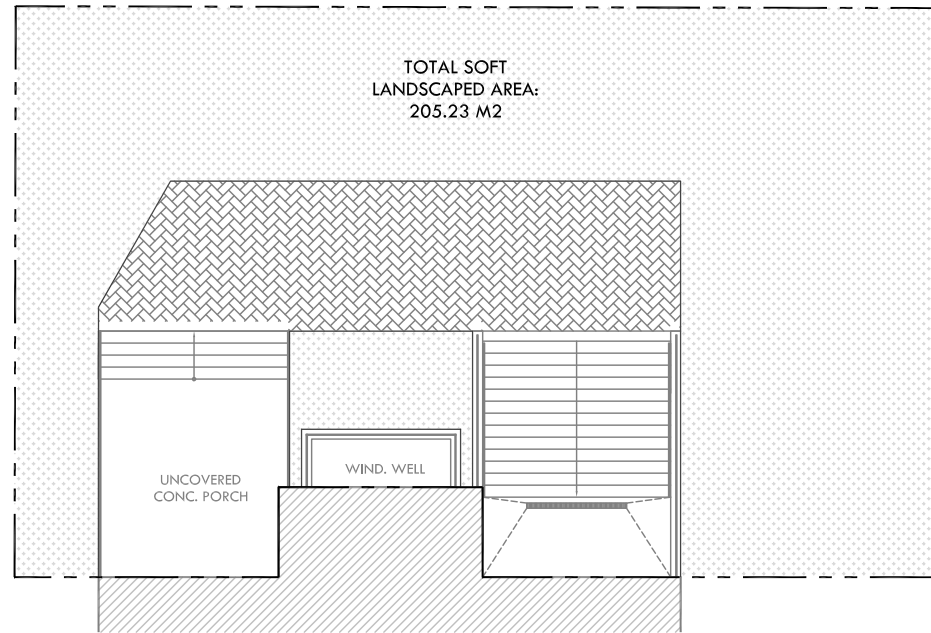
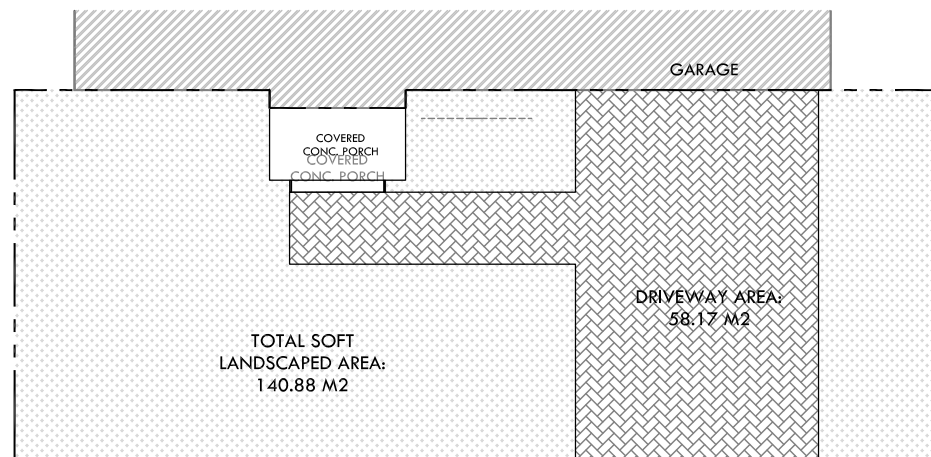


18 CANADIANA DR.



TOTAL REAR YARD AREA:	3,531.16 S.F.	328.06 M2
PROPOSED SOFT LANDSCAPING:	2,222.57 S.F.	206.48 M2
PERCENTAGE OF SOFT LANDSCAPING:		62.94 %

TOTAL FRONT YARD AREA:	2362.47 S.F.	219.48 M2
PROPOSED SOFT LANDSCAPING:	1516.41 S.F.	140.88 M2
PERCENTAGE OF SOFT LANDSCAPING:		64.19 %



