

**LEGAL DESCRIPTION**  
 PART OF SUBDIVISION OF  
 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 813  
 WOODBRIDGE, ON. L4L 8A3  
 (416) 993-500

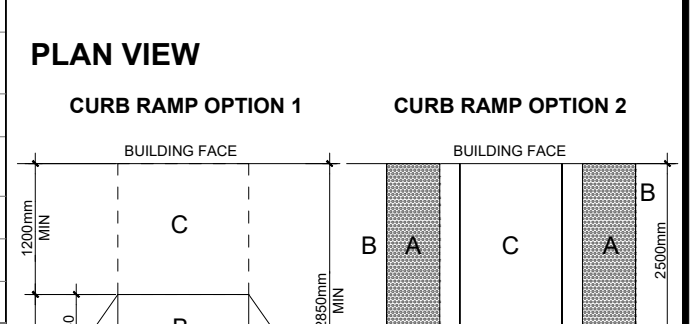
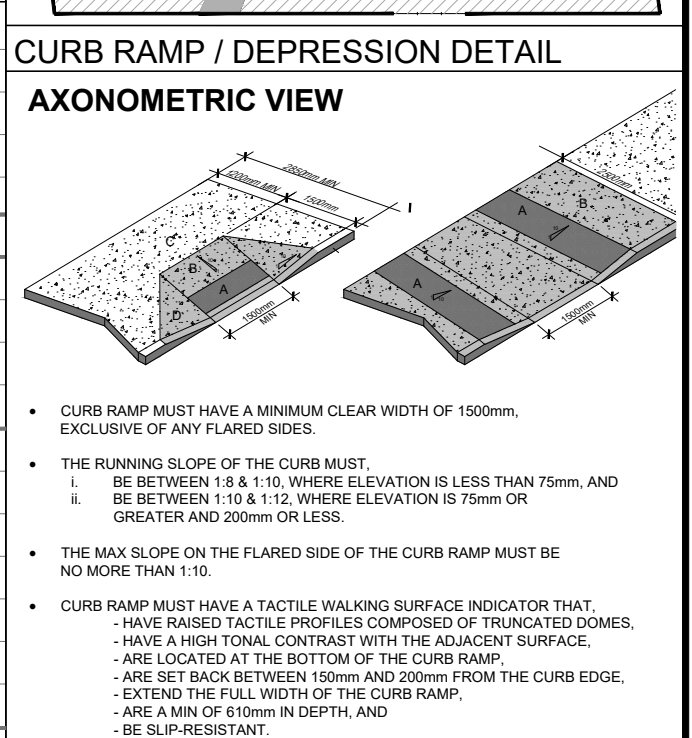
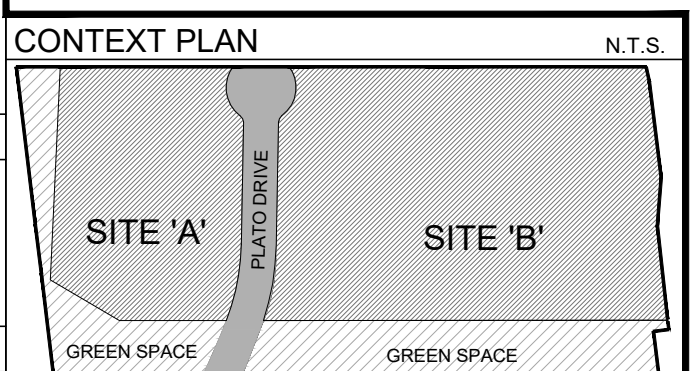
**SITE ZONING** BC\*670 (SITE 'B'), BP\*671 (SITE 'A') & OS1 ZONES  
**TOTAL SITE AREA** 78,365.93 m<sup>2</sup> or 19,365 Acres  
**DEVELOPABLE AREAS**  
 SITE 'A' 17,929.29 m<sup>2</sup> or 4,430 Acres  
 SITE 'B' 38,194.75 m<sup>2</sup> or 9,438 Acres

