

CONDO BLOCK 29833
YORK REGION STANDARD CONDOMINIUM PLAN 1302

NOTE:
PROPERTY INFORMATION BASED ON
SURVEY BY PEARSON + PEARSON
SURVEYING LTD. O.L.S. DATED JANUARY
2, 2022. UPDATED FEBRUARY 23, 2022.

NOTE:

THIS SITE PLAN IS IN CONFORMANCE WITH THE
CITY WIDE URBAN DESIGN GUIDELINES AND OTHER
APPLICABLE RELEVANT URBAN DESIGN STUDIES.

SITE DATA - CROSBY FRONTAGE

MUNICIPAL ADDRESS:	177 CROSBY AVE., RICHMOND HILL, ON L4C 2R3
ZONING:	IC1 - INDUSTRIAL CLASS 1
LEGAL DESCRIPTION:	PART OF LOT 48, CONCESSION 1, PART 1, PLAN 65R-25714, PIN 03171 - 0353
LOT AREA:	99,729 sf (9,265.16m ²)
LOT DEPTH:	401' 3" (122.30m)
LOT FRONTAGE:	251' 7" (76.68m)
BUILDING SETBACKS (EXISTING)	
FRONT	50' 6" (15.40m)
SIDE (W)	172' 0" (26.93m)
REAR	34' 10 1/2" (10.63m)
SIDE (E)	82' 2 3/4" (25.06m)
BUILDING SETBACKS (PROPOSED)	
FRONT	50' 6" (15.40m)
SIDE (W)	172' 0" (26.93m)
REAR	34' 10 1/2" (10.63m)
SIDE (E)	30' 0" (9.15m)
GROSS FLOOR AREA (EXISTING)	
GROUND FLOOR:	31,527sf (2,929.0m ²)
MEZZANINES:	6,749sf (627.0m ²)
TOTAL:	38,276sf (3,556.0m ²)
GROSS FLOOR AREA (PROPOSED)	
GROUND FLOOR (EXISTING):	31,527sf (2,929.0m ²)
MEZZANINES (EXISTING):	6,749sf (627.0m ²)
GROUND FLOOR (ADDITION):	13,327sf (1,238.1m ²)
TOTAL:	51,603sf (4,794.1m ²)
PARKING	
REQUIRED	1: 1000 SF = 52 (4 ACCESSIBLE)
PROVIDED	30 (4 ACCESSIBLE)
LOADING	
REQUIRED	2 SPACES
PROVIDED	3 SPACES
LOT COVERAGE (PROPOSED)	
BUILDING AREA (EXTG & ...)	44,854 sf (4,167.1m ²)
	45% OF LOT AREA
LANDSCAPED AREA (PROPOSED)	
	9,835 sf (913.7m ²)
	10% OF LOT AREA
HARDSCAPED AREA	
EXISTING ASPHALT PAVING	36,824 sf (3,421.1m ²)
PROPOSED HARDSCAPE	8,216 sf (763.3m ²)
TOTAL HARDSCAPE	45,040 sf (4,184.4m ²)
	45% OF LOT AREA

5	TBD	2023-11-xx
4	ISSUED FOR SITE PLAN RESUBMISSION (1)	2023-08-31
3	ISSUED FOR SITE PLAN APPLICATION	2022-07-29
2	ISSUED FOR REVIEW	2022-03-30
1	PRE-CONSULTATION SUBMISSION	2021-11-19
No.	DESCRIPTION	DATE YYYY/MM/DD

