

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

McNABB STREET  
(DEDICATED BY REGISTERED PLAN M-1915)

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

**PLAN 65R-**

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2024. DATE \_\_\_\_\_

DAN DZALDOV  
ONTARIO LAND SURVEYOR

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

SCHEDULE				
PART	BLOCK	REGISTERED PLAN	PIN	AREA (m <sup>2</sup> )
1				703.9
2	ALL OF 8	M-1915	ALL OF 02990-0024	69.3
3				6445.6
4				7709.5

PLAN OF SURVEY OF  
**ALL OF BLOCK 8**  
**REGISTERED PLAN M-1915**  
**CITY OF MARKHAM**  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:750

SCHAEFFER DZALDOV PURCELL LTD.

**NOTES**

- DENOTES PLANTED MONUMENT
- FOUND MONUMENT
- SSIB - SHORT STANDARD IRON BAR
- SIB - STANDARD IRON BAR
- IB - IRON BAR
- P - PLAN 65R-22408
- P1 - SRPR BY SCHAEFFER DZALDOV BENNETT LTD., O.L.S., SURVEY DATED APRIL 8, 2011
- P2 - REGISTERED PLAN M-1915
- P3 - PLAN 65R-14543
- 922 - SCHAEFFER DZALDOV PURCELL LTD.
- M - MEASURED

ALL PLANTED MONUMENTS ARE SSIB'S.  
SSIB'S WERE PLANTED DUE TO THE PROXIMITY OF SUBSURFACE OBSTRUCTIONS.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINT 092903416 AND OBSERVED REFERENCE POINT 1002, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999792.

SPECIFIED CONTROL POINT (SCP) AND OBSERVED REFERENCE POINT (ORP): UTM ZONE 17, NAD83 (ORIGINAL)		
POINT ID.	NORTHING	EASTING
SCP 092903416	4854482.01	634877.54
ORP 1002	4854668.75	634936.49

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DATE: \_\_\_\_\_ DAN DZALDOV  
ONTARIO LAND SURVEYOR

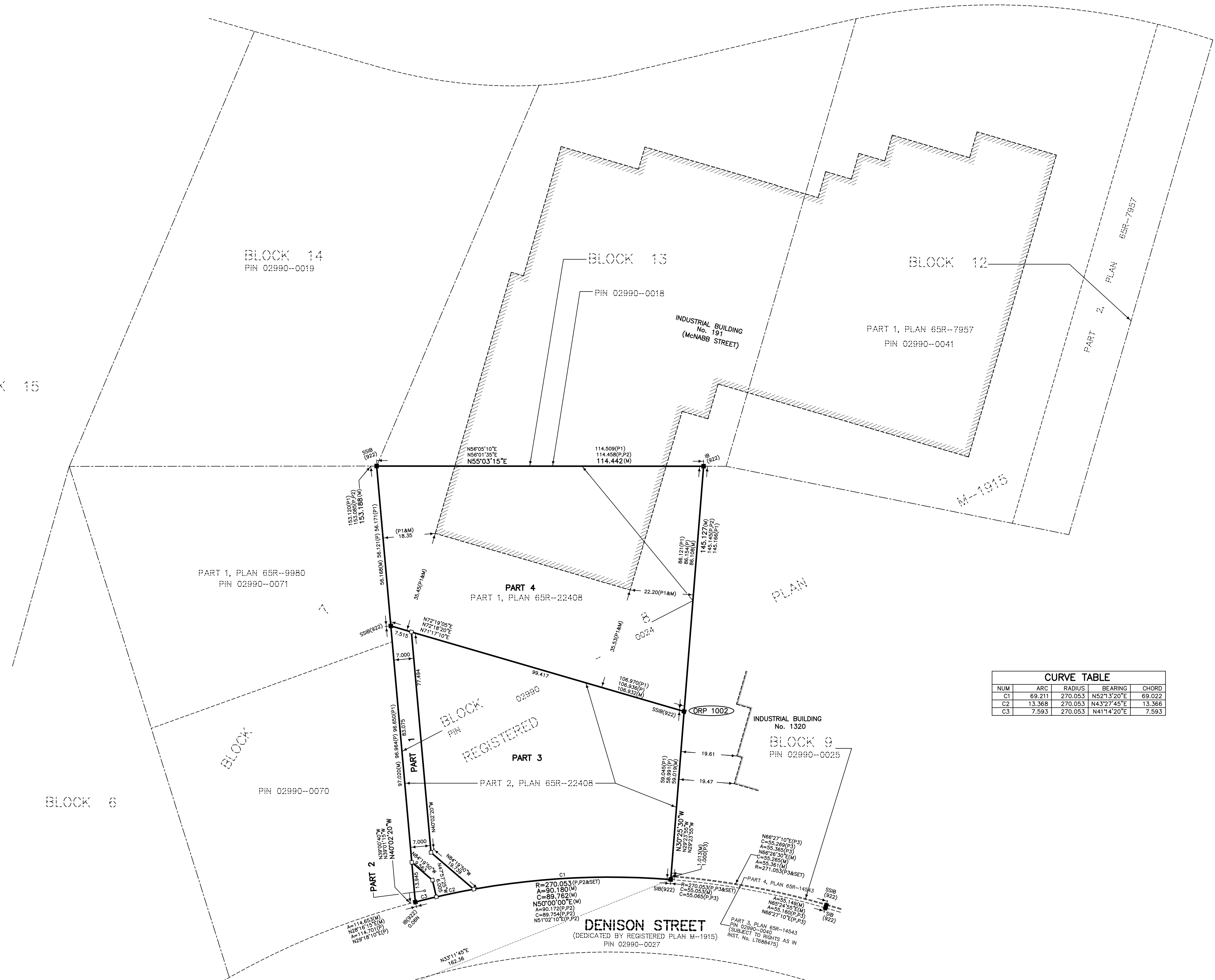
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

**SCHAEFFER DZALDOV PURCELL LTD.**  
ONTARIO LAND SURVEYORS

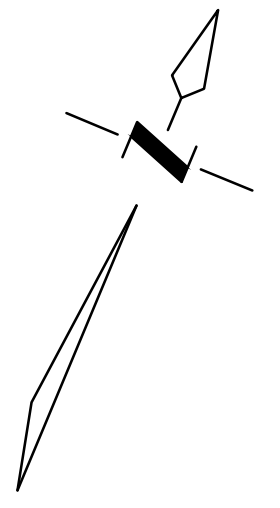
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL:(416)987-0101

