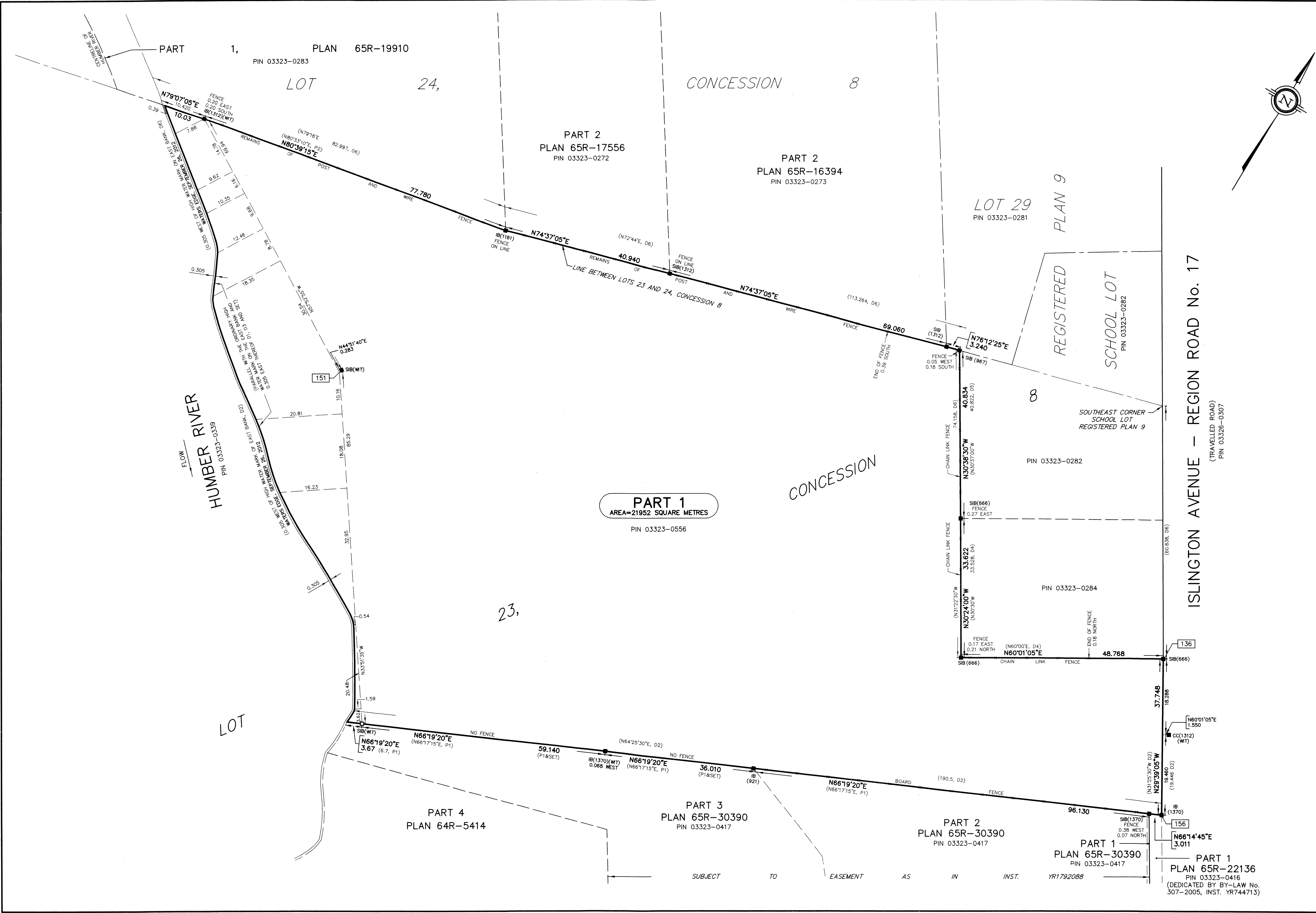
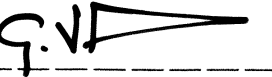




I require this plan to be deposited under the Land Titles Act.

Date APRIL 2, 2013


GARY B. VANDERVEEN O.L.S.

