

**PLAN 65R-46316**  
 RECEIVED AND DEPOSITED  
 DATE July 11, 2022 DATE MARCH 22, 2023  
 Z. ZENG  
 ONTARIO LAND SURVEYOR  
 "A. HENNESSY"  
 REPRESENTATIVE FOR THE  
 LAND REGISTRAR FOR THE LAND TITLES  
 DIVISION OF YORK REGION (No. 65)

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m <sup>2</sup> )
1	22		02916-0409(LT)	875.48
2		4365		374.77
3	21		02916-0408(LT)	437.94
4				812.32

**PLAN OF SURVEY OF  
 LOTS 21 AND 22, REGISTERED PLAN 4365  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK**  
 SCALE 1:200  
 10m 5 0 10 METRES  
 MANDARIN SURVEYORS LIMITED, O.L.S.

**METRIC**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES MONUMENT SET
  - DENOTES MONUMENT FOUND
  - SSB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - RP DENOTES REGISTERED PLAN 4365
  - P1 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 25, 1986
  - P2 DENOTES PLAN OF SURVEY BY HORTON & HAYNES, O.L.S. DATED MARCH 22, 1955
  - P3 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 11, 2003
  - P4 DENOTES PLAN 64R-4383
  - P5 DENOTES PLAN 65R-16086
  - D1 DENOTES INSTRUMENT NUMBER R677960
  - D2 DENOTES INSTRUMENT NUMBER R379436
  - CAL'D DENOTES CALCULATED FROM D1 & D2
  - PIN DENOTES PROPERTY IDENTIFIER NUMBER
  - M DENOTES MEASURED
  - N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
  - C.L.F. DENOTES CHAIN LINK FENCE
  - B.F. DENOTES BOARD FENCE
  - 1137 DENOTES R.G. MCKIBBON LTD., O.L.S.
  - H DENOTES H.T. HORTON, O.L.S.
  - OU DENOTES ORIGIN UNKNOWN
  - NI DENOTES NOT IDENTIFIABLE
  - CONC. DENOTES CONCRETE
  - SCP DENOTES SPECIFIED CONTROL POINTS

SPECIFIED CONTROL POINTS (SCP's)  
 U.T.M. ZONE 17, NAD83  
 COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 092883035	4859465.534	639092.877
SCP 092883039	4858652.363	639151.588
1	4858852.26	639221.99
2	4858792.56	639234.22

