

SITE AREAS - FOLLOWING EXPROPRIATION

DESCRIPTION	AREA	
	SQUARE FEET	SQUARE METERS
PREVIOUS GROSS SITE AREA	± 164,521 sq.ft.	± 15,285 sq.m.
DAVENPORT ROAD EXTENSION(EXPROPRIATION)	± 45,396 sq.ft.	± 4,218 sq.m.
CANADIAN PACIFIC RAILWAYS(EXPROPRIATION)	± 7,095 sq.ft.	± 659 sq.m.
NET SITE AREA	± 112,030 sq.ft.	± 10,408 sq.m.

SITE AREAS - AFTER LANE CONVEYANCE

DESCRIPTION	AREA	
	SQUARE FEET	SQUARE METERS
NET SITE AREA	± 112,030 sq.ft.	± 10,408 sq.m.
10m PUBLIC LANE (ROW CONTRIBUTION)	± 12,072 sq.ft.	± 1,122 sq.m.
NET SITE AREA AFTER LANE CONVEYANCE	± 99,958 sq.ft.	± 9,286 sq.m.

NOTE

DIMENSIONS AND AREA ESTIMATIONS ARE PROVIDED BASED ON THE LATEST SURVEY INFORMATION, AS WELL AS THE LATEST DOCUMENTATION RECEIVED REGARDING CONTENTUAL CONDITIONS.

CLIENT
 SEQUOIA STOCKYARDS LP
 8611 WESTON ROAD, UNIT 18
 VAUGHAN, ONTARIO
 CANADA, L4L 9P1

ISSUED

No.	DATE	DESCRIPTION

**CONFIDENTIAL
 AND WITHOUT
 PREJUDICE**

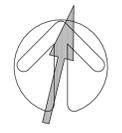
REVISIONS

No.	DATE	DESCRIPTION

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.
 ARCADIS ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.

ARCADIS ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West | 7th Floor
 Toronto | ON | M4V 2Y7 | Canada
 T 416 596 1500 | F 416 596 0644
www.arcadis.com



PROJECT
DELTA BINGO
 1799 St. Clair Avenue West,
 Toronto, Ontario, M6N 1J9

SHEET TITLE
SITE AREAS DIAGRAM

DRAWN BY: S.A. + F.A. + N.P. + H.H.	CHK'D BY: G.R.	DATE: 2025-08-28	SCALE: As indicated
PROJECT NO: 132806		DWG NO. A002	

City of Markham - Front Loader	Design Vehicle - TAC SU (Single Unit Truck)	Design Vehicle - CUBEVAN (Ford E350)	Design Vehicle - 2012 DODGE GRAND CARAVAN (95% Passenger Vehicle)
Overall Length: 9.33m Overall Width: 2.44m Overall Body Height: 4.02m Outside Turning Radius: 13.78m Inside Turning Radius: 9.77m	Overall Length: 9.10m Overall Width: 2.80m Overall Body Height: 4.11m Outside Turning Radius: 13.40m Inside Turning Radius: 8.60m	Overall Length: 7.70m Overall Width: 2.45m Overall Body Height: 3.66m Outside Turning Radius: 9.89m Inside Turning Radius: 5.68m	Overall Length: 5.15m Overall Width: 2.01m Overall Body Height: 1.74m Outside Turning Radius: 7.50m Inside Turning Radius: 4.40m
			*Field Measurements By BA Group

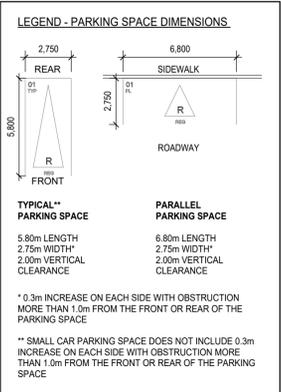


LEGEND

- PEDESTRIAN ENTRY ACCESS
- PEDESTRIAN EXIT ACCESS
- VEHICULAR ACCESS
- FIRE HYDRANT AND VALVE
- STANDPIPE AND SPRINKLER SIAMISE CONNECTIONS
- EXISTING ELEVATION
- PROPOSED ELEVATION TOP OF WALL
- HT 000.00m HEIGHT FROM E.G.