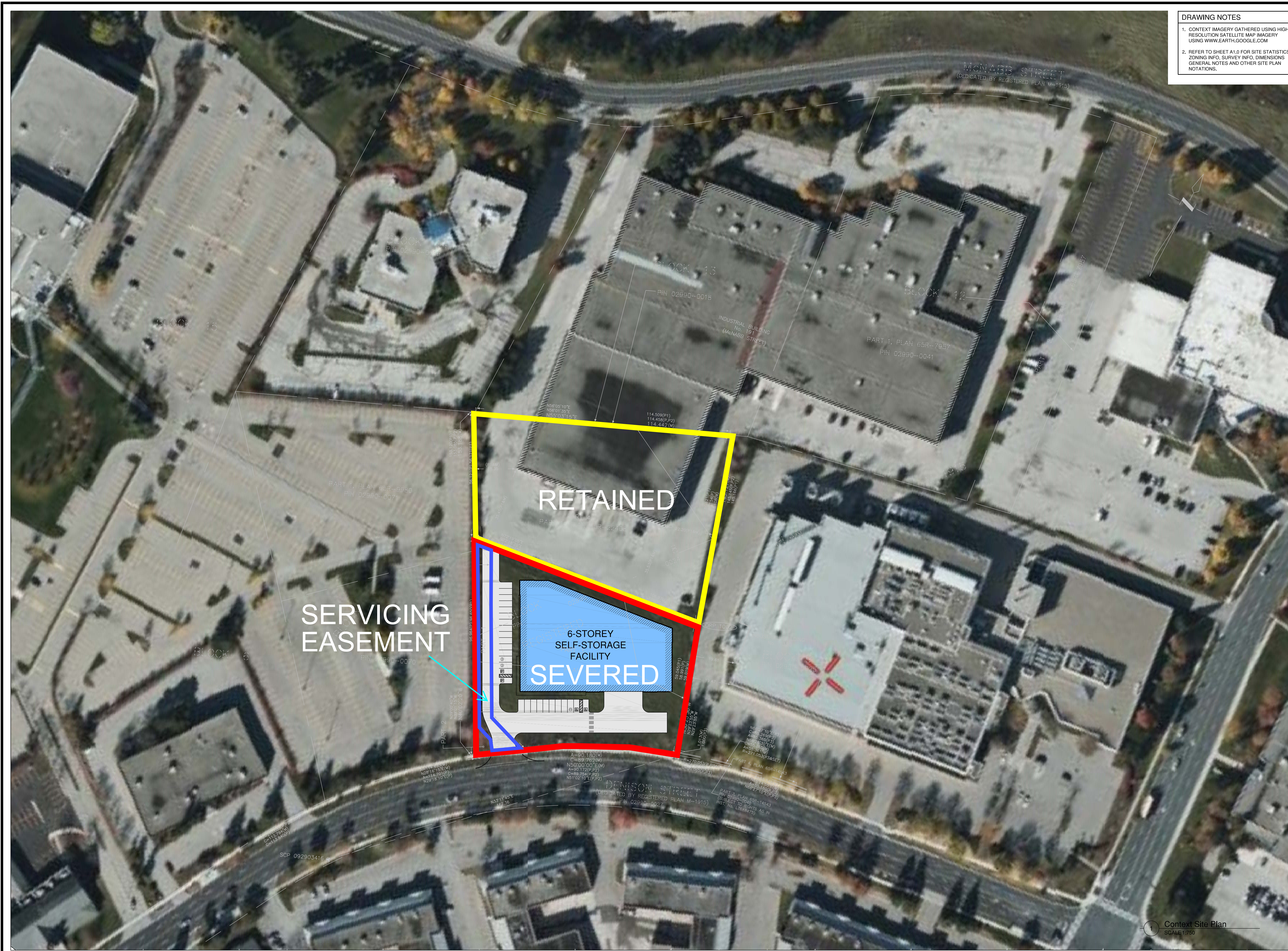
CALC. JZ DRAWN ACAD/LW CHECKED SCALE 1:750 JOB NO. 24-104-00

PLOT SIZE: 24X36 APRIL 10, 2024



CURVE TABLE				
NUM	ARC	RADIUS	BEARING	CHORD
C1	69.211	270.053	N52°13'20"E	69.022
C2	13.368	270.053	N42°27'45"E	13.366
C3	7.593	270.053	N41°14'20"E	7.593





**DRAWING NOTES**

1. CONTEXT IMAGERY GATHERED USING HIGH RESOLUTION SATELLITE MAP IMAGERY USING WWW.EARTH.GOOGLE.COM
2. REFER TO SHEET A1.0 FOR SITE STATISTICS, ZONING INFO, SURVEY INFO, DIMENSIONS, GENERAL NOTES AND OTHER SITE PLAN NOTATIONS.

**Pearce McCluskey Architects**  
 2203 Durwin Drive • Mississauga, Ontario • L5L 1X2  
 www.pmaarchitects.ca L.905.607.2444

This drawing is not to be used for construction unless signed by printer in charge.  
 Contractors must verify all dimensions and be responsible for same; report any discrepancies to the architect before commencing the work.  
 Prints are not to be scaled.  
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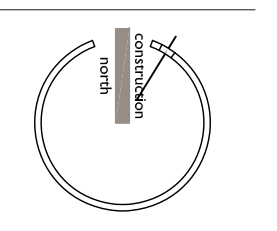
Issued for severance 26 Apr 24