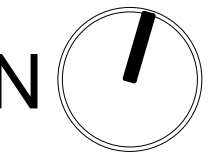
D-AS102

SITE PLAN - PROPOSED

City's File No: D06-22052

ADDITION
177 CROSBY AVENUE
PROJECT No. 06150

SCALE: 1 : 300
AUGUST 2023



GENERAL NOTES

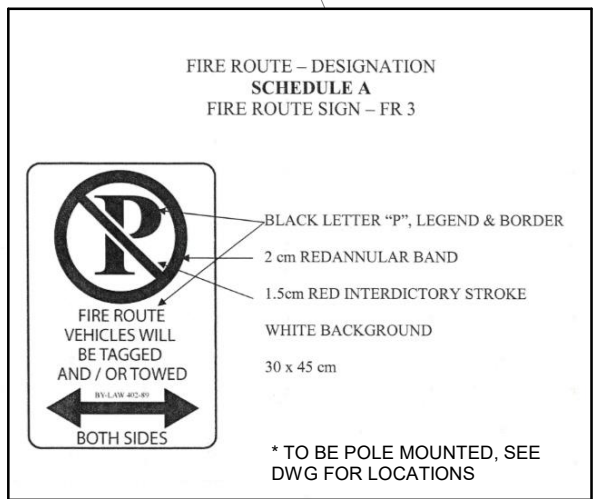
