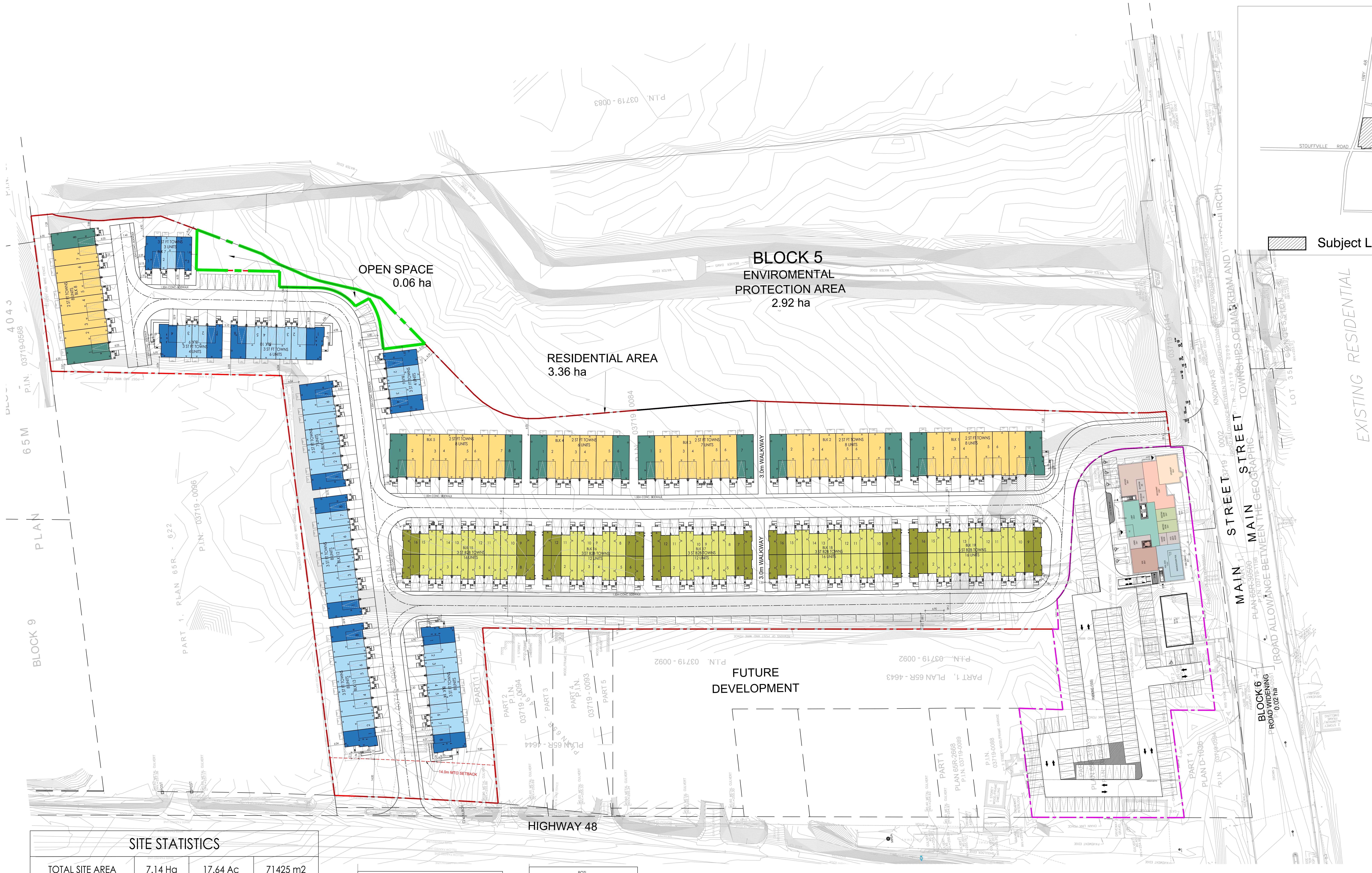
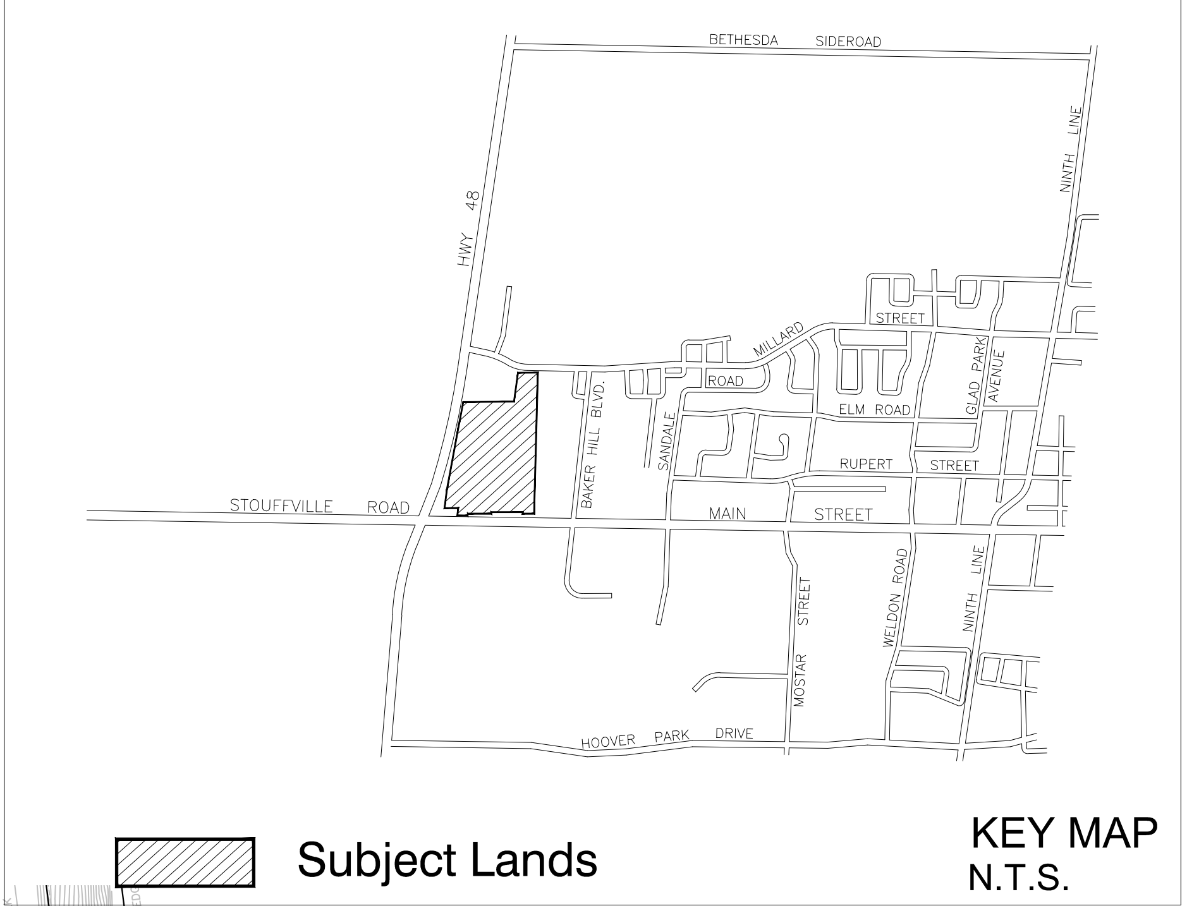