PLAN 65R-34465

RECEIVED AND DEPOSITED

Date Sept 10, 2013

"Susy Martino"
Representative for Land Registrar for the Land Titles Division of YORK REGION (No. 65)

SCHEDULE			
PART	PART OF LOT	CONCESSION	ALL OF PIN
1	23	8	03323-0556

PLAN OF SURVEY OF
PART OF LOT 23, CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

NOTES

■	DENOTES	SURVEY MONUMENT FOUND
SIB	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	STANDARD IRON BAR
CC	DENOTES	CUT CROSS
WT	DENOTES	WITNESS
SCP	DENOTES	SPECIFIED CONTROL POINT
ORP	DENOTES	OBSERVED REFERENCE POINT
666	DENOTES	A. DEATH, O.L.S.
921	DENOTES	P. SALNA COMPANY LTD., O.L.S.
967	DENOTES	W. N. WILDMAN, O.L.S.
1161	DENOTES	WILLIAM J. PLAXTON LIMITED, O.L.S.
1312	DENOTES	J. STEL, O.L.S.
1370	DENOTES	VLADIMIR KRCMAR LTD., O.L.S.
D1	DENOTES	INST. VA6234
D2	DENOTES	INST. VA6241
D3	DENOTES	INST. R474852
D4	DENOTES	INST. VA33697
D5	DENOTES	INST. VA68677
D6	DENOTES	INST. R442511
P1	DENOTES	PLAN 65R-30390
P2	DENOTES	PLAN 65R-19910

BEARINGS AND CO-ORDINATE VALUES		
BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL MONUMENTS No. 10519980028 AND No. 10519980030 AND ARE REFERRED TO THE 3' MODIFIED TRANSVERSE MERCATOR GRID PROJECTION, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE, NAD 83 (ORIGINAL). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999861.		
AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.		
POINT ID	EASTING	NORTHING
SCP 10519980028	294665.655	4855778.718
SCP 10519980030	295641.564	4854846.757
ORP 136	294661.779	4855751.352
ORP 151	294455.229	4855711.391
ORP 156	294680.452	4855718.551

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 2, 2013.

