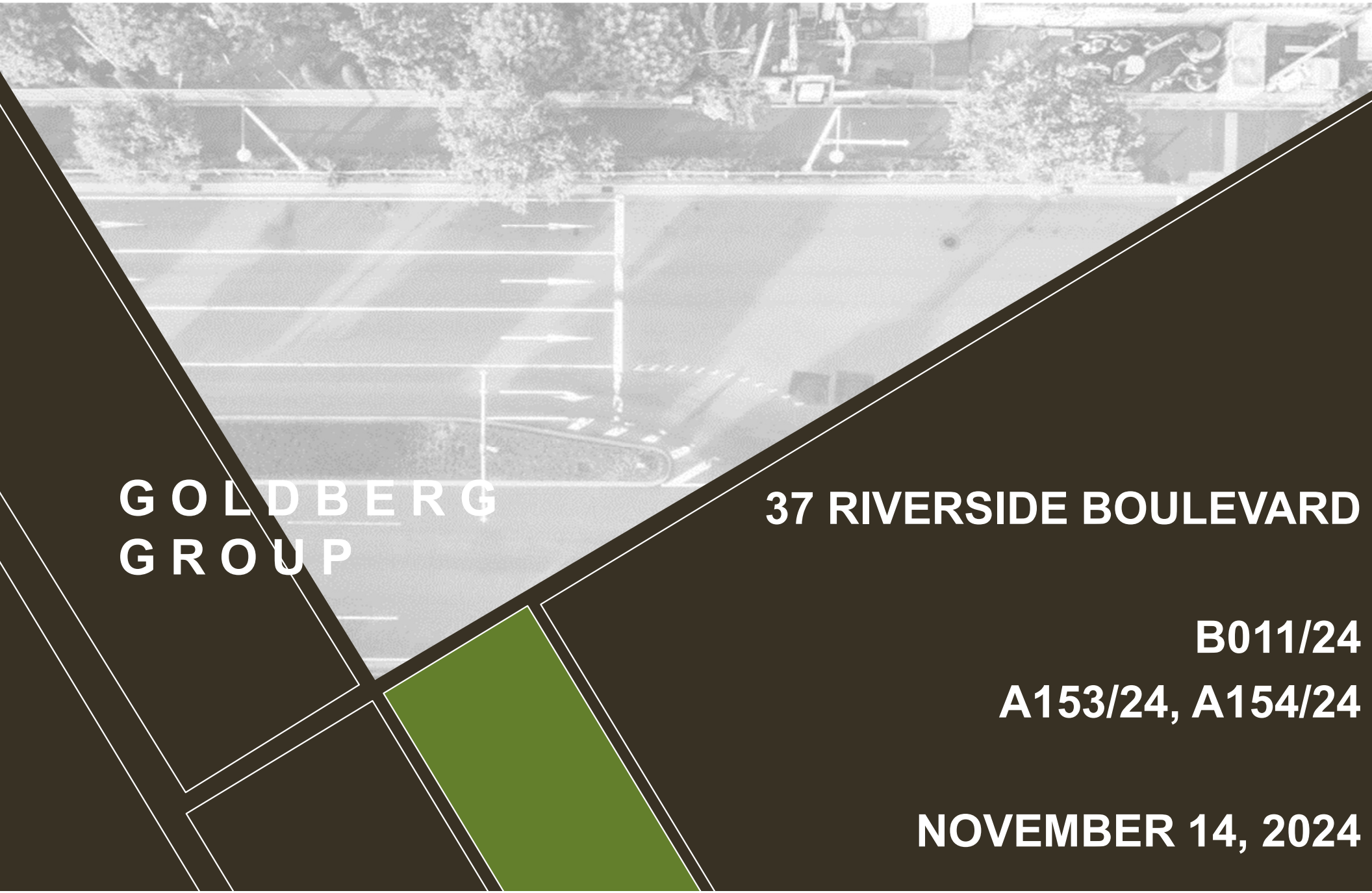


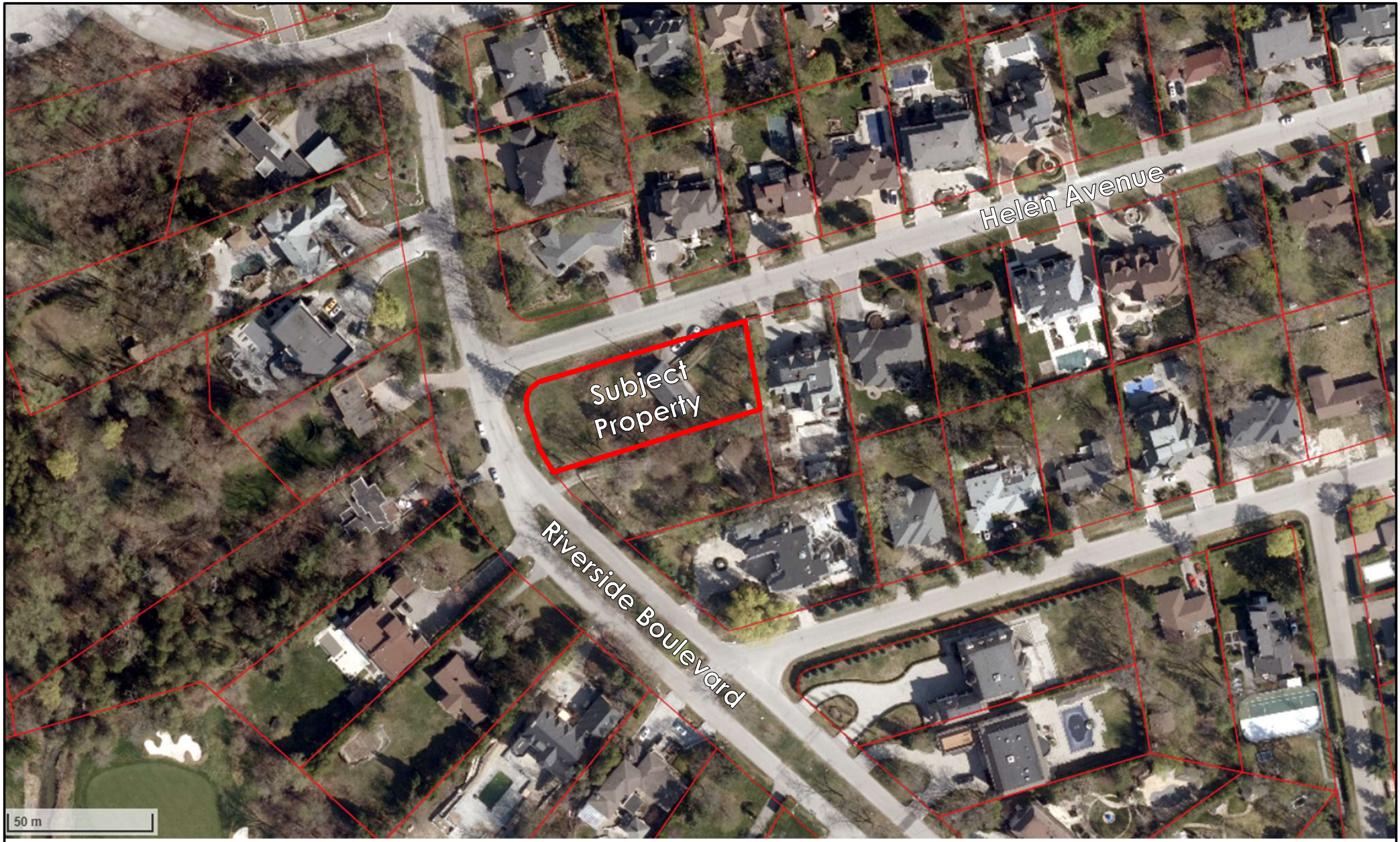
GOLDBERG GROUP

37 RIVERSIDE BOULEVARD

B011/24

