

LEGAL DESCRIPTION
 PLAN OF SUBDIVISION OF PART OF THE EAST HALF OF LOT 25, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF MARKHAM) CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

AS PREPARED BY:
 R-PE SURVEYING LTD., ONTARIO LAND SURVEYORS
 843 CHRISLEA ROAD, SUITE 7 WOODBRIDGE, ON, L4L 8A3 (416)983-500

SITE STATISTICS

SITE ZONING	BC*670 (SITE 'B'), BP*671 (SITE 'A') & OS1 ZONES
TOTAL SITE AREA	78,365.93 m ² or 19,365 Acres
DEVELOPABLE AREAS	
SITE 'A'	17,929.29 m ² or 4,430 Acres
SITE 'B'	38,194.75 m ² or 9,438 Acres

SITE 'A' STATS

SITE COVERAGE	6,933.68 m ² or 38.67 %
LANDSCAPED AREA	2,123.38 m ² or 11.84 %
PAVED AREA	8,872.23 m ² or 49.49 %
REQUIRED	
PROVIDED	
LOT FRONTAGE	UNKNOWN ± 165.15 m
FRONT YARD (PLATO DRIVE)	UNKNOWN 15.42 m
REAR YARD	UNKNOWN 39.64 m
INTERIOR SIDE YARD (WEST)	UNKNOWN 8.98 m
INTERIOR SIDE YARD (EAST)	UNKNOWN 7.72 m
G.F.A. : BUILDING 'A' (INDUSTRIAL)	6,933.68 m ² or 74,634 SF
REQUIRED	
PROVIDED	

BUILDING HEIGHT

MAX.	14.00 m	12.52 m
------	---------	---------

INDUSTRIAL USES
 NET FLOOR AREA (NFA) of each Prepress up to 1,200 m² / PARKING SPACES PER 40 m² OF NFA

TOTAL PARKING	173 Spaces	93 Spaces
ACCESSIBLE PARKING SPACES	9 Spaces	6 Spaces
5% OF TOTAL REQUIRED PARKING		
CARPOOL SPACES	UNKNOWN	3 Spaces
LOADING SPACES	2 Spaces	16 Spaces
BICYCLE PARKING	UNKNOWN	10 Spaces

SITE 'B' STATS

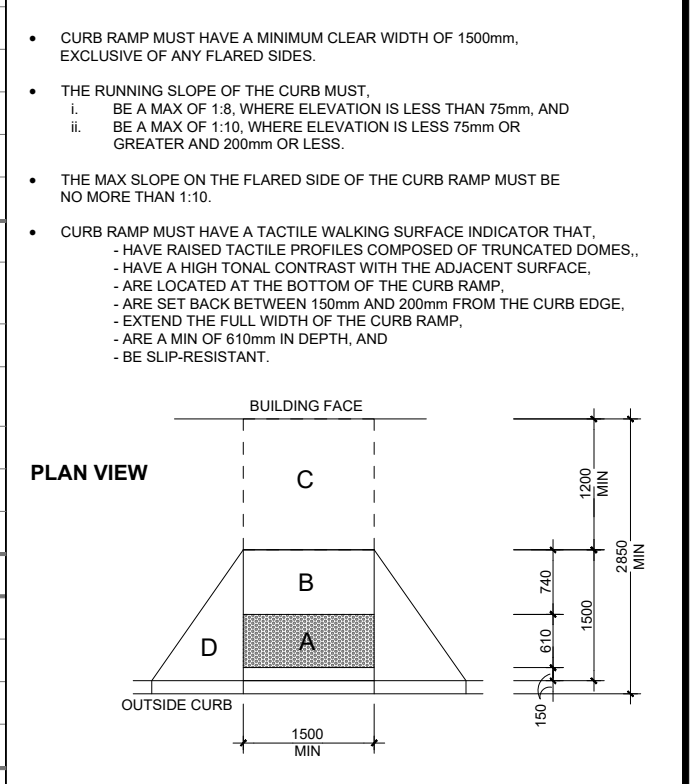
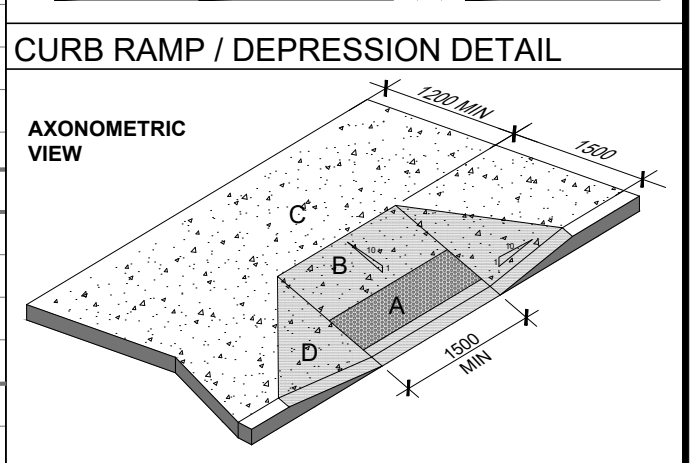
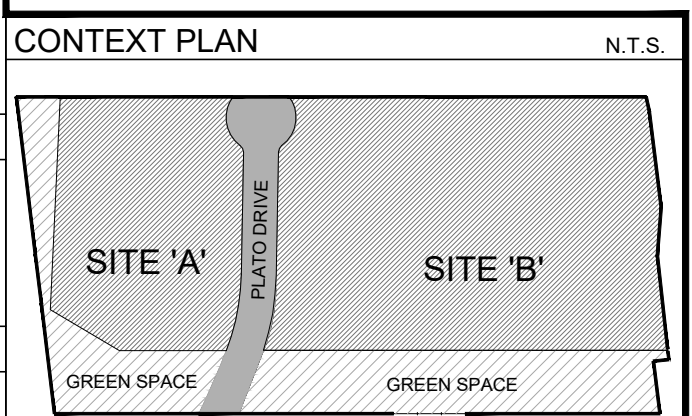
SITE COVERAGE	14,045.82 m ² or 36.77 %	
LANDSCAPED AREA	6,116.37 m ² or 16.01 %	
PAVED AREA	18,032.56 m ² or 47.22 %	
REQUIRED		
PROVIDED		
LOT FRONTAGE	UNKNOWN ± 210.02 m	
FRONT YARD (ELGIN MILLS RD)	5.70 m	10.10 m
REAR YARD (PLATO DRIVE)	UNKNOWN	15.74 m
INTERIOR SIDE YARD (WEST)	UNKNOWN	8.85 m
INTERIOR SIDE YARD (EAST)	UNKNOWN	9.27 m

G.F.A.

BUILDING 'B' (INDUSTRIAL)	6,167.26 m ² or 66,384 SF
BUILDING 'C' (INDUSTRIAL)	4,713.86 m ² or 50,740 SF
BUILDING 'D' (COMMERCIAL RETAIL UNITS)	846.03 m ² or 9,107 SF
BUILDING 'E' (CONV. RESTAURANT)	450.58 m ² or 4,850 SF
BUILDING 'F' (INDUSTRIAL)	1,868.72 m ² or 20,115 SF
TOTAL G.F.A.	14,045.47 m ² or 151,195 SF
REQUIRED	
PROVIDED	

BUILDING HEIGHT

INDUSTRIAL BLDG 'B'	UNIT 1: 11.81 / 40 = 30.0	36.3 Spaces
UNIT 2: 11.81 / 150 = 6.3		
UNIT 2: 11.81 / 150 = 36.0		
UNIT 3: 12.61 / 150 = 6.2		
UNIT 3: 12.61 / 150 = 36.0		
UNIT 3: 12.61 / 150 = 12.6		42.6 Spaces
INDUSTRIAL BLDG 'C'	UNIT 1: 4.45 / 40 = 8.2	84.7 Spaces
UNIT 1: 4.45 / 40 = 4.5		
INDUSTRIAL BLDG 'F'	UNIT 1-5: 1.86872 / 40 = 46.7	50.1 Spaces
RESTAURANT BLDG 'E'	UNIT 1-2: 450.58 / 9 = 50.1	50.1 Spaces
RETAIL BLDG 'D'	UNIT 1-4: 846.03 / 23 = 32.6	32.6 Spaces
TOTAL PARKING		333 Spaces
ACCESSIBLE PARKING SPACES		17 Spaces
5% OF TOTAL REQUIRED PARKING		16 Spaces
CARPOOL SPACES		9 Spaces
LOADING SPACES		6 Spaces
BICYCLE PARKING		32 Spaces



- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

SYMBOL LEGEND

MAN DOOR	LOADING DOCK DOOR	DRIVE-IN / OVERHEAD DOOR	NEW FIRE HYDRANT + VALVE
FIRE DEPARTMENT CONNECTION / SIAMISE	CURB RAMP (SEE DETAIL ABOVE)	BICYCLE RING, 2 SPACES / RING (0.6m x 1.8m x 1.9m H.)	HYDRO TRANSFORMER (SEE ELEC. DWGS)
ACCESSIBLE PARKING & BARRIER-FREE SIGN, TYPE A: 3.0m x 3.0m MIN TYPE B: 2.0m x 3.0m MIN	DESIGNATED FIRE ROUTE SIGN	INTERNALLY STORED REFUSE STORAGE BINS	CONC. / CONC. FILLED STEEL BOLLARD
PED. CONNECTIONS: IMPRESSED ASPHALT (SEE LANDS. DWGS)	LIGHT STANDARD (TYP)	GAS METER(S) LOCATION	FIRE ALARM SYSTEM ANNUNCIATION PANEL IN VESTIBULE
RAPID ENTRY KEY BOX LOCATION	STOP SIGN		

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024

No.	REVISION	DATE
1	REVISED TO INCL. NEW BLD F	DEC. 19, 2023
2	UPDATED TO INCL. MTO 14m SETBACK	JAN. 08, 2024
3	UPDATED TO INCL. MTO 10m SETBACK AS AGREED	FEB. 06, 2024
4	REVISE TO SUIT MUNICIPAL COMMENTS	MAR. 08, 2024

BALDASSARRA
 Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



LEPORIS

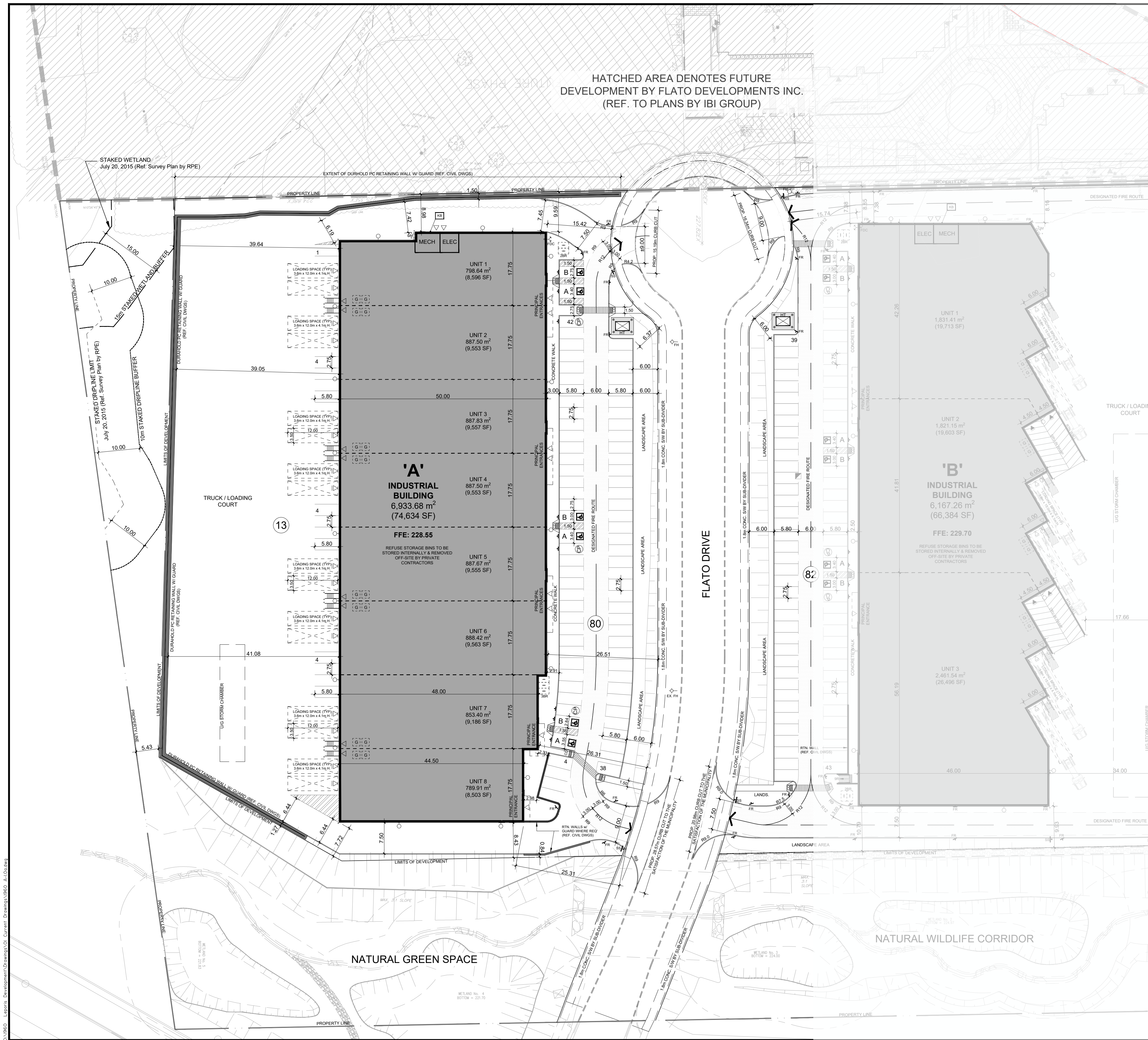
FLATO DRIVE
 MARKHAM, ON.