**Denison Storage**  
 New Self-Storage Facility  
 191 McNabb Street  
 Markham | Ontario

**Context Site Plan**

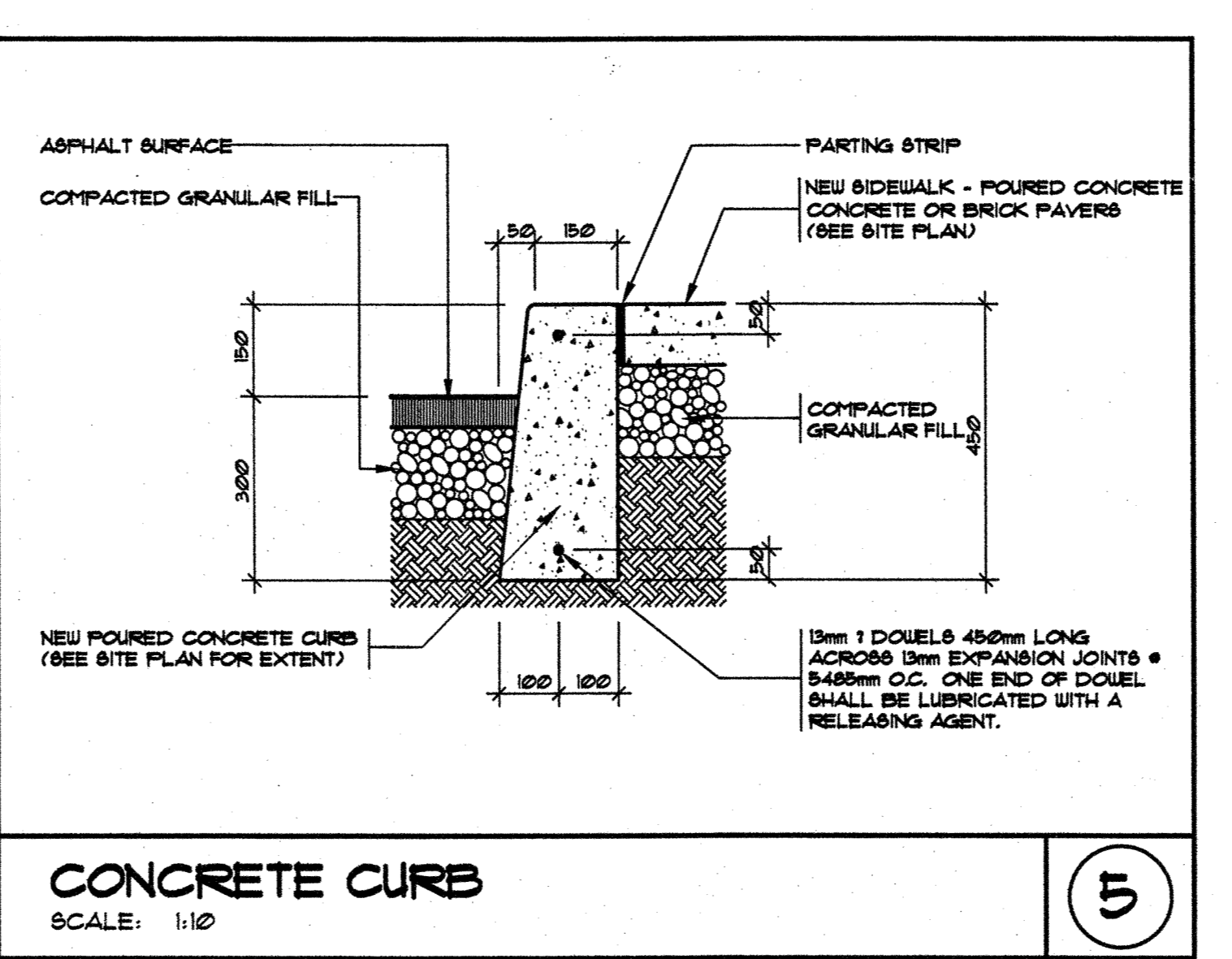