SITE ABBREVIATIONS

- B BOLLARD
- BL BOLLARD W/ LIGHT
- BF BARRIER FREE
- C.B. CATCH BASIN
- CP DEPRESSURE CURB
- E.G. ESTABLISHED GRADE
- EL ELEVATION
- F.H. FIRE HYDRANT
- G.V. GAS VALVE
- HT HEIGHT
- M.H. MANHOLE
- H.P. HYDRO POLE
- L.S. LIGHT STANDARD
- SIA SIAMISE CONNECTION
- T.S. TRAFFIC SIGN
- T.L. TRAFFIC LIGHT
- U.P. UTILITY POLE
- W.S. WALL SCONCE
- W.V. WATER VALVE



LEGEND - PARKING SYMBOLS & NOTATIONS

DESIGNATION TAG ABBREVIATIONS

ASSIGNMENT

- DENOTES RESIDENTIAL
- DENOTES NON-RESIDENTIAL
- DENOTES VISITOR
- DENOTES CAR SHARE

SIZE

- DENOTES TYPICAL CITY SPACE SIZE
- DENOTES PARALLEL CITY SPACE SIZE
- DENOTES ACCESSIBLE CITY SPACE SIZE
- DENOTES TYPICAL PARKING SIZE WITHOUT 0.3m INCREASE

DESIGNATION

- DENOTES REGULAR VEHICLE SPACE
- DENOTES ELECTRIC VEHICLE SUPPLY EQUIPMENT SPACE

Sequoia
SEQUOIA STOCKYARDS LP
8611 WESTON ROAD, UNIT 18
VAUGHAN, ONTARIO
CANADA, L4L 9P1

ISSUED

No.	DATE	DESCRIPTION
1	2021-07-30	Zoning By-Law Amendment

**CONFIDENTIAL/
WITHOUT
PREJUDICE**

**2025-11-13
ISSUED FOR
REVIEW**

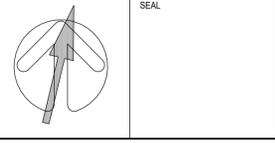
REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED. ARCADIS ARCHITECTS (CANADA) INC. RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West | 7th Floor
Toronto | ON | M4V 2Y7 | Canada
T 416 596 1600 | F 416 596 0644
www.arcadis.com



PROJECT
DELTA BINGO
1799 St. Clair Avenue West,
Toronto, Ontario, M6N 1J9

SHEET TITLE
**LEVEL 01 - GROUND
FLOOR PLAN (SKETCH)**

DRAWN BY: S.A. + F.A. + N.P. + H.H.	CHK'D BY:	DATE: 2025-11-13	SCALE: As indicated
PROJECT NO: 132806	DWG NO.	A1.04	



CLIENT

Sequoia
 SEQUOIA STOCKYARDS LP
 8611 WESTON ROAD, UNIT 18
 VAUGHAN, ONTARIO
 CANADA, L4L 9P1

ISSUED		
No.	DATE	DESCRIPTION
1	2021-07-30	Zoning By-Law Amendment

CONFIDENTIAL/
 WITHOUT
 PREJUDICE

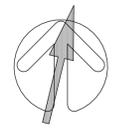
2025-11-13
 ISSUED FOR
 REVIEW

No.	DATE	DESCRIPTION
REVISIONS		

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED.
 ARCADIS ARCHITECTS (CANADA) INC. RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.

ARCADIS
 ARCADIS ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West | 7th Floor
 Toronto | ON | M4V 2Y7 | Canada
 T 416 596 1500 | F 416 596 0644
www.arcadis.com



