

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELGIN MILLS ROAD EAST -- REGION ROAD No. 49
ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3
PIN 03054-0057

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-40537

RECEIVED AND DEPOSITED

DATE AUGUST 28, 2023. DATE August 29, 2023

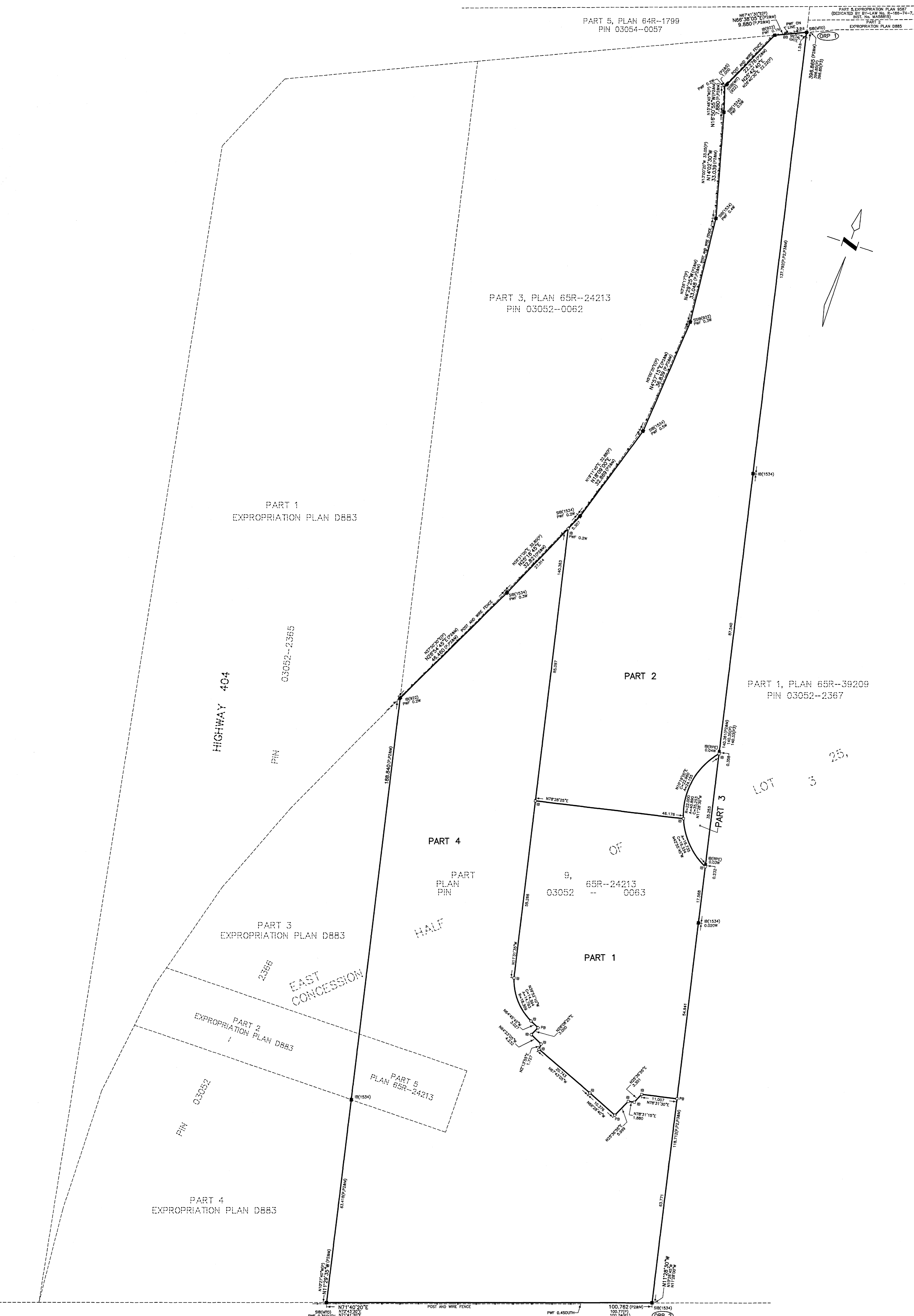
DAN DZALDOV
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION No. 65

