

SITE STATISTICS

1. SITE AREA:	13,212.58 sq.m.	1,321 ha (3,26 acre)
2. NUMBER OF UNITS:		
TYPE 'A' 6.0 m CONVENTIONAL TOWNHOUSE:	2 STOREY	= 10 UNITS (OBC Group-C)
TYPE 'B' 6.0 m CONVENTIONAL TOWNHOUSE:	2 STOREY	= 44 UNITS (OBC Group-C)
TOTAL:		= 54 UNITS (OBC Group-C)
3. DENSITY (SITE AREA):		
54 UNITS / 1.32 HECTARE:		= 40.91 uph
4. G.F.A. (SQ.M):		
TYPE 'A' 6.0 m CONVENTIONAL TOWNHOUSE:	1,400 SF x 10 UNITS	= 14,000 SF
TYPE 'B' 6.0 m CONVENTIONAL TOWNHOUSE:	1,550 SF x 44 UNITS	= 68,200 SF
TOTAL G.F.A.:		= 82,200 SF

4. COVERAGE BREAKDOWN (SQ.M/SITE AREA)

BLOCK NAME	TYPE	# OF UNITS	AREA (sq.m)	AMENITY AREA (sq.m)	TOTAL COVERAGE (sq.m)	TOTAL AMENITY AREA (sq.m)
BLOCK - 1	A	5	408.05	163.26		
BLOCK - 2	B	4	380.91	139.74		
BLOCK - 3	B	4	380.91	139.78		
BLOCK - 4	B	7	621.21	254.50		
BLOCK - 5	B	8	714.39	289.26	494.03	1865.67
BLOCK - 6	B	4	380.91	139.78		
BLOCK - 7	B	4	380.91	139.78		
BLOCK - 8	B	4	380.91	139.78		
BLOCK - 9	B	5	454.30	189.26		
BLOCK - 10	A	5	408.05	158.24		
HARD SURFACE AREA				3896.45		29.49 %
LANDSCAPE AREA				252.42		32.20 %
TOTAL SITE AREA				13212.58		100 %

MILLER DRIVE



COMPLETE ZONING TABLE - 152 & 156 MILLER DRIVE

PROVISION	REQUIRED	PROPOSED
Permitted Residential Uses	Single-detached residential (RM2(SP-582)(H-145))	Single-detached residential and Block / Cluster townhomes
Density (max.)	31 units / ha (or 39 units) (RM2(SP-582)(H-145))	41 units / ha (or 54 units) (RM2(SP-582)(H-145))
Outdoor Amenity Area (min.)	12.0m ² / unit (64.00m ²) (RM2(SP-582)(H-145))	30.0m ² / unit (total 1,820m ²) (Private Parkette)
Lot Area (min.)	720m ²	1,872.42m ²
Lot Frontage (min.)	12.8m (RM2(SP-582)(H-145))	12.80m
Front Yard to Dwelling (min.)	7.00m	Greater than 7.00m
Front Yard to Attached Garage (min.)	7.00m	Greater than 7.00m
Attended Parkettes (min.)	3.00m	All attended parkettes are greater than 3.00m from the front property line
Easterly interior side yard (min.)	1.80m	1.50m (BIC: 14.8 & 10)
Easterly interior side yard (min.)	4.00m (unit no. 15)	1.50m (BIC: 4)
Easterly interior side yard (min.)	10.00m (unit no. 36 - 37) (RM2(SP-582)(H-145))	5.60m (BIC: 9)
Easterly interior side yard setback (min.)	9.00m (unit no. 33 - 35) (RM2(SP-582)(H-145))	5.00m (BIC: 7 and 8)
Southerly interior side yard setback (min.)	7.00m (unit no. 40 - 43) (RM2(SP-582)(H-145))	5.00m (BIC: 10)
Northerly interior side yard setback (min.)	6.00m (unit no. 15 - 17) (RM2(SP-582)(H-145))	5.00m (BIC: 4)
Rear yard setback (min.)	6.00m (unit no. 32) (RM2(SP-582)(H-145))	5.00m (BIC: 5 & 6)
Secondary Means of Access (min.)	7.00m	5.00m (BIC: 7 & 8) walk out. Note: All upper level decks require railing and no stairs proposed
Landscaped Open Space (min.)	35%	34.15% (4,296.1m ² + Parkette area 252.42m ² = 4,512.52m ²)
Landscaped Buffer Strips (min.)	3m landscape buffer strip abutting residential lot for parking area providing more than 2 parking spaces	3.00m provided
Lot Coverage (max.)	10.50m (RM2(SP-582)(H-145))	38.7% (4,820.05m ²)
Building Height (max.)	12.50m (RM2(SP-582)(H-145))	6.50m (2 Storeys)
Required Parking (min.)	1.5 spaces / unit / unit	121 total spaces provided (54 units x 1.5 = 81 spaces on private tandem parking lot permitted. Permit tandem parking.
Barrier Free Parking Spaces (min.)	3 Type 'A' 2m high light board fencing abutting residential	3 Type 'A' 2m high light board fencing

HUNTER

9046 Woodbine Ave., Markham, ON L3R 0J7
 905.479.8888
 www.hunter.ca

PRELIMINARY SITE PLAN
 152 and 156 Miller Drive, Ontario
Alliance Homes - 224016

DATE: 2024.05.01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 224016