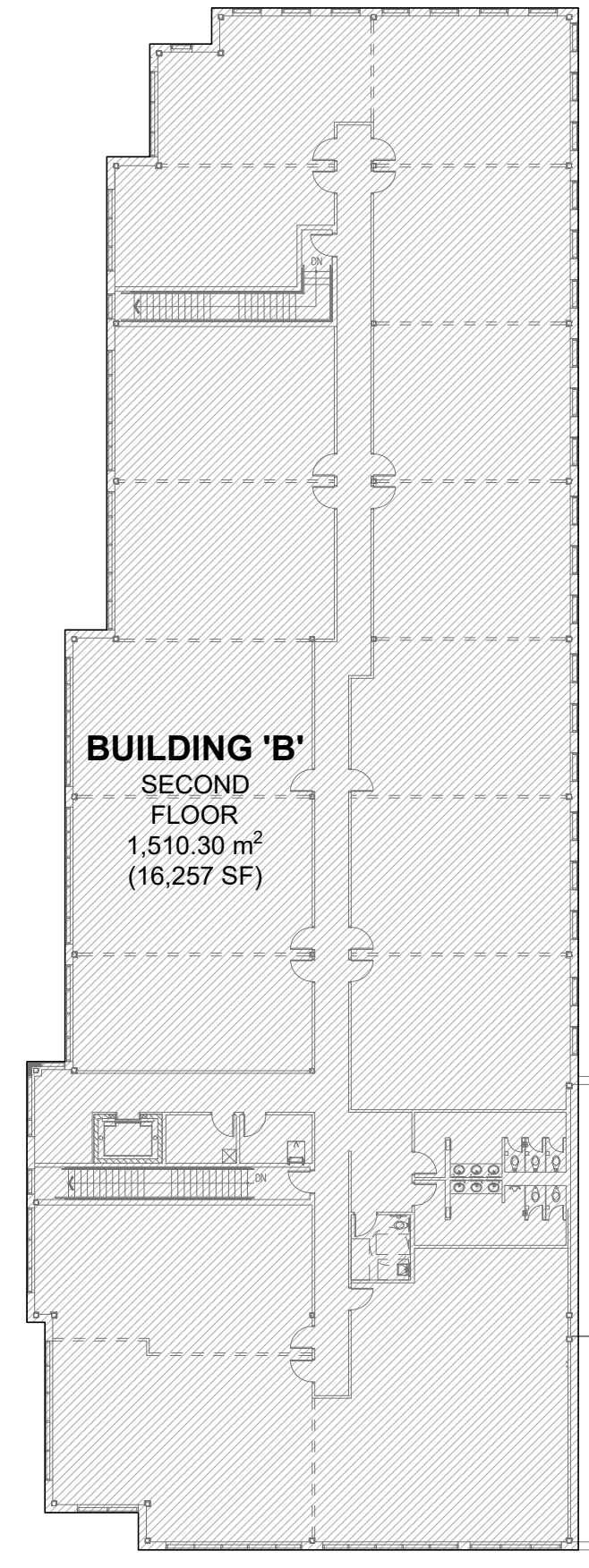


SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	CARPOOL SPACE
	DRIVE-IN OR OVERHEAD DOORS
	FIRE HYDRANT + VALVE
	CATCH BASIN (REF. CIVIL DWGS)
	DOUBLE CATCH BASIN (REF. CIVIL DWGS)
	SANITARY MANHOLE (REF. CIVIL DWGS)
	CATCH BASIN/MANHOLE (REF. CIVIL DWGS)
	STORM MANHOLE (REF. CIVIL DWGS)
	HYDRO POLE STANDARD/UTILITY POLE
	BICYCLE RING (SEE LANDS, DWGS)
	DIRECTION OF TRAFFIC FLOW
	HYDRO TRANSFORMER (REF. ELEC. DWGS)
	GAS METERS
	ACCESSIBLE PARKING   4.1m x 5.8m
	SUBTERRANEAN WASTE STORAGE
	LIGHT STANDARD (TYP)
	BENCH
	CURB RAMP / DEPRESSION (REF. A-1.1)
	CONC. / CONC. FILLED STEEL BOLLARD
	FIRE DEPARTMENT CONNECTION / SIEMSE CONNECTION
	ACCESSIBLE SIGNAGE Rb-03 (REF. A-1.1)
	BENCH & WASTE RECEPTACLE (REF. LANDS, DWGS)
	FIRE ROUTE Rb-52b (REF. A-1.1)
	STOP SIGN Rb-1 (REF. A-1.1)
	PAINTED STOP BAR
	SNOW STORAGE AREAS
	COMPACT CARS ONLY SIGN (REF. A-1.1)
	LOADING ZONE SIGN Rb-52f (REF. A-1.1)
	LONG TERM BICYCLE LOCKERS (REF. LANDS, DWGS)
	CARPOOL SIGN M57 (REF. A-1.1)

