

ATTACHMENT 3
60 NAPIER

NAPIER STREET
(DEDICATED BY REGISTERED PLAN 275)
PIN. 03347-0879(LT)

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 43
REGISTERED PLAN 275
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1 : 200m

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - REPORT SUMMARY
MUNICIPALLY KNOWN AS NO. 60 NAPIER STREET
LOT 43, REGISTERED PLAN 275
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

EASEMENTS OR RIGHT OF WAY
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
No investigation with respect to Municipal Zoning requirement has
been made in connection with this Report.

ADDITIONAL REMARKS
Monuments shown as "WIT" are WITNESS MONUMENTS and are NOT at
the property corner.
The fences are as shown on the survey plan.
Note the location of the hedge and retaining walls at the front
of the subject dwelling. There are located on the land to the North
being Napier Street.
Note the line of overhead wires at the rear of the subject lands.
There is no mention of an easement in the subject deed.

THIS REPORT HAS BEEN PREPARED FOR "KINGCOR LUXURY HOMES"
AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD.
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE:
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable
for use of this REPORT by any party or parties for
FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING
may be required to issue ADDITIONAL COPIES subsequent to
DATE of the SURVEYOR'S CERTIFICATE.

GEODETIC: ELEVATIONS SHOWN HEREON ARE GEODETIC AND
ARE DERIVED FROM THE CITY OF VAUGHAN BENCH MARK NO. 54-5
ELEVATION = 219.114 METRES.

NOTE:
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF NAPIER STREET AS SHOWN ON PLAN BA-199, HAVING
A BEARING OF N57°00'20"W.

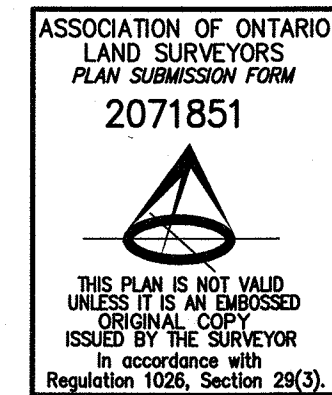
DENOTES	SURVEY MONUMENT FOUND
■	SURVEY MONUMENT PLANTED
□	STANDARD IRON BAR
IB	IRON BAR
WIT	WITNESS
OU	ORIGIN UNKNOWN
Ms	MEASURED
PL	REGISTERED PLAN 275
GP	SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING LTD., O.L.S. DATED MAY 4, 2015 (REF. No. 15-136)
JDB	SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, O.L.S. DATED AUGUST 10, 2016 (REF. No. 16-18-366-300)
JS	SURVEYOR'S REAL PROPERTY REPORT BY J. STEL, O.L.S. DATED APRIL 26, 1991 (PROJECT NO. 91-961)
S&G	SURVEYOR'S REAL PROPERTY REPORT BY STEL & GEYER, O.L.S. DATED APRIL 5, 2011 (M.O. 11-219211)
BA	PLAN BA-199
WW	W.N. WILDMAN O.L.S.
1312	J. STEL O.L.S.
BF	BOARD FENCE
CLF	CHAIN LINK FENCE
MF	METAL FENCE
OL	ON LINE
CBF	CONCRETE BLOCK FOUNDATION
CON	CONCRETE
FR	FRAME
PS	PAVING STONE
RET	RETAINING WALL
UP	UTILITY POLE
-OH-	OVERHEAD WIRE
TP	TELEPHONE PEDESTAL
CLH	CENTERLINE OF HEDGE
DS	DOOR SILL
GS	GARAGE SILL
N,S,E,W	NORTH, SOUTH, EAST, WEST
★	CONIFEROUS TREE
○	DECIDUOUS TREE

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.