BLOCK 5
ENVIROMENTAL
PROTECTION AREA
2.92 ha
OPEN SPACE
0.06 ha
RESIDENTIAL AREA
3.36 ha
FUTURE
DEVELOPMENT
HIGHWAY 48
MAIN STREET
MAIN STREET
BLOCK 6
ROAD WIDENING
0.02 ha
EXISTING RESIDENTIAL
BLOCK 9
PLAN 65R - 4043
P.I.N. 03719-0568
P.I.N. 03719 - 0083
P.I.N. 03719 - 0084
P.I.N. 03719 - 0096
P.I.N. 03719 - 0092
P.I.N. 03719 - 0093
P.I.N. 03719 - 0094
PART 1, PLAN 65R - 622
PART 1, PLAN 65R - 4643
PLAN 65R - 4644
PLAN 65R-2668
PLAN D-1036
3.0m WALKWAY
3.0m WALKWAY
1.50m CONC. SIDEWALK
14.0m MTO SETBACK
BLK 1 2 ST FT TOWNS 8 UNITS
BLK 2 2 ST FT TOWNS 8 UNITS
BLK 3 2 ST FT TOWNS 7 UNITS
BLK 4 2 ST FT TOWNS 6 UNITS
BLK 5 2 ST FT TOWNS 8 UNITS
BLK 6 3 ST FT TOWNS 4 UNITS
BLK 7 3 ST FT TOWNS 3 UNITS
BLK 8 2 ST FT TOWNS 8 UNITS
BLK 9 3 ST FT TOWNS 4 UNITS
BLK 10 3 ST FT TOWNS 6 UNITS
BLK 11 3 ST FT TOWNS 7 UNITS
BLK 12 3 ST FT TOWNS 8 UNITS
BLK 13 3 ST FT TOWNS 8 UNITS
BLK 14 3 ST FT TOWNS 8 UNITS
BLK 15 3 ST B2B TOWNS 16 UNITS
BLK 16 3 ST B2B TOWNS 12 UNITS
BLK 17 3 ST B2B TOWNS 12 UNITS
BLK 18 3 ST B2B TOWNS 16 UNITS
BLK 19 3 ST B2B TOWNS 16 UNITS
PARKING (155)