SEAL

PROJECT **DELTA BINGO**
 1799 St. Clair Avenue West,
 Toronto, Ontario, M6N 1J9

SHEET TITLE
LEVEL 02 - FLOOR PLAN

DRAWN BY: S.A. + F.A. A.P. + H.H.	CHK'D BY:	DATE: 2025-11-13	SCALE: 1:250
PROJECT NO: 132806		DWG NO. A1.05	



CLIENT



Sequoia
 SEQUOIA STOCKYARDS LP
 8611 WESTON ROAD, UNIT 18
 VAUGHAN, ONTARIO
 CANADA, L4L 9P1

ISSUED

No.	DATE	DESCRIPTION
1	2021-07-30	Zoning By-Law Amendment

CONFIDENTIAL/
 WITHOUT
 PREJUDICE

2025-11-13
 ISSUED FOR
 REVIEW

No.	DATE	DESCRIPTION
-----	------	-------------

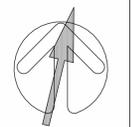
REVISIONS

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED.
 ARCADIS ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.



ARCADIS ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West | 7th Floor
 Toronto | ON | M4V 2Y7 | Canada
 T 416 596 1500 | F 416 596 0644
www.arcadis.com



SEAL

PROJECT

DELTA BINGO

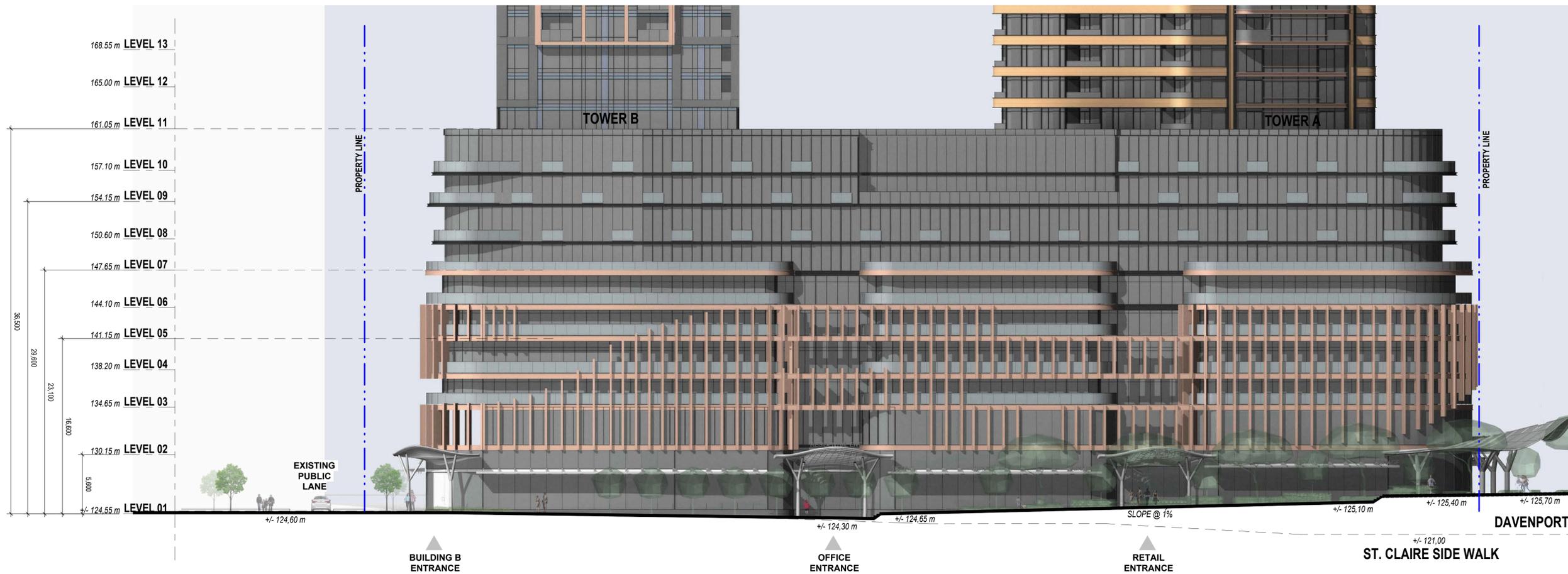
1799 St. Clair Avenue West,
 Toronto, Ontario, M6N 1J9

SHEET TITLE

LEVEL 03 - FLOOR PLAN

DRAWN BY: S.A. + F.A. A.P. + H.H.	CHK'D BY: G.R.	DATE: 2025-11-13	SCALE: 1:250
---	-------------------	---------------------	-----------------