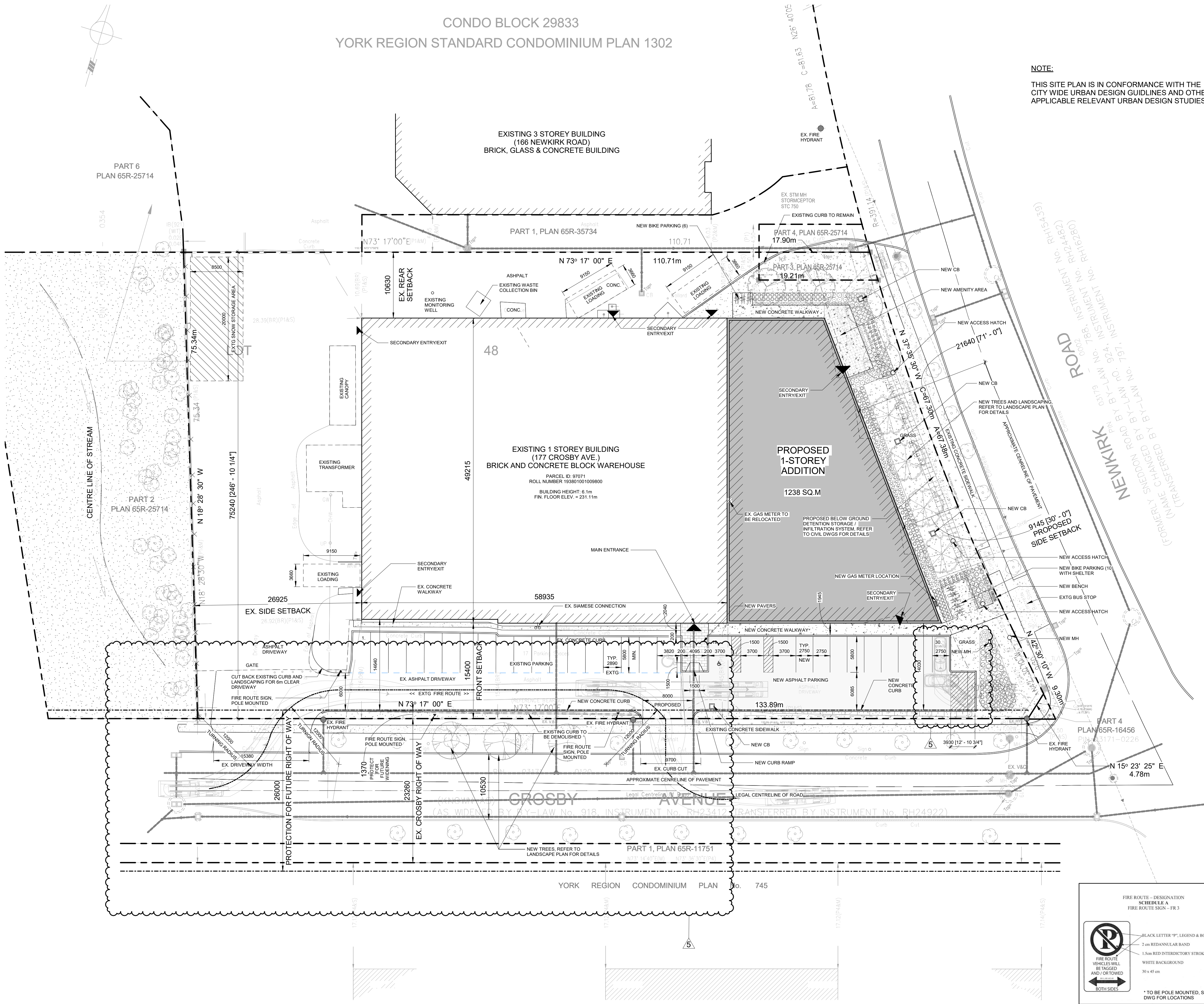
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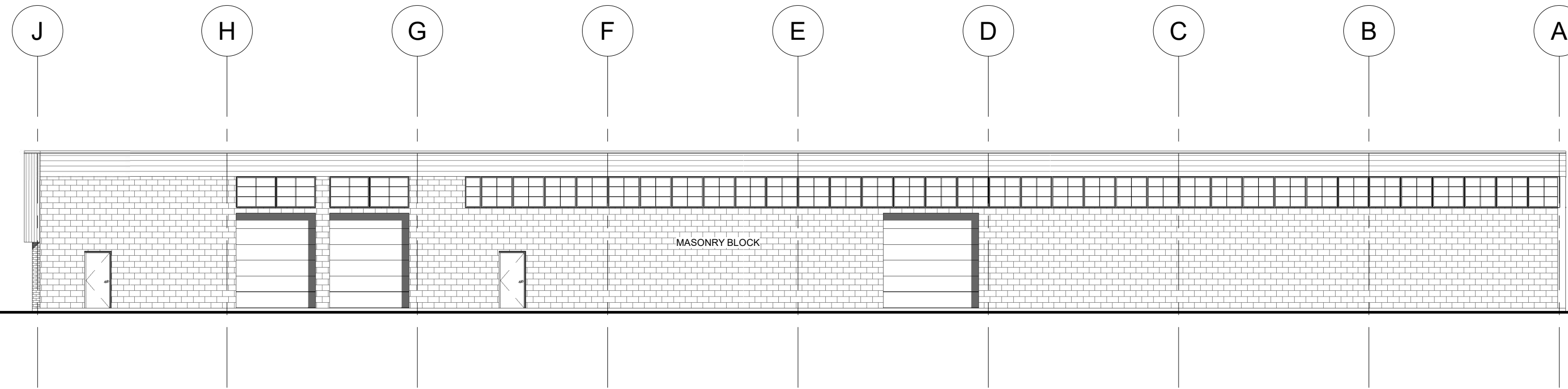
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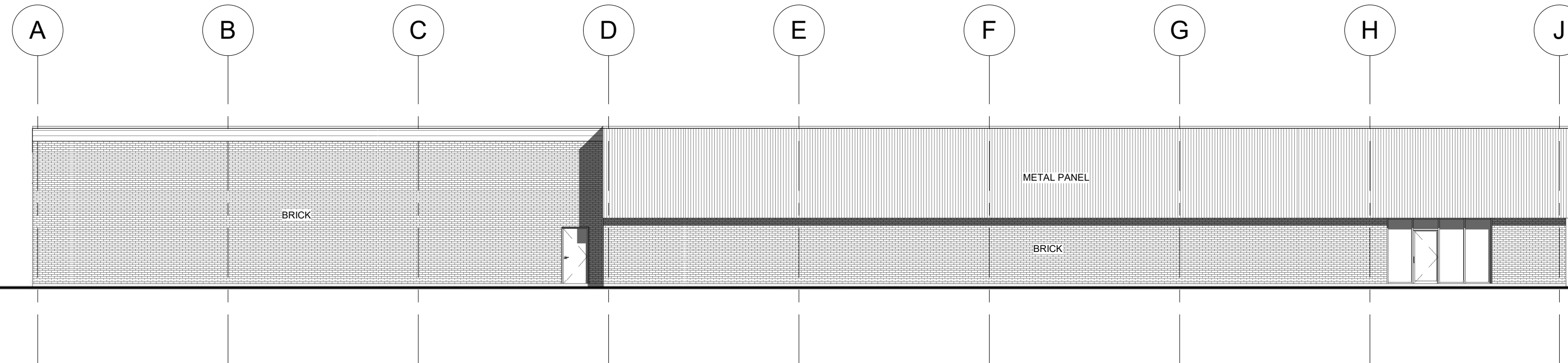