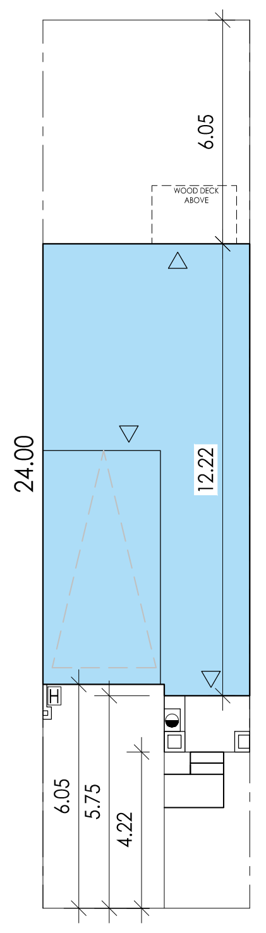

BETHESDA SIDEROAD
HWY 48
NINTH LINE
MILLARD STREET
ROAD
ELM ROAD
GLAD PARK AVENUE
RUPERT STREET
BAKER HILL BLVD.
SANDALE
STOUFFVILLE ROAD
MAIN STREET
MOSTAR STREET
WELDON ROAD
HOOVER PARK DRIVE

▨ Subject Lands

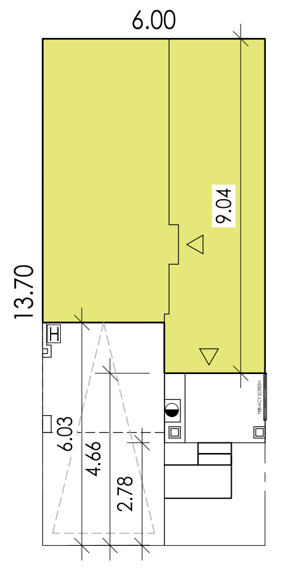
KEY MAP
N.T.S.

