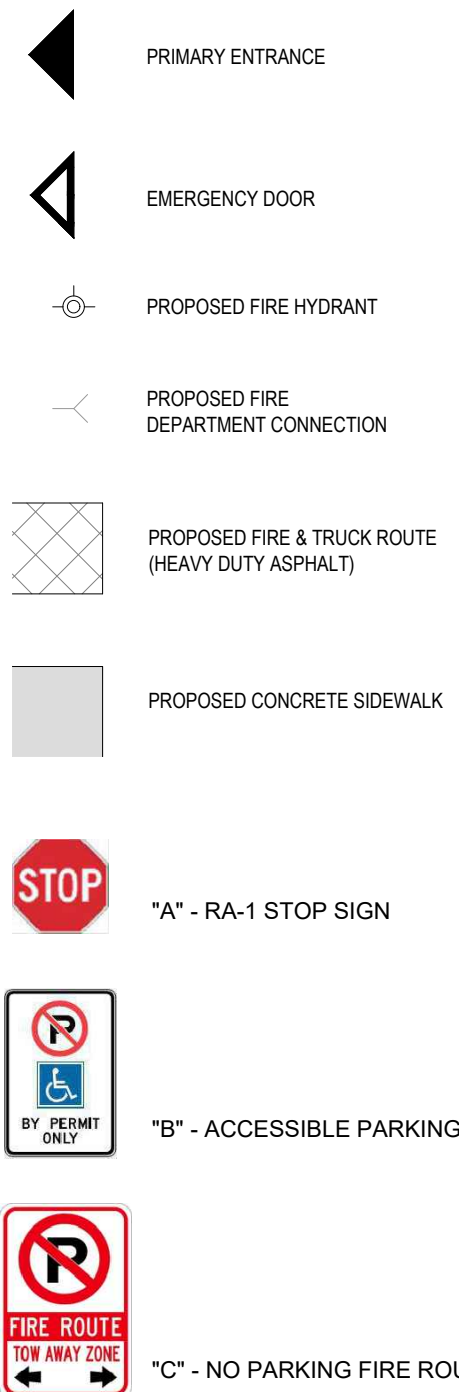




1 KEY PLAN  
SP115 1:2000

#### LEGEND



#### ZONING MATRIX: ZONING

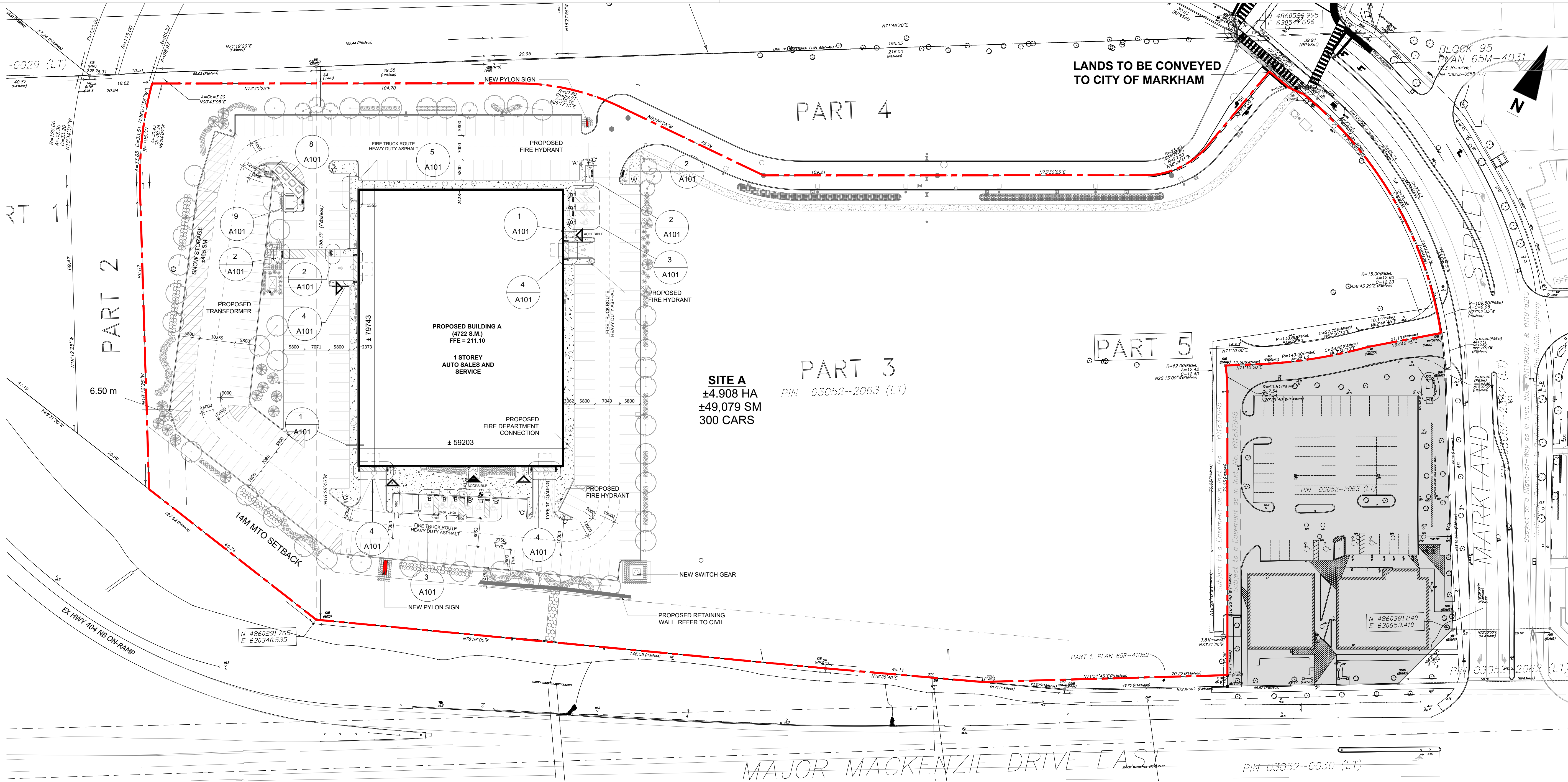
SITE AREA	MIN. 0.4 HA	REQUIRED	PROPOSED
LOT FRONTAGE	85 M MIN		<b>MJC*294 - MAJOR COMMERCIAL, OS1 - OPEN SPACE ONE AND BC*293 - BUSINESS CORRIDOR</b>
FRONT YARD	6M - 10M		±4.908 HA
REAR YARD	3 M		180 M
INTERIOR SIDE YARD	3 M		
EXTERIOR SIDE YARD	6-10 M		
BUILDING HEIGHT	14M MAX		±8 M
PARKING			300 CARS (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  
2105



