

NOTES

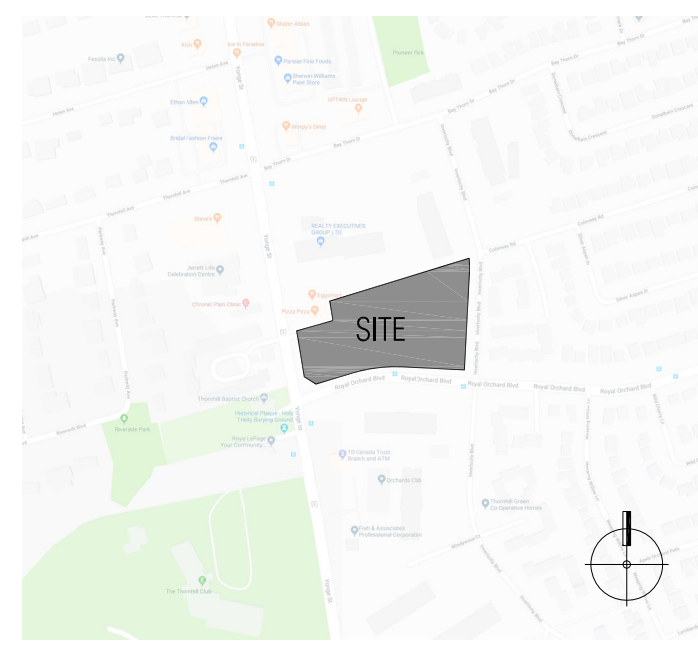
- 1. For Landscaping, refer to landscape drawings.
- 2. For proposed grading, refer to landscape/grading drawings.
- 3. All perimeter existing information indicated taken from survey.
- 4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- 5. This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- 6. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF SURVEY OF  
BLOCK A, REGISTERED PLAN 7686  
AND PART OF LOT 32, CONCESSION 1  
(GEOGRAPHIC TOWNSHIP OF YORK)  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SCHAEFFER DZALDOV BENNETT LTD.  
ONTARIO LAND SURVEYORS  
64 Jardin Drive  
Concord, Ontario L4K 3P3  
Tel.(416) 987-0101

KEYPLAN



LIST OF DRAWINGS

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PROJECT STATISTICS		Oct. 15.2019	
	Permitted / Required	Proposed	
01. Site Area			
Development Block		14,166 m <sup>2</sup>	1.42 ha
Public Park		152,478 ft <sup>2</sup>	3.50 ac
		1,431 m <sup>2</sup>	0.14 ha
		15,401 ft <sup>2</sup>	0.35 ac
Total		15,596 m <sup>2</sup>	1.56 ha
		167,879 ft <sup>2</sup>	3.85 ac
02. G.F.A. (as per urban area by-law 177-96)			
RESIDENTIAL			
Podium 1 (West)			
Ground		± 1,614 m <sup>2</sup>	± 17,372 ft <sup>2</sup>
2nd		± 834 m <sup>2</sup>	± 8,978 ft <sup>2</sup>
3rd		± 85 m <sup>2</sup>	± 916 ft <sup>2</sup>
4th		± 197 m <sup>2</sup>	± 2,117 ft <sup>2</sup>
Subtotal		± 2,730 m <sup>2</sup>	± 29,383 ft <sup>2</sup>
Tower 1 (West)			
5th		± 1,006 m <sup>2</sup>	± 10,828 ft <sup>2</sup>
6th - 59th		± 43,200 m <sup>2</sup>	± 465,001 ft <sup>2</sup>
Subtotal		± 44,206 m <sup>2</sup>	± 475,829 ft <sup>2</sup>
Tower 2 (West)			
5th		± 1,007 m <sup>2</sup>	± 10,839 ft <sup>2</sup>
6th - 39th		± 27,200 m <sup>2</sup>	± 292,778 ft <sup>2</sup>
Subtotal		± 28,207 m <sup>2</sup>	± 303,618 ft <sup>2</sup>
WEST PARCEL SUBTOTAL		± 75,143 m <sup>2</sup>	± 808,830 ft <sup>2</sup>
Podium 2 (East)			
Ground		± 2,772 m <sup>2</sup>	± 29,839 ft <sup>2</sup>
2nd		± 4,396 m <sup>2</sup>	± 47,314 ft <sup>2</sup>
3rd		± 4,396 m <sup>2</sup>	± 47,314 ft <sup>2</sup>
4th		± 4,396 m <sup>2</sup>	± 47,314 ft <sup>2</sup>
Subtotal		± 15,959 m <sup>2</sup>	± 171,779 ft <sup>2</sup>
Tower 3 (East)			
5th		± 800 m <sup>2</sup>	± 8,611 ft <sup>2</sup>
6th - 31st		± 20,800 m <sup>2</sup>	± 223,889 ft <sup>2</sup>
Subtotal		± 21,600 m <sup>2</sup>	± 232,500 ft <sup>2</sup>
Tower 4 (East)			
5th		± 800 m <sup>2</sup>	± 8,611 ft <sup>2</sup>
6th - 25th		± 16,000 m <sup>2</sup>	± 172,223 ft <sup>2</sup>
Subtotal		± 16,800 m <sup>2</sup>	± 180,834 ft <sup>2</sup>
EAST PARCEL SUBTOTAL		± 54,359 m <sup>2</sup>	± 585,113 ft <sup>2</sup>
RESIDENTIAL SUBTOTAL		± 129,501 m <sup>2</sup>	± 1,393,943 ft <sup>2</sup>
RETAIL			
Podium 1 (West)			
Ground		± 1,010 m <sup>2</sup>	± 10,872 ft <sup>2</sup>
2nd		± 0 m <sup>2</sup>	± 0 ft <sup>2</sup>
3rd		± 2,732 m <sup>2</sup>	± 29,405 ft <sup>2</sup>
4th		± 0 m <sup>2</sup>	± 0 ft <sup>2</sup>
Subtotal		± 3,742 m <sup>2</sup>	± 40,278 ft <sup>2</sup>
RETAIL SUBTOTAL		± 3,742 m <sup>2</sup>	± 40,278 ft <sup>2</sup>
TTC			
Podium 1 (West)			
P1		± 259 m <sup>2</sup>	± 2,789 ft <sup>2</sup>
Ground		± 47 m <sup>2</sup>	± 504 ft <sup>2</sup>
Subtotal		± 306 m <sup>2</sup>	± 3,293 ft <sup>2</sup>
TTC SUBTOTAL		± 306 m <sup>2</sup>	± 3,293 ft <sup>2</sup>
Total		± 133,550 m <sup>2</sup>	± 1,437,514 ft <sup>2</sup>
03. Lot Coverage (%)		(building footprint/development block area)	
		77.50%	
04. F.S.I		(G.F.A./development block area)	
		± 9.43	
05. Landscaped Open Space		(ground landscaped area/development block area)	
		± 958 m <sup>2</sup>	
		6.76%	
06. Building Height		4 storey - 17.5 m	
Podium		59 storey - 193.5 m (187.5 m + 6 m mech.)	
Tower 1		39 storey - 132.5 m (126.5 m + 6 m mech.)	
Tower 2		31 storey - 108.0 m (102.0 m + 6 m mech.)	
Tower 3		25 storey - 90.0 m (84.0 m + 6 m mech.)	
Tower 4			
07. Setback (m)		As Shown on Site Plan	
08. Unit Count*		As Shown on Site Plan	
Podium 1 (West)			
Ground		7	
2nd		10	
3rd		0	
4th		0	
Subtotal		17	
Tower 1 (West)			
5th		9	
6th - 59th		540	
Subtotal		549	
Tower 2 (West)			
5th		8	
6th - 39th		340	
Subtotal		348	
WEST PARCEL SUBTOTAL		914	
Podium 2 (East)			
Ground		23	
2nd		49	
3rd		50	
4th		50	
Subtotal		172	
Tower 3 (East)			
5th		7	
6th - 31st		260	
Subtotal		267	
Tower 4 (East)			
5th		7	
6th - 25th		200	
Subtotal		207	
EAST PARCEL SUBTOTAL		646	
Total		1560	
09. Unit Breakdown*			
1 Bedroom (barred)		13	
1 Bedroom		278	55%
1 Bedroom + den		564	
2 Bedroom (barred)		39	
2 Bedroom		521	36%
2 Bedroom + den		0	
3 Bedroom		145	9%
Total		1560	
10. Parking			
Residential/Visitor			
		P5 = 92	
		P4 = 368	
		P3 = 368	
		P2 = 368	
		P1 = 349	
		Ground = 68	
		2nd = 0	
		3rd = 57	
		4th = 75	
Subtotal		1745	
Retail			
		Ground = 36	
		2nd = 85	
Subtotal		121	
Total		1867	
* Unit count and breakdown subject to market condition			

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Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

CONTEXT PLAN & STATISTICS

1:1000 A101

TITLE BLOCK SIZE: 610 x 950





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PROPOSED MIXED USE DEVELOPMENT  
**Yonge & Royal Orchard**



**Greenpark** ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

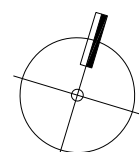
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

SITE PLAN



1:300

A102

TITLE BLOCK SIZE: 610 x 950



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Site plan showing the proposed parking lot layout and building footprint. The plan includes detailed survey data for the lot boundaries, including bearings, distances, and curve information. A north arrow is located in the upper right corner.