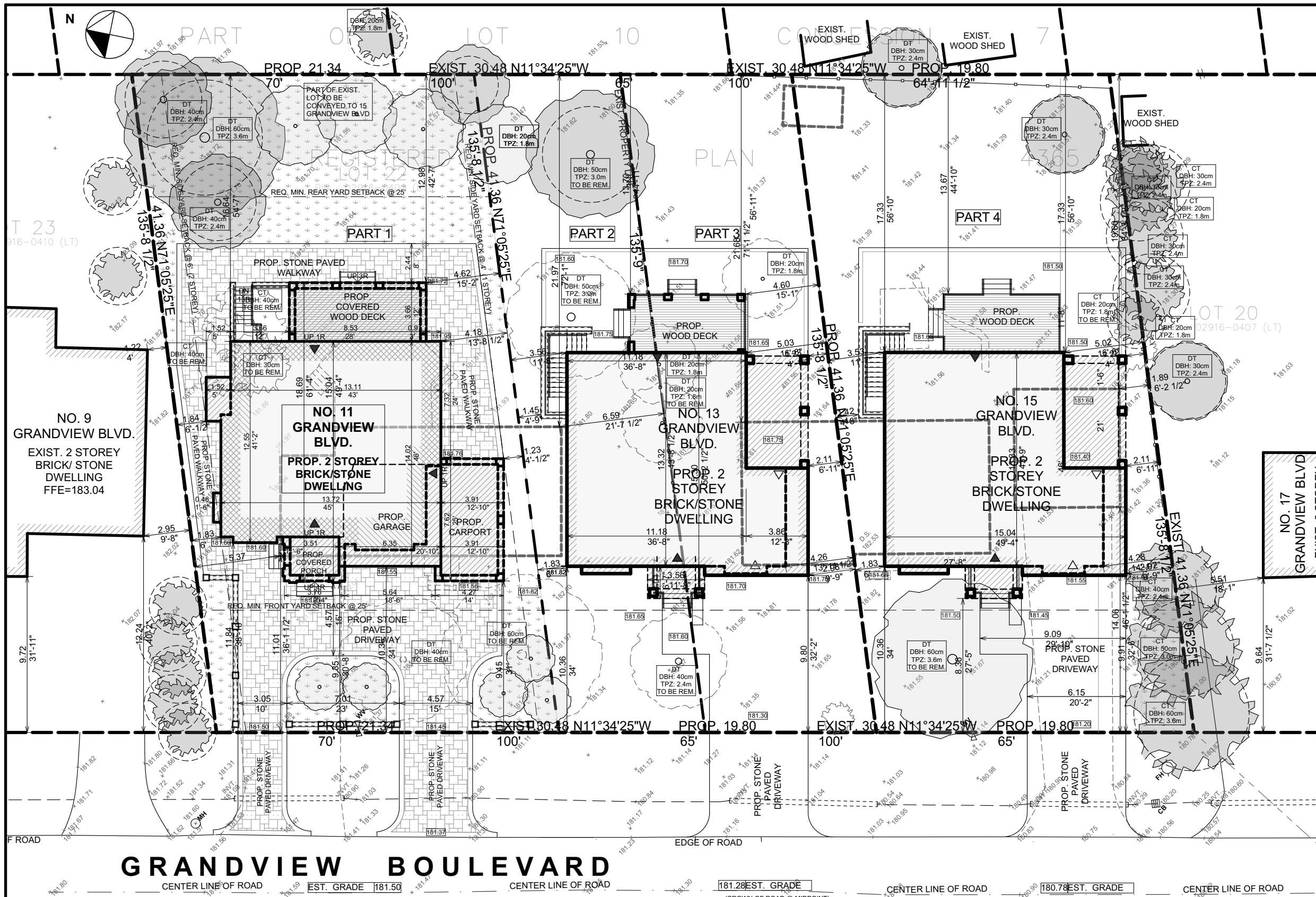
COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**NOTES**  
 BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL  
 POINTS 092883035 AND 092883039, U.T.M. ZONE 17, NAD83  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999811

**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 THE 11th DAY OF JULY, 2022

JULY 11, 2022  
 DATE Z. ZENG  
 ONTARIO LAND SURVEYOR  
 THIS PLAN OF SURVEYS RELATES TO  
 AOLS PLAN SUBMISSION FORM NUMBER 2204605

**MANDARIN SURVEYORS LIMITED**  
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
 WWW.MANDARINSURVEYOR.COM  
 2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068  
 TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM  
 SURVEY BY: S.Z. CAD No: 20-109RPLAN JOB No: 2020-109



**LEGEND**

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		FIRE ROUTE
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		

**GRANDVIEW BOULEVARD**  
 CENTER LINE OF ROAD EST. GRADE 181.50 CENTER LINE OF ROAD  
 181.28 EST. GRADE (CROWN OF ROAD @ MIDPOINT) CENTER LINE OF ROAD 180.78 EST. GRADE CENTER LINE OF ROAD

1 SITE PLAN BY REGISTERED PLAN 4365 SCALE: 1:250  
 A1.1 PIN. 02916-0841

**STEP** DESIGN STUDIO INC.  
 ARCHITECTURAL DESIGN | CONSULTATION  
 BUILDING PERMITS | PROJECT MANAGEMENT  
 ARCH. VISUALIZATION | GRAPHIC DESIGN  
 416.613.1433 | INFO@STEPIN.CA | STEPIN.CA  
 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME  
**11-15 GRANDVIEW BLVD.  
 MARKHAM, ON**  
 DRAWING NAME  
**SITE PLAN**

PROJECT DATE  
 9/24/2021  
 PREPARED BY  
 STEPAN S.  
 CHECKED BY  
 STEPAN S.