PROJECT NO: 132806	DWG NO: A1.06
-----------------------	------------------



1 CONCEPTUAL ST. CLAIR E-W
A3.01 Scale: 1 : 200

CLIENT
Sequoia
SEQUOIA STOCKYARDS LP
8611 WESTON ROAD, UNIT 18
VAUGHAN, ONTARIO
CANADA, L4L 9P1

ISSUED		
No.	DATE	DESCRIPTION

CONFIDENTIAL/
WITHOUT
PREJUDICE



KEY PLAN

2025-11-13
ISSUED FOR
REVIEW

No.	DATE	DESCRIPTION

REVISIONS
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED. ARCADIS ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.

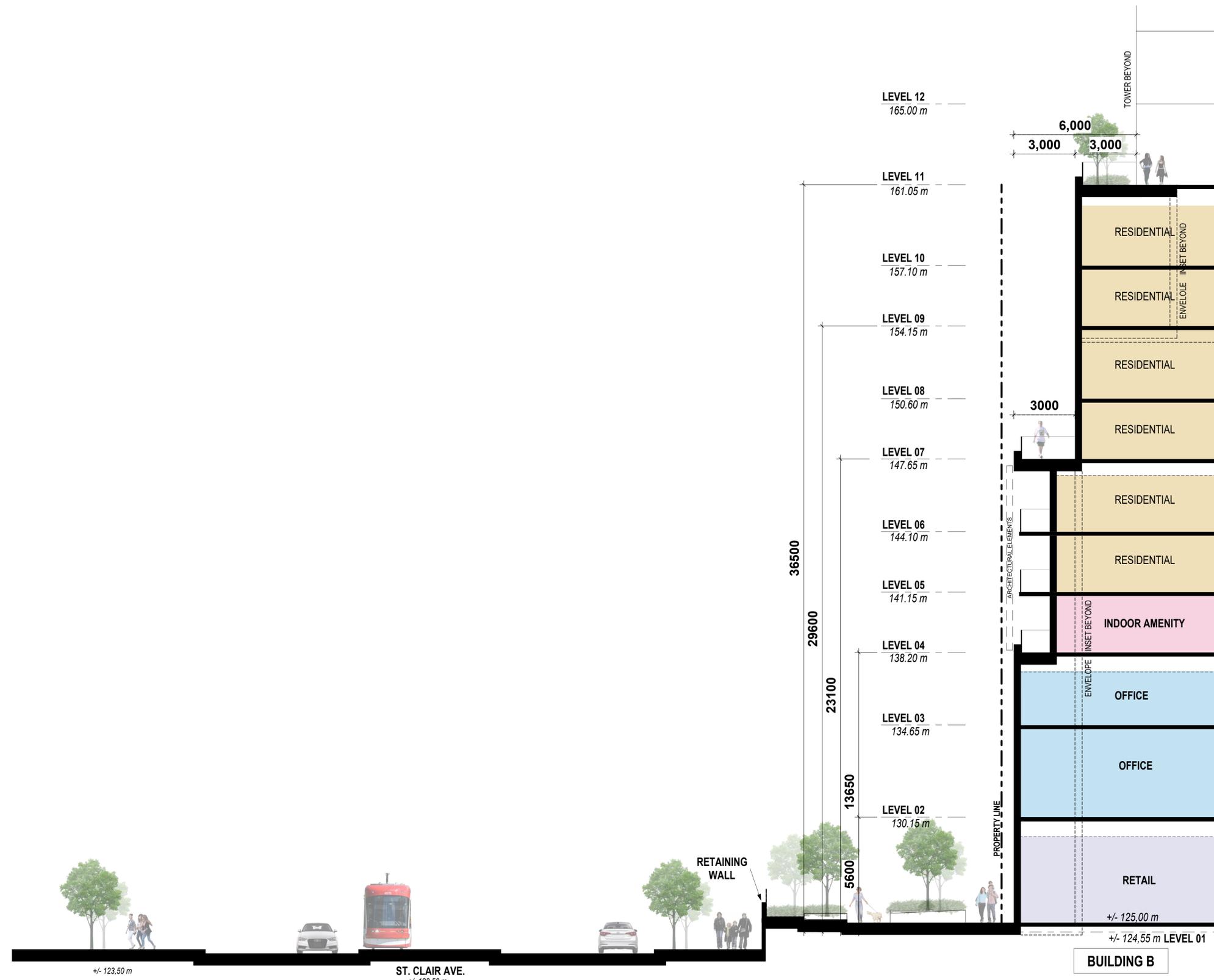
ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West | 7th Floor
Toronto | ON | M4V 2Y7 | Canada
T 416 596 1500 | F 416 596 0644
www.arcadis.com