**Survey Data (Clockwise from Top):**

- N 72° 54' 10" E, 128.31
- N 72° 54' 10" E, 26.05
- N 02° 24' 20" E, 104.50
- N 02° 53' 20" E, 64.95
- N 87° 08' 10" W, 64.95
- N 83° 01' 00" E, 53.88
- C=53.88, A=54.15, R=156.97
- N 73° 13' 40" E, 40.48
- N 36° 03' 40" W, 74.51
- N 08° 27' 20" W, 42.10
- N 09° 44' 30" W, 7.16
- N 74° 07' 00" E, 39.60
- N 09° 23' 50" W, 0.70
- N 72° 54' 10" E, 0.31
- N 09° 25' 30" W, 20.16

**Building and Parking Details:**

- Building footprint with rooms: garage, exit, and various interior spaces.
- Parking spaces: ± 92 parking spaces (indicated in red).
- Driveways: 6000 DRIVEWAY.
- Access: 15% slope up, 7.5%.
- Curved boundaries: R=91.44, A=12.20, C=12.19, N 01° 55' 30" W; R=91.44, A=C=1.62, N 02° 24' 20" E.


**G**

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PROPOSED MIXED USE DEVELOPMENT

# Yonge & Royal Orchard

 **Greenpark** ONTARIO

---

**MARKHAM**

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

A diagram of a wheel with a center point. A radius vector is drawn from the center to the top of the wheel. A force vector, represented by a thick black arrow, is applied at the top of the wheel, perpendicular to the radius vector.

**1:300**

A201

TITLEBLOCK SIZE: 610 x 950



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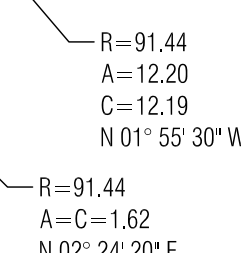
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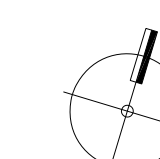
**V**

## Yonge & Royal Orchard

 **Greenpark**<sup>™</sup>

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
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## TYPICAL UNDERGROUND PLAN



1:300

A202

TITLEBLOCK SIZE: 610 x 950



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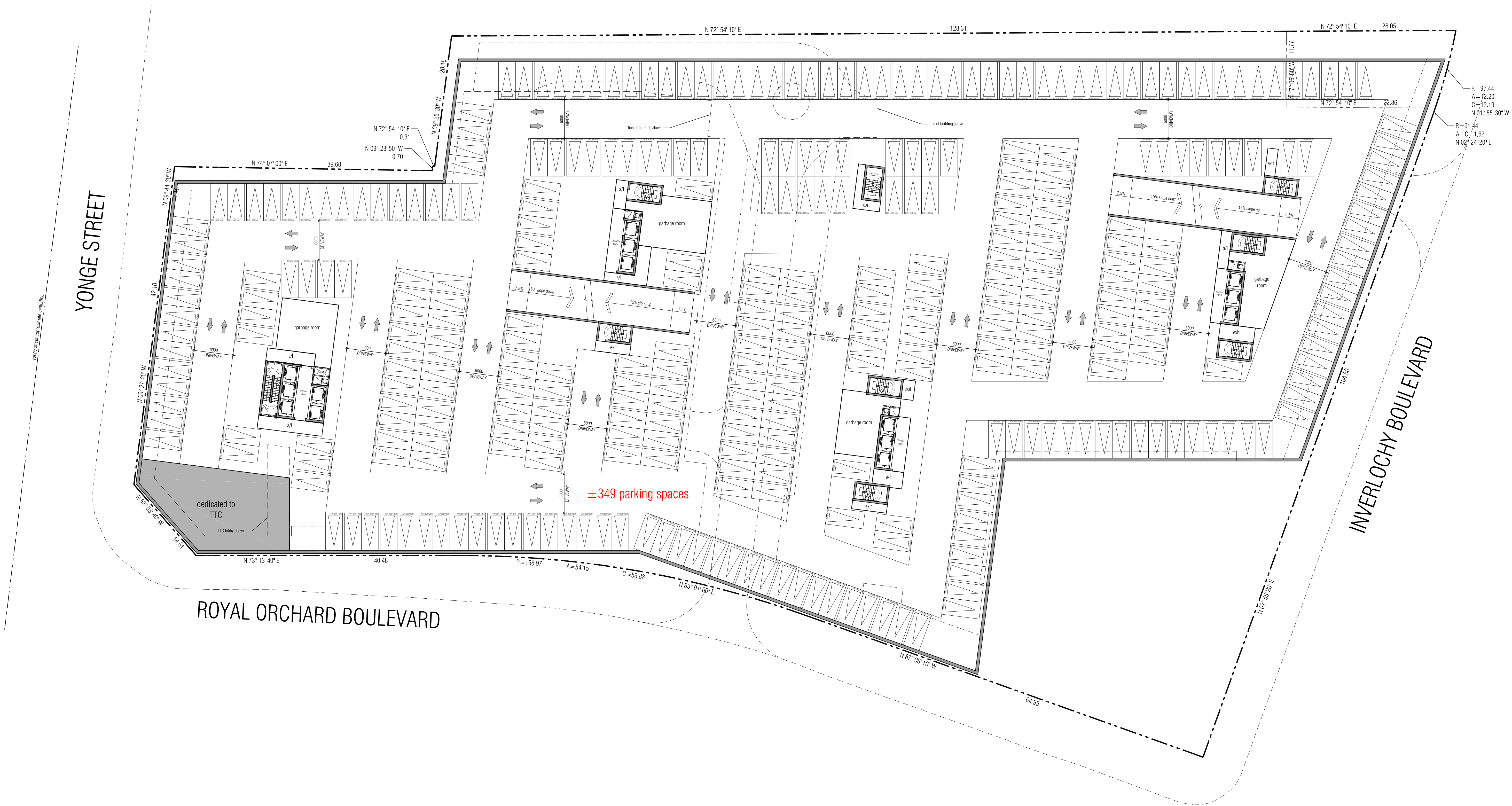
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PROPOSED MIXED USE DEVELOPMENT  
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**Greenpark** MARKHAM ONTARIO

Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
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Job #: 1382.16

**P1 UNDERGROUND PLAN**

1:300 **A203**

TITLEBLOCK SIZE: 610 x 950



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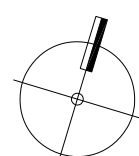
PROPOSED MIXED USE DEVELOPMENT