PROJECT NUMBER  
 20.31  
 REVISION NUMBER  
 4.1-2.3  
 DOCUMENT NUMBER  
**A1.1**

**AREA & ZONING INFORMATION**

11 &15 GRANDVIEW BLVD., RICHMOND HILL, ONTARIO L4C 9T5

R1 - RESIDENTIAL

	ZONING	EXISTING 11 GRANDVIEW BLVD.		PROPOSED 11 GRANDVIEW BLVD.		PROPOSED 13 GRANDVIEW BLVD.		PROPOSED 15 GRANDVIEW BLVD.		REQUIRED	
		EXISTING LOT & DWELLING		LOT TO BE RETAINED		LOT TO BE SEVERED/CONVEYED		LOT TO BE SEVERED/CONVEYED		BY-LAW 99-90	
1.1	<b>LOT AREA</b>	1,250.26 M <sup>2</sup>	13,457.69 SQ FT	875.48 M <sup>2</sup>	9,423.59 SQ FT	812.71 M <sup>2</sup>	8,747.94 SQ FT	812.32 M <sup>2</sup>	8,743.74 SQ FT	613.16 M <sup>2</sup>	6,600.00 SQ FT
	<b>SETBACKS</b>										
2.1	<b>LOT FRONTAGE</b>	30.48 M	100.00 FT	21.34 M	70.01 FT	19.80 M	64.96 FT	19.80 M	64.96 FT	18.29 M	60.00 FT
2.2	<b>LOT DEPTH</b>	41.36 M	135.70 FT	41.36 M	135.70 FT	41.36 M	135.70 FT	41.36 M	135.70 FT		
2.3	<b>FRONT SETBACK (WEST SIDE)</b>	11.01 M	36.12 FT	10.36 M	40.00 FT	10.36 M	33.99 FT	10.36 M	33.99 FT	7.62 M	25.00 FT
2.4	<b>SIDE SETBACK (NORTH SIDE - 2 STOREY)</b>	5.37 M	17.62 FT	1.83 M	6.00 FT	1.83 M	6.00 FT	1.83 M	6.00 FT	1.83 M	6.00 FT
2.5	<b>SIDE SETBACK (SOUTH SIDE-1 STOREY)</b>	6.47 M	21.23 FT	1.23 M	4.04 FT	1.23 M	4.04 FT	1.22 M	4.00 FT	1.22 M	4.00 FT
2.6	<b>SIDE SETBACK (SOUTH SIDE-2 STOREYS)</b>			4.18 M	13.71 FT	3.07 M	10.07 FT	4.28 M	14.04 FT	1.83 M	6.00 FT
2.7	<b>REAR YARD SETBACK (EAST SIDE)</b>	21.97 M	72.08 FT	16.64 M	54.59 FT	17.35 M	56.92 FT	17.33 M	56.86 FT	7.62 M	25.00 FT
2.8	<b>BUILDING DEPTH</b>	8.05 M	26.41 FT	15.04 M	49.34 FT	15.29 M	50.16 FT	15.29 M	50.16 FT	16.80 M	55.12 FT
2.9	<b>GARAGE WIDTH</b>			5.64 M	18.50 FT	6.45 M	21.16 FT	6.45 M	21.16 FT	7.70 M	25.26 FT
	<b>SITE AREAS</b>										
3.1	<b>LOT AREA</b>	1,250.26 M <sup>2</sup>	13,457.69 SQ FT	875.48 M <sup>2</sup>	9,423.59 SQ FT	812.71 M <sup>2</sup>	8,747.94 SQ FT	812.32 M <sup>2</sup>	8,743.74 SQ FT	613.16 M <sup>2</sup>	6,600.00 SQ FT
3.2	<b>DWELLING AREA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	143.28 M <sup>2</sup>	1,542.25 SQ FT	137.88 M <sup>2</sup>	1,484.13 SQ FT	137.88 M <sup>2</sup>	1,484.13 SQ FT		
3.3	<b>CARPORT</b>			30.13 M <sup>2</sup>	324.32 SQ FT	26.77 M <sup>2</sup>	288.15 SQ FT	26.77 M <sup>2</sup>	288.15 SQ FT		
3.4	<b>COVERED DECK</b>			31.22 M <sup>2</sup>	336.05 SQ FT	26.38 M <sup>2</sup>	283.95 SQ FT	26.38 M <sup>2</sup>	283.95 SQ FT		
3.4	<b>FRONT PORCH</b>			9.85 M <sup>2</sup>	429.05 SQ FT	4.74 M <sup>2</sup>	51.02 SQ FT	4.74 M <sup>2</sup>	51.02 SQ FT		
3.4	<b>GARAGE</b>			38.52 M <sup>2</sup>	414.63 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT		
3.4	<b>TOTAL BUILDING AREA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	253.00 M <sup>2</sup>	2,723.27 SQ FT	233.94 M <sup>2</sup>	2,518.11 SQ FT	233.94 M <sup>2</sup>	2,518.11 SQ FT		
