

STATISTICS

LOT AREA	APPROXIMATE 2.64HA (6.52 ACRES)
ZONING BY-LAW	CITY OF VAUGHAN, BY-LAW 1-R8 & BY-LAW XXX-2017
EXISTING ZONE	TBD
PROPOSED ZONE	RT1 (H)
ZONING CHART:	
1. BUFFER FOR RETAINING WALL = 888 SQ M (0.083 HA)	
2. NET AREA: 2.59 HA (6.33 ACRES)	

STANDARD	PROPOSED	BY-LAW REQUIREMENT (RT1 ZONE)
LOT AREA	±1,200 SQ.M PER UNIT	MIN. 162 sq.m
LOT FRONTAGE	9.6 m	MIN. 6m / UNIT
BUILDING HEIGHT	12.0m	MAX. 11.0 m
LOT DEPTH	22.0 m	MIN. 27m
FRONT YARD	4.5 m	MIN. 4.5 m
EXTERIOR SIDE YARD	1.2 m	MIN. 1.2 m
INTERIOR SIDE YARD	1.2 m	MIN. 1.2 m
REAR YARD	5.0 m	MIN. 7.5 m

PARKING	
TYPE A	204
TYPE B	28
TYPE C	20

RESIDENTIAL PARKING REQ.	252	20 SPACES PER UNIT X 68=136
VISITOR PARKING REQ.	19	0.25 SPACES PER UNIT X 68=17
TOTAL	271	153

DENSITY	
68 UNITS / 6.53 ACRE NET AREA = 10.74 UNITS PER ACRE	
68 UNITS / 2.66 HECTARE NET AREA = 25.56 UNITS PER HECTARE	

UNIT MODEL		COVERAGE (including porch)	G.F.A.	# OF UNITS
3101 - TYPE B - INT		103 sq m	176 sq m	2
3101 - TYPE B - END		106 sq m	179 sq m	9
3102 - TYPE A - INT.		120 sq m	203 sq m	9
3102 - TYPE A - END		121 sq m	206 sq m	8
3103 - TYPE A - INT.		126 sq m	209 sq m	21
3103 - TYPE A - END		128 sq m	213 sq m	8
3104 - TYPE C - END		124 sq m	174 sq m	7
3105 - TYPE C - END		121 sq m	161.5 sq m	3
SPECIAL UNIT - MOD*		155 sq m	269 sq m	1
TOTAL			68	



HUNT

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GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONT.

DATE: 1/25/20

217014-SP-PLAN 202018

SP-1