OVERALL SITE PLAN
 SITE 'A' & SITE 'B'

DATE: MAY 2019
 DRAWN BY: DW
 CHECKED: SCALE: 1:750
 PROJECT No. DRAWING No.

19-60 **A-1.0**

01/1960 - Leporis Development/Drawing/01 Current Drawings/1960 A - 10.dwg, 2024-05-22 14:45:56 PM, dwaynew, DWG To PDF.pc



HATCHED AREA DENOTES FUTURE DEVELOPMENT BY FLATO DEVELOPMENTS INC. (REF. TO PLANS BY IBI GROUP)

MARKHAM Sustainability Checklist

Applicants are **required** to include this Checklist on the Site Plan or Draft Plan of Subdivision drawings at formal submission for staff to review.

Note: All new development is required to meet the minimum Bronze Performance Level.

Category	Performance Indicator	Score
BUILT ENVIRONMENT	BE-1	3
	BE-2	-
	BE-3	-
	BE-4	-
	BE-5	-
	BE-6	-
	BE-7	2
	BE-8	1
	BE-9	1
	BE-10	-
MOBILITY	MB-1	-
	MB-2	-
	MB-3	-
	MB-4	-
	MB-5	2
	MB-6	2
	MB-7	-
	MB-8	2
	MB-9	2
	MB-10	-
NATURAL ENVIRONMENT & PARKS	NE-1	-
	NE-2	2
	NE-3	2
	NE-4	-
	NE-5	-
	NE-6	-
	NE-7	-
	NE-8	-
	NE-9	7
	NE-10	5
	NE-11	-
	NE-12	-
INFRASTRUCTURE & BUILDINGS	IB-1	-
	IB-2	-
	IB-3	2
	IB-4	-
	IB-5	-
	IB-6	-
	IB-7	-
	IB-8	-
	IB-9	-
	IB-10	-
	IB-11	-
	IB-12	-
	IB-13	-
	IB-14	-
	IB-15	-
	IB-16	4
	IB-17	1
	IB-18	2
	IB-19	-
INNOVATION	IN-1	-
Grand Total Score		44
PERFORMANCE LEVELS	BRONZE	CHECK BOX IF MET
	SLIVER	CHECK BOX IF MET
	GOLD	CHECK BOX IF MET
Performance Levels Minimum Score Threshold:		
Draft Plans of Subdivision	Site Plans	Site Plans for inclusion and high density residential and mixed-use
Bronze 27 - 40	41 - 61	55 - 81
Sliver 41 - 49	62 - 75	82 - 101
Gold 50 +	75 +	102 +

KEY PLAN

CITY OF MARKHAM | N.T.S.

SUBJECT SITE SEE CONTEXT PLAN

LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF PART OF THE EAST HALF OF LOT 25, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF MARKHAM) CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

AS PREPARED BY: R-PE SURVEYING LTD., ONTARIO LAND SURVEYORS 843 CHRISLEA ROAD, SUITE 7 WOODBRIDGE, ON L4L 8A3 (416)9835-500

SITE STATISTICS

SITE ZONING	BC*670 (SITE 'B'), BP*671 (SITE 'A') & OS1 ZONES
TOTAL SITE AREA	78,365.93 m ² or 19,365 Acres
DEVELOPABLE AREAS	
SITE 'A'	17,929.29 m ² or 4,430 Acres
SITE 'B'	38,194.75 m ² or 9,438 Acres
SITE 'A' STATS	
SITE COVERAGE	6,933.68 m ² or 38.67 %
LANDSCAPED AREA	2,123.38 m ² or 11.84 %
PAVED AREA	8,872.23 m ² or 49.49 %
REQUIRED	7.72 m
PROVIDED	8.87 m
LOT FRONTAGE	UNKNOWN ± 165.15 m
FRONT YARD (PLATO DRIVE)	UNKNOWN 15.42 m
REAR YARD	UNKNOWN 39.64 m
INTERIOR SIDE YARD (WEST)	UNKNOWN 8.98 m
INTERIOR SIDE YARD (EAST)	UNKNOWN 7.72 m
G.F.A. : BUILDING 'A' (INDUSTRIAL)	6,933.68 m ² or 74,634 SF
REQUIRED	7.72 m
PROVIDED	8.87 m
BUILDING HEIGHT	MAX 14.00 m 12.52 m
INDUSTRIAL USES	
NET FLOOR AREA (NFA) of each Prepress up to 1,200 m ²	
PARKING SPACES PER 400 m ² NFA	173 Spaces 93 Spaces
TOTAL PARKING	
ACCESSIBLE PARKING SPACES	9 Spaces 6 Spaces
5% OF TOTAL REQUIRED PARKING	
CARPOOL SPACES	UNKNOWN 3 Spaces
LOADING SPACES	2 Spaces 16 Spaces
BICYCLE PARKING	UNKNOWN 10 Spaces
SITE 'B' STATS	
SITE COVERAGE	14,045.82 m ² or 36.77 %
LANDSCAPED AREA	6,116.37 m ² or 16.01 %
PAVED AREA	18,032.56 m ² or 47.22 %
REQUIRED	12.52 m
PROVIDED	17.30 m
LOT FRONTAGE	UNKNOWN ± 210.02 m
FRONT YARD (ELGIN MILLS RD)	5.70 m 10.10 m
REAR YARD (PLATO DRIVE)	UNKNOWN 15.74 m
INTERIOR SIDE YARD (WEST)	UNKNOWN 8.85 m
INTERIOR SIDE YARD (EAST)	UNKNOWN 9.27 m
BUILDING 'B' (INDUSTRIAL)	6,167.26 m ² or 66,384 SF
BUILDING 'C' (INDUSTRIAL)	4,713.86 m ² or 50,740 SF
BUILDING 'D' (COMMERCIAL RETAIL UNITS)	846.03 m ² or 9,107 SF
BUILDING 'E' (CONV. RESTAURANT)	450.58 m ² or 4,850 SF
BUILDING 'F' (INDUSTRIAL)	1,868.72 m ² or 20,115 SF
TOTAL G.F.A.	14,045.47 m ² or 151,195 SF
REQUIRED	12.52 m
PROVIDED	14.00 m
BUILDING HEIGHT	14 m MAX OTHER 21 m MAX OFFICE
INDUSTRIAL BLDG 'B'	
UNIT 1 (1,831.41) : 1,200/40 = 30.0	36.3 Spaces
UNIT 2 (1,821.15) : 1,200/40 = 30.0	36.2 Spaces
UNIT 3 (2,461.54) : 1,200/40 = 30.0	42.6 Spaces
INDUSTRIAL BLDG 'C'	
UNIT 1 : 4 : 3,000/20/40 = 4.5	84.7 Spaces
INDUSTRIAL BLDG 'F'	
UNITS 1-5 : 1,868.72/40 = 46.7	50.1 Spaces
RESTAURANT BLDG 'E'	
UNIT 1-4 : 450.58/23 = 32.6	32.6 Spaces
RETAIL BLDG 'D'	
TOTAL PARKING	333 Spaces 271 Spaces
ACCESSIBLE PARKING SPACES	17 Spaces 16 Spaces
5% OF TOTAL REQUIRED PARKING	
CARPOOL PARKING SPACES	UNKNOWN 9 Spaces
LOADING SPACES	6 Spaces 14 Spaces
BICYCLE PARKING	UNKNOWN 32 Spaces

CONTEXT PLAN

N.T.S.

SITE 'A' SITE 'B'

CURB RAMP / DEPRESSION DETAIL

AXONOMETRIC VIEW

PLAN VIEW

A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH

B SLOPE SURFACE @ 1:10 (MAX)

C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm

D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM **IBC 303.3.2** AND **G. REG. 19(1)** INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 (updated JUL 2016).

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- NEW FIRE HYDRANT + VALVE
- FIRE DEPARTMENT CONNECTION / SIAMSE
- CURB RAMP (SEE DETAIL ABOVE)
- BICYCLE RING, 2 SPACES / RING (0.6m x 1.8m x 1.9m H.)
- HYDRO TRANSFORMER (SEE ELEC. DWGS)
- ACCESSIBLE PARKING & BARRIER-FREE SIGN, TYPE A: 3.0m x 3.0m MIN | TYPE B: 2.5m x 3.0m MIN
- DESIGNATED FIRE ROUTE SIGN
- INTERNALLY STORED REFUSE STORAGE BINS
- CONC./CONC. FILLED STEEL BOLLARD
- POST MOUNTED FLASH HAZARD SIGN (SEE FUNC. SERV. DWGS)
- DESIGNATED CARPOOL SPACE & ASSOCIATED SIGN
- PED. CONNECTIONS: IMPRESSED ASPHALT (SEE LANDS. DWGS)
- LIGHT STANDARD (TYP)
- GAS METER(S) LOCATION
- FIRE ALARM SYSTEM ANNUNCIATION PANEL IN VESTIBULE
- RAPID ENTRY KEY BOX LOCATION
- STOP SIGN

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024

No.	REVISION	DATE
1	REVISED TO INCL. NEW BLD F	DEC. 19, 2023
2	UPDATED TO INCL. MTO 14m SETBACK	JAN. 08, 2024
3	UPDATED TO INCL. MTO 10m SETBACK AS AGREED	FEB. 06, 2024
4	REVISE TO SUIT MUNICIPAL COMMENTS	MAR. 08, 2024

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



LEPORIS

FLATO DRIVE
MARKHAM, ON.

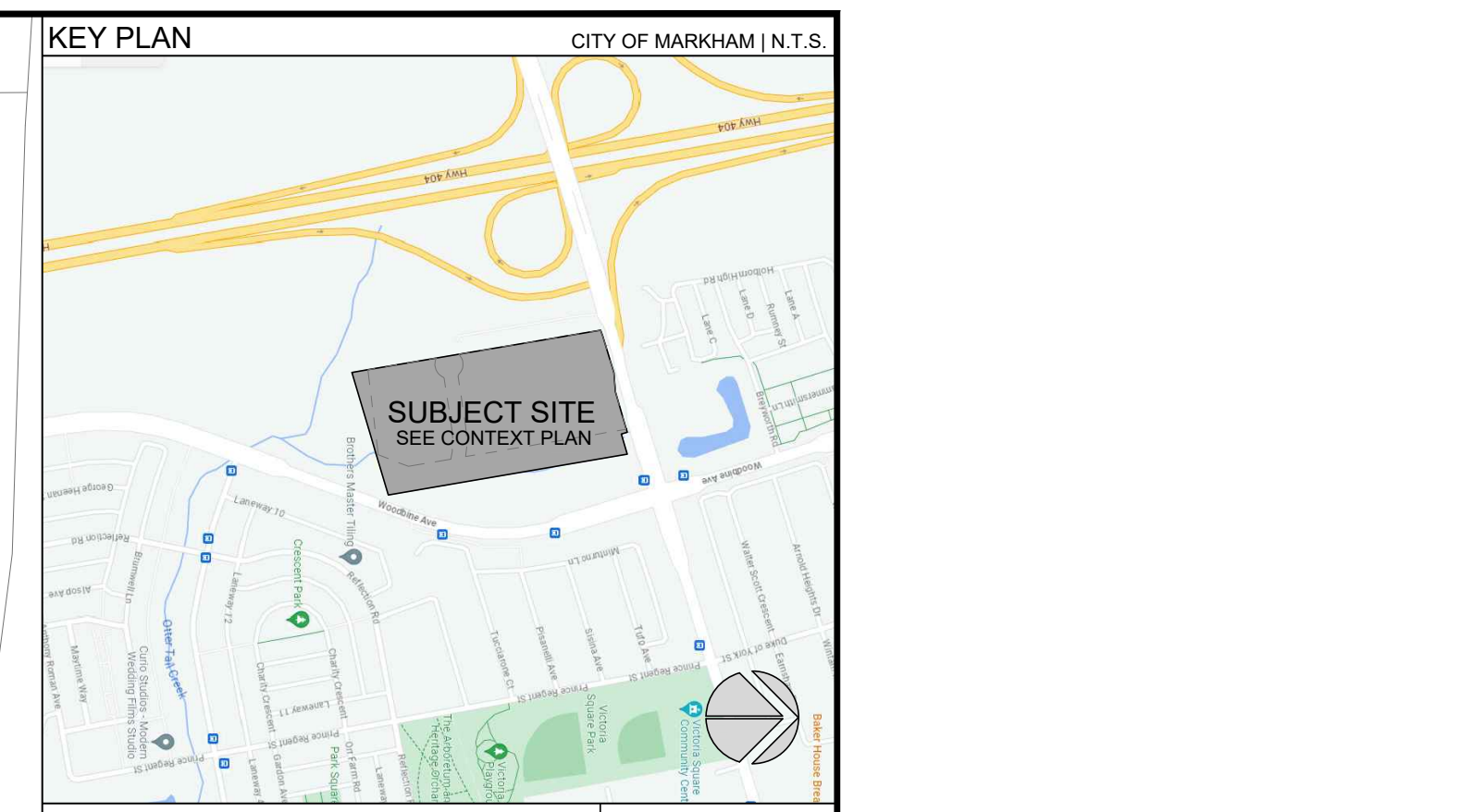
SITE PLAN
SITE 'A'

DATE: MAY 2019 DRAWN BY: DW CHECKED: SCALE: 1:500

PROJECT No. DRAWING No.