3.5	<b>LOT COVERAGE PERCENTAGE</b>	10.8%		28.9%		28.8%		28.8%		MAX. 35%	
3.6	<b>FRONT YARD AREA</b>	335.54 M <sup>2</sup>	3,611.72 SQ FT	201.64 M <sup>2</sup>	2,170.43 SQ FT	268.79 M <sup>2</sup>	2,893.23 SQ FT	194.07 M <sup>2</sup>	2,088.95 SQ FT		
3.8	<b>FRONT YARD SOFT LANDSCAPE AREA</b>	257.23 M <sup>2</sup>	2,768.80 SQ FT	81.24 M <sup>2</sup>	874.46 SQ FT	120.09 M <sup>2</sup>	1,292.64 SQ FT	120.23 M <sup>2</sup>	1,294.14 SQ FT		
3.9	<b>FRONT YARD SOFT LANDSCAPING PERC</b>	76.7%		40.3%		44.7%		62.0%		MIN. 40%	
3.10	<b>REAR YARD AREA</b>	669.26 M <sup>2</sup>	7,203.85 SQ FT	355.62 M <sup>2</sup>	3,827.86 SQ FT	342.38 M <sup>2</sup>	3,685.35 SQ FT	346.09 M <sup>2</sup>	3,725.28 SQ FT		
3.11	<b>REAR YARD LANDSCAPING AREA</b>	669.26 M <sup>2</sup>	7,203.85 SQ FT	238.56 M <sup>2</sup>	2,567.84 SQ FT	230.50 M <sup>2</sup>	2,481.08 SQ FT	232.70 M <sup>2</sup>	2,504.76 SQ FT		
3.12	<b>REAR YARD LANDSCAPING PERC.</b>	100.0%		67.1%		67.3%		67.2%			
3.13	<b>DECK &amp; PORCH AREA</b>	40.02 M <sup>2</sup>	430.77 SQ FT	40.64 M <sup>2</sup>	437.45 SQ FT	26.24 M <sup>2</sup>	282.45 SQ FT	26.24 M <sup>2</sup>	282.45 SQ FT		
3.14	<b>DECK &amp; PORCH PERCENTAGE</b>	3.2%		4.6%		3.2%		3.2%			
	<b>GROSS FLOOR AREAS</b>										
4.1	<b>BASEMENT GFA</b>			141.63 M <sup>2</sup>	1,524.49 SQ FT	134.49 M <sup>2</sup>	1,478.30 SQ FT	134.49 M <sup>2</sup>	1,478.30 SQ FT		
4.2	<b>GROUND FLOOR GFA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	143.28 M <sup>2</sup>	1,542.25 SQ FT	134.71 M <sup>2</sup>	1,450.01 SQ FT	134.71 M <sup>2</sup>	1,450.01 SQ FT		
4.3	<b>GARAGE AREA</b>			38.52 M <sup>2</sup>	414.63 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT		
4.4	<b>SECOND FLOOR GFA</b>			152.80 M <sup>2</sup>	1,644.73 SQ FT	148.11 M <sup>2</sup>	1,594.24 SQ FT	148.11 M <sup>2</sup>	1,594.24 SQ FT		
4.5	<b>TOTAL GFA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	334.60 M <sup>2</sup>	3,601.60 SQ FT	320.99 M <sup>2</sup>	3,455.11 SQ FT	282.82 M <sup>2</sup>	3,044.25 SQ FT		
4.6	<b>LOT AREA</b>	1,250.26 M <sup>2</sup>	13,457.69 SQ FT	875.48 M <sup>2</sup>	9,423.59 SQ FT	812.71 M <sup>2</sup>	8,747.94 SQ FT	812.32 M <sup>2</sup>	8,743.74 SQ FT	613.16 M <sup>2</sup>	6,600.00 SQ FT
4.7	<b>NET LOT AREA</b>	931.71 M <sup>2</sup>	10,028.84 SQ FT	744.32 M <sup>2</sup>	8,011.79 SQ FT	712.94 M <sup>2</sup>	7,673.97 SQ FT	406.16 M <sup>2</sup>	4,371.87 SQ FT		
4.8	<b>FLOOR AREA RATIO</b>	14.5%		44.95%		45.0%		MAX. 45%			
	<b>HEIGHTS</b>										
5.1	<b>EST. GRADE</b>			184.50 M							
5.2	<b>GRADE @ GARAGE</b>			184.55 M							
5.3	<b>FIN. FLOOR ELEVATION</b>			185.31 M							
5.4	<b>TOP OF ROOF ELEVATION</b>			194.30 M							
5.5	<b>DWELLING HEIGHT</b>			9.80 M	32.15 FT					9.80 M	32.15 FT
5.6	<b>FIN. GROUND FLOOR HEIGHT</b>			0.81 M	2.66 FT						

