SITE STATISTICS

STANDARDS REFLECT PARENT BYLAW REQUIREMENTS UNLESS DENOTED OTHERWISE, NUMBERS IN SQUARE BRACKETS INDICATES ZONING BYLAW ASSOCIATED WITH SPECIFIED STANDARD.

PARENT BYLAW: ZONING BY-LAW NO. 177-96 & 28-97
SITE SPECIFIC BYLAW: 2024-XX
PROPOSED ZONING DESIGNATION: CA2*743 (H1)

1.0 SITE STANDARDS

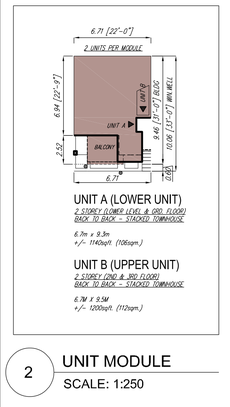
SITE AREA	APPROX. 17534.70 sm (4.33 ac) [1.75ha]						
BUILDING AREA	BLOCK 01 (16 UNITS)	BLOCK 02 (28 UNITS)	BLOCK 03 (22 UNITS)	BLOCK 04 (28 UNITS)	BLOCK 05 (16 UNITS)	BLOCK 06 (24 UNITS)	BLOCK 07 (16 UNITS)
	480 sq.m.	840 sq.m.	660 sq.m.	840 sq.m.	480 sq.m.	720 sq.m.	480 sq.m.
	BLOCK 08 (28 UNITS)	BLOCK 09 (16 UNITS)	BLOCK 10 (8 UNITS)	BLOCK 11 (28 UNITS)	BLOCK 12 (28 UNITS)		
	840 sq.m.	480 sq.m.	250 sq.m.	840 sq.m.	840 sq.m.		
NUMBER OF DWELLING UNITS	258						
PROPOSED DENSITY	258 units / 4.33 ac = 59.5 units per acre (ac) 258 units / 1.75 ha = 147 units per hectare (ha)						
PROPOSED FAR	28215 sq.m. / 17534.7 sq.m. = 1.61						
GROSS FLOOR AREA (GFA)	BLOCK 01 (16 UNITS)	BLOCK 02 (28 UNITS)	BLOCK 03 (22 UNITS)	BLOCK 04 (28 UNITS)	BLOCK 05 (16 UNITS)	BLOCK 06 (24 UNITS)	BLOCK 07 (16 UNITS)
	1750 sq.m.	3060 sq.m.	2405 sq.m.	3060 sq.m.	1750 sq.m.	2610 sq.m.	1750 sq.m.
	BLOCK 08 (28 UNITS)	BLOCK 09 (16 UNITS)	BLOCK 10 (8 UNITS)	BLOCK 11 (28 UNITS)	BLOCK 12 (28 UNITS)		
	3060 sq.m.	1750 sq.m.	900 sq.m.	3060 sq.m.	3060 sq.m.		
	TOTAL GFA = 28215sq.m.						

2.0 BUILDING STANDARDS

		REQUIRED	PROPOSED
ZONING STANDARD			
MAXIMUM NUMBER OF DWELLING UNITS		160	258
MINIMUM LOT FRONTAGE		19.2 m	COMPLY
MINIMUM LOT AREA (INT. / COR)		N/A	COMPLY
MAXIMUM BUILDING HEIGHT		20 m	COMPLY
YARD SETBACKS / TOWNHOUSES	FRONT YARD (WARDEN AVENUE)	4.5 m	3.6 m
	EXT. SIDE YARD (VINE CLIFF BOULEVARD)	3.0 m	3.0 m
	INT. SIDE YARD (BLOCK 34)	4.5 m	4.5 m
	REAR YARD (BATTICALOA DRIVE)	3.0 m	3.0 m
MINIMUM LANDSCAPE OPEN SPACE		25%	20%
PRIVATE OUTDOOR AMENITY SPACE (PER UNIT)			
	MIN. COMBINED PRIVATE SPACE	11.0 sm	11.0 sm
	MIN. CONTIGUOUS OUTDOOR SPACE	8.0 sm w/ min.2.5m depth	8.0 sm w/ min.2.5m depth

