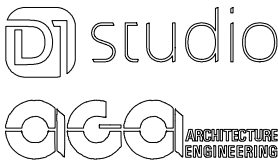




18642 Leslie St
East Gwillimbury, Ontario
February 2025



SHEET NAME	SHEET NUMBER
SITE STATISTICS	A-01
SURVEY PLAN	A-02
SITE PLAN	A-03
MIXED USE ELEVATION - BUILDING 1	A-04
MULTIPLE DWELLING ELEVATION - BUILDING 2 - 3	A-05
RENDERING	A-06 - A-09
AMENITY AREA	A-10

1. SITE			
LOT AREA	4,037.4 m ²	43,458.2 sqft	
COVERAGE	Existing (52.7 m ²) + Proposed (1480.9 m ²)	1,533.6 m ²	16,507.5 sqft (38%)
SITE AREA BREAKDOWN			
	sq.m.	sq.ft.	
GROUND FLOOR AREA	1,131.2	12,176.1	(28.0%)
LANDSCAPE OPEN SPACE (Soft and Hard Landscaping)	1,337.5	14,396.7	(33.1%)
PAVED AREA - VEHICULAR DRIVEWAYS AND PARKING AREAS	1,568.7	16,885.4	(38.9%)
TOTAL	4,037.4	43,458.2	(100 %)

2. FSI			
TOTAL FSI	LOT AREA	GFA	TOTAL
	4,037.4 m ²	3,990.9 m ²	0.99

3. DENSITY CALCULATION			
	LOT AREA	UNIT	UNITS PER HECTARE
Before road widening	4,381.7 m ²	40	91.28
After road widening	4,037.4 m ²	40	99.07

4. PROPOSED GROSS FLOOR AREA

4.1 - PROPOSED GFA - BUILDING 1 - 3 STOREY MIXED USE					
	Levels	LIVE/WORK		RESIDENTIAL	
		sq.m.	sq.ft.	sq.m.	sq.ft.
LEVEL 1	1 X	67.3	724.4	-	-
LEVEL 2	1 X	-	-	94.9	921.1
LEVEL 3	1 X	-	-	94.9	921.1
TOTAL		67.3	724.4	189.8	2,043.0

4.2 - PROPOSED GFA -BUILDING 2-3 - 3 STOREY MULTIPLE DWELLING					
	Levels	sq.m.	Building	sq.m.	sq.ft.
LEVEL 1	1 X	484.11	2 X	968.2	10,421.8
LEVEL 2	1 X	692.98	2 X	1,386.0	14,918.3
LEVEL 3	1 X	663.45	2 X	1,326.9	14,282.7
TOTAL				3,681.1	39,622.8

4.3 - PROPOSED GFA - 1 STOREY EXISTING BUILDING (LIVE/WORK)			
	Levels	sq.m.	sq.ft.
LEVEL 1	1 X	52.7	566.9

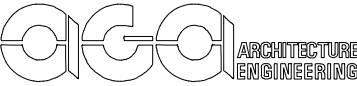
4.4 - TOTAL PROPOSED GFA			
	Units	sq.m.	sq.ft.
3 STOREY - BUILDING 1	3	257.1	2,767.4
3 STOREY - BUILDING 2 - 3		3,681.1	39,622.8
1 STOREY EXISTING BUILDING	1	52.7	566.9
TOTAL	40	3,990.9	43,011.6

5. PARKING

5.1 - TOTAL PARKING PROPOSED	Units	Total
	40 Units 36 MULTIPLE DWELLING 1 LIVE/WORK + 2 RESIDENTIAL 1 LIVE/WORK (EXISTING BUILDING)	(45 + 2 Tandems) 47

6.TOTAL BIKE PARKING PROPOSED	
IN COMMON AREA	13
TOTAL	14





PROJECT NAME:

18642 Leslie St
East Gwillimbury, Ontario

DRAWING TITLE:

SITE STATISTICS

REVISION NO.:

SC:

SHEET SIZE:

A0

DATE:

February 2025

DRAWN:

DWG NO.:

A-01

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ertl surveys 2022
Ontario Land Surveyors

Part 2: Report
NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE
FENCES AS SHOWN
SURVEY PREPARED FOR AFLATUS CONSULTING INC.