19-60 **A-1.0a**

HATCHED AREA DENOTES FUTURE
DEVELOPMENT BY FLATO DEVELOPMENTS INC.
(REF. TO PLANS BY IBI GROUP)



LEGAL DESCRIPTION	PROJECT NORTH
PLAN OF SUBDIVISION OF PART OF THE EAST HALF OF LOT 25, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF MARKHAM) CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK	TRUE NORTH
AS PREPARED BY: R-PE SURVEYING LTD., ONTARIO LAND SURVEYORS 843 CHRISLEA ROAD, SUITE 7 WOODBRIDGE, ON L4L 8A3 (416)963-500	

SITE STATISTICS	
SITE ZONING	BC*670 (SITE 'B'), BP*671 (SITE 'A') & OS1 ZONES
TOTAL SITE AREA	78,365.93 m ² or 19,365 Acres
DEVELOPABLE AREAS	
SITE 'A'	17,929.29 m ² or 4,430 Acres
SITE 'B'	38,194.75 m ² or 9,438 Acres

SITE 'A' STATS	
SITE COVERAGE	6,933.68 m ² or 38.67%
LANDSCAPED AREA	2,123.38 m ² or 11.84%
PAVED AREA	8,872.23 m ² or 49.49%
	REQUIRED PROVIDED
LOT FRONTAGE	UNKNOWN ± 165.15 m
FRONT YARD (PLATO DRIVE)	UNKNOWN 15.42 m
REAR YARD	UNKNOWN 39.64 m
INTERIOR SIDE YARD (WEST)	UNKNOWN 8.98 m
INTERIOR SIDE YARD (EAST)	UNKNOWN 7.72 m
G.F.A. - BUILDING 'A' (INDUSTRIAL)	6,933.68 m ² or 74,634 SF
	REQUIRED PROVIDED
BUILDING HEIGHT	MAX 14.00 m 12.52 m
INDUSTRIAL USES	173 Spaces 93 Spaces
NET FLOOR AREA (NFA) of each Prepress up to 1,200 m ²	
1 PARKING SPACES PER 40 m ² OF NFA	
TOTAL PARKING	173 Spaces 93 Spaces
ACCESSIBLE PARKING SPACES	9 Spaces 6 Spaces
5% OF TOTAL REQUIRED PARKING	
CARPOOL SPACES	UNKNOWN 3 Spaces
LOADING SPACES	2 Spaces 16 Spaces
BICYCLE PARKING	UNKNOWN 10 Spaces

SITE 'B' STATS	
SITE COVERAGE	14,045.82 m ² or 36.77%
LANDSCAPED AREA	6,116.37 m ² or 16.01%
PAVED AREA	18,032.56 m ² or 47.22%
	REQUIRED PROVIDED
LOT FRONTAGE	UNKNOWN ± 210.02 m
FRONT YARD (ELGIN MILLS RD)	5.70 m 10.10 m
REAR YARD (PLATO DRIVE)	UNKNOWN 15.74 m
INTERIOR SIDE YARD (WEST)	UNKNOWN 8.85 m
INTERIOR SIDE YARD (EAST)	UNKNOWN 9.27 m
G.F.A.	
BUILDING 'B' (INDUSTRIAL)	6,167.26 m ² or 66,384 SF
BUILDING 'C' (INDUSTRIAL)	4,713.86 m ² or 50,740 SF
BUILDING 'D' (COMMERCIAL RETAIL UNITS)	846.03 m ² or 9,107 SF
BUILDING 'E' (CONV. RESTAURANT)	450.58 m ² or 4,850 SF
BUILDING 'F' (INDUSTRIAL)	1,868.72 m ² or 20,115 SF
TOTAL G.F.A.	14,045.82 m ² or 151,195 SF
	REQUIRED PROVIDED
BUILDING HEIGHT	14 m MAX OTHER 21 m MAX OFFICE 12.60 m
INDUSTRIAL BLDG 'B'	
UNIT 1 (1,831.41) - 1,280/40 = 30.0	
831.41/100 = 6.3	36.3 Spaces
UNIT 2 (1,821.15) - 1,280/40 = 6.3	
821.15/100 = 6.2	36.2 Spaces
UNIT 3 (2,461.54) - 1,280/40 = 38.0	
1,261.54/100 = 12.6	42.6 Spaces
INDUSTRIAL BLDG 'C'	
UNIT 1 - 4 - 3,008.23/40 = 80.2	
UNIT 4 - 454.96/40 = 4.5	84.7 Spaces
INDUSTRIAL BLDG 'F'	
UNITS 1-5: 1,868.72/40 = 46.7	50.1 Spaces
RESTAURANT BLDG 'E'	
UNITS 1-2: 450.58/23 = 50.1	50.1 Spaces
RETAIL BLDG 'D'	
UNIT 1-4: 846.03/23 = 32.6	32.6 Spaces
TOTAL PARKING	333 Spaces 271 Spaces
ACCESSIBLE PARKING SPACES	17 Spaces 16 Spaces
5% OF TOTAL REQUIRED PARKING	
CARPOOL PARKING SPACES	UNKNOWN 9 Spaces
LOADING SPACES	6 Spaces 14 Spaces
BICYCLE PARKING	UNKNOWN 32 Spaces



PLAN VIEW	
A	TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
B	SLOPE SURFACE @ 1:10 (MAX)
C	LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm
D	FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.3.2, AND G. REG. 19(1), INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

SYMBOL LEGEND	
[Symbol]	MAN DOOR
[Symbol]	LOADING DOCK DOOR
[Symbol]	DRIVE-IN / OVERHEAD DOOR
[Symbol]	NEW FIRE HYDRANT + VALVE
[Symbol]	FIRE DEPARTMENT CONNECTION / SIAMSE
[Symbol]	CURB RAMP (SEE DETAIL ABOVE)
[Symbol]	BICYCLE RING, 2 SPACES / RING (0.6m x 1.8m x 1.9m H.)
[Symbol]	HYDRO TRANSFORMER (SEE ELEC. DWGS)
[Symbol]	ACCESSIBLE PARKING & BARRIER-FREE SIGN, TYPE A: 3.8m x 3.8m MIN TYPE B: 2.5m x 3.8m MIN
[Symbol]	DESIGNATED FIRE ROUTE SIGN
[Symbol]	INTERNALLY STORED REFUSE STORAGE BINS
[Symbol]	CONC./CONC. FILLED STEEL BOLLARD
[Symbol]	POST MOUNTED FLASH WARNING SIGN (SEE FUNC. SERV. DWGS)
[Symbol]	DESIGNATED CARPOOL SPACE & ASSOCIATED SIGN
[Symbol]	PED. CONNECTIONS: IMPRESSED ASPHALT (SEE LANDS. DWGS)
[Symbol]	LIGHT STANDARD (TYP)
[Symbol]	GAS METER(S) LOCATION
[Symbol]	FIRE ALARM SYSTEM ANNUNCIATION PANEL IN VESTIBULE
[Symbol]	RAPID ENTRY KEY BOX LOCATION
[Symbol]	STOP SIGN

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024

No.	REVISION	DATE
1	REVISED TO INCL. NEW BLD F	DEC. 19, 2023
2	UPDATED TO INCL. MTO 14m SETBACK	JAN. 08, 2024
3	UPDATED TO INCL. MTO 10m SETBACK AS AGREED	FEB. 06, 2024
4	REVISE TO SUIT MUNICIPAL COMMENTS	MAR. 08, 2024

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



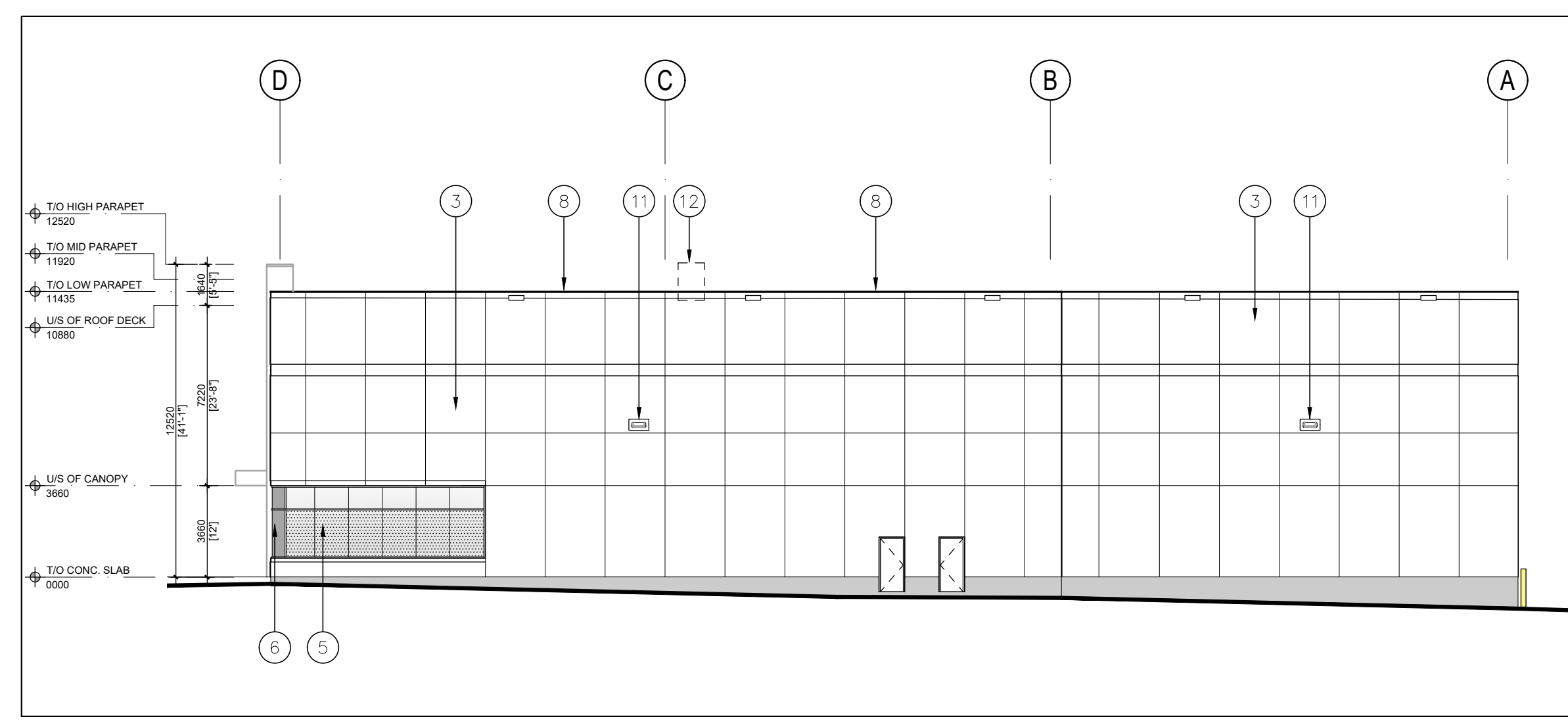
LEPORIS

FLATO DRIVE
MARKHAM, ON.

**SITE PLAN
SITE 'B'**

DATE: MAY 2019
DRAWN BY: DW
CHECKED: [Signature]
SCALE: 1:500

PROJECT No. 19-60
DRAWING No. **A-1.0b**



1 WEST ELEVATION
A-3.0 1:200

MARKHAM BIRD FRIENDLY SPECIFICATION CHECKLISTS FOR APPLICANT

The City of Markham Council approved the Bird Friendly Guidelines on February 11, 2014. The development of Bird Friendly Guidelines was identified as a priority in the Council's Markham's Sustainability Plan (2012) and Markham's new Official Plan (2014).

