



HERITAGE CLEARANCE

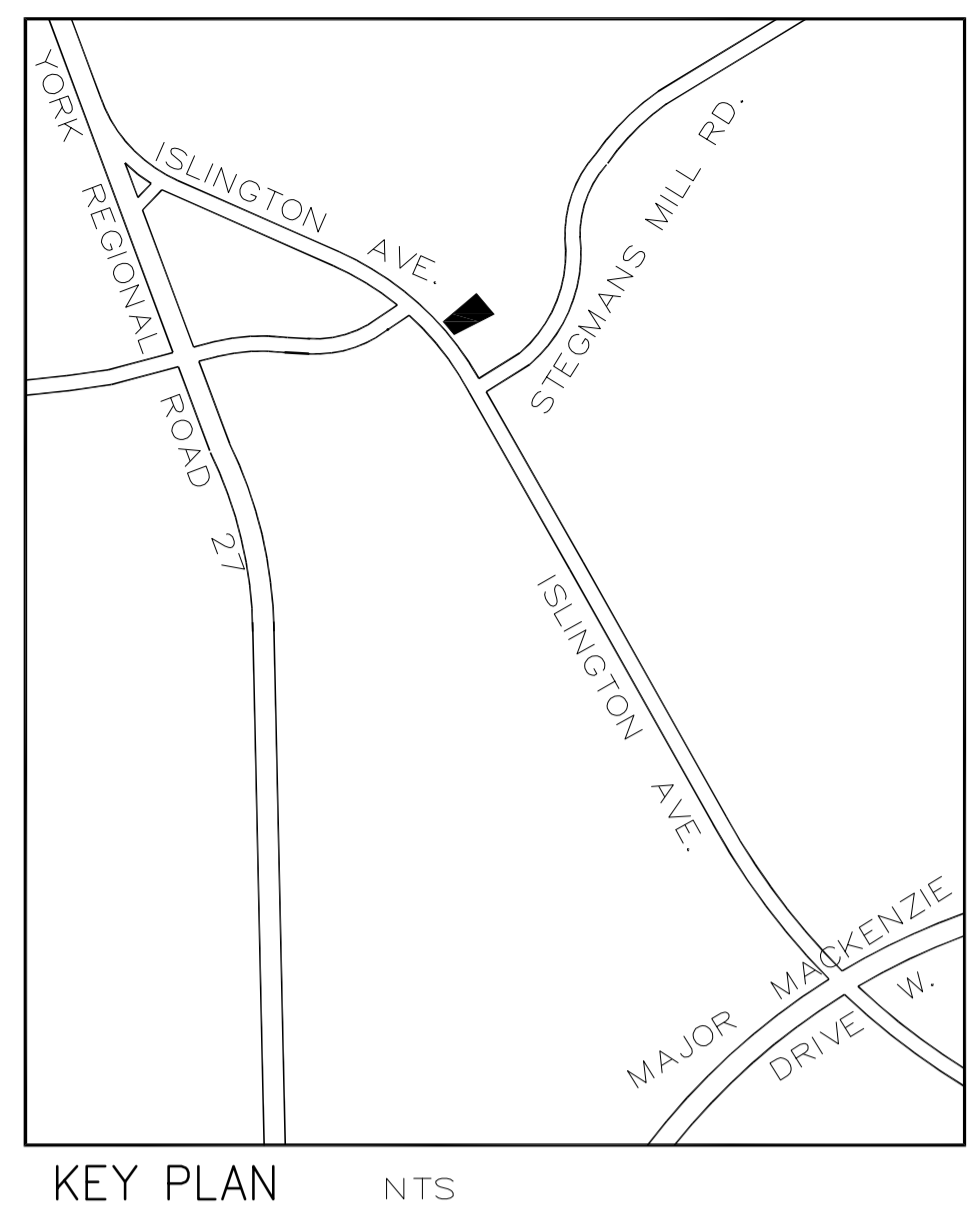
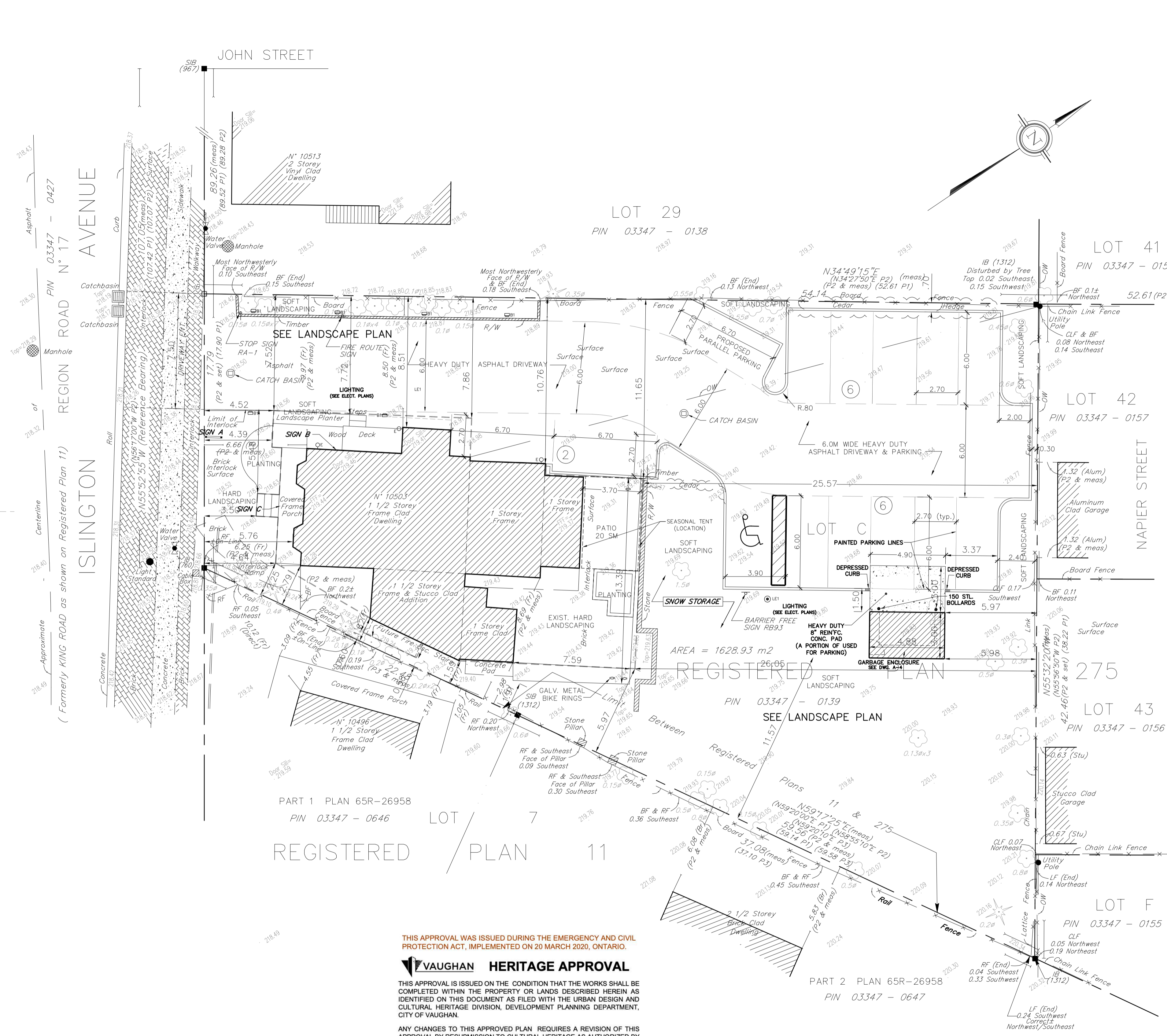
Application Date: 8 FEB 2021
 Day Month Year

