



1 SITE PLAN  
SCALE: 1 : 1000

SITE STATISTICS				
ZONING		RM-1		
LOT AREA		SQ. M.	SQ. FT.	
		21,249.75	228,730	
	QTY.	BLDG. AREA (M <sup>2</sup> )	GROSS FLOOR AREA	
TOWNHOUSE BLOCK-01	8	504.00	16,275.03	
TOWNHOUSE BLOCK-02	7	441.00	14,340.05	
TOWNHOUSE BLOCK-03	8	504.00	16,275.03	
TOWNHOUSE BLOCK-04	8	504.00	16,275.03	
TOWNHOUSE BLOCK-05	6	315.00	10,171.50	
TOWNHOUSE BLOCK-06	8	504.00	16,275.03	
TOWNHOUSE BLOCK-07	6	378.00	12,206.27	
TOWNHOUSE BLOCK-08	6	378.00	12,206.27	
TOWNHOUSE BLOCK-09	6	378.00	12,206.27	
TOWNHOUSE BLOCK-10	8	504.00	16,275.03	
TOWNHOUSE BLOCK-11	8	504.00	16,275.03	
TOWNHOUSE BLOCK-12	8	587.00	19,320.41	
<b>TOTAL</b>	<b>87</b>	<b>5,481.00</b>	<b>18,443.30</b>	<b>170,981.02</b>
RATIO TO LOT (%)		<b>0.26</b>	<b>0.774</b>	
SETBACKS		REQUIRED	PROVIDED	
FRONT YARD		7.50	3.00	
REAR YARD		7.50	3.50	
EXTERIOR SIDE YARD		4.00	3.00	
INTERIOR SIDE YARD		3.50		
LOT DATA				
MINIMUM TOWNHOUSE LOT SIZE		185.0m <sup>2</sup>	148.0m <sup>2</sup> (min)	
MAX. BLDG. AREA %		35% (84.75m <sup>2</sup> )	43% (83.00m <sup>2</sup> )	
MAX. GFA %		55% (101.75m <sup>2</sup> )	128% (189.00m <sup>2</sup> )	
BUILDING HEIGHT TO ROOF (AT 3 STOREYS)			13.00m	



2 SITE MAP  
SCALE: 1 : 1000

SITE LEGEND	
	PROPERTY LINE
	BLDG. SETBACK LINE
	STREET SIGN
	FIRE ACCESS ROUTE
	DRIVE ROUTE DIRECTION
	PEDESTRIAN CROSSWALK
	COMMUNITY MAILBOX
	EXISTING GRADE
	PROPOSED GRADE
	% SLOPE & DIRECTION
	ELEVATION/BURN
	CAR PARKING SPACE (2.75 x 6.20 M)
	CAR PARKING SPACE BARRIER-FREE PARKING SPACE

NO.	DESCRIPTION / ISSUE / REVISION	DATE	BY
3	ISSUED FOR ZONING APPLICATION (REV. 3)	2024/04/20	AS
2	ISSUED FOR ZONING APPLICATION (REV. 1)	2024/06/15	AS
1	ISSUED FOR ZONING APPLICATION	2023/07/17	AS
ND	DESCRIPTION / ISSUE / REVISION	YYYY.MM.DD	BY

DRAWINGS ARE NOT TO BE SCALED.  
THIS DRAWING WAS PREPARED FOR SPECIFIC USE OF THE PROJECT AND SITE LISTED IN THIS DRAWING AND IS NOT SUITABLE FOR USE ON DIFFERENT PROJECT OR SITE.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO EXECUTION. ONLY ANNOTATED DIMENSIONS ARE TO BE USED. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION FOR THIS PROJECT.

Project: VERULAM TOWNHOUSES  
SITE DEVELOPMENT  
139 VERULAM SOUTH  
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LAZ DEVELOPMENTS INC.

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