**Yonge & Royal Orchard**

**Greenpark** ONTARIO

Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

**GROUND FLOOR PLAN**



1:300

**A301**

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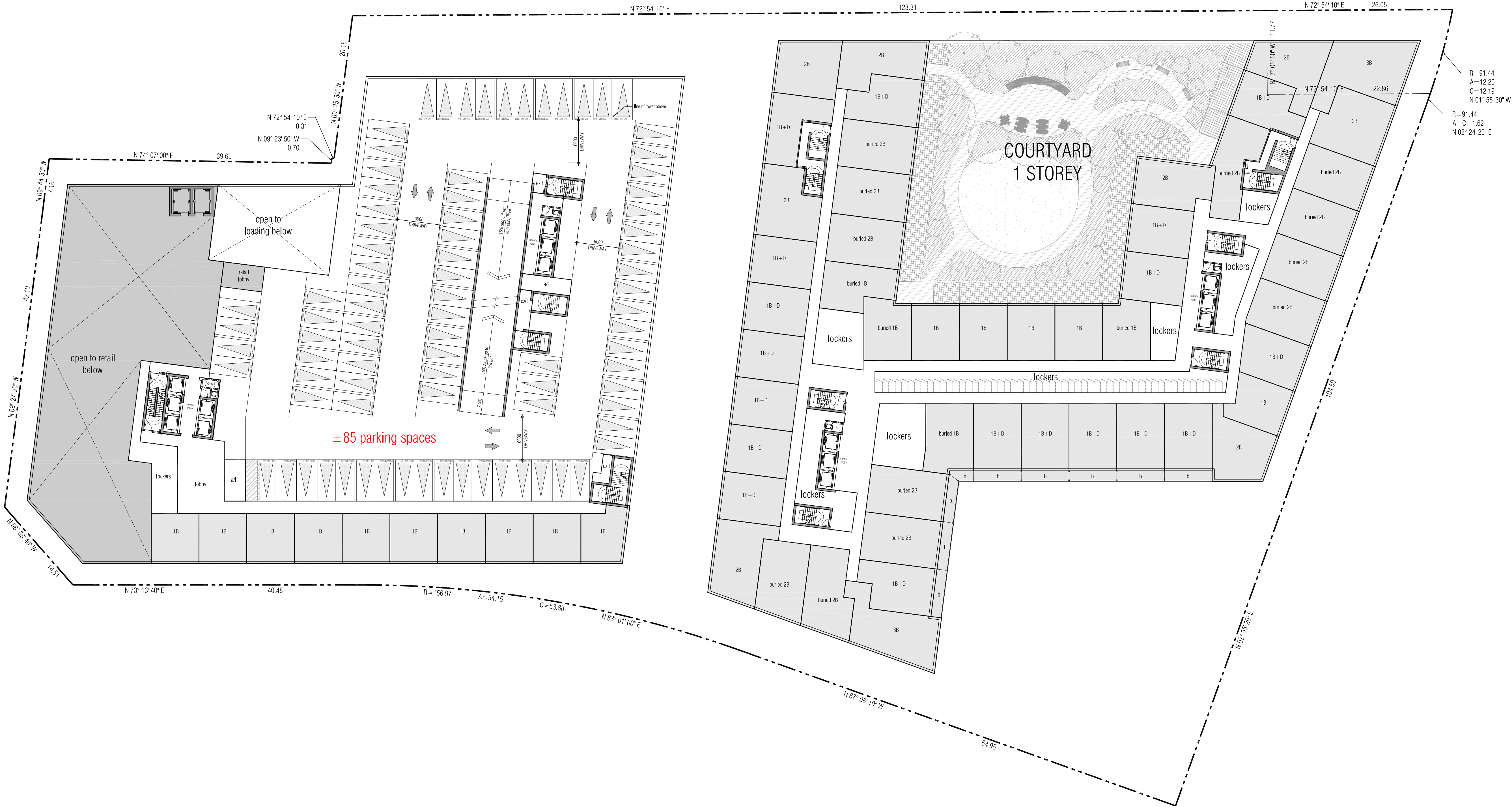
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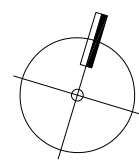
PROPOSED MIXED USE DEVELOPMENT

**Yonge & Royal Orchard**

**Greenpark** MARKHAM ONTARIO

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Assistant Designer: L. WONG  
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
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**2ND FLOOR PLAN**



1:300

**A302**

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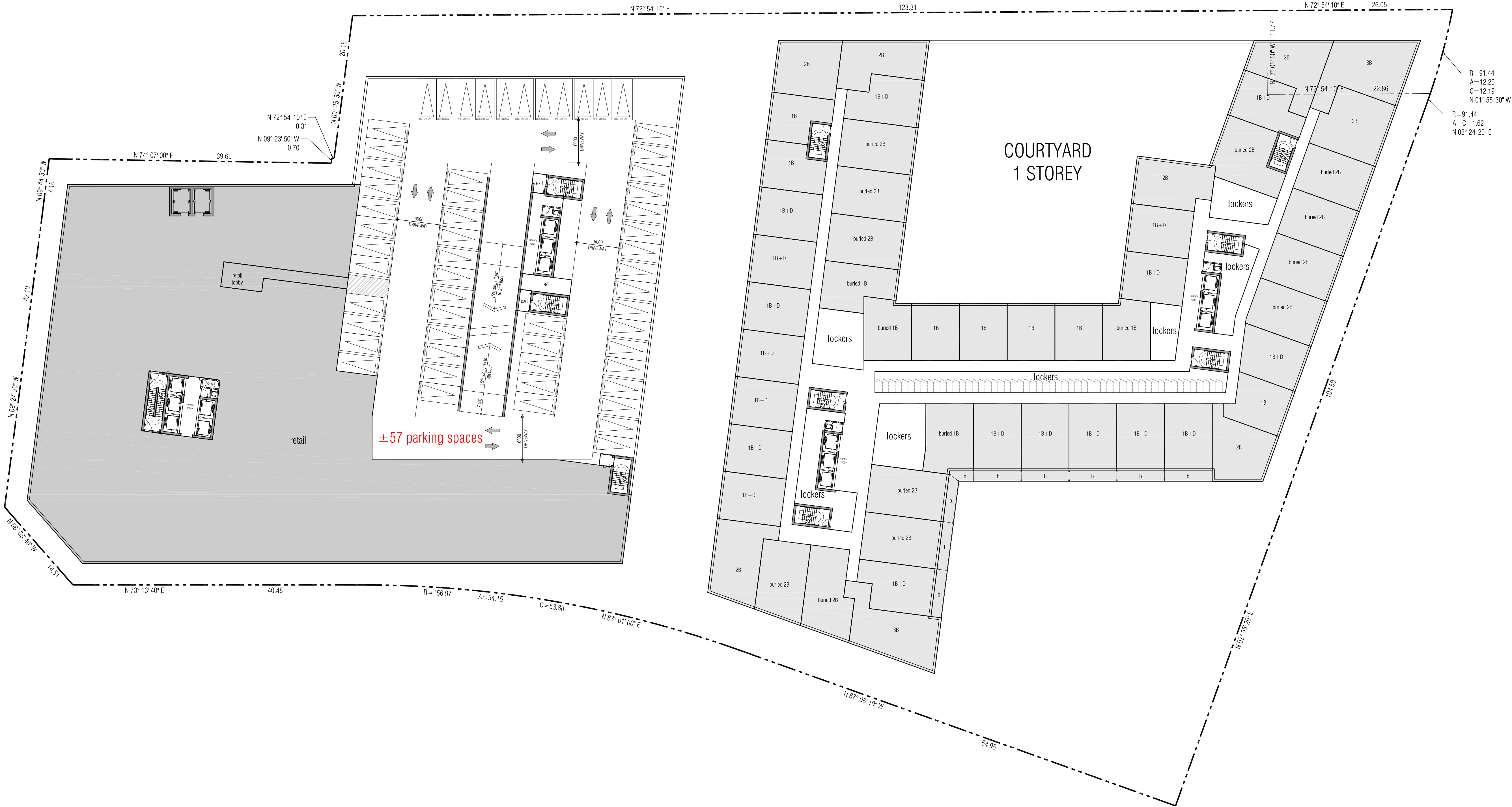
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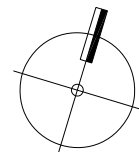
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Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