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST

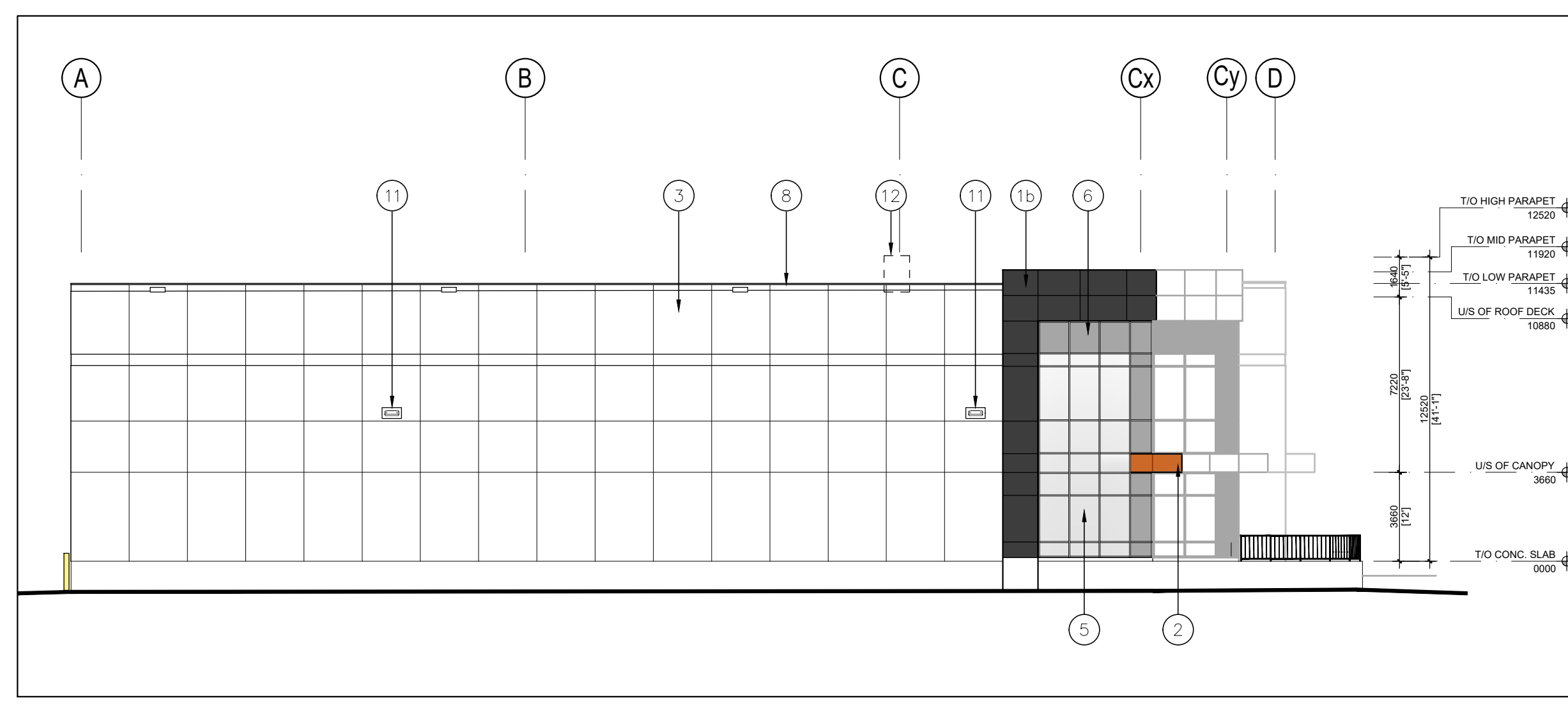
As part of the Guidelines, the Bird Friendly Specification Checklist was also approved as an implementation tool to guide developers in the design and construction of new buildings. The Checklist provides guidance on treatments and techniques for new developments and existing buildings, and identifies appropriate implementation mechanisms consistent with City practices and guidelines.

MARKHAM BIRD FRIENDLY LIGHTING CHECKLIST

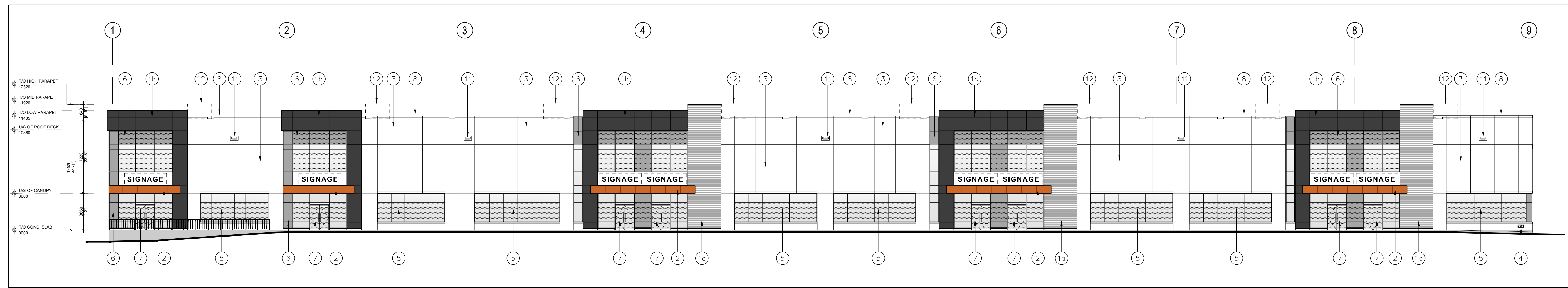
As part of the Guidelines, the Bird Friendly Lighting Checklist was also approved as an implementation tool to guide developers in the design and construction of new buildings. The Checklist provides guidance on treatments and techniques for new developments and existing buildings, and identifies appropriate implementation mechanisms consistent with City practices and guidelines.

STEP 1: Applicant to complete and submit Bird Friendly Specification Checklist as part of the Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by an OAA member and identify all compliance items that are larger than 2m².

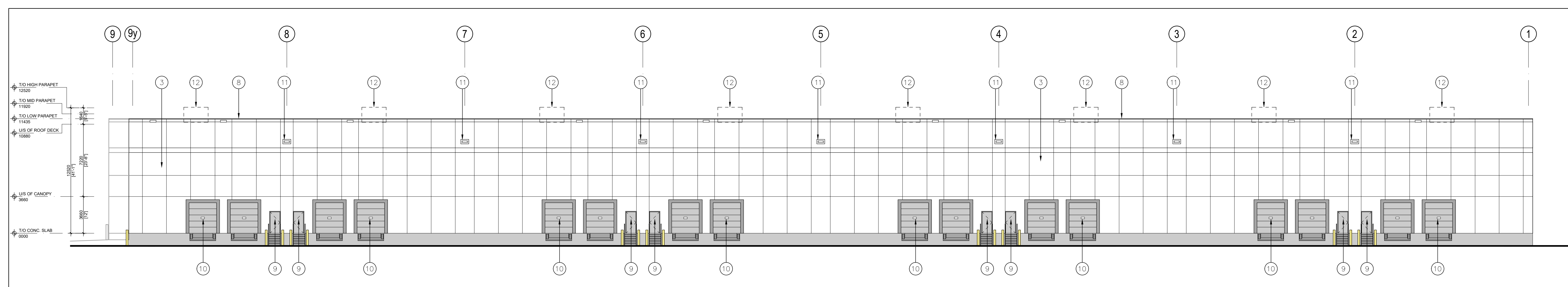
STEP 2: Applicant to complete and submit Bird Friendly Lighting Checklist as part of the Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by a P.Eng. Drawing(s) to include lighting Photometric and Light Fixture Specifications from catalogue. Provide cost estimate of light fixtures.



2 EAST ELEVATION
A-3.0 1:200



3 NORTH ELEVATION
A-3.0 1:200



3 SOUTH ELEVATION
A-3.0 1:200

EXTERIOR MATERIAL LEGEND

- 15 FINISH PRECAST CONCRETE PANEL BY SMOOTH FINISH COLOUR: LIGHT GREY
- 16 ALUMINUM COMPOSITE PANEL COLOUR: GREY CHARCOAL
- 2 ALUMINUM COMPOSITE PANEL COLOUR: COPPER
- 3 PRECAST CONCRETE WITH SMOOTH FINISH COLOUR: WHITE
- 4 FIRE DEPARTMENT CONNECTION
- 5 VISION GLAZING IN BLACK ALUM. FRAMES COLOUR: LIGHT GREY TINT
- 6 SPANSEL GLAZING IN BLACK ALUM. FRAMES COLOUR: GREY
- 7 GLASS DOORS IN BLACK ALUM. FRAMING COLOUR: GLASS TO MATCH VISION GLAZING
- 8 FINISH METAL COPING COLOUR: WHITE
- 9 FINISH - HOLLOW METAL MAIN DOOR IN PRESSED STEEL FRAME, DOOR COLOUR: GREY & FRAME COLOUR: CLEAR ANODIZED
- 10 FINISH - HOLLOW METAL DOOR COOR TEMP. GLASS VIEW WIN. COLOUR: GREY C/W DOCK BEAL, DOCK LEVELLER & DOOR BUSHES
- 11 WALL MOUNTED LIGHT FIXTURE REF. TO ELEC. DWGS.
- 12 MESH ROOF TOP UNIT (RTU) NOT VISIBLE TO THE PUBLIC REALM WITH THE VIGNETTE

SIGN CONFORMITY DETAIL

SIGNAGE

- ABOVE SIGNAGE IS NOT TO SCALE.
- TYPICAL SIGNAGE AREA: 600 (H) BY 1200 (L) AT LENGTHS UP TO 4500 (L) BY 1200 (H) AT 1200 (H) BY 1200 (L).
- SIGNAGE ENGINEERING SHALL COMPLY WITH THE SIGN BY-LAW & ARE SUBJECT TO APPROVAL BY THE TOWN.
- ILLUMINATION IN USE WILL NOT EXCEED 30 WTS (RELATIVE TO SUNRISE) AND 50 WTS (RELATIVE TO SUNSET).

DWGNO: LEPORIS; DEVELOPMENT/DRAWING/DATE: CURRENT; DRAWING/NO: A-3.0; DATE:

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023

No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



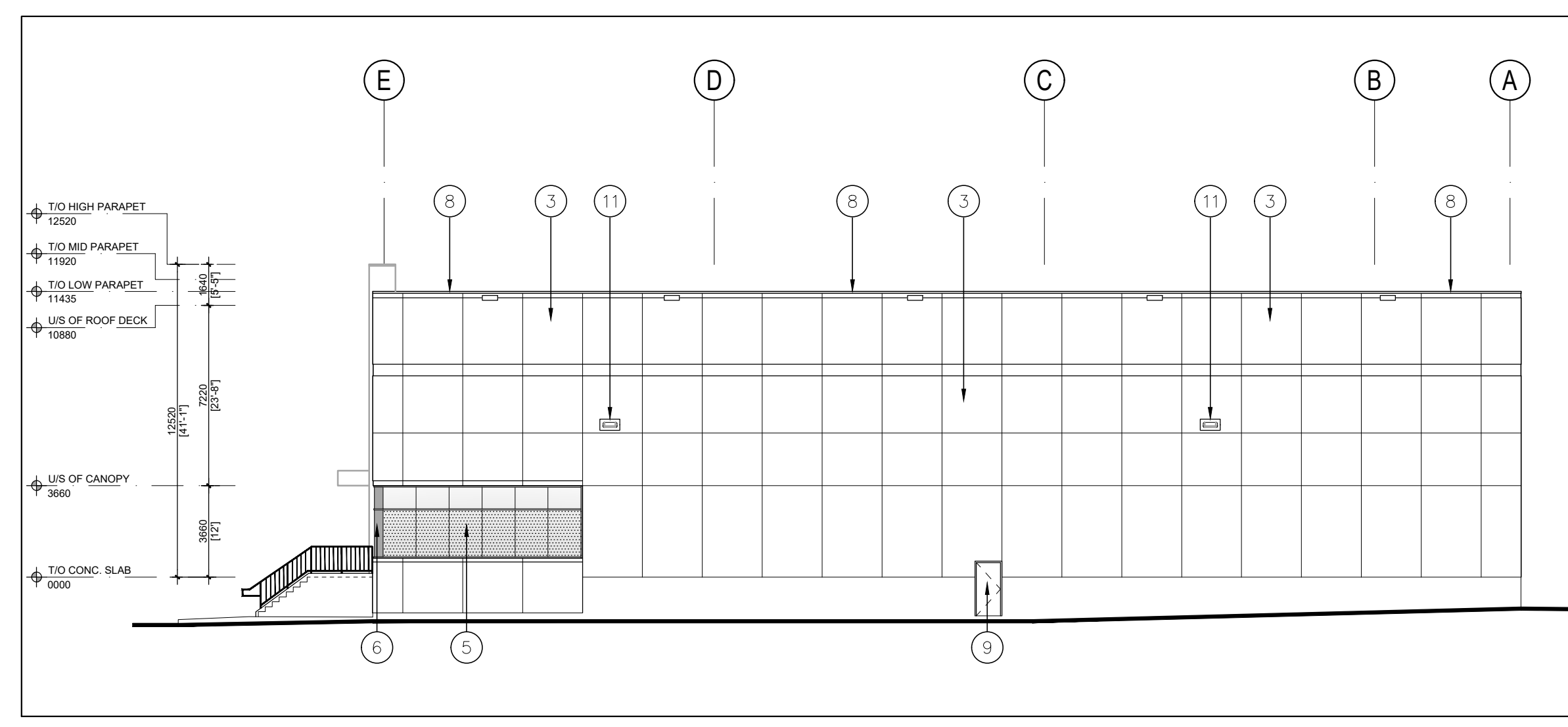
LEPORIS

FLATO DRIVE
MARKHAM, ON.

**ELEVATIONS
BUILDING 'A'**

DATE:	DRAWN BY:	CHECKED:	SCALE:
JAN. 2023	HP		AS SHOWN

PROJECT No. 19-60
DRAWING No. **A-3.0 A**



1 EAST ELEVATION
A-3.0 1:200

MARKHAM BIRD FRIENDLY SPECIFICATION CHECKLISTS FOR APPLICANT

The City of Markham Council approved the Bird Friendly Guidelines on February 11, 2024. The development of Bird Friendly Guidelines was identified as a priority in the Corporation's Markham's Sustainability Plan (2022) and Markham's new Green Plan (2022) in order to address and manage bird-wildlife collisions over the long term. The Guidelines provide guidance on treatments and techniques for new developments and retrofit design treatments, and identify appropriate implementation mechanisms consistent with City practices and guidelines.

As part of the Guidelines, the Bird Friendly Specification Checklist was also approved as an implementation tool to guide developers in the Site Plan Approval process. Refer to the following pages of the Site Plan Approval process for implementation requirements. It is the responsibility of the applicant to adhere to the checklist of the site plan submission in order for the application to be deemed complete.

The Checklist represents the necessary requirements that apply to developments and retrofits under the Site Plan Approval process. The application of secondary treatments is recommended and can be further reviewed during the site plan review process. Please refer to Chapter 4.1 of the Guidelines for detail.

