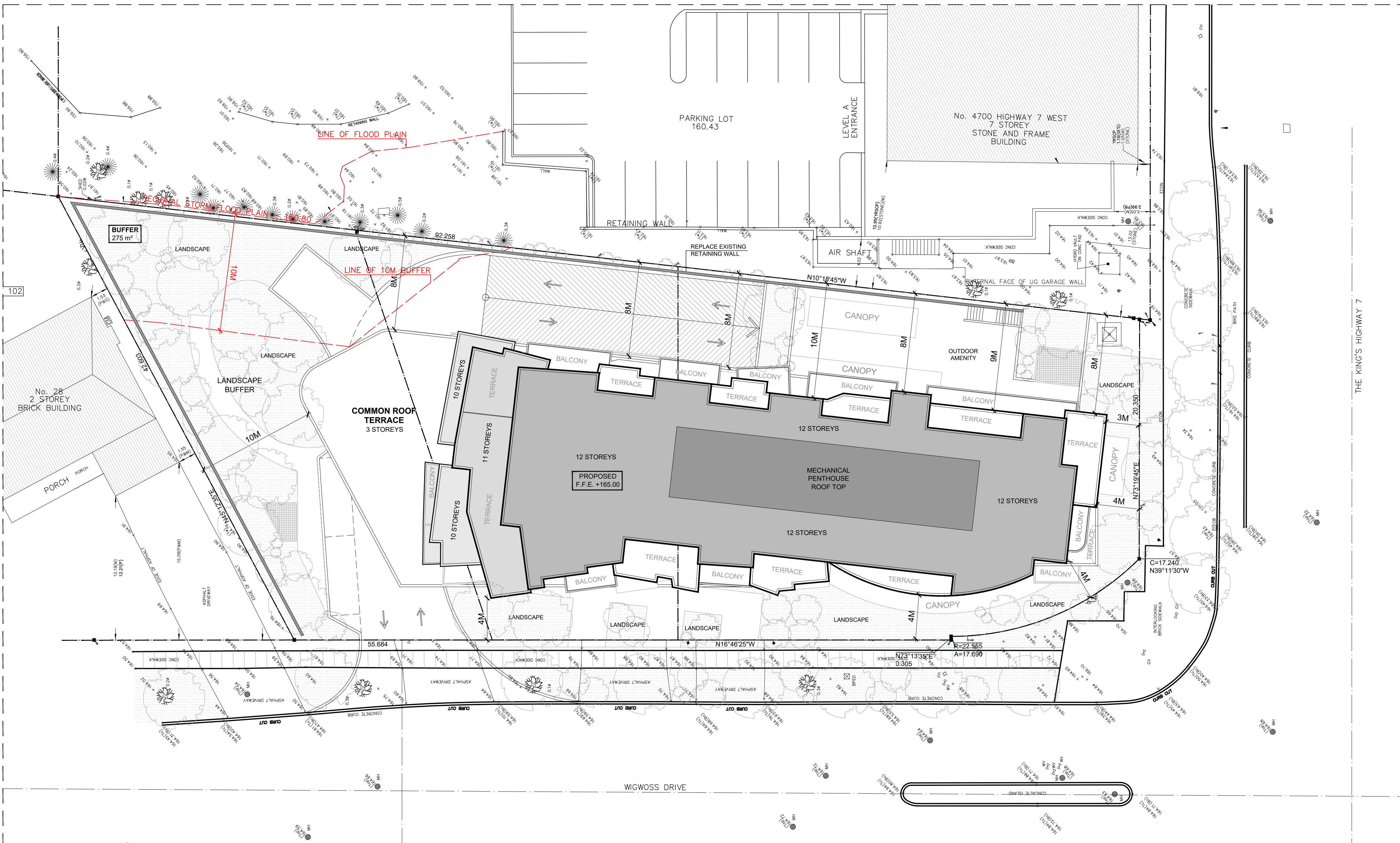


1 Context Plan
1:100



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.
		816 SQ.M.