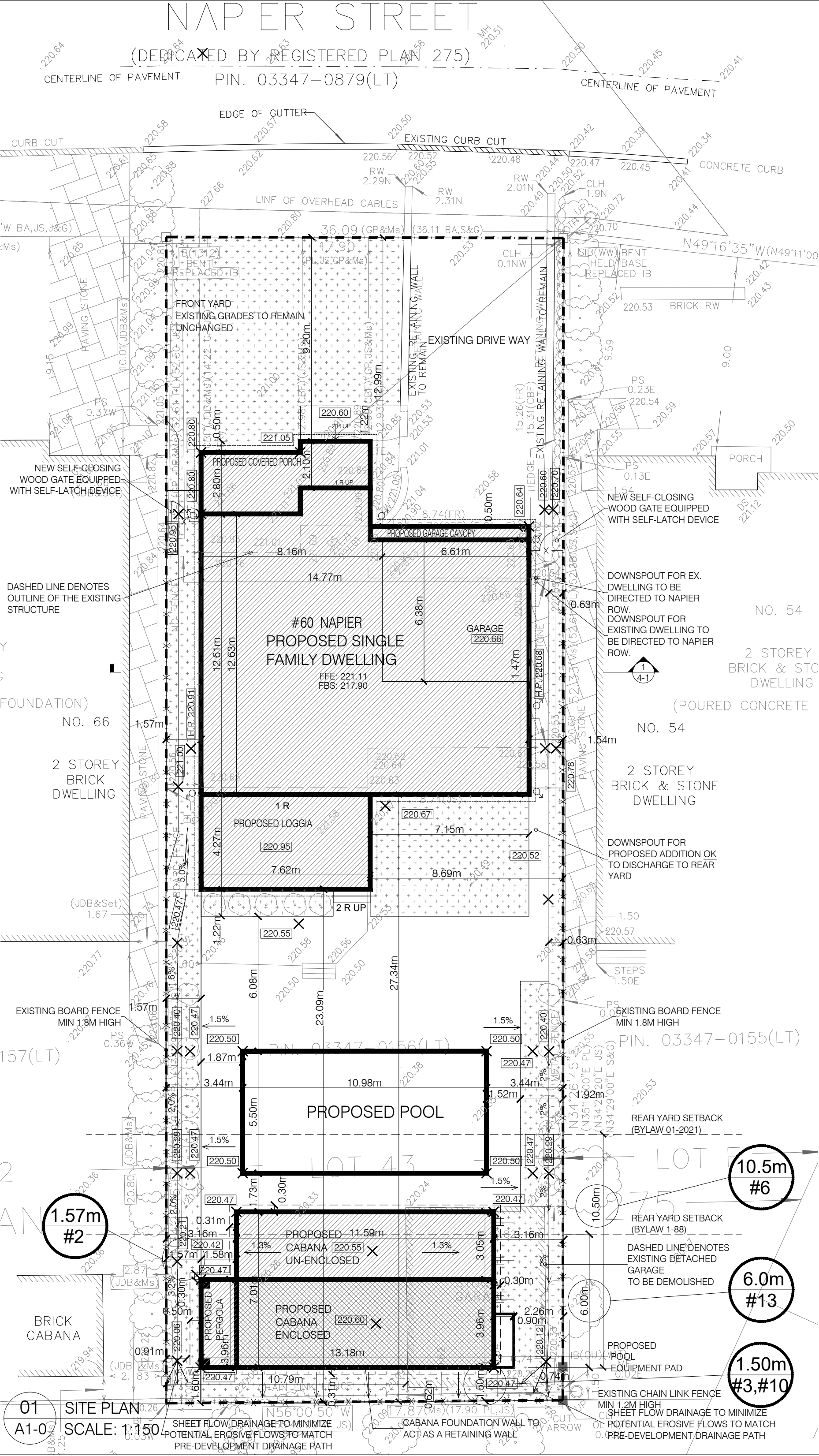
2. THE SURVEY WAS COMPLETED ON THE
29th DAY OF OCTOBER, 2018

DATE: OCTOBER 30, 2018

VALERIO G. PAPA
ONTARIO LAND SURVEYOR



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GUIDO PAPA SURVEYING
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A.A. DRAWN
V.G.P. CHECKED
DATE: 10/30/18
18-18-193-00