LEGEND

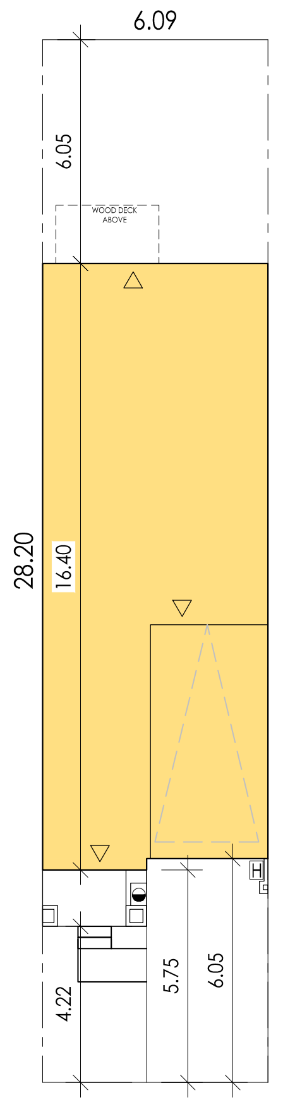
FSE	FINISHED SECOND FLOOR ELEVATION		WATER CONNECTION
FFE	FINISHED FLOOR ELEVATION		WATER VALVE CHAMBER
TFW	TOP OF FOUNDATION WALL		HYDRANT AND VALVE
TBS	TOP OF BASEMENT SLAB		HYDRO METER
USF	UNDER SIDE FOOTING		GAS METER
USFR	UNDER SIDE FOOTING @ REAR		DOWN LIGHT
USFG	UNDER SIDE FOOTING @ GARAGE		14' POLE LIGHTING
R	NUMBER OF RISERS TO GRADE		12' POLE LIGHTING
WOD	WALKOUT DECK		BOLLARD LIGHTING
LOB	LOOKOUT BASEMENT		STOP SIGN
WOB	WALK OUT BASEMENT		NO PARKING
WUB	WALK UP BASEMENT		NO PARKING IN LANEWAY
REV	REVERSE PLAN		FIRE ROUTE
STD	STANDARD PLAN		3HRS PARKING (RIGHT)
△	DOOR		3HRS PARKING (LEFT)
○	WINDOW	×100.00	PROPOSED SPOT GRADE
☒	BELL PEDESTAL	×100.00	EXISTING SPOT GRADE
◩	CABLE PEDESTAL	⊗	EXISTING TREE (TO BE REMOVED)
☐	CATCH BASIN	⊙	EXISTING TREE (TO BE RETAINED)
◫	DBL. CATCH BASIN	##	MUNICIPAL ADDRESS
✱	ENGINEERED FILL	▥	RETAINING WALL TW -TOP OF WALL BW -BOTTOM OF WALL
	HYDRO CONNECTION	▨	SNOW STORAGE AREAS
	FIRE HYDRANT	—X—	CHAINLINK FENCE
SL	STREET LIGHT	—XX—	PRIVACY FENCE
☒	MAIL BOX	—XXX—	SOUND BARRIER
	TRANSFORMER	— — —	FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE
▽	SEWER CONNECTIONS (2 LOTS)	—FR—	FIRE FIGHTER TRAVEL PATH
	SEWER CONNECTIONS (1 LOT)	—REVCHK—	REVERSE CHECK FOUNDATION
AC	AIR CONDITIONING		
	DOWN SPOUT TO SPLASH PAD		
→	SWALE DIRECTION		
SP	SUMP PUMP		


