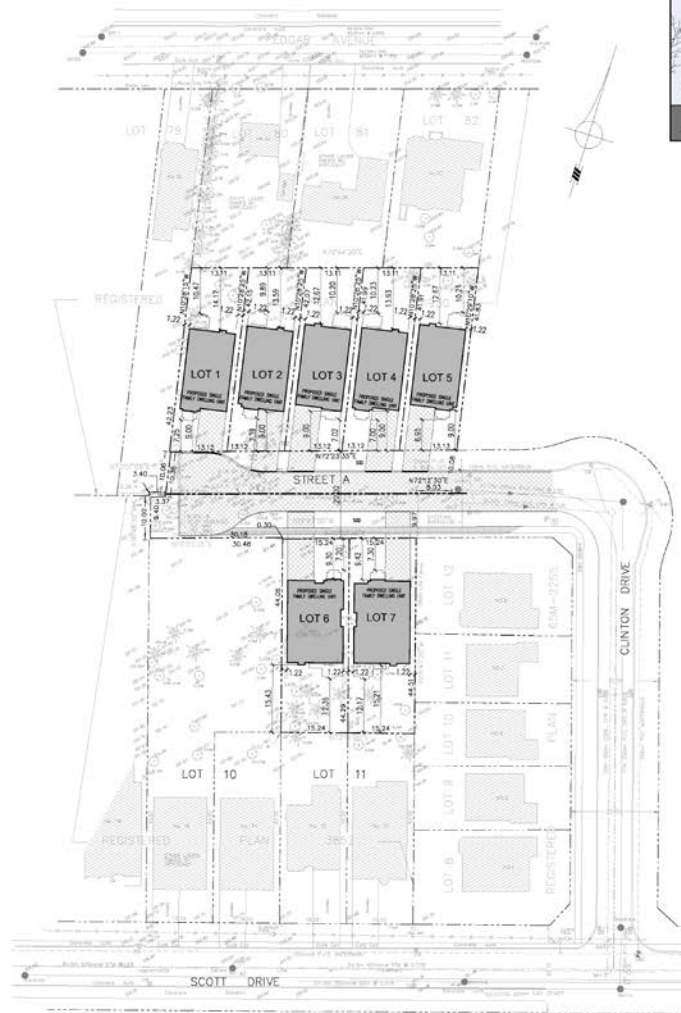


MAP 6 – DEVELOPMENT CONCEPT PLAN



1 PROPOSED CONCEPT PLAN
SPT 1:500



3 STREETSCAPE - LOTS 1-5
SPT 1:250



2 STREETSCAPE - LOTS 6-7
SPT 1:250

LEGEND	
	PROPOSED BUILDING
	NEW CONCRETE CURBS
	NEW CONCRETE SIDEWALK
	NEW ASPHALT
	PROPOSED BOUNDARY
	PROPOSED BUILDING DEMOLITION
	PROPOSED SITE FEATURE DEMOLITION
	EXISTING ELEVATION

LOT 5 - SITE STATISTICS (ZONE R2)		
CONDITION		
SITE AREA	545.22m ²	
BUILDING FOOT PRINT AREA	195.73m ²	
GROSS FLOOR AREA	391.46m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	13.10m	13.10m
MINIMUM FRONT YARD	5.8m	9.00m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	12.60m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	66.89m ²	195.73m ²
MAXIMUM LOT COVERAGE	40%	35%

LOT 4 - SITE STATISTICS (ZONE R2)		
CONDITION		
SITE AREA	545.09m ²	
BUILDING FOOT PRINT AREA	192.57m ²	
GROSS FLOOR AREA	385.14m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	13.10m	13.10m
MINIMUM FRONT YARD	5.8m	9.00m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	13.90m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	66.89m ²	192.57m ²
MAXIMUM LOT COVERAGE	40%	35%

LOT 3 - SITE STATISTICS (ZONE R2)		
CONDITION		
SITE AREA	547.13m ²	
BUILDING FOOT PRINT AREA	196.20m ²	
GROSS FLOOR AREA	392.77m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	13.10m	13.10m
MINIMUM FRONT YARD	5.8m	9.00m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	13.90m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	66.89m ²	196.20m ²
MAXIMUM LOT COVERAGE	40%	35%

LOT 7 - SITE STATISTICS (ZONE R3)		
CONDITION		
SITE AREA	676.75m ²	
BUILDING FOOT PRINT AREA	237.31m ²	
GROSS FLOOR AREA	474.62m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	15.24m	15.24m
MINIMUM FRONT YARD	5.8m	9.43m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	15.21m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	58.53m ²	237.31m ²
MAXIMUM LOT COVERAGE	40%	35%

LOT 2 - SITE STATISTICS (ZONE R2)		
CONDITION		
SITE AREA	548.19m ²	
BUILDING FOOT PRINT AREA	195.73m ²	
GROSS FLOOR AREA	391.46m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	13.10m	13.10m
MINIMUM FRONT YARD	5.8m	9.00m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	13.90m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	66.89m ²	195.73m ²
MAXIMUM LOT COVERAGE	40%	35%

LOT 6 - SITE STATISTICS (ZONE R3)		
CONDITION		
SITE AREA	673.35m ²	
BUILDING FOOT PRINT AREA	237.47m ²	
GROSS FLOOR AREA	474.94m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	15.24m	15.24m
MINIMUM FRONT YARD	5.8m	9.39m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	15.43m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	58.53m ²	237.47m ²
MAXIMUM LOT COVERAGE	40%	35%

LOT 1 - SITE STATISTICS (ZONE R2)		
CONDITION		
SITE AREA	549.27m ²	
BUILDING FOOT PRINT AREA	192.57m ²	
GROSS FLOOR AREA	385.14m ²	
NUMBER OF BUILDING UNITS	1	
PROPOSED PROVIDE		
MINIMUM YARD REQUIREMENTS:		
MINIMUM LOT FRONTAGE	13.10m	13.10m
MINIMUM FRONT YARD	5.8m	9.00m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM INTERIOR SIDE YARD	1.20m	1.20m
MINIMUM REAR YARD	7.5m	14.17m
MAXIMUM BUILDING HEIGHT	11.00m	11.00m
MINIMUM GROUND FLOOR AREA	66.89m ²	192.57m ²
MAXIMUM LOT COVERAGE	40%	35%

BLOCK 25

FILE Nos. D02-17039, D03-17012

**CITY OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**