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1	PART OF EAST HALF OF 25	3	PART OF 03052-0063	4428.0
2				8995.2
3				217.7
4				13643.6

PLAN OF SURVEY OF
PART OF THE EAST HALF OF LOT 25
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
SCALE 1 : 500

SCHAEFFER DZALDOV PURCELL LTD.



- NOTES
- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - PB DENOTES PLASTIC BAR
 - P1 DENOTES PLAN 65R-24213
 - P2 DENOTES PLAN 65R-30576
 - P3 DENOTES PLAN 65R-39209
 - M DENOTES MEASURED
 - S DENOTES SET
 - 1534 DENOTES HUNT SURVEYS INC.
 - 922 DENOTES SCHAEFFER DZALDOV PURCELL LTD.
 - R-P DENOTES R-P SURVEYING LIMITED
 - ITO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO, GEOMATICS SECTION
 - WIT DENOTES WITNESS
 - PWF DENOTES POST AND WIRE FENCE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999770.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (ORIGINAL)
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID.	NORTHING	EASTING
ORP 1	4862235.473	629986.723
ORP 2	4861846.629	630065.653

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8TH DAY OF AUGUST, 2023.

DATE : AUGUST 23, 2023.

DAN DZALDOV
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2153665

SCHAEFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
CALC. JZ DRAWN ACAD/LW CHECKED WNF SCALE 1:500 JOB NO. 17-059-050

PLAT SIZE: 30X36 AUGUST 23, 2023

Southwest Elgin Mills & Woodbine Avenue Lot Frontage City of Markham

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ELGIN MILLS ROAD EAST — REGION ROAD No. 49
ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3
PIN 03054-0057

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

DATE: AUGUST 28, 2023.

