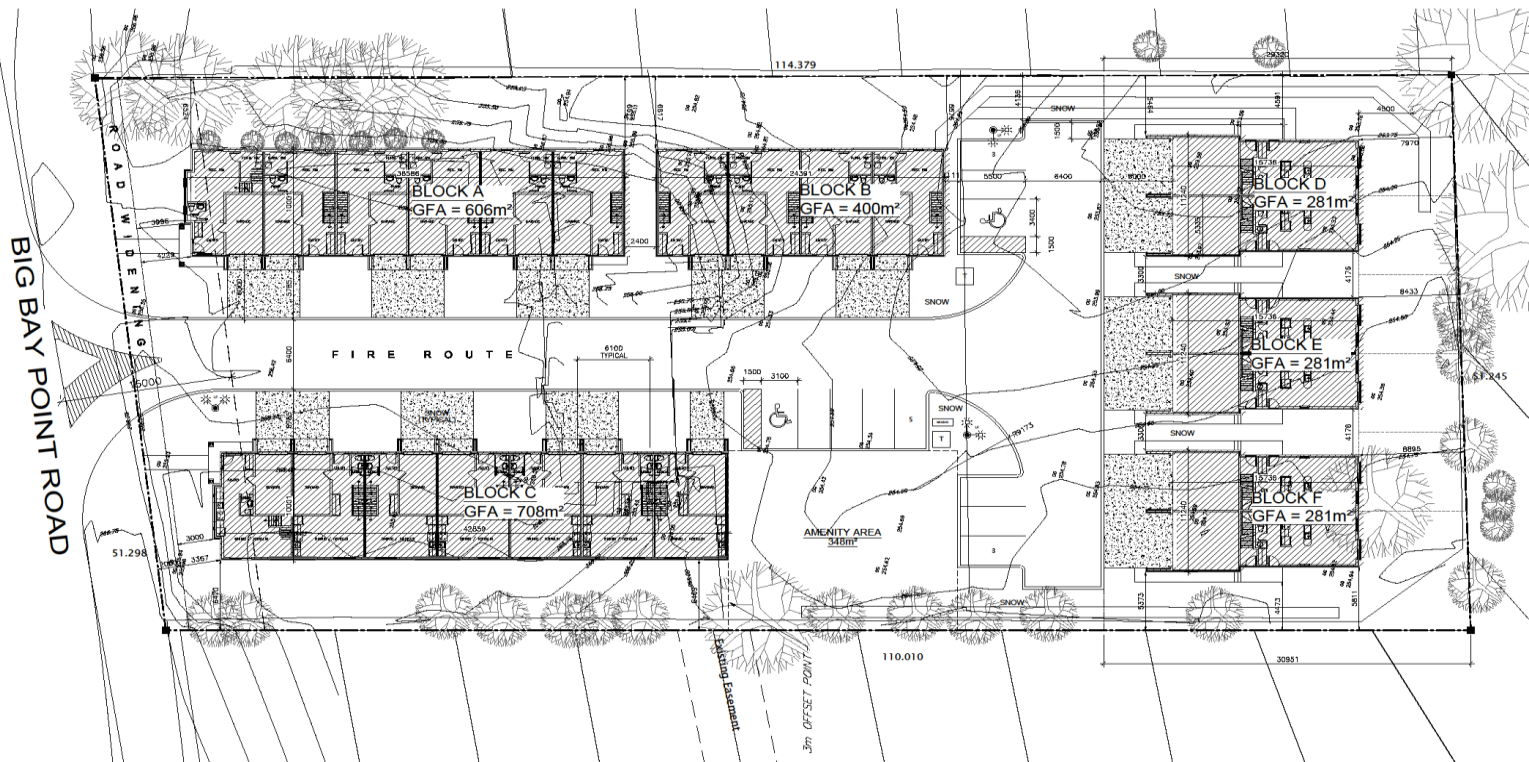








SITE PLAN
SCALE= 1:175

GFA CALCULATIONS

- BLOCK A = 606m²
- BLOCK B = 400m²
- BLOCK C = 708m²
- BLOCK D = 281m²
- BLOCK E = 281m²
- BLOCK F = 281m²

TOTAL GFA = 2557m² (FINISHED BASEMENT NOT INCLUDED)

ZONE RM2 SITE STATISTICS		
STANDARD	REQUIRED BY RM2	PROPOSED
LOT AREA (min.)	720 m ²	5731 m ²
LOT AREA after widening	720 m ²	5633 m ²
LOT FRONTAGE (min.)	21.00 m	51.29 m
FRONT YARD (min.) TO BUILDING FROM ROAD WIDENING	7.00 m	3.00 m
FRONT YARD (min.) TO BUILDING FROM EXISTING PROP. LINE	7.00 m	4.98 m
WEST SIDE YARD (min.)	1.8 m	5.37 m
EAST SIDE YARD (min.)	1.8 m	5.46 m
REAR YARD (min.)	7.00 m	9.0 m
BUILDING HT. (max.)	10.00 m	9.8 m
LOT COVERAGE (max.)	35.00 %	27.3 %
GROSS FLOOR AREA	80.00 %	2557m ² (64.6%)
No. OF UNITS		29
No. OF STORES		44
AMENITY SPACE	13m ² /unit ~ 348m ²	348 m ²
LANDSCAPE OPEN SPACE	30% (min.)	857 m ² (30%)
DENSITY/ha		50 UNITS/ha

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024.01.23
2	CLIENT REQUEST	2024.01.23
3	REV. OWNER	2024.01.23
4	DATA CALCULATIONS	2024.01.23
5	REV. OWNER	2024.01.23
6	REVISED DRAFT	2024.01.23
7	REVISED DRAFT	2024.01.23



CLIENT
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PROJECT
TOWNHOUSE PROJECT
87 BIG BAY POINT ROAD
MARKHAM, ONTARIO

PROJECT INFORMATION
PROJECT NO.: 204170
DRAWN BY: JG
CHECKED BY: JG
DATE: FEB 04 2025
SCALE: AS NOTED

SITE PLAN

A100

