

**BLOCK 2
CONDOMINIUM TOWNHOUSES
& SEMI-DETACHED DWELLINGS
32 units**

**NOTE: REFER TO
LANDSCAPE PLANS
FOR FENCE TYPES
AND LOCATIONS**

**NOTE: ALL STEPS
FROM PORCH TO BE
0.9M WIDE x 0.25M
DEEP
ALL WALKWAY FROM
PORCH TO BE 0.9M
DEEP AND TO EXTEND
TO DRIVEWAY**

SITE STATISTICS SUMMARY (WITH OVERALL LOT AREA)

DRAFT PLAN OF SUBDIVISION PART OF LOT 32, CONCESSION 4, SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) AND BLOCK 79, REGISTERED PLAN M-257 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

ZONING :	RM1-XX
OVERALL LOT AREA: (LOT AREA OWNED BY DEVELOPER)	9,925.86m ² 2.45 ACRES 1.00 Ha
SITE AREA: (SITE AREA, NOT INCLUDING CUL-DE-SAC/STREET TOWNS)	8,193.89m ² 2.03 ACRES 0.82 Ha
D.B.C. BUILDING CLASSIFICATION	PART 9, GROUP C 3 STOREY BUILDINGS/SEMS
GROSS FLOOR AREA:	7,555.06 m ² (92.14% OF SITE AREA)
TOTAL UNIT COVERAGE:	28,362.23m ² (34.62% OF SITE AREA)
DENSITY UNITS TOTAL (NOT INCLUDING 3 STREET TOWNS)	39.02 PER HA 15.76 PER ACRES
PARKING :	27 TOWN HOMES RESIDENCE PARKING PROVIDED (1 INTERNAL & 1 EXTERNAL) 54 SPACES TOTAL 8 SEMI-DETACHED HOMES RESIDENCE PARKING PROVIDED (2 INTERNAL & 2 EXTERNAL) 32 SPACES TOTAL VISITOR PARKING: 35 x 0.25 = 8.75 (9 VISITOR PARKING REQUIRED) 14 VISITOR PARKING PROVIDED (INCLUDES 1 ACCESSIBLE SPACE)

UNIT COUNT

10.35m SEMI DETACHED (INCLUDES 2-11.60m SEMI DETACHED)	8
5.50m DUAL FRONTAGE TOWN HOME	27
TOTAL	35 UNITS

10.65m SEMI DETACHED

LOT No.	Model Type	G.F.A. (sq.m.)	G.F.A. Per Lot (%)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1	SD-3A	250.03	72.17	112.00	346.44	32.33	31.79	202.65	58.49	18.72	24.28	10.46
2	SD-4A	258.00	90.09	117.38	286.37	40.99	40.00	128.99	45.04	12.94	23.29	10.46
3	SD-1B	249.18	102.65	108.90	242.74	44.86	29.89	103.95	42.82	10.46	22.94	10.40
4	SD-2B	244.00	103.11	108.10	236.65	45.68	29.23	99.32	41.97	10.35	22.94	10.40
5	SD-1A	248.70	105.09	108.50	238.64	48.85	29.54	98.61	41.67	10.35	22.94	10.31
6	SD-2A	243.97	103.09	108.10	236.65	45.68	29.21	99.34	41.98	10.35	22.94	10.31
7	SD-2B	244.00	102.48	108.10	238.09	45.40	29.25	100.74	42.31	10.37	22.94	10.38
8	SD-1B	249.18	58.35	108.90	427.04	25.50	40.51	277.63	45.01	14.69	22.94	10.38
TOTAL		1987.06	88.29	879.98	2250.63	39.10	259.42	1111.23	49.37			

5.80m STANDARD TOWN BUILDING 1A (FREE HOLD)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1A	TH-2E (A)	87.20	183.40	47.55	17.47	78.73	42.93	7.20	25.57	11.82
2A	TH-1 (A)	86.00	150.12	57.29	20.39	43.73	29.13	5.87	25.81	11.79
3A	TH-2E (A)	87.20	204.92	42.55	25.01	92.71	45.24	7.82	28.62	11.80
TOTAL		260.40	538.44	48.36	62.87	215.17	39.96			

5.40m DUAL FRONTAGE TOWN BUILDING 1 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
9	DF-2E (A)	82.10	315.91	25.99	18.91	214.90	68.03	10.65	28.02	11.63
10	DF-1 (A)	74.90	145.24	51.57	18.92	51.42	35.40	5.50	28.41	
11	DF-1 (B)	79.55	141.752	56.12	18.88	43.32	30.56	5.50	25.73	
12	DF-1 (A)	74.90	137.80	54.35	18.81	44.09	32.00	5.50	25.56	
13	DF-2E (A) UPO	84.56	180.14	46.94	18.86	76.72	42.59	7.69	24.26	
TOTAL		396.01	920.84	43.01	94.38	430.45	46.75			