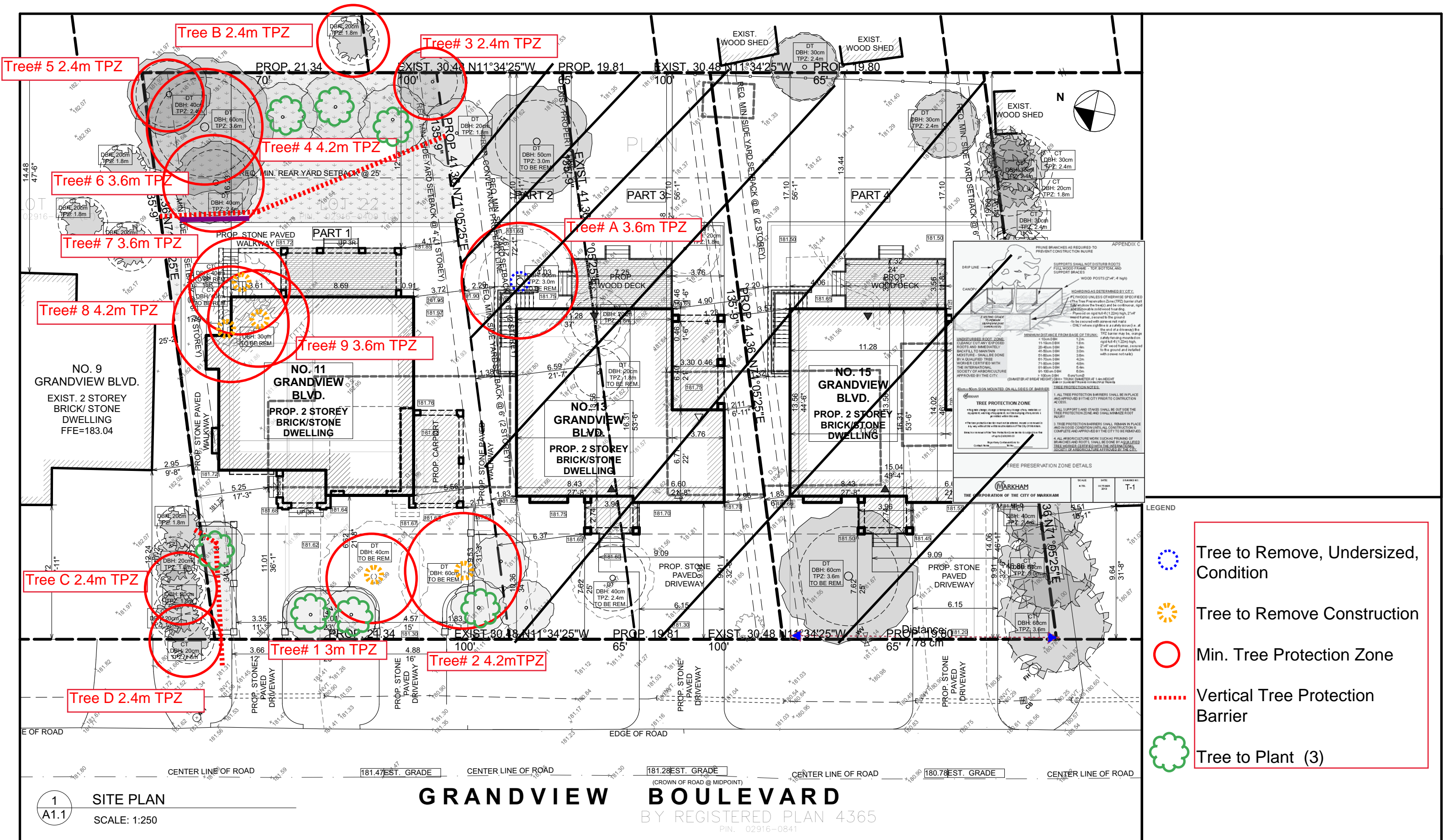


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 416.613.1433 | INFO@STEPIN.CA | STEPIN.CA  
 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME  
**11-15 GRANDVIEW BLVD.**  
 MARKHAM, ON  
 DRAWING NAME  
**SITE STATS**

PROJECT DATE  
 9/24/2021  
 PREPARED BY  
 STEPAN S.  
 CHECKED BY  
 STEPAN S.

PROJECT NUMBER  
 20.31  
 REVISION NUMBER  
 4.1-2.3  
 DOCUMENT NUMBER  
**A1.2**



**LEGEND**

- Tree to Remove, Undersized, Condition
- Tree to Remove Construction
- Min. Tree Protection Zone
- Vertical Tree Protection Barrier
- Tree to Plant (3)

