

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT,

DATE : MAY 26, 2025

AZIZ, ABDELSHAHID  
ONTARIO LAND SURVEYOR

PLAN 65R--

RECEIVED AND DEPOSITED :  
  
DATE : , 2024

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA
1	13	4365	PIN 02916-0400 (LT)	916.26 m <sup>2</sup>
2	13			464.41 m <sup>2</sup>
3	12	4365	PIN 02916-0399 (LT)	450.84 m <sup>2</sup>
4	12			912.48 m <sup>2</sup>

\* PARTS 1 & 2 COMPRISED ALL OF PIN 02916-0400 (LT)  
\* PARTS 3 & 4 COMPRISED ALL OF PIN 02916-0399 (LT)

PLAN OF SURVEY OF  
LOT 12 AND LOT 13  
REGISTERED PLAN 4365  
CITY OF MARKHAM  
(REGIONAL MUNICIPALITY OF YORK)



A. AZIZ SURVEYORS INC., O.L.S.  
METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B, BY REAL TIME NETWORK OBSERVATIONS, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SONOMA GPS (RTK) NETWORK SERVICE AND ARE REFERRED TO NAD 83 (CSRS V6) (EPOCH 2010.00). COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF THE REG. 216.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
POINT ID	NORTHING	EASTING
A	0000000	0000000
B	0000000	0000000

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999911

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
  - SIB - SURVEY MONUMENT SET
  - IB - STANDARD IRON BAR
  - IB - IRON BAR
  - N/E, S/W - NORTH EAST, SOUTH WEST
  - MS - MEASURED
  - BS - BOARD FENCE
  - CLF - CHAIN LINK FENCE
  - PWF - POST WIRE FENCE
  - RP - REGISTERED PLAN 4365
  - RP1 - REGISTERED PLAN 5880
  - P - SURVEY BY MANISH SURVEYORS LIMITED
  - P1 - SURVEY BY HORTON CARR & HAINES O.L.S., DATED AUGUST 20, 1954
  - P2 - PLAN 65R-07602
  - PROP - PROPORTION
  - NTS - NOT TO SCALE
  - CALC - CALCULATED
  - OU - ORIGIN UNKNOWN
  - MS - MEASURED

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 REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF NOVEMBER, 2023.