RECEIVED AND DEPOSITED
DATE: _____

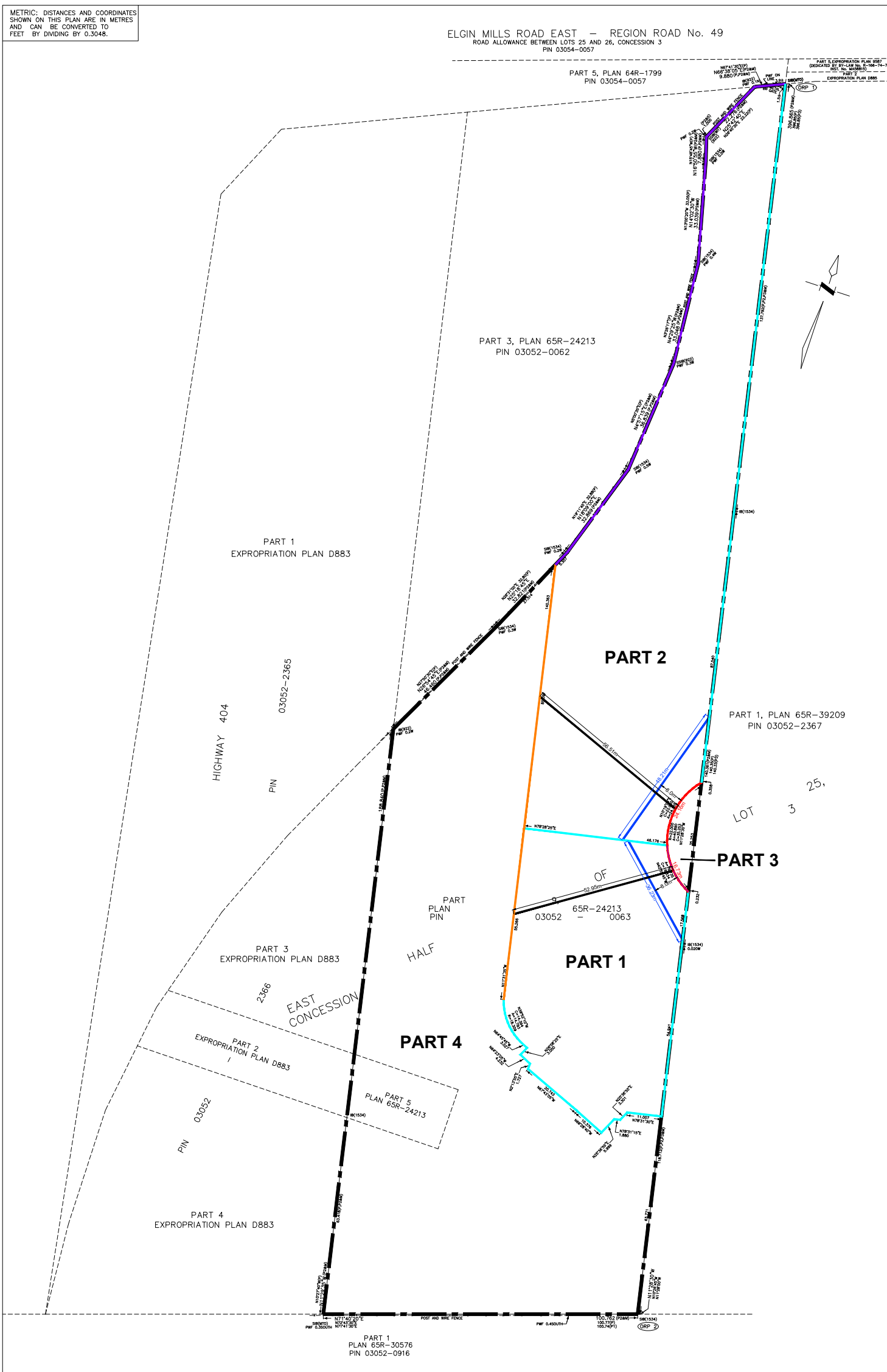
DAN DZALDOV
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION No. 65

SCHEDULE			
PART	LOT	CONCESSION	AREA (m ²)
1	PART OF	3	4428.0
2	EAST HALF OF 25		8925.2
3		PART OF 03052-0063	217.7
4			13643.6

PLAN OF SURVEY OF
PART OF THE EAST HALF OF LOT 25
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
SCALE 1 : 500

SCHAEFFER DZALDOV PURCELL LTD.



- NOTES
- DENOTES PLANTED MONUMENT
 - SB FOUND MONUMENT
 - SB STANDARD IRON BAR
 - SB IRON BAR
 - SB SHORT STANDARD IRON BAR
 - SB PLASTIC BAR
 - PLAN 65R-4113
 - P1 PLAN 65R-30576
 - P2 SCHAEFFER DZALDOV BENNETT LTD., SURVEY DATED JUNE 19, 2017
 - P3 PLAN 65R-39209
 - M MEASURED
 - S SET
 - 1534 HUNT SURVEYS INC.
 - 922 SCHAEFFER DZALDOV PURCELL LTD.
 - RFE SCHAEFFER DZALDOV PURCELL LTD.
 - MTD R-FE SURVEYS LIMITED
 - WIT MINISTRY OF TRANSPORTATION OF ONTARIO, GEOMATICS SECTION
 - PWF POST AND WIRE FENCE

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ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
CALC. JZ DRAWN ACAD/LW CHECKED WMP SCALE 1:500 JOB NO. 17-059-050
PLOT SIZE: 30x36 AUGUST 23, 2023

Legend

- Subject Lands
- Exterior Side Lot Line
- Front Lot Line
- Rear Lot Line
- 8 Metre Setback from Front Lot Line
- Line Perpendicular to the Line Joining the Midpoint of the Front Lot Line
- Interior Side Lot Line

Southwest Elgin Mills & Woodbine Avenue Severance Sketch City of Markham

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4			13643.6

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(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
SCALE 1 : 500

SCHAEFFER DZALDOV PURCELL LTD.

