

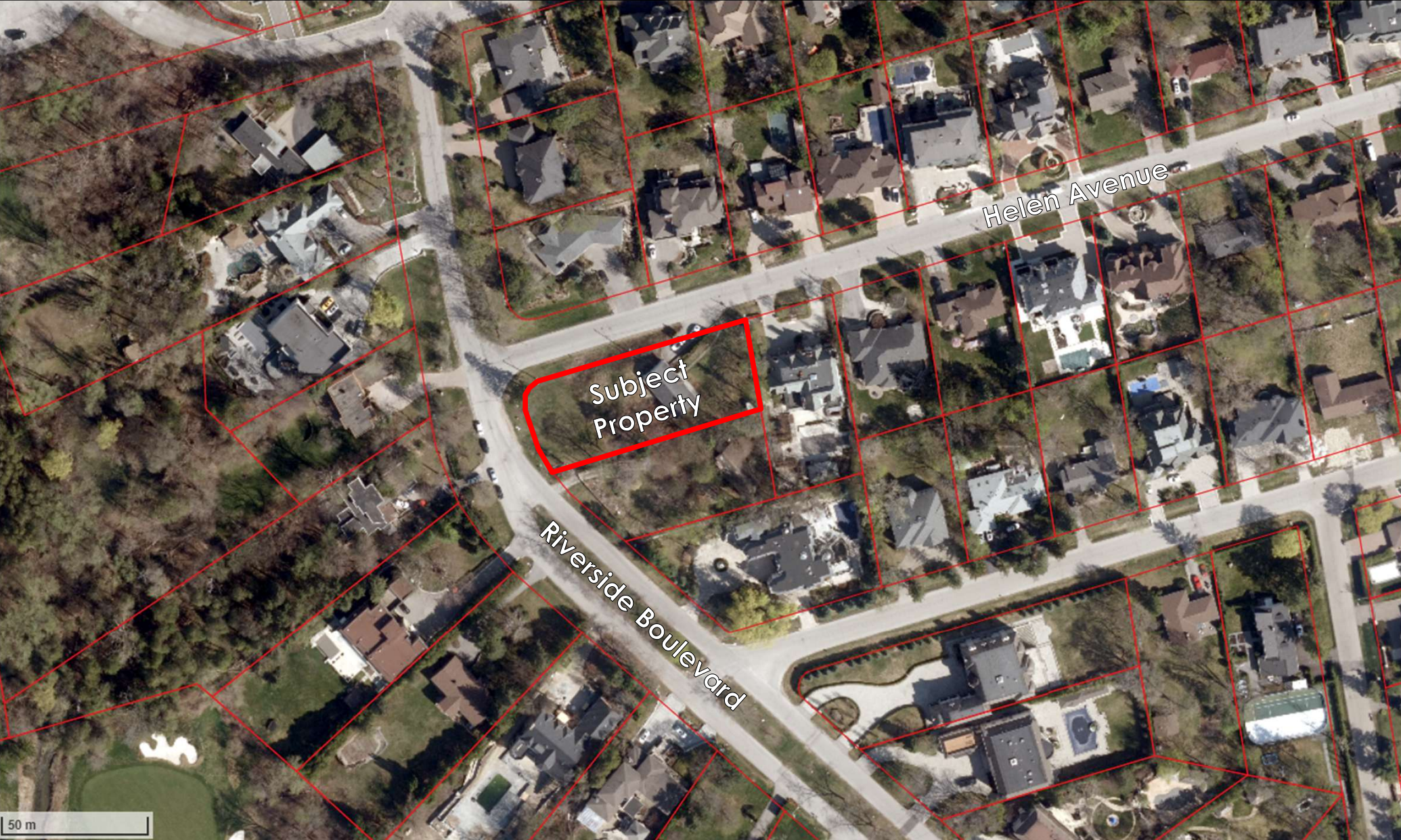
**GOLDBERG
GROUP**

37 RIVERSIDE BOULEVARD

B011/24

A153/24, A154/24

NOVEMBER 14, 2024



SITE CONTEXT



Source: YorkMaps, 2024



