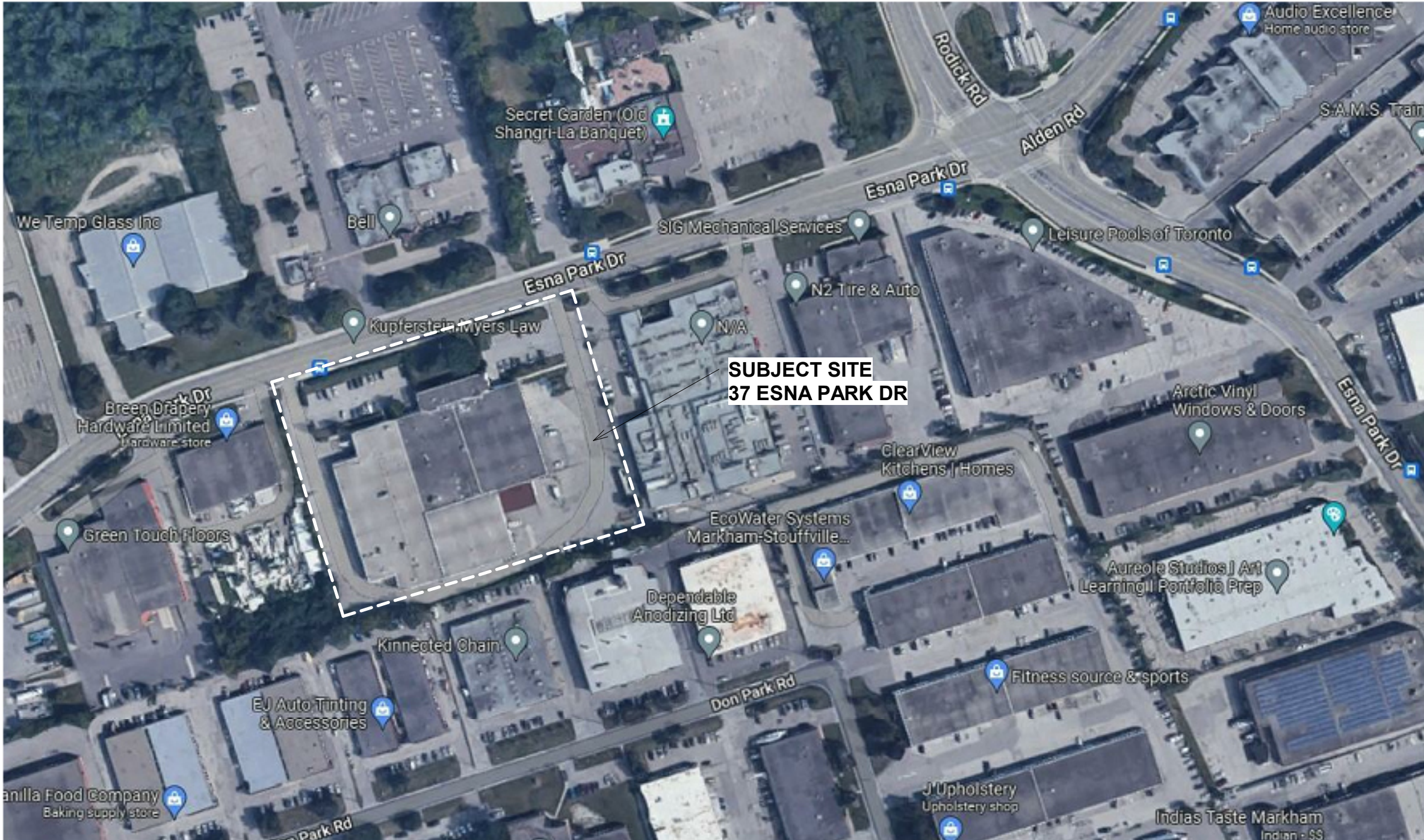


# INDUSTRIAL - WAREHOUSE ADDITION

37 ESNA PARK DRIVE, MARKHAM

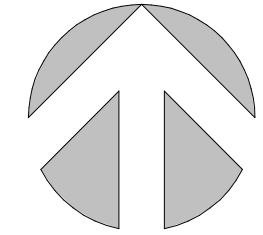
Sheet List 2	
Sheet Number	Sheet Name
A-000	COVER PAGE
A-001	SITE PLAN
A-100	GROUND FLOOR PLAN
A-101	SECOND FLOOR PLAN
A-102	ROOF PLAN
A-200	BUILDING ELEVATIONS
A-201	ELEVATIONS - COLOURED
A-300	BUILDING SECTION



