

From: rjalalpour@

Sent: Wednesday, May 1, 2019 10:35 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>; clerk@richmondhill.ca

Cc: 'Reza Esmaeili'; 'Jim Kotsopoulos'

Subject: May 7 Committee of Whole - Alternative for Discussion

Good Morning Mr. mayor and Members of Council

Attached, please find a copy of the alternative Plan for our Oxford Street infill Plan of Subdivision. Currently before you for the May 7 Committee of the Whole Meeting, staff are recommending approval for a total of 14 single detached dwellings.

In addition to the Recommendation Report, we would appreciate it if the attached alternative Plan - for 20 semi-detached dwellings can be brought forward for discussion purposes at the scheduled May 7, 2019 Committee of the Whole Meeting as well.

Sincerely,

Ramin Jalalpour

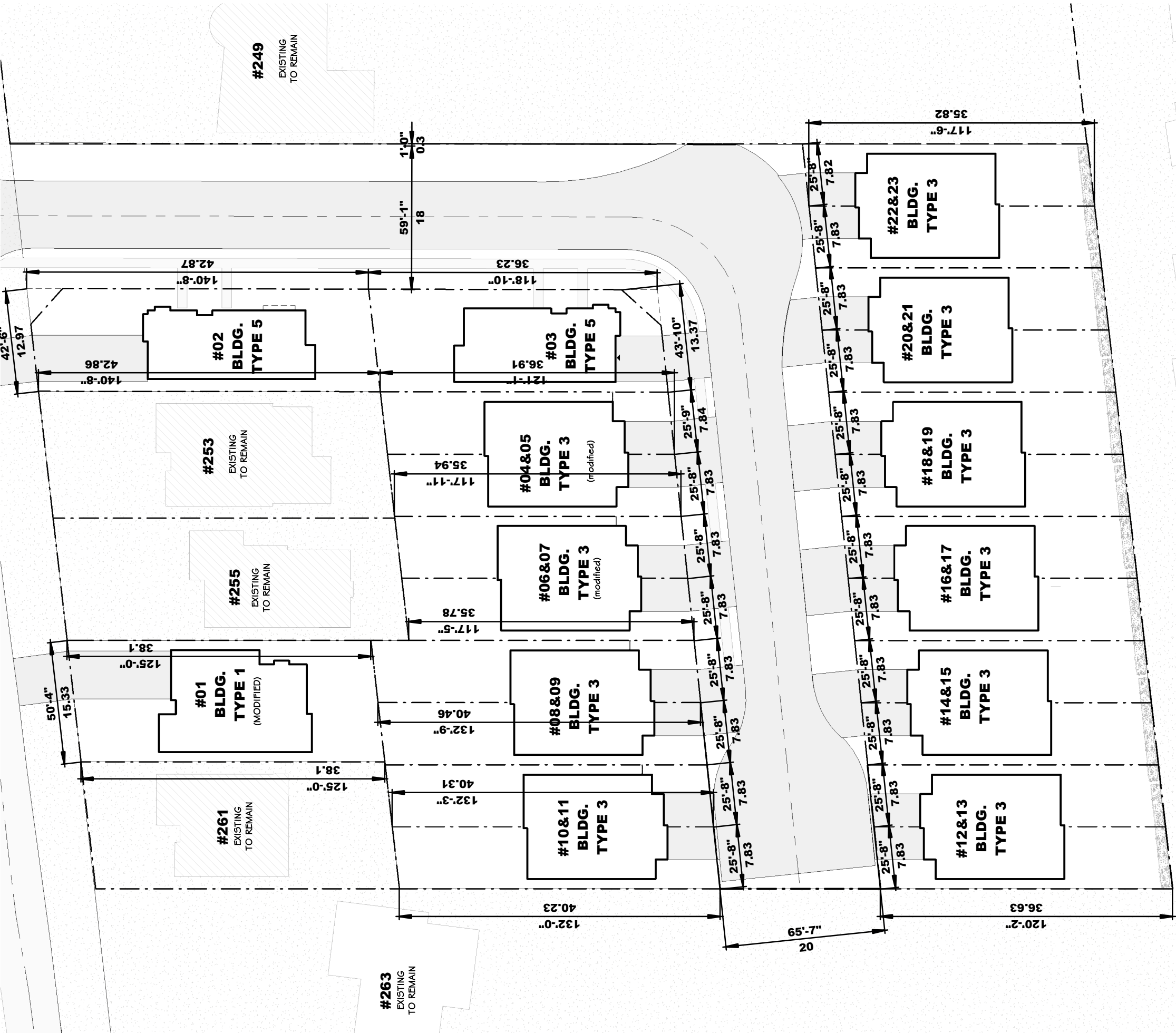
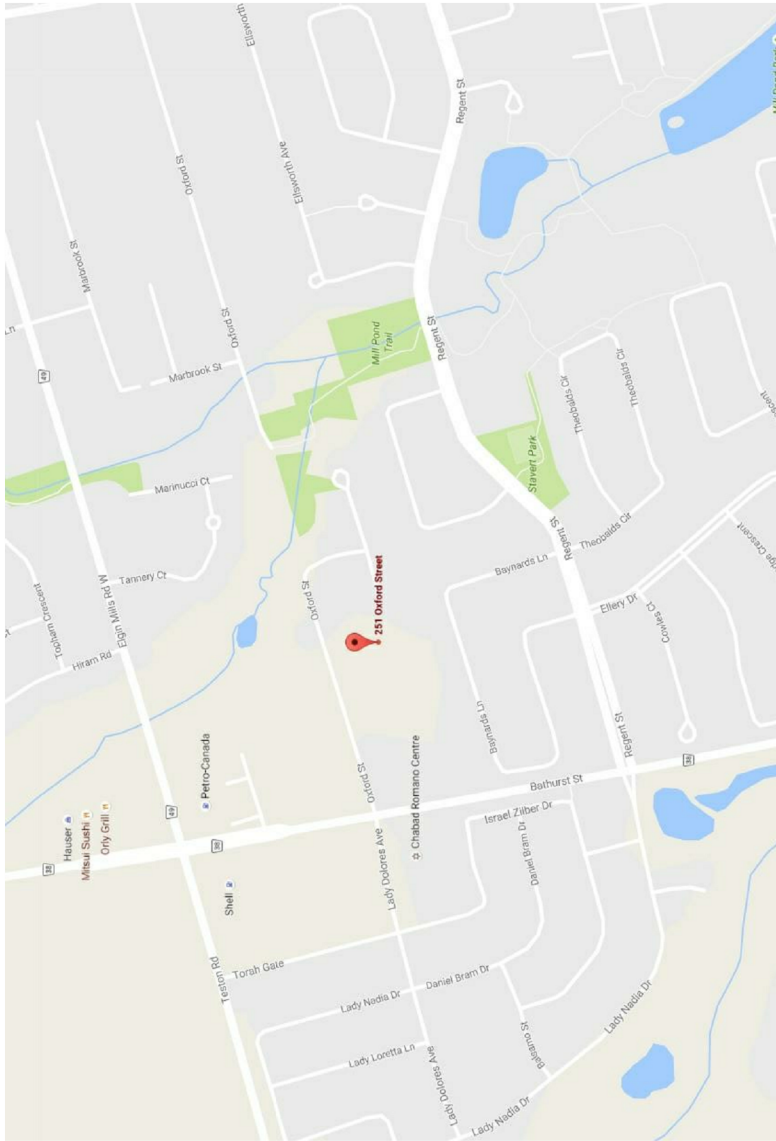
A1Developments Inc. | Director