1 EXISTING - NORTH ELEVATION
1 : 150

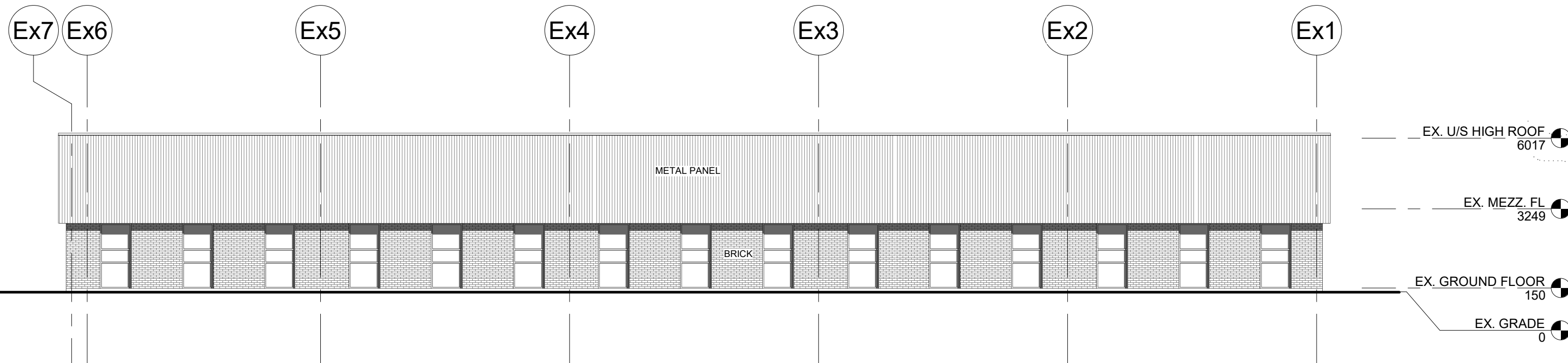
EXISTING SIDE YARD



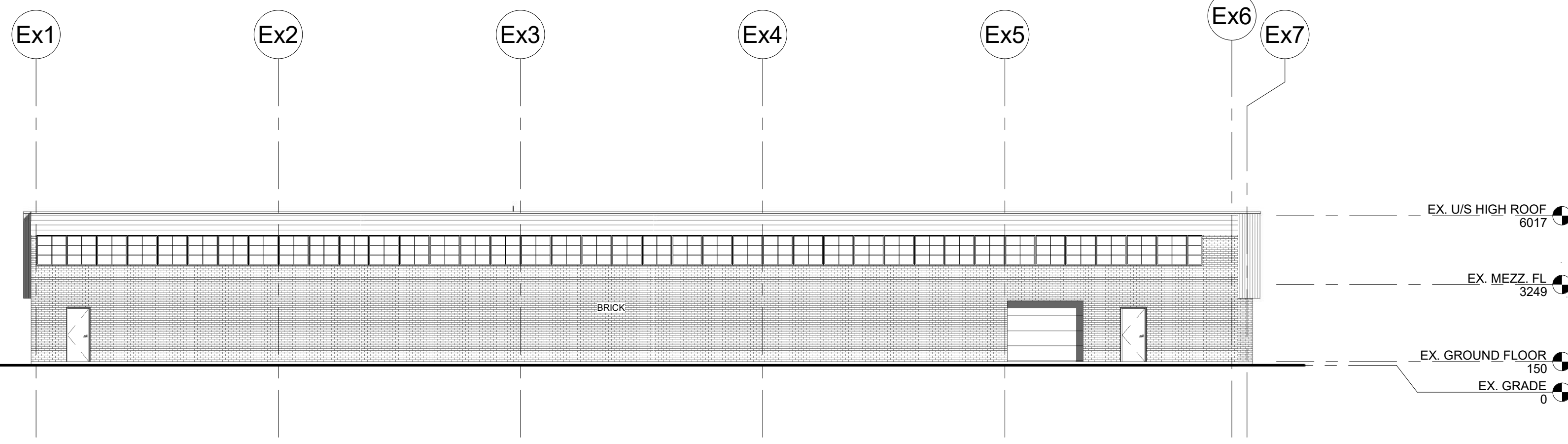
2 EXISTING - SOUTH ELEVATION
1 : 150



3 EXISTING - EAST ELEVATION
1 : 150



4 EXISTING - WEST ELEVATION
1 : 150

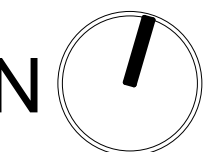


3	ISSUED FOR SITE PLAN APPLICATION	2022-07-29
1	PRE-CONSULTATION SUBMISSION	2021-11-19
No.	DESCRIPTION	DATE YYYY/MM/DD

D-A201 ELEVATIONS - EXISTING