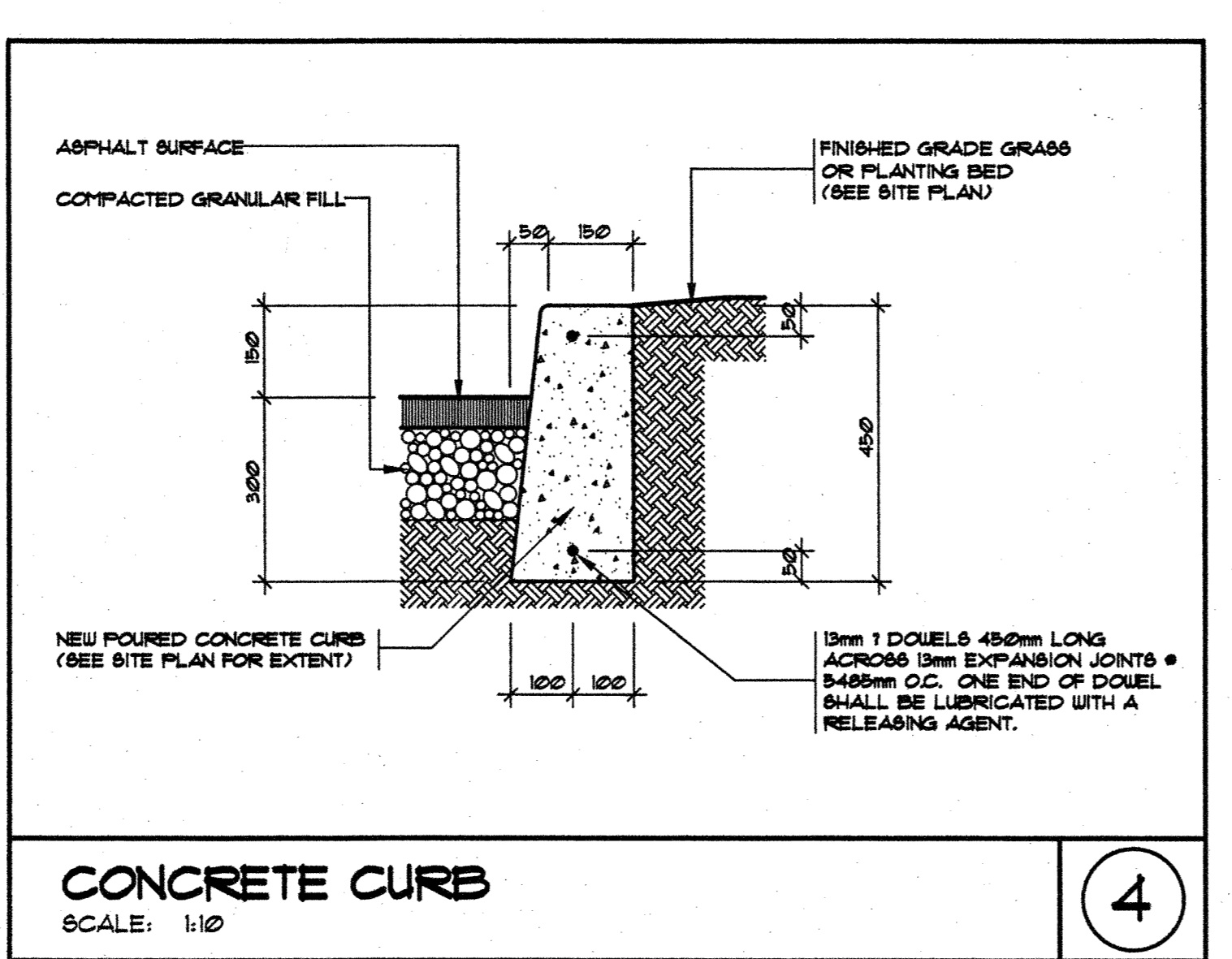
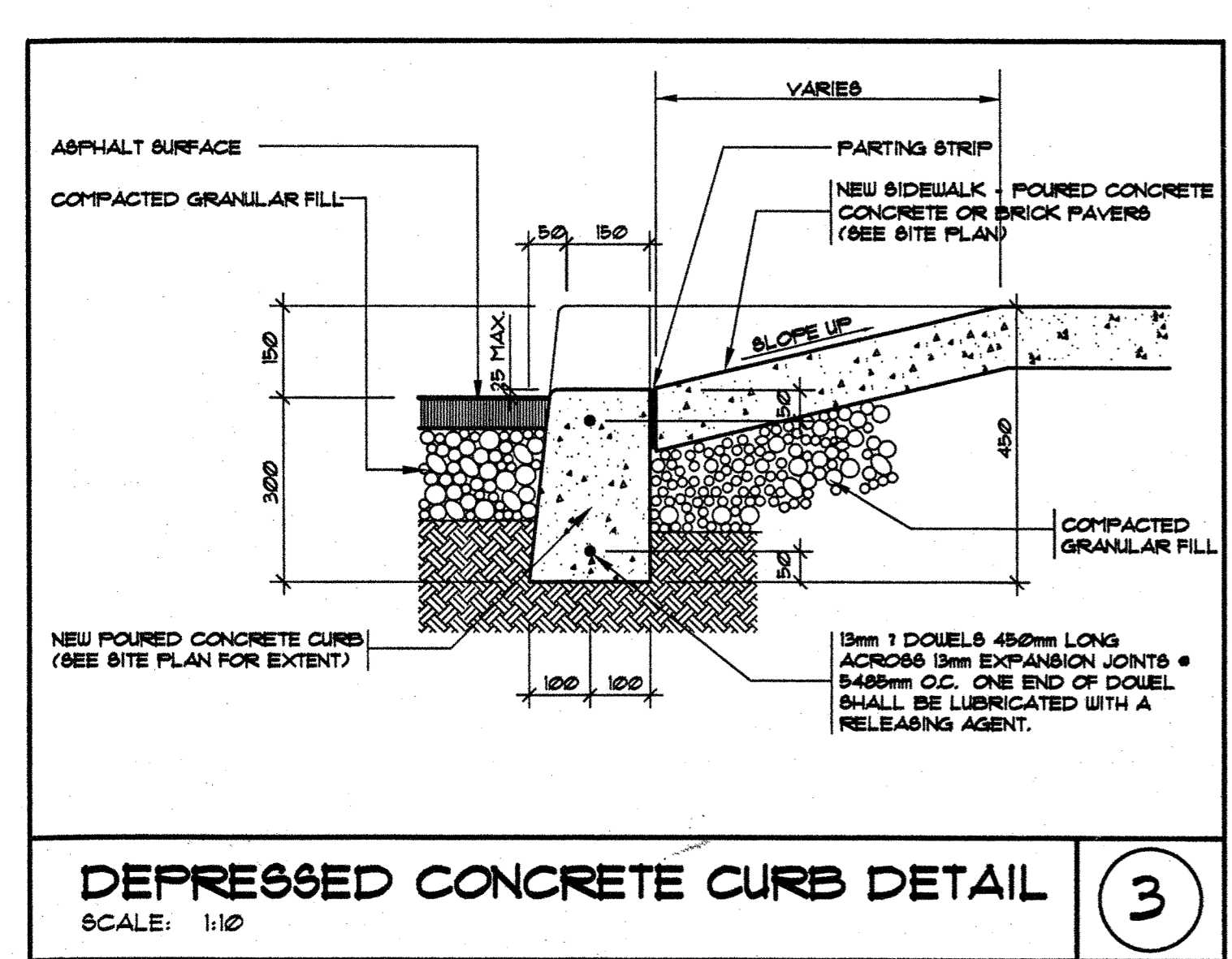
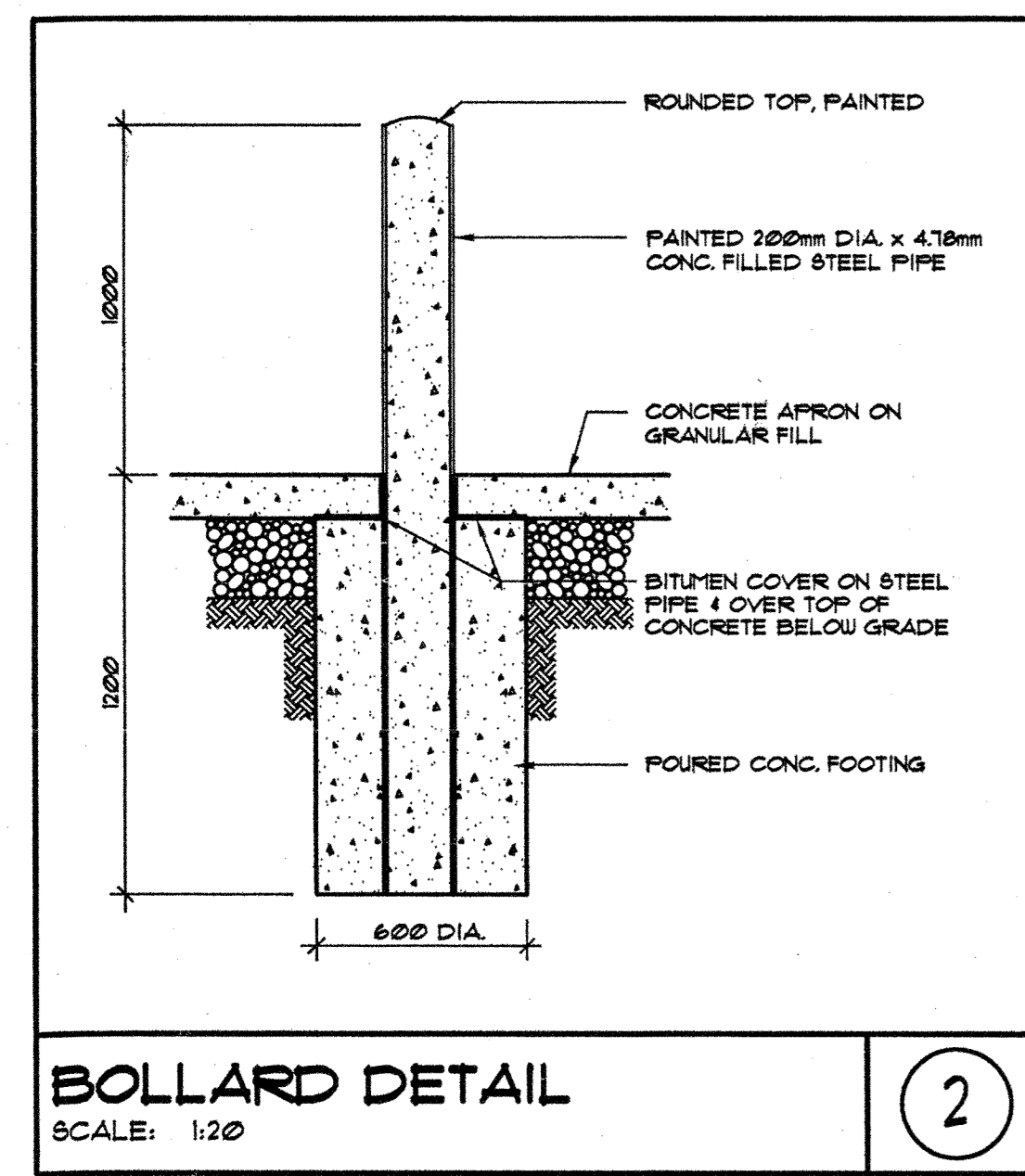
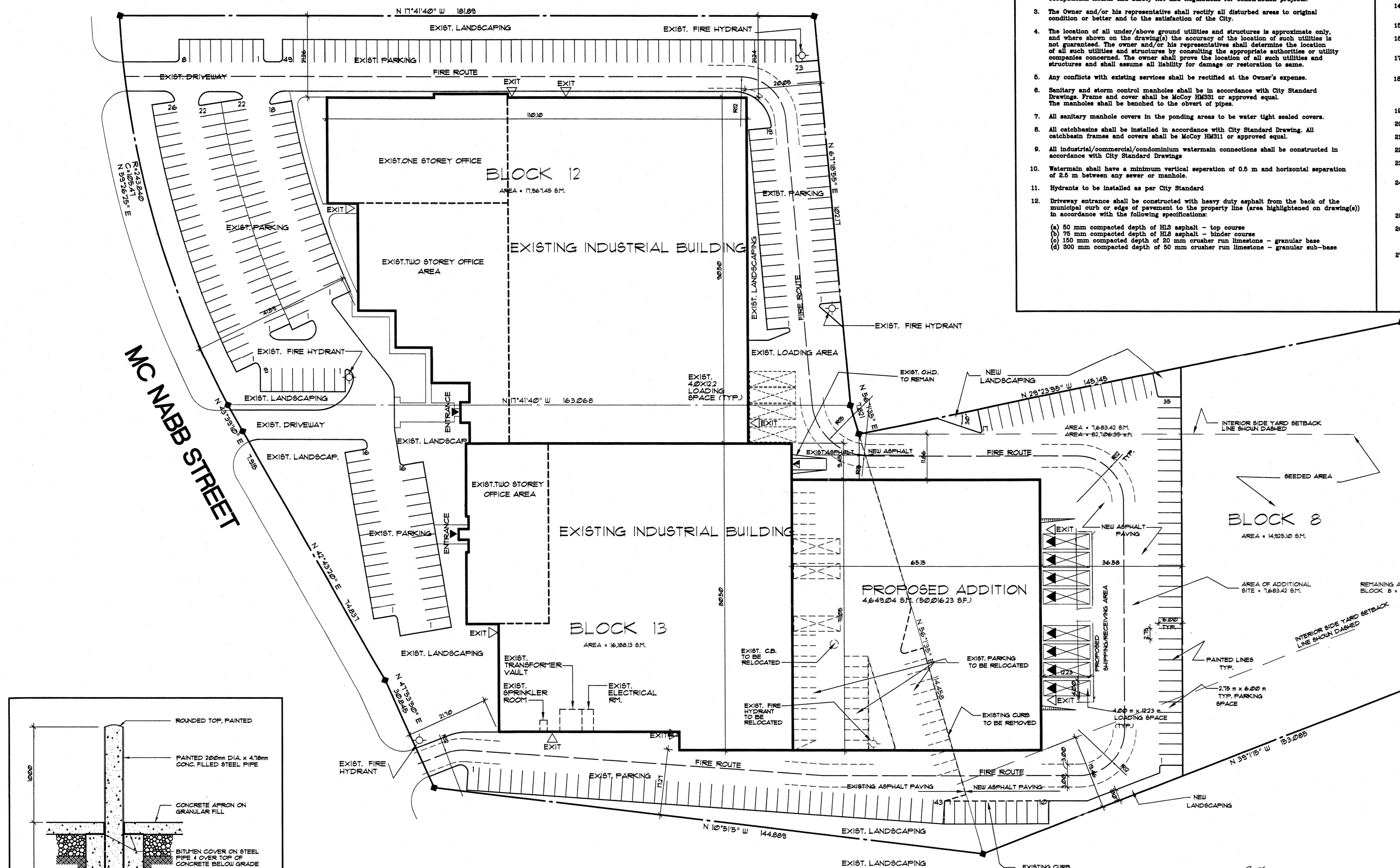
Project Number:  
**21016**

