

6244 (A&B) KINGSTON RD.
SCARBOROUGH
10 X 2 UNITS APARTMENT BUILDING
SEVERANCE AND NEW CONSTRUCTION
OF A LOW-RISE RESIDENTIAL
INTENSIFICATION ON MAJOR STREET



SITE PLAN INFO

6244 Kingston Rd.	PROPOSED SEVERED LOTS		REFERENCE
ZONING BY-LAW : 569-2013 & 608-2024	LOT (A)	LOT (B)	
ZONE LABEL: RD(115;0696)(x717)			
SECONDARY PLAN: HIGHLAND CREEK COMMUNITY			
LOT AREA	1280.49 m ² >696 >450	1182.49 m ² >696 >450	RD(115;0696)(x717) & 450 SQM BASED ON SECONDARY PLAN
FRONTAGE	17.23 m >15	17.24 m >15	RD(115;0696)(x717) 15 m IN RD ZONE
FRONT YARD SETBACK	6.00 m	6.00 m	ZONING BY-LAW 608-2024 23.(5)(A)(ii)
GENERAL SIDE YARD SETBACK (EAST)	1.83 m >1.8	1.83 m >1.8	ZONING BY-LAW 608-2024 23.(5)(D)(i)
UNITS FACING SIDE YARD SETBACK (EAST)	5.50 m	-	ZONING BY-LAW 608-2024 23.(5)(D)(ii)
REAR YARD SETBACK	45.72 m >7.5	39.11 m >7.5	ZONING BY-LAW 608-2024 23.(5)(B)
GENERAL SIDE YARD SETBACK (WEST)	1.83 m >1.8	1.83 m >1.8	ZONING BY-LAW 608-2024 23.(5)(D)(i)
UNITS FACING SIDE YARD SETBACK (WEST)	-	5.52 m >5.5	ZONING BY-LAW 608-2024 23.(5)(D)(ii)
FIRST FLOOR HEIGHT	1.20 m	1.20 m	
BUILDING HEIGHT	12.00 m <19	12.00 m <19	ZONING BY-LAW 608-2024 34.(1)(D)(ii)
BUILDING LENGTH	25.00 m	25.00 m	ZONING BY-LAW 608-2024 18.(1)(B)
LOT LANDSCAPING	687.88 m ² (53.72 %)>50%	595.30 m ² (50.34 %)>50%	ZONING BY-LAW 608-2024 5.(4)(C)
SOFT LANDSCAPING	598.75 m ² (87.04 %)>30%	475.72 m ² (79.91 %)>30%	ZONING BY-LAW 608-2024 5.(4)(C)

FRONT YARD AREA	142.26 m ²	149.23 m ²
DRIVEWAY/DRIVE AISLE AREA IN FRONT YARD	19.87 m ²	35.97 m ²
WALKWAY & STAIRS IN FRONT YARD	19.53 m ²	19.19 m ²
PARKING AREA IN FRONT YARD	00.00 m ²	00.00 m ²
DECK & PORCH IN FRONT YARD	5.08 m ²	4.75 m ²
BICYCLE PARKING IN FRONT YARD	2.23 m ²	2.23 m ²
LANDSCAPE AREA IN FRONT YARD (PERCENTAGE TO THE FRONT YARD AREA)	95.55 m ² (67.16 %)	87.09 m ² (58.36 %)
BACK YARD YARD AREA	736.31 m ²	630.38 m ²
DRIVEWAY IN BACK YARD	109.26 m ²	89.40 m ²
PARKING AREA IN BACK YARD	99.18 m ²	99.18 m ²
WALKWAY & STAIRS IN BACK YARD	63.73 m ²	62.09 m ²
DECK & PORCH IN BACK YARD	4.55 m ²	4.33 m ²
SHED IN BACK YARD	15.27 m ²	15.27 m ²
PET RELIEF AREA IN BACK YARD	5.70 m ²	5.70 m ²
BARBEQUE AREA(OUTDOOR AMENITY) IN BACK YARD	23.85 m ²	13.82 m ²
SOFT LANDSCAPING IN BACK YARD (PERCENTAGE TO THE BACK YARD AREA)	414.77 m ² (56.33 %)	340.59 m ² (54.03 %)