View from Helen Avenue



View from Riverside Boulevard

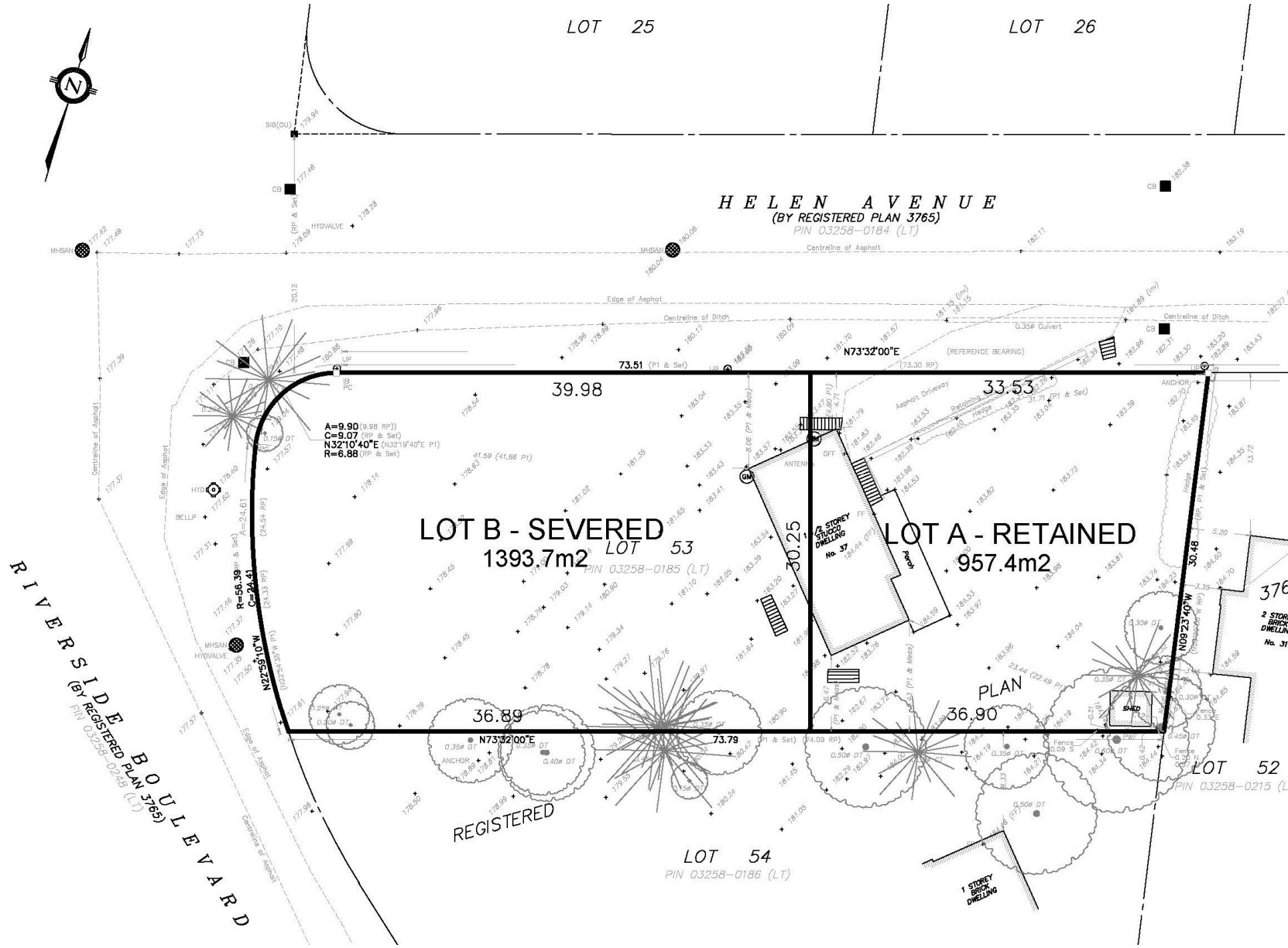
EXISTING DWELLING



LOT 25

LOT 26

HELEN AVENUE
(BY REGISTERED PLAN 3765)
PIN 03258-0184 (LT)