Drawn By: RAS  
 Checked By: RAS  
 Date: April 2024  
 Scale: 1:750  
 Sheet Number:



Context Site Plan  
 SCALE 1:750

**A1.1**



- ### STANDARD NOTES FOR SITE PLAN
- Standard drawings of the Town of Markham constitute part of the site plan drawing(s).
  - All construction work to be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for construction projects.
  - The Owner and/or his representative shall rectify all disturbed areas to original condition or better and to the satisfaction of the City.
  - The location of all under/above ground utilities and structures is approximate only, and where shown on the drawing(s) the accuracy of the location of such utilities is not guaranteed. The Owner and/or his representative shall determine the location of all such utilities and structures by consulting the appropriate authorities or utility companies concerned. The Owner shall prove the location of all such utilities and structures and shall assume all liability for damage or restoration to same.
  - Any conflicts with existing services shall be rectified at the Owner's expense.
  - Sanitary and storm control manholes shall be in accordance with City Standard Drawings. Frames and cover shall be McCoy HM31 or approved equal. The manholes shall be benched to the invert of pipes.
  - All sanitary manhole covers in the ponding areas to be water tight sealed covers.
  - All catchbasins shall be installed in accordance with City Standard Drawing. All catchbasin frames and covers shall be McCoy HM31 or approved equal.
  - All industrial/commercial/condominium watermain connections shall be constructed in accordance with City Standard Drawings.
  - Watermain shall have a minimum vertical separation of 0.5 m and horizontal separation of 2.5 m between any sewer or manhole.
  - Hydrants to be installed as per City Standard.
  - Driveway entrance shall be constructed with heavy duty asphalt from the back of the municipal curb or edge of pavement to the property line (area highlighted on drawing(s)) in accordance with the following specifications:
    - 50 mm compacted depth of H13 asphalt - top course
    - 75 mm compacted depth of H13 asphalt - binder course
    - 150 mm compacted depth of 50 mm crusher run limestone - granular base
    - 300 mm compacted depth of 50 mm crusher run limestone - granular sub-base

- All concrete curbs from existing road curb to street line shall be barrier curb City Standard P-4. All concrete curb heights shall be 150 mm unless otherwise noted. Driveway curb to be discontinuous at sidewalk and tapered back 800 mm minimum.
- All required curb cutting at driveway entrance(s) and curb depressions at sidewalk crossings shall be installed to the satisfaction of the City.
- Slidewalk to be 200 mm thick through driveway entrance per City Standard.
- Frost collars are to be provided on curb stops and valve boxes when located within the limits of the driveway.
- Driveways shall be setback a minimum clearance of 1.0 m from all above ground services or other obstructions.
- Appropriate construction details should be provided for retaining walls higher than 1.0 m. Details shall be designed and certified by a professional engineer upon approval. Handrail/guard is required when height exceeds 0.80 m.
- Landscaping shall not encroach on boulevard nor shall boulevard grades be altered.
- Slopes in landscaped areas and on berms shall not exceed 3 horizontal to 1 vertical.
- Pavement grades (min. 0.5%, max. 5%).
- Drainage swales with grades (min. 2%, max. 5%).
- Outside lighting shall be directed downward and inward and designed to maintain zero cutoff light level distribution at the property line.
- Sanitary, storm and water service connections which are not in place on the municipal road allowance to the property line shall be arranged for installation by the City on payment of installation costs by the Owner. To initiate the installation of a service connection(s), the owner shall file an application with the Construction Services Division.
- Slit fence(s) to be installed and maintained to prevent silt flowing onto adjacent lands.
- Construction access shall be constructed with a minimum depth of 450 mm crushed stone base from the municipal curb or edge of pavement to the property line, to the satisfaction of the City.
- The surface of all loading spaces and related driveways, parking spaces, and manoeuvring areas within the site shall be paved with a hard surface. The recommended minimum depth requirements are as follows:
  - 40 mm compacted depth H13 asphalt - top course
  - 60 mm compacted depth H13 asphalt - binder course
  - 150 mm compacted depth 50 mm crusher run limestone - granular base
  - 800 mm compacted depth 50 mm crusher run limestone - granular sub-base

- ### BUILDING CLASSIFICATION
- (SEE NOTES ON COMPLIANCE WITH O.B.C. ON THIS DRAWING)
- Building shall be fully sprinklered.
  - Sprinkler design shall be submitted to the Town of Markham Fire Department prior to occupancy.
  - Fire dept. alarm connections shall be within 45m of Municipal street hydrant.
  - Sprinkler heads shall be extended into all offices, washrooms, closets, etc.
  - Automatic battery-operated emergency lighting shall be provided.
  - All secondary means of egress shall be equipped with approved exit lights and self-closers.
  - Portable fire extinguishers shall comply with Ontario Reg. 730/81, sec. 6.2.
  - Building shall comply with applicable requirements of Ontario Reg. 730/81 made under the Fire Marshals Act.
  - A further inspection must be made by the fire inspector prior to any storage or occupancy.
  - All construction to comply with the applicable requirements of the Ontario Reg. 413/80 made under the Building Code Amendment Act, 1993 and amendments under Ontario Reg. 160/93.

### COMPLIANCE WITH THE ONTARIO BUILDING CODE O.B.C. 1997

TABLE: 3.1.2	TABLE: 3.1.2
1. BUILDING CLASSIFICATION: GROUP F, DIV. 2 MEDIUM HAZARD INDUSTRIAL OCCUPANCIES OFFICES: GROUP D.	322.6.9
2. BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY: BUILDING TO FACE ONE STREET FOR THE PURPOSE OF FIRE FIGHTING ACCESS AND IS ONE STOREY IN HEIGHT.	322.7
3. BUILDING IS FULLY SPRINKLERED AND MONITORED. ROOF FIRE RATED ASSEMBLY NOT REQUIRED.	342.8(2)
4. FIRE REPAIRATION IS NOT REQUIRED BETWEEN MAJOR OCCUPANCIES OF GROUP F, DIV. 2 AND GROUP D.	
5. LOCATION OF EXIT DOORS ON EXTERIOR WALLS MUST NOT BE MORE THAN 60 M APART MEASURED ALONG THE BUILDING PERIMETER.	