SEAL

PROJECT
DELTA BINGO
1799 St. Clair Avenue West,
Toronto, Ontario, M6N 1J9

SHEET TITLE
**CONCEPTUAL SECTION
E-W ST. CLAIR**

DRAWN BY: S.A. + F.A. N.P. + H.H.	CHK'D BY: G.R.	DATE: 2025-11-13	SCALE: 1 : 200
PROJECT NO: 132806		DWG NO. A3.01	



CLIENT

Sequoia
SEQUOIA STOCKYARDS LP
8611 WESTON ROAD, UNIT 18
VAUGHAN, ONTARIO
CANADA, L4L 9P1

ISSUED

No.	DATE	DESCRIPTION

**CONFIDENTIAL/
WITHOUT
PREJUDICE**



KEY PLAN

**2025-11-13
ISSUED FOR
REVIEW**

REVISIONS

No.	DATE	DESCRIPTION

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED. ARCADIS ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West | 7th Floor
Toronto | ON | M4V 2Y7 | Canada
T 416 596 1500 | F 416 596 0644
www.arcadis.com

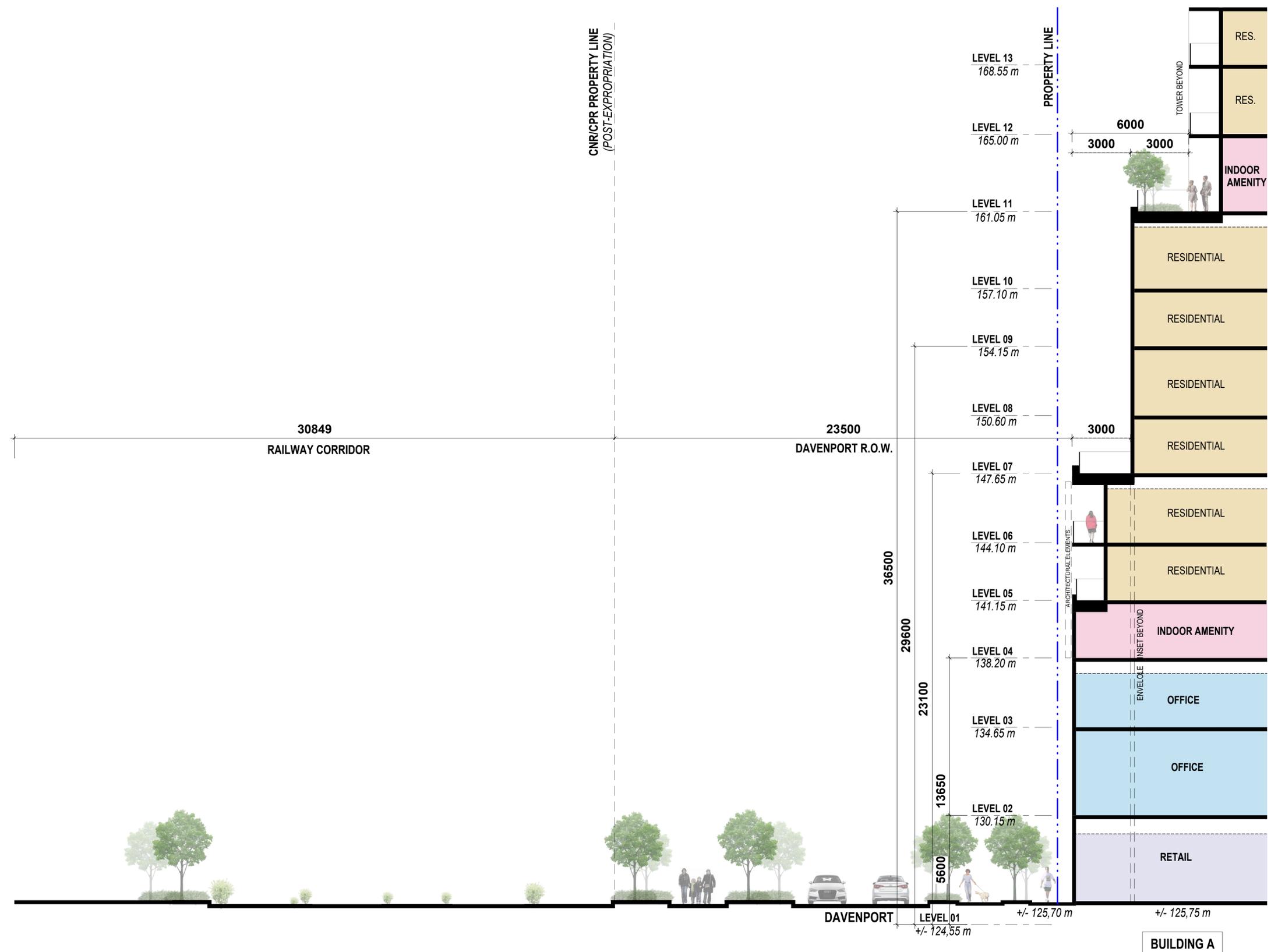
SEAL

PROJECT
DELTA BINGO
1799 St. Clair Avenue West,
Toronto, Ontario, M6N 1J9

SHEET TITLE
**CONCEPTUAL SECTION
N-S ST. CLAIR**

DRAWN BY: S.A. + F.A. N.P. + H.H.	CHK'D BY:	DATE: 2025-11-13	SCALE: 1 : 100
---	-----------	---------------------	-------------------

PROJECT NO: 132806	DWG NO. A3.02
-----------------------	------------------



1 CONCEPTUAL DAVENPORT - BUILDING A
A3.03 Scale: 1 : 100

CLIENT
Sequoia
 SEQUOIA STOCKYARDS LP
 8611 WESTON ROAD, UNIT 18
 VAUGHAN, ONTARIO
 CANADA, L4L 9P1

ISSUED

No.	DATE	DESCRIPTION

CONFIDENTIAL/
 WITHOUT
 PREJUDICE



KEY PLAN

2025-11-13
 ISSUED FOR
 REVIEW

REVISIONS

No.	DATE	DESCRIPTION

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED.
 ARCADIS ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.