ADDITION
177 CROSBY AVENUE
PROJECT No. 06150

SCALE: 1 : 150
AUGUST 2022



GENERAL NOTES

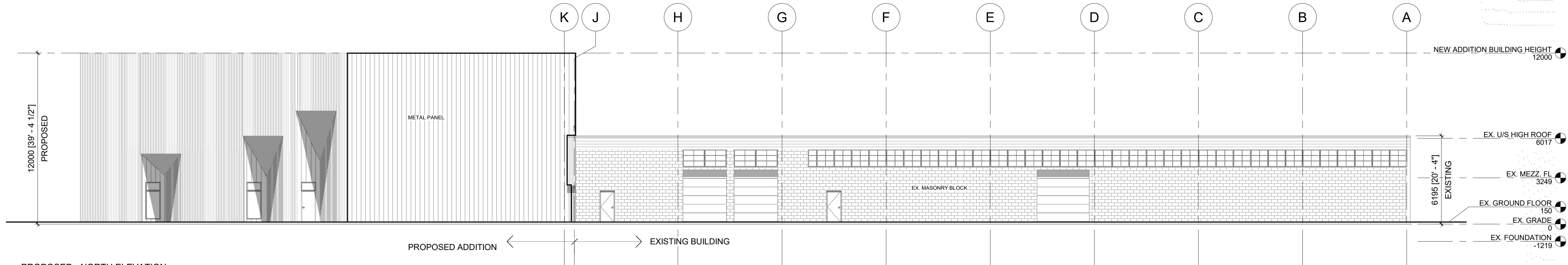
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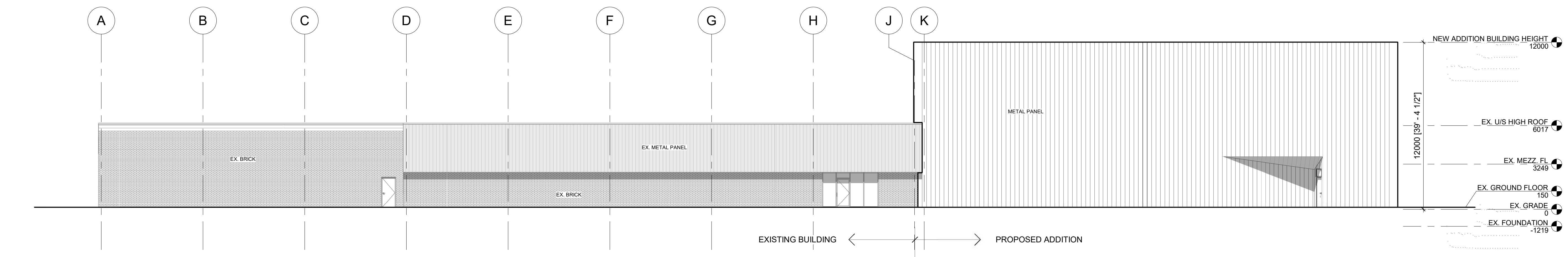
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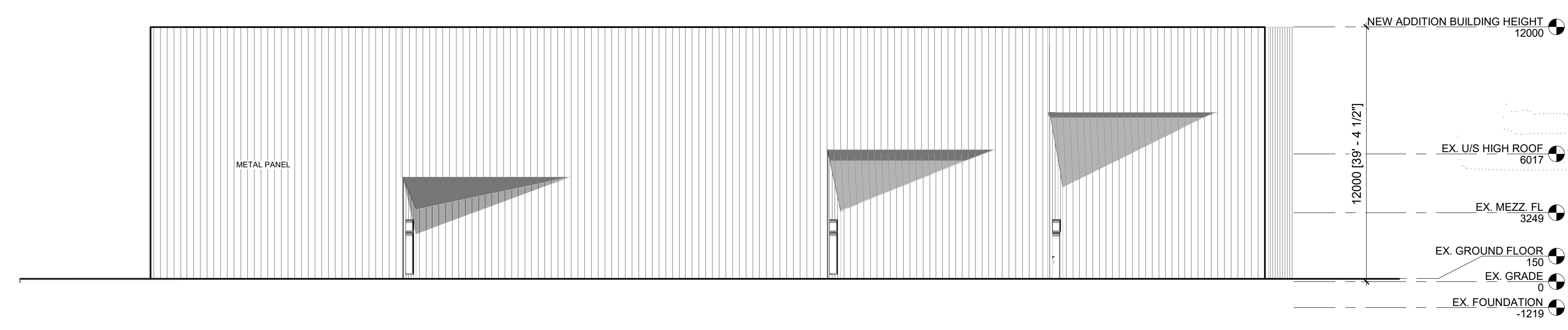
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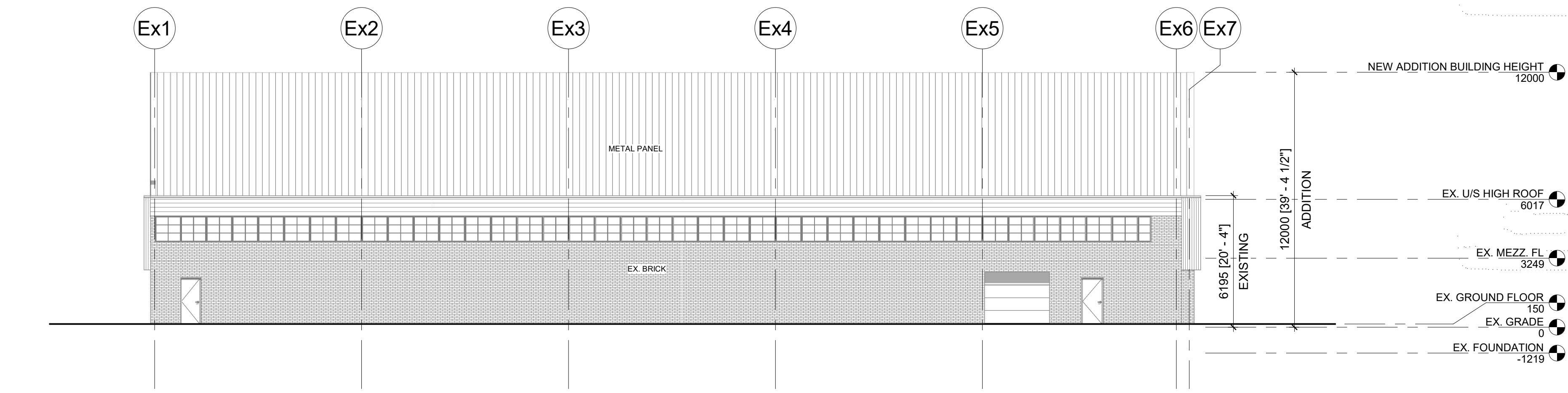
1 PROPOSED - NORTH ELEVATION
1 : 150