3RD FLOOR PLAN



1:300

A303

TITLEBLOCK SIZE: 610 x 950



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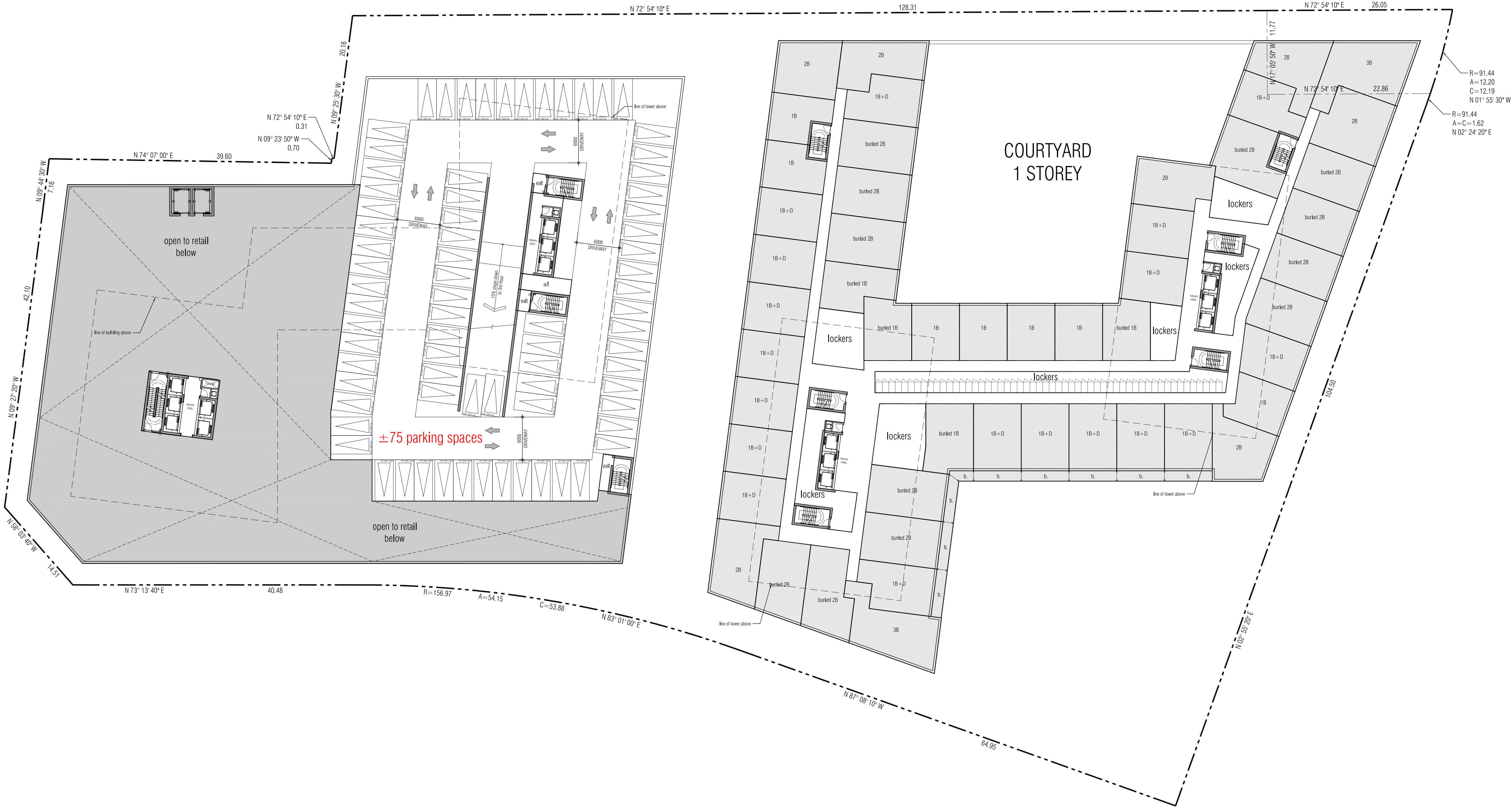
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**GRAZIANI + CORAZZA ARCHITECTS INC.**

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3  
Phone: 905.795.2801 Fax: 905.795.2844

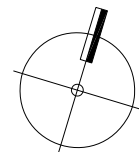
PROPOSED MIXED USE DEVELOPMENT

**Yonge & Royal Orchard**

**Greenpark** ONTARIO

Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

**4TH FLOOR PLAN**



1:300

**A304**

TITLEBLOCK SIZE: 610 x 950



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BERARDO E. GRAZIANI  
LICENCE 4684

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Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT  
**Yonge & Royal Orchard**

**Greenpark** MARKHAM ONTARIO

Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

5TH FLOOR PLAN

1:300 A305

TITLEBLOCK SIZE: 610 x 950



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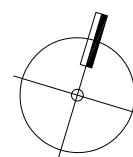
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Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT  
**Yonge & Royal Orchard**

