

1 Context Plan  
1:100



2 Site Plan  
1:200

**SITE DATA & ZONING NOTES**

**LEGAL DESCRIPTION**  
 LOTS 103, 104 AND PART OF LOT 105  
 PLAN M1526  
 City of Vaughan - Regional Municipality of York  
 Survey prepared by KRGMAR 01/Nov/2021  
 Existing Zoning:  
 ByLaw 001-2021 R2

EXISTING HOME AREAS	n°10 Wigwoss Drive	244 SQ.M.
(double garages and lower level walk-out basements are excluded)	n°20 Wigwoss Drive	258 SQ.M.
	n°24 Wigwoss Drive	314 SQ.M.
		<b>816 SQ.M.</b>

**LOT AREA** 2255,5 SQ.M.

**Proposed Zoning:**  
 MMU with amendment – 48 HT limit

**Proposed 12 Storeys Residential Condominium**

FLOOR	GFA [SQ.M]	1BR	2BR	3BR+	SUITES
F01	180	00	00	00	00
F02	990	00	09	01	10
F03	1,060	00	10	01	11
F04	800	04	03	02	09
F05 - F10	5,280	06	48	06	60
F11	850	02	07	01	10
F12	640	01	04	01	06
MECH PH (not included in GFA)	160	00	00	00	00
<b>Total GFA</b>	<b>9,780</b>	<b>13</b>	<b>81</b>	<b>12</b>	<b>106</b>

<b>Average Suite Net Area</b>	<b>92,26 SQ.M</b>
<b>Suites ≤ 65 SQ.M</b>	<b>91</b>
<b>Suites &gt; 65 SQ.M</b>	<b>15</b>

<b>FSI = 9,780m² / 2,255.5 m²</b>	<b>4.3</b>
<b>UPH = 106 units / 0.22 ha</b>	<b>470</b>
<b>FOOTPRINT</b>	<b>736,0 SQ.M.</b>
<b>LOT COVERAGE % (Footprint/Lot Area)</b>	<b>33%</b>

SURFACE OF NET LOT	SQ.M.	%
Building Area	1421,5	63%
Landscape/ Soft Areas	834	37%
<b>TOTAL</b>	<b>2255,5</b>	<b>100%</b>

**SETBACKS**  
 \*REFER TO SITE PLAN FOR SETBACKS

**BUILDING HEIGHT**  
 Proposed 37m – 12 storeys

PARKING REQUIRED	BY-LAW 001-2021
Residential 1.0 Spaces/Unit	106
Visitor 0.20 Spaces/Unit	21
<b>TOTAL SPACES REQUIRED</b>	<b>127</b>

PARKING REQUIRED	BY-LAW 1-88
Residential 1.5 Spaces/Unit	159
Visitor 0.25 Spaces/Unit	27
<b>TOTAL SPACES REQUIRED</b>	<b>186</b>

PARKING SPACE DIMENSIONS	BY-LAW 001-2021
Typical	2.7 x 5.7m
Parallel	2.5 x 6.7m
Barrier Free	A 3.4 x 5.7m
	B 2.4 x 5.7m
Driveway	6.0m

PARKING PROVIDED	RESD.	VISITOR	TOTAL
Exterior Short Term (INC. 1 B/F)	00	03	03
P1 Level (INC. 1 B/F)	22	19	41
P2 Level	41	00	41
P3 Level	43	00	43
<b>TOTAL</b>	<b>106</b>	<b>22</b>	<b>128</b>

\*ALL PARKING SPACES CONFORM TO 001-2021 NOT TO 1-88

BIKE PARKING REQUIRED	
LONG TERM 0.5 Spaces/Unit (106)	53
SHORT TERM VISITOR 0.1 Spaces/ Unit (106)	11
<b>BIKE PARKING PROVIDED</b>	
LONG TERM Indoor- P1 Level	55
SHORT TERM Outdoor- At grade	20
<b>TOTAL PROVIDED</b>	<b>75</b>

SHARED AMENITY SPACE PROVIDED	SQ. M
INDOOR	270
OUTDOOR	360
<b>TOTAL</b>	<b>630</b>

<b>TOTAL CANTINAS</b>	30
<b>TOTAL LOCKERS</b>	131

Communication: C44  
 Committee of the Whole (PM)  
 February 7, 2023  
 Item #2

DATE	No.	ISSUE

ARCHITECT:

**TREGEBOV COGAN ARCHITECT**

40 Saint Clair Avenue East, Suite 303  
 Toronto, ON M4T 1M9  
 PHONE: 647.352.3350

OWNER:

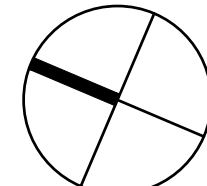
CONSULTANTS:

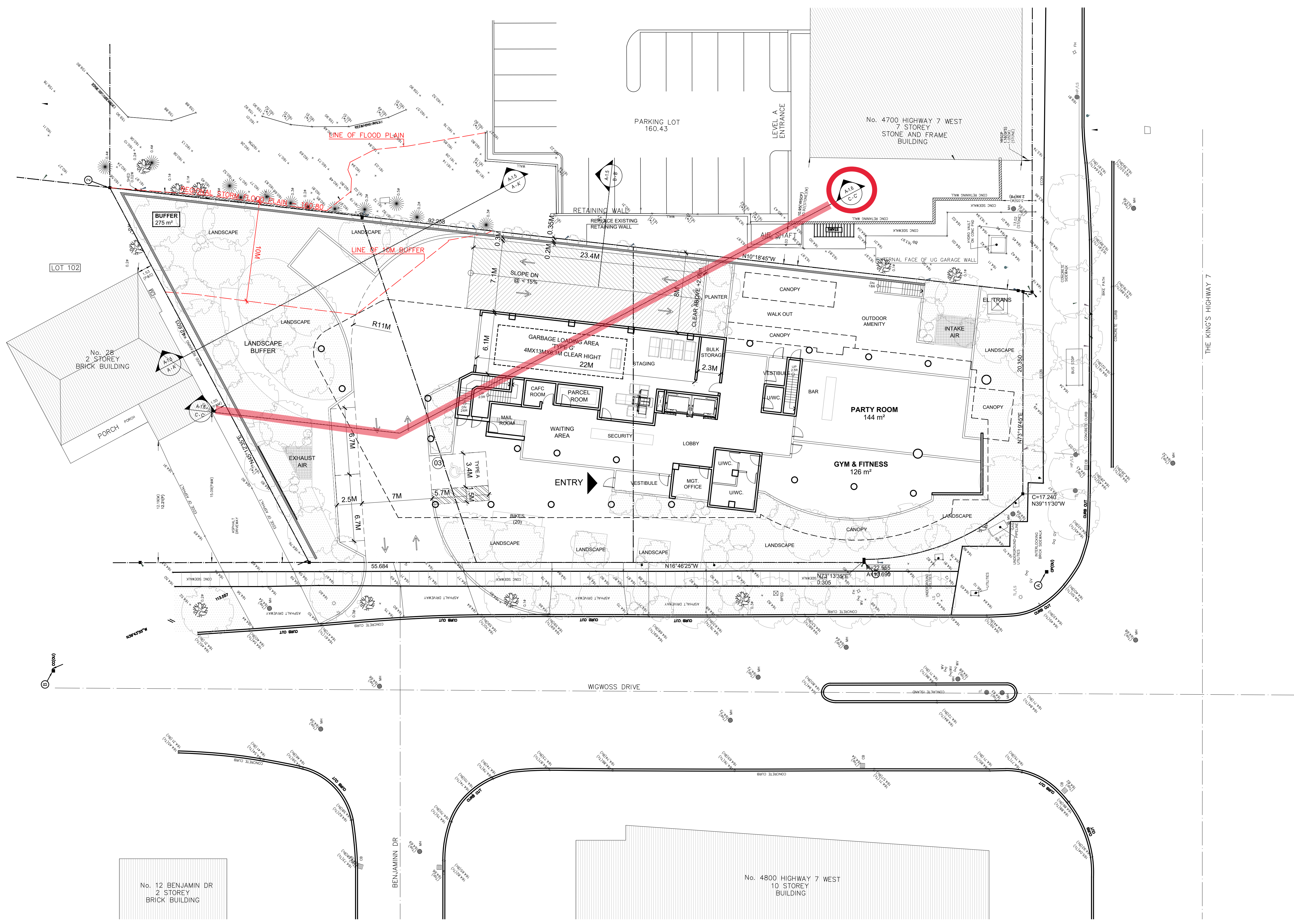
PROJECT NAME:

24 -20- 10 Wigwoss Drive  
 Vaughan, ON

DRAWING TITLE:  
 - CONTEXT PLAN  
 - SITE PLAN  
 - SITE STATISTICS

PRINT DATE: 26-OCTOBER-2022

 NORTH	
PROJ. No.: 1100	DEV APPLICATION NO.:
SCALE: 1:1 500 - 1:200	DWG NO. <b>A-1.1</b>
DRAWN BY: PPR	OPA AND ZBA



THE KING'S HIGHWAY 7

DATE	No.	ISSUE

ARCHITECT:  
**TREGEBOV COGAN ARCHITECT**  
 40 Saint Clair Avenue East, Suite 303  
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 PHONE: 647.352.3350

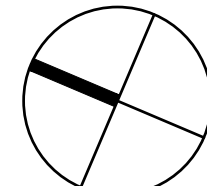
OWNER:

CONSULTANTS:

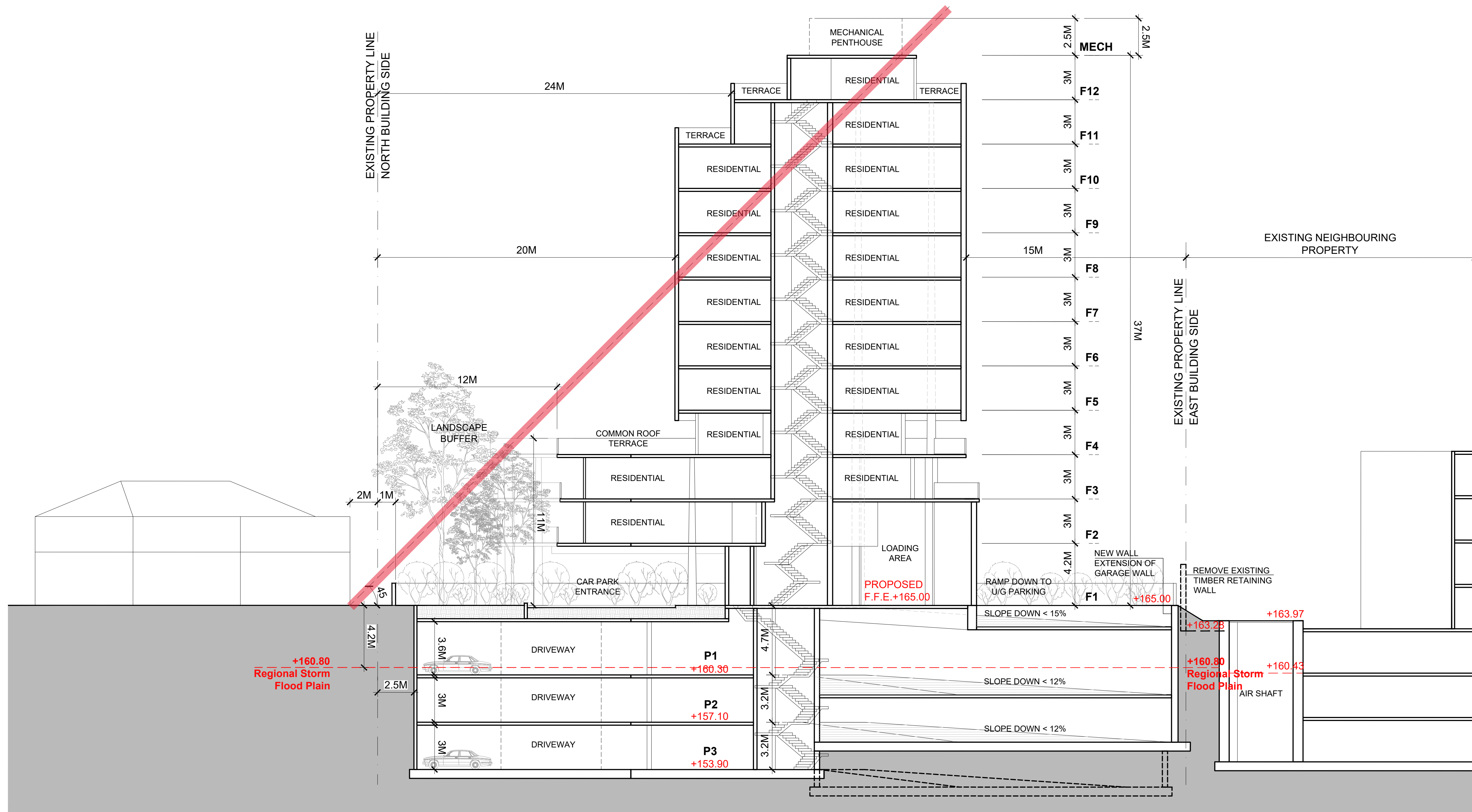
PROJECT NAME:  
 24-20-10 Wigwoss Drive  
 Vaughan, ON

DRAWING TITLE:  
**- F1 LEVEL**

PRINT DATE: 26-OCTOBER-2022

 NORTH	
PROJ. No.:	1100
SCALE:	1:200
DRAWN BY:	PPR
DEV APPLICATION NO.:	
DWG NO.:	<b>A-1.8</b>
OPA AND ZBA	

① F1 Level  
1:200



1 Section C - C  
1:150

DATE	No.	ISSUE

ARCHITECT:

**TREGBOV COGAN ARCHITECT**

40 Saint Clair Avenue East, Suite 303  
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PHONE: 647.352.3350

OWNER:

CONSULTANTS:

PROJECT NAME:

24 -20- 10 Wigwoss Drive  
Vaughan, ON

DRAWING TITLE:  
**- SECTION C - C'**

PRINT DATE: 26-OCTOBER-2022

PROJ. No.: 1100 DEV APPLICATION NO.:

SCALE: 1:150 DWG NO. **A-1.6**

DRAWN BY: PPR OPA AND ZBA

# Depiction of 45-degree Angular Plane from Low-Rise Residential