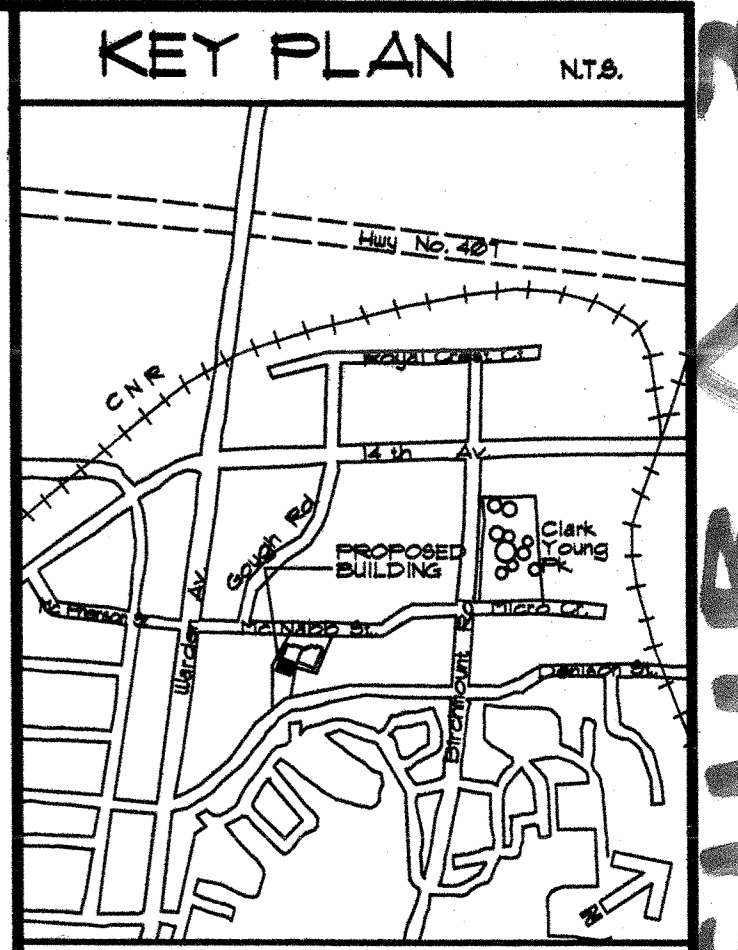
### LEGAL DESCRIPTION

SURVEY INFORMATION SHOWN ON THIS PLAN IS PREPARED BY SCHAEFFER & BENTHAUER LIMITED ONTARIO LAND SURVEYORS

PLAN OF SUBDIVISION OF PARTS OF LOTS 3, 4 AND 5 CONCESSION 5 TOWN OF MARKHAM REGIONAL MUNICIPALITY OF YORK

### SITE DEVELOPMENT

ZONING	STANDARD INDUSTRIAL
LOT AREA (BLD. 12, 13 AND PART OF BLD. 8)	41838.92 sq. m 450186.56 sq. ft.
LOT COVERAGE	
GROSS GROUND FLOOR AREA	41234
SETBACKS	REQUIRED PROVIDED
FRONT YARD	4.58 m
REAR YARD	36.88 m
SIDE YARD (EXT.)	N/A
SIDE YARD (INT.)	1.86 m, 18.46 m
BLDG. CLASSIFICATION	
BUILDING AREA	
EXIST. GROUND FL. AREA	15132.26 sq. m 162823.12 sq. ft.
EXIST. SECOND FL. AREA	3105.00 sq. m 33410.66 sq. ft.
PROPOSED GROUND FL. AREA	4678.90 sq. m 50506.56 sq. ft.
TOTAL GROSS FL. AREA	22866.24 sq. m 246042.74 sq. ft.
PARKING	
FIRST 3000 sq. m. OF G.F.A. 1 CAR PER 20 sq. m. SECOND 3000 sq. m. 1 CAR PER 100 sq. m. REMAINING 1 CAR PER 200 sq. m.	
REQUIRED	264 SPACES 2.75 X 6.00
PROVIDED	333
HANDICAPPED (INCLUDED ABOVE)	4 3.00 X 6.00
LOADING SPACES	REQUIRED PROVIDED
COMM/INDUST.	2 12 (4 EXIST. + 8 NEW)
OFFICE	
LANDSCAPED AREA (ADDITION)	28211 sq. m 302198 sq. ft.
PERCENTAGE (JUST ADDITIONAL SITE)	3.7%
PAVED AREA (ADDITION)	43786.24 sq. m 469102.01 sq. ft.



### LEGEND

SYMBOL	DESCRIPTION
---	PROPOSED FIN. GRADE
---	EXISTING GRADE
---	TOP OF CURB
---	TOP OF CATCH BASIN
△	MAN DOOR LOCATIONS
▲	DRIVE-IN DR. LOCATIONS
▲	LOADING DOCK DR. LOCATION
■	CATCH BASIN
○	CATCH BASIN MANHOLE
○	SANITARY MANHOLE
○	STORM SEWER MANHOLE
+	FIRE HYDRANT
*G	GAS
○	ROOF DRAIN
---	HEAVY DUTY ASPHALT PAVING

### REVISIONS

No.	DESCRIPTION	DATE

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS.

ON TOSHIBA ASSOCIATES INC. ARCHITECTS

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR TOSHIBA OF CANADA LIMITED FOR MARKHAM, ONTARIO

DRAWING: SITE PLAN

PLOTTED: Mar. 6/2000 3:08 pm

intra architect inc.

3231 LANGSTAFF ROAD, SUITE 204 VAUGHAN, ONT. L4K 4L2 TEL: (905) 761-7870 FAX: (905) 761-7872

DATE: JAN. 1999 PROJECT No. 9934

SCALE: 1:500 DRAWING No. A1

DRAWN BY: DBJ, DACAD

TOSHIBA

FILE NAME: E:\1998\TOSHIBA-MC NABB\03A1.dwg

PLOT SCALE: 1:1

survey information  
TOPOGRAPHIC SURVEY OF  
**PART OF BLOCK 8**  
**REGISTERED PLAN M-1915**  
(GEOGRAPHIC TOWNSHIP OF MARKHAM)  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

BENCHMARK NOTE  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF MARKHAM BENCHMARK NO. M-19-022 HAVING PUBLISHED ELEVATION OF 200.793 METRES.

BEARING NOTE  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LINE OF LOT 8 AS SHOWN ON REGISTERED PLAN M-1915, HAVING A BEARING OF N29°23'55"W.