2 PROPOSED - SOUTH ELEVATION
1 : 150



3 PROPOSED - EAST ELEVATION
1 : 150



4 PROPOSED - WEST ELEVATION
1 : 150



D-A202A ELEVATIONS - PROPOSED

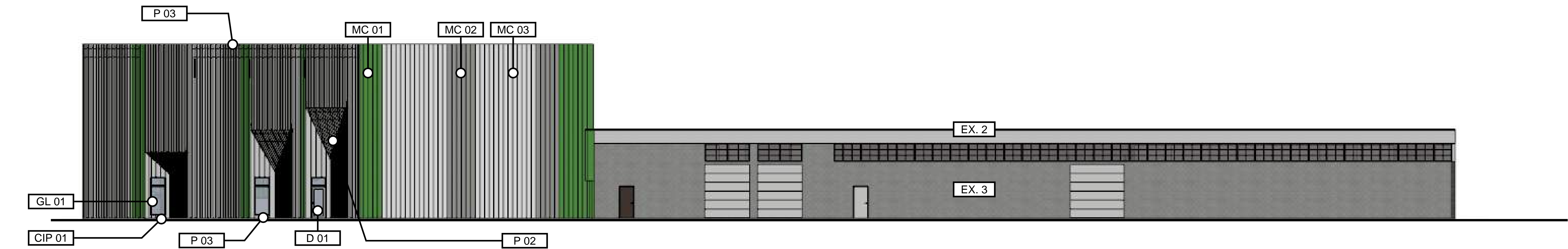
ADDITION
177 CROSBY AVENUE
PROJECT No. 06150