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 RKL for landscape design.  
Refer to electrical drawings by H&J for electrical design.

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

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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

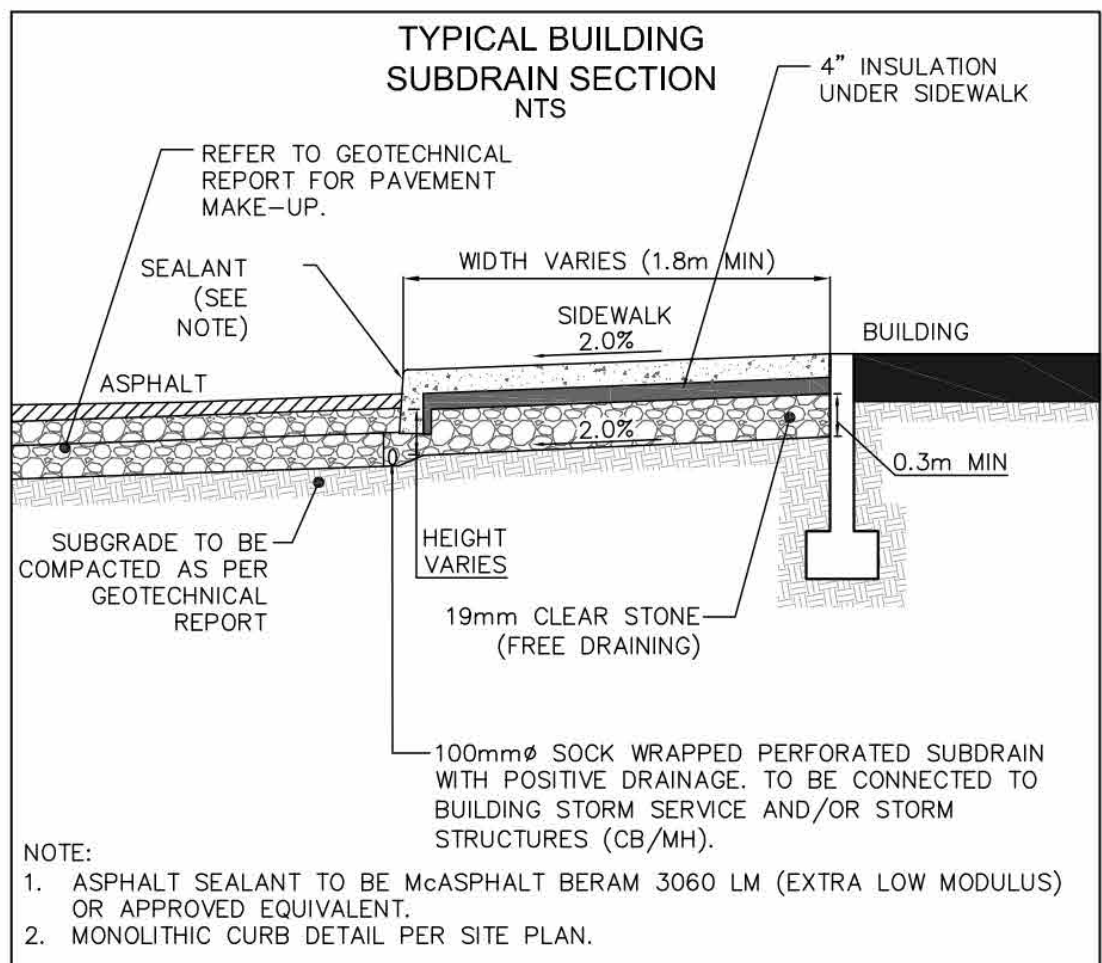
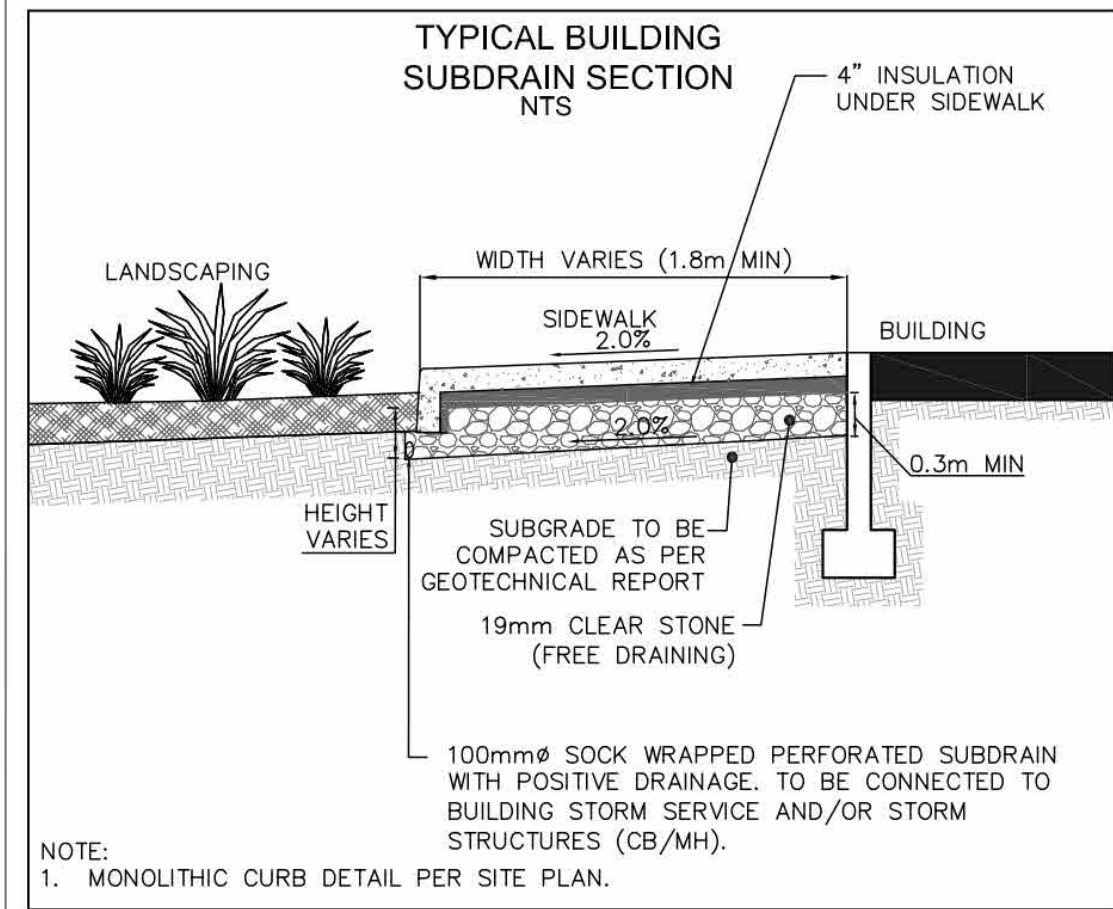
**PETROFF**