A153/24, A154/24

NOVEMBER 14, 2024

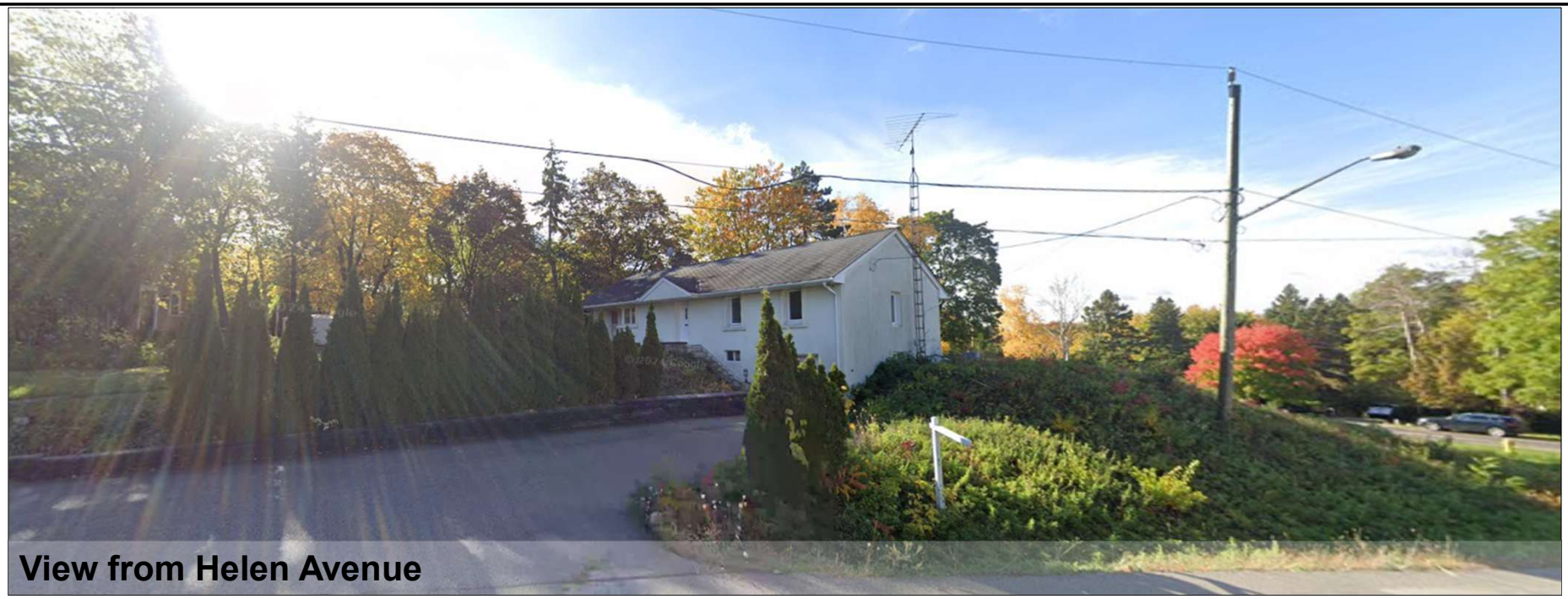


SITE CONTEXT

N

GOLDBERG GROUP

Source: YorkMaps, 2024