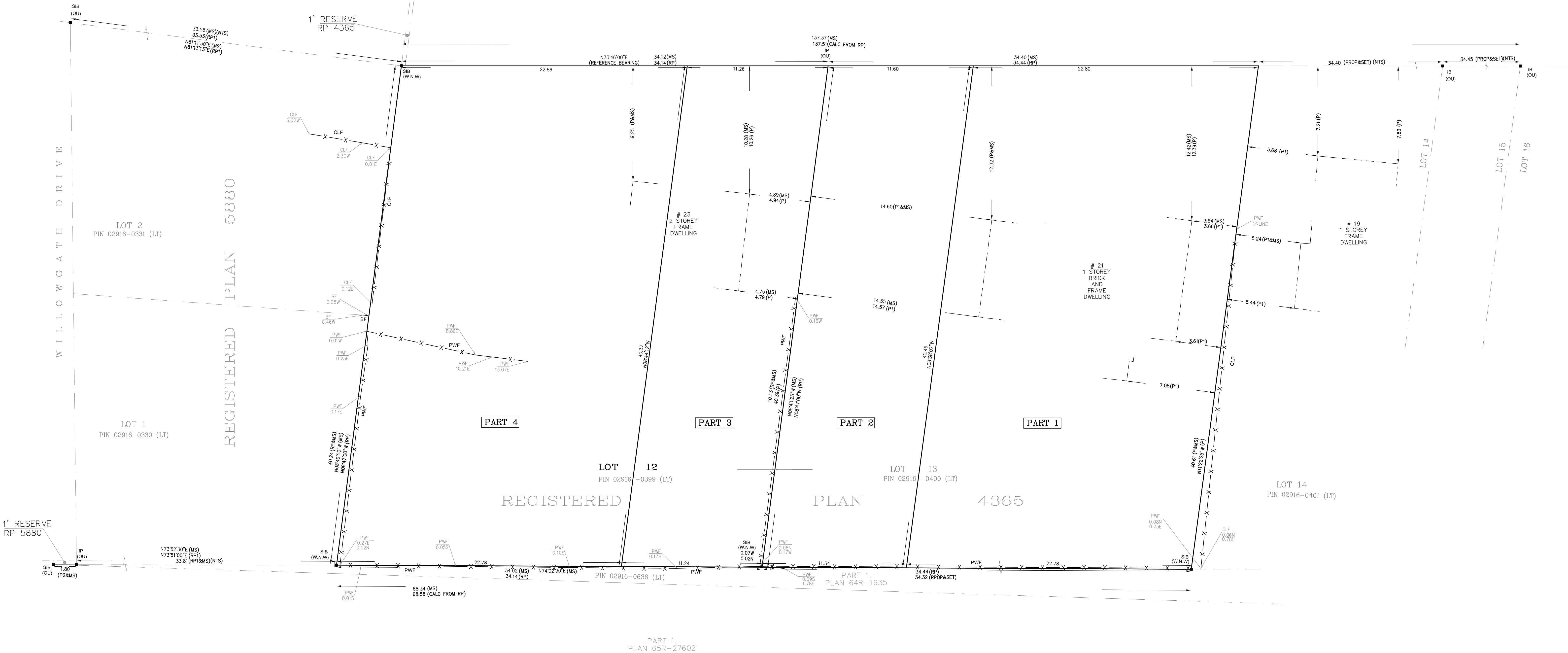
DATE: MAY 26, 2025  
A. ABDELSHAHID  
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC  
ONTARIO LAND SURVEYORS  
120 NEWKIRK ROAD #31, RICHMOND HILL, ONT. L4C-9S7  
Tel: (905) 237-8224 Fax: (416) 477-5465  
Website: M-Azizsurveyors.ca  
E-Mail: aaziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
23-258	23 & 21 RIVERVIEW AVENUE (SR-PR)
DRAWN BY	E.M.
CHECKED BY	A.A.

