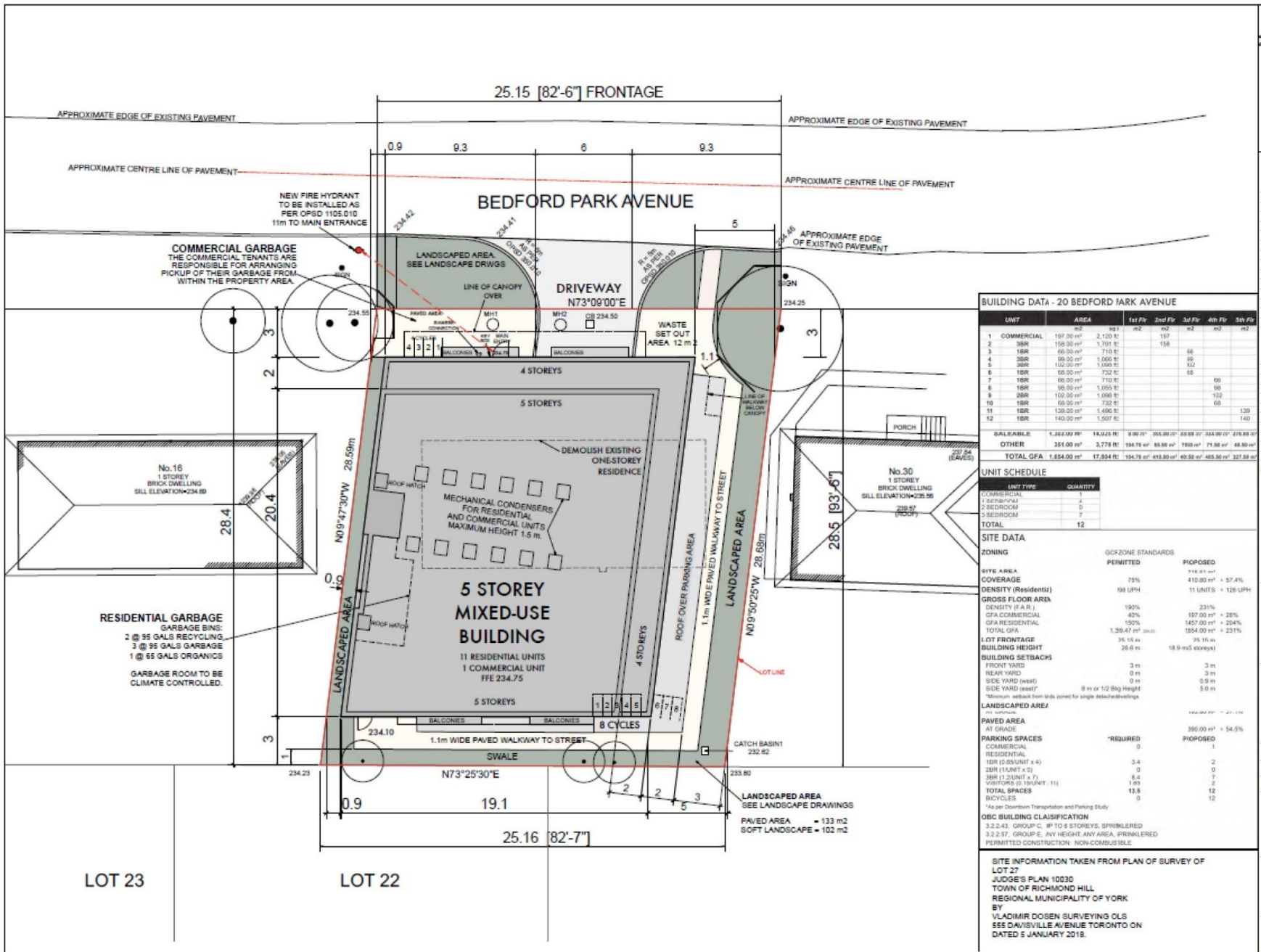


# MAP 4 - PROPOSED SITE PLAN



BUILDING DATA - 20 BEDFORD PARK AVENUE									
UNIT	AREA	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	7th Flr	8th Flr
1 COMMERCIAL	107.00 m <sup>2</sup>	2,120 ft <sup>2</sup>							
2 3BR	158.00 m <sup>2</sup>	1,701 ft <sup>2</sup>							
3 1BR	66.00 m <sup>2</sup>	710 ft <sup>2</sup>							
4 3BR	99.00 m <sup>2</sup>	1,069 ft <sup>2</sup>							
5 1BR	66.00 m <sup>2</sup>	710 ft <sup>2</sup>							
6 1BR	66.00 m <sup>2</sup>	710 ft <sup>2</sup>							
7 1BR	66.00 m <sup>2</sup>	710 ft <sup>2</sup>							
8 2BR	102.00 m <sup>2</sup>	1,099 ft <sup>2</sup>							
9 1BR	66.00 m <sup>2</sup>	710 ft <sup>2</sup>							
10 1BR	66.00 m <sup>2</sup>	710 ft <sup>2</sup>							
11 1BR	132.00 m <sup>2</sup>	1,420 ft <sup>2</sup>							
12 1BR	140.00 m <sup>2</sup>	1,507 ft <sup>2</sup>							
SALEABLE	1,283.00 m <sup>2</sup>	13,825 ft <sup>2</sup>	8,997 ft <sup>2</sup>	958,907 ft <sup>2</sup>	59,897 ft <sup>2</sup>	104,997 ft <sup>2</sup>	478,897 ft <sup>2</sup>		
OTHER	351.00 m <sup>2</sup>	3,779 ft <sup>2</sup>	194,75 ft <sup>2</sup>	98,99 ft <sup>2</sup>	799,99 ft <sup>2</sup>	71,99 ft <sup>2</sup>	48,99 ft <sup>2</sup>		
TOTAL GFA	1,634.00 m <sup>2</sup>	17,604 ft <sup>2</sup>	194,75 ft <sup>2</sup>	958,907 ft <sup>2</sup>	69,897 ft <sup>2</sup>	176,997 ft <sup>2</sup>	527,897 ft <sup>2</sup>		