Metric
DISTANCES ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

Bearing note
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND
CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED
SCALE FACTOR OF 0.999757
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS UTM
ZONE 17, NAD 83 (CSRS) (2010.0) AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF UTM ZONE 17, LONGITUDE 81W.
FOR BEARING COMPARISONS A COUNTER-CLOCKWISE ROTATION
OF 1°05'05" WAS APPLIED TO BEARINGS SHOWN ON THE PLANS
IN THE LEGEND D,P,2, P,3, P,4, P,5

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) O. REG. 216/10		
POINT ID	NORTHING	EASTING
A	4883580.80	624921.69
B	4883351.05	624864.66

**COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON
THIS PLAN.**

Legend	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES STANDARD IRON BAR
IB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
○	DENOTES ROUND
P1	DENOTES EXPROPRIATION PLAN B-233288
P2	DENOTES PLAN 65M-4505
P3	DENOTES PLAN 65M-2684
P4	DENOTES PLAN 65R-12499
P5	DENOTES PLAN BY J. C. MOORE, O.L.S. DATED JANUARY 09, 1979
L&P	DENOTES LLOYD & PURCELL, O.L.S. INSTRUMENT No. R374455
D22	DENOTES S. C. MOORE, O.L.S. CHAEFFER DZALDOV BENNET LTD., O.L.S.
HJV	DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
OU	DENOTES ORIGIN UNKNOWN
N.S.E.W	DENOTES NORTH, SOUTH, EAST, WEST
M	DENOTES MEASURED
DSE	DENOTES DOOR SILL ELEVATION
CLF	DENOTES CHAIN LINK FENCE
RF	DENOTES RAIL FENCE
PRF	DENOTES POST & WIRE FENCE
WRW	DENOTES WOOD RETAINING WALL
SRW	DENOTES STONE RETAINING WALL
AC	DENOTES AIR CONDITIONING UNIT
UPLS	DENOTES UTILITY POLE LIGHT STANDARD
GW	DENOTES GUY WIRE
BH	DENOTES BOREHOLE
OH	DENOTES OVERHEAD UTILITY WIRES
WV	DENOTES WATER VALVE/KEY
LP	DENOTES LAMP POST
UP	DENOTES UTILITY POLE
PH	DENOTES FIRE HYDRANT
★	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE

Benchmark
ELEVATIONS ARE GEODETIC AND REFERRED TO THE
B.M. No. 502-S-2, ELEVATION = 263.531m

Tree Note
ALL TREES FRONTING THE PROPERTY, WITHIN THE
BOULEVARD, ARE SHOWN. TREES ON THE PROPERTY
AND ITS PROXIMITY ARE SHOWN, IF THEY HAVE A
TRUNK DIAMETER LARGER THAN 0.10m.

