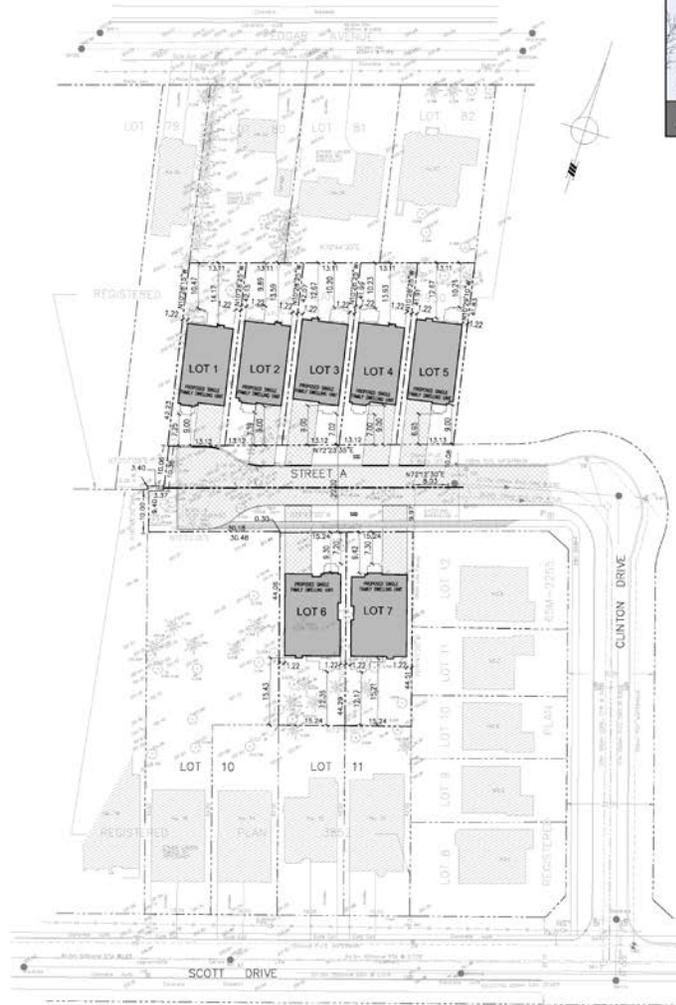


MAP 6 – DEVELOPMENT CONCEPT PLAN



1 PROPOSED CONCEPT PLAN
SPT 1:500



3 STREETScape - LOTS 1-5
SPT 1:250



2 STREETScape - LOTS 6-7
SPT 1:250

| LEGEND | |
|----------|----------------------------------|
| [Symbol] | PROPOSED BUILDING |
| [Symbol] | NEW CONCRETE CURBS |
| [Symbol] | NEW CONCRETE SIDEWALK |
| [Symbol] | NEW ASPHALT |
| [Symbol] | PROPOSED BOUNDARY |
| [Symbol] | PROPOSED BUILDING DEMOLITION |
| [Symbol] | PROPOSED SITE FEATURE DEMOLITION |
| [Symbol] | EXISTING ELEVATION |

| LOT 5 - SITE STATISTICS (ZONE R2) | | | |
|-----------------------------------|---------------------|----------------------|---------|
| CONDITION | | | |
| SITE AREA | | 545.22m ² | |
| BUILDING FOOT PRINT AREA | | 165.73m ² | |
| GROSS FLOOR AREA | | 391.49m 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 | 106.73m ² | |
| MAXIMUM LOT COVERAGE | 40% | 35% | |

| LOT 4 - SITE STATISTICS (ZONE R2) | | | |
|-----------------------------------|---------------------|----------------------|---------|
| CONDITION | | | |
| SITE AREA | | 546.09m ² | |
| BUILDING FOOT PRINT AREA | | 162.57m ² | |
| GROSS FLOOR AREA | | 385.14m ² | |
| NUMBER OF BUILDING UNITS | | 1 | |
| | | PROPOSED | PROVIDE |
| MINIMUM YARD REQUIREMENTS: | | | |
| MINIMUM LOT FRONTAGE | 13.10m | 13.12m | |
| 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 | 152.57m ² | |
| MAXIMUM LOT COVERAGE | 40% | 35% | |

| LOT 3 - SITE STATISTICS (ZONE R2) | | | |
|-----------------------------------|---------------------|----------------------|---------|
| CONDITION | | | |
| SITE AREA | | 547.13m ² | |
| BUILDING FOOT PRINT AREA | | 166.20m ² | |
| GROSS FLOOR AREA | | 392.71m ² | |
| NUMBER OF BUILDING UNITS | | 1 | |
| | | PROPOSED | PROVIDE |
| MINIMUM YARD REQUIREMENTS: | | | |
| MINIMUM LOT FRONTAGE | 13.10m | 13.12m | |
| 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 | 152.57m ² | |
| MAXIMUM LOT COVERAGE | 40% | 35% | |

| LOT 7 - SITE STATISTICS (ZONE R3) | | | |
|-----------------------------------|---------------------|----------------------|---------|
| CONDITION | | | |
| SITE AREA | | 616.75m ² | |
| BUILDING FOOT PRINT AREA | | 237.31m ² | |
| GROSS FLOOR AREA | | 414.62m 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 | 58.93m 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 | | 165.73m ² | |
| GROSS FLOOR AREA | | 391.49m ² | |
| NUMBER OF BUILDING UNITS | | 1 | |
| | | PROPOSED | PROVIDE |
| MINIMUM YARD REQUIREMENTS: | | | |
| MINIMUM LOT FRONTAGE | 13.10m | 13.12m | |
| 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 | 152.57m 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 | | 414.62m ² | |
| NUMBER OF BUILDING UNITS | | 1 | |
| | | PROPOSED | PROVIDE |
| MINIMUM YARD REQUIREMENTS: | | | |
| MINIMUM LOT FRONTAGE | 15.24m | 15.24m | |
| MINIMUM FRONT YARD | 5.8m | 9.30m | |
| 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 | 58.93m 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 | | 162.57m ² | |
| GROSS FLOOR AREA | | 385.14m ² | |
| NUMBER OF BUILDING UNITS | | 1 | |
| | | PROPOSED | PROVIDE |
| MINIMUM YARD REQUIREMENTS: | | | |
| MINIMUM LOT FRONTAGE | 13.10m | 13.12m | |
| 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 | 152.57m ² | |
| MAXIMUM LOT COVERAGE | 40% | 35% | |

BLOCK 25

FILE Nos. D02-17039, D03-17012

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