STEP 1: Applicant to complete and include Bird Friendly Specification Checklist as part of the Elevation Drawing(s) at first site plan submission. Drawing(s) are to be stamped and signed by an OIA member and identify all compliance plan area that are larger than 2m².

STEP 2: Applicant to complete and submit the Bird Friendly Lighting Checklist. Drawing(s) to be stamped and signed by a P.Eng. Drawing to include lighting Photometric and Light Fixture Specifications from catalogue. Provide cost estimate of light fixtures.

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST

Applicant to include checklist on Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by OIA member.

MANDATORY PREVENTIVE TREATMENTS FOR ALL DEVELOPMENTS

At Risk: Conditions (check to confirm the below is applied)

- ☐ Bird friendly treatment is applied on maximum 85% of all glass glazed area, of each panel which is greater than 2m² and within 15m from roof level for each panel.
- ☐ Equipment contains a glass pane/wether than from roof level for each panel.

Pattern (check to confirm one or more of the below are applied):

- ☐ Best friendly treatment is applied on maximum 85% of all glass glazed area, of each panel which is greater than 2m² and within 15m from roof level for each panel.
- ☐ Equipment contains a glass pane/wether than from roof level for each panel.

Other (check to confirm one or more of the below are applied):

- ☐ Best friendly treatment is applied on maximum 85% of all glass glazed area, of each panel which is greater than 2m² and within 15m from roof level for each panel.
- ☐ Equipment contains a glass pane/wether than from roof level for each panel.

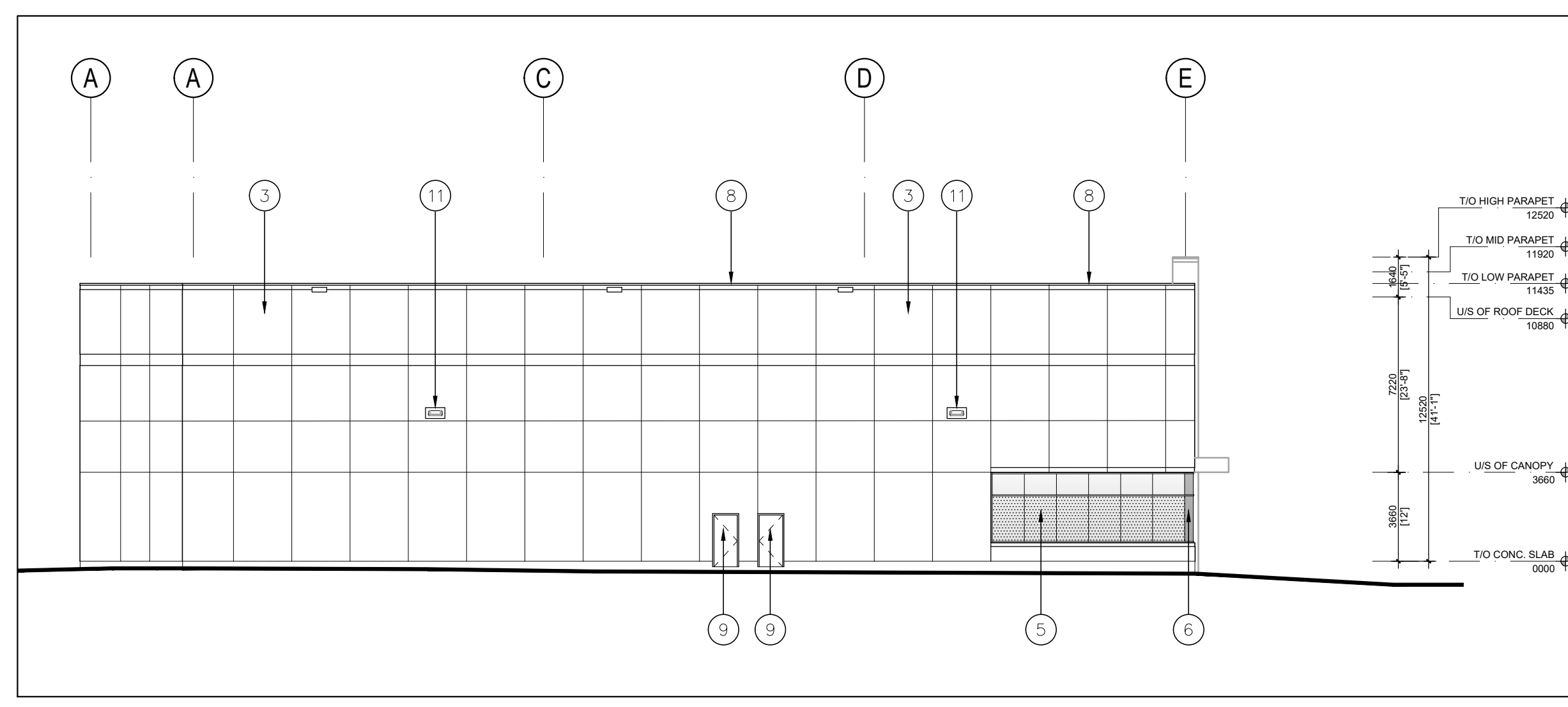
MARKHAM BIRD FRIENDLY LIGHTING CHECKLIST

Applicant to include checklist on Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by P.Eng.

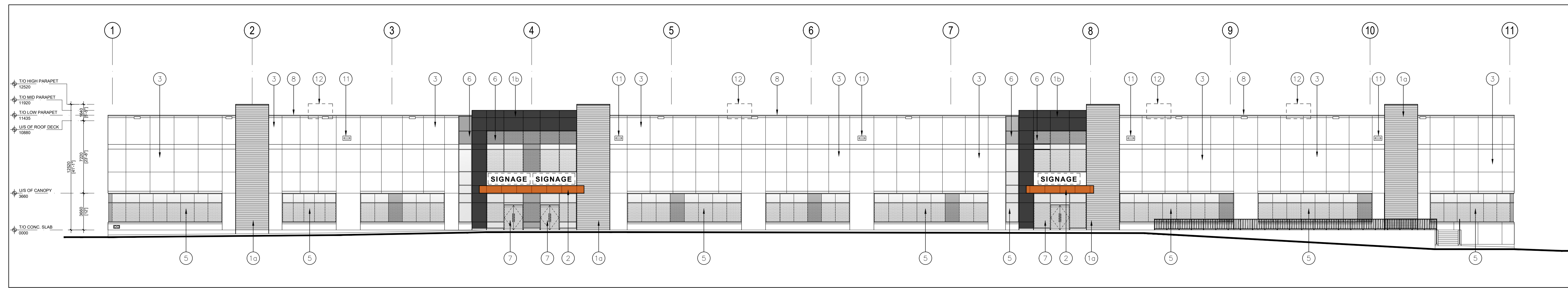
MANDATORY LIGHTING CHECKLIST FOR ALL DEVELOPMENTS

(check to confirm the below is applied)

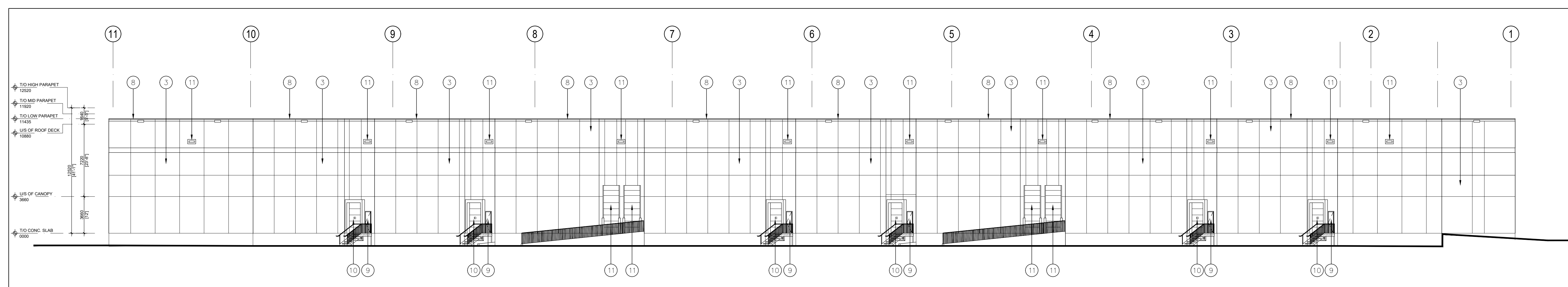
- ☐ Photometric data is provided for all lighting fixtures.
- ☐ There is no exterior light spill outside of property line.



2 WEST ELEVATION
A-3.0 1:200



3 SOUTH ELEVATION
A-3.0 1:200



3 NORTH ELEVATION
A-3.0 1:200

EXTERIOR MATERIAL LEGEND

- 1) BRIBED PRECAST CONCRETE PANEL W/ SMOOTH FINISH COLOUR: LIGHT GREY
- 2) ALUMINUM COMPOSITE PANEL COLOUR: GREY/CHARCOAL
- 3) ALUMINUM COMPOSITE PANEL COLOUR: COPPER
- 4) PRECAST CONCRETE WITH SMOOTH FINISH COLOUR: WHITE
- 5) FIRE DEPARTMENT CONNECTION
- 6) SIGN GLAZING IN BLACK ALUM. FRAMES COLOUR: LIGHT GREY TINT
- 7) SPANDREL GLAZING IN BLACK ALUM. FRAMES COLOUR: GREY
- 8) GLASS DOOR/SLIDING IN BLACK ALUM. FRAMES COLOUR: GLASS TO MATCH VISION GLAZING
- 9) PREFAB. METAL COFFING COLOUR: WHITE
- 10) PREFAB. METAL ON DOOR ON TEMP. GLASS VIEW FRAME DOOR COLOUR: GREY & FRAME COLOUR: CLEAR ANODIZED
- 11) PREFAB. METAL ON DOOR ON TEMP. GLASS VIEW & DOOR COLOUR: GREY ON DOOR SEAL, DOOR LEVELLER & DOOR BUMPERS
- 12) WALL MOUNTED LIGHT FIXTURE NOT TO BE USED.
- 13) MECH. ROOF TOP UNIT (RTU) NOT VISIBLE TO THE PUBLIC REALM WITH THE VICINITY

SIGN CONFORMITY DETAILS

• ABOVE IMAGE IS NOT TO SCALE
• TYPICAL SIGN AREA: 4'x6' (30 SF) AT A LENGTH OF 4' (MINIMUM) TO 10' (MAXIMUM)
• MAX SIGNAGE DIMENSIONS MUST COMPLY WITH THE SIGN BY-LAW AND SUBJECT TO APPROVAL BY THE TOWN
• ILLUMINATION VALUES WILL NOT EXCEED 300 NT'S (SUBJECT TO SUNSHINE) AND 500 NT'S (SUBJECT TO SUNSET)

DRAWING: Lessor, Development/Drawings/CD, Current, Drawings/Mod, B/USG, B, A-3.0, Color

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023

No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



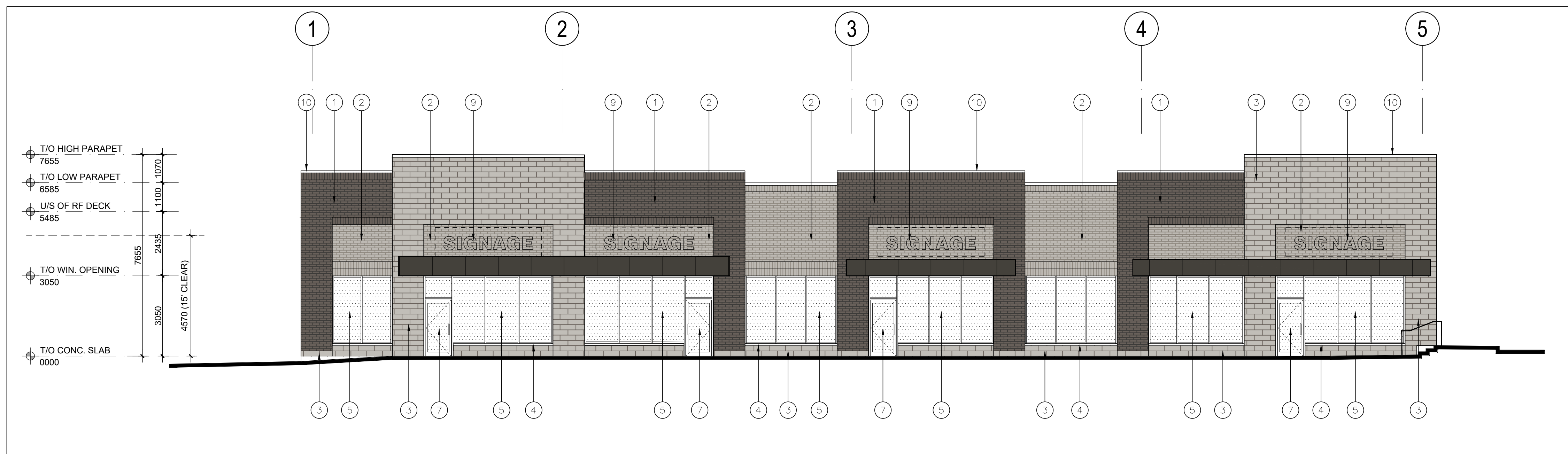
LEPORIS

FLATO DRIVE
MARKHAM, ON.