3.0 SITE CIRCULATION

ZONING STANDARD	REQUIRED	PROPOSED: AT GRADE	PROPOSED: UNDERGROUND	PROPOSED: TOTAL
VEHICULAR PARKING REQUIREMENTS				
MINIMUM NUMBER OF PARKING SPACES	323 (1.25 / UNIT)	8	TBD	411
RESIDENT PARKING	258 (1.0 / UNIT)	0	372	372
VISITOR PARKING	65 (0.25 / UNIT)	8	31	39 (0.15 / UNIT)
MINIMUM PARKING SPACE WIDTH				
AT GRADE	2.75 m	2.75 m		
UNDERGROUND	2.6 m	2.6 m		
MINIMUM PARKING SPACE LENGTH	5.8 m	5.8 m		
ACCESSIBLE PARKING				
MINIMUM NO. OF ACCESSIBLE PARKING	16 (5%)	4	12	16
BICYCLE PARKING REQUIREMENTS				
SHORT TERM BICYCLE PARKING	26 (0.1 / UNIT)	26 (0.10 / UNIT)		
LONG TERM BICYCLE PARKING / LOCKER	258 (1.0 / UNIT)	295 (1.14 / UNIT)		



2 UNIT MODULE
SCALE: 1:250

SITE LEGEND

ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE / SINGLE STM & SAN CONNECTION
HYDRO TRANSFORMER
PADMOUNTED MOTOR
590.10 EXISTING GRADES
590.10 PROPOSED GRADES
2.0% SWALE DIRECTION
EMBANKMENT / BERM MAX 3:1 SLOPE
BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN (REFER TO TRAFFIC CONSULTANT DWGS)
COMMUNITY MAILBOX
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT (L.S.)
BUILDING LIGHT (WALL)
TRAFFIC SIGNAL POWER PEDESTAL
DOWNSPOUTS
WINDOWS PERMITTED
FIRE WALL (NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION (7 GRADE PERMITS)
SANITARY LINE
STORM WATER LINE
WATERLINE
HYDRO LINE
GAS LINE
CABLE LINE
BELL
HYDRO, GAS, BELL, CABLE LINE
HYDRO METER LOCATION
PROPOSED GAS METER LOCATION (TO BE CONFIRMED BY ENBRIDGE)
DOWNSPOUTS
SUMP PUMP (TO BE DISCHARGE AT GRADE)
RAIN WATER LEADER (CONNECTED TO STORM SYSTEM (REFER TO SITE & SERVICING DRAWINGS)
RAIN WATER LEADER DISCHARGE AT GRADE (REFER TO SITE & SERVICING DRAWINGS)
HOSE BIB
TACTILE SURFACE INDICATOR
SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
FIRE HYDRANT
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
FENCE AND GATE
PRIVACY FENCE (REFER TO LANDSCAPE DWGS)
ACOUSTIC FENCE
TH THIRD FLOOR
SF SECOND FLOOR
FF FINISHED FLOOR
BF BASEMENT FLOOR
AVG AVERAGE GRADE
WOD WALKOUT DECK
WOB WALKOUT BASEMENT
WOB WALKOUT BASEMENT
MOD MODIFIED
REV REVERSED
HIGHLIGHTED GRADE
DIRECTIONAL TRAFFIC ARROW
SITE SIGNAGE
BARRIER FREE PARKING STALL
TRANSFORMER
REFUSE BIN
CONDENSING UNIT (REFER TO MECHANICAL)
SIAMESE CONNECTION
PEDESTRIAN ACCESS
MECHANICAL GRATE
SPLASH PAD
FIRE ROUTE SIGN
FIRE EXIT ONLY
FIRE ROUTE SIGN (NO PARKING)
BOLLARD (W/ LIGHT)
TRAVEL DISTANCE (METERS)
FIRE ROUTE
PROPERTY LINE
3m or 6m LANDSCAPE BUFFER
SOFT LANDSCAPE
SIDEWALK (MUNICIPAL)
BUILDING FOOTPRINT
S.P. SUNKEN PATIO (+/-0.3m BELOW GRADE)
NOR WINDOW WELL
DENOTES EXTENT OF LAND DEEDED TO CITY
DENOTES EXTENT OF LANDS TO BE ACQUIRED BY OWNER

TRAFFIC SIGNAGE NOTES
REFER TO TRAFFIC STUDY FOR SIGN SCHEDULE AND DETAILS

NOTE 1 - PEDESTRIAN CROSSING SIGNAGE.
REFER TO TRAFFIC STUDY FOR DETAILS.