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
Total GFA	9,780	13	81	12	106

Average Suite Net Area	92,26 SQ.M
Suites ≤ 65 SQ.M	91
Suites > 65 SQ.M	15

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

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

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
TOTAL SPACES REQUIRED	127

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

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
TOTAL	106	22	128

*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
BIKE PARKING PROVIDED	
LONG TERM Indoor- P1 Level	55
SHORT TERM Outdoor- At grade	20
TOTAL PROVIDED	75

SHARED AMENITY SPACE PROVIDED	SQ. M
INDOOR	270
OUTDOOR	360
TOTAL	630

TOTAL CANTINAS	30
TOTAL LOCKERS	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:

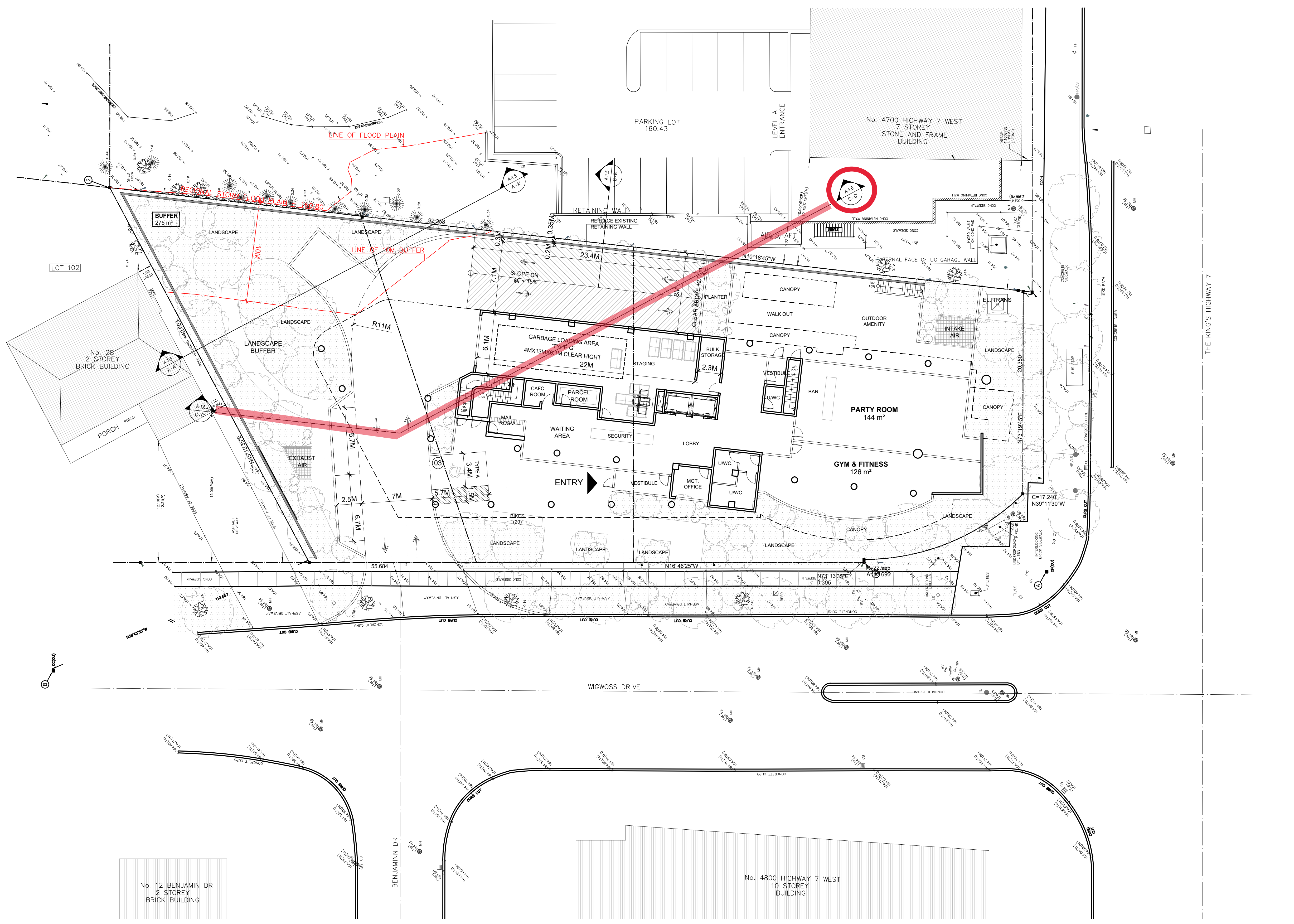
PROJECT NAME:

24 -20- 10 Wigwoss Drive
 Vaughan, ON

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

PRINT DATE: 26-OCTOBER-2022

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



1 F1 Level
1:200

DATE	No.	ISSUE

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

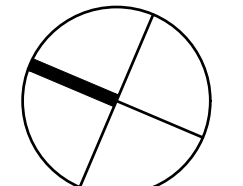
OWNER:
 WIGWOSS DRIVE DEVELOPMENT

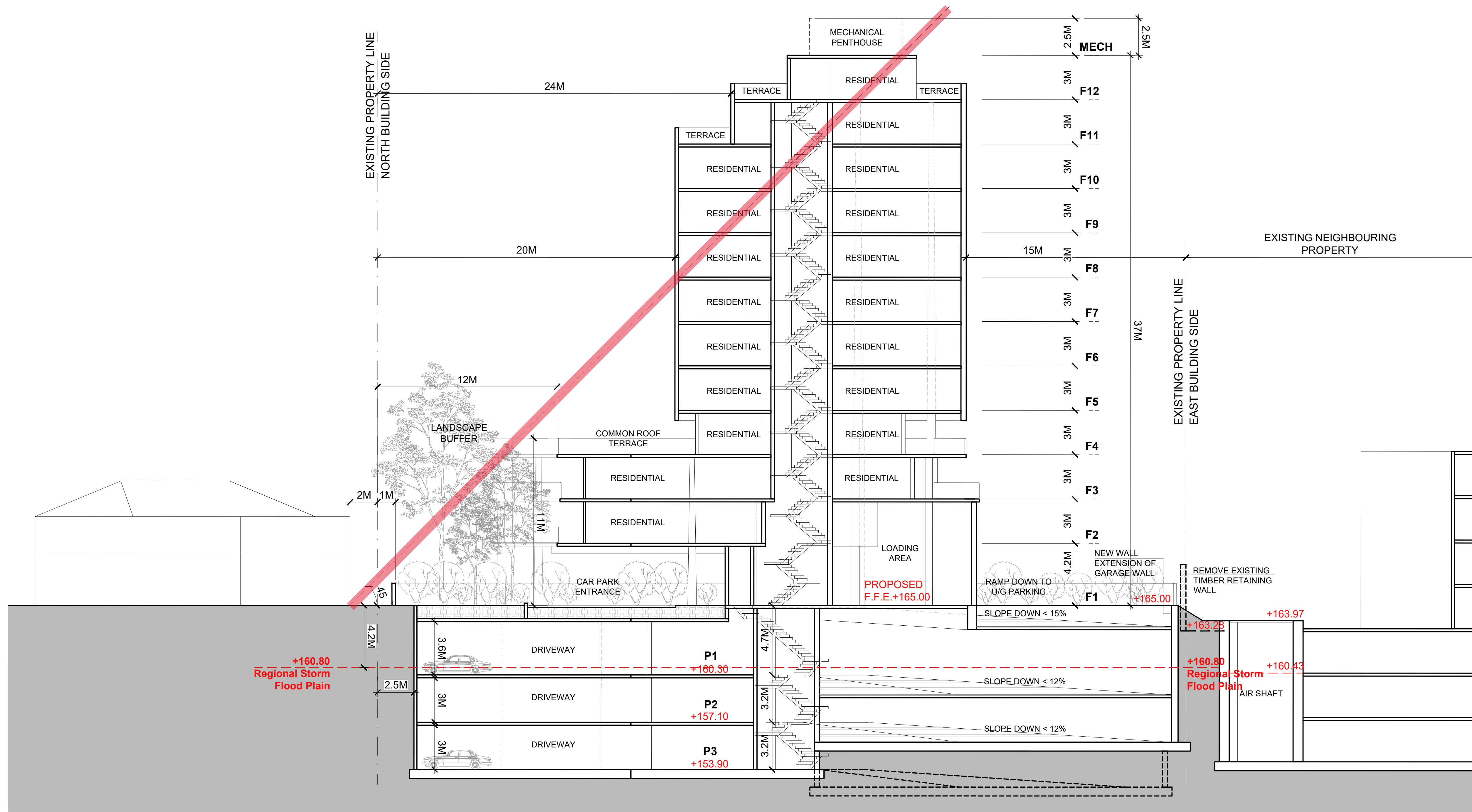
CONSULTANTS:
 ENGINEERING CONSULTANTS

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

DRAWING TITLE:
- F1 LEVEL

PRINT DATE: 26-OCTOBER-2022

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



1 Section C - C'
1:150

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:
- 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