**ELEVATIONS
BUILDING 'B'**

DATE:	DRAWN BY:	CHECKED:	SCALE:
JAN. 2023	HP		AS SHOWN

PROJECT No. 19-60
DRAWING No. **A-3.0 B**



1 SOUTH ELEVATION
A-3.0 1:100

MARKHAM BIRD FRIENDLY SPECIFICATION CHECKLISTS FOR APPLICANT

The City of Markham Council approved the Bird Friendly Guidelines on February 11, 2016. The development of Bird Friendly Guidelines was identified as a priority in the Growth - Markham's Sustainability Plan (2012) and Markham's new Official Plan (2013) in order to address and manage bird-window collisions over the long term. The Guidelines provide guidance on treatments and techniques for new development and retrofit design treatments, and identify appropriate implementation mechanisms consistent with City practices and guidelines.

As part of the Guidelines, the Bird Friendly Specification Checklist was also approved as an implementation tool to guide development in the Site Plan Approval process. Refer to the following stages of the Site Plan Approval process for implementation requirements. It is the responsibility of the applicant to adhere to the Guidelines at first site plan submission in order for the application to be deemed complete.

The Checklist represents the mandatory requirements that apply to developments and retrofits under the Site Plan Approval process. The application of secondary treatments is recommended and can be further discussed during the site plan review process. Please refer to Chapter 4.5 of the Guidelines for details.

STEP 1: Applicant to complete and include Bird Friendly Specification Checklist as part of the Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by a P.Eng. Drawings to include lighting, Photometric and Light Fixture Specifications from catalogue. Provide cost estimate of light fixtures.

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST
Applicant to include checklist on Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by a P.Eng. member.

MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS At Grade Condition (check to confirm the below is applied):

- Bird Friendly treatment is applied on minimum 50% of contiguous glass panel area. If each panel area is greater than 2m² and within 15m from finished grade.

Roof Landscape Condition (check to confirm one of the below is applied):

- Bird Friendly treatment is applied on minimum 50% of contiguous glass panel area. If each panel area is greater than 2m² and within 15m from roof level finished grade.
- Development contains no glass panel within 15m from roof level finished grade.

Patterns (check to confirm one or more of the below are applied):

- Stripes:
 - Horizontal stripe spacing is less than 5cm on centre; vertical stripe spacing is less than 10cm on centre; horizontal stripe widths are greater than 3.2mm; and vertical stripe widths are greater than 6.3mm.
- Dots:
 - Dot size is larger than 5mm; horizontal stripe spacing is less than 5cm on centre; and vertical stripe spacing is less than 10cm on centre.

Specifications (check to confirm one or more of the below is applied):

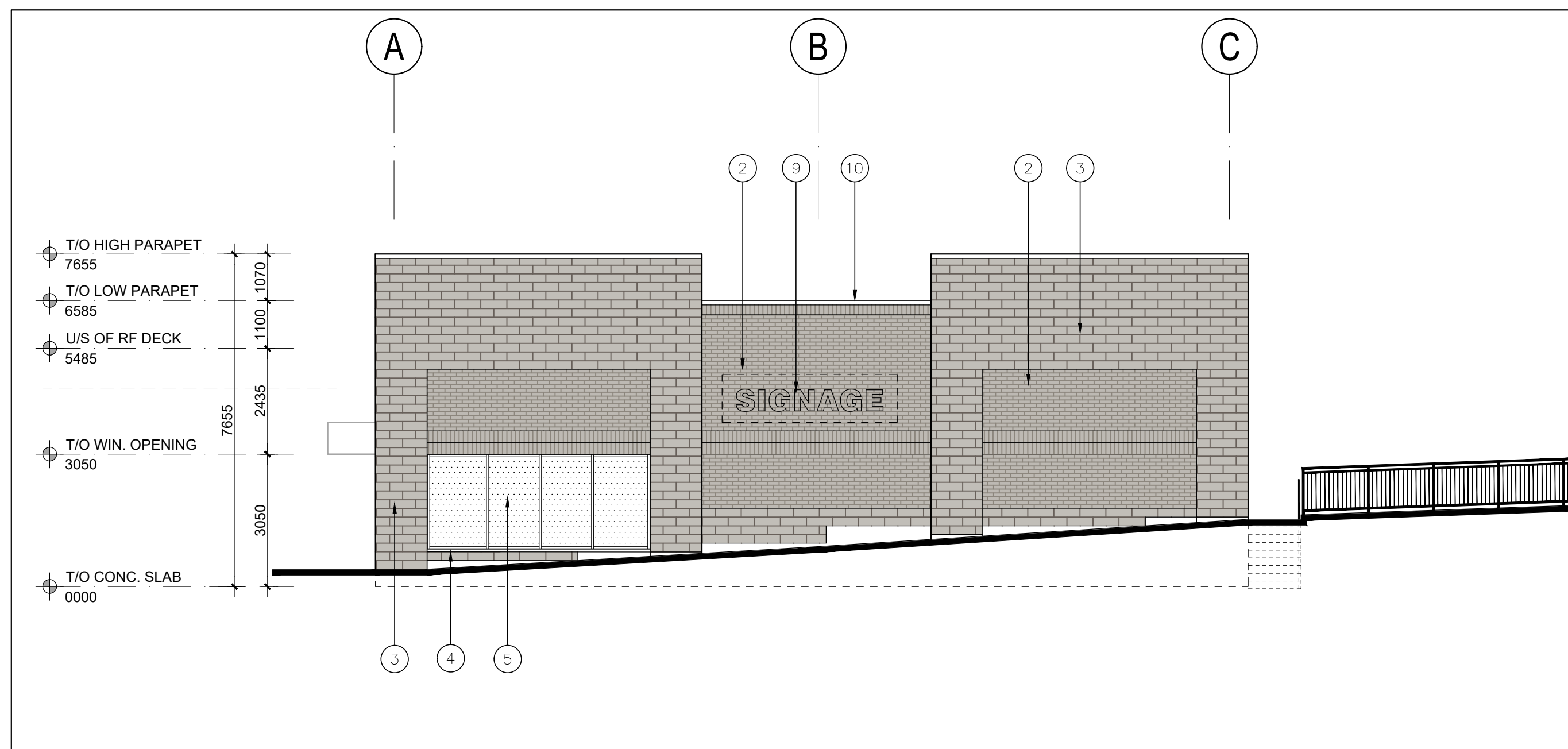
- Pattern is applied as fritting or etching of glass, and pattern colour are high contrast in relation to the background.
- Pattern is applied as film on exterior surface of glass, and pattern colour are high contrast in relation to the background.

MARKHAM BIRD FRIENDLY LIGHTING CHECKLIST
Applicant to include checklist on Electrical Engineering Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by a P.Eng.

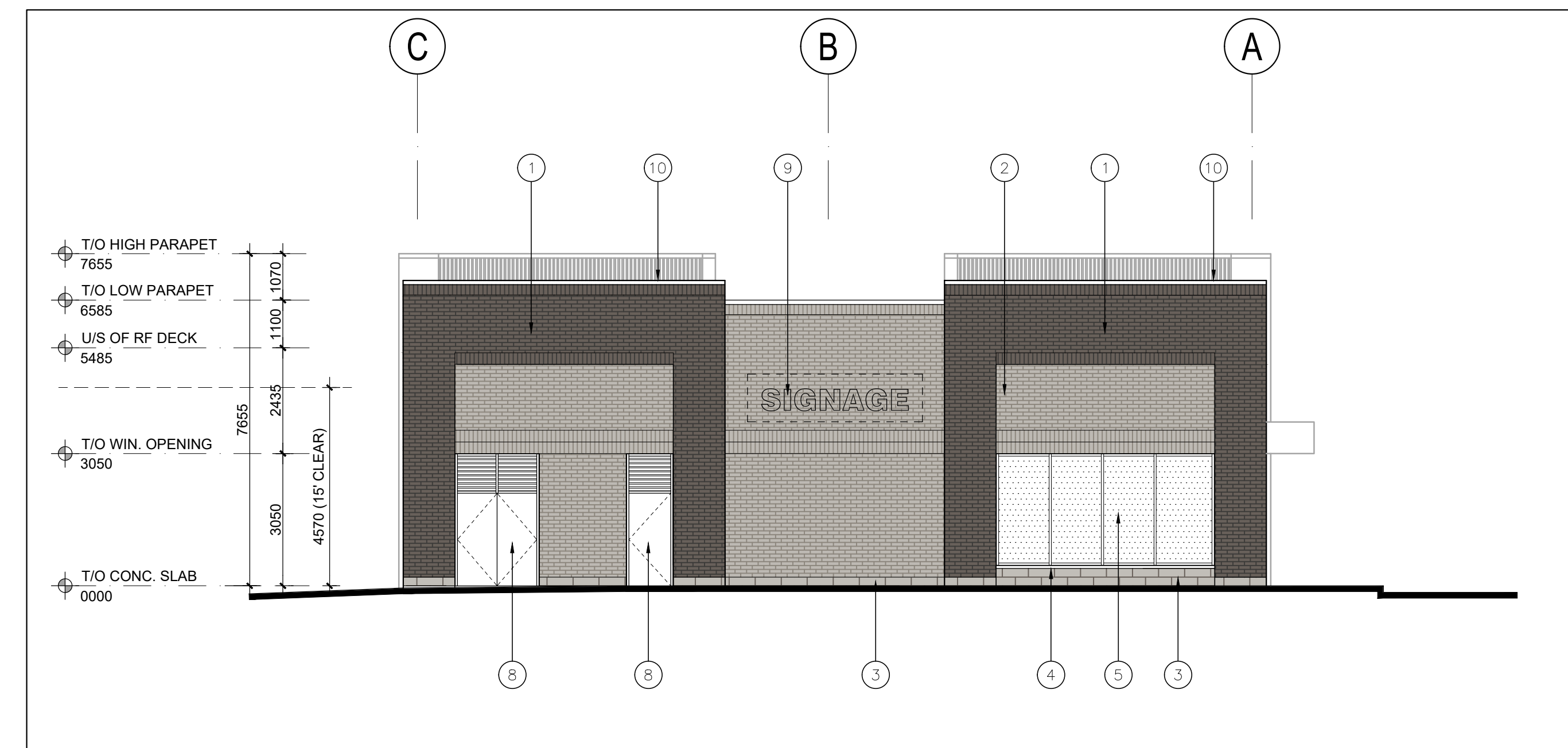
MANDATORY LIGHTING CRITERIA FOR ALL DEVELOPMENTS (check to confirm the below is applied):

- The use of exterior up lighting is minimized.
- There is no exterior light spill outside of property line.

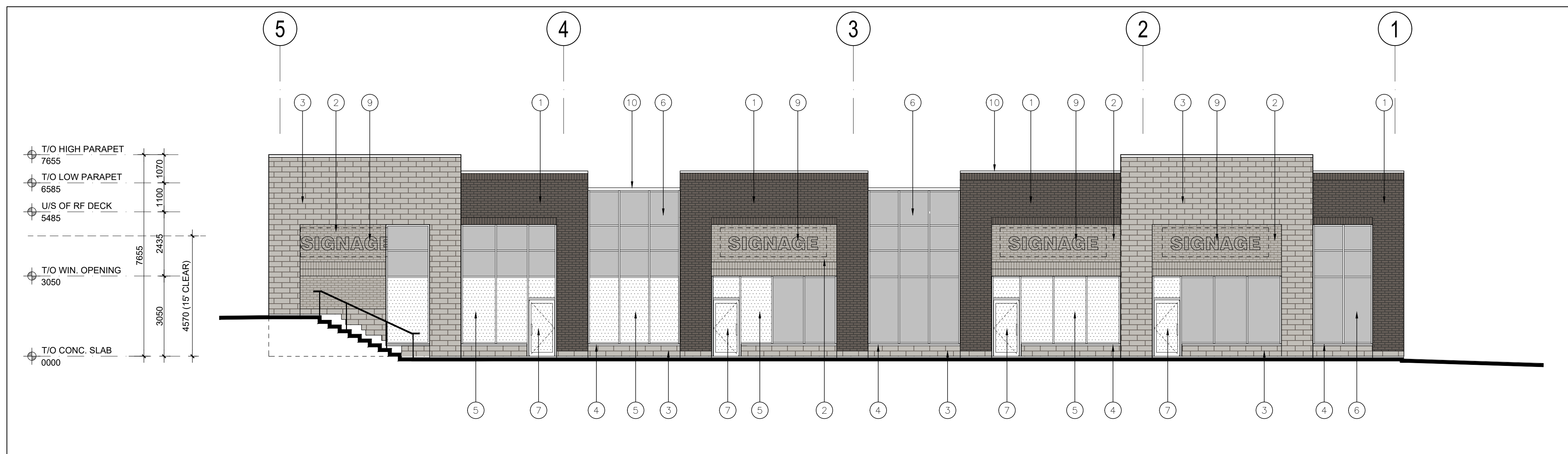
No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024



