

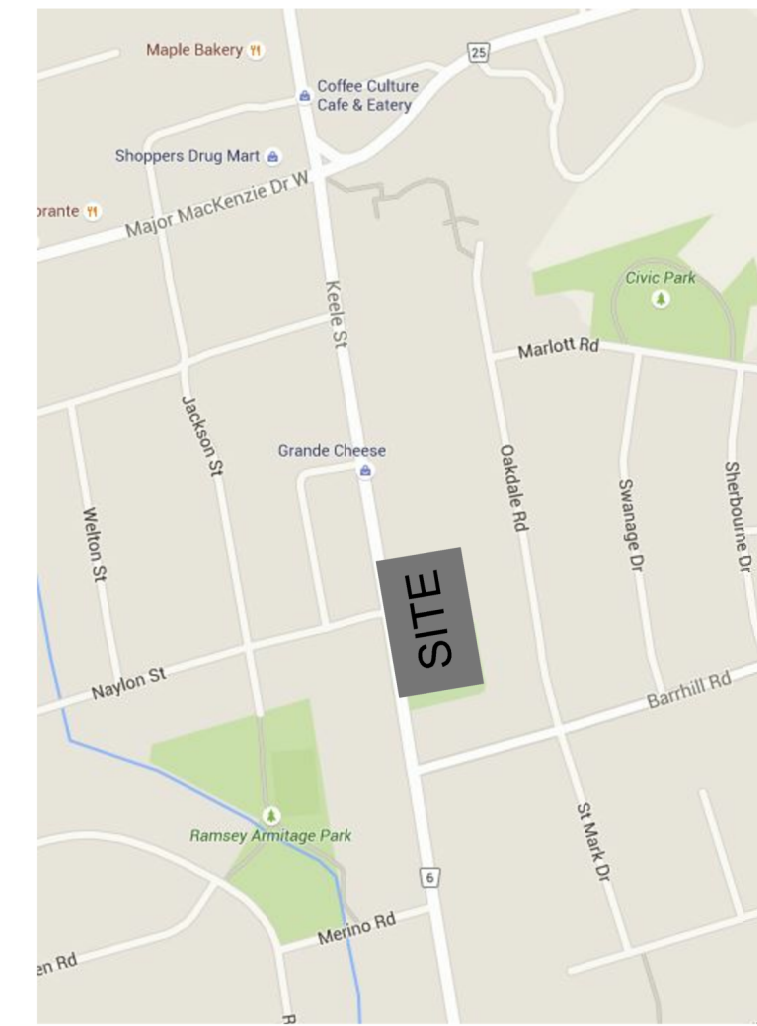
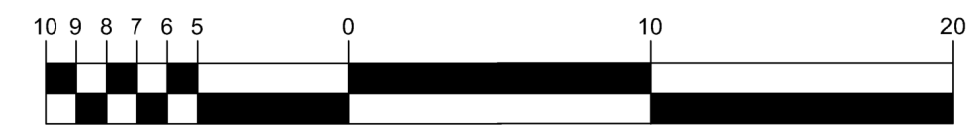
6 x 3 STOREY TOWNS
(LOTS 10-15 @ 1780 - 2180 SF)

2 x 3 STOREY SEMI'S
(LOTS 8-9 @ 1780 - 2180 SF)

5 x 3 STOREY REAR LANE TOWNS
(LOTS 3-7 @ 2530 - 2870 SF)

2 x 3 STOREY REAR LANE SEMI'S
(LOTS 1-2 @ 2530 - 2870 SF)

INDIVIDUAL LOT STATISTICS			
Lot #	Lot Area (m2)	Lot Frontage (m)	Lot Depth (m)
1	260.51	9.79	27.79
2	215.46	8.10	23.58
3	204.03	8.20	21.48
4	157.14	6.10	25.66
5	155.65	6.10	25.14
6	154.16	6.10	25.17
7	195.34	7.81	24.85
8	193.98	7.77	24.37
9	195.25	7.80	25.06
10	192.57	7.92	24.33
11	133.46	5.49	24.33
12	212.82	8.75	24.33
13	184.45	7.92	23.05
14	125.51	5.49	22.69
15	196.05	8.75	22.13

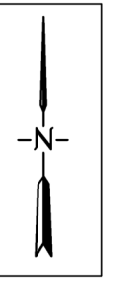


KEY MAP
N.T.S.

