



1 KEY PLAN
SP115 1:2000

LEGEND

- PRIMARY ENTRANCE
- EMERGENCY DOOR
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK
- "A" - RA-1 STOP SIGN
- "B" - ACCESSIBLE PARKING
- "C" - NO PARKING FIRE ROUTE

ZONING MATRIX:
ZONING

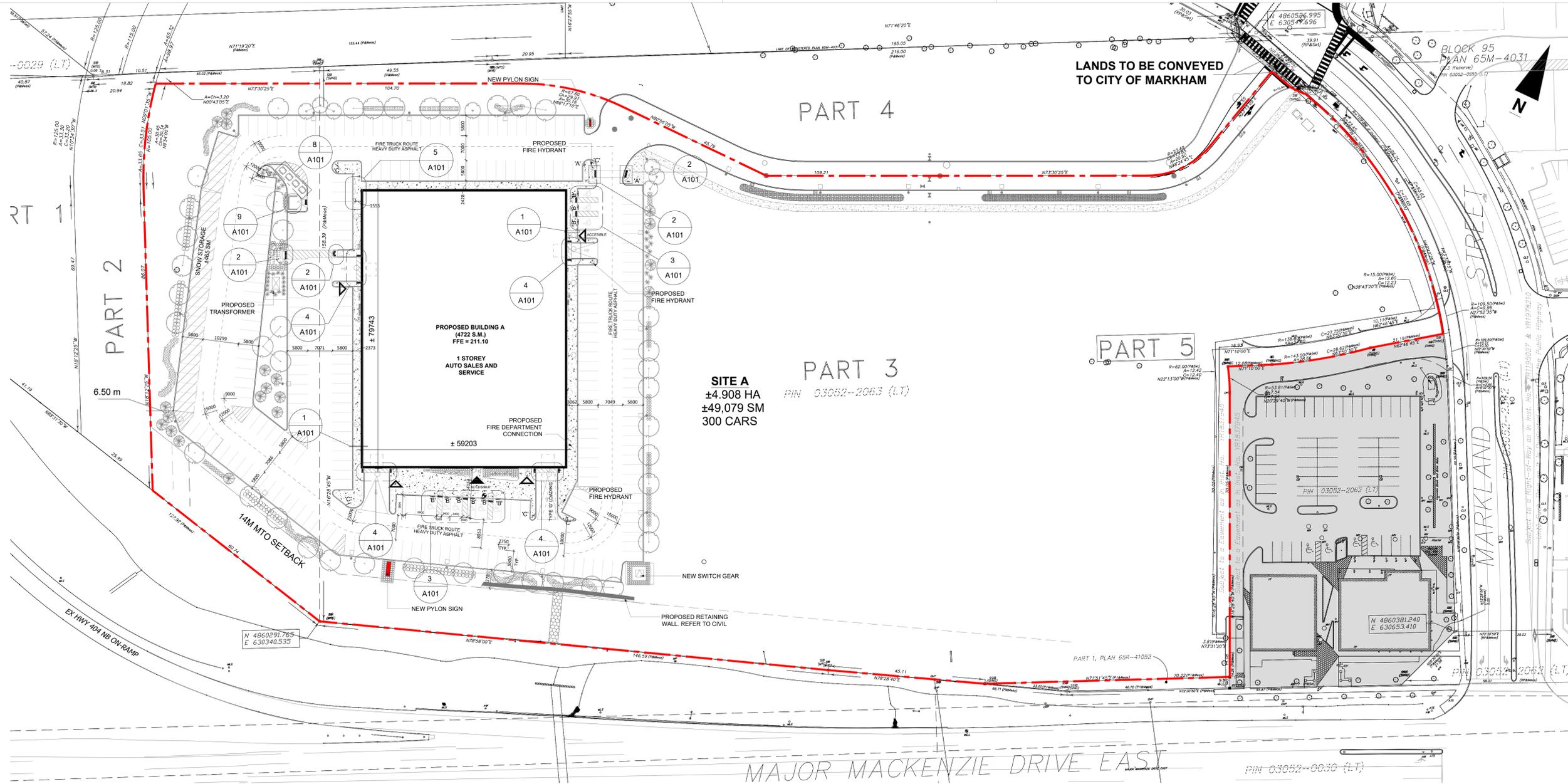
REQUIRED	PROPOSED
SITE AREA	MJC*294 - MAJOR COMMERCIAL, OS1 - OPEN SPACE ONE AND BC*293 - BUSINESS CORRIDOR
LOT FRONTAGE	MIN. 0.4 HA 85 M MIN 180 M
FRONT YARD	6M - 10M 251 M
REAR YARD	3 M 51 M
INTERIOR SIDE YARD	3 M 35 M
EXTERIOR SIDE YARD	6-10 M 44 M
BUILDING HEIGHT	14M MAX ±8 M
PARKING	300 CARS (6.41/100SM)
LOADING	1 SPACE
BICYCLE RACK	25 STALLS
GROSS BUILDING AREA	4722 SM 4722 SM
LANDSCAPE STRIP (FRONT, EXT SIDE)	MIN 6 M 6 M
LANDSCAPE STRIP (REAR, INT SIDE)	MIN 3 M 6 M
LANDSCAPE OPEN SPACE	MIN 20% NA
BARRIER FREE ENTRANCE/EXIT	2 (OBC 3.8.1.2) 5 OUT OF TOTAL 5 (100%)
BARRIER FREE PARKING	8 CARS 9 CARS