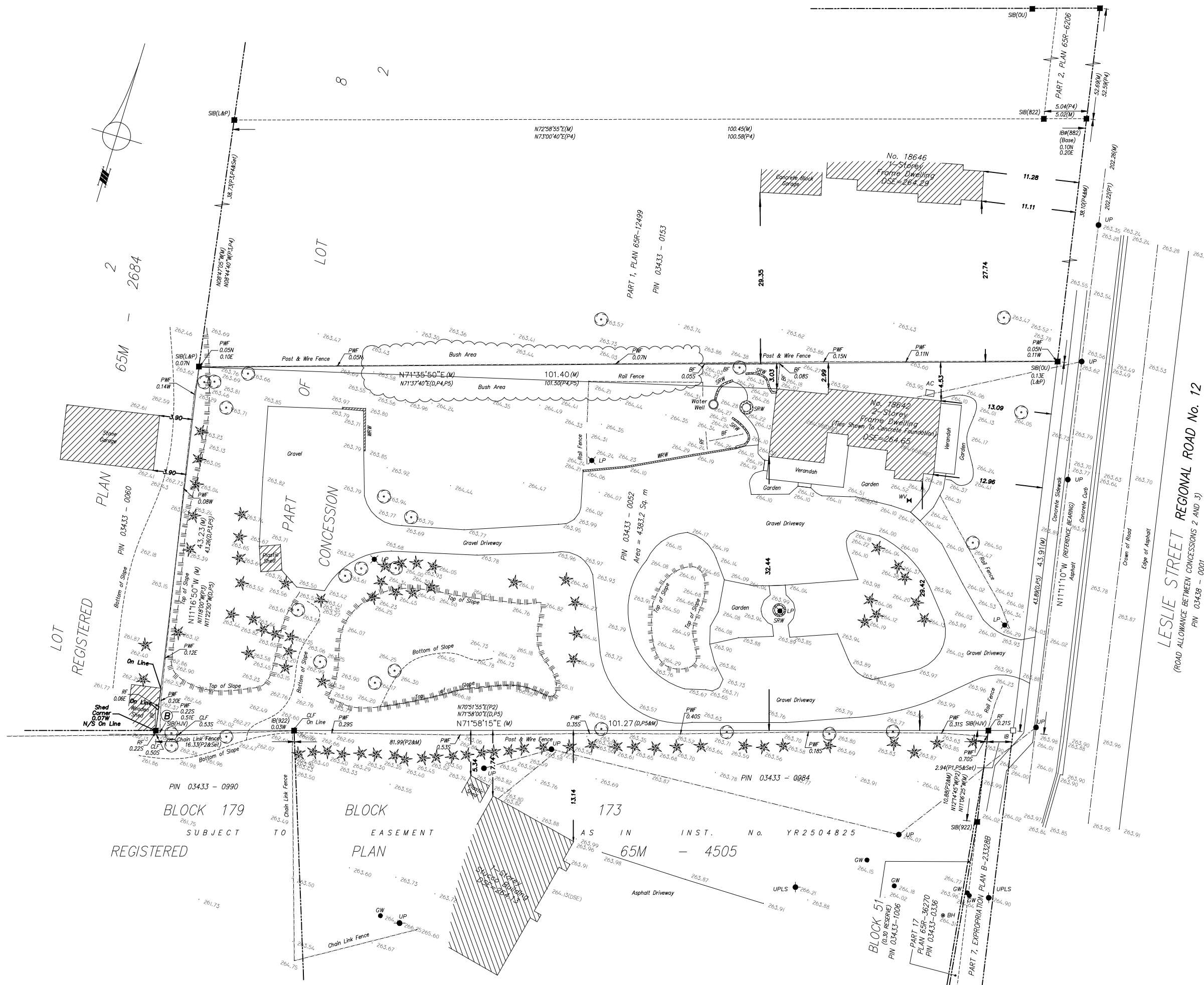
Revision Note
ADDED TOPOGRAPHIC INFORMATION ON MARCH 2, 2023

Surveyor's Certificate

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF MARCH,
2022

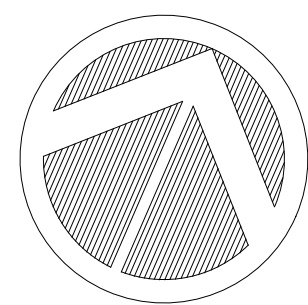
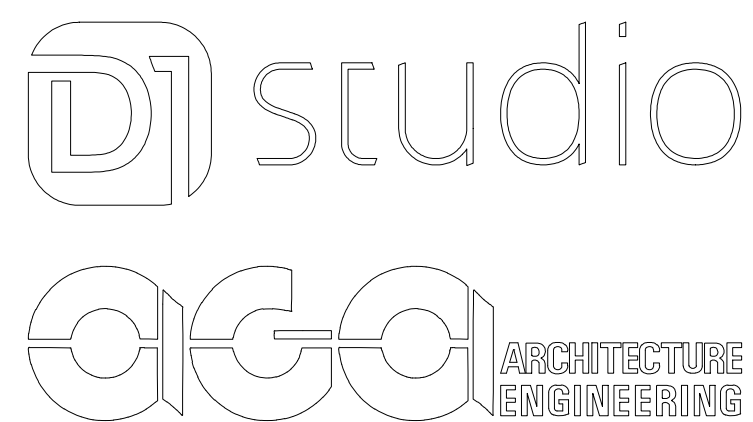
Date _____ Lawrence O. Ertl
Ontario Land Surveyor

ertl surveys
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING: A-040182-SRPR.DWG PROJECT: A-040182
CALC. BY DICKY, DRAWN BY DH, CHECKED BY CL





SNOW
STORAGE
AREA



N

PROJECT NAME:

18642 Leslie St
East Gwillimbury, Ontario

DRAWING TITLE:

SITE PLAN

REVISION NO.:

SC:

1:250

SHEET SIZE:

A0

DATE:

March 2025

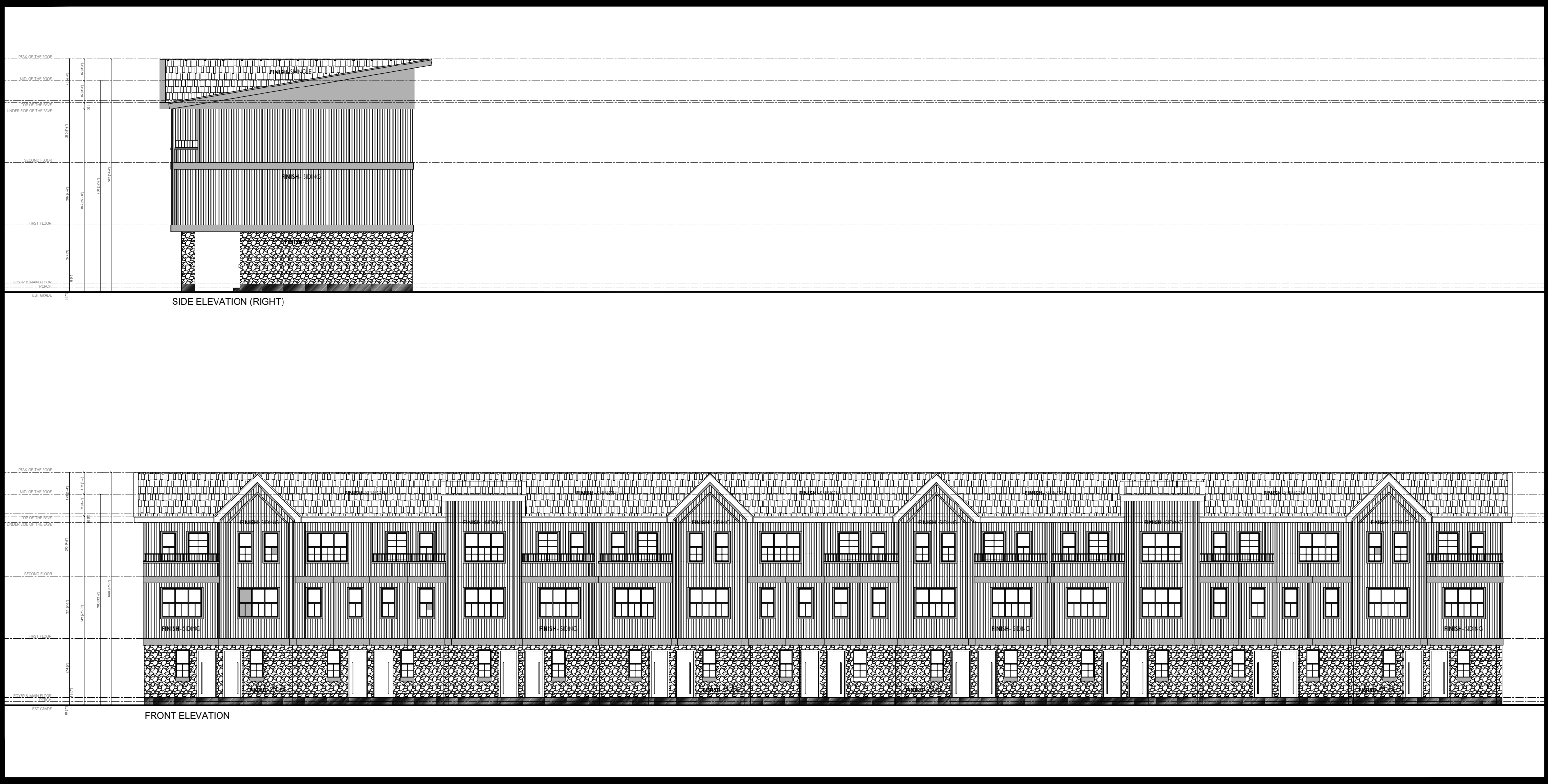
DRAWN:

DWG NO.:

A-03



PROJECT NAME:	18642 Leslie St East Gwillimbury, Ontario		REVISION NO.:	DRAWN:
	DRAWING TITLE:		SC:	DWG NO.:
			SHEET SIZE: A0	A-04
MIXED USE ELEVATION BUILDING 1		DATE: February 2025		