SCALE: 1 : 150
AUGUST 2022

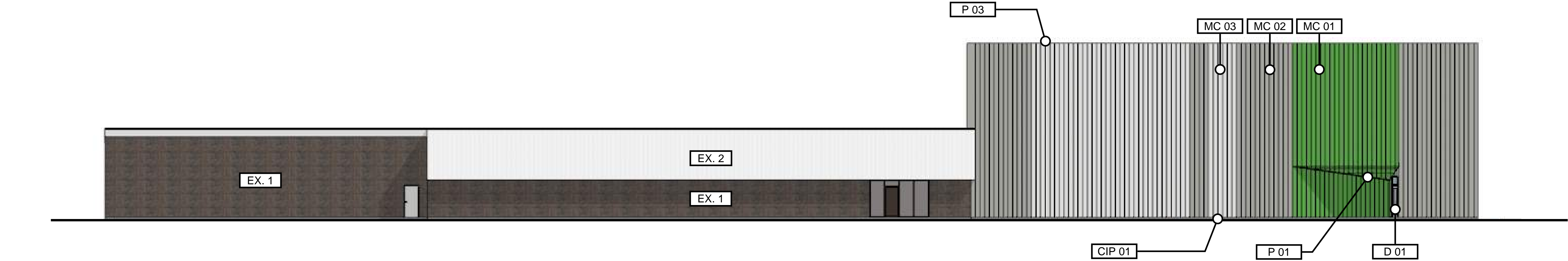


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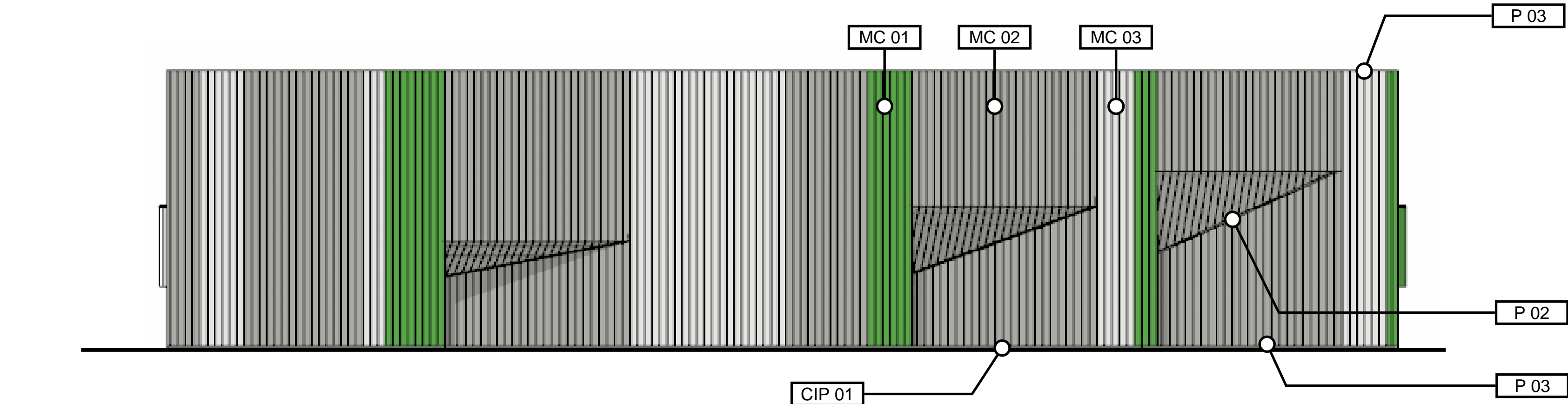
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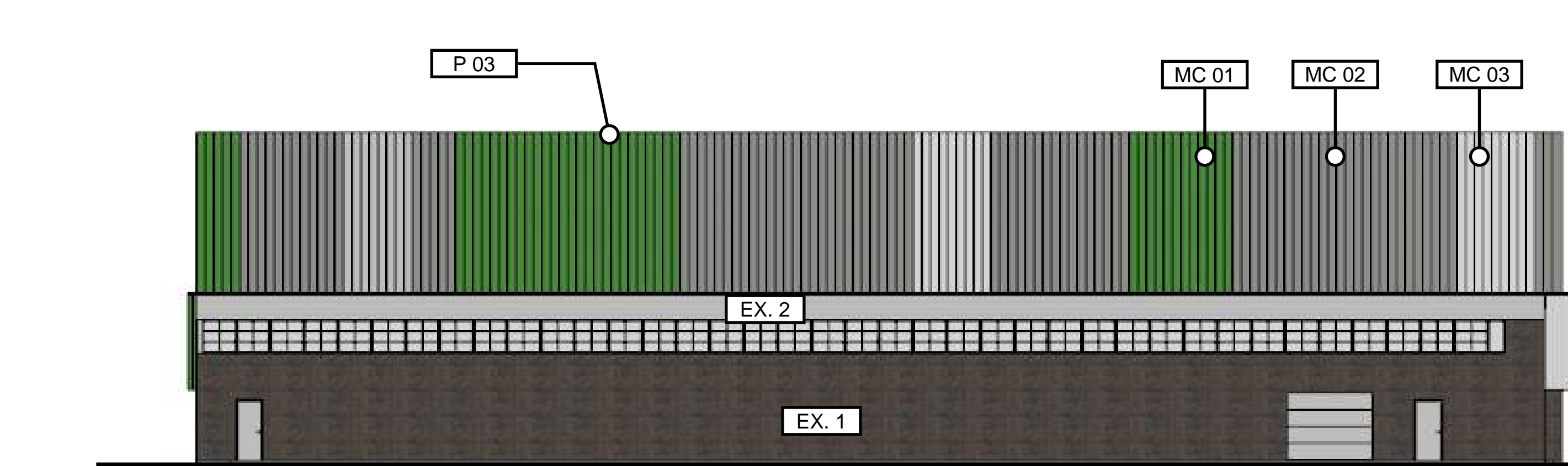
① PROPOSED - NORTH ELEVATION
1 : 150