STATISTICS

SITE A AREA	±4.908 HA
BUILDING A	±4722 SM
PARKING PROVIDED	300 CARS
EV STALLS PROVIDED	4 CARS
TOTAL PARKING	300 CARS
BICYCLE RACK	25 STALLS
LOADING PROVIDED	1 LOADING SPACE
COVERAGE	9.62%
SNOW STORAGE	±463 SM

PART OF LOT 21, CONCESSION 3 AND BLOCK 83 REGISTERED PLAN 65M-4031 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK (FORMERLY TOWN OF MARKHAM, COUNTY OF YORK)

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2365



2 OVERALL SITE PLAN
SP115 1:600

Notes:
Site plan in accordance with the City of Markham Sustainability Metrics Program Guidebook.
Survey based on SVNG plan ref. no. 139-Con 3 Markham.
Refer to civil drawings prepared by KWA for servicing and grading design.
Refer to landscape drawings by H&J for landscape design.
Refer to electrical drawings by H&J for electrical design.

#	DATE	DESCRIPTION	BY
11	2025-11-28	REVISION TO BUILDING DEPARTMENT	JR
10	2025-01-28	ISSUED FOR COORDINATION	JR
9	2024-12-20	ISSUED FOR SPA	JR
8	2024-12-11	ISSUED FOR COORDINATION	JR
7	2024-12-09	ISSUED FOR COORDINATION	JR
6	2024-08-30	ISSUED FOR SPA RESUBMISSION	JR
5	2024-05-15	ISSUED FOR COORDINATION	JR
4	2024-01-29	RE-ISSUED FOR SPA	JR
3	2024-01-13	ISSUED FOR SPA	JR
2	2023-11-27	ISSUED FOR COORDINATION	JR
1	2023-11-23	ISSUED FOR REZONING	JR

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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OVERALL SITE PLAN

Scale: As indicated
PROPOSED AUTO SALES AND SERVICE BUILDING

ADDRESS: HWY 404 + MAJOR MACKENZIE DRIVE, MARKHAM, ON

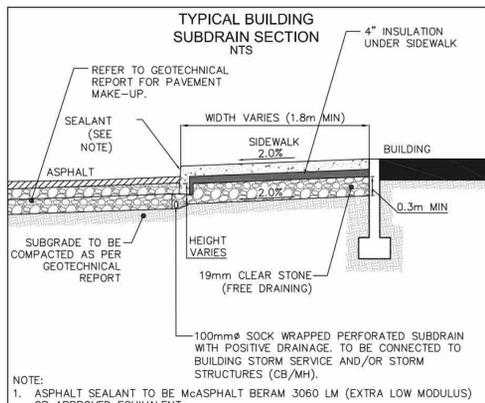
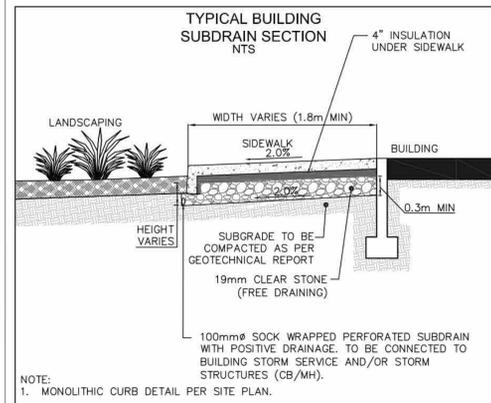
CLIENT: FIELDGATE COMMERCIAL