GROSS FLOOR AREA CALCULATION

FLOOR	LOT	TOTAL FLOOR AREA (m ²)		DEDUCTIBLES (m ²)							FLOOR AREA (m ²)	
		A	B	STAIRWELLS	ELEVATOR SHAFT	HALWAY	LONG TERM BICYCLE PARKING	GYM.	TOTAL DEDUCTIBLES (m ²)		A	B
									A	B		
BASEMENT	A	265.88		20.60	3.55	30.15	30.09	35.33	119.72		146.16	
	B	263.49		20.30	3.55	29.99	29.41	36.96	120.21		143.28	
GROUND	A	265.88		20.46	3.55	43.45			67.46		198.42	
	B	263.49		20.26	3.55	44.57			68.38		195.11	
SECOND	A	289.05		20.59	3.55	26.03			50.17		238.88	
	B	286.66		20.50	3.55	25.88			49.93		236.73	
THIRD	A	289.05		20.59	3.55	26.03			50.17		238.88	
	B	286.66		20.50	3.55	25.88			49.93		236.73	
TOTAL		1109.86							287.52		822.34	
		1100.3							288.45		811.85	
GROSS FLOOR AREA											845.16	845.16
GFA %											64.22 %	68.66 %
FSI											0.642	0.687

DRAWING LIST

ARCHITECTURAL:

- A-00 COVER PAGE, DRAWING LIST, ZONING INFO
- A-01 EXISTING SURVEY 6244-AS FOUND
- A-02 SITE PLAN-PROPOSED
- A-03 BASEMENT FLOOR PLAN-MAIN BUILDING PROPOSED
- A-04 GROUND FLOOR PLAN-MAIN BUILDING PROPOSED
- A-04A GROUND FLOOR PLAN-ACCESSORY BUILDING PROPOSED
- A-05 SECOND FLOOR PLAN-PROPOSED
- A-06 THIRD FLOOR PLAN-PROPOSED
- A-07 ROOF PLAN-MAIN BUILDING PROPOSED
- A-07A ROOF PLAN-ACCESSORY BUILDING PROPOSED
- A-08 NORTH ELEVATION (FRONT)-PROPOSED

APARTMENT DATA SCHEDULE

LOT	6244					
	A			B		
FLOOR	UNIT NO.	AREA(SQF)	DESCRIPTION	UNIT NO.	AREA(SQF)	DESCRIPTION
THIRD	10	1060.07	3 BEDROOM	10	1056.32	3 BEDROOM
	09	443.92	1 BEDROOM	09	441.71	1 BEDROOM
	08	1066.79	3 BEDROOM	08	1049.54	3 BEDROOM
SECOND	07	1060.07	3 BEDROOM	07	1056.32	3 BEDROOM
	06	443.92	1 BEDROOM	06	441.41	1 BEDROOM
	05	1066.79	3 BEDROOM	05	1049.54	3 BEDROOM
GROUND	04	1069.42	3 BEDROOM	04	1046.53	3 BEDROOM
	03	1065.50	3 BEDROOM	03	1050.72	3 BEDROOM
BASEMENT	02	604.89	1 BEDROOM ACCESSIBLE	02	595.25	1 BEDROOM ACCESSIBLE
	01	967.21	3 BEDROOM ACCESSIBLE	01	944.08	3 BEDROOM ACCESSIBLE
TOTAL	10	8848.58	7 x 3 BEDROOM	10	8731.72	7 x 3 BEDROOM



SURVEYOR'S REAL PROPERTY REPORT,
PART 1
LOT 62
REGISTRAR'S COMPILED PLAN 9887
NOW IN THE
CITY OF TORONTO

SCALE & NOTES
SCALE: 1:200
0 1 2 3 4 5 10 Metres

LEJAN LAND SURVEYING INC.
ONTARIO LAND SURVEYOR
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LEGEND

■	SURVEY MONUMENT FOUND
IS	IRON BAR
SIB	STANDARD IRON BAR
DU	DENOTES ORIGIN UNKNOWN
N-E-W-S	DENOTES NORTH - EAST - WEST - SOUTH
S	DENOTES SET
M	DENOTES MEASURED
P1	DENOTES PLAN 6481720
P2	DENOTES PLAN 6481720
P3	DENOTES PLAN 68814288
P4	DENOTES PLAN 6481720
RP1	DATED: APRIL 5, 1981
RP2	DENOTES PLAN 6481720
HP	DENOTES HYDRO POLE
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
DS	DENOTES DOOR SILL
1/W	DENOTES TOP OF WALL ELEVATION
WW	DENOTES WOOD RETAINING WALL
---	DENOTES SUBJECT LANDS BOUNDARY
---	DENOTES DEED LINE
---	DENOTES LIMIT OF STREET
---	DENOTES LOT LINE
X-X	DENOTES FENCE LINE
---	DENOTES OVER HEAD WIRE
---	DENOTES DECIDUOUS TREE
●	DENOTES CONIFEROUS TREE
(922)	DENOTES SCHAEFFER DZALDOV BENNETT LTD.

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

BEARING NOTE

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE
TORNET (RTN) SERVICE AND ARE REFERRED TO MTM ZONE 10
(79°30' WEST LONGITUDE) NAD 83 (CSRS) (2010).

COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH
SECTION 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
A	4849771.007	331809.372
B	4849867.231	331919.295

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

BEARINGS ARE MTM GRID, DERIVED FROM SIMULTANEOUS GPS
OBSERVATIONS ON MONUMENTS A AND B, SHOWN HEREON,
TO BE NAD83 (CSRS) (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN
OF MTM ZONE 10 (79°30' WEST LONGITUDE).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED
TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR
OF 0.99996511

BENCH MARK
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A COSINE BENCHMARK
No. 12419661583 HAVING AN ELEVATION OF 122.070 Metres.

PART 2 - SURVEY REPORT

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER
FOUND AT THE LAND REGISTRY OFFICE
- THERE WERE NO REGISTERED EASEMENTS LISTED ON THE PARCEL REGISTER
FOUND AT THE LAND REGISTRY OFFICE
- ACCORDING TO THE DEED THERE IS A RIGHT OF WAY OVER PART 2 OF PLAN 6481720.
THE RIGHT OF WAY WAS CONDITIONAL AND IT APPEARS AS IF THE CONDITION
TO NULLIFY THE RIGHT OF WAY OCCURRED. CLIENT IS STILL ADVISED TO CHECK
WITH THE LAND REGISTRY OFFICE TO CONFIRM THIS ASSUMPTION.
IT ALSO APPEARS THAT THE PIN SHOULD BE CORRECTED TO REMOVE
THE "TOGETHER WITH" INSTRUMENT NO. S044350, (CURRENTLY SHOWN
ON THE PIN FACE). THE PIN DESCRIPTION MAY ALSO NEED TO BE
CORRECTED AS PART 1 AND 2 COMPRISE ALL OF THE PIN AND LOT 62
OF REGISTRAR'S COMPILED PLAN 9887.

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST
AN UNREGISTERED EASEMENT.

COMPLIANCE WITH MUNICIPAL BY-LAWS:
- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE

OTHERS:
- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES
- THE FRAME SHED ABUTTING THE EAST LIMIT OF THE SUBJECT PROPERTY
IS ENCROACHING THE EAST LIMIT AS SHOWN IN THE PLAN.

THIS SURVEY IS PREPARED EXCLUSIVELY FOR ARTUR DZMALSKI
AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

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 JUNE 25, 2025.

DATE: JULY 16, 2025. *A. Salukina*
ALIREZA SALEKINA
ONTARIO LAND SURVEYOR



Lejan land Surveying Inc. DWN BY: FS
572 Barton Street
Stoney Creek, ON L8E 5N3
Phone: 905-643.6131
Email: info@lejansurveying.ca
CHK BY: AS
JOB No. 25-094

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-111094



THIS PLAN IS NOT VALID
UNLESS IT IS AN IMPROVED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3).

