



PROPOSED ZONING RD 3.3

SET BACK	REQUIRED
FRONT YARD DEPTH =	0m
REAR YARD DEPTH =	0m
SIDE YARD DEPTH =	0m
MAIN BUILDING HEIGHT	< 30m
FRONTAGE	> 45m
COVERAGE	< 35%
LANDSCAPE OPEN	> 35%

**PROPOSAL AREA**

ARE LOT	= 233,620 sqft (21,704 sq.m)
SET BACK	
FRONT YARD DEPTH =	AS SHOWN LAUZON ROAD (2.8m)
REAR YARD DEPTH =	AS SHOWN (21.2m)
EXTERIOR SIDE YARD DEPTH	AS SHOWN McHUGH ST. (3.5m)
INTERIOR SIDE YARD DEPTH	AS SHOWN (17.4m)
MAIN BUILDING HEIGHT =	21.70m (71'-03"ft = 7 storeys)

CLASSIFICATION OF BUILDING  
 GROUP C ANY HEIGHT ANY AREA SPRINKLERED 3.2.242

**AREA (BUILD UP AREA)**

BUILDING A	1st-6th @	20,600 sqft ( 1,914 sq.m)
	7th	17,800 sq.f ( 1,654 sq.m)
SUBTOTAL (7 FLOORS)		141,400 sq.f ( 13,136sq.m)
BUILDING B	1st-5th@	18,336 sqft ( 1,703 sq.m)
	6th	15,556 sq.f ( 1,445 sq.m)
	7th	12,910 sq.f ( 1,199 sq.m)
SUBTOTAL (7 FLOORS)		120,146 sq.f ( 11,162 sq.m)
BUILDING C	6th @	14,200 sqft ( 1,319 sq.m)
SUBTOTAL (6 FLOORS)		85,200 sq.f ( 7,915 sq.m)

TOTAL FOR ALL FLOORS.....346,746 sqft (32,214sq.m)

COVERAGE	27%
LANDSCAPE OPEN	36.3%

ESTIMATE UNIT PER BUILDING

<b>BUILDING A ( 7 STOREYS )</b>	
1st FLOOR	16 X 1 = 16 UNITS
2nd - 5th FLOOR	19 X 4 = 76 UNITS
6th FLOOR	14 X 1 = 14 UNITS
7th FLOOR	10 X 1 = 10 UNITS
SUB - TOTAL	116 UNITS
<b>BUILDING B ( 7 STOREYS )</b>	
1st FLOOR	14 X 1 = 14 UNITS
2nd - 5th FLOOR	16 X 4 = 64 UNITS
6th FLOOR	14 X 1 = 14 UNITS
7th FLOOR	12 X 1 = 12 UNITS
SUB- TOTAL	104 UNITS
<b>BUILDING C ( 6 STOREYS )</b>	
1st FLOOR	11 X 1 = 11 UNITS
2nd - 6th FLOOR	12 X 5 = 60 UNITS
SUB- TOTAL	71 UNITS
<b>TOTAL</b>	<b>291 UNITS</b>

REQUIRED PARKING  
 291 X 1.25 = 363 PARKING SPACE

PROVIDED SURFACE PARKING SPACE  
 291x 1.25 = 363 PARKING SPACE

**KEY PLAN**

- GENERAL NOTES:**
- 1) DO NOT SCALE DRAWINGS.
  - 2) VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
  - 3) COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
  - 4) SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
  - 5) ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND LOCAL BY-LAWS.

DATE	NO.	ISSUED FOR
20 SEPT. '23		REZONING APP.
23 JULY '23		REZONING APP.
JULY '22		REZONING APP.

The Architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCAN.

**PROJECT**  
**NEW GATED LAUZON CONDOMINIUM DEVELOPMENT**  
 1460 LAUZON RD  
 WINDSOR, ON

**DWG. TITLE**  
 CONCEPTUAL SITE PLAN

**Gateways Gardens**

<b>DATE</b>	: DEC. 2018
<b>SCALE</b>	: AS NOTED
<b>DESIGNED BY :</b>	
<b>DRAWN BY :</b>	
<b>CHECKED BY :</b>	
<b>APPROVED BY :</b>	
<b>PROJECT NO. :</b>	
<b>DWG. NO.</b>	

SP-1R2