PETROFF PARTNERSHIP ARCHITECTS

PETROFF
10 AVIVA WAY, SUITE 400
MARKHAM ONTARIO CANADA L6G 0G1
TEL. 905.470.7000. FAX. 905.470.2500



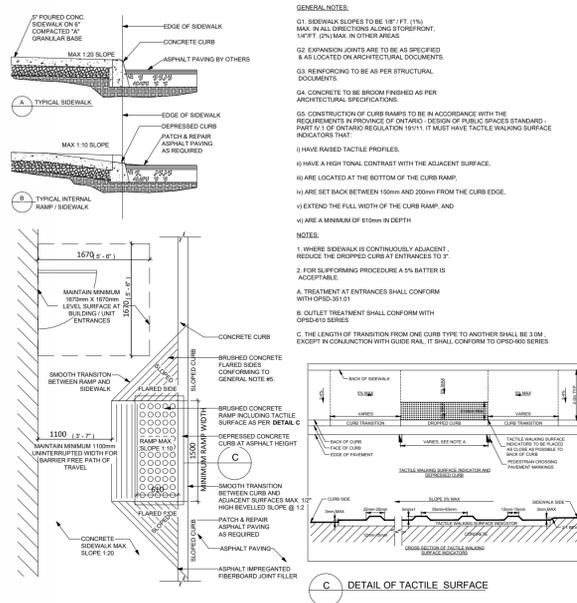
Drawn:	JK/DR	PROJECT Number	23042
Check:	JK/AE	Drawing No.	SP115
Date:	08/29/24		
Issued Date:	11/28/25		



counterpoint

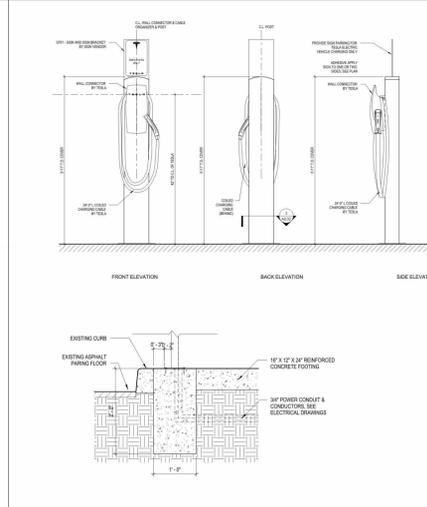
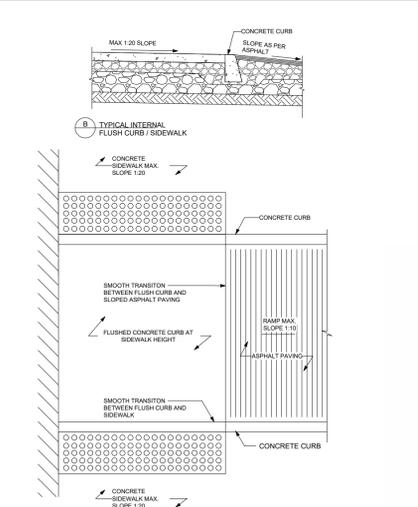
FIELDGATE COMMERCIAL DEVELOPMENTS
EAST OWLINGBURY
GREEN LANE, EAST GUILDFORD, ONTARIO