5.40m DUAL FRONTAGE TOWN BUILDING 2 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
14	DF-2E (A) UPO	84.56	188.34	44.90	19.69	84.09	44.65	10.25	22.01	
15	DF-1 (A)	74.90	118.41	63.25	18.83	24.68	20.94	5.50	21.53	
16	DF-1 (B)	79.55	117.16	67.90	18.88	18.73	15.99	5.50	21.30	
17	DF-1 (AMOD)	75.09	116.35	64.54	18.88	22.38	19.24	5.50	21.15	
18	DF-1 (AMOD)	75.09	116.00	64.73	18.66	22.25	19.18	5.50	21.09	
19	DF-1 (B)	79.55	116.10	68.52	18.88	17.67	15.22	5.50	21.11	
20	DF-1 (A)	74.90	116.66	64.20	18.73	23.03	19.74	5.50	21.21	
21	DF-2E (A)	82.10	151.94	54.03	18.86	50.98	33.55	7.09	21.42	
TOTAL		468.74	772.36	60.69	151.41	152.21	19.71			

5.40m DUAL FRONTAGE TOWN BUILDING 3 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
22	DF-2E (A)	82.10	172.97	47.46	18.93	71.94	41.59	7.41	21.88	
23	DF-1 (A)	74.90	127.79	58.61	19.07	33.82	26.47	5.51	23.03	
24	DF-1 (AMOD)	75.09	134.81	55.70	18.40	32.62	24.20	5.51	24.34	
25	DF-1 (AMOD)	75.09	142.30	52.77	27.03	39.58	27.81	5.51	25.75	
26	DF-1 (A)	74.90	150.28	49.84	36.75	38.63	25.71	5.51	27.25	
27	DF-2E (A)	82.10	241.39	34.01	39.87	119.42	49.47	6.68	29.74	
TOTAL		464.18	969.54	47.88	169.35	336.01	34.66			

5.80m STANDARD TOWN BUILDING 4 (CONDO)

LOT No.	Model Type	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape (%)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
28	TH-2E (A)	87.20	203.76	42.80	18.81	97.75	47.97	8.49	25.53	
29	TH-1 (A)	86.00	148.10	58.07	18.40	43.70	29.51	5.80	25.53	
30	TH-1 (B)	86.00	148.10	58.07	18.35	43.75	29.54	5.80	25.53	
31	TH-1 (A)	86.00	148.10	58.07	18.17	43.93	29.66	5.80	25.53	
32	TH-2E (A)	87.20	209.52	41.62	17.65	104.67	49.96	10.14	25.53	
TOTAL		432.40	857.58	50.42	91.38	333.80	38.92			

KEY PLAN

SUBJECT PROPERTY

LEGEND

PROPOSED VALVE	TRANSFORMER
HYDRANT	DOUBLE STM/SAN CONNECTION
WATER SERVICE	SINGLE STM/SAN CONNECTION
CATCH BASIN	BELL PEDESTAL
CABLE TELEVISION PEDESTAL	UNDERSE FOOTING AT FRONT
SUMP PUMP	UNDERSE FOOTING AT REAR
FINISHED FLOOR ELEVATION	UNDERSE FOOTING AT FRONT
FINISHED WALK LEVEL ELEVATION	UNDERSE FOOTING AT REAR
UNDERSE FOOTING ELEVATION	UNDERSE FOOTING AT SIDE
FIN. BASEMENT FLOOR SLAB	WALK OUT DECK
TOP OF FOUNDATION WALL	WALK OUT BAVEMENT
TOP OF GROUND FLOOR	REVERSE PLAN
TOP OF MAIN LEVEL	
No. OF TREES	
STREET SIGN	
MAIL BOX	
RETAINING WALL	
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	
HYDRANT	
CAS METER	
HYDRANT SERVICE LATERAL	
WATER METER	
WATER METER	
SMILE DIRECTION	
EMBARMENT	
PROVIDE 3/4" DIA. CLEAR SPACE AT THIS AREA	
THIS LOT CONTAINS ENGINEERED FILL	
AIR CONDITIONER REQUIRED	
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPRINGS)	
SIDE WINDOW LOCATION	
EXTERIOR DOOR LOCATION	
REDUCE SIDE YARD	

**BLOCK 1
STREET TOWNHOUSES
3 units**

**AREA OF VICTORIA
STREET CUL-DE-SAC
(NOT INCLUDED IN SITE
AREA)**

LAKESHORE ROAD WEST

