



SITE DATA CHART FOR 54 TOWNHOUSES, BLOCK 99

CURRENT ZONING & PROPOSED NUMBER OF UNITS:
 Current Zoning: R3-11-H-5
 54 - 2 Storey Townhouse Units

Building Blocks & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK A - 5, TWO STOREY UNITS	---	456.3 m ²
BLOCK B - 6, TWO STOREY UNITS	---	539.5 m ²
BLOCK C - 5, TWO STOREY UNITS	---	456.3 m ²
BLOCK D - 7, TWO STOREY UNITS	---	622.7 m ²
BLOCK E - 6, TWO STOREY UNITS	---	539.5 m ²
BLOCK F - 6, TWO STOREY UNITS	---	539.5 m ²
BLOCK G - 6, TWO STOREY UNITS	---	539.5 m ²
BLOCK H - 7, TWO STOREY UNITS	---	622.7 m ²
BLOCK I - 6, TWO STOREY UNITS	---	539.5 m ²
TOTAL 54 RESIDENTIAL UNITS:		4,855.5 m²

REGULATIONS	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	155 m ² per unit	160 m ²
LOT FRONTAGE MINIMUM (Meters)	6 m (per unit)	6.4 m
FRONT AND EXTERIOR SIDEYARD SETBACKS MINIMUM	Front Yard = 4.5 m Ext. Side Yard = 4.5 m	6.0 m 4.5 m
REAR AND INTERIOR SIDEYARD SETBACKS MINIMUM	Rear Yard = 6.0 m Interior Side Yard = 2.0 m	6.0 m 1.2 m
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	34.6 %
LOT COVERAGE MAXIMUM	65 % of lot area	30.9 %
HEIGHT MAXIMUM (Meters)	15 m	--
PARKING (1.5 Spaces / Unit)	81	108
VISITOR PARKING (0.15 Spaces / Unit)	9	9

APPROVAL STAMP



SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1295 RIVERBEND SOUTH, SUITE 300
 LONDON, ONTARIO
 N6K 0G2

FOREST VIEW, BLOCKS 97 & 99
 MOUNT BRYDGES, ONTARIO
 PARKHOUSE DRIVE AND ROUGHAM ROAD

SITE PLAN CONCEPT TOWNHOUSE UNITS

Project No. :	--	Date:	25 March 2024
Drawing No. :	--	Scale:	NTS
Drawn By :	AL & DCP		
Checked By :	PM		

SITE DATA CHART FOR 12 STREET TOWNHOUSES, BLOCK 97

CURRENT ZONING & PROPOSED NUMBER OF UNITS:
 Current Zoning: R1-18-H-5
 12 - 2 Storey Townhouse Units

Building Blocks & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK A - 6, TWO STOREY UNITS	623 m ²	552 m ²
BLOCK B - 6, TWO STOREY UNITS	623 m ²	552 m ²
TOTAL 12 RESIDENTIAL UNITS:	1,246 m²	1,104 m²

REGULATIONS	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	155 m ² per unit	200 m ²
LOT FRONTAGE MINIMUM (Meters)	6 m (per unit)	7.0 m
FRONT AND EXTERIOR SIDEYARD SETBACKS MINIMUM	Front Yard = 4.5 m Ext. Side Yard = 4.5 m	6.4 m 6.2 m
REAR AND INTERIOR SIDEYARD SETBACKS MINIMUM	Rear Yard = 6.0 m Interior Side Yard = 2.0 m	9.4 m 1.5 m
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	41.9 %
LOT COVERAGE MAXIMUM	65 % of lot area	38.2 %
HEIGHT MAXIMUM (Meters)	15 m	--
PARKING (1.5 Spaces / Unit)	18	24