2 EAST ELEVATION
A-3.0 1:100

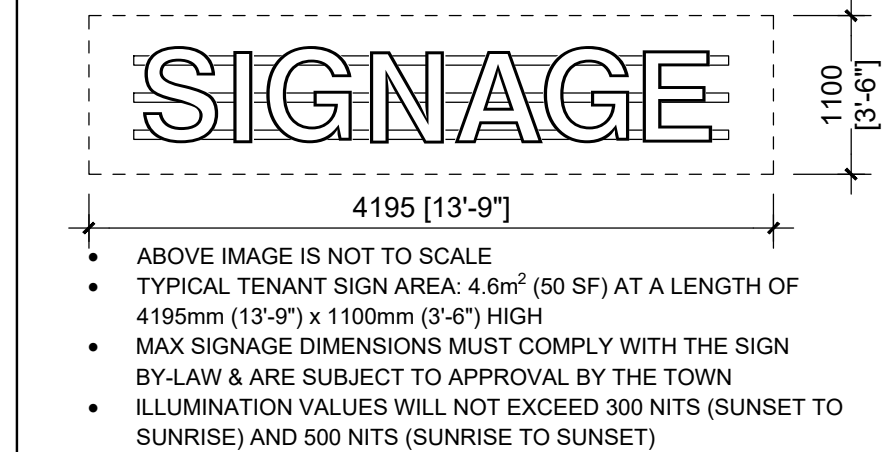


3 WEST ELEVATION
A-3.0 1:100



4 NORTH ELEVATION
A-3.0 1:100

- 1 BRAMPTON BRICK, PREMIER PLUS SIZE CONTEMPORARY SERIES - CLR. BISTRO
- 2 BRAMPTON BRICK, PREMIER PLUS SIZE CONTEMPORARY SERIES - CLR. CHELSEA
- 3 ARCHITECTURAL STONE BY SHOULDICE, 190mm x600mm, TAPESTRY - CLR. CRYSTAL WHITE
- 4 PRECAST SILL BY SHOULDICE, SUPER SILL 424 TAPESTRY - CLR. CRYSTAL WHITE
- 5 VISION GLASS
- 6 SPANDREL GLASS
- 7 COMMERCIAL GLASS DOOR
- 8 INSULATED HOLLOW METAL DOOR
- 9 SIGNAGE - TENANT TO PROVIDE IN ACCORDANCE w/ SIGN-BY-LAW
- 10 COPING - PREFINISHED METAL, CLR. TO MATCH FINISH BELOW



• ABOVE IMAGE IS NOT TO SCALE
 • TYPICAL TENANT SIGN AREA: 4.6m² (50 SF) AT A LENGTH OF 4195mm (13'-9") x 1100mm (3'-6") HIGH
 • MAX SIGNAGE DIMENSIONS MUST COMPLY WITH THE SIGN BY-LAW & ARE SUBJECT TO APPROVAL BY THE TOWN
 • ILLUMINATION VALUES WILL NOT EXCEED 300 NITS (SUNSET TO SUNRISE) AND 500 NITS (SUNRISE TO SUNSET)

No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca



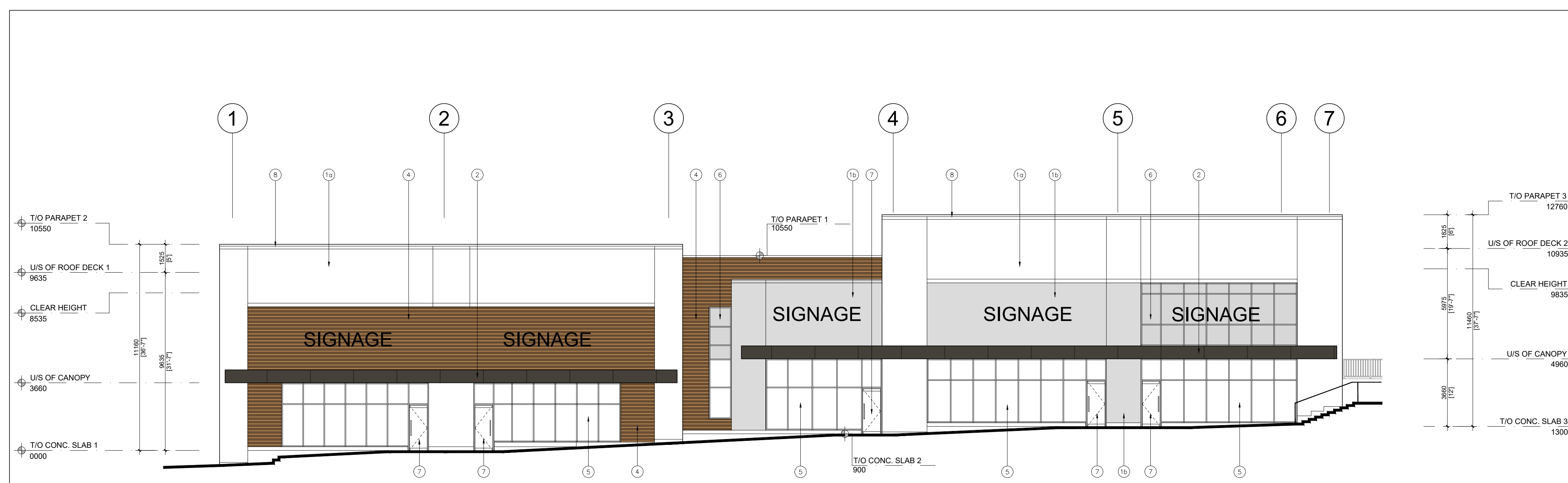
OWNERS INFORMATION:

LEPORIS
FLATO DRIVE
MARKHAM, ON

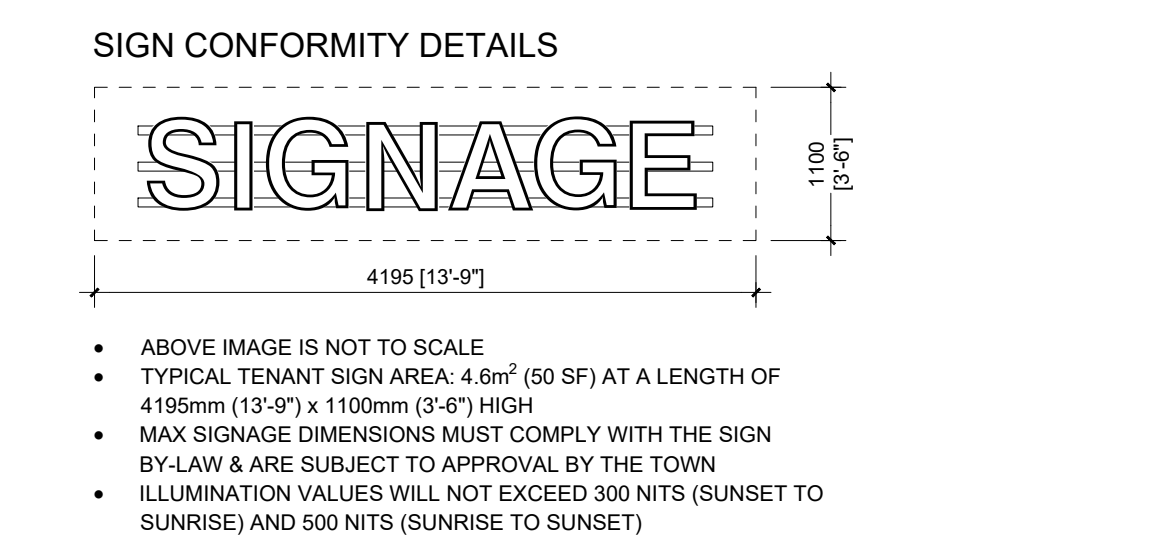
ELEVATIONS
BUILDING 'D'

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2023	MM/HP		AS NOTED

PROJECT No.	DRAWING No.
19-60	A-3.0 D

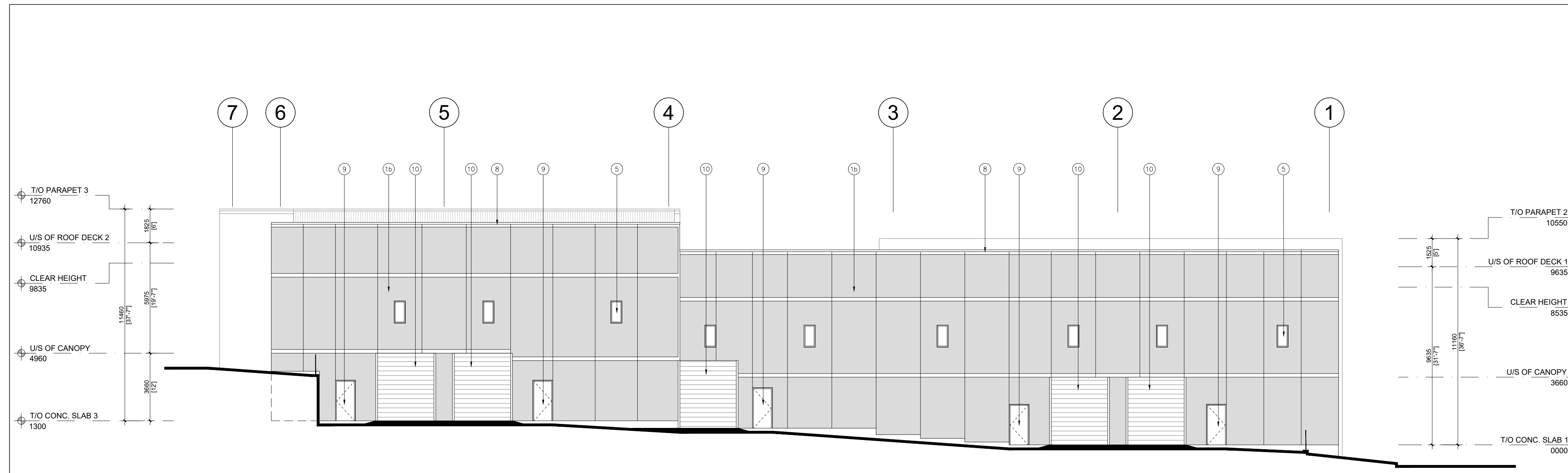


- EXTERIOR MATERIAL LEGEND**
- 1a) PRECAST CONCRETE WITH SMOOTH FINISH. COLOUR: WHITE
 - 1b) PRECAST CONCRETE WITH SMOOTH FINISH. COLOUR: GREY
 - 2) ALUMINIUM COMPOSITE PANEL. COLOUR: CHARCOAL
 - 3) RESERVED
 - 4) METAL SIDING BY LONGBOARD. COLOUR: WOODGRAIN
 - 5) VISION GLAZING IN BLACK ALUM. FRAMES. COLOUR: LIGHT GREY TINT
 - 6) SPANDREL GLAZING IN BLACK ALUM. FRAMES. COLOUR: GREY
 - 7) GLASS DOOR(S) IN BLACK ALUM. FRAMING. COLOUR: GLASS TO MATCH VISION GLAZING
 - 8) PREFIN. METAL COPING. COLOUR: WHITE
 - 9) INSUL. HOLLOW METAL MAN DOOR IN PRESSED STEEL FRAME. DOOR COLOUR: GREY & FRAME COLOUR: CLEAR ANODIZED
 - 10) INSUL. PREFIN. METAL O/H DOOR
 - 11) RESERVED
 - 12) RESERVED



1 EAST ELEVATION
A-3.0 1:150

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024



2 WEST ELEVATION
A-3.0 1:150

MARKHAM BIRD FRIENDLY SPECIFICATION CHECKLISTS FOR APPLICANT

The City of Markham Council approved the Bird Friendly Guidelines on February 13, 2014. The development of Bird Friendly Guidelines was identified as a priority in the Greenprint - Markham's Sustainability Plan (2012) and Markham's new Official Plan (2012) in order to address and manage bird-window collisions over the long term. The Guidelines provide guidance on treatments and techniques for new development and retrofit design treatments, and identify appropriate implementation mechanisms consistent with City practices and guidelines.

As part of the Guidelines, the Bird Friendly Specification Checklist was also approved as an implementation tool to guide developers in the Site Plan Approval process. Refer to the following stages of the Site Plan Approval process for implementation requirements. It is the responsibility of the applicant to adhere to the Guidelines at first site plan submission in order for the application to be deemed complete.

The Checklists represent the mandatory requirements that apply to developments and redesigns under the Site Plan Approval process. The application of secondary treatments is recommended and can be further discussed during the site plan review process. Please refer to Chapter 2.3 of the Guidelines for details.

STEP 1: Applicant to complete and include Bird Friendly Specification Checklist as part of the Elevation Drawing(s) at first site plan submission. Drawing(s) are to be stamped and signed by an OAA member and identify all contiguous glass area that are larger than 2m².

STEP 2: Applicant to complete and submit the Bird Friendly Lighting Checklist. Drawing(s) to be stamped and signed by a P.Eng. Drawings to include Lighting Photometric and Light Fixture Specifications from catalogues. Provide cost estimate of light fixtures.

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST

Applicant to include checklist on Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by an OAA member.

MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS As Grade Condition (check to confirm the below is applied)

- Bird friendly treatment is applied on minimum 85% of contiguous glass panel area. If each panel area is greater than 2m² and within 15m from roof level finished grade.
- Development contains no glass panel within 15m from roof level finished grade.

Patterns (check to confirm one or more of the below is applied)

- Stripes: Horizontal stripe spacing is less than 5cm on centre; vertical stripe spacing is less than 20cm on centre; horizontal stripe widths are greater than 3.1mm; and vertical stripe widths are greater than 6.2mm.
- Dots: Dot size is larger than 5mm; horizontal stripe spacing is less than 5cm on centre; and vertical stripe spacing is less than 10cm on centre.

Specifications (check to confirm one or more of the below is applied)

- Pattern is applied as fitting or etching of glass; and pattern colour is high contrast in relation to the background.
- Pattern is applied as film on exterior surface of glass; and pattern colour are high contrast in relation to the background.

MARKHAM BIRD FRIENDLY LIGHTING CHECKLIST

Applicant to include checklist on Electrical Engineering Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by a P.Eng.