**SCHAEFFER DZALDOV BENNETT LTD.**  
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101  
JOB NO. 19-251-01-01

**general notes**

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
- REFER TO DRAWINGS AND REPORTS PREPARED BY:
  - SITE SERVICES AND GRADING BY: HUSSON ENGINEERING LTD.
  - LANDSCAPING BY: BAKER TURNER INC.
  - ELECTRICAL SERVICES BY: HAMMERSCHLAG AND JOFFE INC.
  - TRAFFIC BY: IBI GROUP INC. & BA CONSULTING GROUP LTD.
- ALL WASTE AND RECYCLING SHALL BE STORED EXTERNALLY USING MOKOL WASTE COLLECTION SYSTEM AND COLLECTED UNDER PRIVATE CONTRACT. OWNER SHALL ARRANGE SNOW REMOVAL UNDER PRIVATE CONTRACT.
- THERE SHALL BE NO OUTDOOR STORAGE.
- FIRE ROUTE SHALL BE A MINIMUM OF 9.0M CLEAR WIDTH (FRONTING STORAGE) AND 6.0M MINIMUM WIDTH ELSEWHERE WITH A 12.0M MINIMUM CENTERLINE TO ADJACENT PROPERTIES.
- FIRE ROUTES SHALL BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT AND HAVE A CHANGE OF GRADIENT OF NOT MORE THAN 1 IN 125.5 OVER A MINIMUM DISTANCE OF 15M.
- PAVEMENT SHALL BE LIGHT DUTY ASPHALT UNLESS NOTED OTHERWISE.
- DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 6.0M AND A MINIMUM VERTICAL CLEARANCE OF 4.4M MAINTAINED THROUGHOUT THE SITE.
- MARKHAM'S UTILITY LOCATIONS CLEARANCE RELATION BUILDING PROJECTIONS, LIGHTING, TREES AND WIRES.
- SIGNAGE & PAYMENT MARKINGS SHALL MEET CITY OF MARKHAM STANDARDS.
- SIGNAGE INDICATED SHALL BE USED FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMANCE WITH THE SIGNAGE BY-LAW.
- SIGNAGE SHALL BE PROVIDED TO IDENTIFY THE "PRINCIPAL" ENTRANCE FOR THE PURPOSE OF FIRE FIGHTING.
- ILLUMINATION SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES TO MAINTAIN ZERO CUT-OFF AT PROPERTY LINE.
- ALL BARRIER-FREE ENTRANCES AND PATHS OF TRAVEL SHALL BE DESIGN IN ACCORDANCE WITH CITY OF MARKHAM ACCESSIBILITY DESIGN GUIDELINES AND ADA ACCESSIBILITY STANDARDS.
- EXISTING PAVEMENT, CURBS, SIDEWALKS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION SHALL BE REINSTATED TO THE SATISFACTION OF THE CITY OF MARKHAM.
- BOULEVARDS SHALL BE GRADED, TOP SOILED AND SODDED TO SATISFACTION OF THE CITY OF MARKHAM.
- EXISTING STREET FURNITURE SHALL BE RELOCATED TO MAINTAIN A MINIMUM SETBACK OF 1.0M FROM PROPOSED DRIVEWAYS AND SIDEWALKS.
- THE OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- THE OWNER SHALL PROVIDE FIRE ROUTE AND BARRIER-FREE SIGNAGE AS REQUIRED BY CITY OF MARKHAM BY-LAWS.
- SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL MAINTAIN A MINIMUM 1.8M CLEAR WIDTH THROUGHOUT.
- NON-ROOF HANDSCAPE ELEMENTS (SIDEWALKS AND HIGH ALBEDO PAVING) SHALL CONSIST OF STANDARD "GREY" CONCRETE PAVING MATERIAL WITH AN SRI VALUE GREATER THAN 35.
- COOL ROOFING MATERIALS SHALL BE PROVIDED.
- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.

**setbacks**

MINIMUM SETBACKS | BUFFERS - INDUSTRIAL & LIMITED COMMERCIAL ZONE (M.C. 40) (Sections 4.7 & 6.0 of ZBL 108-81)

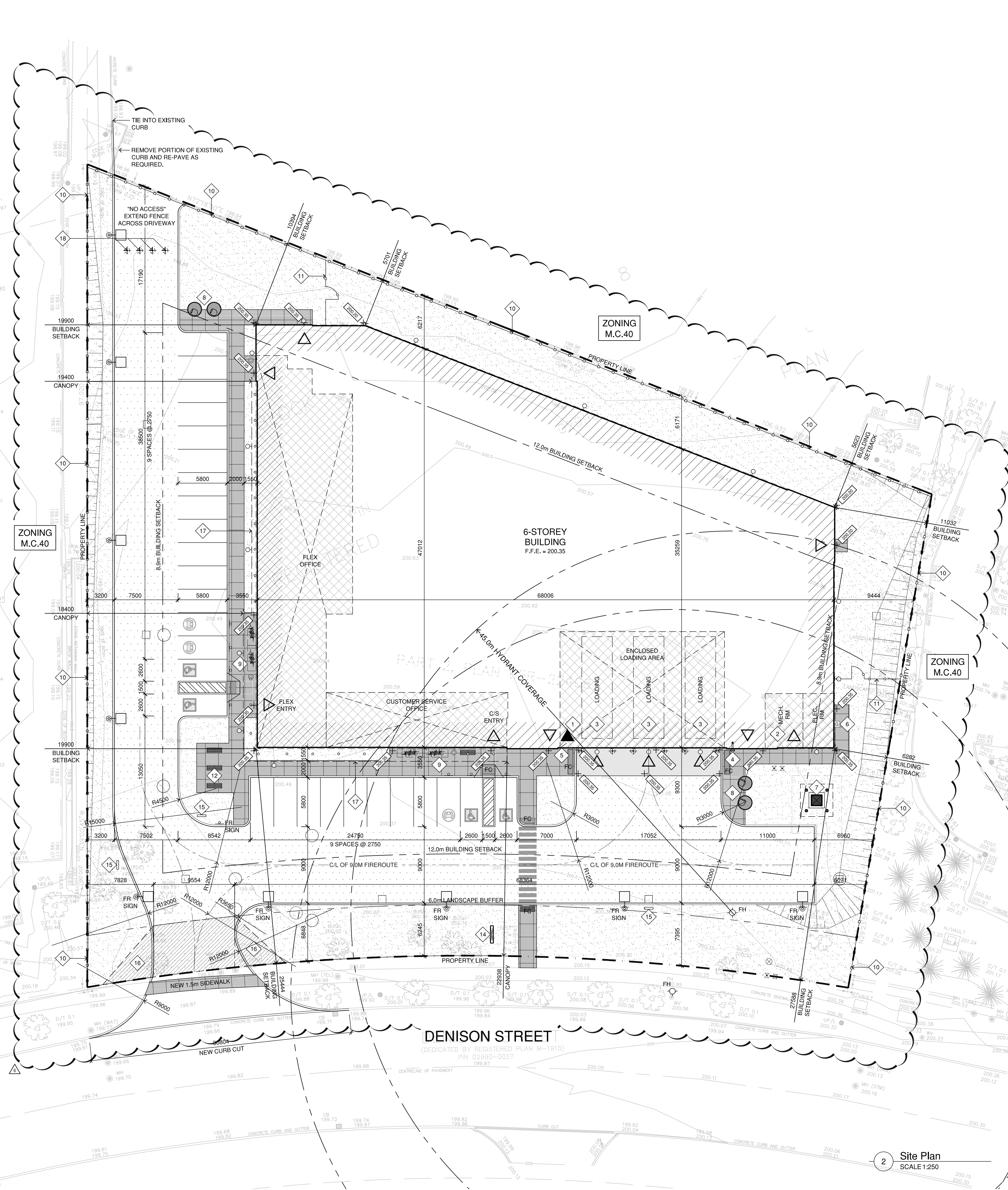
LOT (m)	REQUIRED	PROVIDED
Frontage	30.0m	90.17 m (Denison Street)
YARDS (m)		
Front	12.0m	REFER TO DRAWING
Interior Side	8.9m	REFER TO DRAWING
Exterior Side	8.9m	REFER TO DRAWING
Rear	12.0m	REFER TO DRAWING
LANDSCAPE BUFFER (m)		
Front	0.0m	REFER TO DRAWING
Interior Side	0.0m	REFER TO DRAWING
Exterior Side	0.0m	REFER TO DRAWING
Rear	0.0m	REFER TO DRAWING