SEVERANCE SKETCH





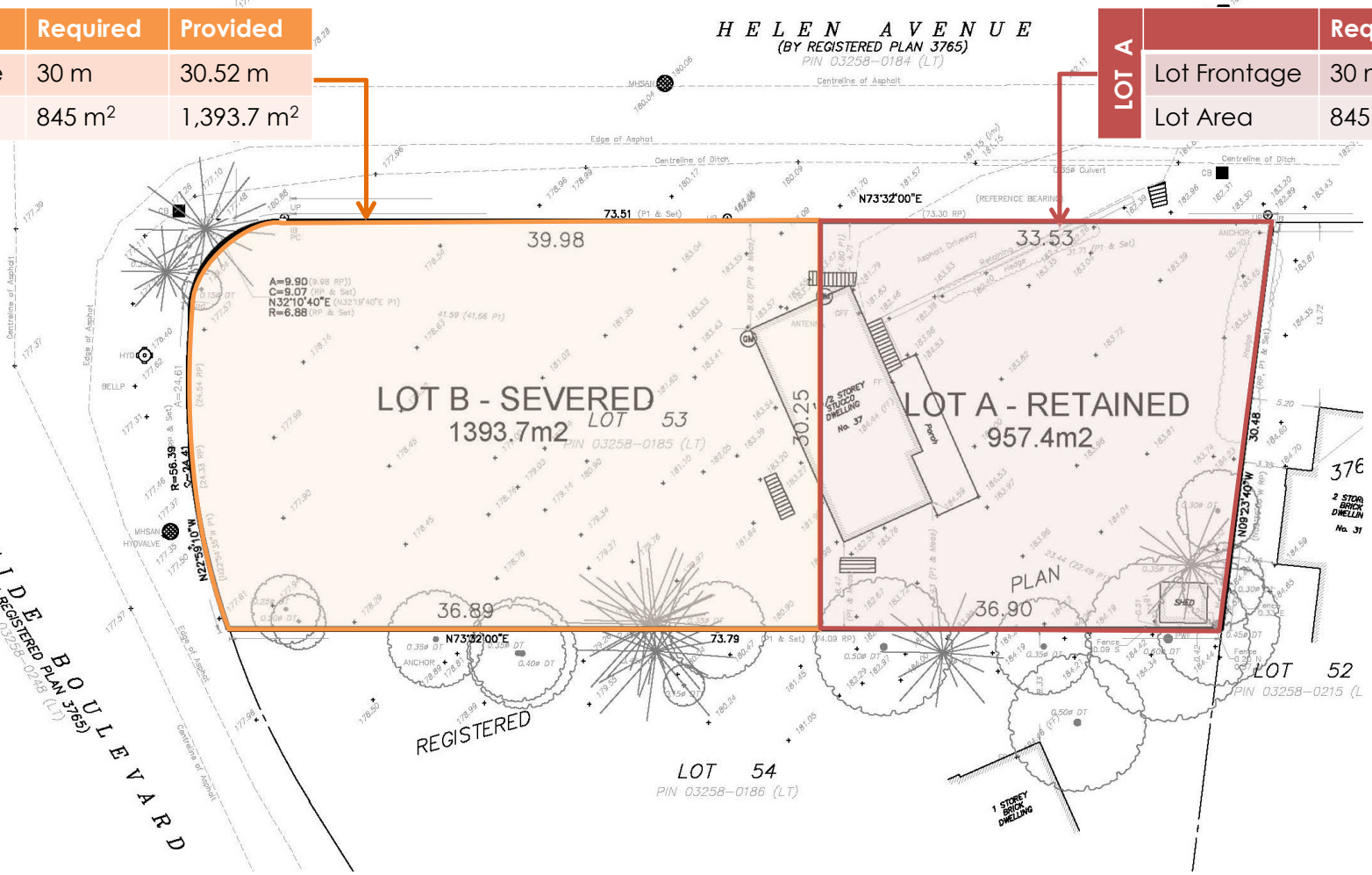
LOT 25

LOT 26

LOT B	Required	Provided
Lot Frontage	30 m	30.52 m
Lot Area	845 m ²	1,393.7 m ²

LOT A	Required	Provided
Lot Frontage	30 m	32.74 m
Lot Area	845 m ²	957.41 m ²

HELEN AVENUE
(BY REGISTERED PLAN 3765)
PIN 03258-0184 (LT)



LOT B - SEVERED
1393.7m² LOT 53
PIN 03258-0185 (LT)

LOT A - RETAINED
957.4m²
PIN 03258-0215 (L)

