

SITE DATA MATRIX

SITE INFORMATION:

ROLL No.: 1936800129000
P.L.N.: (PROPERTY IDENTIFICATION No.) ---
PARCEL I.D.: 78154
LOT DESCRIPTION: PART OF LOT 65 CONCESSION 1 WEST OF YONGES STREET
MUNICIPAL ADDRESS: 39 KING ROAD RICHMOND HILL, ONTARIO
SITE SURVEY INFORMATION: TAKEN FROM PLAN OF SURVEY, PLAN 65R-36955 DATED OCTOBER 14th, 2021 SURVEYOR: APRIL SARKANY OF J.D. BARNES LTD.

APPLICABLE ZONING & BY-LAWS:

CITY / REGION: CITY OF RICHMOND HILL
ZONING BY-LAW(S): 366-86 RICHMOND HILL ZONING MAP, BLOCK 8 1275 RICHMOND HILL ZONING MAP, BLOCK 8
OFFICIAL PLAN: CITY OF RICHMOND HILL OFFICIAL PLAN JANUARY 2023 CONSOLIDATION
TRAFFIC & PARKING: 366-86
MISC.: ---

DEFINED ZONING: 366-86 GENERAL COMMERCIAL 1 (GC-1) COMMERCIAL (C)
ZONING EXEMPTION(S): --- NONE ---
APPLIED ZONING: ZONING APPLIED AS PER RICHMOND HILL ZONING MAP, BLOCK 8
OTHER: SITE SUBJECT TO TORONTO CONSERVATION AUTHORITY REVIEW O. Reg. 166/06 "TRCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses"

DEVELOPMENT STATISTICS (BUILDINGS):

PROPOSED USE: MAINTENANCE BUILDING
EX. BUILDING AREA: 351.08 m²
NEW BUILDING AREA: 176.38 m²
TOTAL BUILDING AREA: 527.46 m²
BUILDING HEIGHT: 5.60 m
No. OF STOREYS: 2
NEW GROSS BUILDING AREA: 653.08 m²

DEVELOPMENT STATISTICS (AREAS):

	ACTUAL	PERMITTED	ZONING REF.
OVERALL SITE AREA:	6,867.72 m ² 100.0 %	6,867.72 m ² 100.0 %	
PARKING & HARD SURFACE:	1,443.35 m ² 21.09 %	MAXIMUM 50.0 %	366-86 - s1.3(c)
TOTAL BUILDING AREA:	527.46 m ² 7.68 %	MAXIMUM 60.0 %	1275 - s6.2(c)
LANDSCAPE / GREENSPACE:	4,891.91 m ² 71.23 %	MINIMUM 50.0 %	366-86 - s1.3(c)

SITE STATISTICS (AREAS):

OVERALL SITE AREA: 6,867.72 m² 100.0 %
PARKING & HARD SURFACE: 1,443.35 m² 21.09 %
TOTAL BUILDING AREA: 527.46 m² 7.68 %
LANDSCAPE / GREENSPACE: 4,891.91 m² 71.23 %

SITE SETBACKS, CLEARANCES & RESTRICTIONS:

SETBACKS:

FRONT YARD: 15.00 m (366-86 - SECTION 1.3(c))
FLANAGAN SIDE YARD: 6.00 m (366-86 - SECTION 1.4(c))
INTERIOR SIDE YARD: 6.00 m (366-86 - SECTION 1.4(c))
REAR YARD: 12.00 m (366-86 - SECTION 1.4(c))

CLEARANCES & RESTRICTIONS:

MIN. LOT FRONTAGE: 30.00 m (366-86 - SECTION 1.4(c))
MAX. BUILDING HEIGHT: 7.50 m (366-86 - SECTION 1.4(c))

