

OVERALL DEVELOPMENT STATISTICS

NOTES

LEGAL INFORMATION TAKEN FROM:

PLAN OF LOT 1 and PART OF LOT 2
REGISTERED PLAN 1883
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

PREPARED BY:
YOUNG & YOUNG SURVEYING
(ETOBICOKE 2006) INC.

THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS
OR OMISSIONS IN THIS REPORT

EXISTING SITE STATISTICS

LOT AREA

LOT AREA 0.1375 ha = 1,375 m² [0.34ac]

COVERAGE AREAS

BUILDING AREA INCLUDING DETACHED GARAGE : 102.55m²

LOT COVERAGE : 7.45 %

NO. OF UNITS : 1 UNIT

DENSITY : 7.3 units/ha [2.9 units/ac]

BUILDING HEIGHTS : APPROXIMATELY 9.62m FROM THE AVERAGE
GRADE TO TOP OF ROOF STRUCTURE

PROPOSED SITE STATISTICS

LOT AREA

LOT AREA 0.1375 ha = 1,375 m² [0.34ac]

BUILDING COVERAGE : REFER TO SITE PLAN FOR BREAKDOWN

COVERAGE PER SUBDIVIDED LOT
1/ SEMI-DETACHED UNIT A = 44.27%
2/ SEMI-DETACHED UNIT B = 44.45%
3/ DETACHED HOUSE = 30.0%
4/ EXISTING DETACHED HOUSE = 27.15%

FRONT YARD LANDSCAPE COVERAGE :

1/ SEMI-DETACHED UNIT A = 53%
2/ SEMI-DETACHED UNIT B = 57%
3/ DETACHED HOUSE = 57%
4/ EXISTING DETACHED HOUSE = 88%

REAR YARD LANDSCAPE COVERAGE :

1/ SEMI-DETACHED UNIT A = 17.4%
2/ SEMI-DETACHED UNIT B = 17.8%
3/ DETACHED HOUSE = 12.0%
4/ EXISTING DETACHED HOUSE = 26.4%

TOTAL BUILDING AREA : 485.35 m²

COVERAGE : 35.3%

TOTAL PAVING AREA : 103.0 m²

COVERAGE : 7.5 %

TOTAL LANDSCAPE AREA : 785.65 m²

COVERAGE : 57.2 %

NO. OF UNITS

DETACHED HOUSE : 2 UNITS (1 NEW & 1 EXISTING)

SEMI-DETACHED HOUSE : 2 UNITS (NEW)

DENSITY : 25.1 units/ha [11.8 units/ac]

BUILDING SETBACKS

REFER TO BREAKDOWN STATISTICS FOR REFERENCE

BUILDING HEIGHTS

MEASURED FROM THE AVERAGE GRADE TO
THE TOP OF ROOF STRUCTURE

1/ SEMI-DETACHED UNIT A (2 1/2 STOREY) = 10.67 M

2/ SEMI-DETACHED UNIT B (2 1/2 STOREY) = 10.67 M

3/ DETACHED HOUSE (2 1/2 STOREY) = 10.67 M

4/ DETACHED GARAGE (1 STOREY) = 4.13M

5/ EXISTING DETACHED HOUSE (2 1/2 STOREY) = 9.58 M

BUILDING GFA

(BASEMENT & GARAGE ARE NOT INCLUDED)

1/ EXISTING DETACHED HOUSE

GROUND 83.8 m²
SECOND 75.17 m²
THIRD 64.60 m²
TOTAL 203.57 m² (2,191 sf)

2/ NEW DETACHED HOUSE

GROUND 107.3 m²
SECOND 146.8 m²
THIRD 91.0 m²
TOTAL 345.1 m² (3,715 sf)

3/ NEW SEMI-DETACHED HOUSE - UNIT "A"

GROUND 91.0 m²
SECOND 114.7 m²
THIRD 87.3 m²
TOTAL 293.0 m² (3,155 sf)

4/ NEW SEMI-DETACHED HOUSE - UNIT "B"

GROUND 93.5 m²
SECOND 117.8 m²
THIRD 85.5 m²
TOTAL 296.8 m² (3,196 sf)

TOTAL BUILDING GFA

1,138.8 m² (12,258 sf)

ZONING DESIGNATION : R2 & RM1-S - RESIDENTIAL SECONDARY DENSITY ZONE & RESIDENTIAL
MULTIPLE FIRST DENSITY SPECIAL ZONE, TOWN OF RICHMOND HILL ZONING BY-LAW 111-16, SECTION
11.142 AS AMENDED TO BY-LAW 66-77, DATED DECEMBER 12th, 2016