**drawing notes**

- PRINCIPAL ENTRANCE (C/W FACP)
- SERVICE ROOMS (MECHANICAL / ELECTRICAL)
- DRIVE-IN DOOR (AT GRADE)
- FIRE DEPARTMENT CONNECTION - REFER TO FIRE PROTECTION
- RAPID ENTRY LOCKBOX (FIRE DEPARTMENT ACCESS)
- GAS METER - REFER TO MECHANICAL
- PAD MOUNTED TRANSFORMER - REFER TO ELECTRICAL
- WASTE COLLECTION AREA (MOLOK WASTE CONTAINERS)
- TANDEM BICYCLE RING x4 -1.0m x 3.0m TYP.
- WOODEN FENCING -2.1m HIGH (PRESSURE TREATED)
- ORNAMENTAL FENCING -1.8m HIGH (BLACK)
- OUTDOOR AMENITY SPACE -REFER TO LANDSCAPE
- RESERVED
- PYLON SIGNAGE (SUBJECT TO SIGN PERMIT)
- DIRECTIONAL SIGNAGE (SUBJECT TO SIGN PERMIT)
- 8m x 6m DAYLIGHT TRIANGLE -REFER TO TRAFFIC
- CANOPY / OVERHANG ABOVE -REFER TO ELECTRICAL
- 150mm DIA. STEEL PIPE BOLLARD (C/W SAFETY YELLOW COLOUR)
- RESERVED
- RESERVED

**drawing legend**

LANDSCAPE AREA	PRINCIPAL ENTRANCE
HEAVY DUTY PAVING	SECONDARY ACCESS / EXIT
CONCRETE SIDEWALK	POLE MOUNTED FIXTURE
CONCRETE APRON	WALL MOUNTED FIXTURE
FLUSH CURB WITH TACTILE INDICATOR	RECESSED FIXTURE
PAINTED STRIPPING	FIRE HYDRANT
PAINTED CROSSWALK	RESERVED



**context plan**  
SCALE: n.t.s.

**site statistics**  
ZONING BY-LAWS: INDUSTRIAL & LIMITED COMMERCIAL (M.C. 40)  
108-81 as amended by 315-83 (CITY OF MARKHAM)  
28-97 Parking Standards (CITY OF MARKHAM)  
SITE AREA: 0.721 hectares (1.783 acres) (7,702.09 s.f.)

**building classification**

CLASSIFIED UNDER ONTARIO REGULATION 332/12  
CSC 3.2.2.8(8)(i) - GROUP F, DIVISION 2, UP TO 6 STOREYS, SPRINKLERED  
(Building Area = 2,793.14 s.m.)

**building floor area**

FLOOR	GFA	NET FLOOR AREA
Six Storey Self-Storage Building		
Ground Floor (GFA)	2,793.14 s.m.	30,065.11 s.f.
Second Floor (GFA)	2,795.22 s.m.	30,087.50 s.f.
Third Floor (GFA)	2,795.22 s.m.	30,087.50 s.f.
Fourth Floor (GFA)	2,795.22 s.m.	30,087.50 s.f.
Fifth Floor (GFA)	2,795.22 s.m.	30,087.50 s.f.
Sixth Floor (GFA)	2,795.22 s.m.	30,087.50 s.f.
<b>TOTAL GROSS FLOOR AREA (GFA)</b>	<b>16,769.24 s.m.</b>	<b>180,502.61 s.f.</b>
*allowable deductions	934.95 s.m.	10,063.68 s.f.
<b>TOTAL NET FLOOR AREA (NFA)</b>	<b>15,834.29 s.m.</b>	<b>170,438.93 s.f.</b>

**\*NET FLOOR AREA (NFA) BREAKDOWN**

Room Type	Area (s.m.)	Area (s.f.)
Flex Office	419.48 s.m.	4,515.24 s.f.
Self-Storage	15,414.81 s.m.	165,923.69 s.f.
*allowable deductions		
Stairwells	416.64 s.m.	4,484.67 s.f.
Loading Areas	2,860.78 s.m.	30,879.93 s.f.
Elevators	150.42 s.m.	1,619.10 s.f.
Mechanical Rooms	28.61 s.m.	307.95 s.f.
Electrical Rooms	23.30 s.m.	250.79 s.f.
Washrooms	30.70 s.m.	330.45 s.f.
Lunchrooms	19.50 s.m.	209.89 s.f.
<b>TOTAL DEDUCTIONS</b>	<b>934.95 s.m.</b>	<b>10,063.68 s.f.</b>

\*As per bylaw definition, Net Floor Area shall mean: "the aggregate of the floor areas of a building above or below established grade, but excluding motor vehicle parking areas within the building, stairways, elevator shafts, service / mechanical rooms, and penthouses, washrooms, waste / recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 meters and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public."

**coverage calculations**

Category	Area (s.m.)	Ratio
BUILDING AREA / SITE AREA	2,793.14 s.m. / 7,218.76 s.m.	38.70%
PAVED AREA / SITE AREA	1,990.93 s.m. / 7,218.76 s.m.	27.58%
LANDSCAPED AREA / SITE AREA	2,434.69 s.m. / 7,218.76 s.m.	33.72%
<b>TOTAL COVERAGE</b>	<b>100.00 %</b>	

**density calculations**

Category	Ratio	
GROSS FLOOR AREA / SITE AREA	16,769.24 s.m. / 7,218.76 s.m.	2,323
overall building density ratio	2,323	

**parking calculations - required**

Category	Spaces
VEHICLE PARKING REQUIRED (Section 3   Table B of ZBL 28-97) (standard parking stall 2750 x 5800)	14 spaces
VEHICLE SPACES REQUIRED	14 spaces
VEHICLE PARKING REQUIRED (Section 3   Table B of ZBL 28-97) (standard parking stall 2750 x 5800)	14 spaces
VEHICLE SPACES REQUIRED	14 spaces

**parking calculations - provided**

Category	Spaces
STANDARD PARKING SPACES (Standard to be provided (2750 x 5800) (Includes three (3) carpool spaces)	14 spaces
TOTAL STANDARD SPACES PROVIDED	14 spaces
STANDARD PARKING SPACES (Standard to be provided (2750 x 5800) (Includes three (3) carpool spaces)	14 spaces
TOTAL STANDARD SPACES PROVIDED	14 spaces

**barrier-free parking - provided**

Category	Spaces
STANDARD PARKING SPACES (Standard to be provided (2750 x 5800) (Includes three (3) carpool spaces)	14 spaces
TOTAL STANDARD SPACES PROVIDED	14 spaces
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**barrier-free parking - provided**

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**barrier-free parking - provided**

Category	Spaces
STANDARD PARKING SPACES (Standard to be provided (2750 x 5800) (Includes three (3) carpool spaces)	14 spaces
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- △ Issued for SPC - 28 May 23
- △ Issued for Coordination - 04 Apr 23
- △ Issued for Site Plan Control - 03 May 22
- △ Issued for Coordination - 19 Apr 22
- △ Issued for Coordination - 26 Jan 22
- △ Issued for Coordination - 14 Jan 22

**Denison Storage**  
New Self-Storage Facility  
191 McNabb Street  
Markham | Ontario

**Overall Site Plan**

Project Number: 21016

Drawn By: RAS  
Checked By: RAS  
Date: January 2022  
Scale: 1:250  
Sheet Number: 1

**A1.0**