



SITE STATISTICS

	M2	HECTARES	%
TOTAL EXISTING AREA	28868.5	25.8	100%
*Includes total lot area			
TOTAL OPEN SPACE AREAS	10634.4	10.63	41.1%
*Includes stormwater area, bioswales, protected wetlands and a 10m buffer zone.			
TOTAL DEVELOPABLE AREAS	18234.1	16.21	63.0%
*Includes building area and internal roads			
GROSS DENSITY (TOTAL AREA ÷ # RESIDENTIAL UNITS)	6.7 UN. PER HECTARE		
NET DENSITY (TOTAL AREA - OPEN AREAS ÷ # RESIDENTIAL UNITS)	11.4 UN. PER HECTARE		

CONDO TOWNHOMES: 115 UN
 CONDO BUNGALOWS: 19 UN
 LIFEWORX UNITS: 40UN (70 SQ.M. EA. APPROX)
 TOTAL: 174 UN
 PARKING UNITS: 481

AREAS (LOT SIZE)

BLOCK #	USE	AREA / SQ.M
BLOCK 6, 26, 27, 28 & 29	RESIDENTIAL / BUNGALOWS (19 UNITS)	7292.9
BLOCK 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25A	RESIDENTIAL / ROW HOUSES (115 UNITS)	30135.3
BLOCK 30	CLUB HOUSE / RECREATIONAL	2919.6
BLOCK 31	RESIDENTIAL / SENIORS HOME (130 UNITS)	7493.3
BLOCK 32	COMMERCIAL (GROUND) / RESIDENTIAL	1435.3
BLOCK 33	COMMERCIAL (GROUND) / RESIDENTIAL	1021.3
BLOCK 34	COMMERCIAL (GROUND) / RESIDENTIAL	1466.7
BLOCK 35	COMMERCIAL (GROUND) / RESIDENTIAL	1757.6
BLOCK 36	COMMERCIAL / RETAIL / GENERAL STORE	7576.8
BLOCK 37	COMMERCIAL	785.0
BLOCK 38	COMMERCIAL / RESTAURANTS	4505.5
BLOCK 39	COMMERCIAL / RESTAURANTS	4981.4
BLOCK 40	COMMERCIAL / OFFICE	2082.5
BLOCK 41	COMMERCIAL / OFFICE	1652.0
BLOCK 42	INSTITUTIONAL	9205.7
LOTS 1 TO 26	RESIDENTIAL	27598
TOTAL BUILT AREA		112118.9

BUILDING GROSS FLOOR AREA

BLOCK #	USE	No STOREYS	AREA / SQ.M
BLOCK 6, 26, 27, 28 & 29	RESIDENTIAL / BUNGALOWS (19 UNITS)	1	3705.2
BLOCK 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25A	RESIDENTIAL / ROW HOUSES (115 UNITS)	2	28910
BLOCK 30	CLUB HOUSE	2	900
BLOCK 31	RESIDENTIAL / SENIORS HOME (130 UNITS)	5	11345
BLOCK 32	COMMERCIAL (GROUND) / RESIDENTIAL	3	1042.5
BLOCK 33	COMMERCIAL (GROUND) / RESIDENTIAL	3	1042.5
BLOCK 34	COMMERCIAL (GROUND) / RESIDENTIAL	3	1042.5
BLOCK 35	COMMERCIAL (GROUND) / RESIDENTIAL	3	1042.5
BLOCK 36	COMMERCIAL / RETAIL / GENERAL STORE	1	1825
BLOCK 37	COMMERCIAL	1	398
BLOCK 38	COMMERCIAL / RESTAURANTS	1	750
BLOCK 39	COMMERCIAL / RESTAURANTS	1	695
BLOCK 40	COMMERCIAL / OFFICE	1	577.5
BLOCK 41	COMMERCIAL / OFFICE	1	577.5
BLOCK 42	INSTITUTIONAL	1	2088
TOTAL			53941.2

GROSS FLOOR AREAS (PER USE)

USE	BLOCK #	AREA	%
RESIDENTIAL / CONDO	1 TO 29 AND BLOCKS 32, 33, 34 & 35 (2ND & 3RD FLOOR)	33395.2	63.5%
RECREATIONAL	BLOCK 30	900	0.019104
RESIDENTIAL / SENIORS HOME	BLOCK 31	11345	21.9%
COMMERCIAL / RETAIL	BLOCK 32, 33, 34 & 35 (GROUND), 36 & 37	3613	4.1%
COMMERCIAL / RESTAURANTS	BLOCK 38 & 39	1445	1.1%
OFFICE	BLOCK 40, 41	1155	2.2%
INSTITUTIONAL	BLOCK 35	2088	4.0%
TOTAL		53941.2	100%

1 SILVER CREEK - PRELIMINARY SITE PLAN
 1:1000

NO.	PHASE	DESCRIPTION	DATE	BY
00	SCHEMATIC DESIGN	ISSUED FOR SITE PLAN APPROVAL	25 / 04 / 08	

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSTRUCTION MANAGER DO NOT SCALE THE DRAWINGS.

CONSULTANTS
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 SCARBOROUGH, ONTARIO M1S 4T8
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 www.sdowney.com

OWNER
TERRASAN

NOTES:

OWNER
 TERRASAN CORPORATION
 TORONTO, ONTARIO
 ARCHITECT
 STANFORD DOWNEY ARCHITECTS inc.
 TORONTO, ONTARIO

SHEET TITLE
PRELIMINARY SITE PLAN
 SILVER CREEK

SCALE 1:1000 CHECKED SDA
 DRAWN HT DATE APRIL 25, 2008
 SHEET NO. REVNO.
A100
 SDA FILE NO.: 2711 001