UNIT "A" - 2-1/2 STOREY SEMI-DETACHED HOUSE STATISTICS

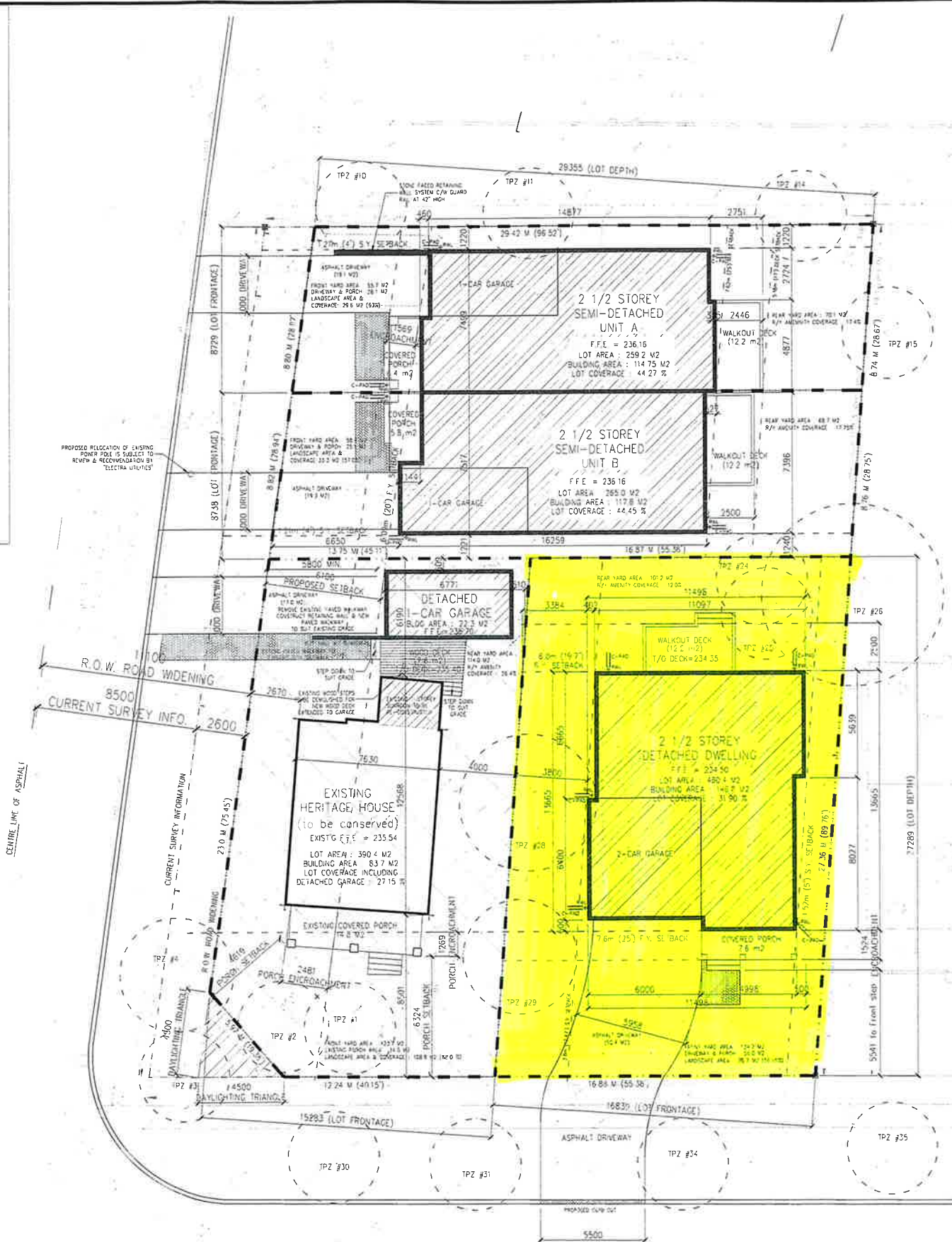
	Proposed	Allowed
LOT AREA	259.2 m ² (2,790.0 sf)	259.0 m ² (2,787.85 sf)
LOT FRONTAGE	8.73 m (28.64 ft)	8.7 m (28.54 ft)
SOFT LANDSCAPING AREAS	REFER TO SITE PLAN DRAWING	N/A
HARD LANDSCAPING AREAS	REFER TO SITE PLAN DRAWING	N/A
BUILDING AREAS		
EXISTING GARAGE TO BE DEMOLISHED	21.0 m ² (226.0 sf)	
PROPOSED NEW BLDG. AREA	114.75 m ² (1,235.0 sf)	
PROPOSED PORCH & DECK AREA	18.60 m ² (200.20 sf)	
PROPOSED TOTAL BLDG. AREA	114.75 m ² (1,235.15 sf)	
TOTAL GFA EXCLUDING GARAGE	293.10 m ² (3,155.0 sf)	
LOT COVERAGE	44.27%	45%
SETBACKS		
FRONT (-)	6.09m (20.0 feet)	6.09m (20.0 feet)
REAR (-)	7.62m (25.0 feet)	7.62m (25.0 feet)
NORTH-SIDE (-)	1.22 m (4.0 feet)	1.22 m (4.0 feet)
SOUTH-SIDE (-)	0.0 m (0.0 feet)	0.0 m (0.0 feet)
BLDG HEIGHT (Top of Roof)	10.67 m (35.0 feet)	10.67 m (35.0 feet)
BLDG LENGTH	15.64 m (51.3 feet)	N/A