 			PROJECT NAME:	REVISION NO.:	DRAWN:
			18642 Leslie St East Gwillimbury, Ontario	SC:	DWG NO.:
			DRAWING TITLE:	SHEET SIZE: A0	A-05
			MULTIPLE DWELLING ELEVATION BUILDING 2-3	DATE:	February 2025



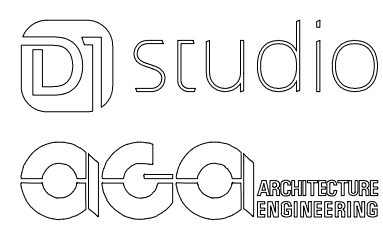
PROJECT NAME:	18642 Leslie St East Gwillimbury, Ontario		REVISION NO.:	DRAWN:
			SC:	DWG NO.:
	DRAWING TITLE: RENDERINGS SITE		SHEET SIZE: A0	A-06
			DATE:	February 2025



PROJECT NAME: 18642 Leslie St East Gwillimbury, Ontario	REVISION NO.:	DRAWN:
	SC:	DWG NO.:
DRAWING TITLE: RENDERINGS BUILDING 1	SHEET SIZE: A0	A-07
	DATE: February 2025	

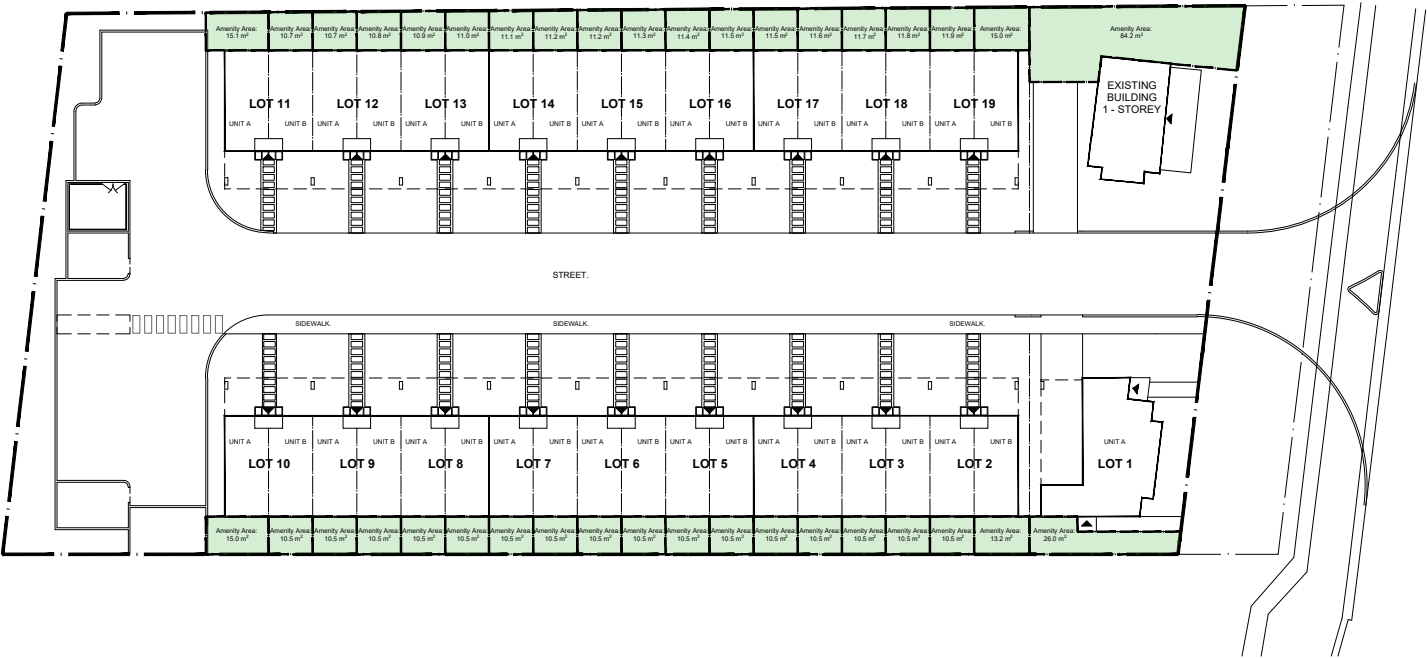


studio aeaARCHITECTUREENGINEERING			PROJECT NAME:	REVISION NO.:	DRAWN:
			18642 Leslie St East Gwillimbury, Ontario	SC:	DWG NO.:
			DRAWING TITLE:	SHEET SIZE: A0	A-08
			RENDERING BUILDING 2	DATE:	February 2025