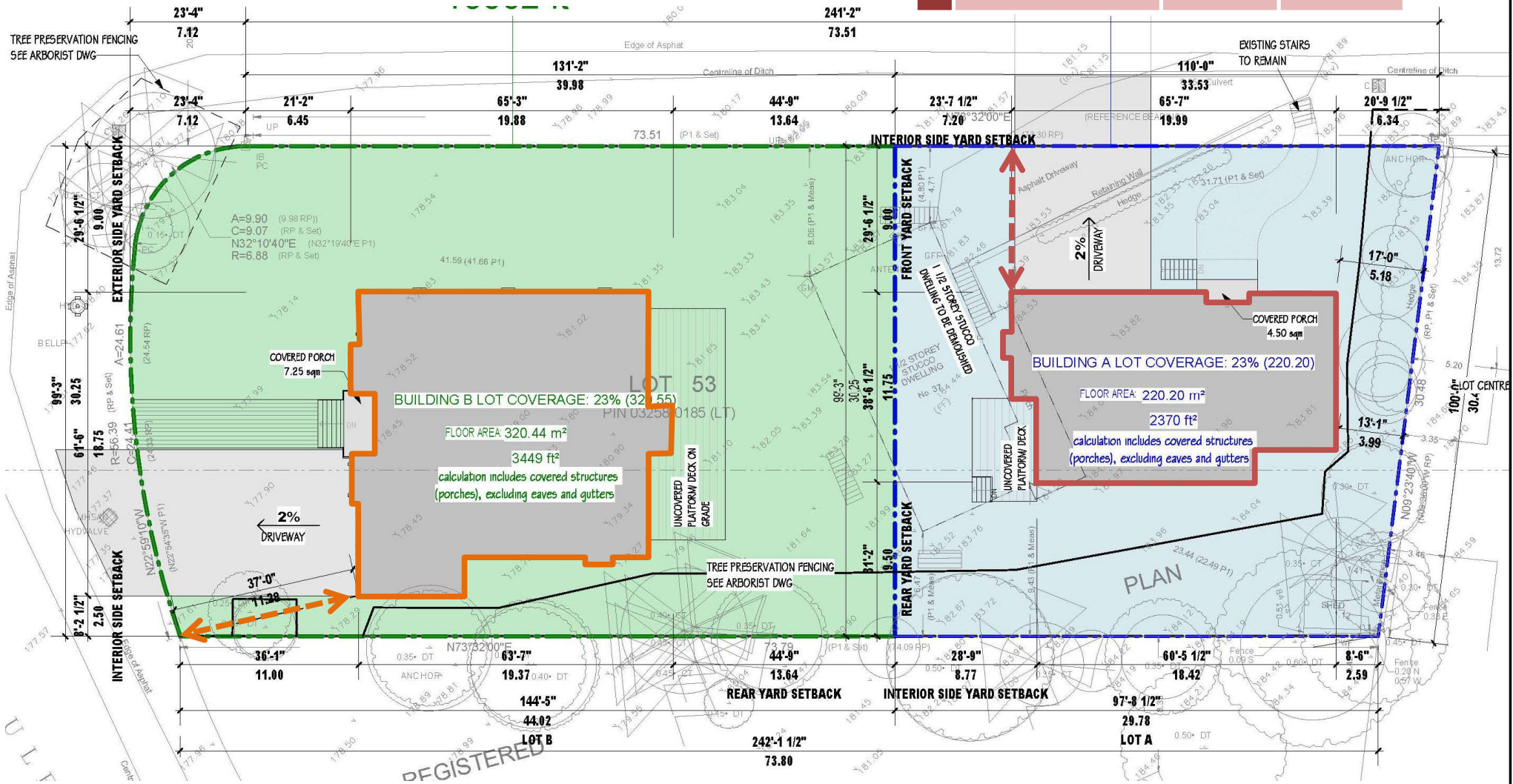
RIVER SIDE BOULEVARD
(BY REGISTERED PLAN 3765)
PIN 03258-0225 (LT)