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

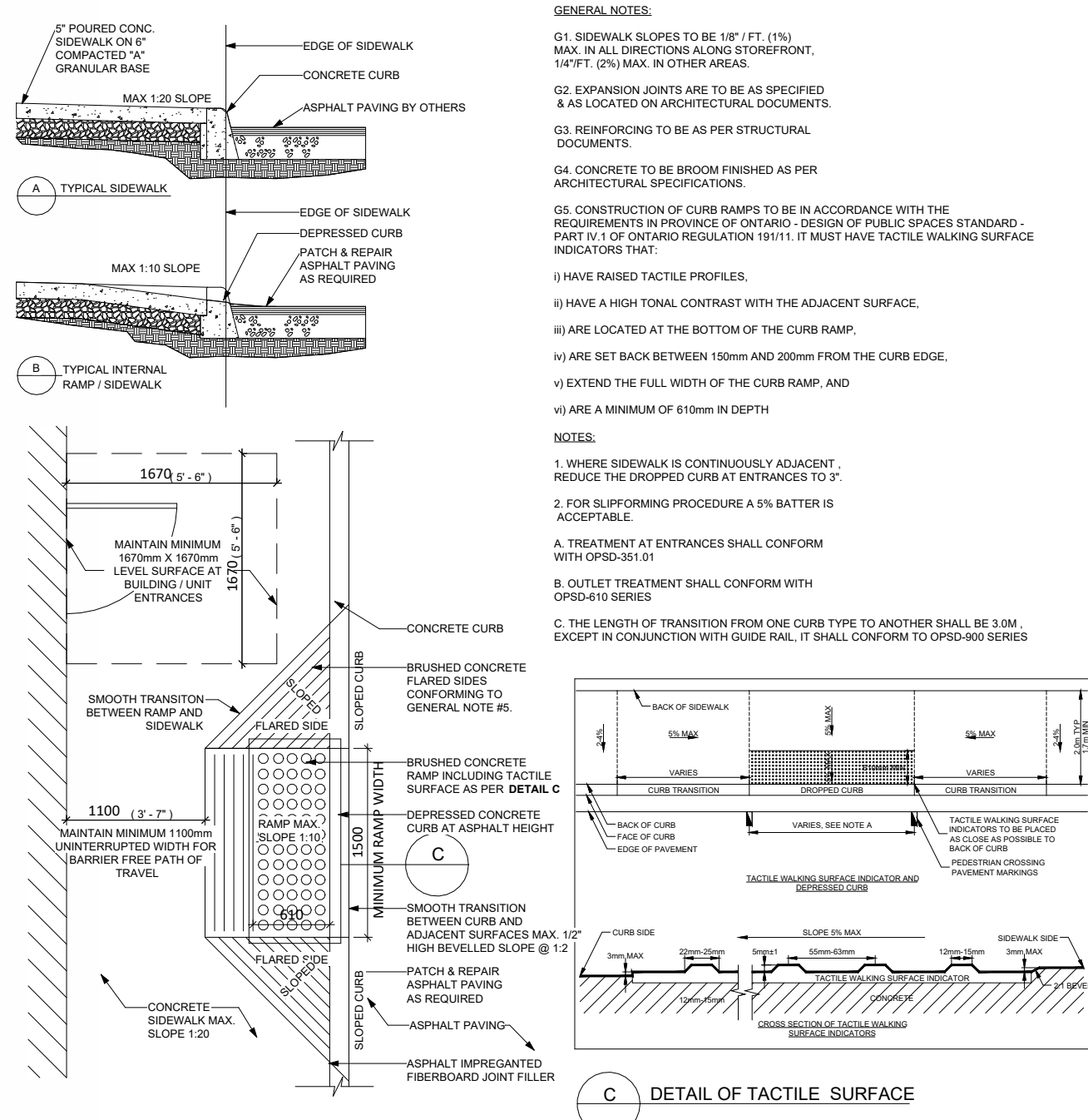


Drawn:	JK/DR	PROJECT Number	23042
Check:	JK/AE	Drawing No.	SP115
Date:	08/29/24		
Issued Date:	11/28/25		