6.05
WOOD DECK ABOVE
24.00
12.22
6.05
5.75
4.22

FLTH 3 STOREY
1500 - 1980 SFT


6.00
13.70
9.04
6.03
4.66
2.78

B2B 3 STOREY
1500 SQ.FT


6.09
6.05
WOOD DECK ABOVE
28.20
16.40
4.22
5.75
6.05

28.5m FLTH 2 STOREY
1300 - 1900 SQ.FT

SITE STATISTICS

	TOTAL SITE AREA	7.14 Ha	17.64 Ac	71425 m2
	NET SITE AREA	4.22 Ha	10.43 Ac	42244 m2
	RESIDENTIAL AREA	3.46 Ha	8.56 Ac	34636 m2
	COMMERCIAL AREA	0.70 Ha	1.73 Ac	7003 m2
	NON-DEVELOPABLE AREA	0.06 Ha	0.15 Ac	606 m2
🟨	2-STRY FL TOWNS	45		
🟦	3-STRY FL TOWNS	48		
🟧	3-STRY B2B TOWNS	72		
	TOTAL NO. OF UNITS	165		
	DENSITY	48 UPH		
	TOTAL GFA (m2) Net Floor Area (m2)	27143 m2		

PARKING STATS

	REQUIRED	PROVIDED
RESIDENTIAL	41 (0.25 SPACE / UNIT)	41 (0.25 SPACE / UNIT)

POTL

ZONING REGULATIONS

MAX. NUMBER OF DWELLING UNITS	165
MINIMUM LOT AREA PER DWELLING (m2)	80 m2
MINIMUM FRONTAGE PER DWELLING (m)	5.50m
MINIMUM FRONT YARD SETBACK	3.0m
MINIMUM EXT. SIDE YARD SETBACK	1.0m
MINIMUM INT. SIDE YARD SETBACK	1.5m
MINIMUM REAR YARD SETBACK	0m
MINIMUM YARD ABUTTING OS, ENV. ZONES	1.5M, COMMON OUTDOOR AMENITY AREAS MAY BE LOCATED WITHIN THE REQUIRED YARD ABUTTING AN OS OR ENV ZONE.
MAX. HEIGHT OF BUILDINGS	11m
MINIMUM SEPARATION BETWEEN TOWNHOUSE BLOCKS	2.4m
MAX. LOT COVERAGE	80.00%
PARKING	1 PER UNIT
VISITOR PARKING	NA
CONDO ROAD WIDTH	7.0m
SIDEWALK WIDTH	1.5m
ACCESSIBLE PARKING	0
AMENITY AREA PER UNIT	7.0m2
MINIMUM COMMON LANDSCAPE AMENITY AREA	N/A
ENCROACHMENTS	
PORCHES (FRONT & EXT)	3.0 m (INCL EAVES & CORNICES)
BALCONIES (FRONT, REAR, EXT)	2.0 m
STEPS & LANDINGS (FRONT & EXT)	NO CLOSER THAN 1.0 m FROM LOT LINE
DECKS (INCL ASSOCIATED STAIRS)	NO CLOSER THAN 3.0 m FROM THE LOT LINE
NON-STREET ENTRANCE STAIRS, LANDINGS, ACCESS RAMPS, FIRE EXCAPES (REAR, INT. SIDE YARD OR EXT. SIDE YARD)	1.8 m

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	06-JULY-26	PP	AG
2	ISSUED FOR REVIEW	09-JULY-26	PP	AG
3	REV. TEMPLATES & ADDED BLOCK NUMBERS	23-JULY-26	PP	AG
4	REV. PER CLIENT COMM	31-JULY-26	PP	AG

RN DESIGN

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

CLIENT
CITY PARK HOMES

PROJECT/LOCATION
STOUFFVILLE MAIN STREET

DRAWING
CONCEPT

DATE 23-JUN-26	SCALE 1:750
DRAWN BY PP	CHECKED BY
PROJECT NUMBER 25065	DRAWING NUMBER SP100

File:D:\RN 2025 Projects\25065\2 - Site Planning\1 - Architectural (RN)\1 - Site Plan\1 - Site Plan SP100\25065-SP100_New Options.dwg Plotted: Jul 31, 2026 By: AkshayG