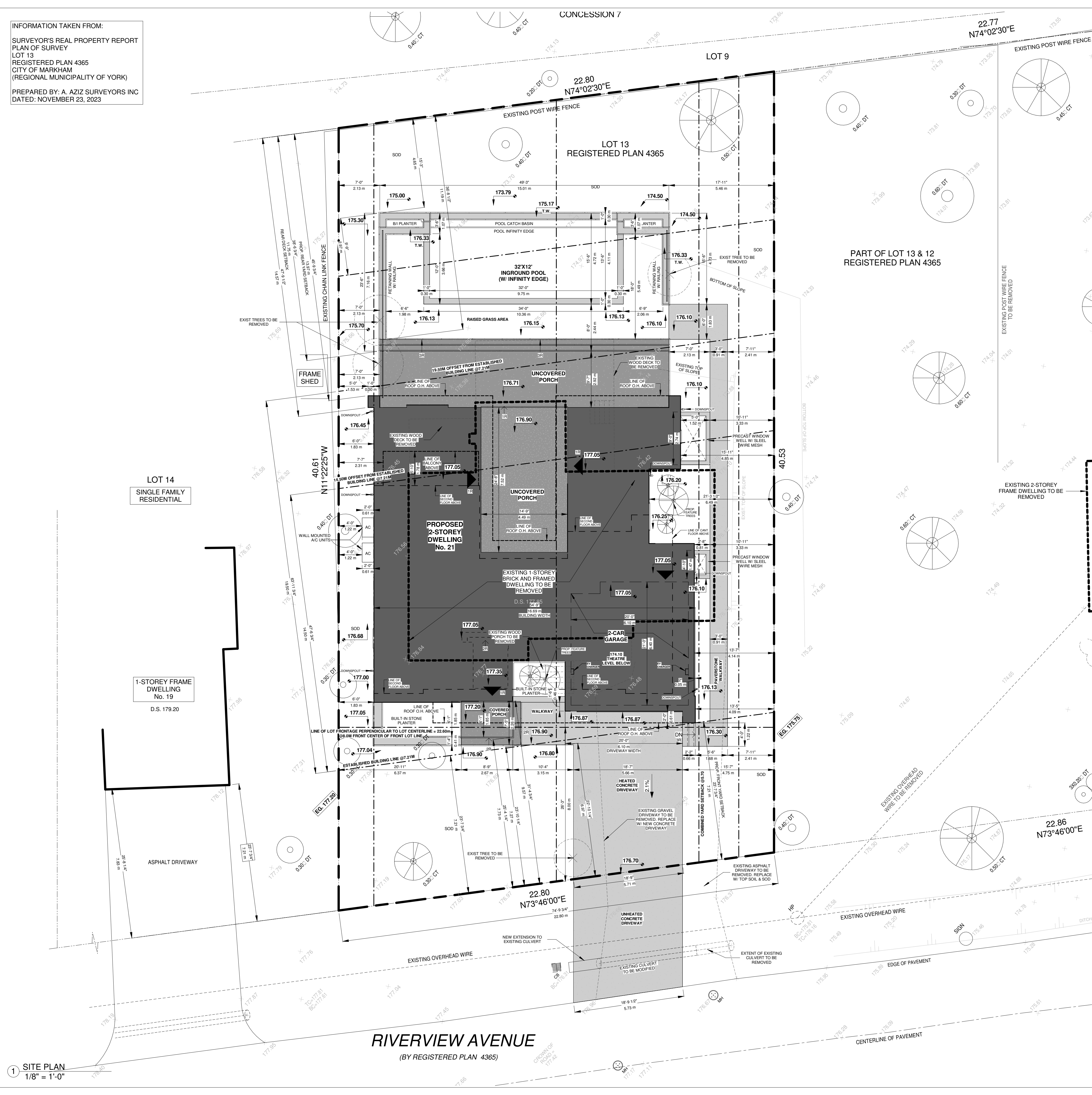
RIVERVIEW AVENUE

(BY REGISTERED PLAN 4365)  
PIN 02916-0691 (LT)



PART 1,  
PLAN 65R-27602  
LOT 9  
CONCESSION 7

INFORMATION TAKEN FROM:  
SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY  
LOT 13  
REGISTERED PLAN 4365  
CITY OF MARKHAM  
(REGIONAL MUNICIPALITY OF YORK)  
PREPARED BY: A. AZIZ SURVEYORS INC  
DATED: NOVEMBER 23, 2023



PROJECT STATISTICS

Address:	21 Riverview Avenue, Markham ON	COA
Municipality:	York (Markham)	TRCA
Legal Lot Description:	Part of Lot 13, Registered Plan 4365	ORM
Date:	2/24/2025	Heritage

Zoning Designation: RES-ENLR (bylaw 2024-19)

Lot Area:	9,869.93 sq.f	916.95 m <sup>2</sup>	0.09 ha
Lot Frontage:	74.80 ft	22.80 m	
Lot Depth:	133.07 ft	40.56 m	

GROSS FLOOR AREA (FSI)

	Permitted	Proposed
Max FSI (main house)	N/A	59.10%
Max FSI (all buildings)	N/A	59.10%
Max GFA (main house)		
First Floor	1,760.75 sq.f	163.58 m <sup>2</sup>
Second Floor	1,460.42 sq.f	135.66 m <sup>2</sup>
GFA Sub-Total (main house)	3,221.17 sq.f	299.26 m <sup>2</sup>
Basement	2,611.63 sq.f	242.63 m <sup>2</sup>
GFA Total (main house)	N/A	5,832.80 sq.f
Attached Garage	465.35 sq.f	43.23 m <sup>2</sup>
Garage Interior	410.09 sq.f	38.10 m <sup>2</sup>
Finished Basement	2,194.48 sq.f	203.87 m <sup>2</sup>
GFA Total (all buildings)	N/A	5,832.80 sq.f