1 SITE PLAN  
A1.1 SCALE: 1:250

**GRANDVIEW BOULEVARD**  
BY REGISTERED PLAN 4365  
PIN. 02916-0841

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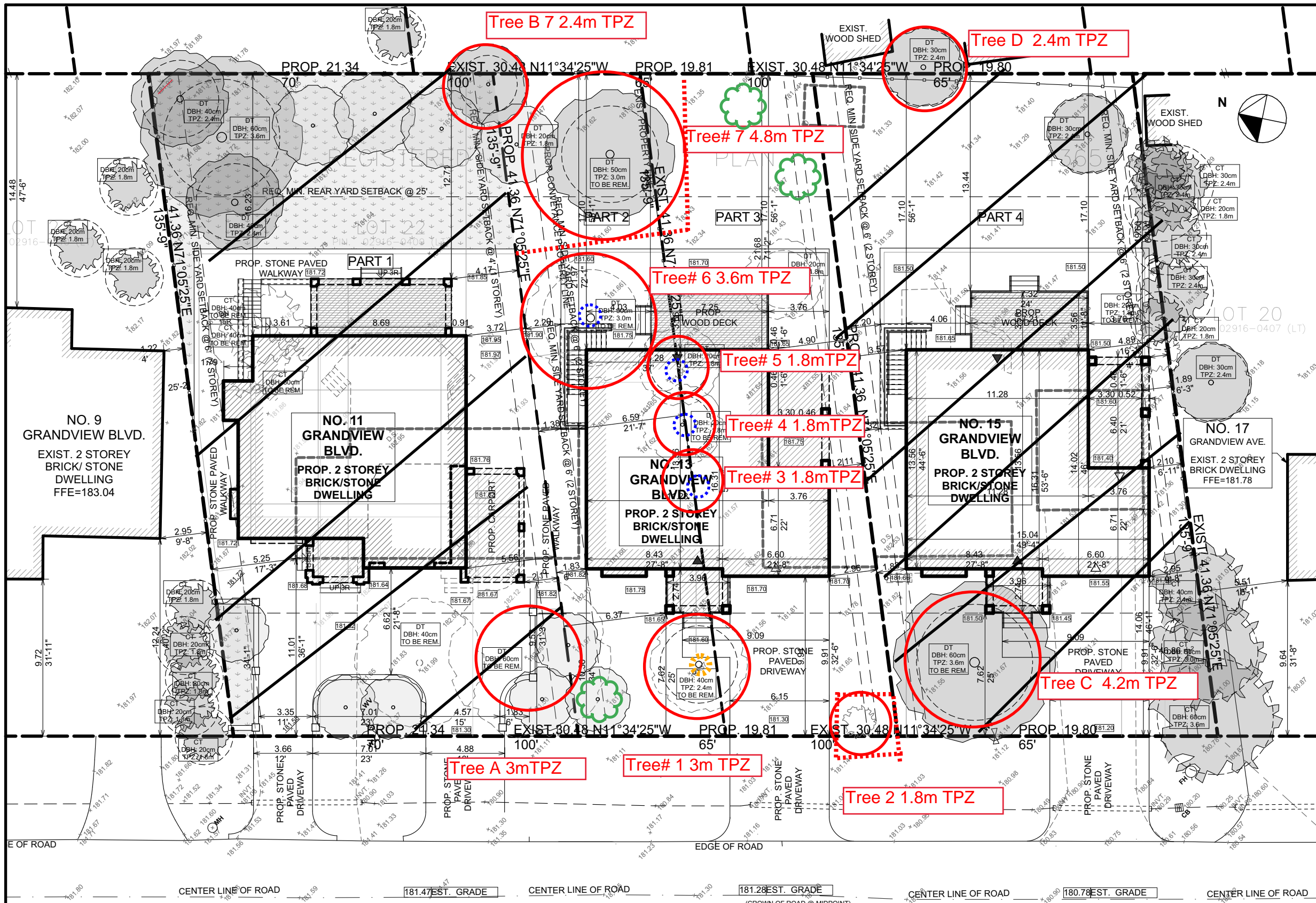
Tree Protection and Removal Plan, Appendix "A"  
To be read in conjunction with Arborist  
Report, dated June 15, 2021 by P & A Urban Forestry Consulting Ltd.,  
info@paurbanforestryconsulting.com

June 15, 2021  
Page 32 of 34

PROJECT NAME  
11 GRANDVIEW BLVD.  
MARKHAM, ON  
DRAWING NAME  
SITE PLAN

PROJECT DATE  
6/1/2021  
PREPARED BY  
STEPAN S.  
CHECKED BY  
STEPAN S.

PROJECT NUMBER  
20.31  
REVISION NUMBER  
4.1-1.1  
DOCUMENT NUMBER  
A1.1



**LEGEND**

- Tree to Remove, Undersized, Condition
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- Min. Tree Protection Zone
- Vertical Tree Protection Barrier
- Tree to Plant (3)