PROJECT:
6244(A&B) KINGSTON RD., SCARBOROUGH
10 x 2 UNITS APARTMENT BUILDING
SEVERANCE AND NEW CONSTRUCTION



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PROJECT NORTH TRUE NORTH

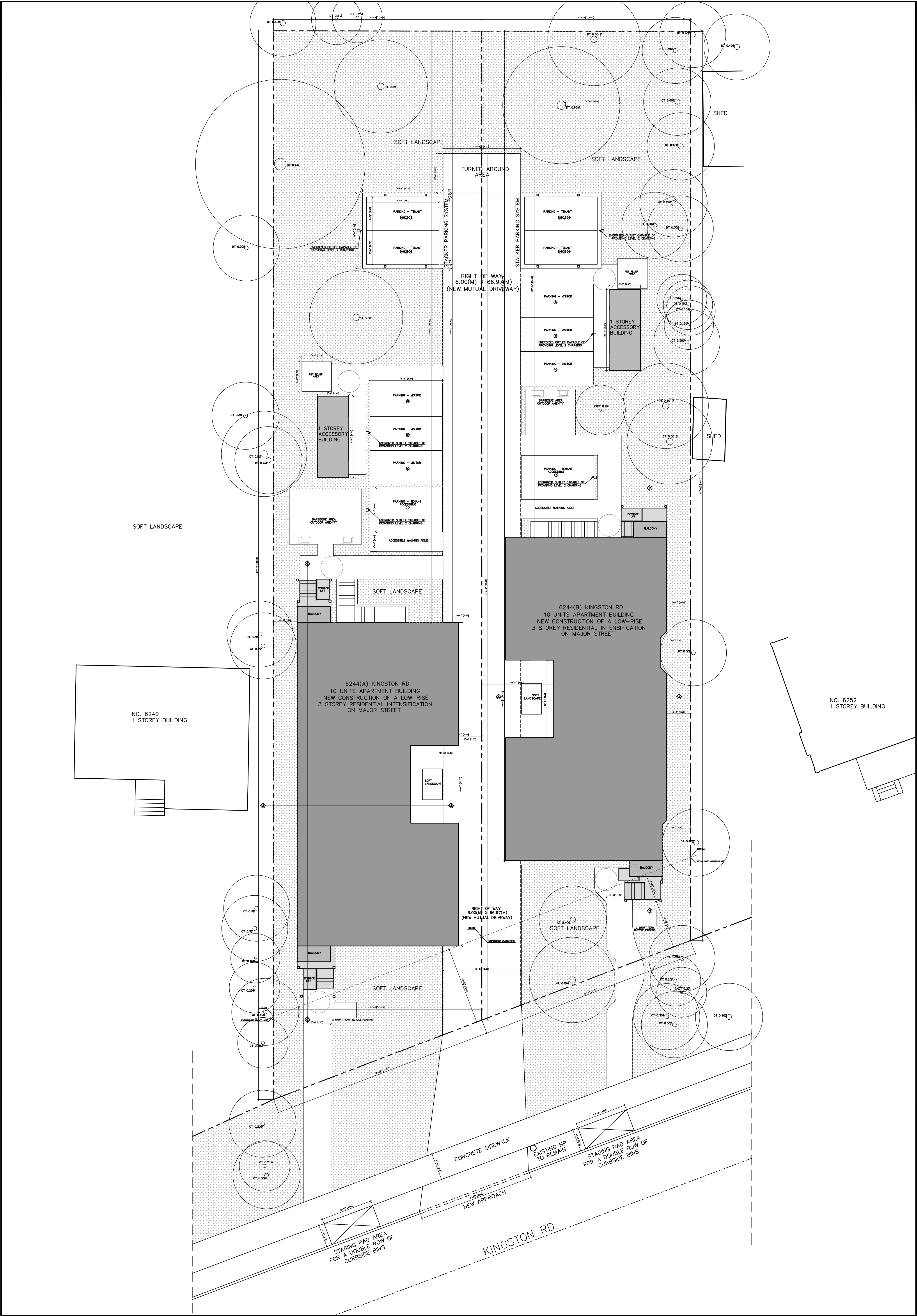
DRAWING TITLE:

**SURVEY
AS-FOUND**

ISSUE

NO.	DATE	DESCRIPTION
1	07August,2025	PAC MEETING
2	28Dec,2025	NEW ALTERNATIVE-PLANNING COORDINATION
3	06MAR,2026	NEW ALTERNATIVE-PLANNING COORDINATION

SCALE: NTS	DATE:	SHEET NO.
DRAWN BY:	REVIEWED BY:	A-01



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DRAWING TITLE:

**SITE PLAN
PROPOSED**

ISSUE		
NO.	DATE	DESCRIPTION
1	07August.2025	PAC MEETING
2	28 Dec. 2025	NEW ALTERNATIVE-PLANNING COORDINATION
3	06MAR.2026	NEW ALTERNATIVE-PLANNING COORDINATION

