARD AVENUE EAST, SUITE 200
SCARBOROUGH, ONTARIO M1S 4T8
TEL: (416) 291-1100
WWW.CLAA.COM

PROJECT NO.:
2024-05-001

DATE:
MAY 2024

SCALE:
A1:10