**SITE 'A' STATS (based on Developable Area)**  
**SITE COVERAGE** 6,935.00 m<sup>2</sup> or 38.67%  
**LANDSCAPED AREA** 2,121.30 m<sup>2</sup> or 11.84%  
**PAVED AREA** 8,872.99 m<sup>2</sup> 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<sup>2</sup> 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 m<sup>2</sup>** 173 Spaces 93 Spaces  
**TOTAL PARKING** 173 Spaces 93 Spaces  
**ACCESSIBLE PARKING SPACES** 9 Spaces 6 Spaces  
**CARPOOL SPACES** UNKNOWN 5 Spaces  
**LOADING SPACES** 2 Spaces 16 Spaces  
**BICYCLE PARKING** UNKNOWN 10 Spaces

**SITE 'B' STATS (based on Developable Area)**  
**SITE COVERAGE** 13,952.68 m<sup>2</sup> or 36.53%  
**LANDSCAPED AREA** 6,114.79 m<sup>2</sup> or 16.01%  
**PAVED AREA** 18,127.28 m<sup>2</sup> or 47.46%  
**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  
**BUILDING 'B' (INDUSTRIAL)** 6,168.00 m<sup>2</sup> or 66,392 SF  
**BUILDING 'C' (INDUSTRIAL)** 4,706.62 m<sup>2</sup> or 50,662 SF  
**BUILDING 'D' (COMMERCIAL RETAIL UNITS)** 847.38 m<sup>2</sup> or 9,121 SF  
**BUILDING 'E' (CONV. RESTAURANT)** 375.07 m<sup>2</sup> or 4,048 SF  
**BUILDING 'F' (INDUSTRIAL)** 1,855.61 m<sup>2</sup> or 19,974 SF  
**TOTAL G.F.A.** 13,952.68 m<sup>2</sup> or 150,185 SF  
**REQUIRED PROVIDED** 12.60 m

**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 1.9m x 1.9m H.)  
 HYDRO TRANSFORMER (SEE ELEC. DWGS)  
 ACCESSIBLE PARKING & BARRIER-FREE SIGN  
 TYPE A: 3.0m x 5.0m MIN | TYPE B: 2.5m x 3.0m MIN  
 GAS METER(S) LOCATION  
 INTERNALLY STORED REFUSE STORAGE BINS  
 LIGHT STANDARD (REF. ELEC. DWGS)  
 CONC./CONC. FILLED STEEL BOLLARD  
 FIRE ALARM SYSTEM ANNUNCIATION PANEL IN VESTIBULE  
 RAPID ENTRY KEY BOX LOCATION  
 CONC. CONNECTIONS: IMPRESSED ASPHALT (SEE LANDS. DWGS)  
 ELECTRIC / HIGH EFFICIENCY VEHICLE PARKING SPACE & SIGN  
 FUTURE VEHICLE ELEC. CHARG. STN. OR PROTECTIVE BOLLARDS  
 DESIGNATED CARPOOL SPACE & ASSOCIATED SIGN  
 POST MOUNTED FLASH WARNING SIGN (SEE PLUNG. SERV. DWGS)  
 STOP SIGN  
 DESIGNATED FIRE ROUTE SIGN  
 STOP SIGN  
 PEDESTRIAN CROSSING SIGNS  
 LOADING ZONE SIGN  
 DO NOT ENTER SIGN



**PLAN VIEW**  
**CURB RAMP OPTION 1** **CURB RAMP OPTION 2**  
 TACTILE SURFACE / DETECTABLE HAZARD INDICATOR  
 150mm FROM EDGE OF CURB AND 450mm IN DEPTH  
 B SLOPED SURFACE TO BE 1:10 TO 1:12  
 C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm  
 D FLARED SIDES WITH A SLOPE OF 1:10 TO 1:12

No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024
3	ISSUED FOR PRICING	MAR. 24, 2025
4	ISSUED FOR PERMIT	OCT. 01, 2025
5	ISSUED FOR MINOR VARIANCE	FEB. 24, 2026

No.	REVISION	DATE
1	REVISED AS PER CITY COMMENTS	FEB. 24, 2026

**BALDASSARRA**  
 Architects Inc.

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

OWNERS INFORMATION:

**LEPORIS**

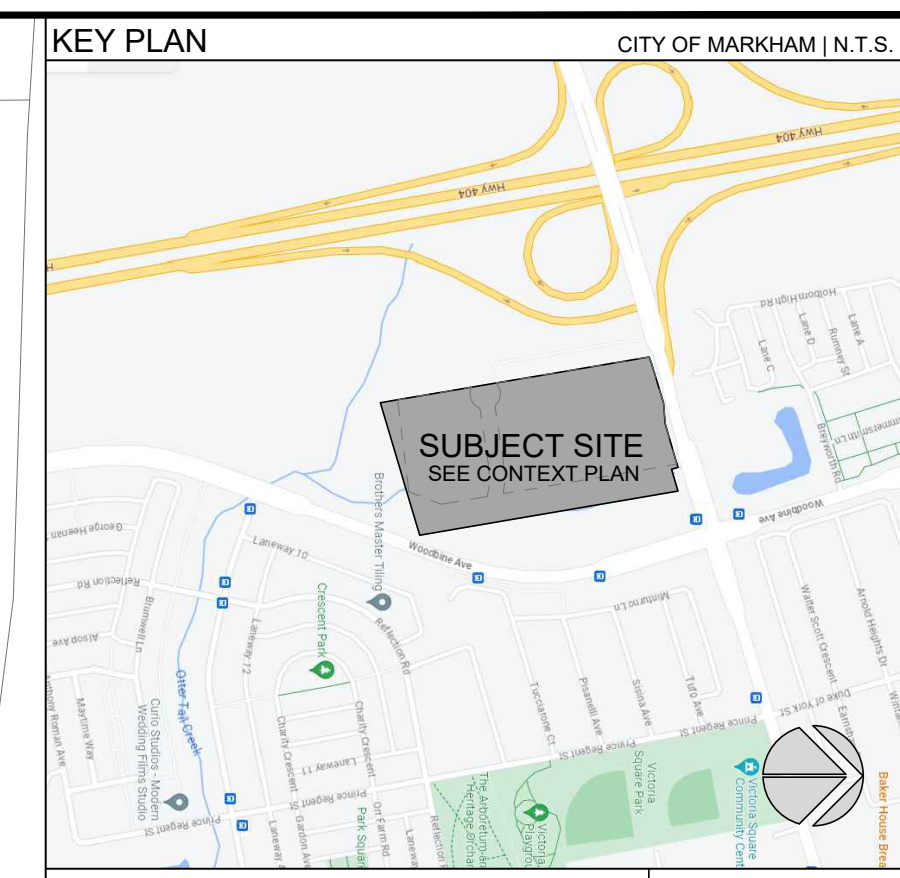
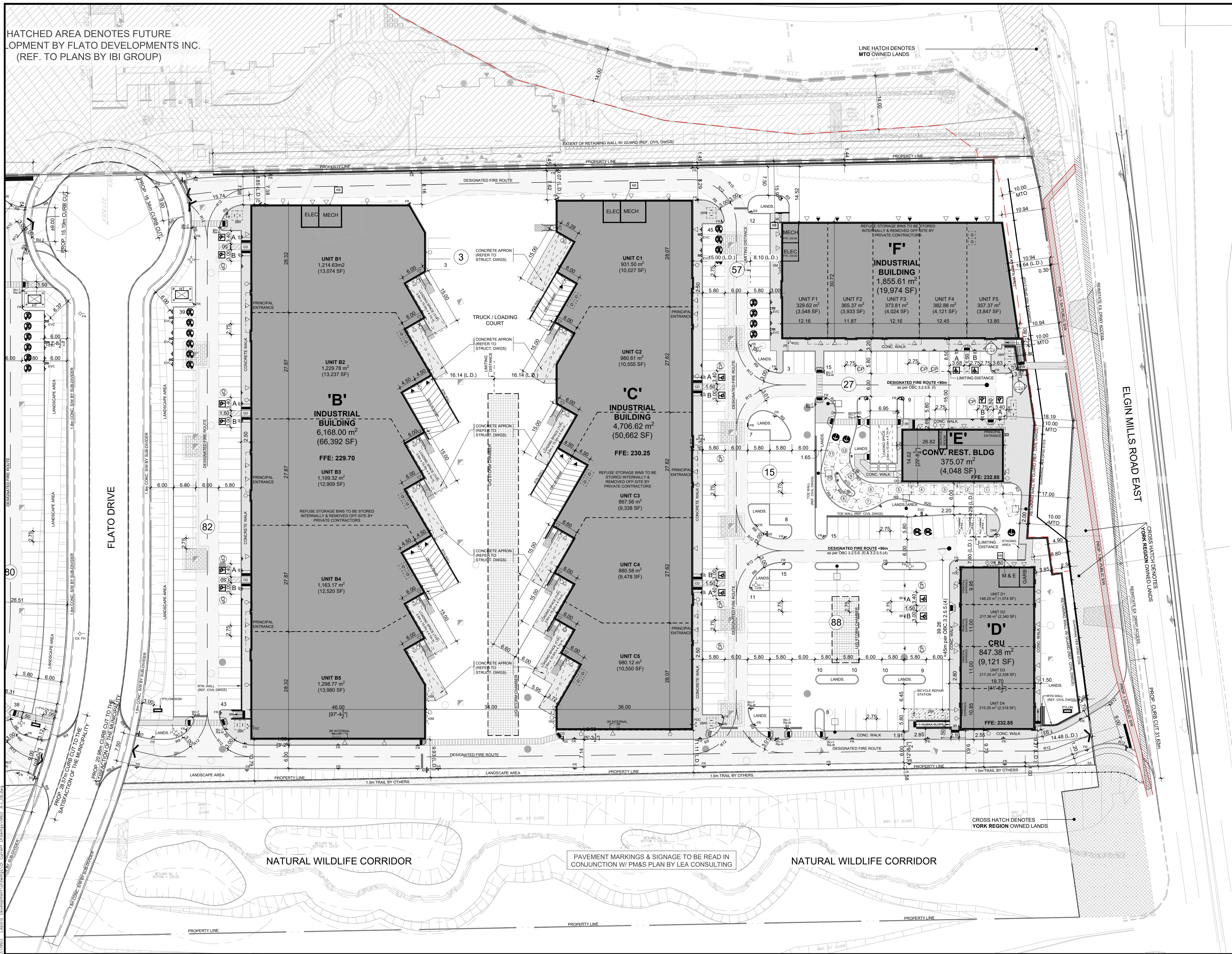
FLATO DRIVE  
 MARKHAM, ON.

