

STATISTICS

LOT AREA		APPROXIMATE 2.64HA (6.52 ACRE)	
ZONING BY-LAW		CITY OF VAUGHAN , BY-LAW 1-88 & BY-LAW XXXX-2017	
EXISTING ZONE		TBD	
PROPOSED ZONE		RT1(H)	
1. BUFFER FOR RETAINING WALL= 838 SQ M (0.083 HA)			
2. NET AREA: 2.56 HA (6.33 ACRE)			
ZONING CHART:			
STANDARD	PROPOSED	BY-LAW REQUIREMENT (RT1 ZONE)	
LOT AREA	+/- 230 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. 4.5 m	
INTERIOR SIDE YARD	1.2 m	MIN. 1.2 m END UNIT	
REAR YARD	5.0 m	MIN. 7.5 m	
PARKING			
TYPE A	204		
TYPE B	28		
TYPE C	20		
RESIDENTIAL PARKING REQ.	252	2.0 SPACES PER UNIT x 68=136	
VISITOR PARKING REQ.	19 (INCL. 1 ACCESSIBLE SPACE)	0.25 SPACES PER UNIT x 68=17	
TOTAL	271	153	
DENSITY			
68 UNITS / 6.33 ACRE (NET AREA)= 10.74 UNITS PER ACRE			
68 UNITS / 2.56 HECTARE (NET AREA)= 26.56 UNITS PER HECTARE			
UNIT MIX			
UNIT MODEL	# OF UNITS	G.F.A.	
3101 - TYPE 'B' - INT	2	176 sq m	
3101 - TYPE 'B' - END	9	179 sq m	
3102 - TYPE 'A' - INT.	9	203 sq m	
3102 - TYPE 'A' - END	8	206 sq m	
3103 - TYPE 'A' - INT.	21	209 sq m	
3103 - TYPE 'A' - END	8	213 sq m	
3104 - TYPE 'C' - END	7	174 sq m	
3105 - TYPE 'C' - END	3	161.5 sq m	
SPECIAL UNIT - MOD*	1	269 sq m	
TOTAL	68	13503 sq m	
COVERAGE (INCL. PORCHES)			
BLOCK 1	371.43 m2	BLOCK 10	517.14 m2
BLOCK 2	507.06 m2	BLOCK 11	383.64 m2
BLOCK 3	356.41 m2	BLOCK 12	349.60 m2
BLOCK 4	660.95 m2	BLOCK 13	258.86 m2
BLOCK 5	654.50 m2	BLOCK 14	512.54 m2
BLOCK 6	486.63 m2	BLOCK 15	508.19 m2
BLOCK 7	522.74 m2	BLOCK 16	646.74 m2
BLOCK 8	403.84 m2	BLOCK 17	655.62 m2
BLOCK 9	383.64 m2	BLOCK 18	598.22 m2
		TOTAL	8777.75 m2 (33.4%)
CONDO ROAD AREA (INCL. SIDEWALKS & CURBS)			
5707.46 m2 (21.7%)			
LANDSCAPE AREA			
9708.62 m2 (36.9%)			