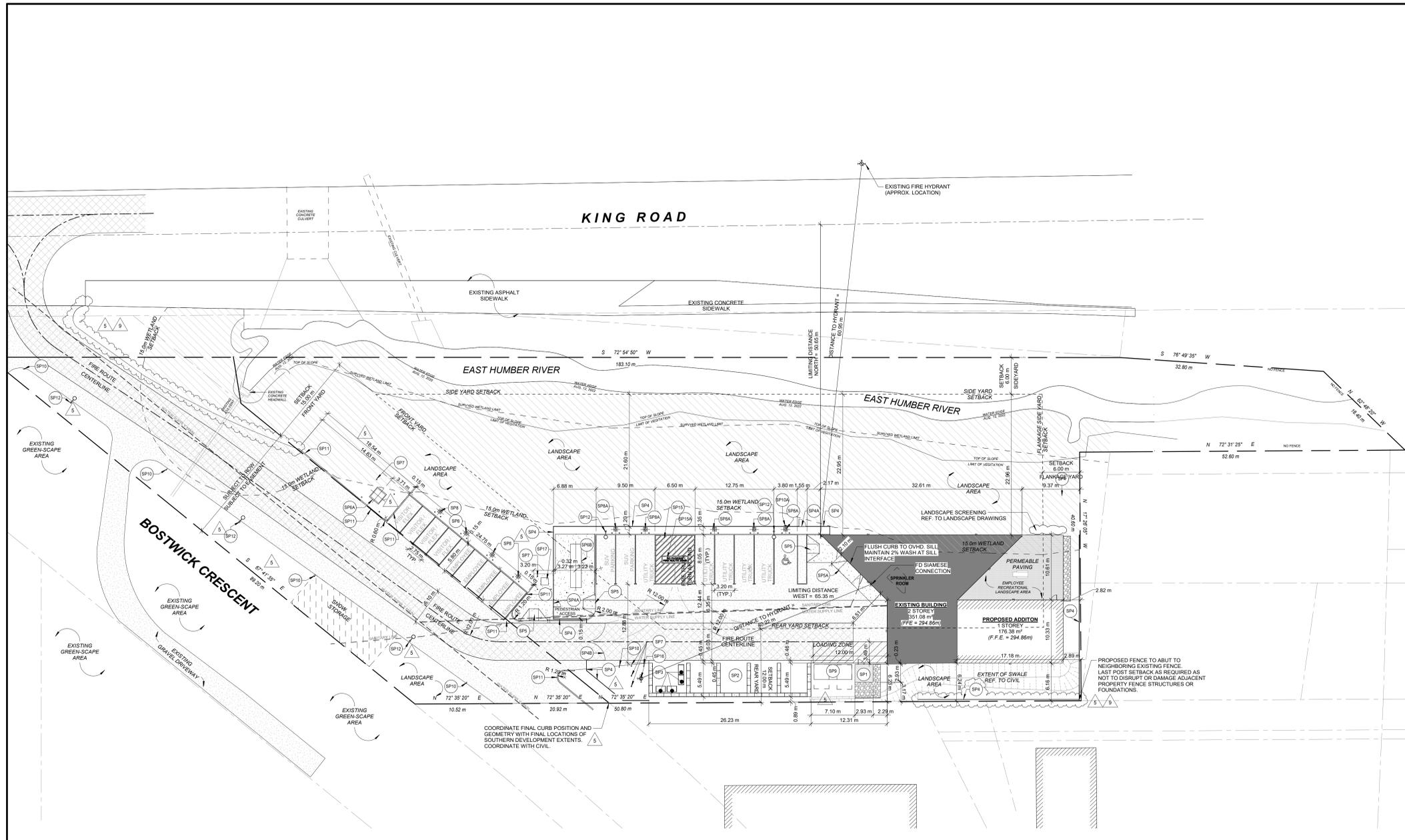
PARKING REQUIREMENTS:

PROPOSED SPACE USE:	PARKING RATIO:	REQD. SPACES:
OFFICE AREA	3.2 SPACES PER 100.0m ² G.F.A. (AS PER BY-LAW 366-86 s1.5(a)(2) & (11))	21 SPACES TOTAL
MAINTENANCE / CREW AREA (OTHER COMMERCIAL)	3.2 SPACES PER 100.0m ² G.F.A. (AS PER BY-LAW 366-86 s1.5(a)(2) & (11))	NOTE: SPACES CALCULATED AS TOTAL FACILITY AS PARKING RATE BETWEEN USES IS THE SAME.
ANY BUILDING	1 LOADING ZONE PER FIRST 1,850m ² , 1 PER 300m ² INCREMENT OVER 1,850m ² (AS PER BY-LAW 366-86 s1.5(b))	1 LOADING ZONE

PROPOSED PARKING BREAKDOWN:

SPACE DESCRIPTION:	PARKING STALL SIZE (MIN.):	BY-LAW REFERENCE:	QUANTITY:
EMPLOYEE SPACES:	2.75m x 5.5m	366-86 s1.5(c)(1)	5 SPACES
VISITOR / FLEX SPACES:	2.75m x 5.5m	366-86 s1.5(c)(1)	4 SPACES
BARRIER FREE:	3.70m x 5.5m	---	3 SPACES
CREW/UTILITY TRUCK PARKING:	3.20m x 8.0m	---	5 SPACES
SUV PARKING:	2.75m x 6.0m	366-86 s1.5(c)(1)	2 SPACES
			TOTAL = 19 SPACES