UNIT SCHEDULE	
UNIT TYPE	QUANTITY
COMMERCIAL	1
1 BEDROOM	0
2 BEDROOM	0
3 BEDROOM	7
TOTAL	12

SITE DATA		
ZONING	GCZ-ONE STANDARDS PERMITTED	PROPOSED
TYPE AREA	75%	410.80 m <sup>2</sup> = 57.4%
COVERAGE	58 UPH	11 UNITS = 126 UPH
DENSITY (Residential)		
GROSS FLOOR AREA	190%	231%
DENSITY (P.A.R.)	40%	197.00 m <sup>2</sup> = 28%
GFA COMMERCIAL	190%	1457.00 m <sup>2</sup> = 204%
GFA RESIDENTIAL	1,283.00 m <sup>2</sup> = 100%	1554.00 m <sup>2</sup> = 231%
TOTAL GFA	35.15 m	35.15 m
LOT FRONTAGE	28.6 m	58.9 m (5 storeys)
BUILDING HEIGHT		
BUILDING SETBACKS		
FRONT YARD	3 m	3 m
REAR YARD	0 m	3 m
SIDE YARD (west)	0 m	0.9 m
SIDE YARD (east)	8 m or 1/2 story height	5.9 m

LANDSCAPED AREA	
AT GRADE	REQUIRED
PAVED AREA	390.00 m <sup>2</sup> = 54.5%
SOFT LANDSCAPE	102 m <sup>2</sup>

PARKING SPACES	
REQUIRED	PROPOSED
COMMERCIAL	0
RESIDENTIAL	1
1BR (0.25/UNIT x 4)	3.4
2BR (1/UNIT x 5)	0
3BR (1.25/UNIT x 7)	8.4
OTHERS (0.15/UNIT x 11)	1.65
TOTAL SPACES	13.5
BIKES	0

**SITE INFORMATION TAKEN FROM PLAN OF SURVEY OF LOT 27**  
 JUDGE'S PLAN 10030  
 TOWN OF RICHMOND HILL  
 REGIONAL MUNICIPALITY OF YORK  
 BY  
 VLADIMIR DOSEN SURVEYING OLS  
 555 DAVISVILLE AVENUE TORONTO ON  
 DATED 5 JANUARY 2018.

20 Bedford Park Avenue  
 SRPBS.24.029

BLOCK 18 File NO. D06-20035  
 CITY OF RICHMOND HILL  
 PLANNING AND BUILDING SERVICES  
 DEPARTMENT