② PROPOSED - SOUTH ELEVATION
1 : 150



③ PROPOSED - EAST ELEVATION
1 : 150



④ PROPOSED - WEST ELEVATION
1 : 150

MATERIAL SCHEDULE

MC 01	2" STANDING SEAM, METAL CLADDING SYSTEM MATTE FINISH, COLOUR 1 - MELCHERS GREEN
MC 02	2" STANDING SEAM, METAL CLADDING SYSTEM MATTE FINISH, COLOUR 2 - CHARCOAL
MC 03	2" STANDING SEAM, METAL CLADDING SYSTEM MATTE FINISH, COLOUR 3 - REGENT GREY
P 01	PREFINISHED METAL / ALUMINUM, COLOUR 1 - MELCHERS GREEN GUTTER, FASCIA, SOFFIT, FLASHING, ACCENT TRIMS
P 02	PREFINISHED METAL / ALUMINUM, COLOUR 2 - CHARCOAL GUTTER, FASCIA, SOFFIT, FLASHING, ACCENT TRIMS
P 03	PREFINISHED METAL / ALUMINUM, COLOUR 3 - REGENT GREY GUTTER, FASCIA, SOFFIT, FLASHING, ACCENT TRIMS

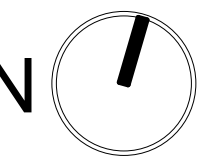
GL 01	WINDOW GLAZING DOUBLE/TRIPLE PANE, LOW E, ARGON GAS
W 01	UNITIZED WINDOW - KAWNEER COLOUR: ANODIZED FINISH
D 01	STOREFRONT DOOR - KAWNEER COLOUR: ANODIZED FINISH
CIP 01	CAST IN PLACE OR PRECAST CONCRETE FOUNDATION, SLAB ON GRADE, SIDEWALK
EX. 1	EXISTING BRICK, COLOUR - DARK BROWN
EX. 2	EXISTING METAL SIDING - LIGHT GREY / WHITE
EX. 3	EXISTING MASONRY BLOCK



D-A202B ELEVATIONS - PROPOSED MATERIAL

ADDITION
177 CROSBY AVENUE
PROJECT No. 06150

SCALE:
AUGUST 2022



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