

GORE MEADOWS EAST COLOURED CONCEPT PLAN

SITE STATISTICS

HIGH DENSITY BLOCK - EAST PARCEL

SITE AREA	(m ²)	(ha)	(ft ²)	(acs)
	23,027.91	2.30	247,870.11	5.69

G.C.A (m ²)	
TOWNHOUSE	9,405
LOW-RISE	9,860
HIGH-RISE	34,670
RETAIL	750
TOTAL	54,685

FSI	
	2.37

SETBACKS	PROPOSED
ABOVE GRADE	
NORTH	3.00
EAST	4.50
SOUTH	3.00
WEST	4.50

UNIT BREAKDOWN	PROPOSED
RESIDENTIAL UNITS	
TOWNHOUSE	61 (10%)
LOW-RISE	120 (20%)
HIGH-RISE	419 (70%)
TOTAL	600 (100%)

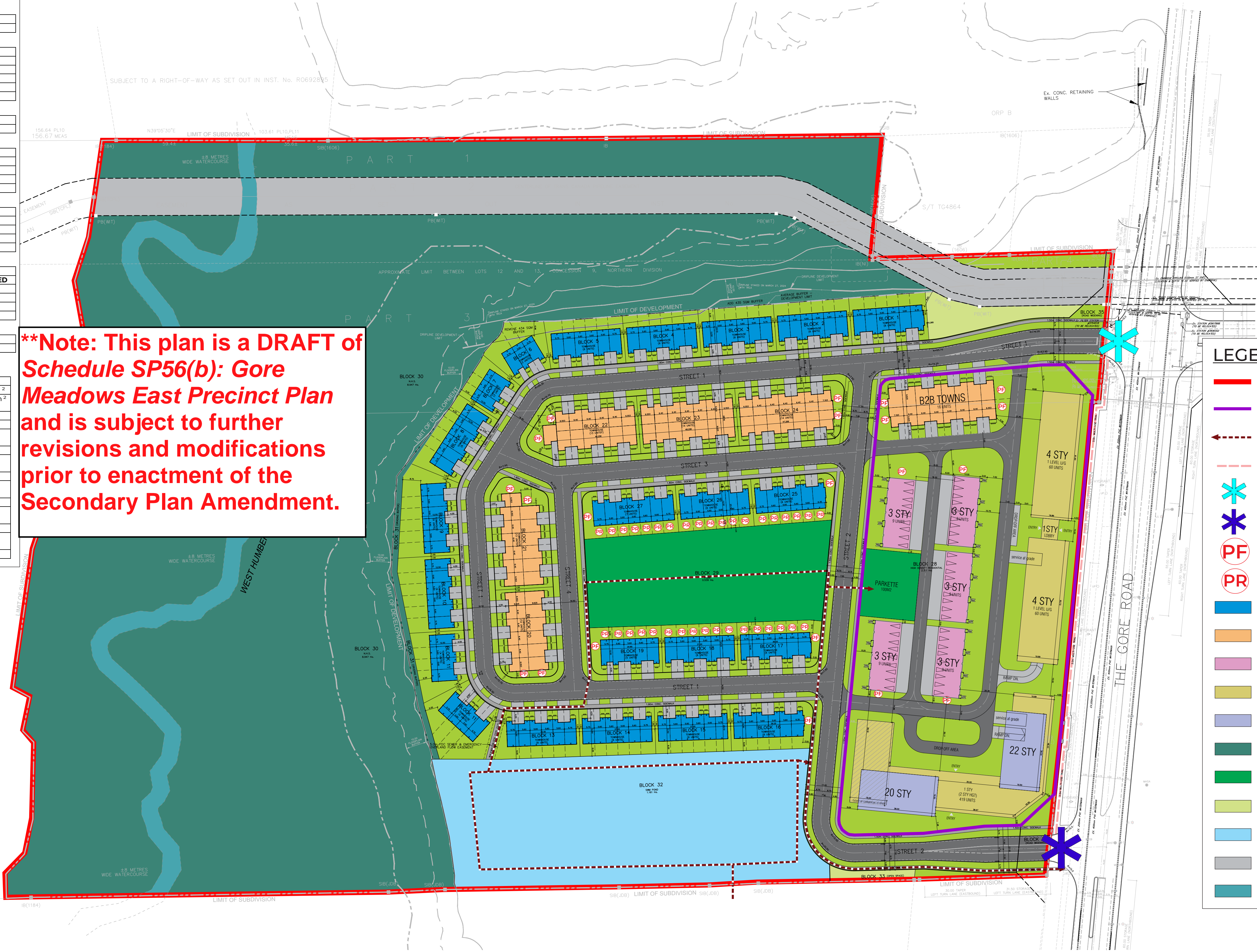
PARKING	RATIO	PROPOSED # OF UNITS	REQUIRED
RESIDENTIAL	1.0	600	600
VISITOR	0.2	419	84
RETAIL	1/30 m ²		25
TOTAL			709

BUILDING HEIGHT (m)	PROPOSED
	3-22 STOREYS

TOWNHOUSE BLOCKS - WEST PARCEL

TOTAL UNITS	188
MIN. LOT AREA	STREET TOWNHOUSE 110m ² BACKTO-BACK TOWNHOUSE 80m ²
MIN. LOT WIDTH	5.5m
MIN. LOT DEPTH	STREET TOWNHOUSE 22m BACKTO-BACK TOWNHOUSE 15m
MIN. FRONT YARD	3m to an exterior wall 1.5m to balcony, porch or bay window
MIN. REAR YARD	STREET TOWNHOUSE 5.5m BACKTO-BACK TOWNHOUSE N/A
MIN. EXTERIOR SIDE YARD	3m to an exterior wall 1.5m to balcony, porch or bay window
MIN. INTERIOR SIDE YARD	1.2m to an exterior wall
MIN. LANDSCAPE OPEN SPACE	30%
MAX. BUILDING HEIGHT	3-STOREY

****Note: This plan is a DRAFT of Schedule SP56(b): Gore Meadows East Precinct Plan and is subject to further revisions and modifications prior to enactment of the Secondary Plan Amendment.**



LEGEND

- Subject Lands
- High Density Block
- Proposed Trails
- Potential Multi-use Trail
- Primary Gateway
- Secondary Gateway
- Priority Lot - Flankage
- Priority Lot - Rear Facade
- Standard Townhouses
- Back to Back Townhouses
- Rear Lane Townhouses
- Podium - High Density Building
- Tower - High Density Building
- Natural Heritage System
- Park
- Vista/Open Space
- Stormwater Management Pond
- Pipeline Easement
- West Humber River

NOTE:

ILLUSTRATIVE CONCEPT ONLY, SUBJECT TO CHANGE THROUGH SITE-SPECIFIC APPLICATIONS.

P-3462a
April 2025
Scale 1:1000