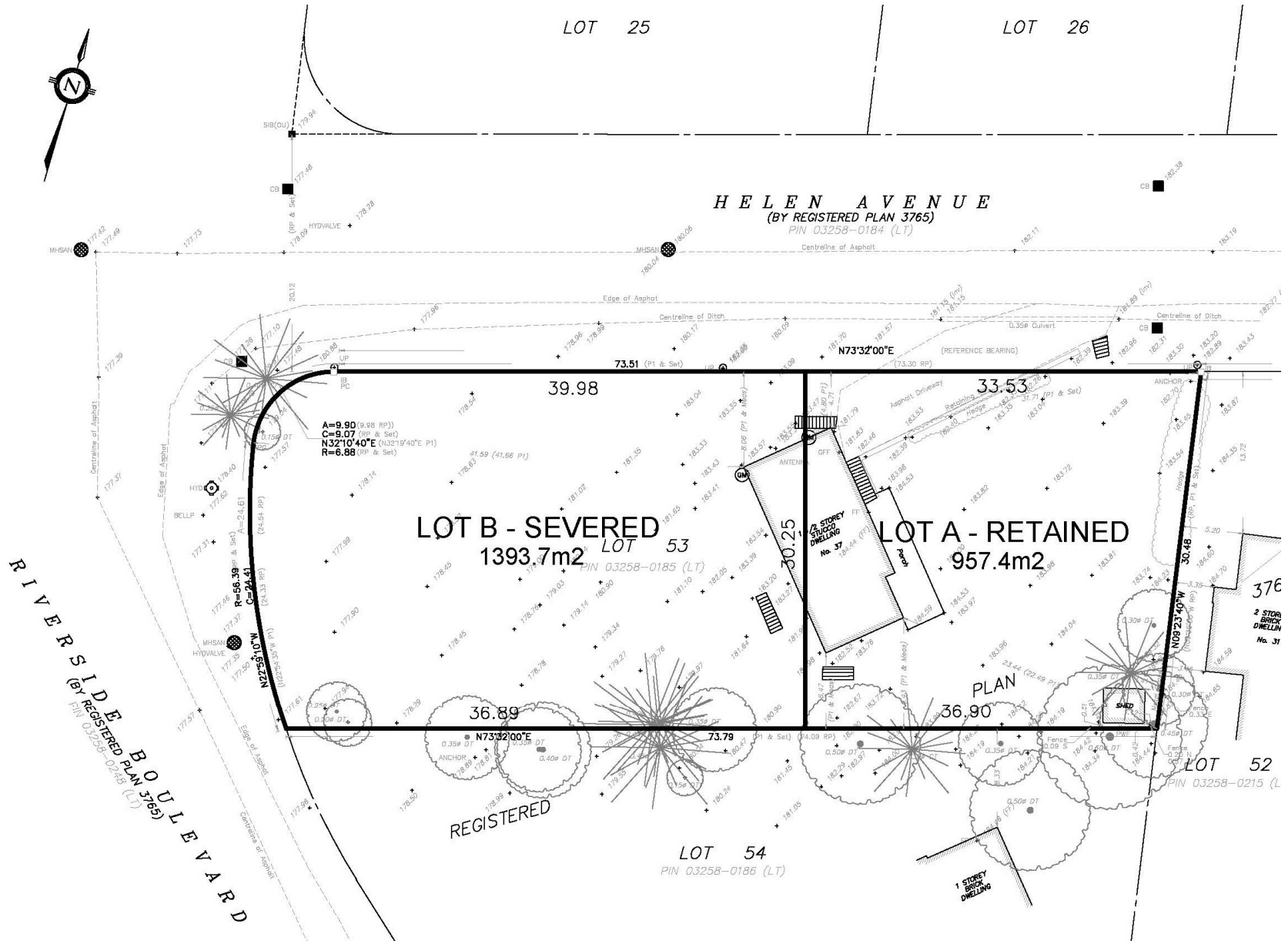
View from Helen Avenue

View from Riverside Boulevard

EXISTING DWELLING

GOLDBERG GROUP

Source: Google Maps