**Greenpark** MARKHAM ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

TYPICAL FLOOR PLAN



1:300

A306

TITLEBLOCK SIZE: 610 x 950



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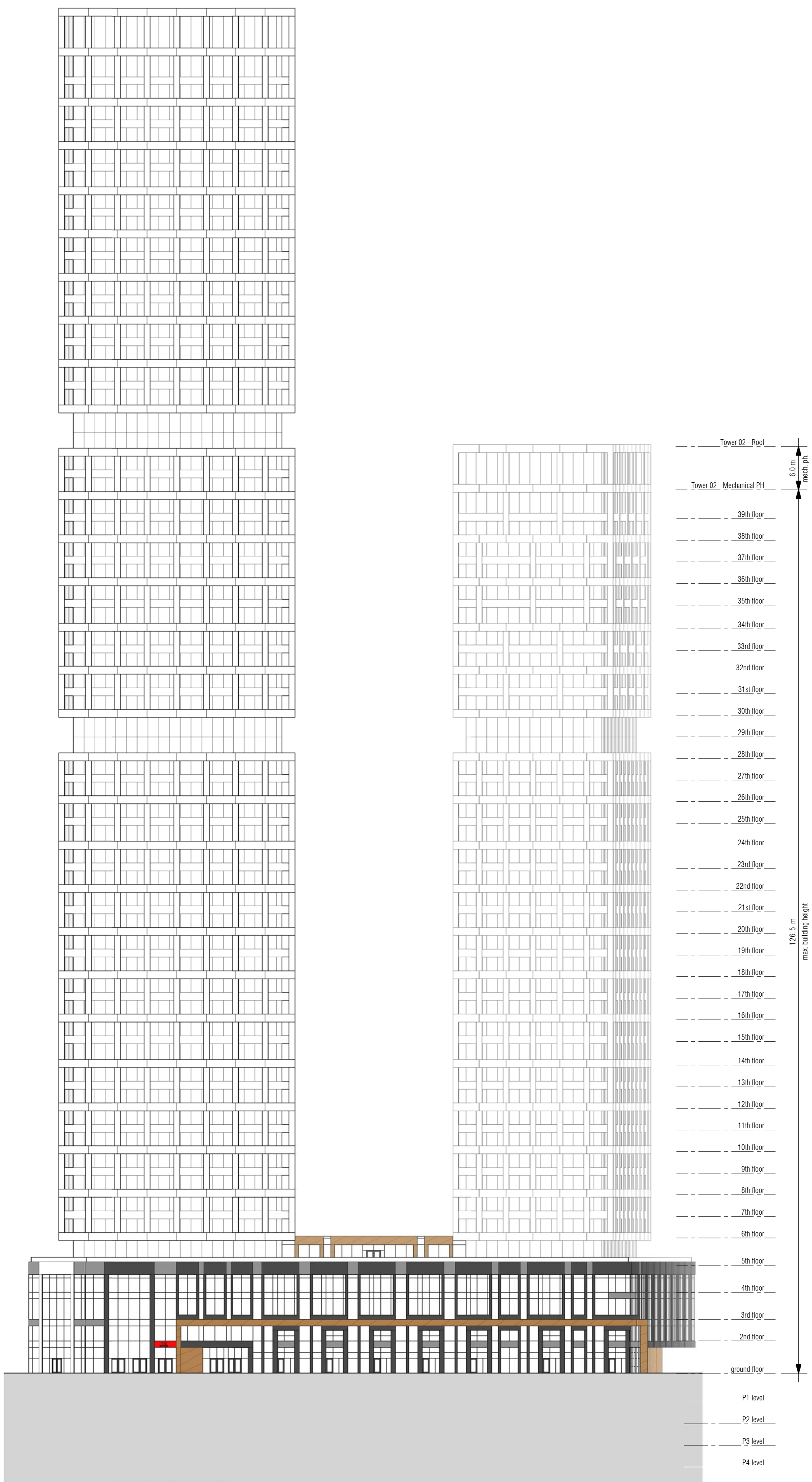
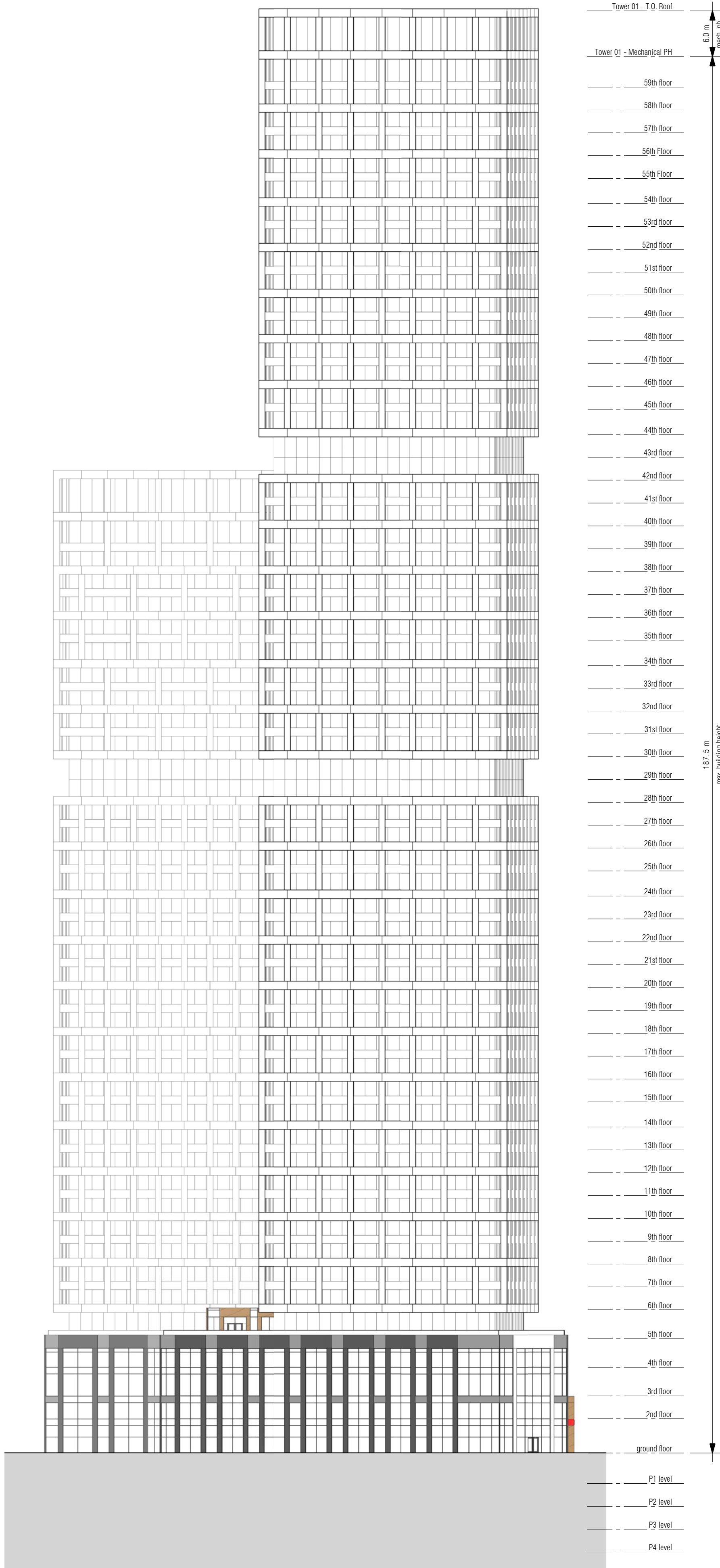
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Suite 100, Mississauga, Ontario L4W 1C3  
Fax: 905.795.2844  
www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