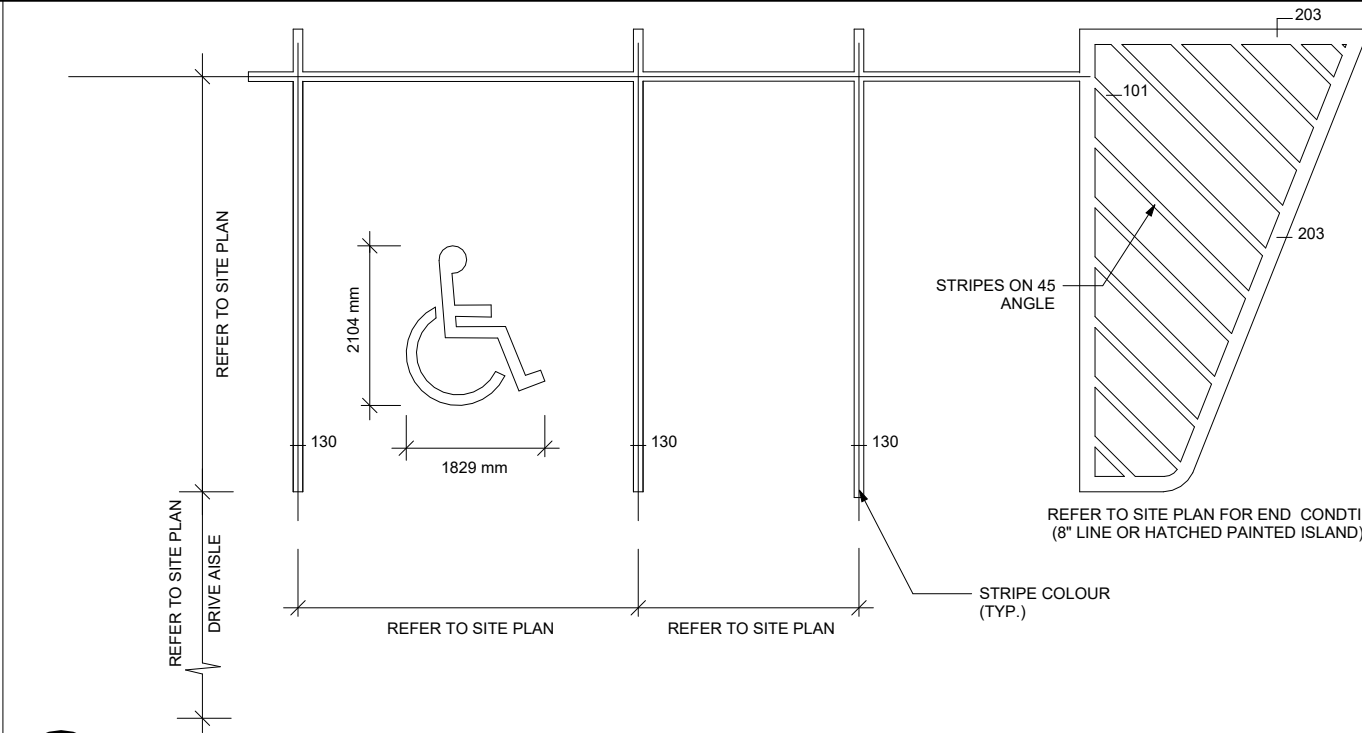




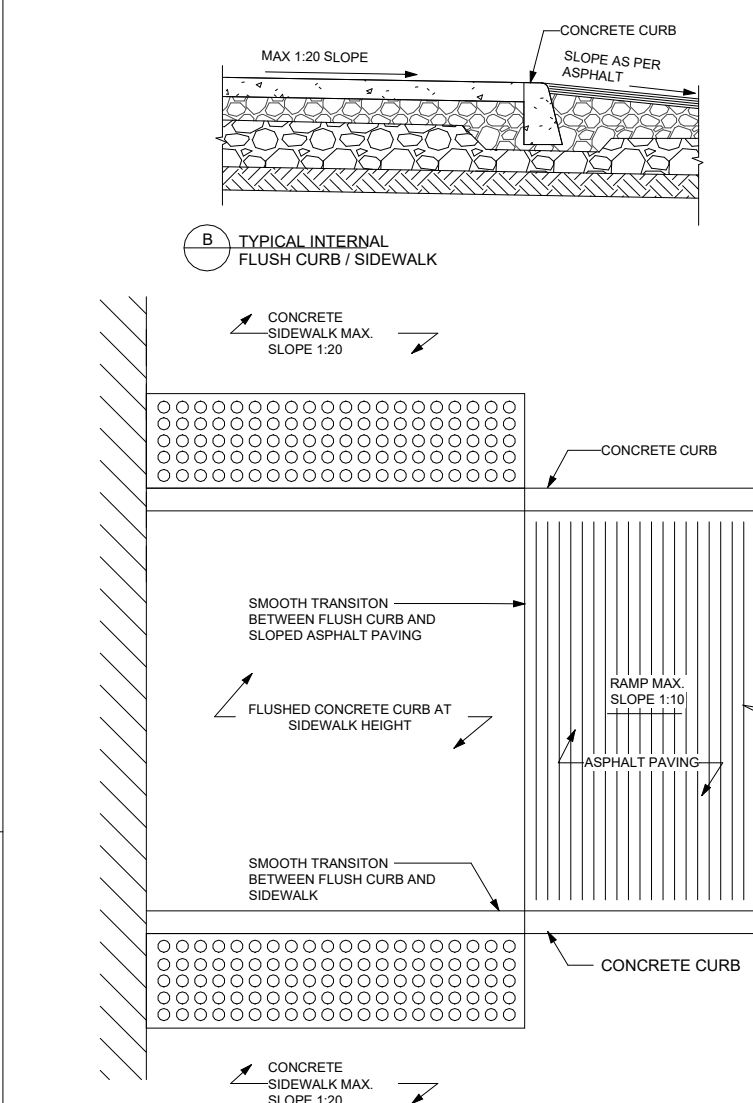
<b>counterpoint</b>	
COUNTY OF MARKHAM ENGINEERING DEPARTMENT	
DESIGNED BY: DATE: LINE: 2016	
CHECKED BY: PROJECT No: 2068	