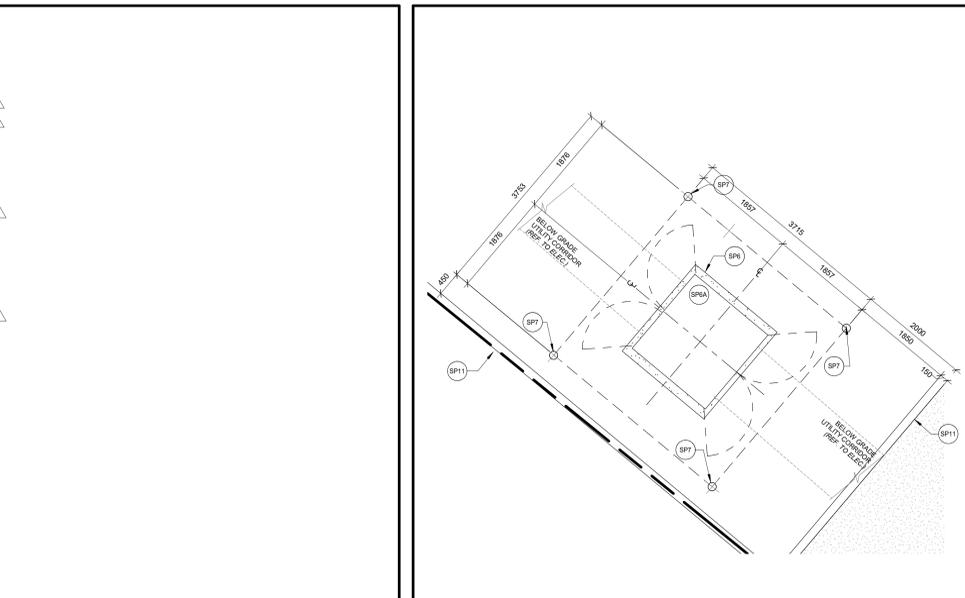
LOADING ZONES: 3.50m x 12.0m + 4.5m CLEAR OVERHEAD 1 LOADING ZONE



