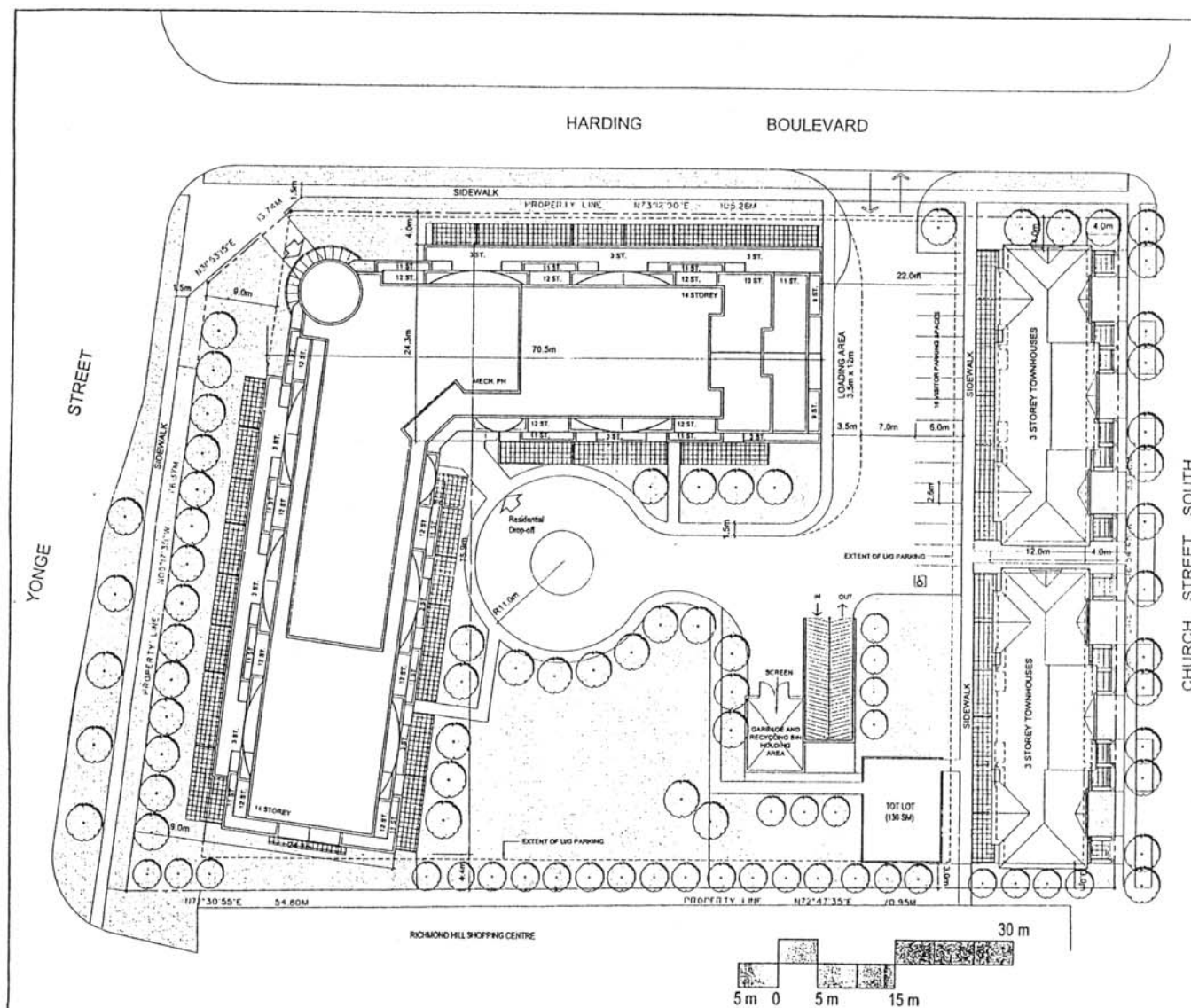
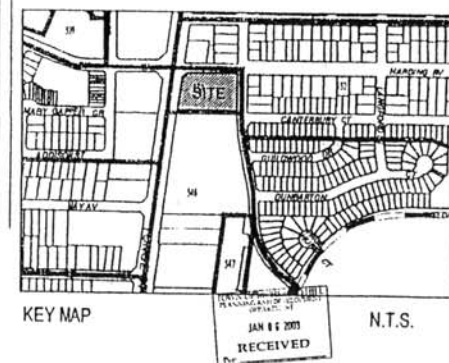


TOWN AND HARDWARE DEVELOPMENT		17 Nov 2002
LOCATION		
Lots 12, 13, 14 & 15 (Total Part of Lot 1, Registered Plan 3001)		
Town of Richmond Hill		
Regional Municipality of York		
3.484 acres (104,315.4 sq ft)		
Site Area		
Building Area (Footprint) = 21,885 sq ft		
Townhouse = 7,810 sq ft		
Total Building Area = 38,575 sq ft		
Building Coverage		
= 35 %		
Density (P/R)		
= 1.85		
Apartment Building GFA		
Townhouse GFA		
Total GFA		
Units per Acre		
= 172		
Apartment Building Height		
= 40.85 m		
Townhouse Height		
= 7.0 m		
Total Building Height		
= 47.95 m		
Setbacks		
Side		
Yonge St		
Harding Blvd		
South		
Townhouse		
Church St		
Harding Blvd		
South		
Distance between Bldg And Townhouse		
= 22.0m		
Unit Breakdown (All Units Condominiums)		
By		
1001 (10-4)		
= 279		
= 12 (10-1)		
Total Units		
= 424		
O.C.C. Classification		
Unimproved Apartment Building		
Unimproved Townhouse Block		
Exclusion Summary		
Parking Required		
Terrace		
= 12 x 2.5		
= 30		
Parking Provided		
Terrace		
= 26 (existing)		
= 3 (at grade)		
Future Building		
Parking Required		
Terrace		
= 41 x 2.5		
= 103		
Parking Provided		
Terrace		
= 515 (underground)		
= 1031 (at grade, 17 and 77 underground)		



PROPOSED SITE PLAN

BLOCK 23 D01-03001
D02-03002
D06-03001

TOWN OF RICHMOND HILL
PLANNING & DEVELOPMENT

GG /HL

SRPD.03. 109

MAP 3