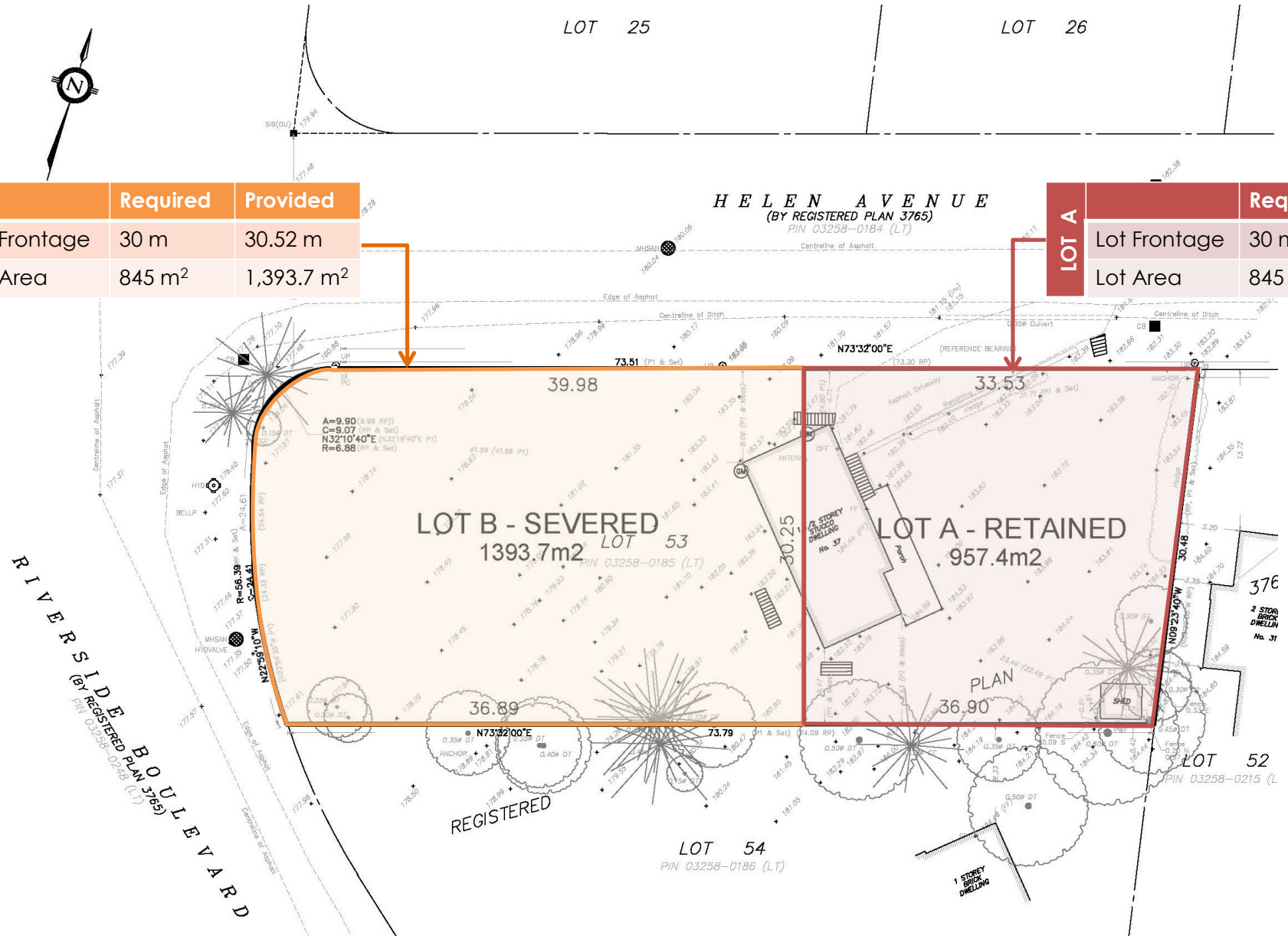


SEVERANCE SKETCH

GOLDBERG GROUP

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