NOTE 2 - STOP SIGN.
REFER TO TRAFFIC STUDY FOR DETAILS.

1 SITE PLAN
SCALE: 1:350

APPLICATION NUMBER:
-

APPLICATION NUMBER:
-

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF '4 ARCHITECTURE INC.'

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE, AND MUST NOTIFY '4 ARCHITECTURE INC.' OF ANY VARIATION FROM THE SUPPLIED INFORMATION.

'4 ARCHITECTURE INC.' IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE PROPER ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATIONS ONLY.

DRAWINGS ARE NOT TO BE SCALED.

KEY PLAN
N.T.S

REVISIONS			
10.	-	-	-
9.	-	-	-
8.	-	-	-
7.	-	-	-
6.	-	-	-
5.	-	-	-
4.	-	-	-
3.	-	-	-
2.	-	-	-
1.	-	-	-

SUBMITTALS			
10.	-	-	-
9.	-	-	-
8.	-	-	-
7.	-	-	-
6.	-	-	-
5.	-	-	-
4.	ISSUED FOR COORDINATION	2025.09.11	SL
3.	ISSUED FOR SPA	2025.08.15	SL
2.	ISSUED FOR SPA	2025.04.14	SL
1.	ISSUED FOR COORDINATION	2025.08.15	SL
No.	Description	YYYY.MM.DD	By

Building Permit Issuance
The City of MARKHAM requires that all drawings submitted to the Building Division as part of an application for the issuance of a Building Permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of MARKHAM.

Damages
All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
All damaged or disturbed areas within municipal right-of-way are to be reinstated at the applicant's expense.
All landscaping and grading within close proximity to the proposed access points is to be designed to ensure that adequate sight distances are available for all approaching and exiting motorists and pedestrians.
The portion of the driveway within the municipal boulevard is to be paved by the applicant.
Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.
Any above ground utilities located within 1.5m of a proposed access are to be relocated at the applicant's expense.

Signage
Signage shown on the site development plan is for information purposes only. All signs will be subject to the provisions of the signage By-law and a separate sign application will be required through the Building Division.

Acoustical Consultant
The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' buildings, mechanical equipment, and ventilation systems for buildings on site and the off-site Stationary Noise Sources are in compliance with the acoustical report as prepared for the particular building and in compliance with the Ministry of Environment (MOE) guidelines for Stationary Noise Sources.

Grading and Servicing
Site grading and Site servicing plans are to be associated with the site plan.
Grades will be met within a 33% maximum slope at the property lines and within the site.

Hoarding
The owner will make satisfactory arrangements for the erection and maintenance of hoarding adjacent to all adjoining properties throughout all phases of construction. All Utility Companies will be notified for locates prior to the installation of the hoarding that lies within the limits of the City boulevard area.

Existing and Proposed Walkways
a) pedestrian walkways must be raised approximately 15 cm from vehicular traffic to provide definition and protection for pedestrian traffic; b) standard minimum width of a pedestrian walkway is 1.5 m ; c) standard minimum width of a pedestrian walkway adjacent to the end of parking spaces is 1.8 m (6.0 ft.).

Transportation
The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.

Fencing
Any fencing adjacent to municipal lands is to be located 15cm (6.0 in.) inside the property line.

Retaining Walls
The structural design of any retaining wall over 0.6m in height or any retaining wall located on a property line is to be shown on the Site Grading Plan for this project and is to be approved by the Consulting Engineer for the project.

Exterior Stairs and Handrails
All exterior steps and handrails shall be designed per OBC requirements and V1.3 of the MARKHAM Standards

Exterior Lighting
All exterior lighting will be directed onto the site and shall not infringe upon the adjacent properties.
All portions of exterior accessible routes shall be equipped to provide a level of illumination in accordance with the Illuminating Engineering Society of North America (IESNA) standards.
All exterior lighting shall meet the MARKHAM By-LaW and City Standards for Design criteria.

