

ATTACHMENT 3

ISLINGTON AVENUE (YORK REGION ROAD NO. 7)
(ORIGINALLY KING ROAD AS SHOWN OF REGISTERED PLAN 9)
PIN. 03326-0307(LT)

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOTS 29 AND 30 AND
PART OF SCHOOL LOT
REGISTERED PLAN 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1 : 150

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

PART 2 THIS PLAN MUST BE READ IN CONJUNCTION
WITH REPORT DATED

THIS REPORT HAS BEEN PREPARED FOR "C/O MR. IAN ROBERTSON"
AND GUIDO PAPA SURVEYING LTD. ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE
____ DAY OF _____

DATE: _____ VALERIO G. PAPA
ONTARIO LAND SURVEYOR

NOTE:
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or for any unrelated purposes.
THIS REPORT reflects conditions of time of survey. UPDATING
may be required to issue ADDITIONAL COPIES subsequent to
DATE OF THE SURVEYOR'S CERTIFICATE.

NOTE:
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE
SOUTH LIMIT OF PARTS 1 AND 2 AS SHOWN ON PLAN 65R-18686
HAVING A BEARING OF N57°33'10"W.

NOTE: DENOTES

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
IB	STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
WT	WITNESS
OU	ORIGIN UNKNOWN
Ms	MEASURED
P	SRPR BY G. PAPA, O.L.S. DATED JULY 2005 (REVISED SEPT. 17, 2007) (REF. NO. 05-205 - REVISED)
GP	GUIDO PAPA, O.L.S.
LP	L. PETERS, O.L.S.
JS	J. STEEL, O.L.S.
BF	BOARD FENCE
CLF	CHAIN LINK FENCE
CN	CONCRETE NAIL

GEODETIC: ELEVATIONS SHOWN HEREON ARE GEODETIC AND
ARE DERIVED FROM THE CITY OF VAUGHAN BENCH MARK NO. 54-5.
ELEVATION = 219.144 METRES.

LEGEND: DENOTES

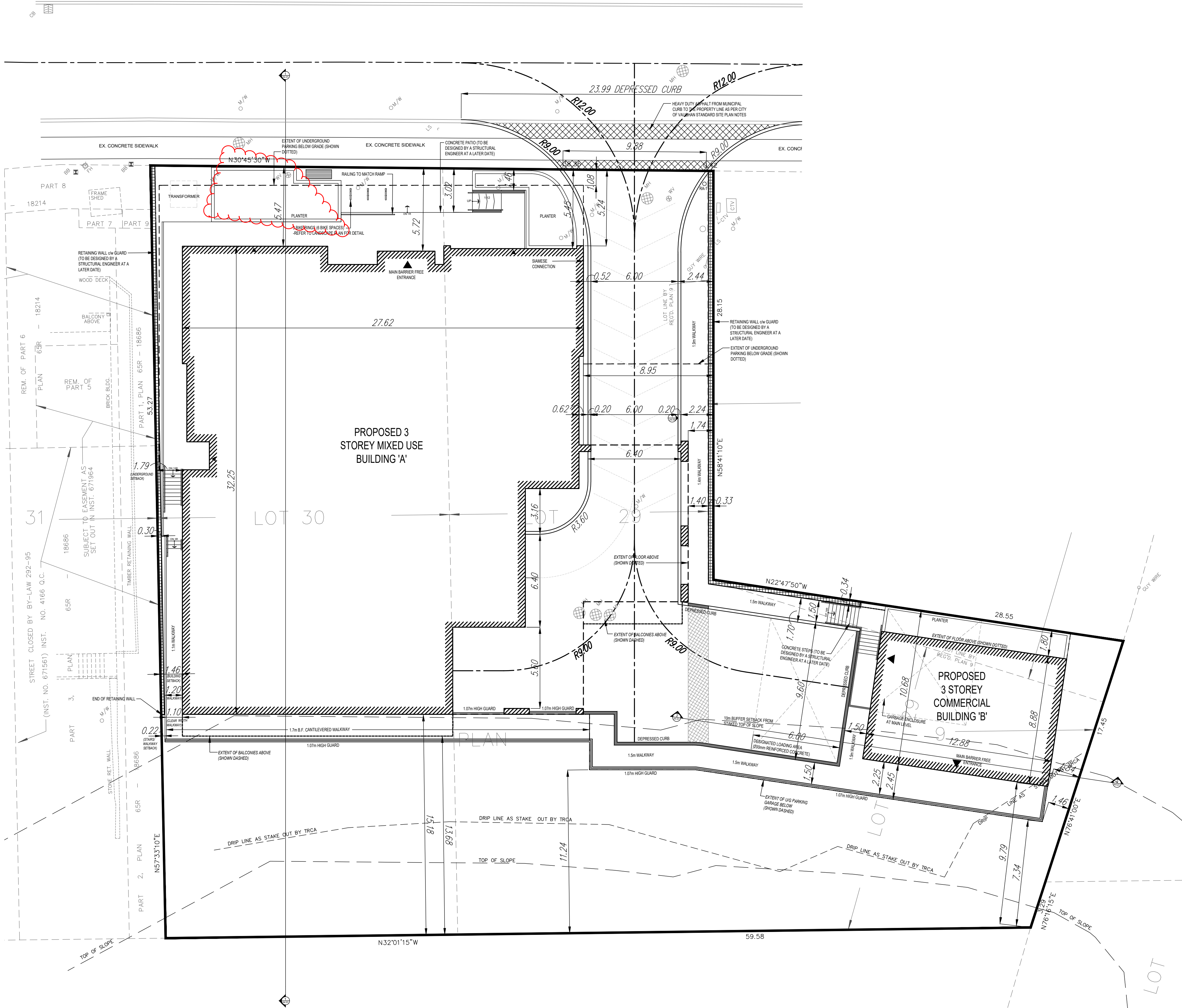
CB	CATCH BASIN
T/W	TOP OF WALL ELEV.
FIN. FL.	FINISHED FLOOR
M/W	UNDERSIDE OF FOOTING
MH	MAN HOLE
INV.	INVERT
CUL	CULVERT
DOOR SILL	DOOR SILL
L/S	LIGHT STANDARD
U/P	UTILITY POLE
HV	HYDRO VAULT
ROUND	ROUND
PVC	PVC PIPE
BB	BELL BOX
CTV	CABLE TELEVISION BOX
FH	FIRE HYDRANT
WC	WATER VALVE
WC	WATER CHAMBER
GV	GAS VALVE
TL	TRAFFIC LIGHT
SS	STREET SIGN
100.00	EXISTING ELEVATION
○	DECIDUOUS TREES
★	CONIFEROUS TREES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1885745