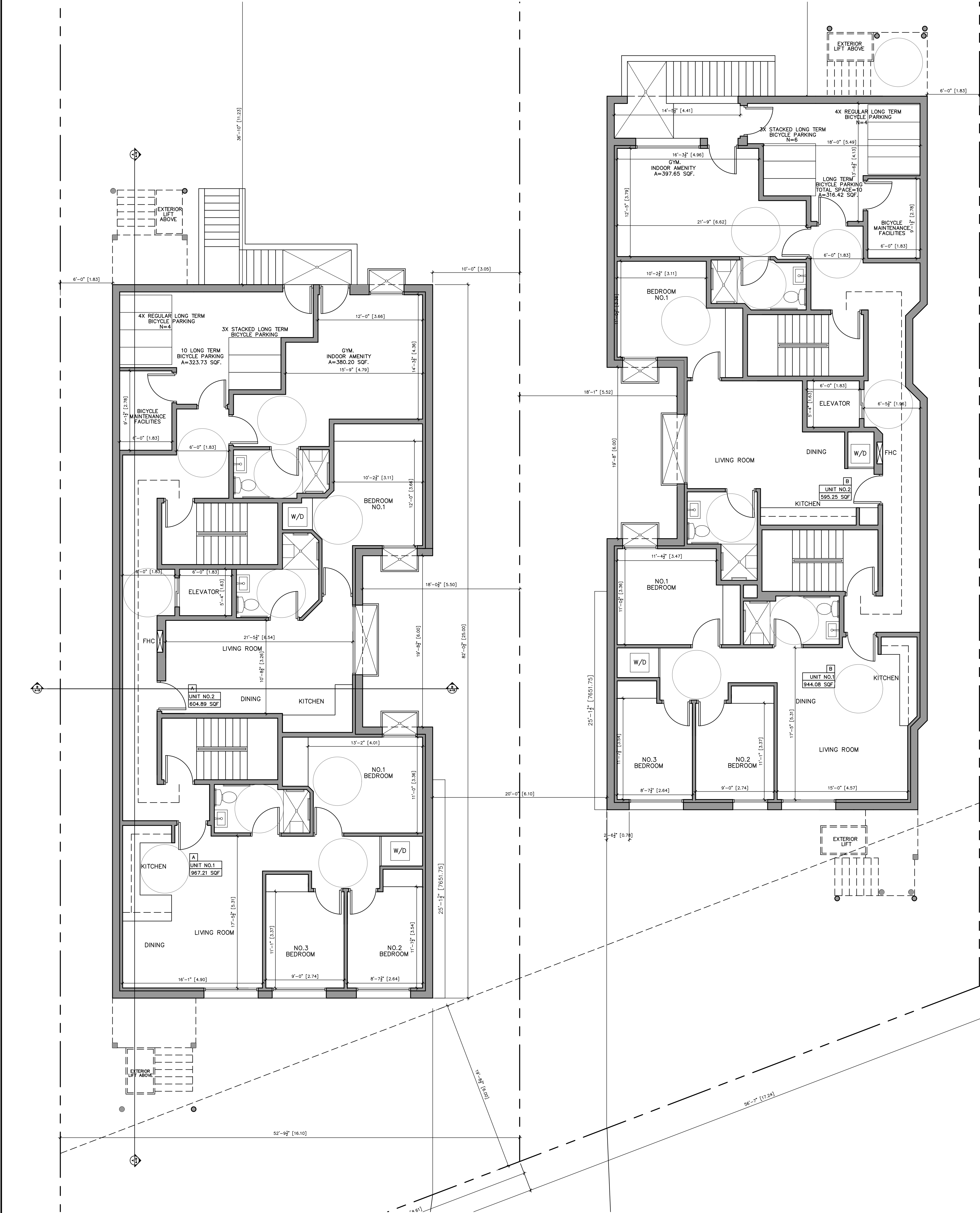
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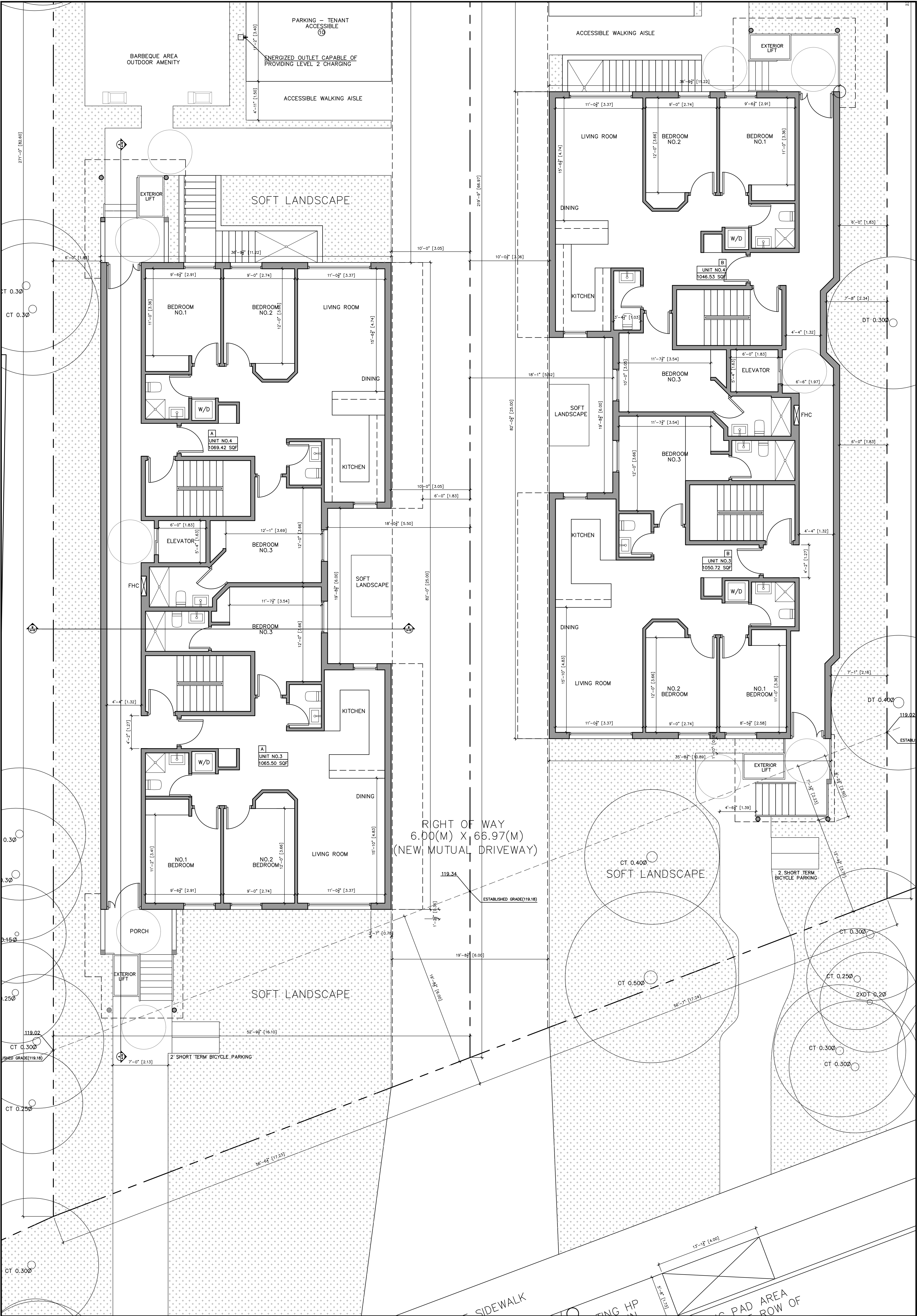
DATE:

DRAWN BY:

REVIEWED BY:

SHEET NO:
A-02





PROJECT:
6244(A&B) KINGSTON RD., SCARBOROUGH
10 x 2 UNITS APARTMENT BUILDING
SEVERANCE AND NEW CONSTRUCTION

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PROJECT NORTH

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DRAWING TITLE:

**GROUND FLOOR PLAN
MAIN BUILDING-PROPOSED**

ISSUE		
NO.	DATE	DESCRIPTION
1	07August,2025	PAC MEETING
2	28 Dec, 2025	NEW ALTERNATIVE-PLANNING COORDINATION
3	06MAR,2026	NEW ALTERNATIVE- PLANNING COORDINATION

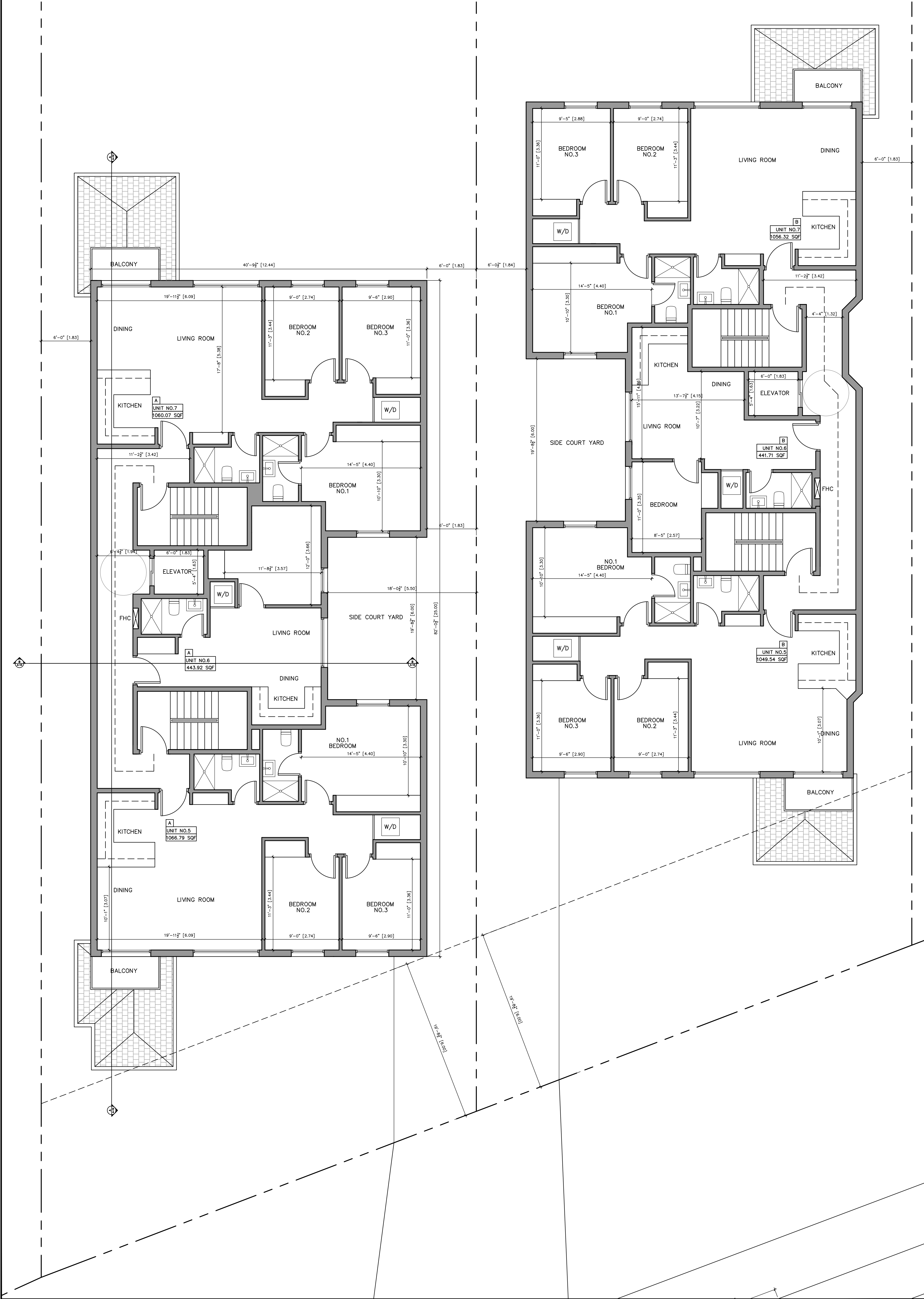
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DATE:

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REVIEWED BY:

SHEET NO:
A-04



PROJECT:
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DRAWING TITLE:

**SECOND FLOOR PLAN
PROPOSED**

ISSUE		
NO.	DATE	DESCRIPTION
1	07August.2025	PAC MEETING
2	28 Dec.2025	NEW ALTERNATIVE-PLANNING COORDINATION
3	06MAR.2026	NEW ALTERNATIVE- PLANNING COORDINATION

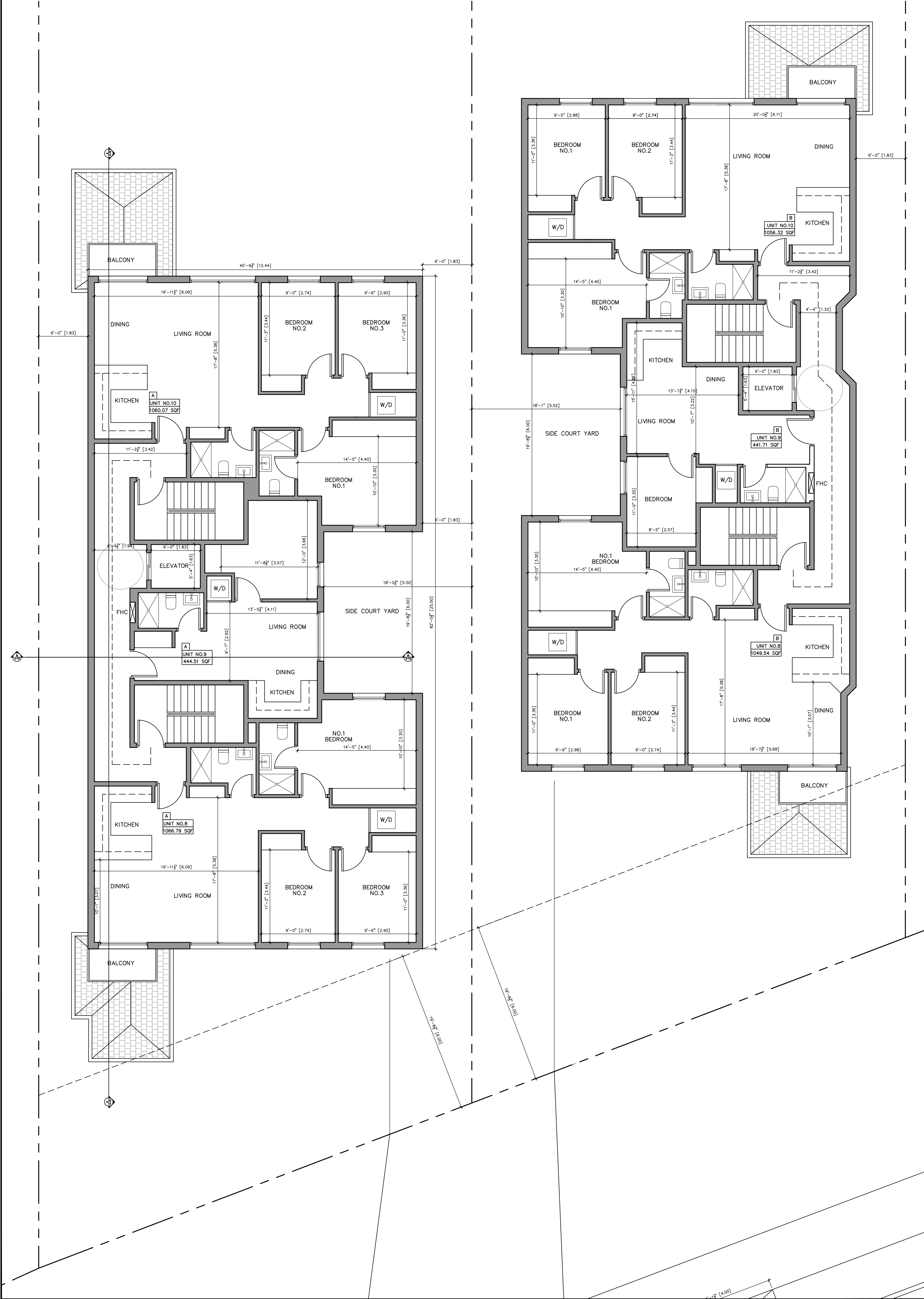
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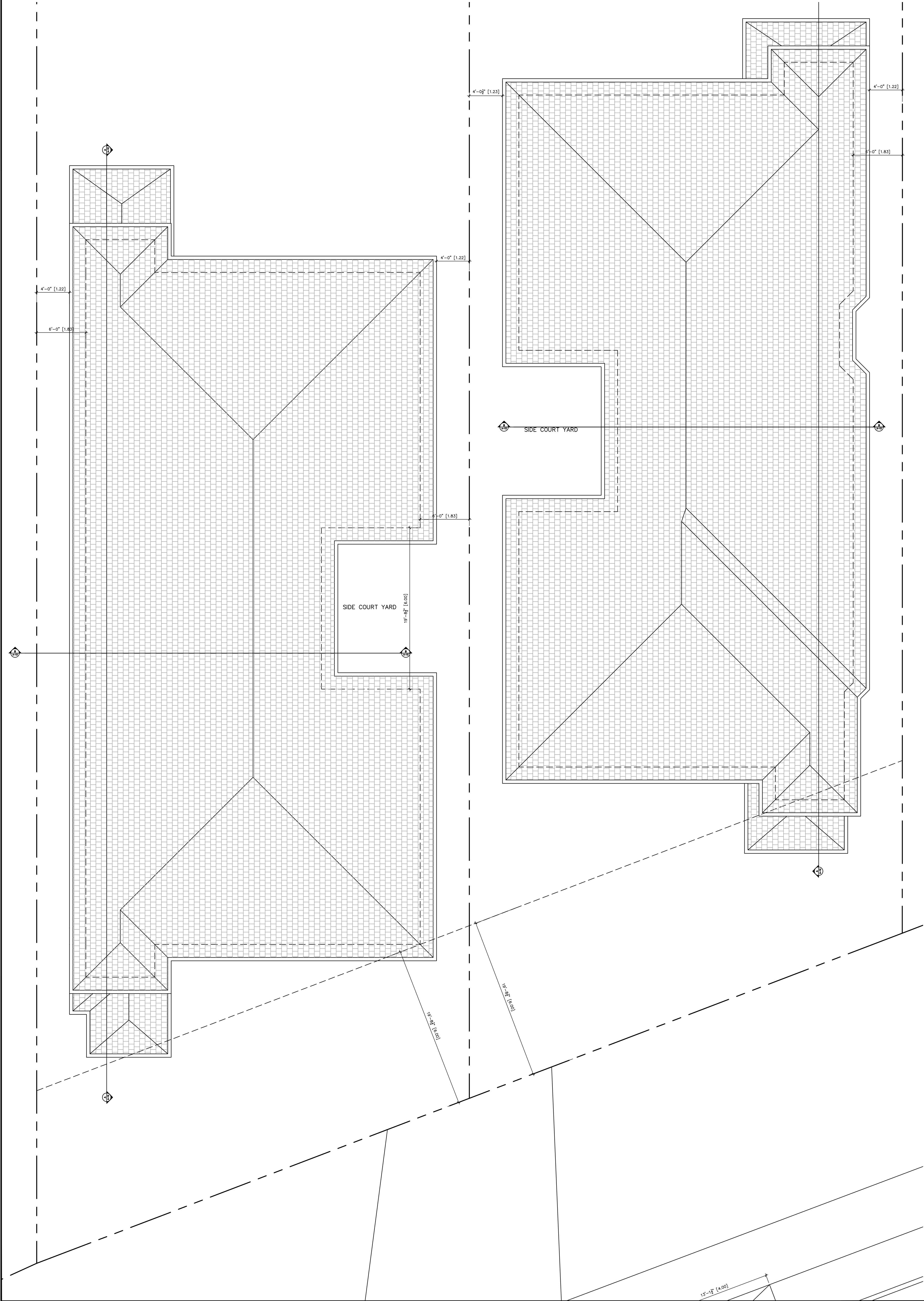
DATE:

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SHEET NO:
A-05





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PROJECT NORTH	TRUE NORTH
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DRAWING TITLE:

**ROOF PLAN
MAIN BUILDING-PROPOSED**

ISSUE	
NO.	DATE
1	07August,2025
2	28 Dec, 2025
3	06MAR,2026

SCALE: 3/16" = 1'	DATE:
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SHEET NO:
A-07