18 CANADIANA DR. MARKHAM

SITE STATISTICS ZONING BYLAW SUMMARY

MARKHAM BY-LAW #2024-19	
ZONE	RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)
MAX. LOT COVERAGE	35%
MAX. MAIN BLD. COVERAGE	30% OF THE LOT AREA FRO THE FIRST STOREY, AND 20% OF THE LOT AREA FOR ANY STOREY ABOVE THE FIRST.
MAX. OUTSIDE WALL HEIGHT	7.0 METERS ABOVE, ANY OTHER ARCHITECTURAL FEATURE OR ROOF STRUCTURE WITH A PITCH OF LESS THAN 25 DEGREES, CAN PROJECT A MAXIMUM OF 1.0 METRE ABOVE THE MAXIMUM
FRONT YARD SB:	THE AVERAGE FRONT YARD SETBACK OF THE NEIGHBOURING LOTS
REAR YARD SB:	7.5 M
SIDE YARD SB:	1.8 M PROVIDED MINIMUM COMBINED INTERIOR SIDE YARDS ON BOTH SIDES ARE THE GREATER OF 4.0 M, OR 25% OF THE LOT WIDTH.

LOT AREA:	9,756.47 SF	906.41 M2	
PROP'D. GFA			
GROUND FLOOR:	2,345.90 S.F.	217.94 M2	
SECOND FLOOR:	2,574.68 S.F.	239.20 M2	
TOTAL GFA:	4,920.58 S.F.	457.14 M2	
BASEMENT FLOOR:	2,379.60 S.F..	221.07 M2	
LOT COVERAGE:	3,231.41 S.F.	300.21 S.F.	33.12 %
INCLUDES: UNEXCAVATED FRONT PORCH + STEPS AND, UNEXCAVATED REAR LOGGIA + STEPS			
EXCLUDES: BASEMENT WALKOUT AND WINDOW WELLS			
MAIN BUILDING COVERAGE:			
SECOND FLOOR:	2,629.65 S.F.	244.30 S.F.	26.95 %
PROP. OUTSIDE WALL HEIGHT	AS SHOWN		
PROP. LOT DEPTH:	AS SHOWN		
INDOOR PARKING:	2 SPACES PROVIDED		