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No.	Revision	Date	By
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2	SPA Submission	2023-03-27	SW
5	Minor Variance Application	2024-10-10	TM



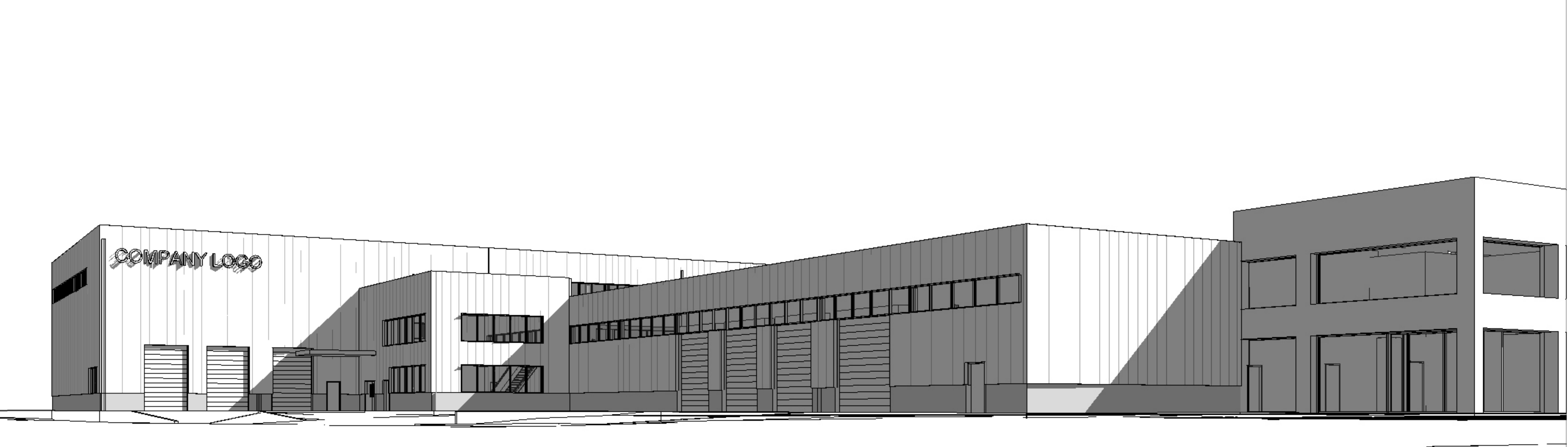
**TAES Architects Inc.**  
 98 SCARSDALE ROAD,  
 TORONTO, ONTARIO, M3B 2R2  
 T: 416 800 3284  
 F: 416-800-3485