Fire Access Route
Fire Access Route will be designated as per City Of MARKHAM By law. The Fire Access Route will be designed to support a load of not less than 11,363 kg. per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.

Accessible Routes
All accessible routes shall have a running slope of not more than 1:25 and and a cross slope not more than 1:50
The clear width of accessible routes shall be 1220mm minimum.
Where exterior barrier-free paths of travel lead to a vehicular route and where the pedestrian route is not separated by a curb or other element, a tactile attention indicator shall be installed in accordance with Section IV.4.8 Detectable Warning Surfaces.

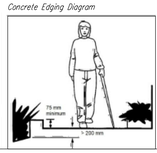
Surface drainage
All surface drainage will be self contained collected and discharged at a location approved by the City of MARKHAM.
Portions of the driveway within the municipal boulevard will be paved by the applicant. At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance.

Utilities
The applicant will be responsible for the cost of any utilities relocations necessitated by the Site plan.

Concrete Curbing
Continuous 152 mm high (or greater) barrier type poured concrete curbing will be required in the following areas:
a) vehicular access from roads; b) landscaped traffic islands; c) between paved and landscaped areas; and d) between all driveways and service areas.

Concrete Edging (Accessible Routes)
A 75mm concrete edge is required where the change in level from the walkway is 100mm to 600mm below the walkway. The edge shall be installed with a colour contrasting curb (refer to Figure IV.1.4.4). Where the change in level is greater than 600mm, a guard shall be installed per OBC and Brampton Standards.

Concrete Edging Diagram



CMB NOTE:
Concrete pad for community mailboxes as per canada post specifications – pad to be at level of sidewalk and be wheelchair accessible.

THE HYDRO TRANSFORMER
Ultimate location to be coordinated with electrical / utility consultants.

SNOW STORAGE
In the case of heavy snow falls, over capacity of the snow storage space provided and available on the property may make it necessary to truck snow off the site at the sole cost of the owner.

FIRE ROUTE
Ensure road is constructed to support expected load imposed by fire trucks. The fire route can only be asphalt or concrete.

Disabled Parking signs
Parking spaces reserved for people with disabilities must comply to the current By-Law and Legislation and must be identified by a sign, installed at the applicant' expense, in accordance with the design specifications of 4.V.4.7. in the City of MARKHAM Accessibility Standards

GENERAL SITE NOTES:

NOTES:
1) INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM PLAN SUBMITTED BY OTHERS AND IS DATED ON THE 15TH, APRIL, 2025.
2) REFER TO TENANT STANDARDS FOR ALL BUILDING'S EXTERIOR SITE FURNITURE, ASH RECEPTACLES, WAYE RECEPTACLE, BIKE RACK AND ALL OTHER SITE FURNITURE - SEE ARCHITECTURAL STANDARDS (LATEST RELEASE)
3) REFER TO DRAWINGS PRODUCED BY LANDSCAPE PLANNING/LANDSCAPE ARCHITECTS FOR HARD LANDSCAPING, SOFT LANDSCAPING AND SITE DETAILS. DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. LANDSCAPE DRAWINGS SHALL GOVERN.
4) REFER TO DRAWINGS PRODUCED BY SOIL CONSULTING FOR SITE SERVICING, GRADING, FIRE ROUTE, FIRE HYDRANTS, CURB TYPES AND SIZES. DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. ENGINEERING DRAWINGS SHALL GOVERN.
5) REFER TO DRAWINGS PRODUCED BY MECHANICAL AND ELECTRICAL ENGINEER FOR SITE LIGHTING, EXHAUST GRATE SIZES AND TRANSFORMER LOCATIONS. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. ENGINEERING DRAWINGS SHALL GOVERN.
6) ALL SPOT ELEVATIONS AND DATUM REFERENCE TACS INDICATED ARE TO BE TAKEN FROM ARCHITECTURAL SITE PLAN DRAWINGS. ANY INFORMATION PROVIDED BY THE SURVEYOR OF RECORD FOR THE PROJECT.
7) UNDERSIDE FOOTING HAS BEEN SET TO THE DEEPEST FOOTING FOR PARKADE STRUCTURE (SEE STRUCTURAL ENGINEER PLANS). THE CONTRACTOR MAY STEP FOOTINGS AT HIS DISCRETION, SO LONG AS A MINIMUM OF 1.0M FROM UNDERSIDE FOOTING TO THE PROPOSED GRADE IS MAINTAINED THROUGHOUT FOR THE PERIMETER OF THE BUILDING.