3" WIDE BY 5" TALL BLANK SPACE FOR CITY OF MARKHAM'S STAMP

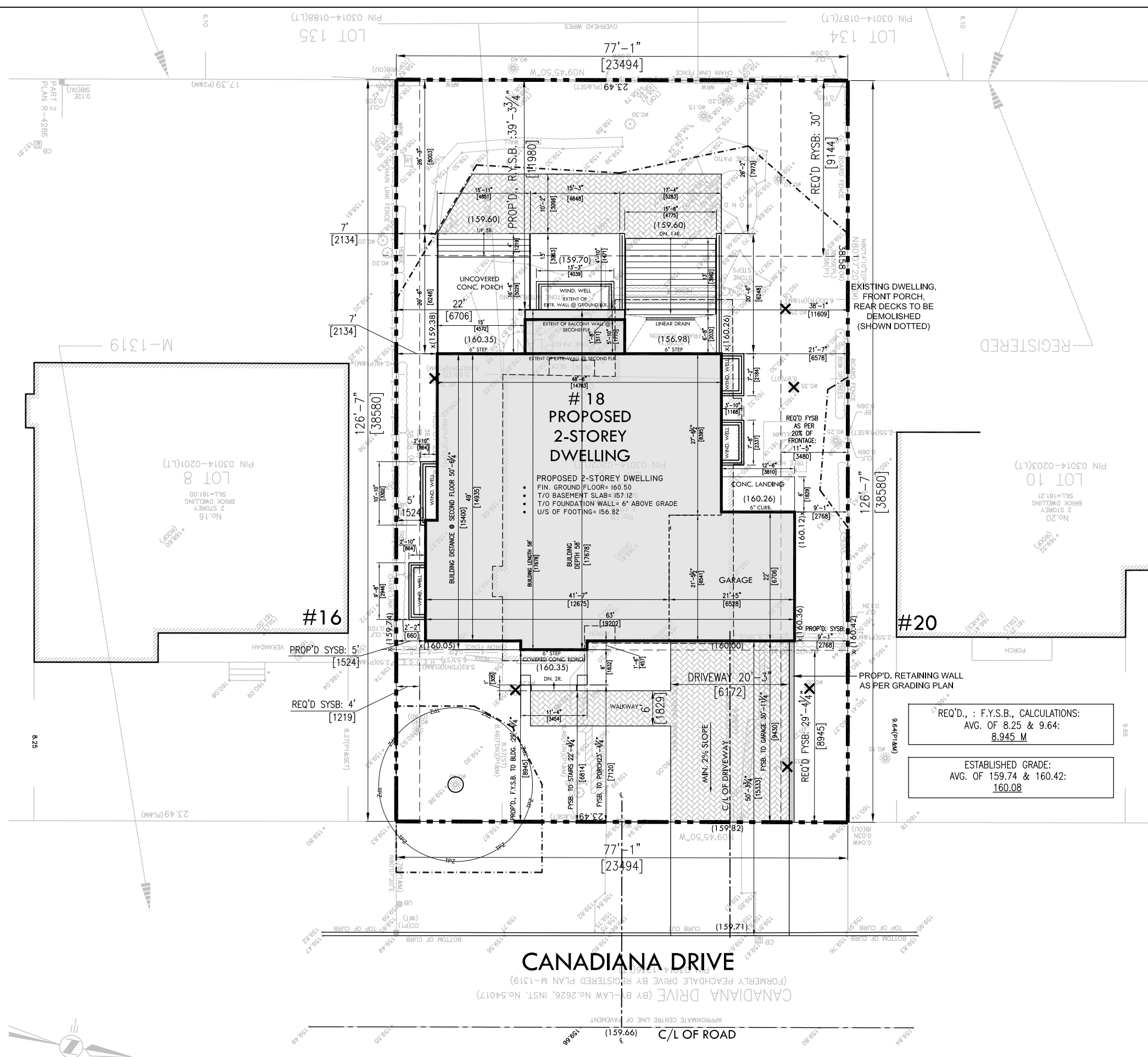
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10	JAN. 06, 2025	FOR CLIENT SIGN-OFF & RE-ISSUED FOR ZPR	S.Z.
11	JAN. 29, 2025	ISSUED FOR COA	S.Z.

Project Title:
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Scale:	N.T.S.	Sheet no:	A0
Sheet Title:			
SITE STATS			