TRUE NORTH



PROJECT NORTH

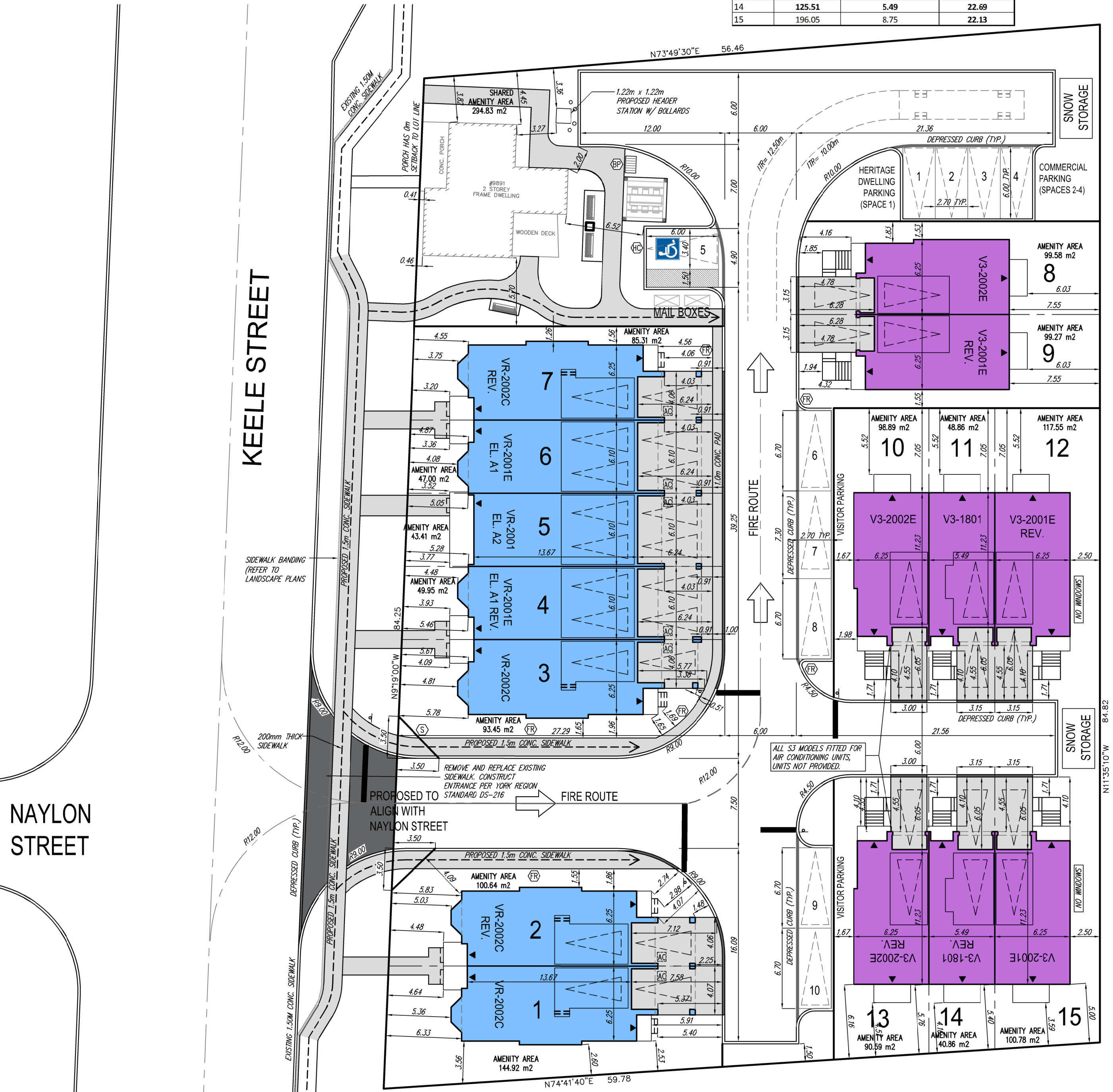


LEGEND

- NO PARKING PERMIT SIGN
- DISABLED PARKING PERMIT SIGN
- NO PARKING FIRE ROUTE SIGN
- BICYCLE PARKING DIRECTIONAL SIGN
- STOP SIGN
- BICYCLE/PEDESTRIAN CONNECTIONS
- AIR CONDITIONING UNITS LOCATED WITHIN OUTDOOR LIVING SPACE ON THE SECOND FLOOR ABOVE REAR DRIVEWAYS (REFER TO FLOOR PLANS FOR DETAILS)