Subject Property Address (Street # and Name) 10503 ISLINGTON AVE.			
Lot No. 7	Concession No.	Registered Plan (if applicable) 11	Draft Plan of Subdivision Number (if applicable)
Briefly describe the proposed alterations to the property (demolition, grading or topsoil removal, addition, alteration to Designated property, etc.) INTERIOR STRUCTURAL & COSMETIC LEASE HOLD IMPROVEMENTS, NEW MECHANICAL SYSTEM.			
Property Owner Name 2508819 ONTARIO INC.		Applicant or Representative Name (if other than the owner) ITAY JOSHUA	
Mailing Address 91 PARK BLVD. BOLTON, ON L7E-4E3		Mailing Address 10 ELIZABETH ST. N. RICHMOND HILL, ON L4C 4N3	
Telephone (416) 274 3608		Telephone (416) 508 1590	
Email <u>[Redacted]</u>		Email ITAY@JOSHUADESIGNCO.COM	
<p>The subject parcel of land may lie in an area identified as being of high archaeological potential in the City's database of archaeological resources. The owner is advised that the following standard clauses apply:</p> <p><i>Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.</i></p> <p><i>If human remains are encountered during construction activities, the proponent must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Ministry of Consumer Services.</i></p> <p>This Heritage Clearance is valid for a period of three (3) years following the date of issuance.</p> <p>Approvals for alterations and demolitions under the OHA attach to the Owner, not the property.</p>		<p>THIS APPROVAL WAS ISSUED DURING THE EMERGENCY AND CIVIL PROTECTION ACT, IMPLEMENTED ON 20 MARCH 2020, ONTARIO.</p> <p>VAUGHAN HERITAGE APPROVAL</p> <p>THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN AND CULTURAL HERITAGE DIVISION, DEVELOPMENT PLANNING DEPARTMENT, CITY OF VAUGHAN.</p> <p>ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.</p> <p>05 FEBRUARY 2021</p>	
HERITAGE PERMIT		NO HERITAGE PERMIT NECESSARY	