**WAREHOUSE ADDITION**  
 37 ESNA PARK DRIVE,  
 MARKHAM, ON

Project No. T2022025  
 Drawn Scale  
 Checked Date Issue Date

**COVER PAGE**

Drawing No. **A-000**





ZONING DESIGNATION: M  
OFFICIAL PLAN DESIGNATION: GENERAL EMPLOYMENT

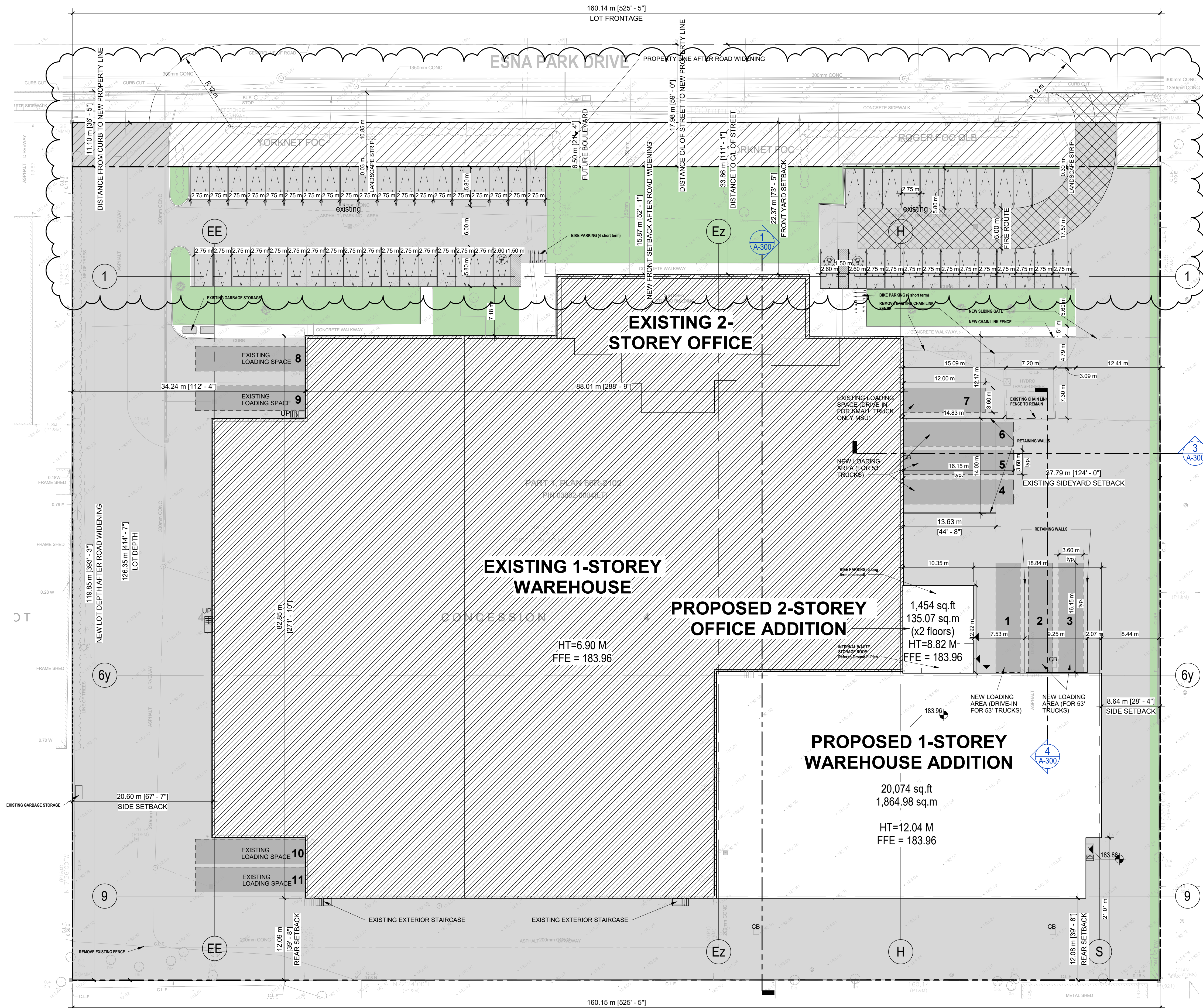
ZONING	BY-LAW 108-81	LOT NO.	4
PLAN NO.	66R-2102	LOT AREA	20,235.03 M <sup>2</sup> (217,808.03 R <sup>2</sup> )
LOT FRONTAGE	160.14 M	LOT DEPTH	126.35 M

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN. LOT FRONTAGE	160.14 M		60.0M	6.1 (b) (i)
MIN. LOT AREA	20,235.03 M <sup>2</sup> (217,808.03 R <sup>2</sup> ) AFTER ROAD WIDENING 19,194.11 M <sup>2</sup> (206,610.45 R <sup>2</sup> )	New 2,000.05 M <sup>2</sup> (21,528 R <sup>2</sup> ) Total 9,569.19 M <sup>2</sup> (102,949 R <sup>2</sup> )	0.8 Ha (8,000 M <sup>2</sup> )	6.1 (c) (i)
BUILDING AREA	7,569.14 M <sup>2</sup> (81,421 R <sup>2</sup> )			
MAX. BUILDING HEIGHT	6.90 M	12.04 M	14.00 M	6.1 (g)
GFA	Ground FL 7,569.14 M <sup>2</sup> (81,421 R <sup>2</sup> ) 2nd Floor 573.69 M <sup>2</sup> (6,175 R <sup>2</sup> ) TOTAL EXISTING: 8,142.83 M <sup>2</sup> (87,596 R <sup>2</sup> )	Ground FL NEW 2,000.05 M <sup>2</sup> (21,528 R <sup>2</sup> ) 2nd Floor NEW 135.07 M <sup>2</sup> (1,454 R <sup>2</sup> ) TOTAL PROPOSED: 2,135.12 M <sup>2</sup> (22,982 R <sup>2</sup> )	1,400 M <sup>2</sup> (MIN.)	6.1 (f)
GFA TOTAL:	TOTAL EXISTING + TOTAL PROPOSED: 10,277.95 M <sup>2</sup> (110,578 R <sup>2</sup> )			
NET FLOOR AREA	Ground FL 7,360.18 M <sup>2</sup> (79,227 R <sup>2</sup> ) 2nd Floor 400.64 M <sup>2</sup> (4,313 R <sup>2</sup> ) TOTAL 7,760.82 M <sup>2</sup> (83,539.50 R <sup>2</sup> )	Ground FL NEW 1,910.04 M <sup>2</sup> (20,560 R <sup>2</sup> ) 2nd Floor NEW 135.07 M <sup>2</sup> (1,454 R <sup>2</sup> ) TOTAL 2,045.11 M <sup>2</sup> (22,014.10 R <sup>2</sup> )		
TOTAL NET FLOOR AREA	TOTAL EXISTING + TOTAL PROPOSED: 9,805.93 M <sup>2</sup> (105,553.60 R <sup>2</sup> )			BY LAW 28-97 SECTION 2.0
MAX F.S.I. / F.A.R.	0.39	0.53 (*)		
MAX LOT COVERAGE	38%	49.8% (*)		
LANDSCAPED AREA	2,136.56 M <sup>2</sup> (22,998.45 R <sup>2</sup> )	1,271.44 M <sup>2</sup> (13,686.08 R <sup>2</sup> )	10.5% (*)	6.6% (*)
SETBACK	EXISTING	PROPOSED	REQUIRED	
FRONT (NORTH)	22.37 M (73'-5")	15.87 M (52'-1")	12.0 M	6.1 (d) (i)
SIDE (WEST)	20.60 M (67'-7")	20.60 M (67'-7")	5.0 M	6.1 (d) (ii)
SIDE (EAST)	37.89 M (124'-4")	8.64 M (28'-4")	5.0 M	
REAR (SOUTH)	12.08 M (39'-8")	12.08 M (39'-8")	12.0 M	6.1 (d) (iii)
DISTANCE TO EXISTING BUILDING	n/a	0 M (connected to existing)		