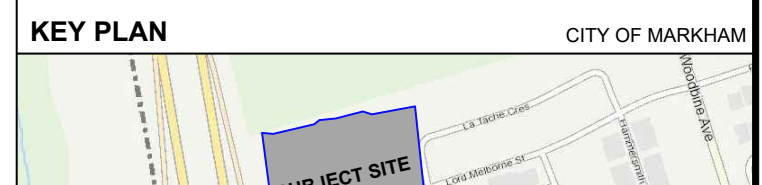
GREEN SPACE

REPLACE EXISTING WIRE FENCE W/ MTO SECURITY FENCE AS PER OPSD 972.130 (TOP WIRE OPTION) IN LOCATION SHOWN (0.3m INTO LANDS OWNED BY MTO)

THE KING'S HIGHWAY No. 404



VACANT LAND



LEGAL DESCRIPTION	PROJECT NORTH
PLAN OF SURVEY OF PART OF LOTS 26 AND 27 CONCESSION 3 GEOGRAPHIC TOWNSHIP OF MARKHAM CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK	TRUE NORTH

SITE STATISTICS	
ZONING (BY-LAW 177-96)	BP556(H) - BUSINESS PARK
SITE AREA	14,580.54 m <sup>2</sup> or 3.80 Acres
FRONT YARD [EAST]	6.00 m MIN 20.82 m
REAR YARD [WEST/WHY 404]	3.00 m MIN 28.94 m
INTERIOR SIDE YARD [NORTH]	3.00 m MIN 15.76 m
INTERIOR SIDE YARD [SOUTH]	3.00 m MIN 17.60 m
<b>GROSS FLOOR AREA</b>	
BUILDING 'A'	2,297.66 m <sup>2</sup> or 24,732 SF
BUILDING 'B'	905.56 m <sup>2</sup> or 9,747 SF
<b>GROSS FLOOR AREA</b>	2,382.36 m <sup>2</sup> or 24,644 SF
MEZZANINE	343.11 m <sup>2</sup> or 3,693 SF
SECOND FLOOR	1,510.30 m <sup>2</sup> or 16,257 SF
<b>GROSS FLOOR AREA</b>	7,439.01 m <sup>2</sup> or 80,073 SF
<b>NET FLOOR AREA</b>	
BUILDING 'A' AREA DEDUCTED + 174.88 m <sup>2</sup>	3,028.36 m <sup>2</sup> or 32,597 SF
BUILDING 'B' AREA DEDUCTED + 216.16 m <sup>2</sup>	4,019.61 m <sup>2</sup> or 43,267 SF
<b>SITE COVERAGE</b>	4,671.61 m <sup>2</sup> or 32.04%
LANDSCAPED AREA	3,721.86 m <sup>2</sup> or 25.53%
PAVED AREA	6,186.85 m <sup>2</sup> or 42.43%