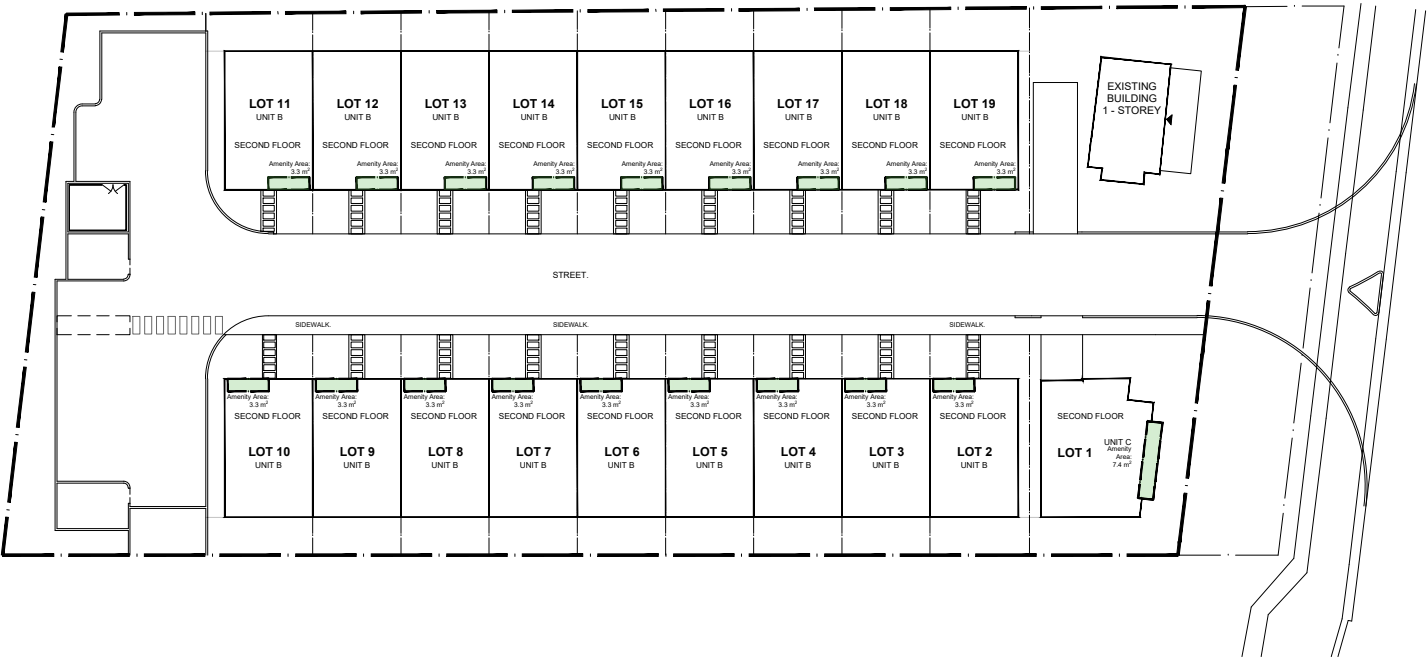


DRAWING TITLE: RENDERING BUILDING 3	PROJECT NAME: 18642 Leslie St East Gwillimbury, Ontario	REVISION NO.:	DRAWN:
		SC:	DWG NO.:
		SHEET SIZE: A0	A-09
		DATE: February 2025	

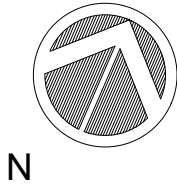
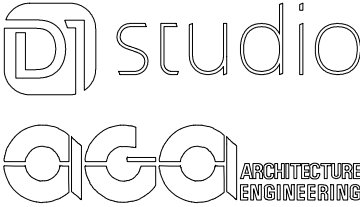
AMENITY AREA
GROUND FLOOR



AMENITY AREA
SECOND FLOOR



TOTAL PRIVATE AMENITY AREA
583.6 m²



PROJECT NAME:
18642 Leslie St
East Gwillimbury, Ontario

DRAWING TITLE:
AMENITY AREA

REVISION NO.:	DRAWN:
SC:	DWG NO.:
SHEET SIZE: A0	A-10
DATE:	February 2025