

SITE STATISTICS

1. ZONING:

MR-12

2. SITE AREA:

10,751.60 sq.m. (1.08 ha) 2.66 Acres

3. TOTAL NUMBER OF UNITS:

3 STOREY TOWNS - 5.51mX13.45m = 28 UNITS
3 STOREY TOWNS END - 5.61mX13.33m = 16 UNITS
3 STOREY DUAL FRONTAGE TOWNS - 5.21mX19.45m = 6 UNITS
3 STOREY DUAL FRONTAGE TOWNS END - 5.61mX19.45m = 2 UNITS

TOTAL NUMBER OF UNITS: 52 UNITS

TOTAL NUMBER OF BLOCKS: 9

4. LOT COVERAGE:

PROPOSED LOT COVERAGE = 40%

3 STOREY TOWNS: 77.55 S.M. (834 SQ.FT.) X 28 = 2171.40 S.M. (23373 SQ.FT.)
3 STOREY TOWNS END: 79.38 S.M. (864 SQ.FT.) X 16 = 1270.08 S.M. (13671 SQ.FT.)
3 STOREY DUAL FRONTAGE TOWNS: 101.14 S.M. (1089 SQ.FT.) X 6 = 606.84 S.M. (6532 SQ.FT.)
3 STOREY DUAL FRONTAGE TOWNS END: 109.11 S.M. (1174 SQ.FT.) X 2 = 218.22 S.M. (2349 SQ.FT.)
TOTAL COVERAGE: 4266.54 S.M. (45926 SQ.FT.)

5. GROSS FLOOR AREA:

3 STOREY TOWNS: 202.53 S.M. (2180 SQ.FT.) X 28 = 5670.84 S.M. (61040 SQ.FT.)
3 STOREY TOWNS END: 213.68 S.M. (2300 SQ.FT.) X 16 = 3418.88 S.M. (36800 SQ.FT.)
3 STOREY DUAL FRONTAGE TOWNS: 232.26 S.M. (2500 SQ.FT.) X 6 = 1393.56 S.M. (15000 SQ.FT.)
3 STOREY DUAL FRONTAGE TOWNS END: 250.84 S.M. (2700 SQ.FT.) X 2 = 501.68 S.M. (5400 SQ.FT.)
TOTAL G.F.A.: 10994.86 S.M. (118240 SQ.FT.)

6. FLOOR SPACE INDEX (FSI):
PROPOSED FSI = 1.02

7. DENSITY:

52 UNITS / 1.08ha = 48.18 UNITS PER HECTARE
52 UNITS / 2.66 Acres = 19.55 UNITS PER ACRE

8. PARKING:

REQUIRED (1.40 PER UNIT + 0.30 VISITOR PER UNIT)
VISITOR = 16 SPACES (30% OF SPACES PER UNIT)
RESIDENT = 72 SPACES PROPOSED
88 SPACES TOTAL MINIMUM REQUIRED SPACES

RESIDENT PARKING PROVIDED:

GARAGE SPACES = 52
DRIVEWAY SPACES = 52
TOTAL SURFACE PARKING = 104 SPACES

VISITOR PARKING PROVIDED:

SURFACE PARKING = 16 SPACES

TOTAL PARKING PROVIDED:

104 + 16 = 120 SPACES

MIN. INT. GARAGE DIMENSION:

2.7m x 5.4m (8'-11" x 17'-9")

KEY MAP



NOT TO SCALE



18' TOWNS

BLOCK 188 PLAN 43M-17209

EX. WOOD PRIVACY FENCE (SEE LANDSCAPE DIMS.)

ROYTON STREET

PART 153, PLAN 43R-32342

PART 159, PLAN 43R-32342

FUTURE CLUSTER HIGH DENSITY RESIDENTIAL

FUTURE RESIDENTIAL

BLOCK 10 (STREET WIDENING)

BLOCK 4 DUAL FRONTAGE TOWNS

1703 A CORNER

1703 A

1702 A

1701 A

1701 A

1702 A

1703 A

1703 A

1703 A

1703 A

1703 A

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N38°33'40"E

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FUTURE CLUSTER HIGH DENSITY RESIDENTIAL

FUTURE RESIDENTIAL

BLOCK 10 (STREET WIDENING)

BLOCK 4 DUAL FRONTAGE TOWNS

1703 A CORNER

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N38°33'40"E

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FUTURE CLUSTER HIGH DENSITY RESIDENTIAL

FUTURE RESIDENTIAL

BLOCK 10 (STREET WIDENING)

BLOCK 4 DUAL FRONTAGE TOWNS

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