**Yonge & Royal Orchard**

MARKHAM ONTARIO

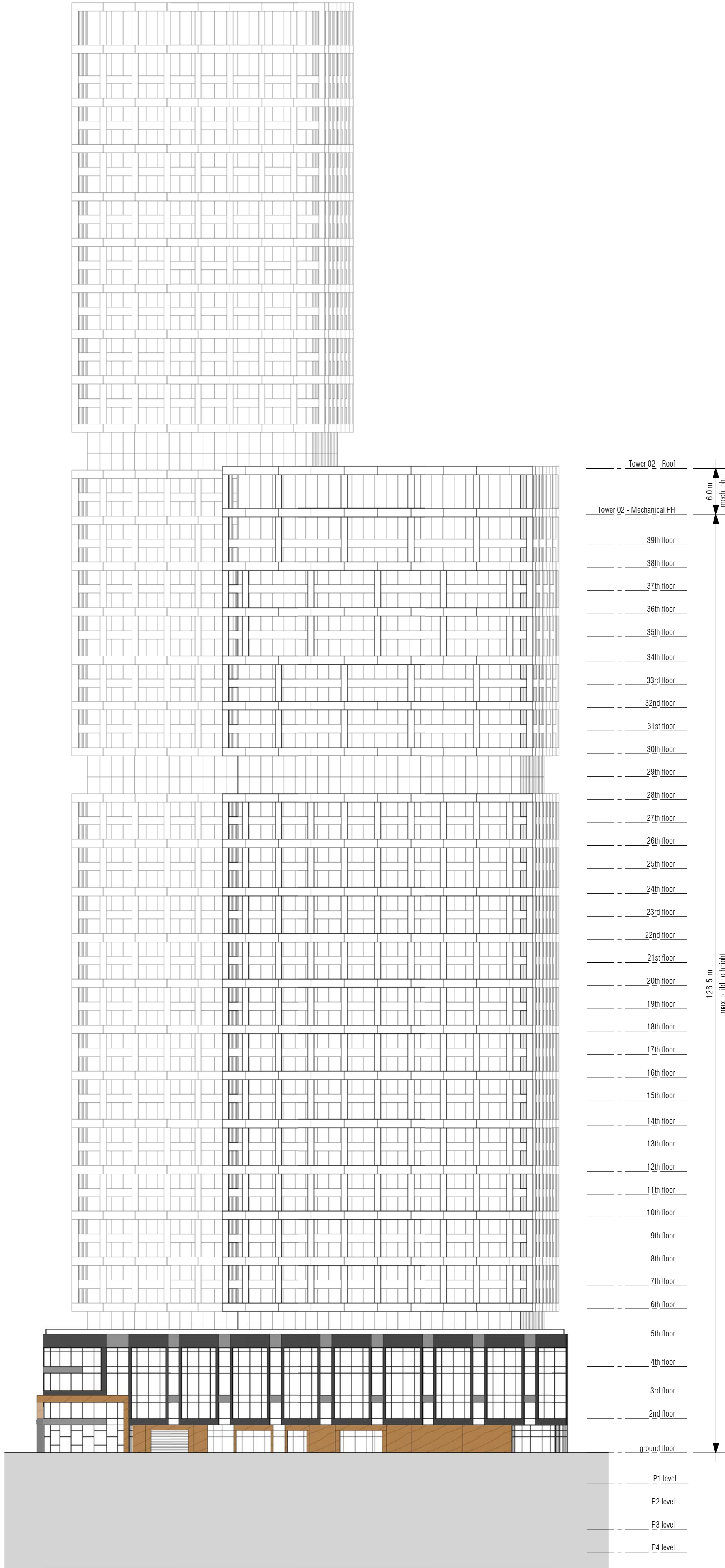
**Greenpark**

Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

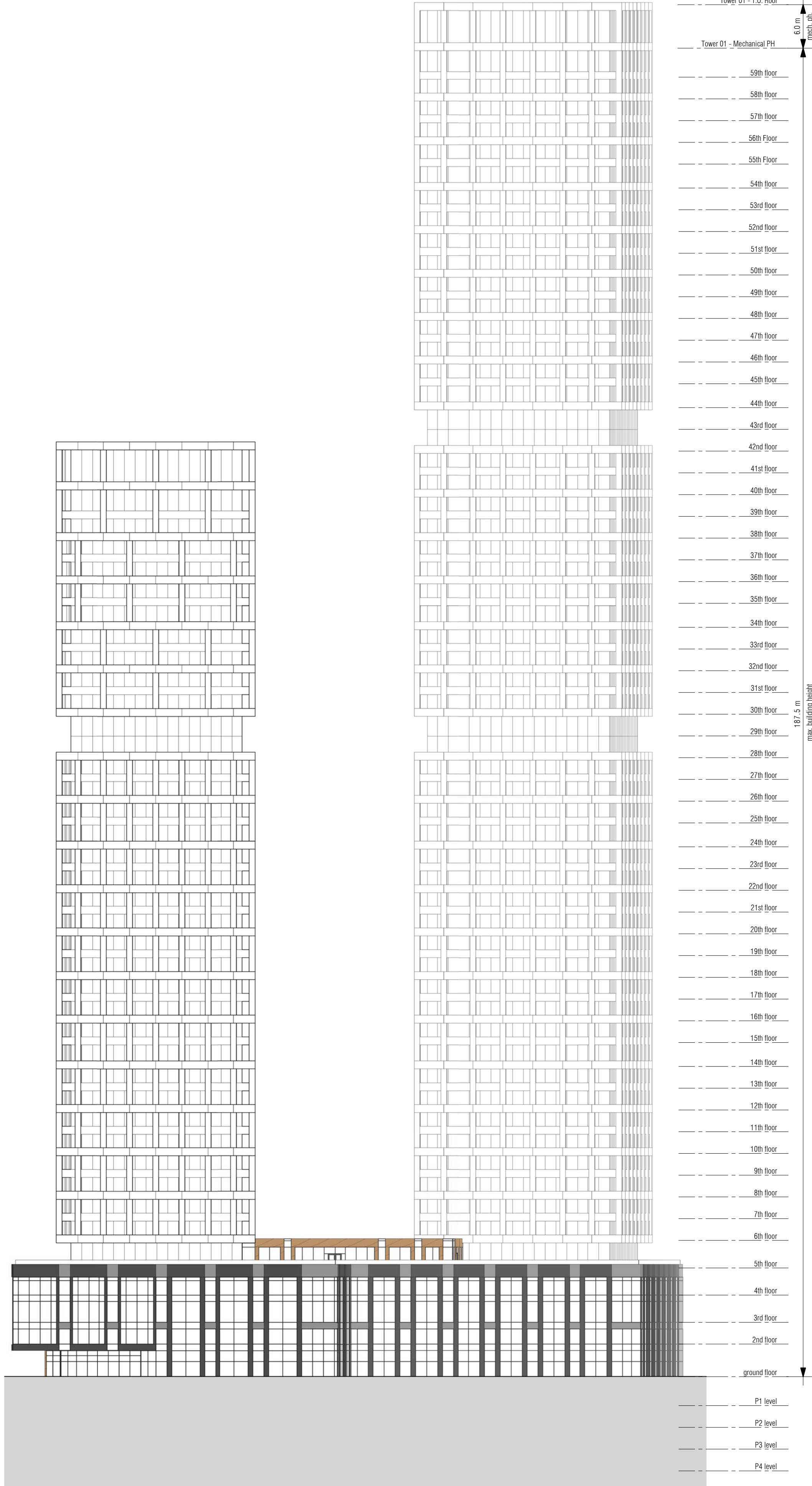
1:400 A401

TITLEBLOCK SIZE: 610 x 950





1 EAST ELEVATION  
1:400



2 NORTH ELEVATION  
1:400

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Suite 100 Mississauga Ontario  
Fax: 905.795.2844

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www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT  
Yonge & Royal Orchard

MARKHAM		ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	J. OH	
Checked By:	D. BIASE	
Plot Date:	Oct. 15, 2019	
Job #	1382.16	

1:400 A402

TITLEBLOCK SIZE: 610 x 950



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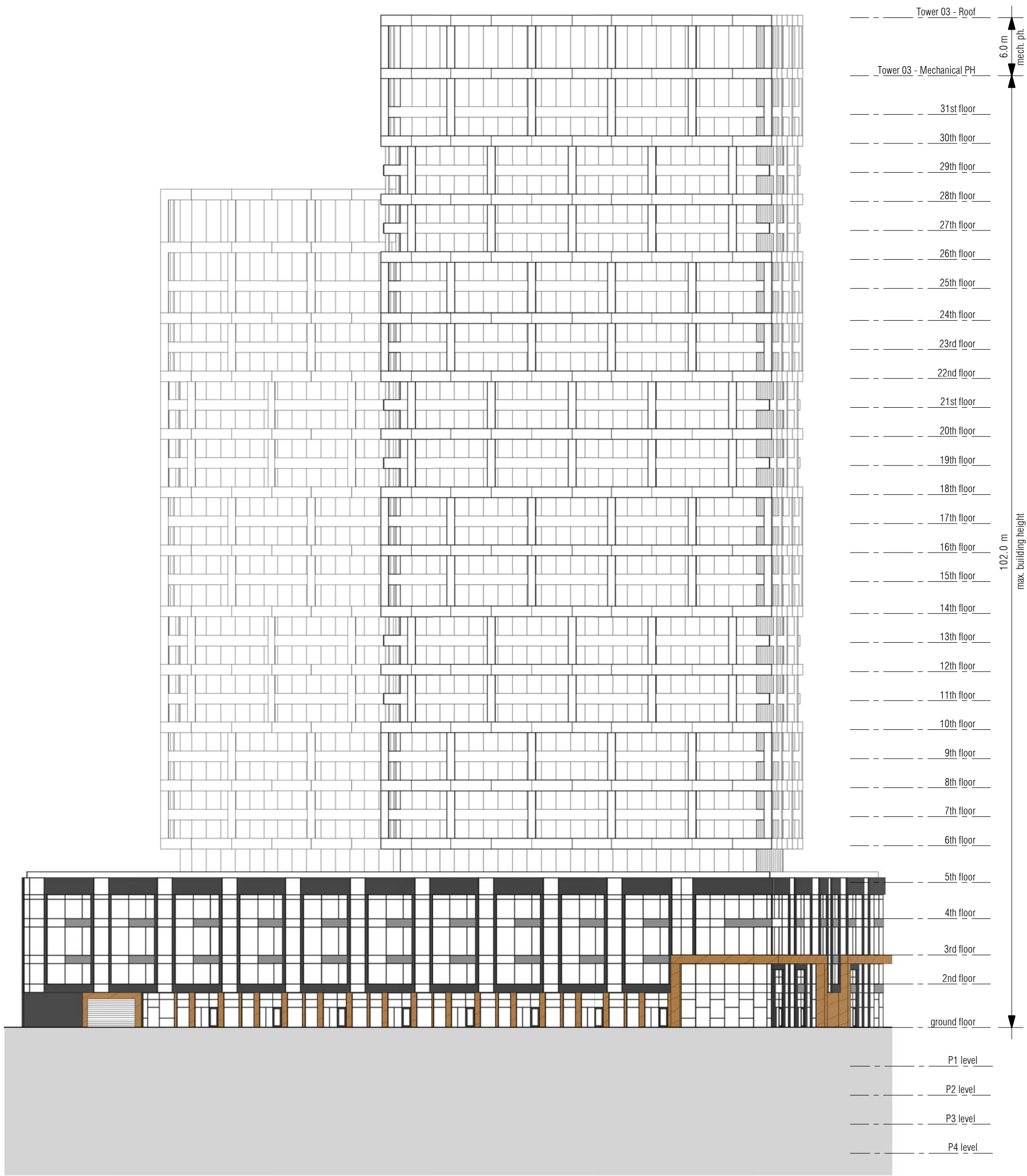
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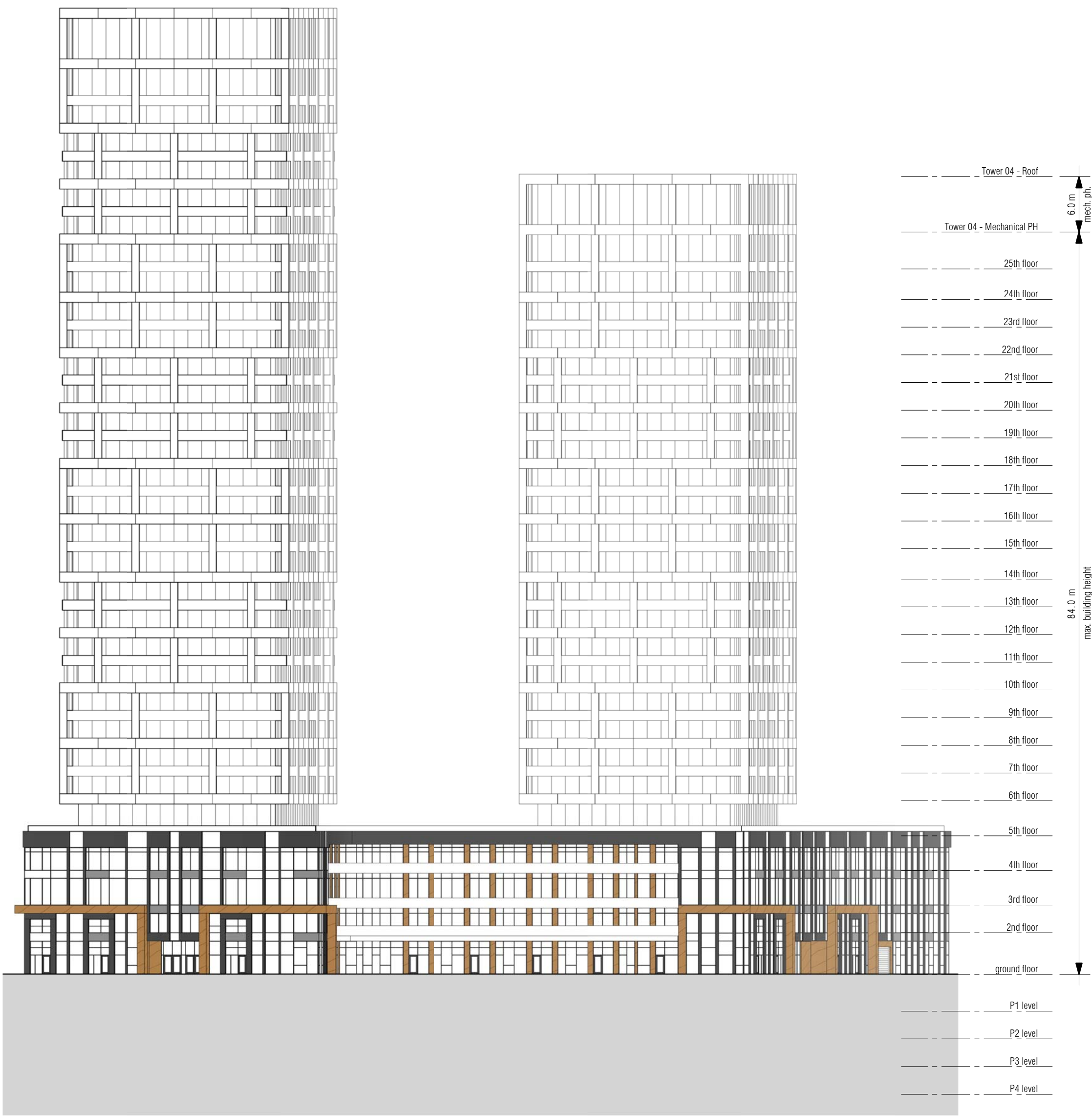
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1 WEST ELEVATION  
A403 1:400



