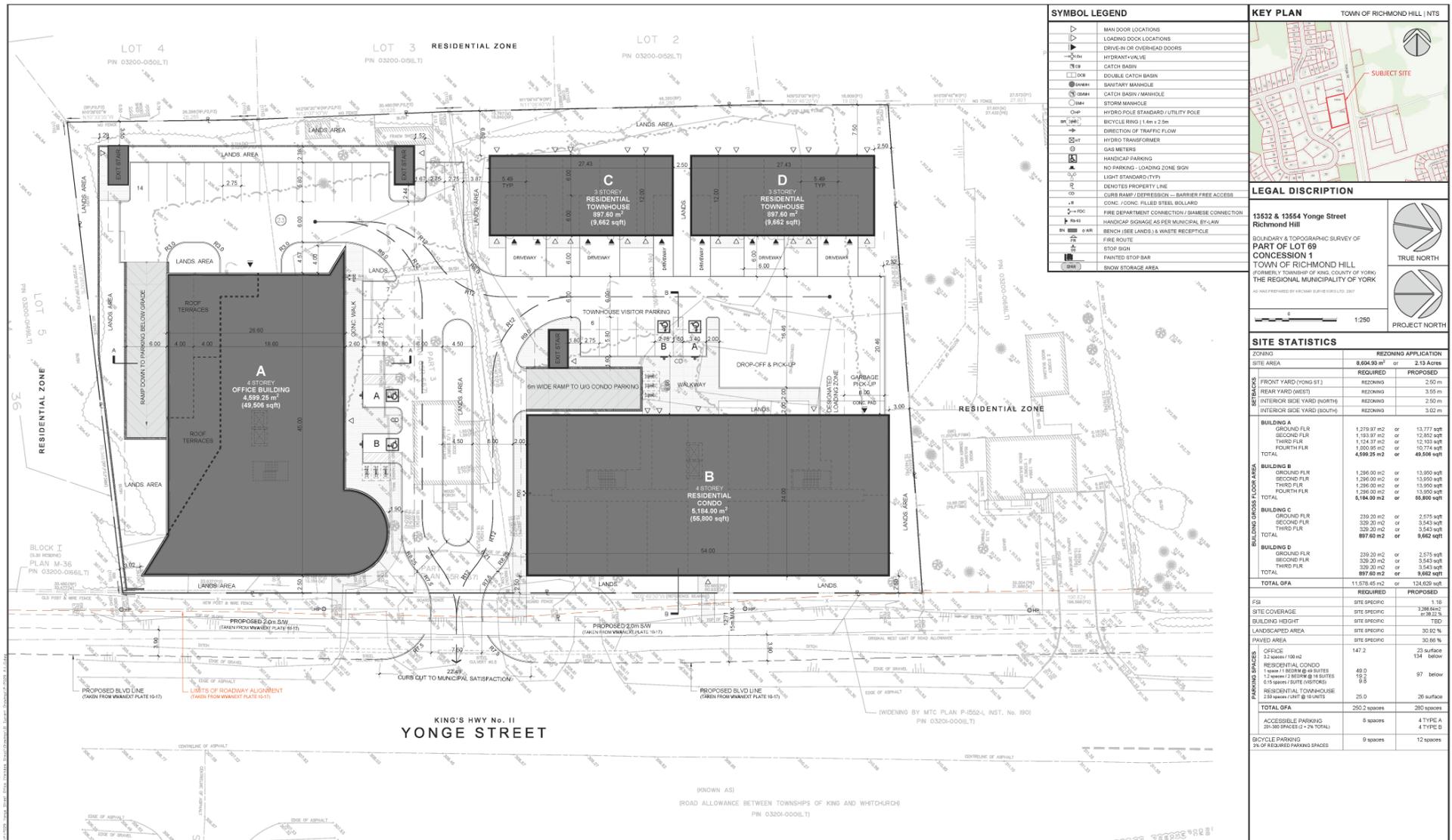
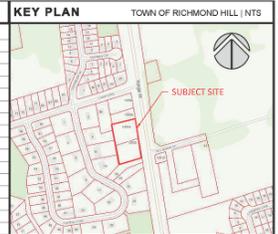