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ONTARIO LAND SURVEYORS
216 Christie Road • Suite 505
Woodbridge • Ontario • L4L 8S5
Tel: 905.264.2727 • Fax: 905.264.2728
WWW.G-P-S.CA

DRAWN: D.S.B. CHECKED: V.G.P. REF. NO.: 13-296

ISLINGTON AVENUE (YORK REGION ROAD NO. 7)
(ORIGINALLY KING ROAD AS SHOWN OF REGISTERED PLAN 9)



1 SITE PLAN
A1.00 SCALE: 1:150

SITE STATISTICS					
10432 ISLINGTON AVE., CITY OF VAUGHAN BY-LAW 1-88 AS AMENDED					
ZONING: C11 MAIN STREET COMMERCIAL ZONE					
		REQUIRED		PROVIDED	
1	MIN LOT AREA	sq. m.	sq. ft.	sq. m.	sq. ft.
		742.50	2,576.80	27,736.44	
		REQUIRED		PROVIDED	
2	MIN LOT FRONTAGE	m.	m.	ft.	ft.
		16.5	38.77	127.20	
		PROPOSED			
		COMMERCIAL RETAIL/ OFFICE		RESIDENTIAL (22 UNITS)	COMMON
		sq. m.	sq. ft.	sq. m.	sq. ft.
3	GROSS FLOOR CALCULATIONS				
	PARKING LEVEL C	N/A	N/A	N/A	36.36
	PARKING LEVEL B	N/A	N/A	N/A	391.38
	PARKING LEVEL A	N/A	N/A	N/A	395.79
	BUILDING 'A'				
	FIRST FLOOR (RETAIL)	319.61	3,440.25	322.36	3,469.85
	SECOND FLOOR	N/A	N/A	824.58	8,875.71
	THIRD FLOOR	N/A	N/A	756.71	8,145.16
	ROOF TOP	N/A	N/A	N/A	52.48
	BUILDING 'B'				
	FIRST FLOOR (OFFICE)	86.99	936.35	N/A	N/A
	SECOND FLOOR (OFFICE)	94.13	1,013.21	N/A	20.25
	THIRD FLOOR (OFFICE)	94.13	1,013.21	N/A	4.50
	TOTAL AREA BY OCCUPANCY	594.86	6,403.02	1,903.65	20,490.72
	TOTAL GROSS FLOOR AREA	2,966.40	(COMMERCIAL, RESIDENTIAL, COMMON AREA)	467.89	5,036.33
		PERMITTED		PROPOSED	
4	COVERAGE (EXCLUDING PORCH)			sq. m.	
	TOTAL BUILDING AREA (BUILDING 'A' & BUILDING 'B')			1,074.35	
	LOT AREA			2,576.80	
	LOT COVERAGE		30%	41.69%	
		PERMITTED		PROPOSED	
5	LANDSCAPE AREA			sq. m.	%
	HARDSCAPE			383.37	14.9%
	SOFTSCAPE			699.29	27.1%
		PERMITTED		PROVIDED	
6	GROSS FLOOR AREA RATIO			sq. m.	
	TOTAL GROSS FLOOR AREA			2,966.40	
	LOT AREA			2,576.80	
	RATIO		0.6	1.151	
		REQUIRED		PROVIDED	
7	AMENITY AREA	MIN. (sq. m.)	sq. m.		
	1 BEDROOM UNITS (BALCONY)	20.00	0.00		
	1 BEDROOM + DEN UNITS (BALCONY)	20.00	5.36		
	2 BEDROOM UNITS (BALCONY)	55.00	4.09		
	COMMON SPACE (OUTDOOR ROOF TOP)		377.67		
	*BALCONY AREA BASED ON SMALLEST UNIT				
		REQUIRED		PROVIDED	
7	SETBACKS	MIN (m)	MAX (m)	sq. m.	