2 SOUTH ELEVATION  
A403 1:400

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PROPOSED MIXED USE DEVELOPMENT  
Yonge & Royal Orchard

MARKHAM **Greenpark** ONTARIO

Project Architect: E. CORAZZA  
Assistant Designer: L. WONG  
Drawn By: J. OH  
Checked By: D. BIASE  
Plot Date: Oct. 15, 2019  
Job #: 1382.16

1:400 A403

TITLEBLOCK SIZE: 610 x 950



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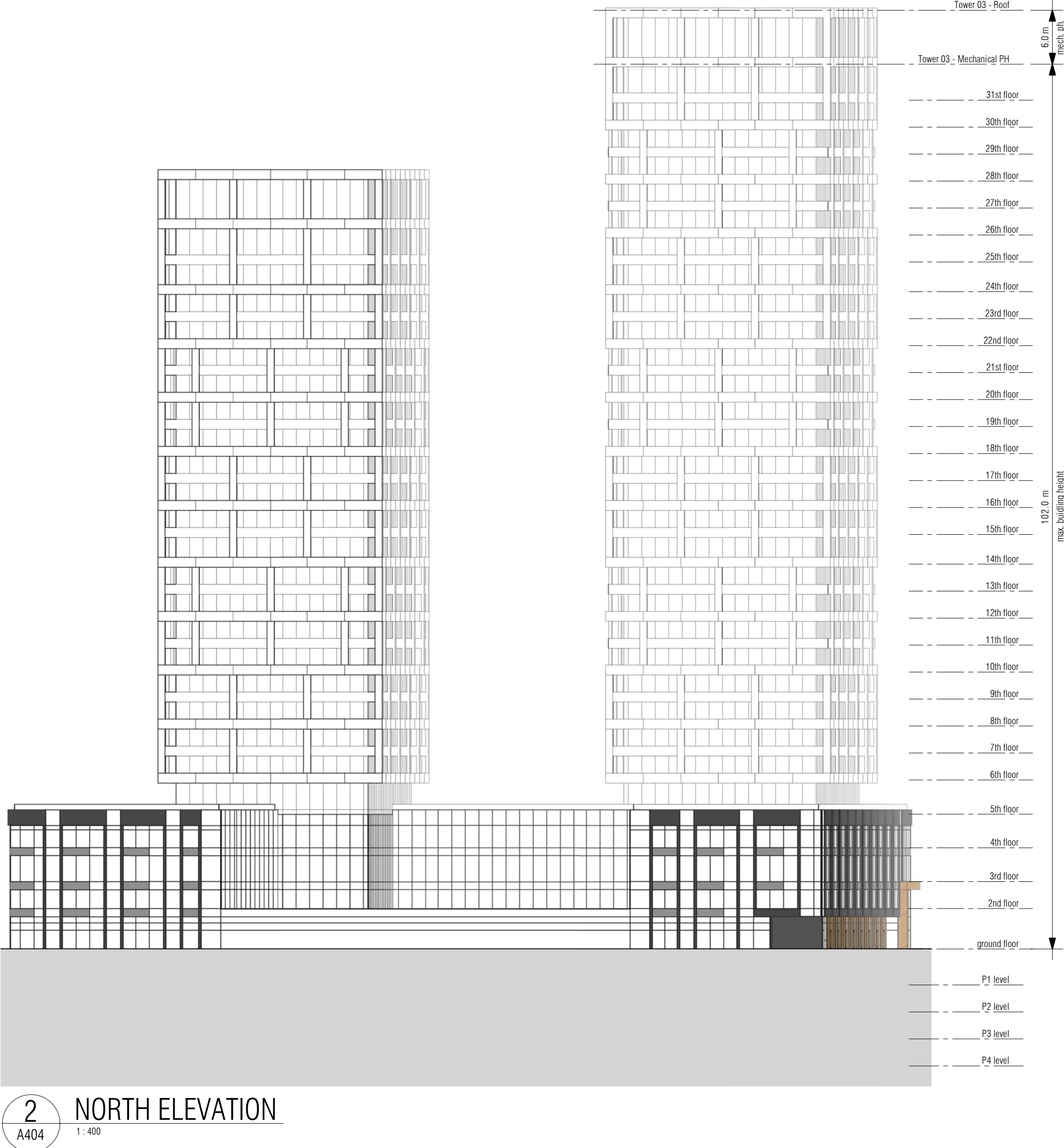
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PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