3" WIDE BY 5" TALL BLANK SPACE FOR CITY OF MARKHAM'S STAMP

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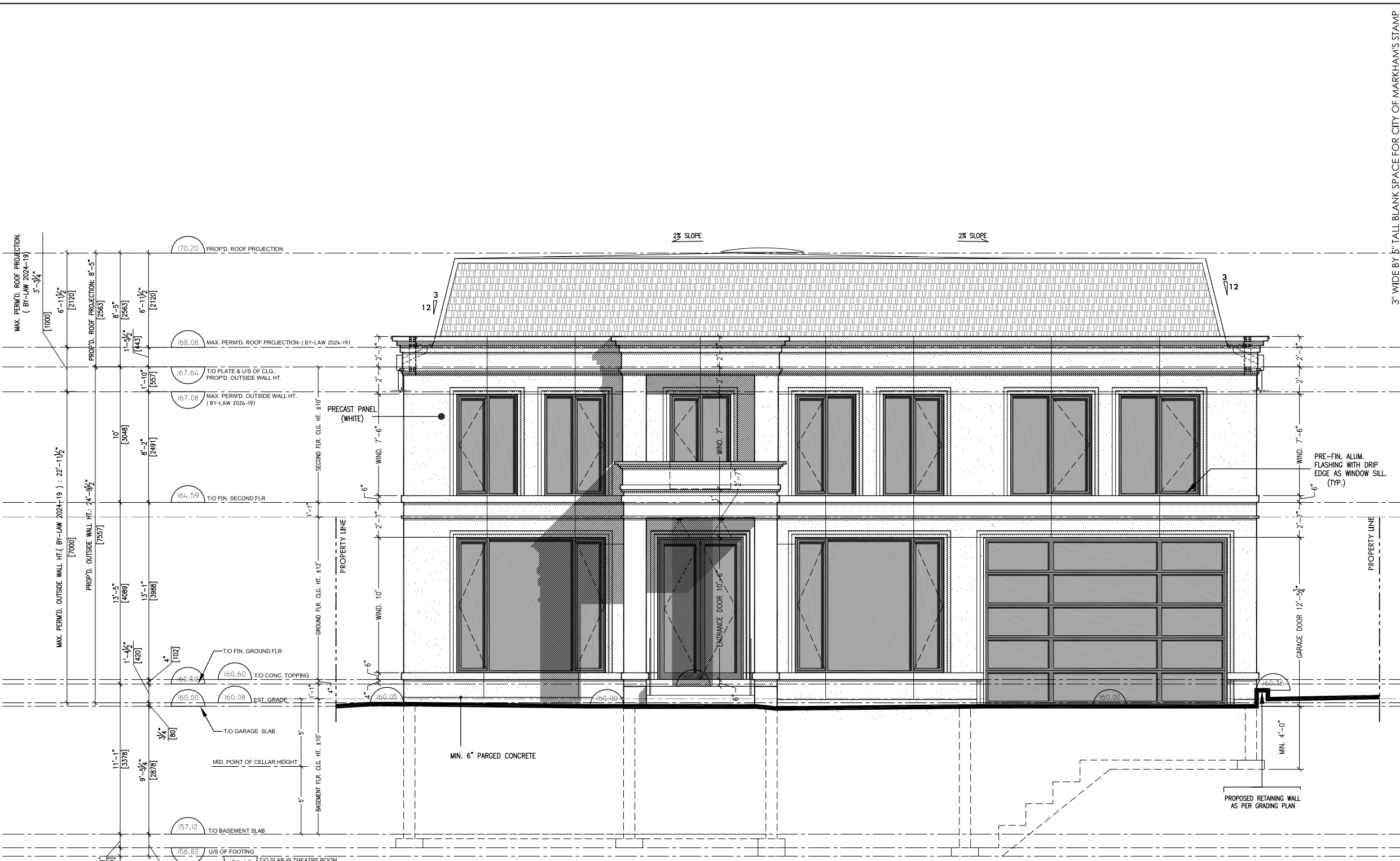
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Scale: 1/18" = 1'-0"

Sheet Title:
SITE PLAN

Sheet no:
A1



3" WIDE BY 5" TALL BLANK SPACE FOR CITY OF MARKHAM'S STAMP

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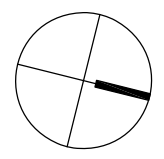
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Scale: 1/8" = 1'-0"
 Sheet Title:
**FRONT(EAST)
 ELEVATION**