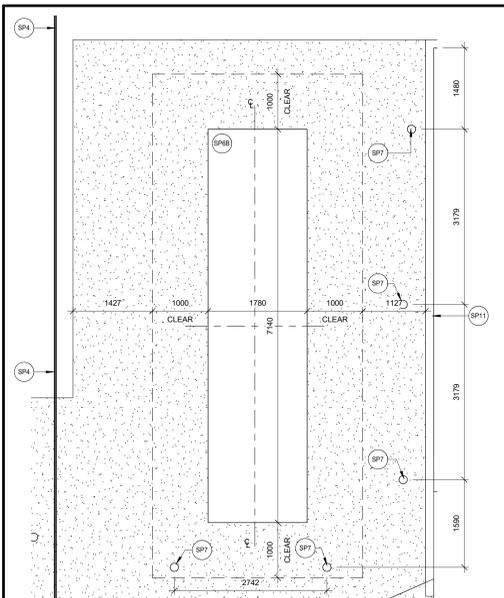
1 SITE PLAN
A101 1:300

SITE PLAN KEYNOTE LEGEND

KEYNOTE TAG	KEYNOTE DESCRIPTION
SP1	ANCILLARY STRUCTURE - HEATED SHED. REFER TO A101.1 FOR PLANS AND DETAILS
SP2	ANCILLARY STRUCTURE - LOOSE MATERIALS STORAGE BUNKER. REFER TO A101.2 FOR PLANS AND DETAILS
SP3	GARBAGE BINS
SP4	NEW CHAINLINK FENCE, 3.0m HIGH, COMPLETE WITH 3.0m ANGLD SECURITY TOP PROFILE, GALVANIZED FINISH
SP5A	NEW CHAINLINK PEDESTRIAN GATE, 1.5m x 2.0m, GALVANIZED FINISH
SP5B	NEW CHAINLINK VEHICLE GATE, 6.0m x 3.0m, DOUBLE LEAF, GALVANIZED FINISH, INCLUDE FOR ACCESS CONTROL
SP5	BARRIER FREE DROP CURB, COORD. WITH LANDSCAPE / CIVIL
SP5A	VEHICLE DROP CURB AT OVERHEAD DOOR, COORD. WITH LANDSCAPE / CIVIL
SP6	CAST-IN-PLACE CONCRETE EQUIPMENT PAD. REFER TO STRUCTURAL FOR REINF., ELECTRICAL FOR EQUIPMENT COORDINATION
SP6A	MAIN ELECTRICAL UTILITY TRANSFORMER. REFER TO ELECTRICAL
SP6B	BACKUP GENERATOR. REFER TO ELECTRICAL
SP7	VEHICLE BOLLARD. REFER TO STRUCTURAL
SP8	TWIN-POST E.V. CHARGING STATION, COMPLETE WITH VEHICLE BOLLARDS. COORD. WITH ELECTRICAL
SP8A	TWIN-POST BLOCK HEATER RECEPTACLE STATION, COMPLETE WITH VEHICLE BOLLARDS. COORD. WITH ELECTRICAL
SP9	TEMPORARY STORAGE 'SEA-CAN SHIPPING CONTAINER', 6.1m x 2.4m. (DASHED LINE INDICATES ALTERNATE 2 - 4.0m x 2.4m CONFIGURATION OPTION)
SP10	POST MOUNTED SIGN - FIRE ROUTE. SIGN TO BE DESIGNED AND PLACED AS PER SECTION 1090 OF THE RICHMOND HILL MUNICIPAL CODE
SP10A	POST MOUNTED SIGN - BARRIER FREE PARKING SIGN. SIGN TO BE DESIGNED AND PLACED AS PER RICHMOND HILL MUNICIPAL REQUIREMENTS
SP11	CONTINUOUS 150mm CONCRETE CURB PERIMETER CURB.
SP12	BASE MOUNTED SINGLE-SIDE LIGHT STANDARD. REFER TO ELECTRICAL
SP15	PAINTED LINEWORK FOR NO PARKING ZONE, 100mm WIDE, 45 DEGREE PATTERN SPACED AT 600mm CENTERS. LAYOUT AS SHOWN. COLOUR TO BE STANDARD TRAFFIC YELLOW.
SP15A	PAINTED TEXT, APPLIED TO ASPHALT, 300mm HIGH, ARIAL FONT. PAINT COLOUR TO BE STANDARD TRAFFIC YELLOW.
SP16	NEW PROPOSED LOCATION OF FIRE HYDRANT. COORDINATE WITH CIVIL
SP17	PROPOSED GAS METER LOCATION. COORDINATE WITH UTILITY AND MECHANICAL DRAWINGS.



3 ENLARGED SITE PLAN - TRANSFORMER AREA
A101 1:50



2 ENLARGED SITE PLAN - GENERATOR AREA
A101 1:50

SITE PLAN GRAPHICS LEGEND

GRAPHIC DESCRIPTION	GRAPHIC DESCRIPTION
MAIN ENTRANCE	PROPERTY LINE
PERSONNEL DOOR	MUNICIPAL BY-LAW SETBACK LINE
OVERHEAD DOOR	EXISTING BUILDING
FIRE HYDRANT	NEW BUILDING
KEYNOTE CALLOUT REF. TO KEYNOTE SCHEDULE	FIRE ROUTE WITH CENTERLINE
A.H. SENSITIVE ZONE REF. TO SITE DATA MATRIX	SNOW STORAGE / PILEUP ZONE

SITE SURFACING GRAPHICS LEGEND

GRASSED / VEGETATION
CONCRETE (PAD OR SIDEWALK) COORD. WITH CIVIL / STRU.
ASPHALT COORD. WITH CIVIL

PROJECT

9	2025-05-14	REVISED FOR TENDER ADDENDUM #02
8	2025-05-07	RE-ISSUED FOR SITE PLAN APPROVAL
7	2025-04-07	RE-ISSUED FOR BUILDING PERMIT - ELEC ROOM UPDATE
6	2025-04-15	ISSUED FOR TENDER
5	2025-03-17	RE-ISSUED FOR SITE PLAN APPROVAL - REVISIONS
4	2025-02-24	ISSUED FOR CLIENT REVIEW - TENDER STAGE
3	2025-01-10	ISSUED FOR BUILDING PERMIT
2	2024-12-16	RE-ISSUED FOR SITE PLAN APPROVAL
1	2024-05-08	ISSUED FOR SITE PLAN APPROVAL

CONNOR BUILDING RENOVATIONS

DRAWING TITLE

SITE PLAN

DRAWING NO. **A101**