PART 3, PLAN 65R-24213
PIN 03052-0062

PART 1
EXPROPRIATION PLAN D883

HIGHWAY 404

03052-2365
PIN

**PART 2
LANDS TO BE
RETAINED**

PART 1, PLAN 65R-39209
PIN 03052-2367

**PART 3
LANDS TO BE
SEVERED**

**PART 1
LANDS TO BE
SEVERED**

**PART 4
LANDS TO BE
SEVERED**

NOTES

- DENOTES PLANTED MONUMENT
- FOUND MONUMENT
- SB STANDARD IRON BAR
- SBP IRON PIPE
- SBIB SHORT STANDARD IRON BAR
- SBP PLASTIC BAR
- PLAN 65R-4113
- PLAN 65R-30576
- PLAN 65R-39209
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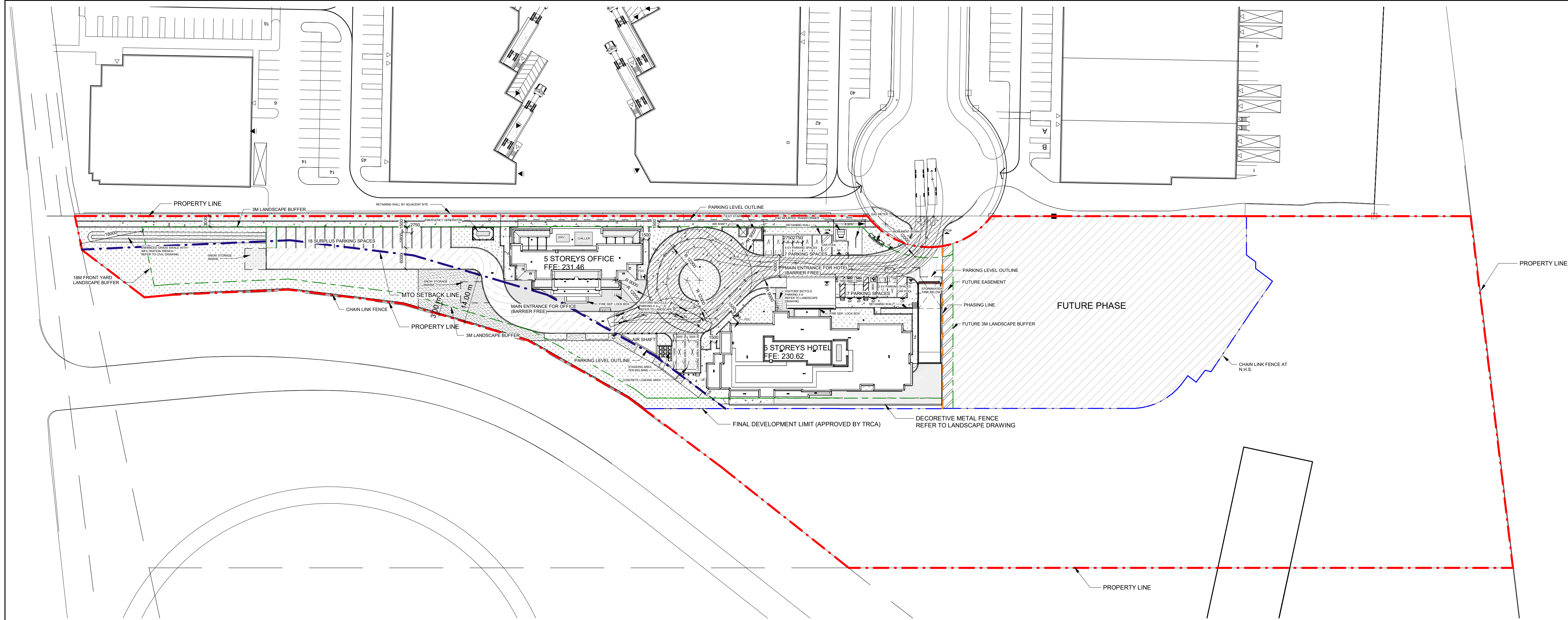
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CALC. JZ DRAWN ACAD/LW CHECKED WMP SCALE 1:500 JOB NO. 17-059-050
PLOT SIZE: 30X36 AUGUST 23, 2023

