

SITE STATISTICS				
3051 COURTYCE ROAD, CLARINGTON				
OBC BUILDING CLASSIFICATION	GROUP C, RESIDENTIAL OCCUPANCIES			
	Area (Sq. M.)	Area (Ha.)	Area (Sq. Ft.)	Area (Acre)
SUBJECT LAND	15,918.21	1.59	171,342.19	3.93
AREA FOR ROAD WIDENING (COURTYCE RD)	570.98	0.06	6,145.98	0.14
AREA DEDICATED FOR WET LANDS	5,716.61	0.57	61,533.08	1.41
REMAINING LOT FOR DEVELOPMENT	9,630.62	0.96	103,663.13	2.38
POTL	6,279.10	0.63	67,587.67	1.55
COMMON AREAS	3,352.52	0.33	36,086.22	0.83

LOT CALCULATIONS (POTL)			
3051 COURTYCE ROAD, CLARINGTON			
LOT COVERAGE (BUILDINGS 1-8)	Area (Sq. M.)	Area (Sq. Ft.)	Percentage
DRIVEWAYS	3,115.37	33,533.56	49.61%
LANDSCAPE (INCLUDING WALKWAYS)	734.49	7,906.98	11.70%
TOTAL	6,279.10	67,587.67	38.68%

LOT CALCULATIONS (COMMON AREAS)			
3051 COURTYCE ROAD, CLARINGTON			
LANEWAYS & VISITORS PARKING	Area (Sq. M.)	Area (Sq. Ft.)	Percentage
SIDEWALKS	2,199.37	23,673.82	67.71%
PARKETTE	377.83	4,066.93	11.63%
BUFFER / LANDSCAPE	340.57	3,665.86	10.48%
TOTAL	3,301.77	35,566.61	10.18%

DENSITY			
3051 COURTYCE ROAD, CLARINGTON			
TOTAL RESIDENTIAL UNITS (3-STORY TOWNS)	43		
NUMBER OF UNITS / APP. FLOOR AREA	Units	Total (Sq. M.)	Area (Sq. Ft.)
5.80 M. WIDE UNITS (DUAL FRONTAGE TOWNS)	4	727.68	7,832.68
BUILDING 2	5	909.60	9,790.85
6.00 M. WIDE UNITS (STANDARD TOWNS)	6	1,134.72	12,214.02
BUILDING 3	6	1,134.72	12,214.02
5.50 M. WIDE UNITS (STANDARD TOWNS)	5	855.65	9,210.14
BUILDING 5	6	1,026.78	11,052.17
BUILDING 6	5	855.65	9,210.14
BUILDING 7	6	1,026.78	11,052.17
BUILDING 8	6	1,026.78	11,052.17
TOTAL	43	7,671.58	82,576.20
GROSS FLOOR AREA (APPROXIMATE)			
DENSITY (UNITS PER HECTARE)	44.79		
FLOOR AREA RATIO (FAR)	0.80		
PARKING SPACES	REQUIRED	PROVIDED	
DWELLING UNITS (2 SPACES PER UNIT)	86	86	
VISITORS PARKING (0.25 SPACE PER UNIT)	10.75	11	
TOTAL	96.75	97	

The Architect does not retain the consultants and therefore is not responsible for the accuracy of the survey, structural, mechanical, electrical, etc., engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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no.	date	revisions	by
1	NOV. 23, 2023	1ST SUBMISSION	RO



client: Courtice Glade General Partnership Ltd

project title: PROPOSED RESIDENTIAL DEVELOPMENT
3051 COURTYCE ROAD CLARINGTON, ON

sheet title: CONCEPT SITE PLAN

scale	project no.
date: NOVEMBER 2023	W-2678
drawn by: RO	checked by: BM
date plotted	drawing no.
date printed	SP-01

CONCEPT SITE PLAN
SCALE 1:300 METRES