\* AFTER ROAD WIDENING - 6.50 M FOR THE FUTURE BOULEVARD

PARKING BY-LAW: #28-97

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN. WIDTH OF DRIVEWAY (TWO WAY)	6 M	6 M	6 M	6.2
MIN. NUMBER OF LOADING SPACES	10	11	2	4.5.1 (a)
MIN. SIZE OF LOADING SPACE	3.5 X 10 X 4.2 M	3.5 X 10 X 4.2 M	3.5 X 10 X 4.2 M	6.9.3 4.5.2
PARKING SPACES	59	59*	(1,200 / 40) = 30 + (4,800 / 100) = 48 + (3,805.93 / 200) = 19 = TOTAL 97	3.0 TABLE B
ACCESSIBLE PARKING SPACES	0	3	4% = 2.12	
BICYCLE (LONG TERM) PARKING SPACES	0	5	0.05 spaces/ 100m <sup>2</sup> GFA = 5.12	
BICYCLE (SHORT TERM) PARKING SPACES	0	10	0.1 spaces/ 100m <sup>2</sup> GFA = 10.25	



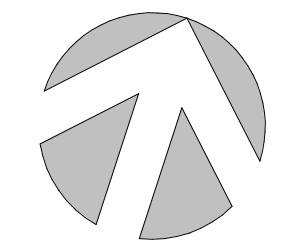
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5	Minor Variance Application	2024-10-10	TM