1 SITE PLAN  
A1.1 SCALE: 1:250

**GRANDVIEW BOULEVARD**  
BY REGISTERED PLAN 4365  
PIN. Q2916-0841

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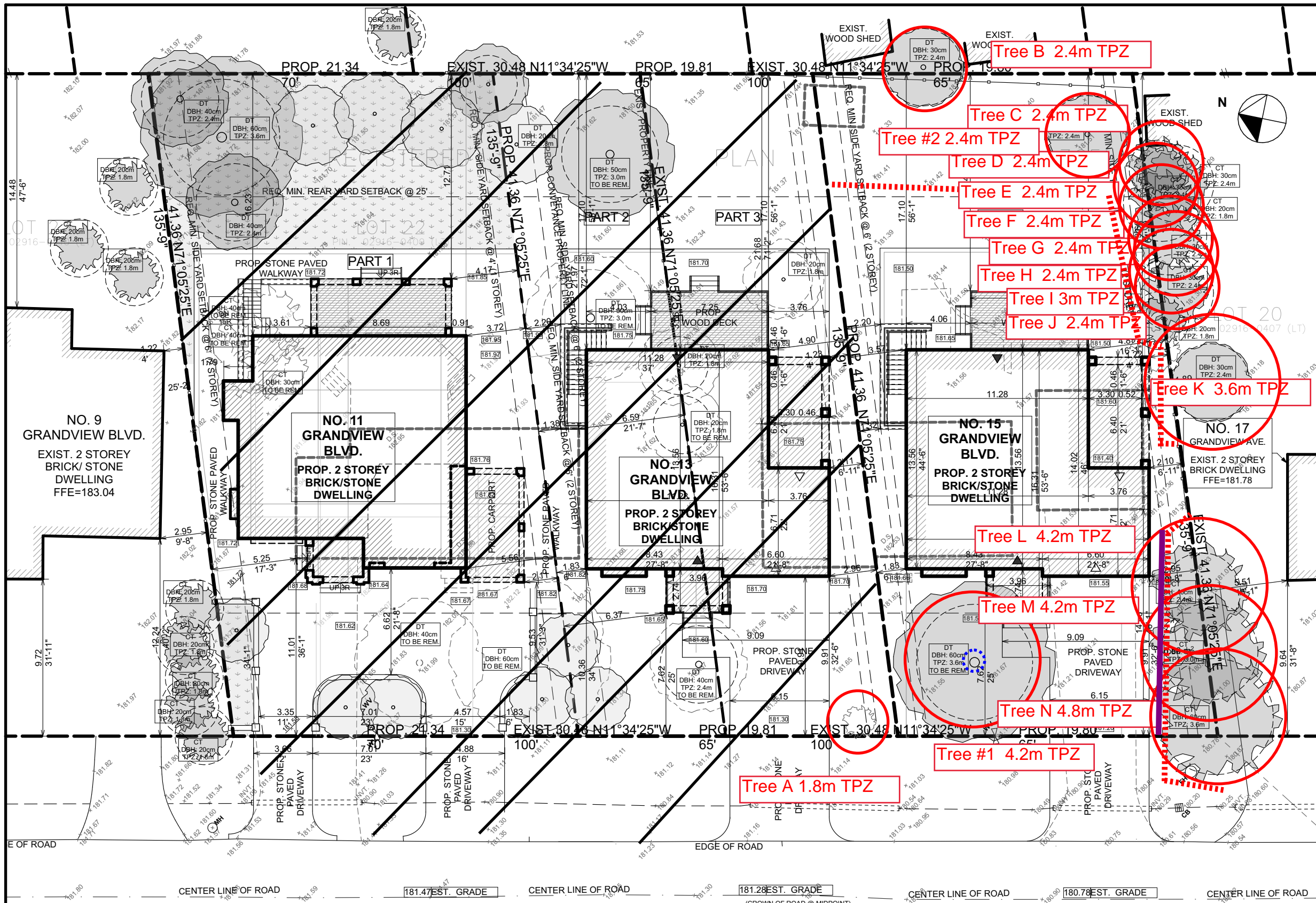
Tree Protection and Removal Plan, Appendix "B"  
To be read in conjunction with Arborist  
Report, dated June 10, 2021 by P & A Urban Forestry Consulting Ltd.,  
info@paurbanforestryconsulting.com

June 10, 2021  
Page 33 of 34

PROJECT NAME  
**11 GRANDVIEW BLVD.  
MARKHAM, ON**  
DRAWING NAME  
**SITE PLAN**

PROJECT DATE  
6/1/2021  
PREPARED BY  
STEPAN S.  
CHECKED BY  
STEPAN S.

PROJECT NUMBER  
20.31  
REVISION NUMBER  
4.1-1.1  
DOCUMENT NUMBER  
A1.1



**LEGEND**

- Tree to Remove, Undersized, Condition
- Tree to Remove Construction
- Min. Tree Protection Zone
- Vertical Tree Protection Barrier
- Tree to Plant (3)

1 SITE PLAN  
A1.1 SCALE: 1:250

**GRANDVIEW BOULEVARD**  
BY REGISTERED PLAN 4365  
PIN. 02916-0841

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Tree Protection and Removal Plan, Appendix "C"  
To be read in conjunction with Arborist  
Report, dated June 10, 2021 by P & A Urban Forestry Consulting Ltd.,  
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June 10, 2020  
Page 34 of 34

PROJECT NAME  
11 GRANDVIEW BLVD.  
MARKHAM, ON  
DRAWING NAME  
SITE PLAN

PROJECT DATE  
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