MARKHAM ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: J. OH

Checked By: D. BIASE

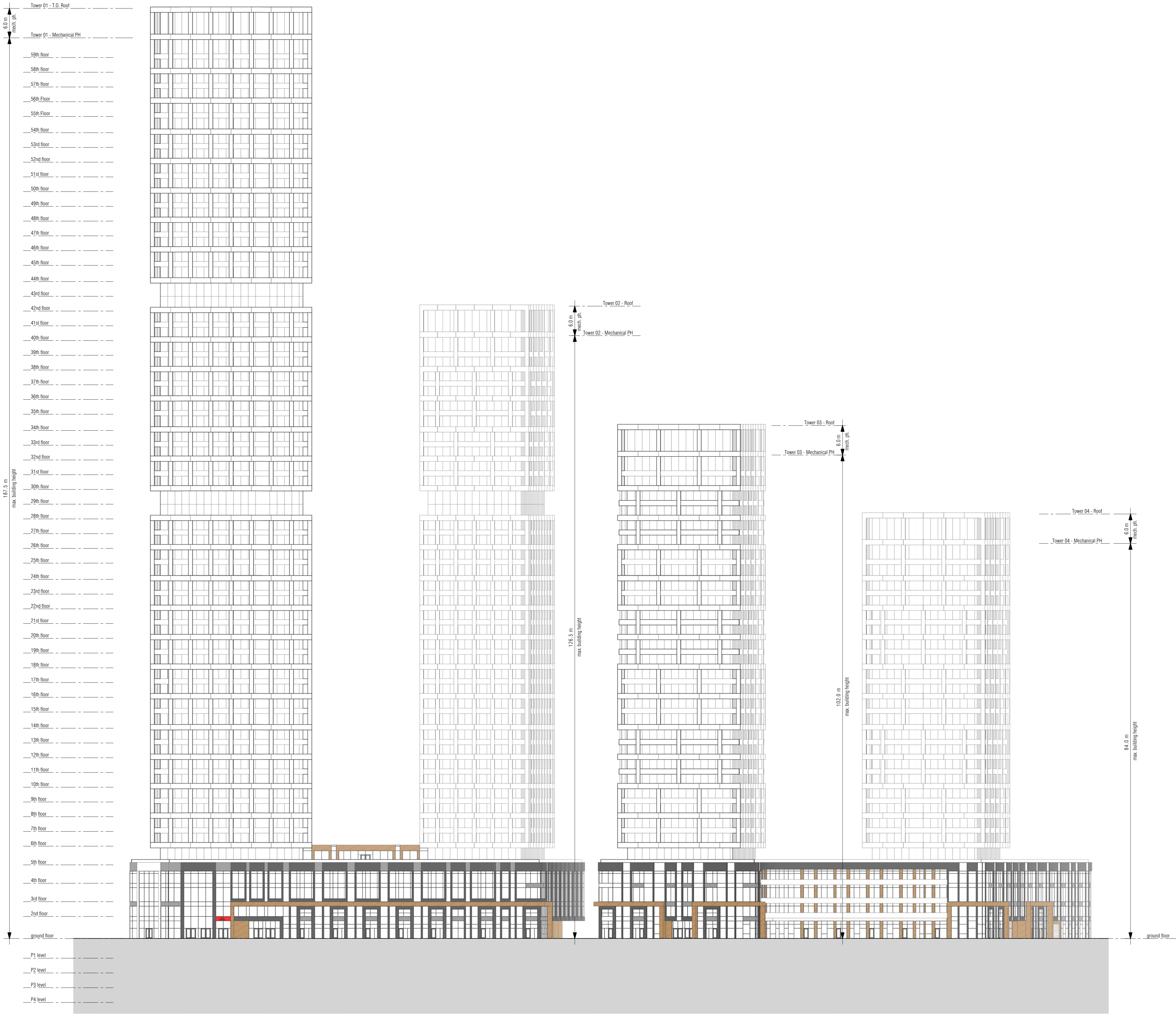
Plot Date: Oct. 15, 2019

Job #: 1382.16

1:400 A404

TITLEBLOCK SIZE: 610 x 950





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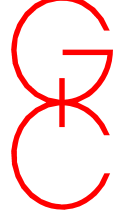
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www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT  
Yonge & Royal Orchard

MARKHAM		ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	J. OH	
Checked By:	D. BIASE	
Plot Date:	Oct. 15, 2019	
Job #	1382.16	



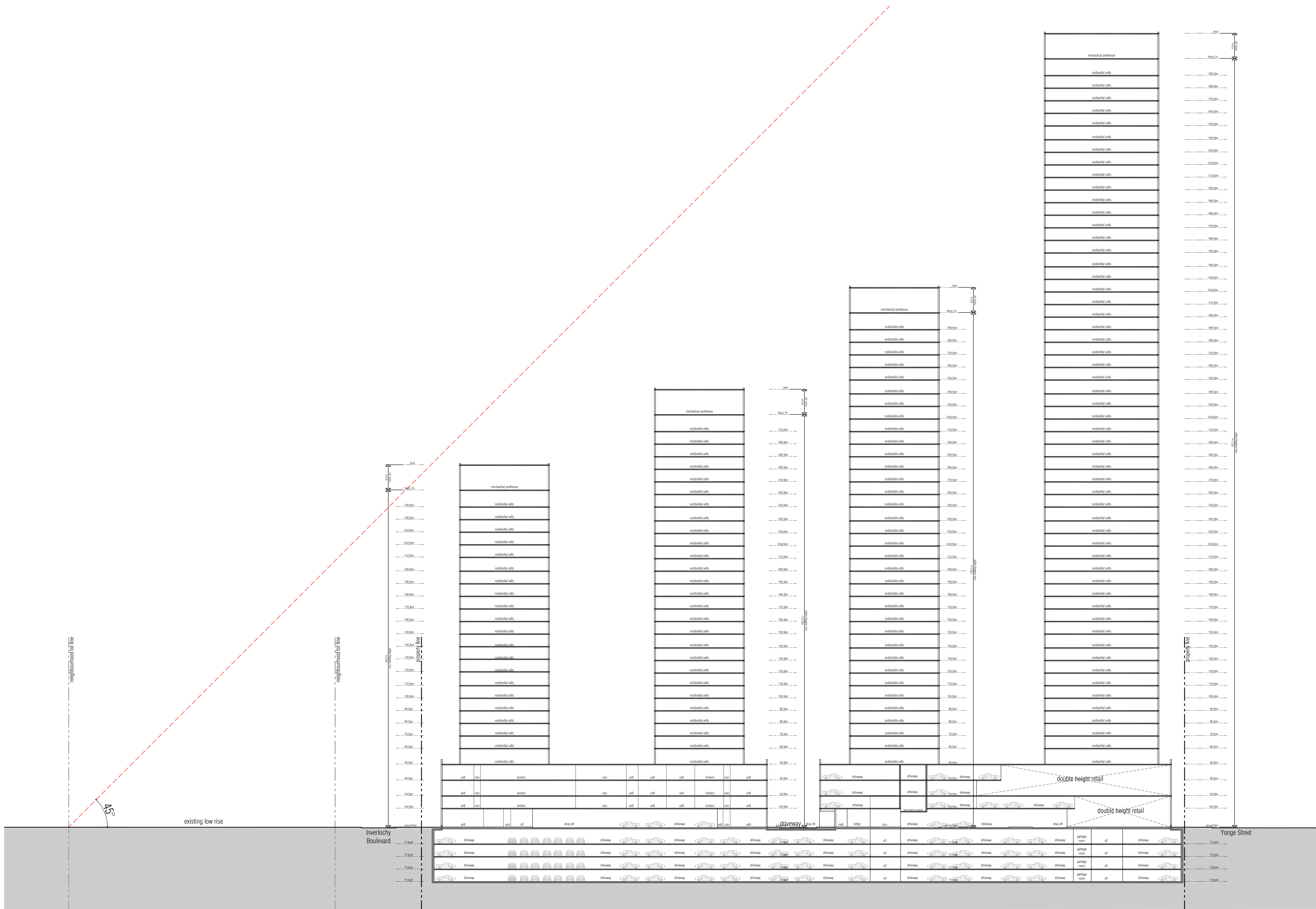
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PROPOSED MIXED USE DEVELOPMENT

## Yonge & Royal Orchard

MARKHAM  **Greenpark**™ ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

## E-W SECTION

1:400 **A501**