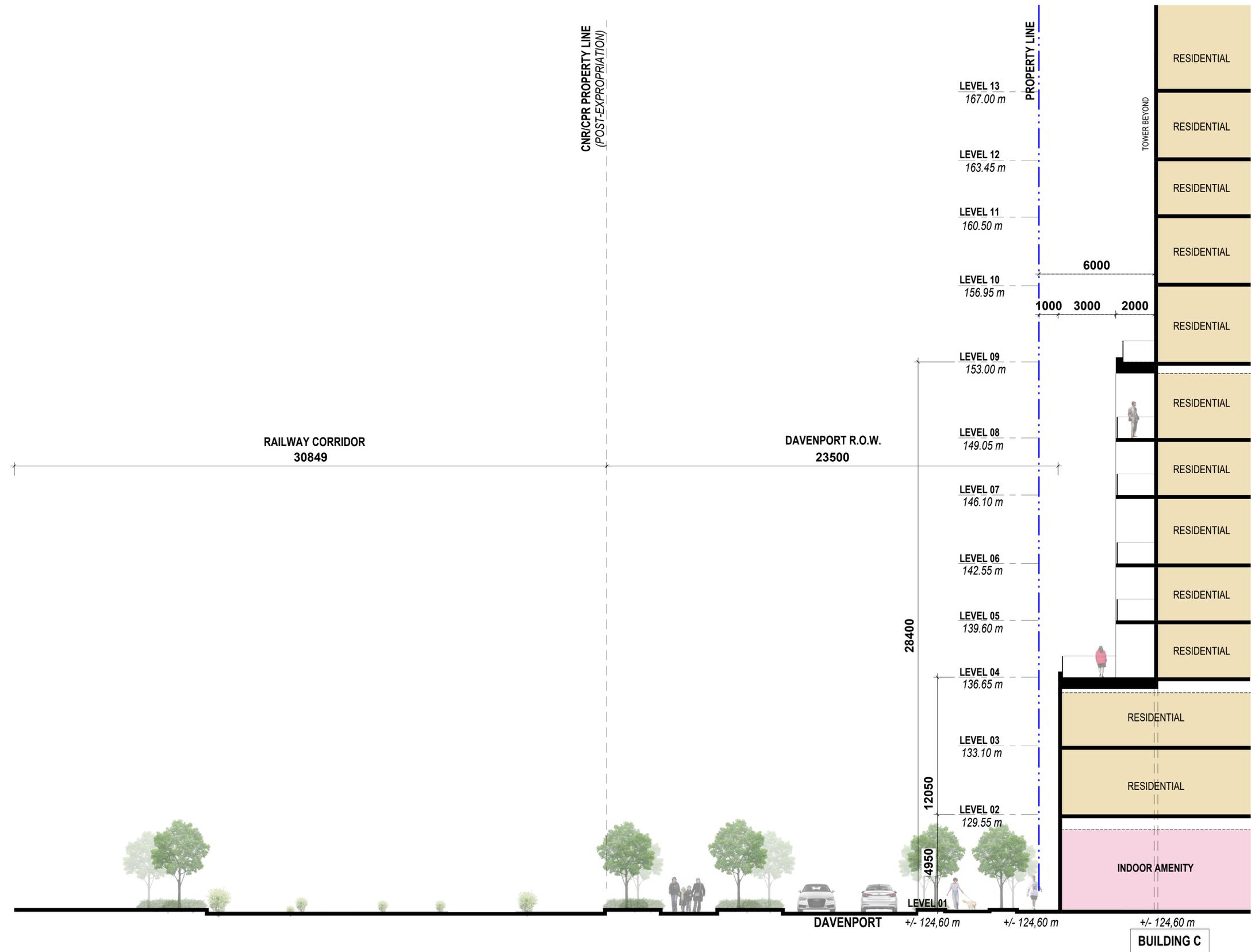
SEAL

PROJECT
DELTA BINGO
 1799 St. Clair Avenue West,
 Toronto, Ontario, M6N 1J9

SHEET TITLE
**CONCEPTUAL SECTION
 DAVENPORT BLDNG-A**

DRAWN BY: S.A. + F.A. N.P. + H.H.	CHK'D BY: G.R.	DATE: 2025-11-13	SCALE: 1 : 100
---	-------------------	---------------------	-------------------

PROJECT NO: 132806	DWG NO. A3.03
-----------------------	------------------



1
A3.04 CONCEPTUAL DAVENPORT - BUILDING C
Scale: 1 : 100

CLIENT
Sequoia
SEQUOIA STOCKYARDS LP
8611 WESTON ROAD, UNIT 18
VAUGHAN, ONTARIO
CANADA, L4L 9P1

ISSUED

No.	DATE	DESCRIPTION

CONFIDENTIAL/
WITHOUT
PREJUDICE



KEY PLAN
2025-11-13
ISSUED FOR
REVIEW

No.	DATE	DESCRIPTION

REVISIONS
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

© COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC. ALL RIGHTS RESERVED.
ARCADIS ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS.



SEAL

PROJECT
DELTA BINGO
1799 St. Clair Avenue West,
Toronto, Ontario, M6N 1J9

SHEET TITLE
**CONCEPTUAL SECTION
DAVENPORT BLDNG-C**

DRAWN BY: S.A. + F.A. + N.P. + H.H.	CHK'D BY: G.R.	DATE: 2025-11-13	SCALE: 1 : 100
PROJECT NO: 132806		DWG NO. A3.04	