DRAWN BY: FIELDGATE COMMERCIAL DEVELOPMENTS	
CHECKED BY: EAST DOWLINGURBY	
SCALE: N.T.S.	
FIGURE No: 01	



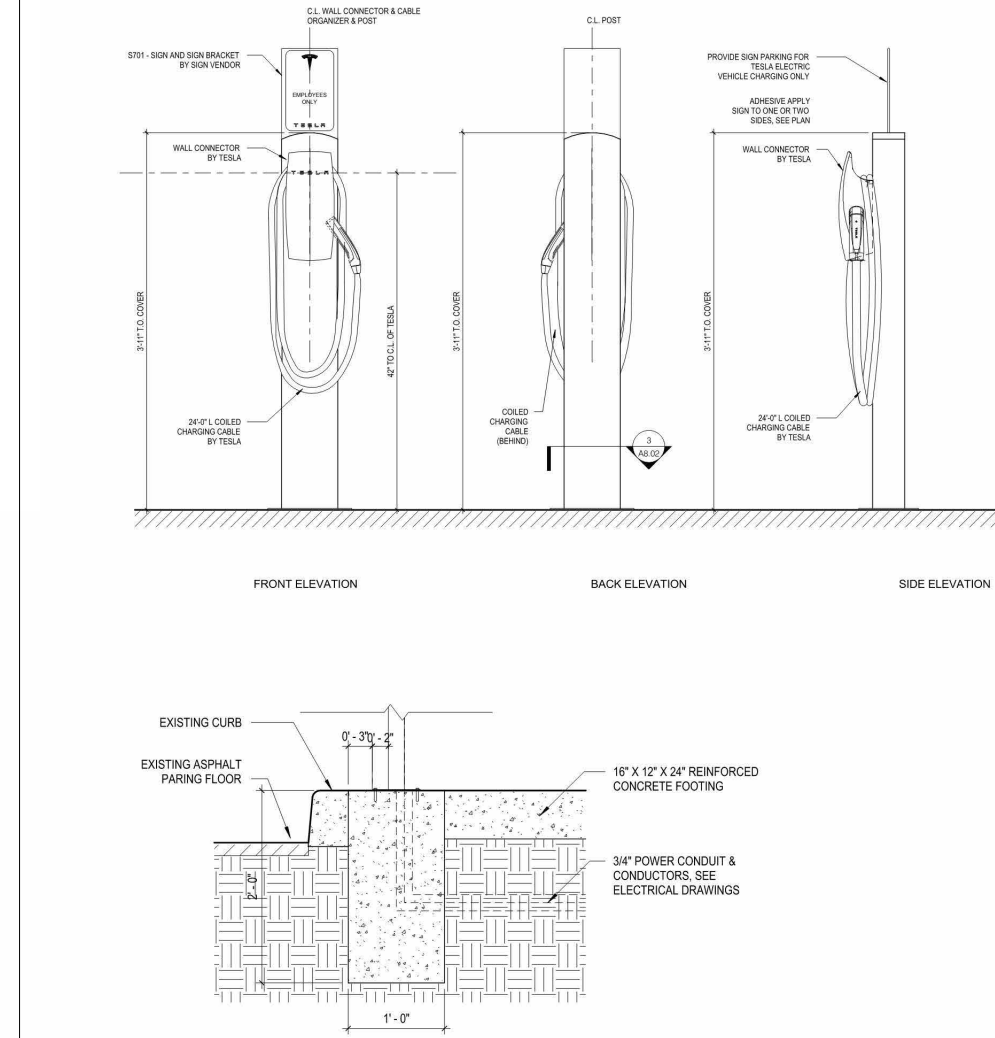
**2 CURB RAMP WITH TACTILE PLATES**  
A101 1:50