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

DATE: MAY 2019  
 PROJECT No. 19-60

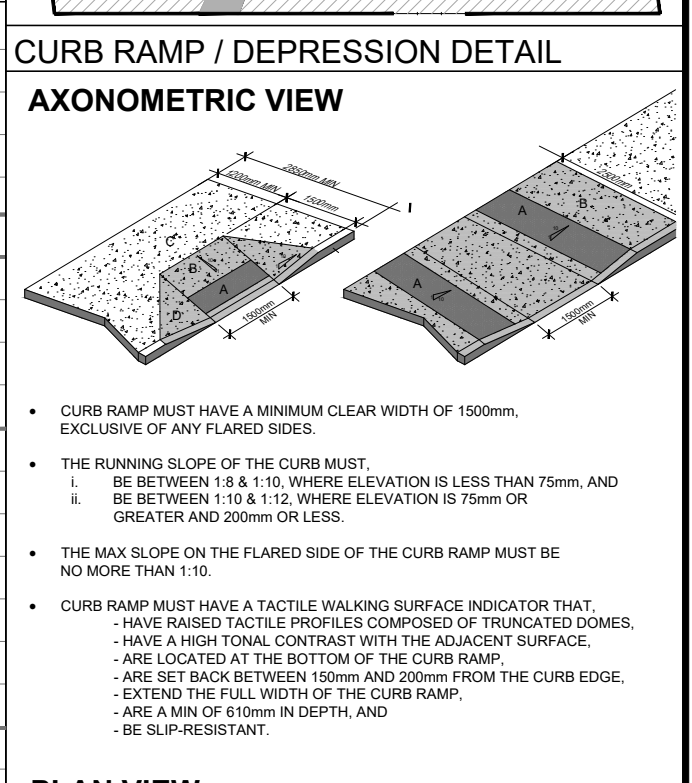
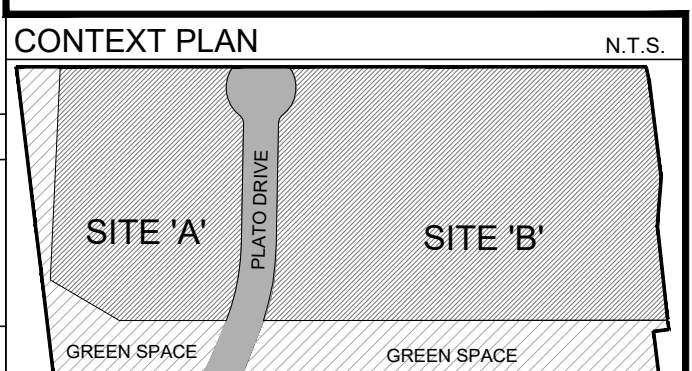
DRAWN BY: DW  
 CHECKED: SCALE: 1:750  
 DRAWING No. A-1.0