LOT COVERAGE

	Permitted	Proposed
House Footprint	2,239.24 sq.f	208.03 m <sup>2</sup>
Front Porch	53.23 sq.f	4.95 m <sup>2</sup>
Rear Porch	832.54 sq.f	7.75 m <sup>2</sup>
Total Coverage	329.93 m <sup>2</sup>	3,125.01 sq.f

MAIN BUILDING COVERAGE

	Permitted	Proposed
First Floor Coverage	275.08 m <sup>2</sup>	2,236.67 sq.f
Second Floor Coverage	183.39 m <sup>2</sup>	1,476.26 sq.f
Total Main Building Coverage	458.47 m <sup>2</sup>	3,712.93 sq.f

AVERAGE GRADE CALCULATION

	Grade Point	Wall Length (m)	Product
@ Front Planter	176.98	4.54	803.47
@ Rear Planter	176.85	6.38	951.45
@ Garage Wall	176.87	6.09	1,077.14
@ Garage Pilester	176.59	0.66	116.55
@ Right Side Planter Area	176.12	9.31	1,639.63
@ Right Side Entrance Area	176.23	3.86	680.23
@ Right Side Eave Wall	176.10	3.81	670.94
@ Rear Porch (Slope)	176.10	2.92	514.21
@ Rear Pilester	176.10	0.66	116.23
@ Rear Porch	176.15	15.01	2,644.01
@ Rear Pilester	176.70	0.61	107.18
@ Rear Porch (Slope)	176.08	2.92	514.14
@ Left Wall	176.73	15.91	2,811.69
@ Left Planter Wall	177.03	1.93	341.68
Total	2,469.60	73.61	12,988.83
Total Product / Total Wall Length			176.45

ESTABLISHED GRADE CALCULATION

	Left Side	Right Side	Est. Grade
@ Min Front Yard Setback	177.20 m	175.75 m	176.48 m
Max Main Outside Wall	7.00 m	22.95 ft	7.00 m

BUILDING HEIGHT

	Permitted	Proposed
Max Midpoint of Pitch Roof	10.00 m	N/A
Max Top of Parapet	8.00 m	24.97 ft
Max Top of Flat Roof	8.00 m	24.79 ft
Max Roof Area < 25° Slope	10.00%	100.00%
Max Storeys	2.00	N/A
Max Corner Width	35.00%	N/A

LEGEND

MAIN FOOTPRINT	(HOUSE, CANADA)
BUILT LANDSCAPING	(PORCH, DECK, TERR, PLANTER, WALL, ETC)
HARD LANDSCAPING	(DRIVEWAY, WALKWAY, ADDRESS WALL, FENCE)
SOFT LANDSCAPING	(GRASS, HATCH)

Level Schedule

Name	Elevation
UNDERSIDE OF FOOTING	173.60
BASEMENT	173.95
AVERAGE GRADE (By-Law 2024-19)	176.45
ESTABLISHED GRADE (By-Law 1229)	176.48
BASEMENT CEILING	176.69
FIRST FLOOR	177.05
F.F. CEILING	180.38
SECOND FLOOR	180.73
S.F. CEILING (TOP OF DOUBLE PLATE)	183.48
TOP OF ROOF	184.06

FRONT YARD SETBACK CALCULATION

	Left Side	Right Side	Permitted
Front Yard Setback	7.21 m	7.21 m	7.21 m
Side Yard Setback	23.65 ft	23.65 ft	23.65 ft

SETBACKS

	Permitted	Proposed
Min Front (North)	7.21 m	23.66 ft
Min Left Side (East)	1.80 m	6.00 ft
Min Right Side (West)	1.80 m	13.42 ft
Min Combined Side	5.70 m	19.42 ft
Min Rear (South)	7.50 m	45.83 ft
Main Wall Projection	1.20 m	N/A
Eaves & Roof Overhang	0.10 m	6.00 ft
Balcony	1.00 m	7.57 ft
Bay Window	1.20 m	N/A
Driveway Int. Side Yard	1.80 m	15.58 ft
Stair & Landing Front	0.60 m	23.85 ft
Stair & Landing Side	1.20 m	N/A
Deck (0.61-1m high) Rear	3.00 m	6.99 ft
Deck (>1m high) Side	1.80 m	N/A
Deck (>1m high) Rear	3.00 m	N/A
Deck/Porch Stairs	0.60 m	36.70 ft

