

LOT AREA		APPROXIMATE 3112.12 m ² (3.11HA / 7.69 ACRES)	
ZONING BY-LAW		CITY OF VAUGHAN - BY-LAW 1-88 & BY-LAW XXXXX-2017	
EXISTING ZONE		RTD	
PROPOSED ZONE		R1(1)	
1. SURVEY AREA = 3192.81 m ² (0.37 HA / 15.93 ACRES)			
2. NET AREA = 2734.30 m ² (2.73 HA / 6.76 ACRES)			
ZONING CHART:			
STANDARD	PROPOSED	BY-LAW REQUIREMENT (RT1 ZONE)	
LOT AREA	+/- 230 sqm per UNIT	MIN. 182 sqm	
LOT FRONTAGE	9.6 m	MIN. 6m / 6m	
BUILDING HEIGHT	11.0m	MAX. 11.5 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	3.0 m	MIN. 7.5 m	
PARKING			
TYPE A	204		
TYPE B	28		
TYPE C	292		
RESIDENTIAL PARKING REQ.	16 (INCL. 1 ACCESSIBLE SPACE)	2.0 SPACES PER UNIT x 68=136	
VISITOR PARKING REQ.	16	0.23 SPACES PER UNIT x 68=16	
TOTAL	288	152	
DENSITY			
68 UNITS / 7.69 ACRES (NET AREA) = 8.84 UNITS PER ACRE			
68 UNITS / 3.11 HECTARE (NET AREA) = 21.86 UNITS PER HECTARE			
UNIT MIX			
UNIT MODEL	# OF UNITS	G.F.A.	
3101 - TYPE S - INT	2	176 sqm	
3101 - TYPE S - END	8	179 sqm	
3102 - TYPE W - INT	9	203 sqm	
3102 - TYPE W - END	8	206 sqm	
3103 - TYPE W - INT	21	209 sqm	
3103 - TYPE W - END	8	213 sqm	
3104 - TYPE C - END	7	174 sqm	
3105 - TYPE C - END	3	161.5 sqm	
SPECIAL UNIT - MOD*	1	289 sqm	
TOTAL	68	1553 sqm	
COVERAGE			
BLOCK 1	727.18 m ²	BLOCK 10	380.14 m ²
BLOCK 2	500.22 m ²	BLOCK 11	343.14 m ²
BLOCK 3	662.04 m ²	BLOCK 12	253.96 m ²
BLOCK 4	649.05 m ²	BLOCK 13	592.31 m ²
BLOCK 5	478.26 m ²	BLOCK 14	501.65 m ²
BLOCK 6	516.29 m ²	BLOCK 15	639.26 m ²
BLOCK 7	398.57 m ²	BLOCK 16	648.05 m ²
BLOCK 8	380.27 m ²	BLOCK 17	595.68 m ²
BLOCK 9	512.55 m ²		
TOTAL		8687.82 m ² (27.9%)	
CONDO ROAD AREA (INCL. SIDEWALKS & CURBS)			
5853.45 m ² (15.8%)			
LANDSCAPE AREA			
11031.83 m ² (35.5%)			
AMENITY SPACE			
PUBLIC = 423.56 m ²		PRIVATE = 5105.48 m ²	
TOTAL = 5639.04 m ² (17.8%)			
COVERAGE (INCL. PORCHES)			
CONDO ROAD AREA (INCL. SIDEWALKS & CURBS)		8687.82 m ² (27.9%)	
LANDSCAPE AREA		11031.83 m ² (15.8%)	
AMENITY SPACE		11031.83 m ² (35.5%)	
PUBLIC		423.56 m ² (1.4%)	
PRIVATE		5105.48 m ² (16.4%)	
TOTAL		11031.83 m ² (100%)	

1	EXPERIMENTAL	1	RESEARCH
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100	1	100	1