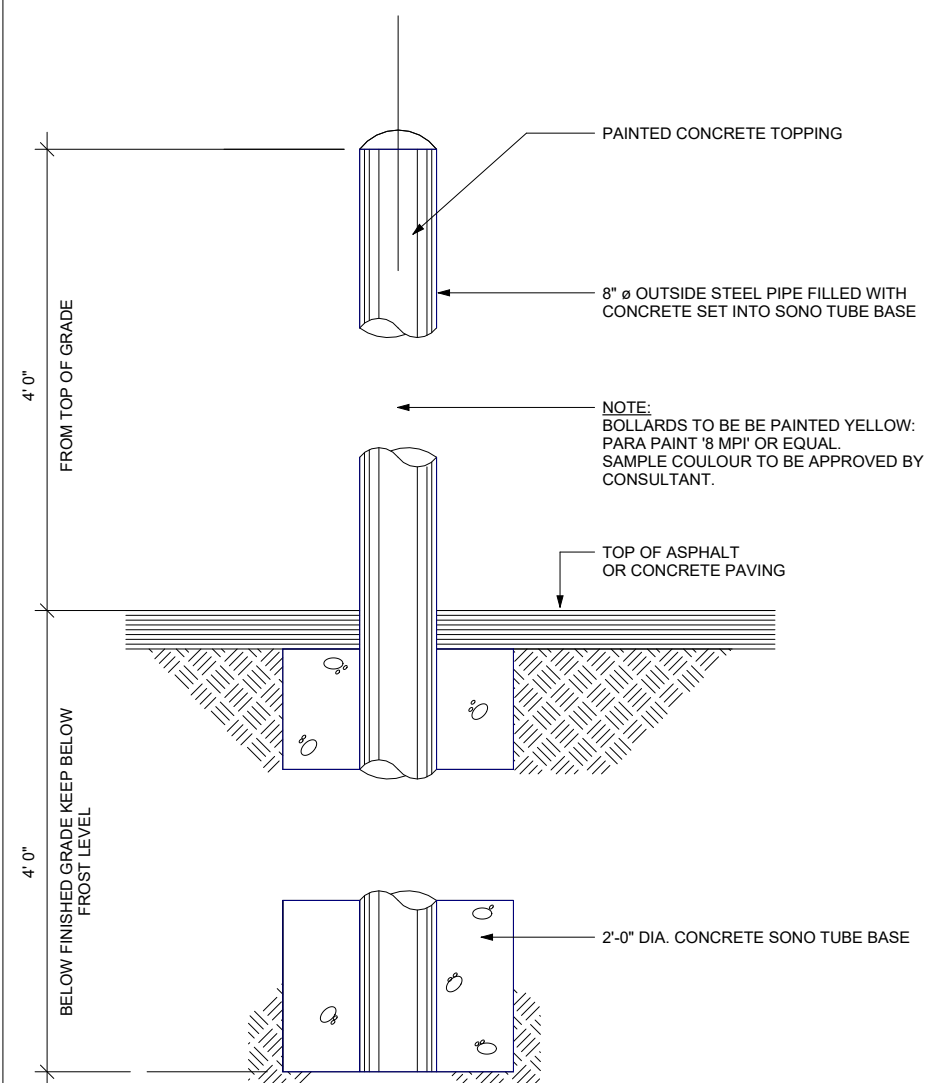
**3 STANDARD PARKING**  
A101 1:100



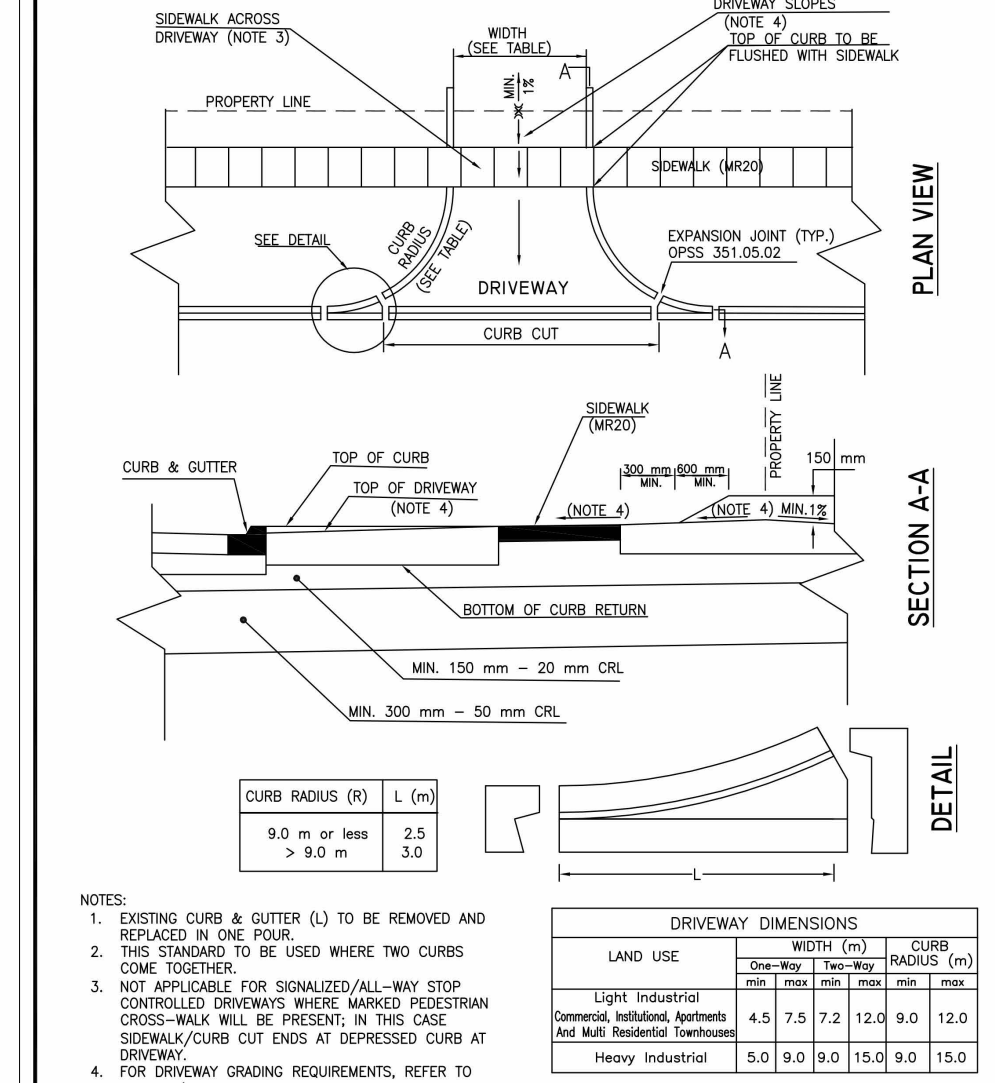
**4 FLUSH CURB DETAIL**  
A101 1:50



**5 EV CHARGER POST DETAIL**  
A101 NTS

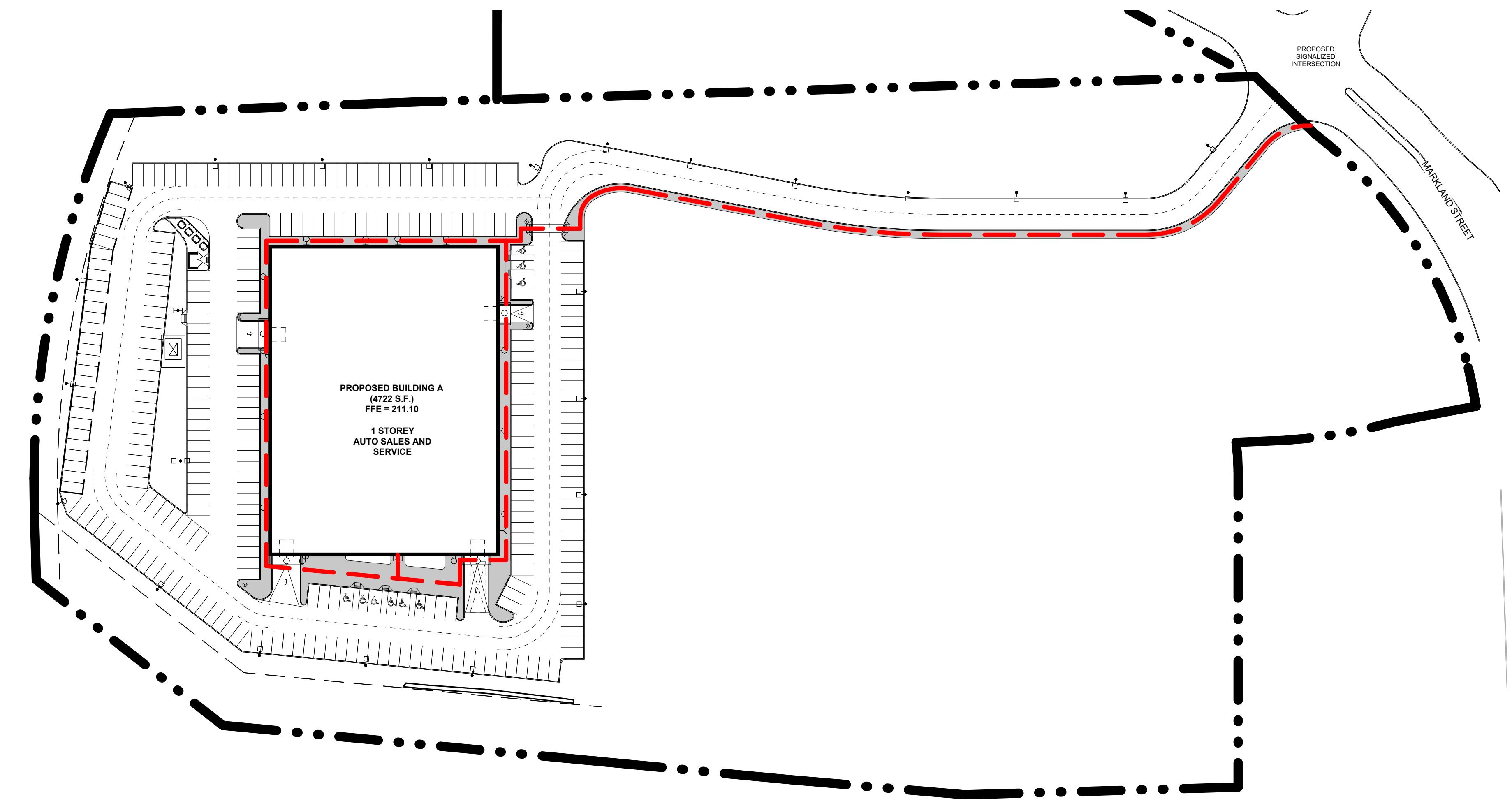


**6 BOLLARD DETAIL**  
A101 1:20

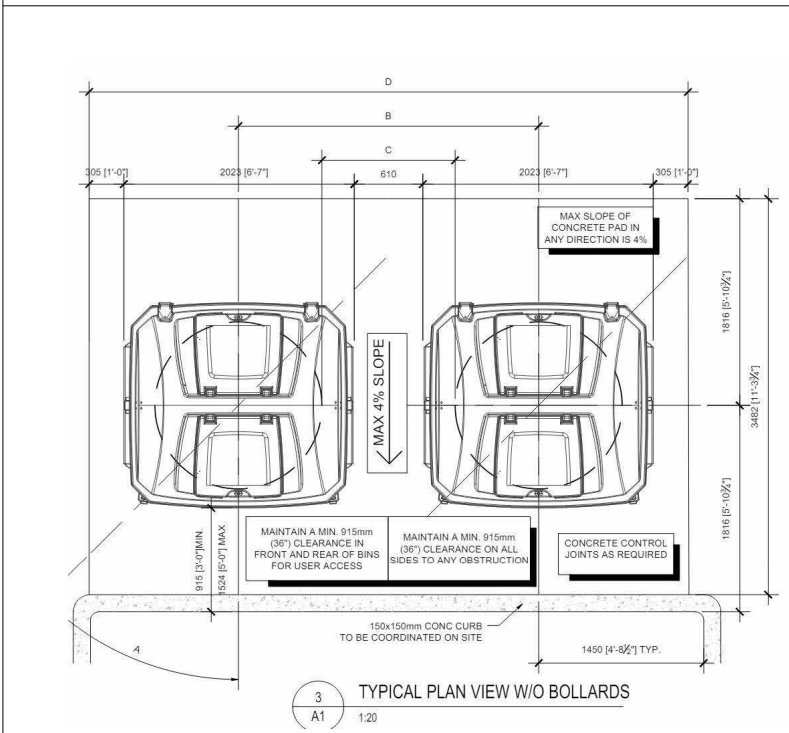


**7 MARKHAM DRIVEWAY DETAIL**  
A101 NTS

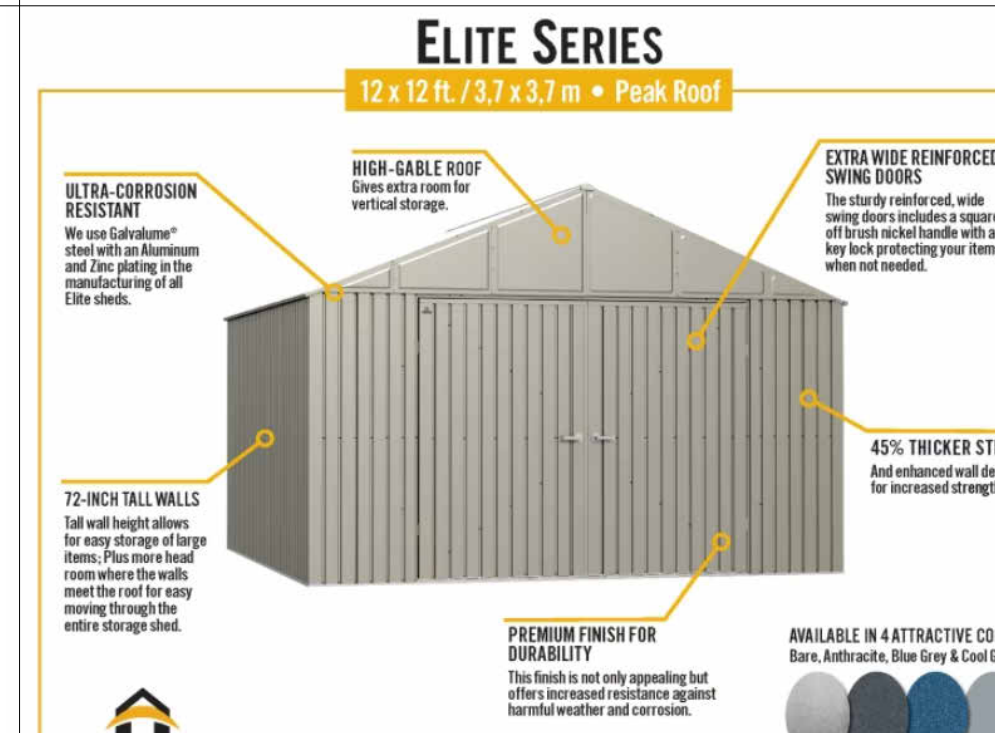
**1 SIDEWALK DETAIL**  
A101 1:10