Sheet no:
A6



3" WIDE BY 5" TALL BLANK SPACE FOR CITY OF MARKHAM'S STAMP

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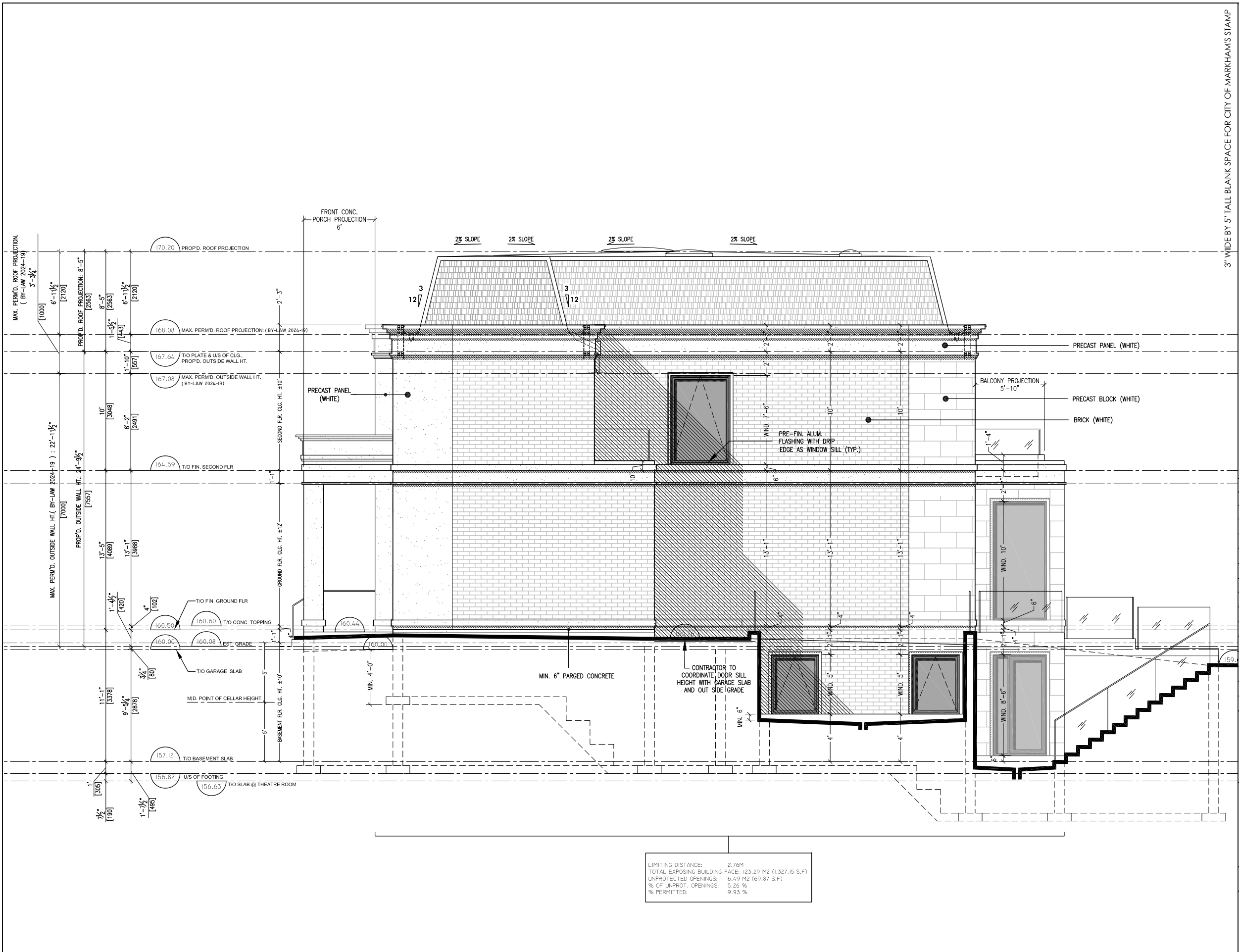
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Scale: 1/8" = 1'-0"	Sheet no: A7
Sheet Title: REAR (WEST) ELEVATION	