HERITAGE CLEARANCE APPROVED BY: [Signature]

ADDITIONAL NOTES:

HERITAGE CLEARANCE FOR MAINTENANCE / REPLACEMENT OF DOOR/WINDOW COMBINATION AS SHOWN IN PHOTOS



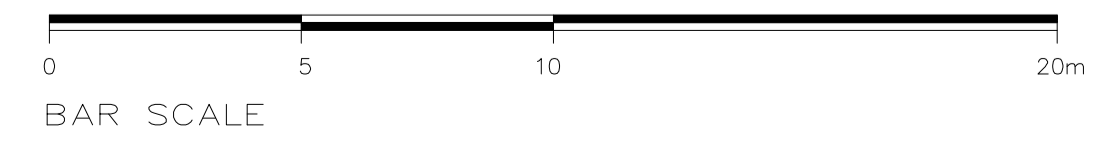
--- DENOTES BUILDING ENVELOPE

SITE ANALYSIS

ITEM	EXISTING	PROPOSED
ZONING	C11-9(132)	C11-9(XX)
LOT 1 AREA	1629.00 SM	NO CHANGE
LOT FRONTAGE	17.79 M	NO CHANGE
LOT DEPTH	54.14 M	NO CHANGE
LOT COVERAGE	179.20 SM(11.00%)	NO CHANGE
GRD. FLOOR AREA	179.20 SM	NO CHANGE
SECOND FLOOR AREA	82.87 SM	NO CHANGE
TOTAL GROSS FLOOR AREA	262.07 SM	NO CHANGE
LANDSCAPE AREA (SOFT)	690.44 SM (42.39%)	636.34 SM (39.06%)
LANDSCAPE AREA (HARD)	200.87 SM (12.33%)	200.87 SM (12.33%)
TOTAL LANDSCAPE AREA	891.31 SM (54.72%)	837.21 SM (51.39%)
TOTAL PAVED/GRAVEL AREA DRIVEWAY & PARKING	558.49 SM (34.28%) ASPHALT & GRAVEL	612.59 SM (37.61%) ASPHALT
PARKING AS PER BY-LAW 1-88,s9(132)	11 SPACES	14 SPACES
PATIO - AREA	20 SM	20 SM
LANDSCAPING - ABUTTING STREET	4.39 M	NO CHANGE
- ABUTTING RESID.	2.1 M(REAR YD.)	.65 M(REAR YD.)
- OTHER	1.5 M(N SIDE YD.) 1.59 M(S SIDE YD.)	1.0 M(N SIDE YD.) NO CHANGE
SETBACKS - FRONT YARD	5.76 M	NO CHANGE
- REAR YARD	29.47 M	NO CHANGE
- SIDE YARD	1.59 M / 8.51 M	NO CHANGE
BLDG. HEIGHT	7.48 M TO PEAK OF ROOF	NO CHANGE