DESIGNED BY: DATE: LINE: 2016
CHECKED BY: PROJECT No: 2068
DRAWN BY:
CHECKED BY:
SCALE: N.T.S. FIGURE No: 01

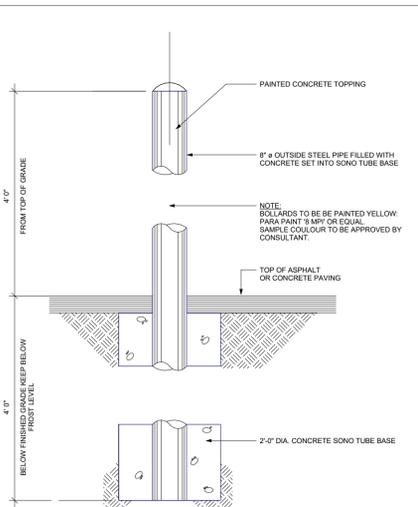


1 SIDEWALK DETAIL
1:10

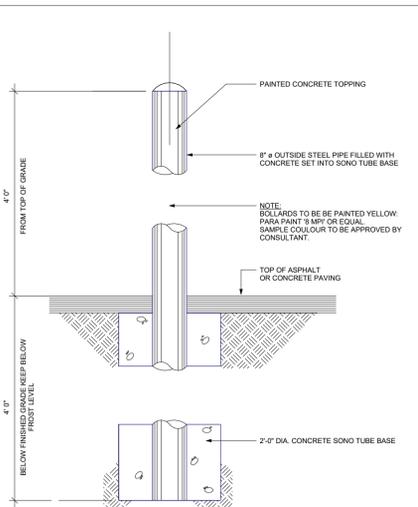
3 STANDARD PARKING
1:100



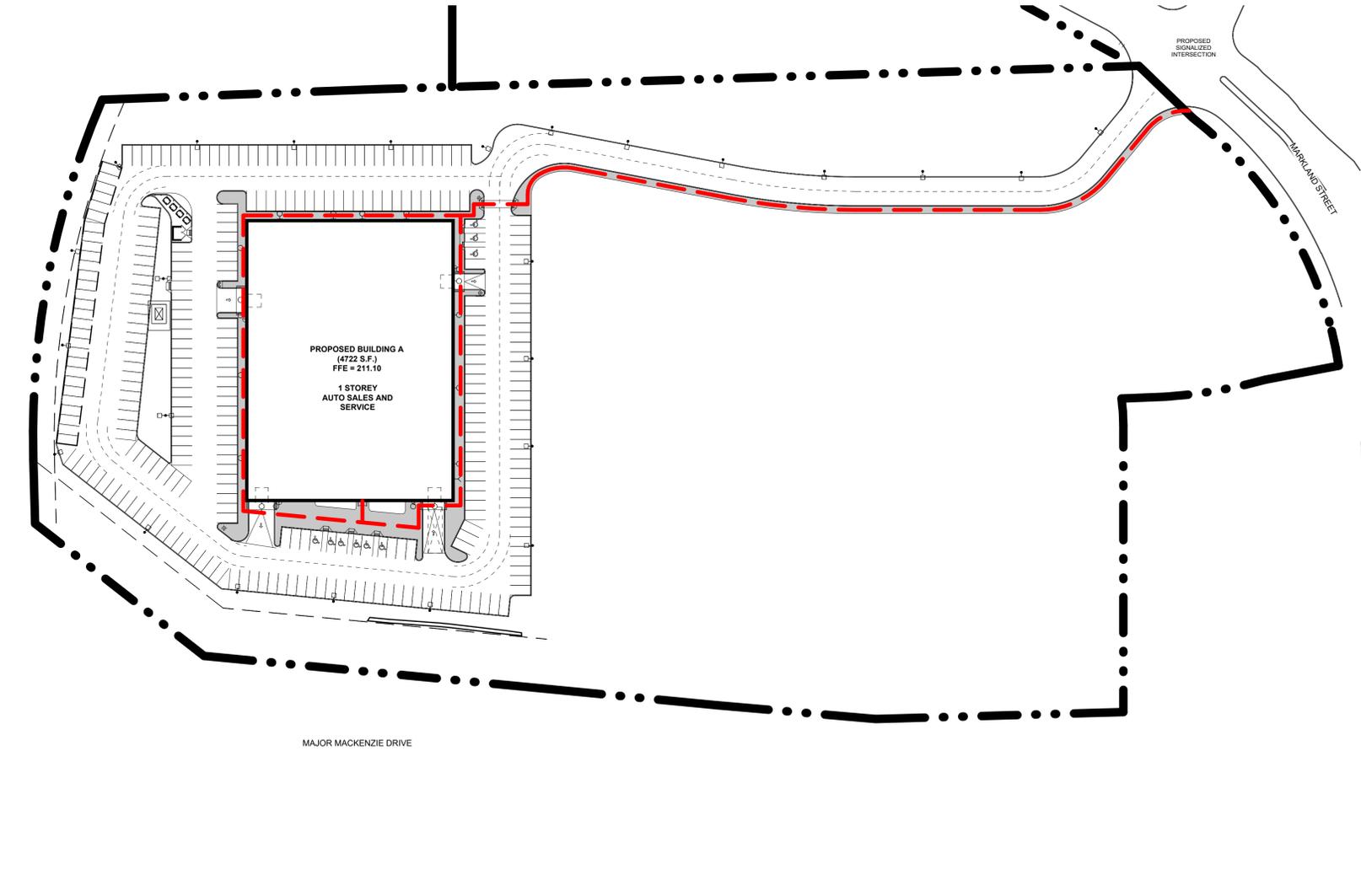
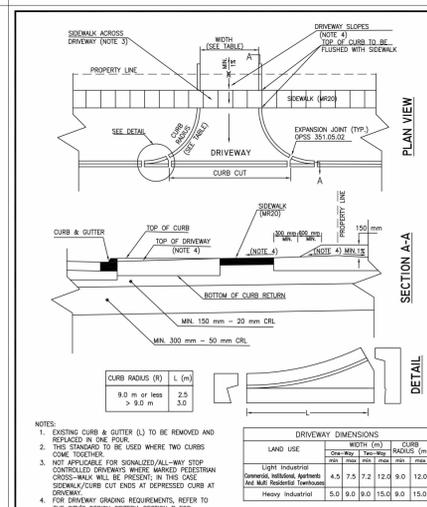
4 FLUSH CURB DETAIL
1:50



