



**SITE DATA CHART FOR  
15 TOWNHOUSES, BLOCK 98**

**CURRENT ZONING & PROPOSED NUMBER OF UNITS:**  
Current Zoning: R1-18-H-5  
15 - 2 Storey Townhouse Units

Building Blocks & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK A - 8, TWO STOREY UNITS	778.75 m <sup>2</sup>	460.0 m <sup>2</sup>
BLOCK B - 7, TWO STOREY UNITS	778.75 m <sup>2</sup>	460.0 m <sup>2</sup>
BLOCK C - 7, TWO STOREY UNITS	778.75 m <sup>2</sup>	460.0 m <sup>2</sup>
<b>TOTAL 15 RESIDENTIAL UNITS:</b>	<b>2,336.2 m<sup>2</sup></b>	<b>1,380.0 m<sup>2</sup></b>

REGULATIONS	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	155 m <sup>2</sup> per unit	196 m <sup>2</sup>
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	6.1 m 4.8 m
REAR AND INTERIOR SIDEYARD SETBACKS MINIMUM	Rear Yard = 6.0 m Interior Side Yard = 2.0 m	8.4 m 1.2 m
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	41.3 %
LOT COVERAGE MAXIMUM	65 % of lot area	38.6 %
HEIGHT MAXIMUM (Meters)	15 m	--
PARKING (1.5 Spaces / Unit)	23	30

**APPROVAL STAMP**



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

**FOREST VIEW, BLOCK 98**  
MOUNT BRYDGES, ONTARIO  
PARKHOUSE DRIVE AND ROUGHAM ROAD

**SITE PLAN CONCEPT  
15 STREET TOWNHOUSE UNITS**

Project No. :	--	Date:	25 March 2024
Drawing No. :	--	Scale:	1:200
Drawn By :	DCP		
Checked By:	PM		