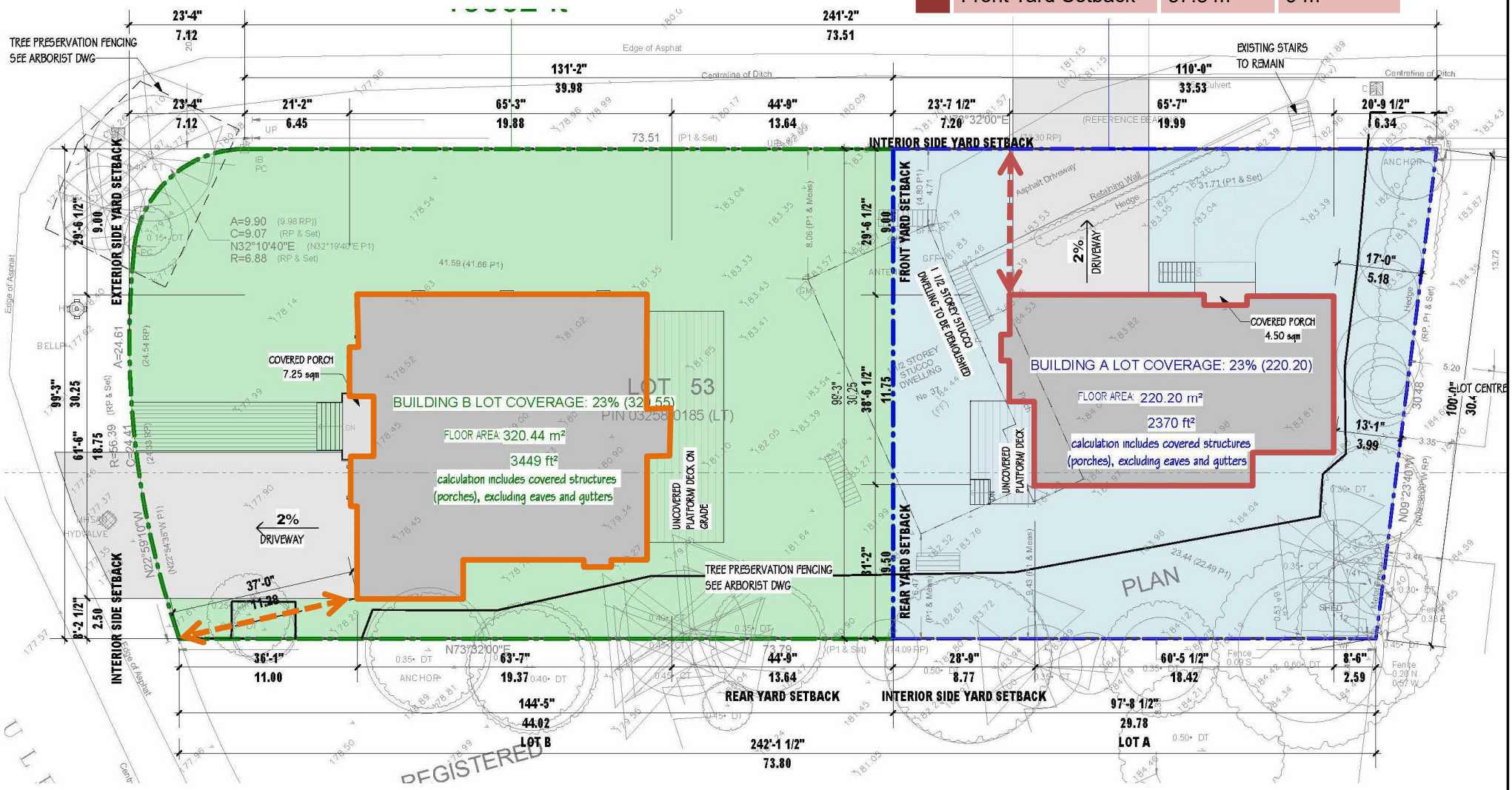


PROPOSED LOT FABRIC

GOLDBERG GROUP

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