	BUILDING 'A'				
	FRONT YARD (TO MAIN WALL)	2.00		5.45	
	FRONT YARD (TO PORCH)			2.30	
	FRONT YARD (TO U/G PARKING GARAGE)			1.08	
	NORTH INTERIOR SIDE YARD (TO MAIN WALL)	1.80		1.46	
	NORTH INTERIOR SIDE YARD (TO U/G PARKING GARAGE)			0.19	
	NORTH INTERIOR SIDE YARD (TO WALKWAY)			0.22	
	SOUTH INTERIOR SIDE YARD (TO MAIN WALL)	1.80		1.74	
	SOUTH INTERIOR SIDE YARD (TO U/G PARKING GARAGE)			0.00	
	REAR YARD (TO MAIN WALL)	15.00		15.18	
	REAR YARD (TO BALCONY)			13.68	
	REAR YARD (TO PARKING GARAGE)			7.34	
	BUILDING HEIGHT		9.50	9.71	
	BUILDING 'B'				
	EAST INTERIOR SIDE YARD (TO MAIN WALL)	1.80		0.0/1.80	
	SOUTH INTERIOR SIDE YARD (TO MAIN WALL)	1.80		1.84	
	REAR YARD (TO MAIN WALL)	15.00		9.79	
	BUILDING HEIGHT (FROM GRADE AT EAST SIDE)		9.50	8.73	
	BUILDING HEIGHT (FROM GRADE AT WEST SIDE)			10.64	
		REQUIRED			PROVIDED
8	PARKING	NO. PER.	AREA/UNITS	REQ.	
	VEHICLE				
	RETAIL	6/100m ²	319.61	20	20
	OFFICE SPACE	3.5/100m ²	275.25	10	10
	RESIDENTIAL - DWELLING UNITS	1.5/UNIT	22	33	33
	RESIDENTIAL - VISITOR	0.25/UNIT	22	6	6
	TOTAL PARKING		69	69	
	BARRIER FREE	4% OF TOTAL	3	3	
	*THE MIN. PARKING SPACE DIMENSION IS 2.70m X 6.0m				
		REQUIRED			PROVIDED
	BICYCLE	NO. PER.	AREA/UNITS	AREA	
	SHORT TERM - RESIDENTIAL	0.2/UNIT	22	6	6
	OR MIN. 6 SPACES				
	SHORT TERM - RETAIL/OFFICE	0.15/100m ²	594.86	6	6
	OR MIN. 6 SPACES				
	LONG TERM - RESIDENTIAL	0.5/UNIT	22	11	11
	LONG TERM - RETAIL/OFFICE	0.1/100m ²	594.86	1	1



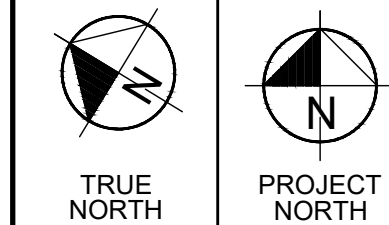
ISSUE TABLE	
01 JAN. 10. 20	ISSUED FOR COORDINATION
02 JAN. 21. 20	ISSUED FOR COORDINATION
03 FEB. 14. 20	ISSUED FOR DISCUSSION
04 MAR. 4. 20	ISSUED FOR REVIEW
05 APR. 3. 20	ISSUED SITE PLAN SUBMISSION
06 APR. 16. 20	REVISED & RE-ISSUED
07 MAY 11. 20	ISSUED FOR SPA #1
08 AUG 24. 20	REVISED PER TRCA COMMENTS
09 SEPT 24. 20	REVISED FRONT LANDSCAPING
10 OCT 23. 20	ISSUED FOR SPA

ALL DIMENSIONS AND
CONDITIONS TO BE VERIFIED ON
SITE

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KLEINBURG MILLS INC.

MIXED USE DEVELOPMENT
10432 & 10422 ISLINGTON AVE.
CITY OF VAUGHAN

SITE PLAN

Drawn by: PS/KR	Checked by: XX
No: 19-19	Page: A1.00
Scale: AS NOTED	