3" WIDE BY 5" TALL BLANK SPACE FOR CITY OF MARKHAM'S STAMP

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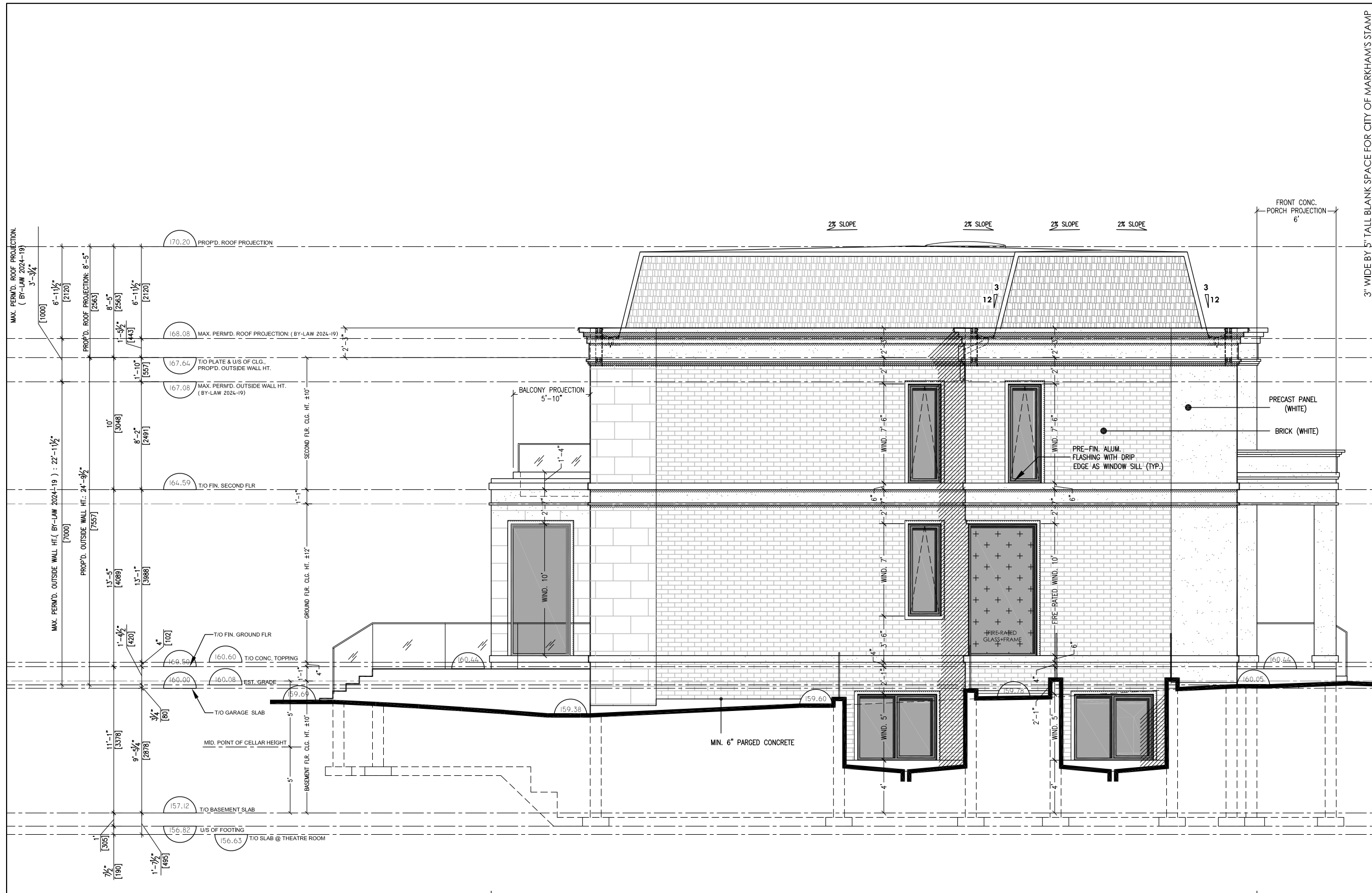
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LIMITING DISTANCE: 2.76M
 TOTAL EXPOSING BUILDING FACE: 123.29 M2 (1,327.15 S.F.)
 UNPROTECTED OPENINGS: 6.49 M2 (69.87 S.F.)
 % OF UNPROT. OPENINGS: 5.26 %
 % PERMITTED: 9.93 %

Scale: 1/8" = 1'-0"
 Sheet Title:
**SIDE (NORTH)
 ELEVATION**

Sheet no:
A8



3" WIDE BY 5" TALL BLANK SPACE FOR CITY OF MARKHAM'S STAMP

LIMITING DISTANCE: 1.52M
 TOTAL EXPOSING BUILDING FACE: 133.98 M² (1,442.16 S.F.)
 UNPROTECTED OPENINGS: 10.51 M² (113.19 S.F.)
 % OF UNPROT. OPENINGS: 7.84 %
 % PERMITTED: 7.09 %

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Scale: 1/8" = 1'-0"

Sheet Title:
 SIDE(SOUTH)
 ELEVATION

Sheet no:
A9