HARD & SOFT LANDSCAPING

	Permitted	Proposed
Front Yard Area	2,216.14 sq.f	206.07 m <sup>2</sup>
House Footprint	517.00 sq.f	48.03 m <sup>2</sup>
Porch & Steps	83.23 sq.f	7.73 m <sup>2</sup>
Remaining Front Yard Area	1,617.91 sq.f	150.31 m <sup>2</sup>
Hard Landscape Elements	62.98 sq.f	7.71 m <sup>2</sup>
Hard Landscape Area	36.74 sq.f	3.41 m <sup>2</sup>
Total Max Front Yard Hardscaping Area	22.55 m <sup>2</sup>	119.72 sq.f

PERMITTED HARDSCAPING

	Permitted	Proposed
Front Yard Area	3.75 m	9.75 ft
Width of Strip Around Pool	1.20 m	1.00 ft
Width of Pad @ Stair Base	1.20 m	N/A
Hardscaping within permitted area	1.20 m	N/A

REQUIRED SOFT LANDSCAPING

	Permitted	Proposed
Min. Width of Soft Landscape Strip Along Property Line	1.50 m	6.00 ft
Interior Side Property Lines	1.50 m	15.25 ft
Rear Property Line	1.50 m	6.00 ft

GARAGE & DRIVEWAY

	Permitted	Proposed
Max Garage Entry Width	8.35 m	18.00 ft
Attached Garage Projection	1.80 m	1.51 ft
Max Driveway Width	5.49 m	20.01 ft
Max Driveway Depth	7.49 m	20.01 ft
Min Parking Spaces	1.00	2.00

ENCROACHMENTS

	Permitted	Proposed
Eaves & Roof Overhangs	0.90 m	0.00 ft
Front Yard	0.90 m	0.00 ft
Side Yard	0.90 m	0.00 ft
Rear Yard	0.90 m	0.00 ft

PIERS & PILASTERS

	Permitted	Proposed
Front Yard	0.60 m	0.00 ft
Side Yard	0.60 m	1.00 ft
Rear Yard	0.60 m	0.00 ft

WINDOW WALL

	Permitted	Proposed
Front Yard	0.60 m	N/A
Side Yard	0.60 m	N/A
Rear Yard	0.60 m	N/A

BAY WINDOW

	Permitted	Proposed
Front Yard	0.60 m	N/A
Side Yard	0.60 m	N/A
Rear Yard	0.60 m	N/A

STAIRS & LANDINGS

	Permitted	Proposed
Front Yard	No max	N/A
Side Yard	No max	N/A
Rear Yard	2.00 m	N/A

1. Issued for: 2. Date

Seal

contempostudio

1140 The Queensway, Toronto, Ontario M8Z 1P7  
info@contempostudio.ca w. contempostudio.ca  
t. (416) 770-0071 f. (416) 642-1691

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI  
NAME SIGNATURE 45250 BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO  
FIRM NAME 46972 BCIN

PROPOSED 2-STOREY DWELLING

AT

21 RIVERVIEW AVE,  
MARKHAM, ON

SITE PLAN

Project number: 2024-16  
Rev. no.: As indicated  
Scale: MAY, 2025  
Date: A.K.  
Drawn by: M.Z.  
Approved by:

Drawing number: A1







EXISTING TREES TO BE REMOVED	PROPOSED TREES
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This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied information.

This drawing is not to be scaled.

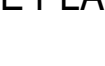
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PROPOSED 2-STOREY DWELLING

SITE PLAN

A north arrow symbol consisting of a circle with a vertical line through it, and a stylized 'N' below it. The arrow points towards the top right of the page.

Project number:	2024-18
Rev. no.:	
Scale:	As indicated
Date:	MAY, 2025
Drawn by:	A.K.
Approved by:	M.Z.

Drawing number: **A1**