APRIL 2, 2013
DATE

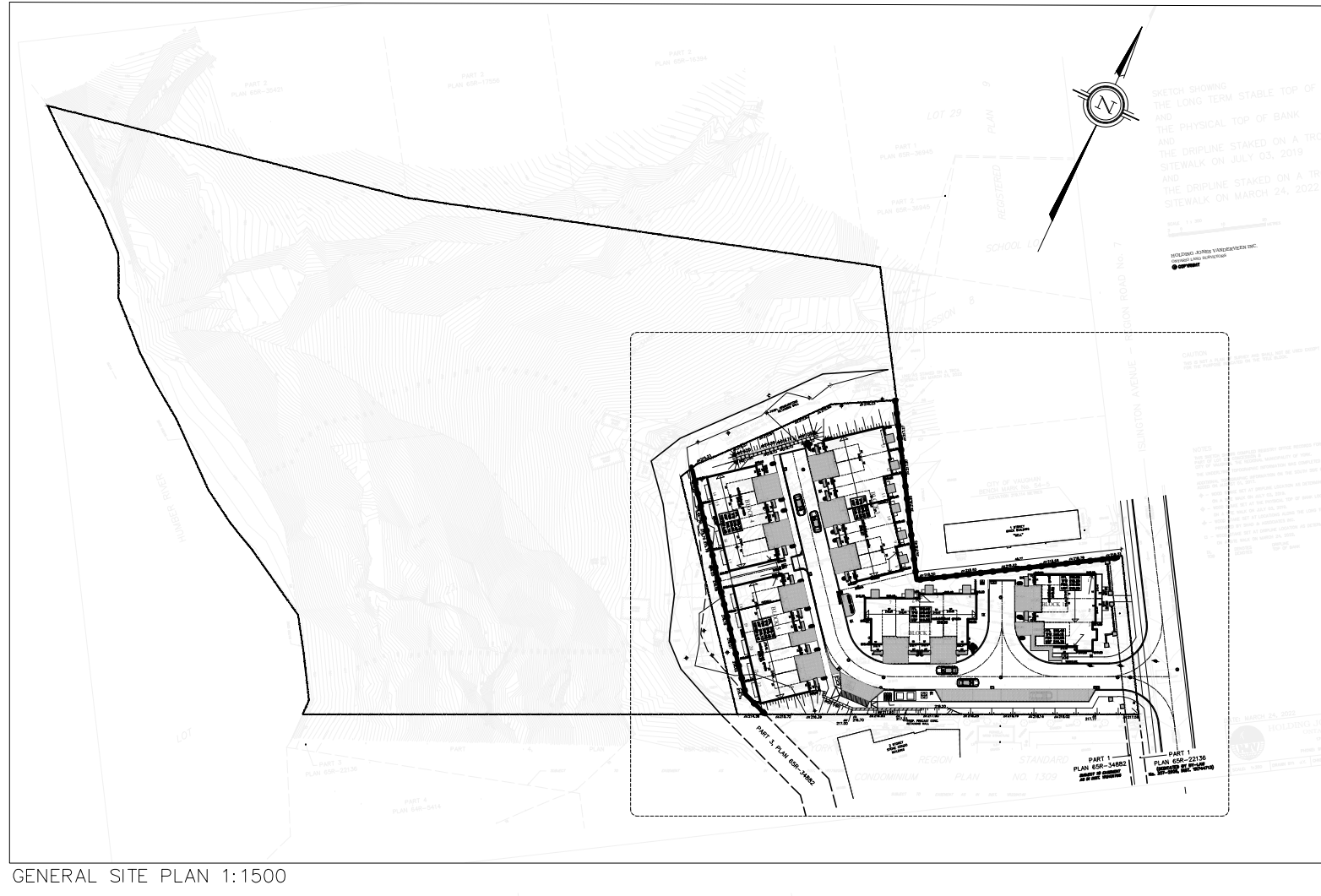
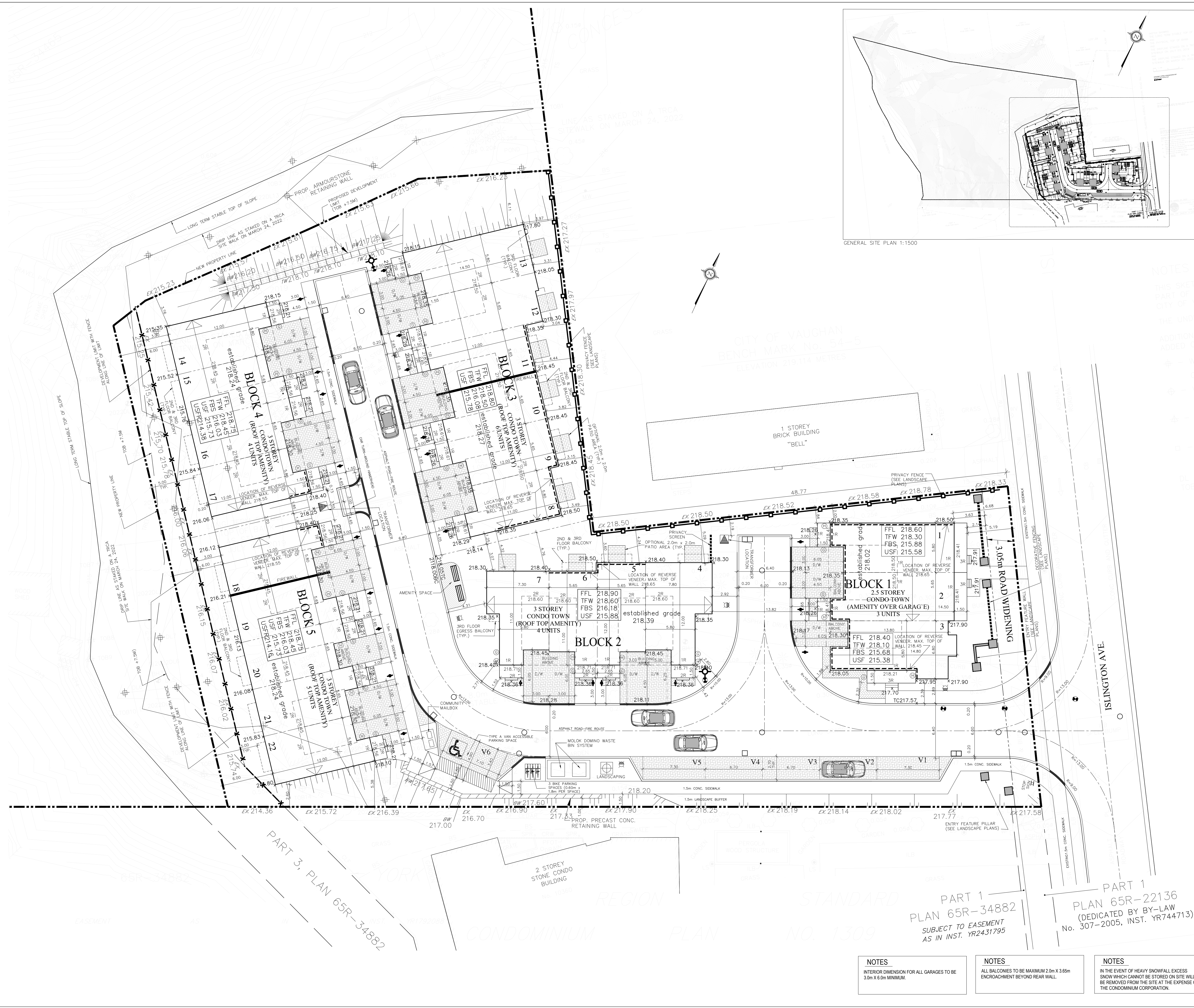

GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR



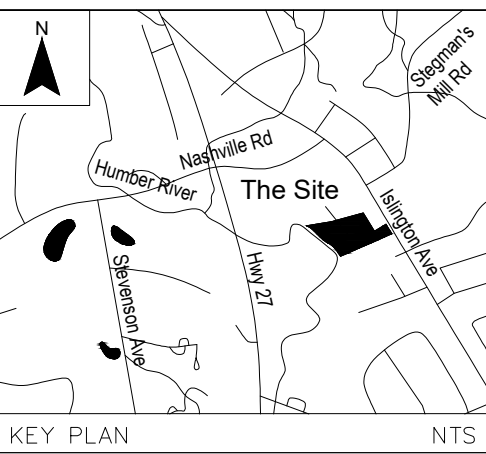
HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, 416-445-3800 EMAIL: hlv@hvjv-ols.ca

SCALE: 1:500	DRAWN BY: V.N.	CHKD. BY: G.V.	JOB NO: 12-2218-REF1
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LEGEND	
	PROPOSED GRADES @ LOT CORNER
	PROPOSED GRADE
	HIGH POINT @ BUILDING
	HIGH POINT @ PROPERTY LINE
	DIRECTION OF FLOW
	FINISHED FLOOR LEVEL
	TOP OF FOUNDATION WALL
	FINISHED BASEMENT SLAB
	UNDERDRAIN OF FOOTINGS
	STREET LIGHT
	HYDRANT
	TRANSFORMER
	BELL PEDESTAL
	CABLE TV PEDESTAL
	CATCH BASIN
	VALVE CHAMBER
	DOWNSPOUT
	COMMUNITY MAILBOX
	WATER SERVICE
	STORM & SANITARY CONNECTION
	EXTERIOR DOOR LOCATION
	SWALE DIRECTION
	STANDARD PLAN
	REVERSE PLAN
	"STOP" SIGN
	ACCESSIBLE PARKING SIGN
	HYDRO METER
	GAS METER
	SANITARY MANHOLE
	STORM MANHOLE
	SANITARY PIPE
	STORM PIPE
	WATER PIPE
	HYDRO LINE
	GAS MAIN
	SOUND BARRIER FENCE
	3/0 AWG TRIPLEX ALUMINUM 600V
	10 M BUFFER LINE
	DROPPED CURB
	PROPERTY LINE (CEC)
	PROPERTY LINE (FREEHOLD)
	NATURAL FEATURE LINE
	MUNICIPAL ADDRESS (UNIT)
	AIR CONDITIONING UNIT
	AIR CONDITIONING UNIT ON BALCONY



SITE STATISTICS	
GROSS SITE AREA	22001.65 m ² / 2.200Ha / 5.436Ac
PROTECTION AREA	- 16867.33 m ²
ROAD WIDENING	- 114.65 m ²
NET SITE AREA	5019.67 m ² / 0.5019Ha / 1.24Ac
COVERAGE (Including Porches, Excluding Steps & Decks)	
LANDSCAPE AREA	1699.54 m ² 33.8%
ROADS AND PARKING	1808.91 m ² 36.1%
	1511.22 m ² 30.1%