STATISTICS
PART OF LOT 19 AND PART OF WEST 1/2 OF LOT 20, CONCESSION 3
9869/9891 KEELE STREET
CITY OF VAUGHAN
BY-LAW NO. 1-88

By-Law Standard	RT1 Zone	Proposed Exception to RT1 Zone
Frontage	Must be on public street	Permit internal units to front onto private condominium road
Permitted Uses	Street Townhouse Dwelling	3 Freehold Townhouse blocks, 11 total units fronting on a private common element road; and 2 Semi-Detached Dwellings, 4 total units fronting on a private common element road Existing heritage dwelling converted to ground floor commercial and second floor residential Dwelling, Semi-Detached: means a semi-detached dwelling in which each dwelling unit is situated on its own lot, which lot fronts onto a public street or road Dwelling, Street Townhouse: means a townhouse dwelling unit situated on it's own lot, which lot fronts onto a public street or private road Heritage Dwelling ground floor commercial permitted uses: - Business/Professional Office (excluding the Office of a regulated Health Professional or Veterinarian) - Retail Store - Personal Service Shop - Studio - Service or Repair Shop, limited only to the servicing or repairing of small household appliances and home computers; and
Maximum Units in a Row	6 units	5 units
Floor Space Index	1.25	Site Area = 4891 m2, GFA = 3745.68 m2 FSI = 0.77
Minimum Lot Frontage	6.0 m	5.49 m
Minimum Front Yard	4.5 m	Heritage Dwelling: 0.40 m. (to recognize existing condition) Townhouses and Semi-detached: 4.5 m (3.75m to Bay window)
Minimum Rear Yard	7.5m	Rear Lane Towns: 0.50m (rear wall 3.3m) 3 Storey Towns: 5.0m Rea Lane Semi-detached: 1.4m Semi-detached: 6.0m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Exterior Side Yard	4.5 m	1.50 m
Minimum Lot Depth	37 m	21 m
Minimum Lot Area	162 m2/unit	125 m2
Minimum Soil		
Landscaping in Front or Exterior Yard	60%	Not required
Landscaped Strip Abutting Street	6.0m along lot line abutting street	Heritage Dwelling: 0.40 m. (to recognize existing condition) Units 1-7 Fronting Keele St.: 4.5m
Minimum Amenity Area	Heritage Dwelling x 28 Units = 55 m2 15 x 38 Units (@ 90m2) = 1350 m2 Total = 1405 m2	1555.89 m2
Parking	11 Townhouse dwellings x 2.0 spaces = 22 spaces 4 Semi-Detached dwellings x 2.0 spaces = 8 spaces Heritage Dwelling Unit = 1 space Heritage Commercial (90m2) x 3.0 spaces per 100(m2) = 3 spaces Visitors 0.25 x 16 = 4.0 spaces Total = 38 spaces	Townhouse Dwellings - 28 spaces Semi-Detached - 8 spaces Heritage Dwelling - 1 space Heritage Commercial - 3 spaces Visitor spaces = 6 Total = 46 spaces (complies)



NAYLON STREET

KEELE STREET

THE RISER
DESIGNS
20 RIVERMEAD ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3W3
PHONE: (905) 889-2111
FAX: 1 (888) 602-1163
www.riser.com

EMPIRE COMMUNITIES
Project: **VILLAGIO - 9869/9891 KEELE STREET**
PART OF LOT 19 & PART OF WEST 1/2 OF LOT 20
CITY OF VAUGHAN

Drawn by: MS
Checked by: MS
Project No: 15-43
Page: SP-1
Scale: 1:250