SITE DEVELOPMENT			
ZONING	REQUIRED		PROVIDED
	R1	R1B (EN)-336	
	BY LAW 1-88	BYLAW 01-2021	BYLAW 1-88 & BYLAW 01-2021
LOT AREA	700 m2	600 m2	938.71m2
LOT FRONTAGE	18m	18m	17.90 m
COVERAGE BREAKDOWN - DWELLING			BYLAW 1-88 & BYLAW 01-2021
HOUSE			181.91m2 19.38%
PORCH AND GARAGE CANOPY			23.35m2 2.49%
LOGGIA			32.51m2 3.46%
EVES AND OVERHANGS			
TOTAL COVERAGE - DWELLING	30%	40 %	237.77 m2 25.33%
COVERAGE BREAKDOWN - CABANA			
CABANA - ENCLOSED PORTION			45.89m2 4.89%
CABANA - UNENCLOSED PORTION & PERGOLA			41.67m2 4.44%
EVES AND OVERHANGS			
TOTAL COVERAGE - ACCESSORY STRUCTURE	10% OR 67 m2	10% OR 67 m2	87.56 m2 9.33%
TOTAL LOT COVERAGE	30%	40 %	325.33 m2 34.66%
FRONT SETBACK-DWELLING	7.5m	9.0 m	9.20 m
REAR SETBACK- DWELLING	7.5 m	12 m	23.09 m
INTERIOR SIDEYARD- DWELLING	1.5 m	1.5 m	1.57 m, 1.54 m
BUILDING HEIGHT -EXISTING DWELLING	9.5 m	8.5 m(EXISTING BUILDING HEIGHT +2m(8.18 m+2m) or 8.5 m)	9.13 m
REAR SET BACK- ACCESSORY STRUCTURE	7.5 m	12 m	1.50m
INTERIOR SET BACK- ACCESSORY STRUCTURE	1.5 m	2.4 m	3.16m, 1.57m
SETBACKS - POOL	1.5 m	1.5 m	3.44m (E & W)
BUILDING HEIGHT- CABANA	4 m	3 m	3.75 m
NEAREST PART OF THE ROOF TO GRADE	3 m	-	2.700m
REAR YARD AREA	-	-	412.29 m2
REAR YARD SOFT LANDSCAPE	166.37 m2 (60% EXCESS OF 135m2 OF REAR YARD)		119.67 m2 52.60%
FRONT YARD AREA	-	-	164.10 m2
FRONT YARD LANDSCAPE	-	82.05 m2 (50% OF FRONT YARD)	88.09 m2
FRONT YARD SOFT LANDSCAPE		49.23 m2 (60% OF FRONT YARD LANDCAPED AREA)	94.19 m2

GFA SCHEDULE				
	EXISTING		PROPOSED	
MAIN FLOOR	98.58 m2	1061 sq/ft	131.11 m2	1411 sq/ft
FRONT PORCH AND GARAGE CANOPY	3.86 m2	42 sq/ft	19.49 m2	210 sq/ft
LOGGIA			32.51 m2	350 sq/ft
GARAGE	40.64 m2	437 sq/ft	50.80 m2	547 sq/ft
2ND FLOOR	100.47 m2	1081 sq/ft	169.12 m2	1820 sq/ft
G.F.A. (EXCL. GARAGE, LOGGIA, PORCH AND CANOPIES)	199.05 m2	2143 m2	300.23 m2	3232 m2

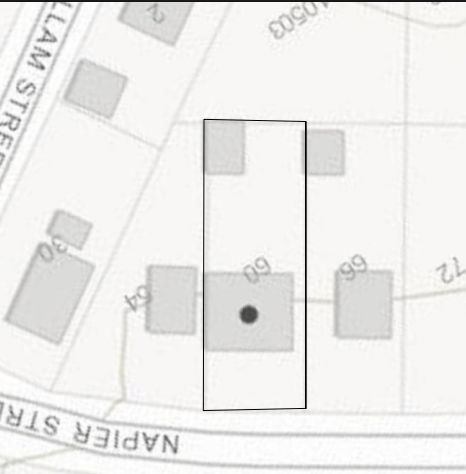
EXISTING

PROPOSED

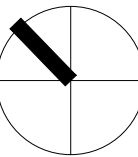
SOFT LANDSCAPE

HARD LANDSCAPE

TO BE DEMOLISHED



KEY PLAN



6	ISSUED FOR HERITAGE PERMIT	2023-10-11
5	ISSUED FOR COORDINATION	2023-09-21
4	ISSUED FOR CLIENT REVIEW	2023-06-15
3	ISSUED FOR BUILDING PERMIT	2023-04-21
2	ISSUED FOR SPA SUBMISSION #2	2022-12-20
1	ISSUED FOR SPA/MV	2022-09-02
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

DO NOT SCALE DRAWINGS.

FCA

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: PROPOSED SINGLE FAMILY DWELLING ON 60 NAPIER CITY OF VAUGHAN

DRAWING: SITE PLAN

PLOTTED: N/A

DATE: 10/10/2023

PROJECT No: 2022-12

SCALE: AS NOTED

DRAWING No: A 1-0

DRAWN BY: B.S.H.

REVIEWED BY: F.C.