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



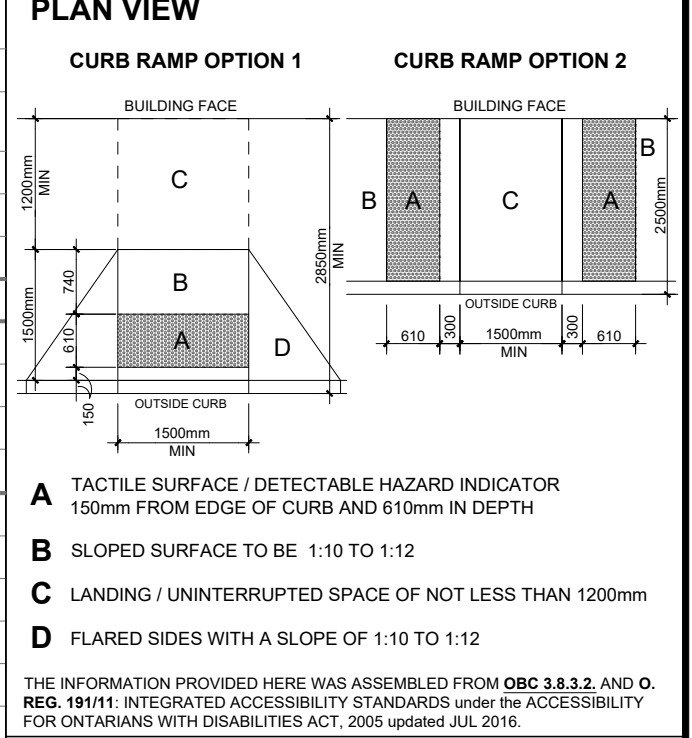
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REQUIRED	PROVIDED
BUILDING HEIGHT	MAX. 14.00 m 12.52 m
INDUSTRIAL USES	NET FLOOR AREA (NFA) of each Prepress up to 1,200 m <sup>2</sup> 173 Spaces 93 Spaces
TOTAL PARKING	173 Spaces 93 Spaces
ACCESSIBLE PARKING SPACES	5% OF TOTAL REQUIRED PARKING 9 Spaces 6 Spaces
CARPOOL SPACES	UNKNOWN 5 Spaces
LOADING SPACES	2 Spaces 16 Spaces
BICYCLE PARKING	UNKNOWN 10 Spaces