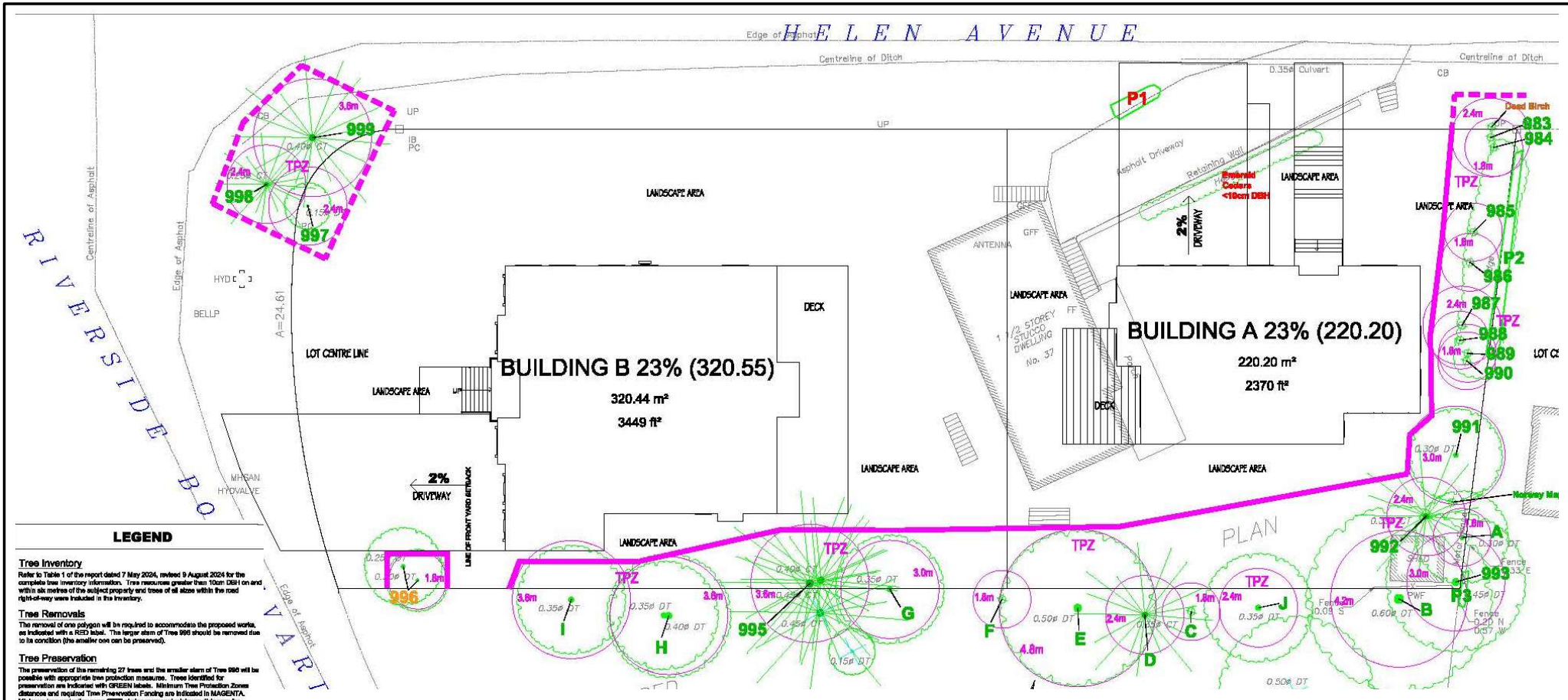
GOLDBERG GROUP

LOT A		Required	Provided
	Building Height	9.5 m	11 m

LOT B		Required	Provided
	Building Height	9.5 m	11 m

BUILDING ELEVATIONS

GOLDBERG GROUP



Proposed Site Tree Preservation Plan

GOLDBERG GROUP

Thank You | Questions?