| Rjalalpour@A1developments.ca

251,253 and 259
OXFORD ST.

PART OF LOT 77 & ALL OF
LOT 78
REGISTERED PLAN 1999
TOWN OF RICHMOND HILL
(Regional Municipality of York)

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY BARICH GRENKIE DATED SEPTEMBER 15, 2016. THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.



Name	Frontage	Lot	Prop. Lot Coverage	Lot coverage	Est. FSI	Est. Basement Area	Interior Side Setback	Exterior Side Setback	Front Setback
# 01	15.33 m	580.33 m ²	40	232.13 m ²	431.75 m ²	199.63 m ²	1.22 m	1.22 m	5.80 m
# 02	12.97 m	541.30 m ²	32.7	177.01 m ²	321.49 m ²	144.49 m ²	1.50 m	2.70 m	5.80 m
# 03	13.37 m	453.90 m ²	40	181.56 m ²	330.60 m ²	149.04 m ²	1.22 m	2.70 m	5.80 m
# 04	7.84 m	281.80 m ²	40	112.72 m ²	385.85 m ²	80.20 m ²	1.22 m		5.80 m
# 05	7.83 m	280.20 m ²	40	112.08 m ²	191.64 m ²	79.56 m ²	1.22 m		5.80 m
# 06	7.83 m	279.50 m ²	40	111.80 m ²	191.08 m ²	79.28 m ²	1.22 m		5.80 m
# 07	7.83 m	278.50 m ²	40	111.40 m ²	190.28 m ²	78.88 m ²	1.22 m		5.80 m
# 08	7.83 m	316.20 m ²	40	126.48 m ²	220.44 m ²	93.96 m ²	1.22 m		5.80 m
# 09	7.83 m	314.80 m ²	40	125.92 m ²	219.32 m ²	93.40 m ²	1.22 m		5.80 m
# 10	7.83 m	314.50 m ²	40	125.80 m ²	219.08 m ²	93.28 m ²	1.22 m		5.80 m
# 11	7.83 m	313.80 m ²	40	125.52 m ²	218.52 m ²	93.00 m ²	1.22 m		5.80 m
# 12	7.83 m	285.10 m ²	40	114.04 m ²	195.56 m ²	81.52 m ²	1.22 m		5.80 m
# 13	7.83 m	284.60 m ²	40	113.84 m ²	195.16 m ²	81.32 m ²	1.22 m		5.80 m
# 14	7.83 m	283.90 m ²	40	113.56 m ²	194.60 m ²	81.04 m ²	1.22 m		5.80 m
# 15	7.83 m	283.80 m ²	40	113.52 m ²	194.52 m ²	81.00 m ²	1.22 m		5.80 m
# 16	7.83 m	282.40 m ²	40	112.96 m ²	193.40 m ²	80.44 m ²	1.22 m		5.80 m
# 17	7.83 m	282.40 m ²	40	112.96 m ²	193.40 m ²	80.44 m ²	1.22 m		5.80 m
# 18	7.83 m	281.50 m ²	40	112.60 m ²	192.68 m ²	80.08 m ²	1.22 m		5.80 m
# 19	7.83 m	280.10 m ²	40	112.04 m ²	191.56 m ²	79.52 m ²	1.22 m		5.80 m
# 20	7.83 m	280.20 m ²	40	112.08 m ²	191.64 m ²	79.56 m ²	1.22 m		5.80 m
# 21	7.83 m	279.10 m ²	40	111.64 m ²	190.76 m ²	79.12 m ²	1.22 m		5.80 m
# 22	7.82 m	274.70 m ²	40	109.88 m ²	187.24 m ²	77.36 m ²	1.35 m		5.80 m
Grand total: 23					5040.64 m ²				

Project:		DUCHESS of OXFORD		RICHMOND HILL		ONTARIO	
Revision Chart		No.	Date:	Rev.	By:		
		1	Nov. 15, 18	Revision 1	M.A.		
		2	Feb. 8, 19	Revision 2	M.A.		
		3	Mar. 11, 19	Revision 3	M.A.		
		4	Apr. 25, 19	Revision 4	M.A.		
Submission Chart		No.	Date:	Issued For:	By:		
		1	16-11-25	Client Review			
		2	17-04-08	Client Review			
		3	17-06-28	Draft Plan Review			
		4	17-07-07	Draft Plan Review			
		5	17-08-28	DPS Submission			
		6	18-04-03	Client Review			
		7	18-05-30	Client Review			
		8	18-07-06	Town Meeting			
		9	18-07-22	As Per Meeting			
		10	18-08-27	As Per Planning			
		11	19-02-08	As Per UD comments			
		12					

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info@hyphenstudio.co
(416) 472-9556 (416) 472-9569/79

Sheet Title: SITE ANALYSIS

Drawn:	Author:	Sheet No:
Checked:	Checker:	
Project No:	16-111	
Date:	NOV/2016	
Scale:	As indicated	

A1-00



- SOD**
- ASPHALT DRIVEWAY
 - CONCRETE SIDE WALK
 - PERMEABLE UNIT PAVING
 - SOLDIER COURSE PAVING BAND
 - WOOD DECK
- TREE PROTECTION FENCING**
- EXIST. TPZ LINE
- DECISOUS SHRUB PLANTING**
- DECISOUS RED COLOR TREE
 - DECISOUS GREEN COLOR TREE
- CONIFEROUS TALL TREE**
- CONIFEROUS HEDGE TREE**
- CONIFEROUS MEDIUM TREE**



DUCHESS of OXFORD

Project: RICHMOND HILL ONTARIO

Revision	Chart	No.	Date	Rev.	By
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Submission Chart

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12			

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PROPOSED SITE PLAN

Drawn	Author	Sheet No.
Checked	Checker	
Project No.	16-111	
Date	NOV 2016	
Scale	As indicated	

A1-04



- SOD
- ASPHALT DRIVEWAY
- CONCRETE SIDE WALK
- PERMEABLE UNIT PAVING
- SOLDIER COURSE PAVING BAND
- WOOD DECK
- TREE PROTECTION FENCING
- EXIST. TPZ LINE
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- DECISOIOUS RED COLOR TREE
- DECISOIOUS GREEN COLOR TREE
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Project:

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7	18-05-30	Client Review					
8	18-07-06	Town Meeting					
9	18-07-22	As Per Meeting					
10	18-08-27	As Per Planning					
11	19-02-08	As Per UD comments					
12	19-04-28	Semi-Detached Opt					

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Sheet Title: **PROPOSED SITE PLAN**
Drawing No.: 16-111
Date: NOV 2016
Scale: As indicated

Author: **A1-05**
Checker: **16-111**
Date: **NOV 2016**
Scale: **As indicated**

