

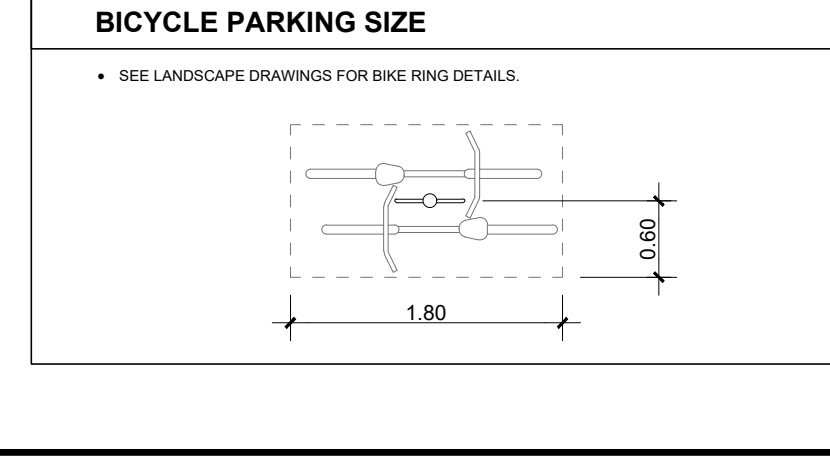
LEGAL DESCRIPTION	PROJECT NORTH
PLAN OF SURVEY OF LOTS 12, 13, 14, 24 AND 25 REGISTERED PLAN 65M-2757 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK	
AS PREPARED BY: J.D. BARNES LIMITED ONTARIO LAND SURVEYORS	TRUE NORTH

SITE STATISTICS	
SITE AREA	45,980.92 m ² or 11.36 acres
ZONING	M.C.(40%) & M.C.(60%)
LOT FRONTAGE (CANFIELD DR.)	60.00 m (MIN) 191.13 m
LOT FRONTAGE (14TH AVE.)	232.49 m
LOT FRONTAGE (TRAVAIL RD.)	220.94 m
FRONT YARD (WEST) CONCRETE DRIVE	12.00 m 14.25 m
REAR YARD (EAST)	12.00 m 36.57 m
FLANKAGE YARD (SOUTH) 14TH AVENUE	6.00 m 9.33 m
FLANKAGE YARD (NORTH) TRAVAIL ROAD	6.00 m 12.34 m
EXISTING WAREHOUSE	20,273.59 m ² or 218,223 sf
EXISTING OFFICE	1,696.29 m ² or 18,259 sf
EXISTING MEZZANINE	902.46 m ² or 9,714 sf
EXISTING TOTAL BUILDING G.F.A.	22,872.34 m ² or 246,196 sf
SITE COVERAGE	21,962.65 m ² or 47.77%
LANDSCAPED AREA	8,709.19 m ² or 18.94%
PAVED AREA	15,308.87 m ² or 33.29%
	REQUIRED PROVIDED
BUILDING HEIGHT	14.00 m 10.20 m

PARKING CALCULATIONS	
AS REQUIRED UNDER BY-LAW 2024-15 (INDUSTRIAL USE)	120 spaces 162 spaces
2 PARKING SPACES PER PREMISES + 1 SPACE / 200 m ² G.F.A.	5 spaces
ACCESSIBLE PARKING 3% + 1 SPACE	74 spaces
AS REQUIRED UNDER BY-LAW 28-97	87 spaces
UNIT 1 @ 5,496.63 m ² max area or conversion	94 spaces
NET FLOOR AREA - 5,598.22 m ²	
UNIT 2 @ 7,536.68 m ² max area or conversion	255 spaces
NET FLOOR AREA - 7,739.20 m ²	
UNIT 3 @ 9,365.02 m ² max area or conversion	30 spaces
NET FLOOR AREA - 9,529.92 m ²	
TOTAL PARKING	48 spaces
EXISTING PARKING (INDUSTRIAL USE)	84 spaces
NET FLOOR AREA UP TO 1,200 m ²	
1,200 m ² @ 1.5 space / 40 m ²	
NET FLOOR AREA BETWEEN 1,200 m ² - 6,000 m ²	
4,800 m ² @ 1.5 space / 100 m ²	
NET FLOOR AREA EXCESS OF 6,000 m ²	
16,872.34 m ² @ 1.5 space / 200 m ²	
TOTAL PARKING	162 spaces 162 spaces
ACCESSIBLE PARKING 5% of required parking	8 spaces 10 spaces
LOADING SPACES	30 spaces
BICYCLE PARKING SPACES	33 spaces

No.	REVISION	DATE
1	REVISED FROM APPROVED SPA 21.103550.000.0 SPC	FEB. 16, 2024

SYMBOL LEGEND	
	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT / VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MAN HOLE
	CATCH BASIN / MAN HOLE
	STORM MAN HOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (2 BIKE PARKING SPACES)
	BIKE RACK (3 BIKE PARKING SPACES)
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	SNOW STORAGE AREA
	CARPOOL PARKING
	FIRE ROUTE SIGN
	EXISTING FIRE ROUTE SIGN (EX. FR SIGN)
	BOLLARD



No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	JAN 09, 2024
2	ISSUED FOR ZPR & PRON	FEB. 16, 2024
3	ISSUED FOR BUILDING PERMIT	MAR. 14, 2024
4	ISSUED FOR TENDER	APR. 19, 2024
5	RE-ISSUED FOR ZPR	APR. 24, 2024
6	ISSUED FOR MINOR VARIANCE APPLICATION	MAY 23, 2024

No.	REVISION	DATE
1	REVISED FROM APPROVED SPA 21.103550.000.0 SPC	FEB. 16, 2024

BALDASSARRA
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OWNERS INFORMATION:

5900 14th Avenue
Markham, Ontario

SITE PLAN

21 103550 SPC

DATE: JUNE 2020	DRAWN BY: DM/LY	CHECKED: MZ	SCALE: 1:500
PROJECT No. 2348	DRAWING No. A-1.0		

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