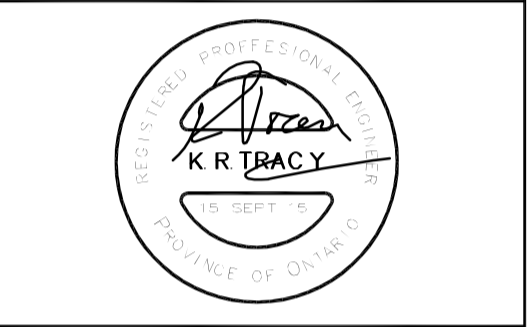
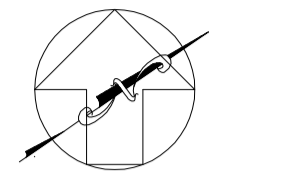
NOTE: FOR SIGNAGE DETAILS SEE DRAWING A-3

TOTAL SITE AREA	1629.00 SM	100.00 %
TOTAL SOFT	636.34 SM	39.06 %
TOTAL HARD	200.87 SM	12.33 %
TOTAL PAVED	612.59 SM	37.61 %
FOOTPRINT	179.20 SM	11.00 %



GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.
DO NOT SCALE DRAWINGS.
ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.



NO	REVISION / ISSUE	DATE
9		
8	FOR SUBMISSION	SEPT 16/15
7	BUILDING ENVELOPE DIMENSIONED ADJACENT FENCE OPENING CLOSED	AUG 31/15
6	SEASONAL TENT / PARKING LINES ADDED	MAY 07/15
5	SEASONAL TENT	MAR 10/15
4	PLANTER / BIKE RACK / FENCE REV	NOV 17/14
3	SIGNAGE REVISED SEE PLANS/ELEV	NOV 14/14
2	LIGHTING POST/FIXTURE/POLE	APR 29/14
1	SITE PLAN RESUBMISSION	APR 14/14

napa designgroup
47 Loveswater Ave.
Unionville, Ontario, L3R 7W8
napadesign@rogers.com
416 930-6337

PROJECT
10503 ISLINGTON AVENUE
Kleinburg, Ontario
MR. & MRS. GHAZARIAN
416 297 5526
416 407 4372

DRAWING
SITE PLAN
DRAWN: NAPA PROJECT NO: 12-1228
DATE: SEPT/12 PAGE NO:
SCALE: 1:150 A1
CHECKED: L.P. OF: --

VAUGHAN HERITAGE APPROVAL
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INFORMATION SHOWN TAKEN FROM
Plan updated on August 31, 2012 to show site elevations and topographical features.
R. G. MCKIBBON LIMITED
ONTARIO LAND SURVEYORS
176 BULLOCK DRIVE, UNIT 10
MARKHAM, ONTARIO L3P 1W2
PHONE(905) 294-3754
FAX (905) 294-9400
email-R.G.McKibbon@rogers.com
THIS REPORT WAS PREPARED FOR
TONY GHAZARIAN

05 FEBRUARY 2021

SITE PLAN
SCALE 1:150



NORTH ELEVATION

EXISTING DOOR

NEW SERVICE LADDER TO EXIST. DOOR (OUT OF STREETVIEW)

TO BE INFILLED AND CLADDED W/ BOARD AND BATTON TO MATCH EXISTING

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SOUTH ELEVATION

THESE WINDOWS AND DOOR
WILL BE REPLACED BY A SLIDING
GLASS DOOR. HEIGHT AND WIDTH
OF EXISTING OPENING TO REMAIN
UNCHANGED

(REF. EAST ELEVATION, SHEET A5)



INSIDE LOOKING OUT (EAST)

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