Units Breakdown					
BLOCK	TOTAL NUMBER OF UNITS	UNIT NUMBER	UNIT (GFA/F)	UNIT (GFA/F)	BUILDING HEIGHT
Block 1	3	1	2282.00	211.99	MID-POINT SLOPED ROOF 9.46m
		2	2211.00	205.40	
		3	2250.00	209.02	
Block 2	4	4	2468.00	229.27	MID-POINT SLOPED ROOF 9.47m
		5	2026.00	188.21	
		6	1843.00	171.21	
Block 3	6	7	2145.00	199.27	MID-POINT SLOPED ROOF 9.46m
		8	1843.00	171.21	
		9	2016.00	187.29	
Block 4	4	10	2016.00	187.29	MID-POINT SLOPED ROOF 9.46m
		11	2016.00	187.29	
		12	2437.00	226.40	
Block 5	5	13	2508.00	232.99	MID-POINT SLOPED ROOF 9.46m
		14	2031.00	188.68	
		15	2016.00	187.29	
Block 6	3	16	2016.00	187.29	MID-POINT SLOPED ROOF 9.47m
		17	2031.00	188.68	
		18	2031.00	188.68	
Block 7	3	19	2016.00	187.29	MID-POINT SLOPED ROOF 9.47m
		20	2016.00	187.29	
		21	2016.00	187.29	
Block 8	3	22	2031.00	188.68	MID-POINT SLOPED ROOF 11.51m
		23	2031.00	188.68	
		24	2031.00	188.68	
TOTAL	22		46265.00	4298.01	

DENSITY	22 UNITS / 0.5019 HA = 43.83 UPHa
GROSS FLOOR SPACE INDEX (FSI)	Gross floor area 4298.01 m ² / 0.1953
NET FLOOR SPACE INDEX (FSI)	Gross floor area 4298.01 m ² / 0.8562
PARKING	REQUIRED PROVIDED
RESIDENT PARKING	
REQUIRED: PARKING @ 2 SPACES/UNIT	44
PROVIDED:	
1 per unit on driveway	22
1 per unit in attached garage	22
TOTAL RESIDENT PARKING PROVIDED	44
VISITOR PARKING	
VISITOR PARKING REQUIRED: 22 units X 0.25/unit = 5.5	6
VISITOR PARKING PROVIDED: (include: ONE accessible parking space)	6
TOTAL PARKING REQUIRED	50
TOTAL PARKING PROVIDED	50
HEIGHT	9.5m Maximum
ROAD WIDTH	6.4m (includes curb)
CL ROAD RADIUS	13.0m

Date	Ref.	Description
04.17.24	FP	Updated per Urban Design comments incl. Access, parking, bike, Amenity & Patio Spaces & Notes
03.27.24	FP	Updated Unit 12 per Urban Design comments Rev. Floor Levels Blocks 2-5
03.20.24	FP	Updated Balconies per design
02.14.24	FP	Revised Floor Levels Blocks 2-5 for height compliance
02.01.24	FP	Issued for OPA & ZBA 2nd Submission
01.22.24	FP	New accessible parking spaces & surrounding walkway per city Update property line at North & West Update site and statistics as per city comments
11.30.23	FP	Updated preliminary grading (incl. fin. floor levels)
05.30.23	FP	Re-located Transformers & Comm. Mailbox - Added Egress Balconies
05.24.23	FP	Revised parking V1&V5 length as per city standards
05.09.23	FP	Relocated transformers
04.17.23	FP	Updated per planning comments
03.13.23	CZ	Updated SP as per comments
09.20.22	SM	REVISED AS PER CLIENT
09.06.22	SM	PRELIMINARY SITE PLAN

Revisions	
Drawn	FM/SP
Date	09/06/22
Checked	
Approved	
Printed	01.22.24
CAD File	22-1507SP7.DWG
The Architect has not been retained to carry out general review of the work and assumes no responsibility for the future of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Any discrepancies are to be reported to the Architect. Single pages of documents are not to be read independently of all pages of the Contract Documents. The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.	

KLEINBURG

architects inc.
70 Siltan Road, Unit #01,
Woodbridge, Ontario, L4L 8B9
(905) 265-2688

KENTVIEW ESTATES
10398-10402 ISLINGTON AVE. VAUGHAN
PROPOSED RESIDENTIAL DEVELOPMENT
10398-10402 ISLINGTON AVE. CITY OF VAUGHAN

Sheet Title: SITEPLAN
Scale: 1:200
Sheet Number: 22-1514-SP9

NOTES	
INTERIOR DIMENSION FOR ALL GARAGES TO BE 3.0m X 6.0m MINIMUM.	

NOTES	
ALL BALCONIES TO BE MAXIMUM 2.0m X 3.65m ENCROACHMENT BEYOND REAR WALL.	

NOTES	
IN THE EVENT OF HEAVY SNOWFALL EXCESS SNOW WHICH CANNOT BE STORED ON SITE WILL BE REMOVED FROM THE SITE AT THE EXPENSE OF THE CONDOMINIUM CORPORATION.	