**10 PEDESTRIAN CIRCULATION PLAN**  
A101 1:800



**8 EARTH BIN**  
A101 1:40



**9 TIRE STORAGE ENCLOSURE**  
A101 NTS

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.

File: 24.159325.000.00 SPC

Date: 3/25/2025

MMG/YYY/YY

Senior Development Manager (or their designate)

**PART OF LOT 21 CONCESSION 3**

**CITY OF MARKHAM**

**FORMERLY TOWN OF MARKHAM  
COUNTY OF YORK  
REGIONAL MUNICIPALITY OF YORK**

9	2024-12-20	ISSUED FOR SPA	JK
8	2024-12-11	ISSUED FOR COORDINATION	JK
6	2024-08-30	ISSUED FOR SPA RESUBMISSION	JK
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**SITE DETAILS**

Scale: As indicated

**PROPOSED AUTO SALES AND SERVICE BUILDING**

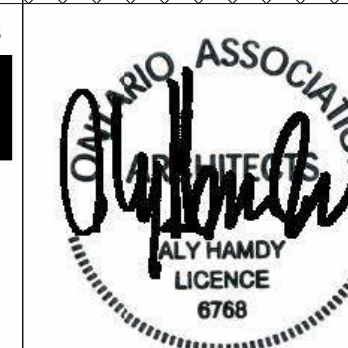
ADDRESS: HWY 404 + MAJOR MACKENZIE DRIVE, MARKHAM, ON

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	Drawing No. A101
Date: 04/30/24	
Issued Date: 04/30/24	