MAP 6 – PROPOSED SITE PLAN



SYMBOL LEGEND

- ▷ MAN DOOR LOCATIONS
- ◁ LOADING DOCK LOCATIONS
- ◁ DRIVE IN OR OVERHEAD DOORS
- ◁ HYDRANT VALVE
- ◁ CATCH BASIN
- ◁ DOUBLE CATCH BASIN
- ◁ SANITARY MANHOLE
- ◁ CATCH BASIN / MANHOLE
- ◁ STORM MANHOLE
- ◁ HYDRO POLE STANDARD / UTILITY POLE
- ◁ BICYCLE RING (1.0m x 2.5m)
- ◁ DIRECTION OF TRAFFIC FLOW
- ◁ HYDRO TRANSFORMER
- ◁ GAS METERS
- ◁ HANDICAP PARKING
- ◁ NO PARKING - LOADING ZONE SIGN
- ◁ LIGHT STANDARD (TYP)
- ◁ DENOTES PROPERTY LINE
- ◁ CURB RAMP / DEPRESSION - BARRIER FREE ACCESS
- ◁ CONC. CONC. FILLED STEEL BOLLARD
- ◁ FIRE DEPARTMENT CONNECTION / SERVICE CONNECTION
- ◁ CONC. CONC. FILLED STEEL BOLLARD
- ◁ BENCH (SEE LANDS & WASTE RECEIPT)
- ◁ FIRE ESCAPE
- ◁ STOP SIGN
- ◁ PAINTED STOP BAR
- ◁ SNOW STORAGE AREA



LEGAL DISCRIPTION

13532 & 13554 Yonge Street
Richmond Hill

BOUNDARY & TOPOGRAPHIC SURVEY OF
PART OF LOT 69
CONCESSION 1
TOWN OF RICHMOND HILL
(FORMERLY TOWNSHIP OF KING, COUNTY OF YORK
THE REGIONAL MUNICIPALITY OF YORK

AS SHOWN PREPARED BY ARCHIBALD BELL & BELL INC. 2007

TRUE NORTH

PROJECT NORTH

1:250

SITE STATISTICS

ZONING	REZONING APPLICATION	
	REQUIRED	PROPOSED
SITE AREA	9,604.90 m ²	2.13 Acres
FRONT YARD (YONGE ST)	REZONING	2.50 m
REAR YARD (WEST)	REZONING	3.55 m
INTERIOR SIDE YARD (NORTH)	REZONING	2.50 m
INTERIOR SIDE YARD (SOUTH)	REZONING	3.02 m
BUILDING A	GROUND FLR	1,279.97 m ² or 13,777 sqft
	SECOND FLR	1,163.97 m ² or 12,502 sqft
	THIRD FLR	1,124.47 m ² or 12,103 sqft
	FOURTH FLR	1,500.95 m ² or 16,274 sqft
TOTAL	4,959.25 m² or 49,595 sqft	
BUILDING B	GROUND FLR	1,296.00 m ² or 13,950 sqft
	SECOND FLR	1,296.00 m ² or 13,950 sqft
	THIRD FLR	1,296.00 m ² or 13,950 sqft
	FOURTH FLR	1,296.00 m ² or 13,950 sqft
TOTAL	5,184.00 m² or 55,800 sqft	
BUILDING C	GROUND FLR	230.20 m ² or 2,475 sqft
	SECOND FLR	326.20 m ² or 3,543 sqft
	THIRD FLR	326.20 m ² or 3,543 sqft
TOTAL	882.60 m² or 9,562 sqft	
BUILDING D	GROUND FLR	230.20 m ² or 2,475 sqft
	SECOND FLR	326.20 m ² or 3,543 sqft
	THIRD FLR	326.20 m ² or 3,543 sqft
TOTAL	882.60 m² or 9,562 sqft	
TOTAL GFA	11,576.45 m² or 124,629 sqft	
FBI	REQUIRED	PROPOSED
	18	18
SITE COVERAGE	REQUIRED	PROPOSED
	3.38%	10.39%
BUILDING HEIGHT	REQUIRED	TED
	30.00%	30.00%
PAVED AREA	REQUIRED	PROPOSED
	30.00%	30.00%
PARKING SPACES	147.2	73 surface
	12 spaces / 100 m ²	154 below
	RESIDENTIAL CONDO 1 space / 100 m ² @ 48 SUITES	49.0
	1.1 space / 70 m ² @ 14 SUITES 0.9 space / SUITE (RESERVED)	16.0
RESIDENTIAL TOWNHOUSE 2.0 space / SUITE @ 10 SUITES	20.0	
TOTAL GFA	260.2 spaces	280 spaces
ACCESSIBLE PARKING	9 spaces	4 TYPE A 4 TYPE B
	291-300 SPACES (2% TOTAL)	
BICYCLE PARKING	9 spaces	12 spaces
	3% OF REQUIRED PARKING SPACES	

BLOCK 1 FILE Nos. D01-18006, D02-18032 & D03-18017

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