PROPOSED LOT FABRIC



LOT B	Required	Provided
Lot Coverage	20%	23%
Front Yard Setback	37.8 m	11.28 m

LOT A	Required	Provided
Lot Coverage	20%	23%
Front Yard Setback	37.8 m	9 m



PROPOSED DWELLINGS



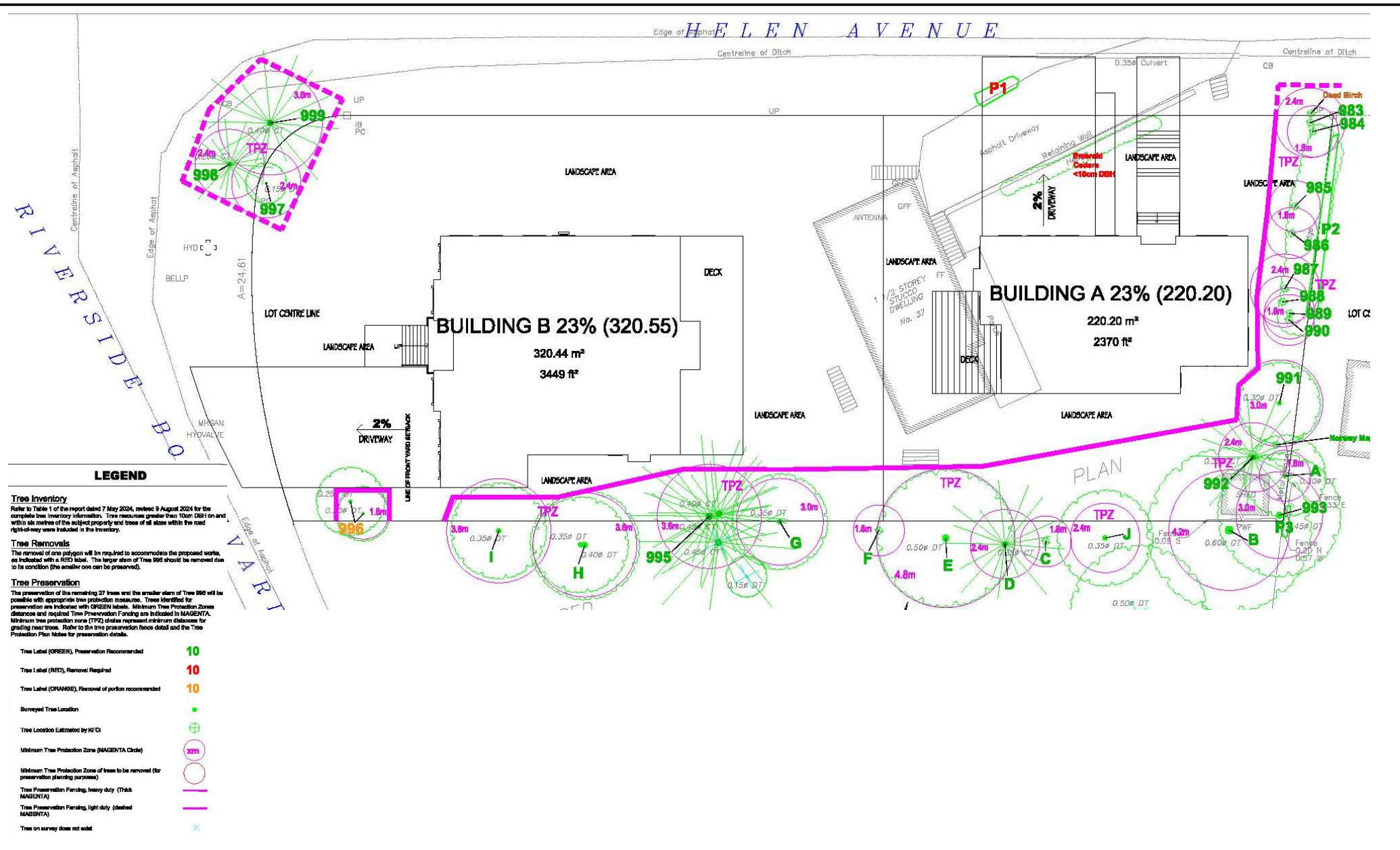


LOT A		Required	Provided
	Building Height	9.5 m	11 m



LOT B		Required	Provided
	Building Height	9.5 m	11 m

BUILDING ELEVATIONS



LEGEND

Tree Inventory
 Refer to Table 1 of the report dated 7 May 2024, revised 9 August 2024 for the complete tree inventory information. Trees measured greater than 10cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory.

Tree Removals
 The removal of one polygon will be required to accommodate the proposed works, as indicated with a RED label. The larger stem of Tree 995 should be removed due to its condition (the smaller one can be preserved).

Tree Preservation
 The preservation of the remaining 27 trees and the smaller stem of Tree 990 will be possible with appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Minimum Tree Protection Zones distance and required Tree Preservation Fencing are indicated in MAGENTA. Minimum tree protection zone (TPZ) circles represent minimum distances for grading near trees. Refer to the tree preservation fence detail and the Tree Protection Plan Notes for preservation details.

- Tree Label (GREEN), Preservation Recommended 10
- Tree Label (RED), Removal Required 10
- Tree Label (ORANGE), Removal of portion recommended 10
- Surveyed Tree Location ●
- Tree Location Estimated by NFI ⊕
- Minimum Tree Protection Zone (MAGENTA Circle) ○
- Minimum Tree Protection Zone of trees to be removed (for preservation planting purposes) ○
- Tree Preservation Fencing, heavy duty (Thick MAGENTA) —
- Tree Preservation Fencing, light duty (dashed MAGENTA) - - -
- Trees on survey does not exist x

Proposed Site Tree Preservation Plan





Thank You | Questions?