BUILDING 'A'	
INDUSTRIAL USES	GROUND FLOOR & MEZZANINE
PREMISES (NFA + 1,200 m <sup>2</sup> )	3,028.36 / 40
PARKING SPACES PER 40 m <sup>2</sup> (NFA)	75.7 Spaces
<b>BUILDING 'B'</b>	
INDUSTRIAL USES	GROUND FLOOR & MEZZANINE
PREMISES (NFA + 1,200 m <sup>2</sup> )	2,584.22 / 40
PARKING SPACES PER 40 m <sup>2</sup> (NFA)	64.0 Spaces
<b>OFFICE USES</b>	
GROUND FLOOR	1,410.14 / 30
1 PARKING SPACE PER 30 m <sup>2</sup> (NFA)	47.0 Spaces
<b>TOTAL PARKING</b>	186 Spaces
ACCESSIBLE PARKING	9 Spaces
5% OF TOTAL PARKING REQUIRED	8 Spaces
<b>LOADING SPACES</b>	
2 SPACES FOR BUILDINGS W/ GFA OF 1,800 m <sup>2</sup> OR GREATER	4 Spaces
<b>BICYCLE SPACES</b>	
10 SPACES PER 1,000 m <sup>2</sup> LONG TERM	14 Spaces

- NFA OF EACH PREMISES UP TO 1,200 SQ.M. 1 PARKING SPACE PER 40 SQ.M. OR PORTION THEREOF OF NFA. NFA BETWEEN 1,200 SQ.M. AND 6,000 SQ.M. 1 PARKING SPACE PER 100 SQ.M. OR PORTION THEREOF OF NFA. NFA IN EXCESS OF 6,000 SQ.M. 1 PARKING SPACE PER 200 SQ.M. OR PORTION THEREOF OF NFA.
- LOADING PER BUILDING WITH GFA OF 1,800 SQ.M. OR GREATER
- ACCESSIBLE STALLS 5% OF TOTAL PARKING SPACES REQUIRED
- PARKING STALL DIMENSIONS: STANDARD = 2.75m x 5.8m PARALLEL = 2.75m x 6.7m; ACCESSIBLE = 4.1m x 5.8m; LOADING = 3.8m x 12m
- GROSS FLOOR AREA MEANS THE AGGREGATE OF THE FLOOR AREAS OF A BUILDING ABOVE OR BELOW THE ESTABLISHED GRADE, BUT EXCLUDING CAR PARKING AREAS WITHIN THE BUILDING THAT ARE BELOW ESTABLISHED GRADE.
- RESERVED
- NET FLOOR AREA: MEANS THE AGGREGATE OF THE FLOOR AREAS OF A BUILDING ABOVE OR BELOW ESTABLISHED GRADE, BUT EXCLUDING CAR PARKING AREAS WITHIN THE BUILDING, STAIRWAYS, ELEVATOR SHAFTS, SERVICE MECHANICAL ROOMS AND PENHOUSES, WASHROOMS, GARAGE/RECYCLING ROOMS, STAFF LOCKER AND LUNCH ROOMS, LOADING AREAS, ANY SPACE SOLELY FOR STORAGE PURPOSES AND IS NOT ACCESSIBLE TO THE PUBLIC.
- RESERVED
- TOTAL SUM OF PROPOSED TENANTS WITH NFA LESS THAN 1,200 SQ.M.
- RESERVED
- MINIMUM DRIVEWAY WIDTH OF 6M
- RESERVED

REPLACE EXISTING WIRE FENCE W/ MTO SECURITY FENCE AS PER OPSD 972.130 (TOP WIRE OPTION) IN LOCATION SHOWN (0.3m INTO LANDS OWNED BY MTO)

No.	ISSUED	DATE
1	ISSUED FOR SPA	MAY 01, 2023
2	RE-ISSUED FOR SPA	DEC. 13, 2023
3	RE-ISSUED FOR SPA	DEC. 20, 2024
4	ISSUED FOR MINOR VARIANCE APPLICATION	JAN. 30, 2025

No.	REVISION	DATE
1	REVISED PER SPA COMMENTS	DEC. 13, 2023
1	REVISED PER SPA COMMENTS	DEC. 20, 2024

**BALDASSARRA**  
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T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



**LA TACHE**

HOLBORN HIGH ROAD,  
MARKHAM, ON.

**SITE PLAN**

DATE: AUG. 2022 DRAWN BY: DW/MZ CHECKED: SCALE: 1:500  
PROJECT No. DRAWING No.

22-60 **A-1.0**