MANDATORY LIGHTING CRITERIA FOR ALL DEVELOPMENTS (check to confirm the below is applied)

- Use of exterior lighting is demonstrated; there is no exterior light spill outside of property line.

No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

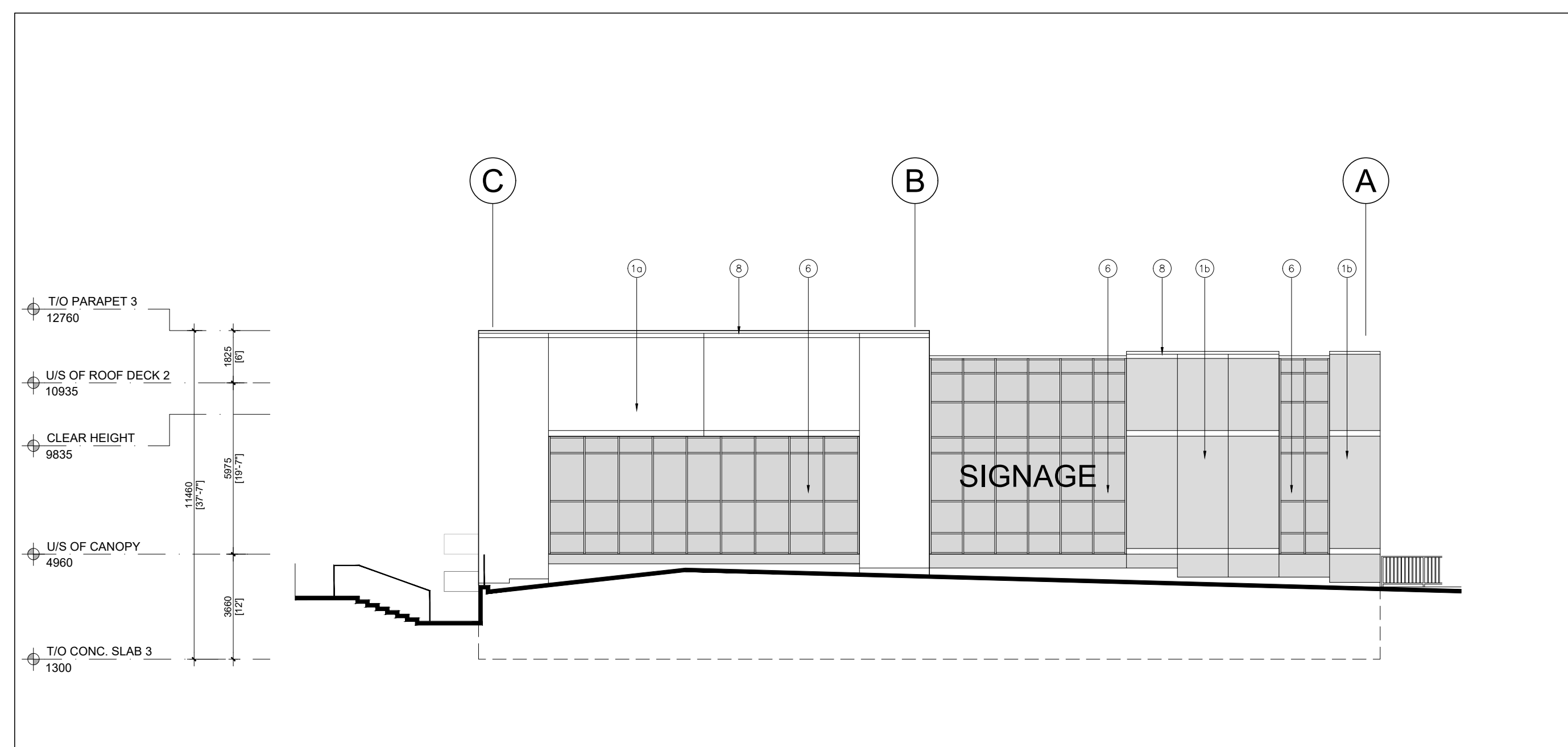


OWNERS INFORMATION:

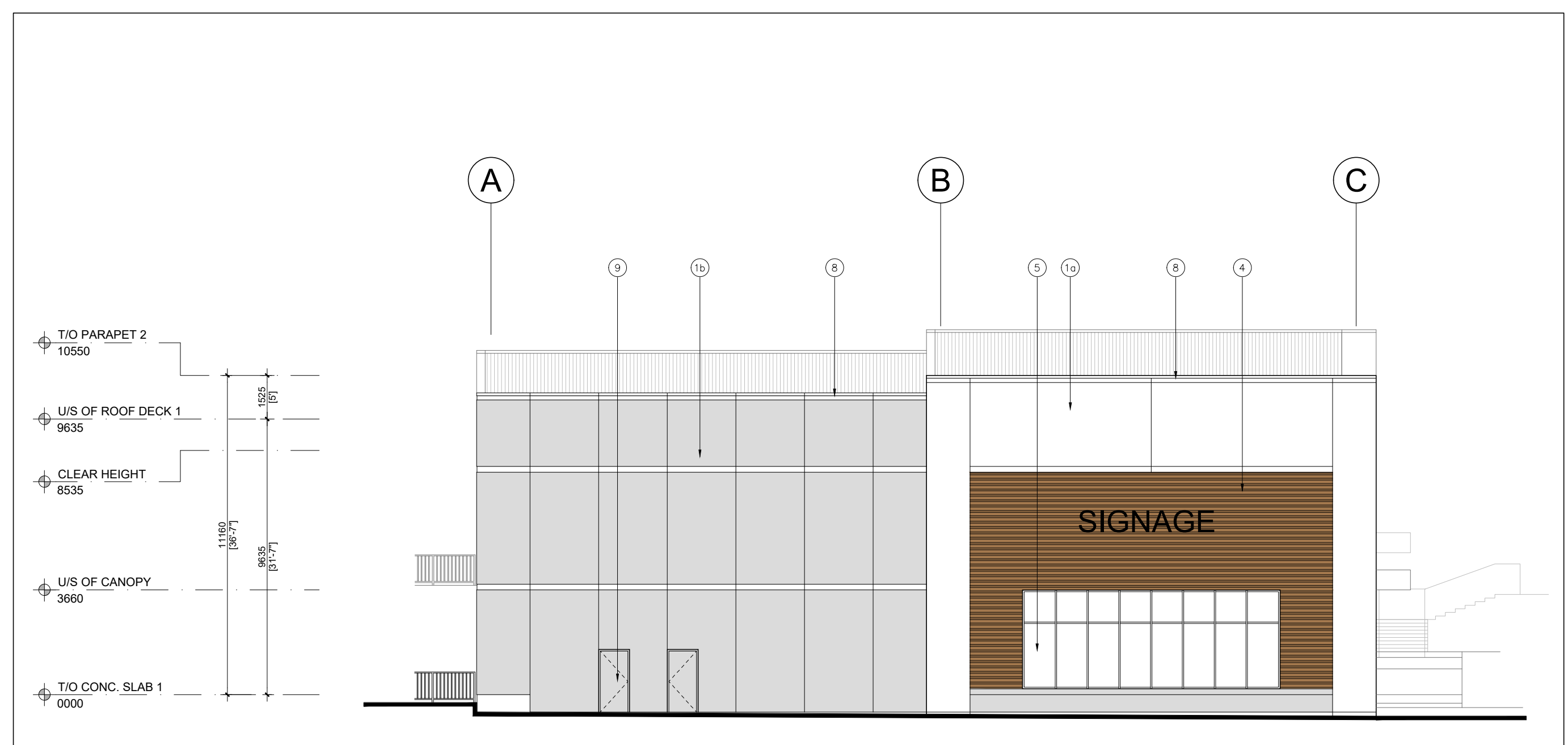
LEPORIS
FLATO DRIVE
MARKHAM, ON

ELEVATIONS
BUILDING 'F'

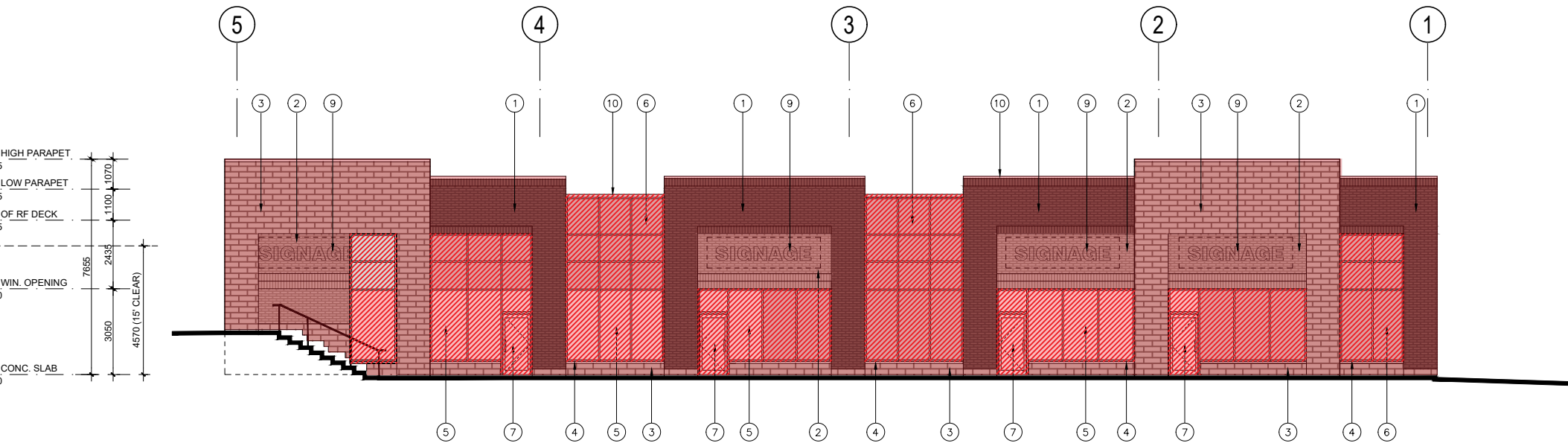
DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2023	DW		AS NOTED
PROJECT No.	DRAWING No.		
19-60	A-3.0 F		



3 NORTH ELEVATION
A-3.0 1:150



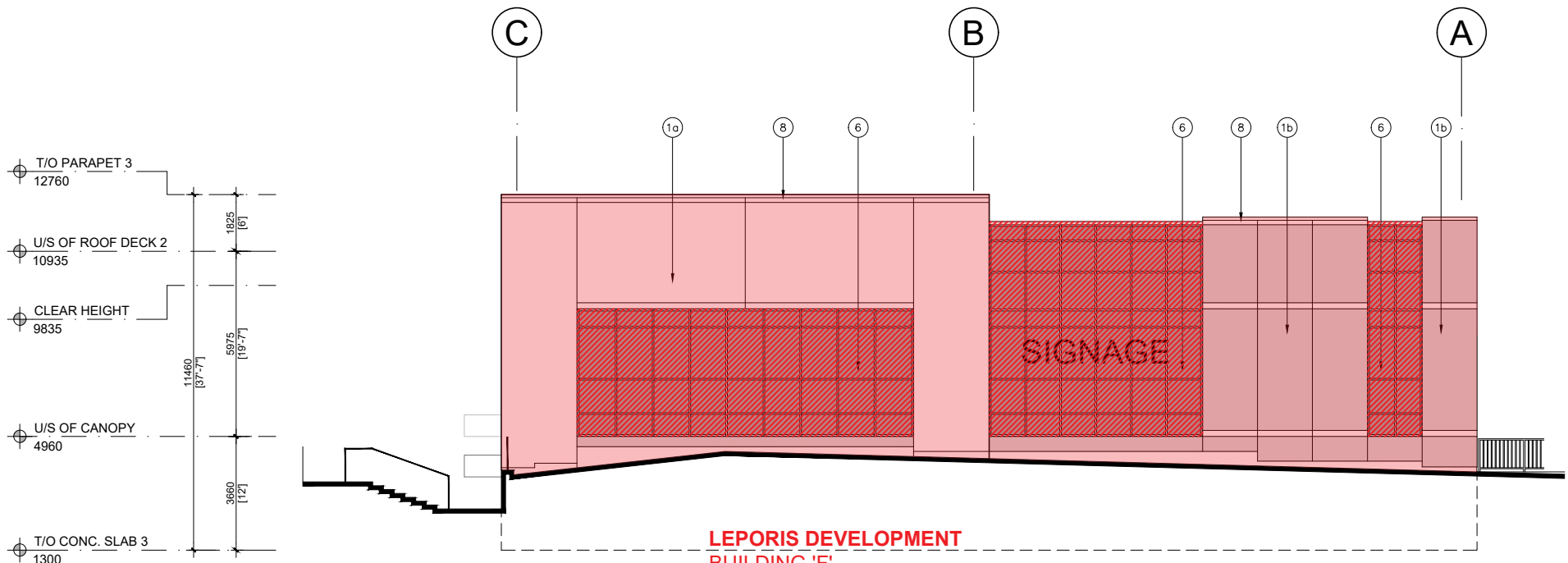
4 SOUTH ELEVATION
A-3.0 1:150



**LEPORIS DEVELOPMENT
BUILDING 'D'**

SURFACE AREA: 301.67 m²
GLAZING IN WALL FACE: 120.67 m²
% OF GLAZING TO WALL: 40.0%

NORTH ELEVATION



LEPORIS DEVELOPMENT
BUILDING 'F'
 SURFACE AREA: 258.60 m²
 GLAZING IN WALL FACE: 104.51 m²
 % OF GLAZING TO WALL: 40.41%