**SITE 'B' STATS (based on Developable Area)**

SITE COVERAGE	13,952.68 m <sup>2</sup> or 36.53%
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BUILDING 'F' (INDUSTRIAL)	1,855.61 m <sup>2</sup> or 19,974 SF
TOTAL G.F.A.	13,952.68 m <sup>2</sup> or 150,185 SF
REQUIRED	PROVIDED
BUILDING HEIGHT	30.2 Spaces 12.60 m
BUILDING 'B' INDUSTRIAL USE	30.2 Spaces
BUILDING 'C' INDUSTRIAL USE	30.3 Spaces
BUILDING 'D' INDUSTRIAL USE	30.0 Spaces
BUILDING 'E' INDUSTRIAL USE	29.1 Spaces
BUILDING 'F' INDUSTRIAL USE	32.5 Spaces
BUILDING 'B' INDUSTRIAL USE	23.3 Spaces
BUILDING 'C' INDUSTRIAL USE	24.5 Spaces
BUILDING 'D' INDUSTRIAL USE	21.7 Spaces
BUILDING 'E' INDUSTRIAL USE	22.0 Spaces
BUILDING 'F' INDUSTRIAL USE	24.5 Spaces
BUILDING 'D' RETAIL USE	36.8 Spaces
BUILDING 'E' RESTAURANT USE	41.7 Spaces
BUILDING 'F' INDUSTRIAL USE	8.2 Spaces
BUILDING 'F' INDUSTRIAL USE	9.1 Spaces
BUILDING 'F' INDUSTRIAL USE	9.3 Spaces
BUILDING 'F' INDUSTRIAL USE	9.8 Spaces
BUILDING 'F' INDUSTRIAL USE	9.2 Spaces
TOTAL PARKING	392 Spaces
ACCESSIBLE PARKING SPACES	272 Spaces
CARPOOL PARKING SPACES	16 Spaces
LOADING SPACES	14 Spaces
BICYCLE PARKING	32 Spaces



**SYMBOL LEGEND**

MAN DOOR	LOADING DOCK DOOR	DRIVE-IN / OVERHEAD DOOR	NEW FIRE HYDRANT + VALVE	FIRE DEPARTMENT CONNECTION / SIAMISE	CURB RAMP (SEE DETAIL ABOVE)	CURB RAMP RING, 2 SPACES / RING (0.6m x 1.6m x 1.9m H.)	HYDRO TRANSFORMER (SEE ELEC. DWGS)	ACCESSIBLE PARKING & BARRIER-FREE SIGN, TYPE A, 3.0m x 5.0m MIN / TYPE B, 2.5m x 5.0m MIN	GAS METER(S) LOCATION	INTERNALLY STORED REFUSE STORAGE BINS	LIGHT STANDARD (REF. ELEC. DWGS)	CONC./CONC. FILLED STEEL BOLLARD	FIRE ALARM SYSTEM ANNUNCIATION PANEL IN VESTIBULE	RAPID ENTRY KEY BOX LOCATION	PED. CONNECTIONS: IMPRESSED ASPHALT (SEE LANDS. DWGS)	ELECTRIC / HIGH EFFICIENCY VEHICLE PARKING SPACE & SIGN	FUT. 2 VEHICLE ELEC. CHARG. STN. ON PROTECTIVE BOLLARDS	DESIGNATED CARPOOL SPACE & ASSOCIATED SIGN	POST MOUNTED FLASH WARNING SIGN (SEE PLUNC. SERV. DWGS)	STOP SIGN	DESIGNATED FIRE ROUTE SIGN	STOP SIGN	PEDESTRIAN CROSSING SIGNS	LOADING ZONE SIGN	DO NOT ENTER SIGN
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No.	ISSUED	DATE
1	ISSUED FOR SPA	AUG. 04, 2023
2	RE-ISSUED FOR SPA	MAR. 12, 2024
3	RE-ISSUED FOR SPA	DEC. 23, 2024
4	ISSUED FOR PERMIT	OCT. 01, 2025
5	ISSUED FOR MINOR VARIANCE	FEB. 24, 2026

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
5	REVISE TO INCL. UPDATED BLD. E FOOTPRINT	SEPT. 13, 2024

6	BLDG. F REVISES TO 10.94m FROM PROPERTY LINE	DEC. 23, 2024
7	ADJUSTED ENTRANCE OFF ELGIN MILLS ROAD	MAR. 04, 2025
8	REVISE TO INCL. UPDATED BLD. E FOOTPRINT	MAY. 07, 2025
9	REVISE TO SUIT CITY COMMENTS	JUN. 5, 2025
10	REVISE AS PER CITY COMMENTS	FEB. 24, 2026

**BALDASSARRA** Architects Inc.

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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