

MAP 7 - REVISED OCTOBER 2020 SUBMISSION PROPOSED SITE STATISTICS

MODERNO TOWNS AND CONDOS

YONGE AND GAMBLE

19-Oct-20

LEGAL DESCRIPTION		
PART OF BLOCK A AND ALL OF BLOCK B REGISTERED PLAN 4667 TOWN OF RICHMOND HILL, REGIONAL MUNICIPALITY OF YORK SURVEY BY SALNA SURVEYING SEPT. 12 2017		
	SQM.	HA
Part 1,2,3,4 (Block 'A')	618.2	0.06
Part 7,8 (Block 'A')	11,196.0	1.12
Part 5, 6 (Block 'B')	115.2	0.01
Total	11,929.4	1.19

SITE DATA					
LOT AREAS	lands to be conveyed	LOT A		LOT B	
		APARTMENT		TOWNHOMES	
ROAD WIDENING	733				733
VALLEY LANDS	4,396				4,396
NET AREAS	5,129	2,667		4,133	11,929

GROSS FLOOR AREA (SQM.)			
		APARTMENT	TOWNHOMES
NON-RESIDENTIAL FLOOR AREA*	M2	100	0
RESIDENTIAL FLOOR AREA		13,200	6,400
TOTAL		13,300	6,400

* ANCILLARY COMMERCIAL AT GRADE

RESIDENTIAL DENSITY			
		APARTMENTS	TOWNHOMES
NET LOT AREA (SQM.)		2,667	4,133
FSI		4.99	1.55
NUMBER OF DWELLING UNITS		132	53
OVERALL UPH		495	128

AMENITY SPACE (SQM.)			
		APARTMENTS	TOWNHOMES
OUTDOOR PRIVATE AMENITY		1400	680
SHARED INTERIOR SPACE		400	0
SHARED OUTDOOR AMENITY		245	340
TOTAL SHARED AMENITY		645	340

UNIT SUMMARY			
		APARTMENTS	TOWNHOMES
1+ BEDROOM		48	0
2 BEDROOM		74	20
3 BEDROOM		10	33
TOTAL		132	53
Average GFA per suite (m2)		101	121

LAND USE AT GRADE (SQ.M.)					
		LOT A		LOT B	
		APARTMENTS		TOWNHOMES	
BUILDING AREA (footprint)		1,215	46%	1,450	35%
PAVED (ROAD AND PAVING)		620	23%	475	11%
LANDSPACED SPACE		832	31%	2,208	53%
TOTAL		2,667	100%	4,133	100%

GREEN ROOF AREA	545	0	545
LANDSCAPED ROOF AREA	216	600	816

PARKING SPACES				
Parking Standard: Typical 2.7mx 5.8m, Barrier Free 3.7mx5.8m	RATIO	LOT A APARTMENTS	LOT B TOWNHOMES	TOTAL
1BR UNITS	0.9 spaces/unit	43 SPACES	0 SPACES	
2BR UNITS	1.0 spaces/unit	74 SPACES	20 SPACES	
3BR UNITS	1.1 spaces/unit	11 SPACES	36 SPACES	
VISITORS	15%	20 SPACES	8 SPACES	
Total REQUIRED		148 spaces	64 spaces	212 spaces
SURFACE		5	4	9
UNDERGROUND		145	84	229
TOTAL PROVIDED		150	88	238

BICYCLE SPACES				
		LOT A APARTMENT	LOT B TOWNHOMES	TOTAL
REQUIRED - See Sustainability Metric Tool		68	34	102
PROVIDED RATIO (SPACES/UNITS)				0.8
SURFACE (15%)		15	10	25
UNDERGROUND		66	53	119
TOTAL		81	63	144

BUILDING HEIGHT		APARTMENT	TOWNHOMES
HT. FROM EST. GRADE TO TOP OF PARAPET		36.1M (10 Storeys)	15.3M (4 Storeys)
REFER TO BY-LAW 190-87			

**CITY OF RICHMOND HILL
PLANNING AND INFRASTRUCTURE
DEPARTMENT**