Legend

-  Subject Lands
-  Part 1 - Lands to be Severed (4428.0m²)
-  Part 2 - Lands to be Retained (8995.2m²)
-  Part 3 - Lands to be Severed (217.7m²)
-  Part 4 - Lands to be Severed (13643.6m²)



1 00 - INTERIM SITE PLAN
A101a Scale: 1 : 600

MARKHAM BY-LAW 2021-7.680.1 Special Zone Standards	
PARKING REQUIRED	
Maximum number of required parking spaces	120 Spaces
Total Parking Required (5% Barrier Free)	120 Spaces
*** Car-pool parking spots are provided at each building	2 Spaces
PARKING PROVIDED	
Location	Quantity Unit
Surface Parking	14 Spaces
P1 Parking	88 Spaces
Total Parking Provided (Includes 5% Barrier Free)	102 Spaces
*Barrier Free Parking (Surface)	
**Barrier Free Parking (P1 Level)	4 Spaces
*** Car-pool parking spots are provided at each building	2 Spaces
Parking within MTO Buffer requiring Ministry of Transportation review	18 Spaces
EV CHARGING STATIONS PROVIDED	
Location	Quantity Unit
Surface Parking	4 Station
P1 Parking	4 Station
Total EV Charging Station Provided	8 Station
* 1 charging station serves 2 parking spaces	16 Spaces
Future EV Charging Station (P1 Parking)	6 Station
* 1 charging station serves 2 parking spaces	12 Spaces
BICYCLE PARKING REQUIRED	
Visitor (Short-Term) Bicycle Parking	6 Spaces
Hotel Building	3 Spaces
Total Visitor (Short-Term) Bicycle Parking Required	9 Spaces
Long-Term Bicycle Parking	4 Spaces
Hotel Building	3 Spaces
Office Building	3 Spaces
Total Long-Term Bicycle Parking Required	7 Spaces
*Provide at least one (1) bicycle repair station at each building	2 Spaces
BICYCLE PARKING PROVIDED	
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*Bike Repair Stations are provided in the P1 level at each building.	2 Spaces

GROSS FLOOR AREAS			
OFFICE			
P1 (Below Grade)	4,671.6 sq.m	50,285 sq.ft.	
Ground Floor	632.9 sq.m	6,812 sq.ft.	
2nd Floor	616.1 sq.m	6,632 sq.ft.	
3rd Floor	616.0 sq.m	6,631 sq.ft.	
4th Floor	616.0 sq.m	6,631 sq.ft.	
5th Floor	584.1 sq.m	6,287 sq.ft.	
Mezzanine Level Library (6th Floor) (Excluding double height space)	44.9 sq.m	483 sq.ft.	
MPI (Excluded from GFA)	162.9 sq.m	1,753 sq.ft.	
Total Above Grade GFA:	3,110.0 sq.m	32,992 sq.ft.	
HOTEL			
Ground Floor	1,116.7 sq.m	12,020 sq.ft.	
2nd Floor	1,054.3 sq.m	11,348 sq.ft.	
3rd Floor	1,053.5 sq.m	11,340 sq.ft.	
4th Floor	1,053.5 sq.m	11,340 sq.ft.	
5th Floor	1,053.5 sq.m	11,340 sq.ft.	
MPI (Excluded from GFA)	132.7 sq.m	1,428 sq.ft.	
Total Above Grade GFA:	5,333.5 sq.m	58,816 sq.ft.	
TOTAL ABOVE GRADE GFA	8,443.5 sq.m	90,808 sq.ft.	