THE PROPOSED DEVELOPMENT IS PREPARED IN CONFORMANCE TO
THE TOWN OF RICHMOND HILL URBAN DESIGN GUIDELINES

ZONING DESIGNATION : R2 & RM1-S - RESIDENTIAL SECONDARY DENSITY ZONE & RESIDENTIAL
MULTIPLE FIRST DENSITY SPECIAL ZONE, TOWN OF RICHMOND HILL ZONING BY-LAW 111-16, SECTION
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UNIT "B" - 2-1/2 STOREY SEMI-DETACHED HOUSE STATISTICS

	Proposed	Allowed
LOT AREA	265.0 m ² (2,852.4 sf)	259.0 m ² (2,787.85 sf)
LOT FRONTAGE	8.74 m (28.67 ft)	8.7 m (28.54 ft)
SOFT LANDSCAPING AREAS	REFER TO SITE PLAN DRAWING	N/A
HARD LANDSCAPING AREAS	REFER TO SITE PLAN DRAWING	N/A
BUILDING AREAS		
EXISTING BLDG. TO BE DEVOLISHED	N/A	
PROPOSED NEW BLDG. AREA	117.8 m ² (1,268.0 sf)	
PROPOSED PORCH & DECK AREA	18.0 m ² (193.75 sf)	
PROPOSED TOTAL BLDG. AREA	117.8 m ² (1,268.0 sf)	
TOTAL GFA EXCLUDING GARAGE	297.0 m ² (3,196.0 sf)	
LOT COVERAGE	44.45%	45%
SETBACKS		
FRONT (-)	6.09m (20.0 feet)	6.09m (20.0 feet)
REAR (-)	7.62m (25.0 feet)	7.62m (25.0 feet)
NORTH-SIDE (-)	0.0 m (0.0 feet)	0.0 m (0.0 feet)
SOUTH-SIDE (-)	1.22 m (4.0 feet)	1.22 m (4.0 feet)
BLDG HEIGHT (Top of Roof)	10.67 m (35.0 feet)	10.67 m (35.0 feet)
BLDG LENGTH	16.26 m (53.3 feet)	N/A

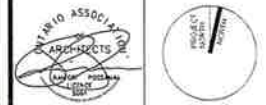


PROPOSED DEVELOPMENT SITE PLAN

5m 0 5 15m

DATE	REVISION
JUNE 2015	FOR ZONING REVIEW
AUG 10, 2015	REVISED FOR REVIEW
AUG 17, 2015	REVISION FOR ZONING REVIEW
NOV 02, 2015	RE-ZONING APPLICATION
FEB 02, 2016	REVISED PER SITE PLAN REVIEW
APRIL 22, 2016	RE-ZONING REVISIONS 1
SEPT 28, 2016	RE-ZONING REVISIONS 2
MAY 05, 2017	FOR HERITAGE REVIEW & APPROVAL
JUNE 28, 2017	FOR REVIEW & SPA COORDINATION
JULY 12, 2017	SPA APPLICATION
AUG 29, 2017	SPA SUBMISSION
MAR 29, 2018	SPA SUBMISSION 2
JULY 16, 2018	LAND SEVERANCE APPLICATION
AUG 22, 2018	REVISE SPA COMMENTS & SUBMISSION 3

NO.	DATE	REVISION
1		CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
2		ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.
3		LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
4		PRINTS ARE NOT TO BE SCALED.



GLOBAL ARCHITECT INC.

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TUPELO INVESTMENTS
200 RIMON DRIVE, SUITE 305
TORONTO, ON
M5W 5Z9

CHURCH ROSEVIEW DEVELOPMENT
33 ROSEVIEW AVENUE, RICHMOND HILL, ONTARIO

O.P. / ZONING BYLAW No.:
S.P.A. No.:

DRAWN BY: D.R.

CHECKED BY: P.B. / P.P.

DATE: JUNE 2017

SCALE: 1/100

DWG. TITLE:

Proposed Semi-Detached
Site Plan & Statistics

PROJECT NO.:

15-17 A-102a