Roadway, driveway & parking surface
Roadway, driveway & parking areas surface materials, refer to site grading and landscape drawings for material finishes.

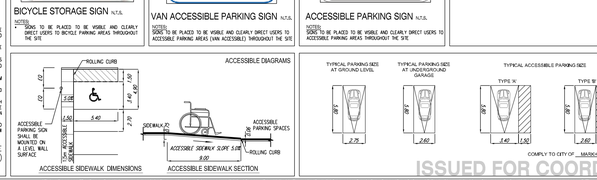
FIRE ROUTE SIGN N.T.S.
NOTES:
- SIGNS TO BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD BE MOUNTED ON THE CURB SIDE OF THE ROAD.
- SIGNS TO BE PLACED ON EITHER SITE (STAGGERED) OF THE FIRE ACCESS ROUTE AT INTERVALS OF NOT MORE THAN 30.0 METRES (100 FEET) APART.
- SIGNS SHALL NOT EXCEED 2.0 METRES (7 FEET) AND NOT LESS THAN 1.5 METRES (5 FEET) IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISHED PAVEMENT/GRADE.
- SIGNS SHALL BE INSTALLED AT MAXIMUM OF 3 METRES (10 FEET) AND A MINIMUM OF 1.0 METRE (3 FEET) MEASURED HORIZONTALLY FROM THE CURB.
- SIGNS SHALL BE SET BACK AT LEAST 0.5 METRES (1.6 FEET) FROM OBSTRUCTIONS WITHIN 6.0 METRES (20 FEET) OF THE SIGN AND BE VISIBLE TO APPROACHING TRAFFIC.
- SIGNS SHALL DISPLAY SINGLE HEADED ARROWS POINTING IN THE DIRECTION WHICH THE REGULATION IS IN EFFECT. IT INTERMEDIATE POINTS THROUGHOUT THE REGULATED AREA, DOUBLE-HEADED ARROWS SHALL INDICATE THAT THE PROHIBITION IS IN EFFECT ON BOTH SIDES OF THE SIGN.
- ISSUANCE AND INSTALLATION OF THE FIRE ACCESS ROUTE SIGNAGE MUST ALSO CONFORM TO THE REQUIREMENTS AS OUTLINED IN THE CITY OF MARKHAM BY-LAW 2005-188 AS AMENDED (PARKING BY-LAW).

*** REFER TO CITY OF MARKHAM FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS (CURRENT VERSION) FOR A COMPLETE LIST OF REQUIREMENTS ***

BICYCLE STORAGE SIGN N.T.S.
NOTES:
- SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO BICYCLE PARKING AREAS THROUGHOUT THE SITE

VAN ACCESSIBLE PARKING SIGN N.T.S.
NOTES:
- SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ACCESSIBLE PARKING AREAS (VAN ACCESSIBLE) THROUGHOUT THE SITE

ACCESSIBLE PARKING SIGN N.T.S.
NOTES:
- SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ACCESSIBLE PARKING AREAS THROUGHOUT THE SITE



NOTES:

NOTES:

NORTH:

STAMP:

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email: mail@4architecture.ca

425009 - TREASURE HILL
WARDEN - BLOOK 38

CITY OF MARKHAM — WARDEN AVE.

SITE PLAN

2025.09.11

Revision	Checked by:	Drawn by:	Designed by:
AS NOTED	AS/SL	AS/SL	SL/EM

File Number: 425009DSP01.dwg

A101

ISSUED FOR COORDINATION - 2025.09.11

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ASH441 - Thursday, September 11, 2025 2:29:56 PM | P:\2025\425007-THWARDEN BB&J\2 SITE DRAWINGS\4-5 CURRENT SITE PLAN\425009DSP01_BLOCK 38.DWG