PROGRAMMATIC AREAS			
Office Net Areas			
Ground Floor Net Office Area	484 sq.m	5,213 sq.ft.	
2nd Floor Net Office Area	550 sq.m	5,900 sq.ft.	
3rd Floor Net Office Area	521 sq.m	5,608 sq.ft.	
4th Floor Net Office Area	477 sq.m	5,139 sq.ft.	
5th Floor Net Office Area	430 sq.m	4,623 sq.ft.	
Mezzanine Level Library Area	39.5 sq.m	425 sq.ft.	
Total Office Net Area	2,501 sq.m	26,922 sq.ft.	
Hotel Net Areas			
Ground Floor Net Hotel Area	831 sq.m	8,939 sq.ft.	
2nd Floor Net Hotel Area	937 sq.m	10,088 sq.ft.	
3rd Floor Net Hotel Area	945 sq.m	10,170 sq.ft.	
4th Floor Net Hotel Area	945 sq.m	10,170 sq.ft.	
5th Floor Net Hotel Area	945 sq.m	10,170 sq.ft.	
Total Hotel Net Area	4,602 sq.m	49,537 sq.ft.	
Hotel Guestroom Mix			
Ground Floor	0	0	0
2nd Floor	9	3	21
3rd Floor	11	6	23
4th Floor	11	6	23
5th Floor	11	6	23
Total	42	13	100
Hotel Amenities			
	Area	Unit	Area
	Net	Net	

INDOOR AMENITIES			
Lobby (Ground Floor)	44.1 sq.m	475 sq.ft.	
Lounge (Ground Floor)	37.8 sq.m	407 sq.ft.	
Breakfast (Ground Floor)	62.6 sq.m	674 sq.ft.	
Breakfast Buffet & Coffee Bar (Ground Floor)	44.1 sq.m	477 sq.ft.	
Fitness (2nd Floor)	55.7 sq.m	600 sq.ft.	
Swimming Pool (Ground Floor)	96.0 sq.m	1,033 sq.ft.	
Total	340.5 sq.m	3,665 sq.ft.	
OUTDOOR AMENITIES			
Breakfast Patio	206.6 sq.m	2,224 sq.ft.	
Total	206.6 sq.m	2,224 sq.ft.	
Total Amenities	547.1 sq.m	5,889 sq.ft.	

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LEGEND

- FIRE HYDRANT
- FIRE ROUTE
- NO PARKING/FIRE ROUTE SIGN
- BARRIER-FREE PARKING SIGN
- STOP SIGN
- CAR POOL SIGN
- DEPRESSED CURB
- TACTILE WARNING SURFACE
- SEEDING
- SOD PLANTING
- REINFORCE CONCRETE
- CONCRETE PAVING
- ASPHALT
- FIRE ROUTE
- AT GRADE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ELECTRICAL CHARGING STATION
- CAR POOL SPACE

CLIENT

FLATO DEVELOPMENTS INC.
503-3621 Highway 7 East, Markham, Ontario L3R0G6

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Arcadis Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUE FOR SPA 2ND SUBMISSION	2023-07-04
2	ISSUED FOR SPA 3RD SUBMISSION	2023-09-29

SPC 23 112785

True North Project North

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
BRADLEY CHASE
LICENCE 6668

PRIME CONSULTANT

ARCADIS
55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada
tel 416 596 1930
www.arcadis.com

PROJECT
HOTEL (Marriott - Fairfield) & OFFICE - FLATO
2695 ELGIN MILLS ROAD EAST
MARKHAM, ONTARIO

PROJECT NO:
111613

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

SCALE:
As indicated

SHEET TITLE
INTERIM SITE PLAN & SITE STATISTICS

SHEET NUMBER
A101a

ISSUE
2