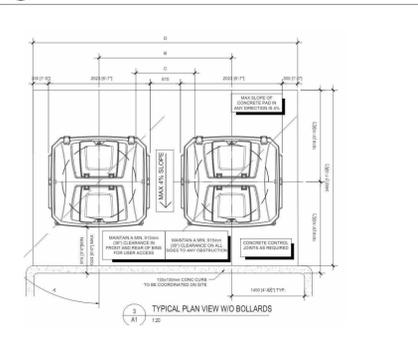
6 BOLLARD DETAIL
1:20



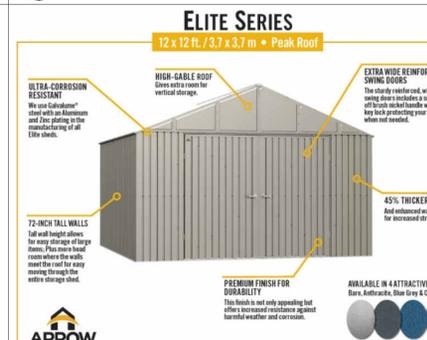
7 MARKHAM DRIVEWAY DETAIL
NTS



8 EARTH BIN
1:40



9 TIRE STORAGE ENCLOSURE
NTS



PART OF LOT 21 CONCESSION 3

CITY OF MARKHAM

FORMERLY TOWN OF MARKHAM
COUNTY OF YORK
REGIONAL MUNICIPALITY OF YORK

City of MARKHAM
PLANNING DEPARTMENT
ENDORSED
ENDORSED SUBJECT TO THE CONDITIONS SET OUT IN THE ENDORSEMENT MEMORANDUM FOR THE FILE BELOW.
The City is not responsible for the accuracy or content of this drawing.
ENGINEERING AND URBAN DESIGN DEPARTMENTS
ACCEPTED
For the purpose of site plan endorsement.
Date: 03/25/2025
MAGD'YVYVY
Senior Development Manager
(or their designate)

#	DATE	DESCRIPTION	BY
9	2024-12-20	ISSUED FOR SPA	JK
8	2024-12-11	ISSUED FOR COORDINATION	JK
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MARKHAM	ENGINEERING DEPARTMENT, CITY OF MARKHAM	REV. 4 JAN. 2024
	DRIVEWAYS FOR INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, APARTMENTS, AND MULTI-RESIDENTIAL TOWNHOUSES	MR19
		N.T.S.

SITE DETAILS

Scale: As indicated

PROPOSED AUTO SALES AND SERVICE BUILDING

ADDRESS: HWY 404 + MAJOR MACKENZIE DRIVE, MARKHAM, ON

CLIENT: FIELDGATE COMMERCIAL

PETROFF PARTNERSHIP ARCHITECTS

PETROFF

Petroff Partnership Architects
10 Aviva Way, Suite 400
Markham, Ontario, Canada L6G 0G1
TEL: 905-470-7002



Drawn: JK PROJECT Number: 23042

Check: AH

Date: 04/30/24 Drawing No: A101

Issued Date: 04/30/24