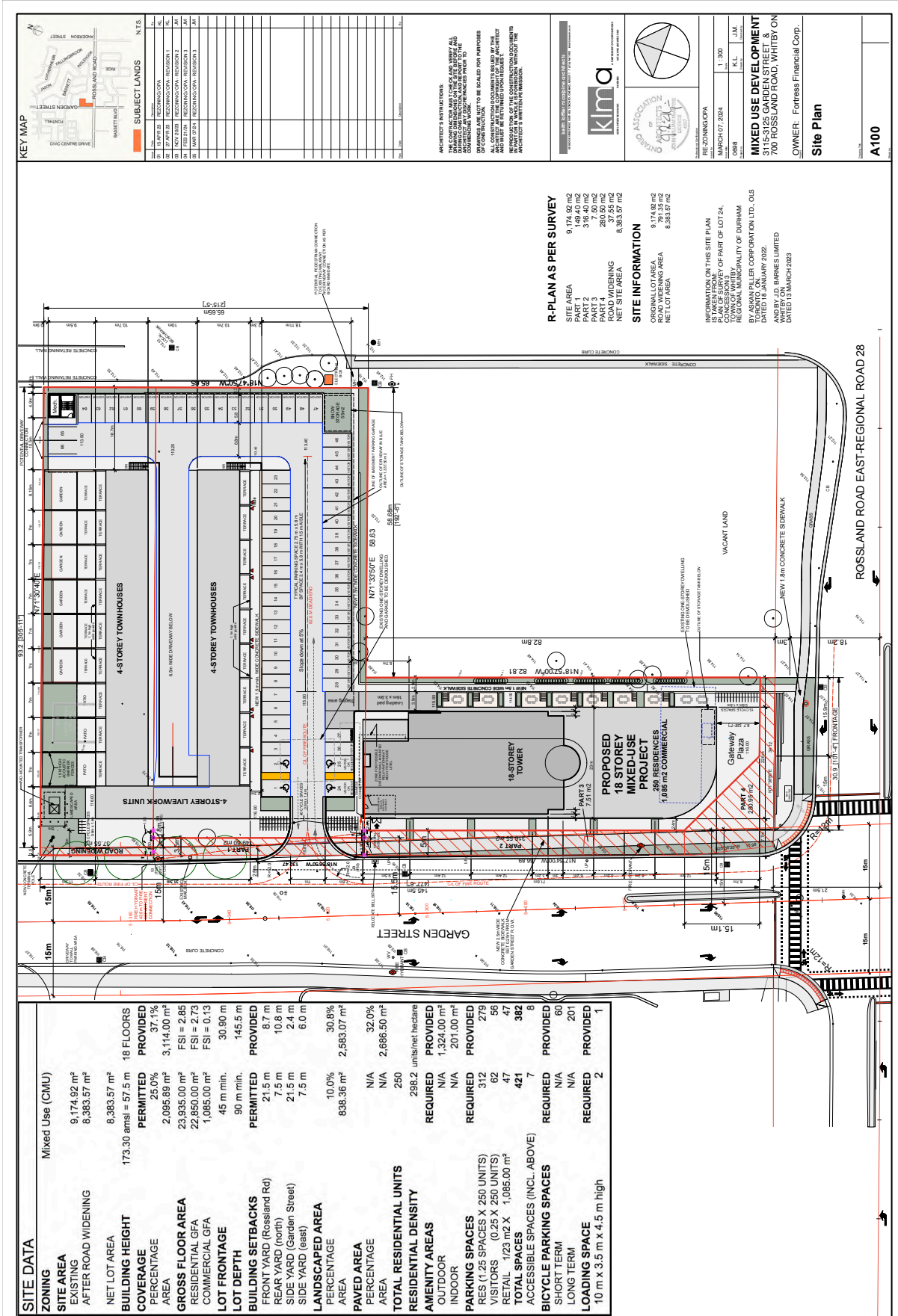


Attachment #3 Proponent's Proposed Concept Plan



KEY MAP

N.T.S.

Map showing the site location relative to Garden Street, Rossland Road, and other surrounding streets.

SUBJECT LANDS

NO.	REZONING CODE	NO.	NO.
01	REZONING CODE	01	01
02	REZONING CODE	02	02
03	REZONING CODE	03	03
04	REZONING CODE	04	04
05	REZONING CODE	05	05
06	REZONING CODE	06	06
07	REZONING CODE	07	07
08	REZONING CODE	08	08
09	REZONING CODE	09	09
10	REZONING CODE	10	10
11	REZONING CODE	11	11
12	REZONING CODE	12	12
13	REZONING CODE	13	13
14	REZONING CODE	14	14
15	REZONING CODE	15	15
16	REZONING CODE	16	16
17	REZONING CODE	17	17
18	REZONING CODE	18	18
19	REZONING CODE	19	19
20	REZONING CODE	20	20

NOTICE TO ADVERTISERS:
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KEY MAP

SUBJECT LANDS

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SITE DATA

ZONING	Mixed Use (CMU)	18 FLOORS PROVIDED
SITE AREA	9,174.92 m ²	PERMITTED
EXISTING	8,383.57 m ²	PROVIDED
AFTER ROAD WIDENING	173.30 amsl = 57.5 m	
NET LOT AREA	8,383.57 m ²	
BUILDING HEIGHT	25.0%	
COVERAGE	2,095.89 m ²	
AREA	3,114.00 m ²	
GROSS FLOOR AREA	FSI = 2.85	
RESIDENTIAL GFA	22,835.00 m ²	
COMMERCIAL GFA	FSI = 2.73	
LOT FRONTAGE	1,085.00 m ²	
LOT DEPTH	FSI = 0.13	
BUILDING SETBACKS	45 m min.	
FRONT YARD (Rossland Rd)	30.90 m	
REAR YARD (north)	145.5 m	
SIDE YARD (Garden Street)	21.5 m	
SIDE YARD (east)	8.7 m	
LANDSCAPED AREA	7.5 m	
PERCENTAGE	7.5 m	
PAVED AREA	10.0%	
AREA	838.36 m ²	
TOTAL RESIDENTIAL UNITS	30.8%	
AMENITY AREAS	2,583.07 m ²	
INDOOR	N/A	
OUTDOOR	N/A	
PARKING SPACES	N/A	
RES (1.25 SPACES X 250 UNITS)	280	
VISITORS (0.25 X 250 UNITS)	250	
RETAIL (1/23 m² X 1,085.00 m²)	298.2 units/net include	
TOTAL SPACES	578.2	
ACCESSIBLE SPACES (INCL. ABOVE)	7	
BICYCLE PARKING SPACES	7	
SHORT TERM	N/A	
LONG TERM	N/A	
LOADING SPACE	N/A	
10 m x 3.5 m x 4.5 m high	2	

R-PLANS AS PER SURVEY

SITE AREA	9,174.92 m ²
PART 1	149.40 m ²
PART 2	316.40 m ²
PART 3	284.50 m ²
PART 4	37.55 m ²
ROAD WIDENING	8,383.57 m ²
NET SITE AREA	8,383.57 m ²

SITE INFORMATION

ORIGINAL LOT AREA	9,174.92 m ²
ROAD WIDENING AREA	791.38 m ²
NET LOT AREA	8,383.57 m ²

INFORMATION ON THIS SITE PLAN
PLAN OF SURVEY OF PART OF LOT 24,
TOWNSHIP OF WHITBY,
COUNTY OF DURHAM,
TORONTO ON
DATED 18 JANUARY 2022.
PREPARED BY:
WHITBY ON
DATED 13 MARCH 2023

MIXED USE DEVELOPMENT
3115-3125 GARDEN STREET &
700 ROSSLAND ROAD, WHITBY ON
OWNER: Fortress Financial Corp.

Site Plan

A100