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WAREHOUSE ADDITION

37 ESNA PARK DRIVE,  
MARKHAM, ON

Project No. T2022025

Drawn Scale As indicated

Checked Date Issue Date

SITE PLAN

Drawing No. A-001

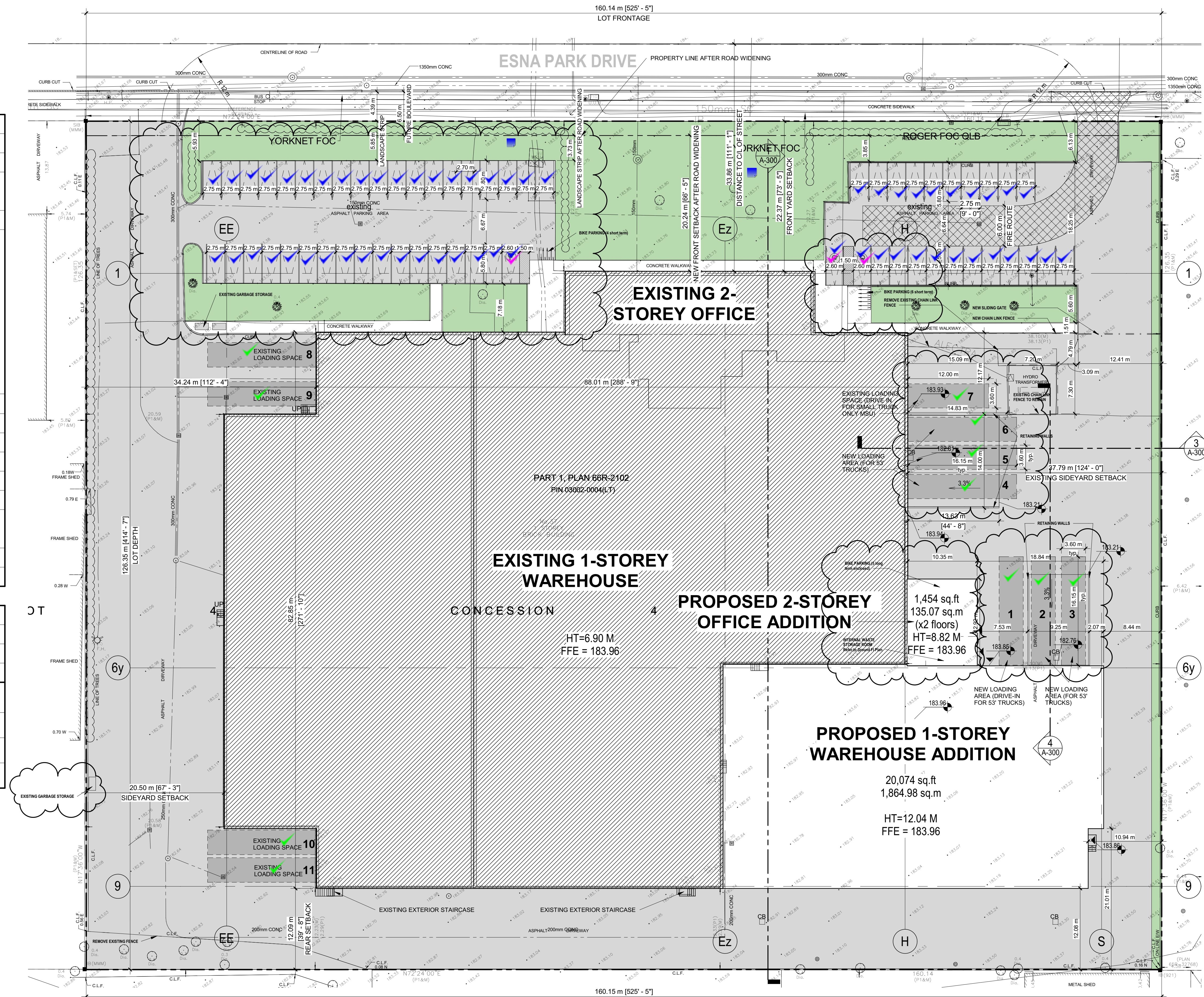


ZONING DESIGNATION: M  
OFFICIAL PLAN DESIGNATION: GENERAL EMPLOYMENT

ZONING	BY-LAW 108-81	LOT NO.	4
PLAN NO.	66R-2102	LOT AREA	20,235.03 M <sup>2</sup> (217,808.03 R <sup>2</sup> )
LOT FRONTAGE	160.14 M	LOT DEPTH	126.35 M

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN. LOT FRONTAGE	160.14 M		60.0M	6.1 (b) (i)
MIN. LOT AREA	20,235.03 M <sup>2</sup> (217,808.03 R <sup>2</sup> )		0.8 Ha (8,000 M <sup>2</sup> )	6.1 (c) (i)
BUILDING AREA	7,569.14 M <sup>2</sup> (81,421 R <sup>2</sup> )	New 2,000.05 M <sup>2</sup> (21,528 R <sup>2</sup> ) Total 9,569.19 M <sup>2</sup> (102,949 R <sup>2</sup> )		
MAX. BUILDING HEIGHT	6.90 M	12.04 M	14.00 M	6.1 (g)
GFA	Ground FL 7,569.14 M <sup>2</sup> (81,421 R <sup>2</sup> ) 2nd Floor 573.69 M <sup>2</sup> (6,175 R <sup>2</sup> ) Total 8,142.83 M <sup>2</sup> (87,596 R <sup>2</sup> )	Ground FL NEW 2,000.05 M <sup>2</sup> (21,528 R <sup>2</sup> ) 2nd Floor NEW 135.07 M <sup>2</sup> (1,454 R <sup>2</sup> ) Total NEW 2,135.12 M <sup>2</sup> (22,982 R <sup>2</sup> ) Ground FL ALL 9,569.19 M <sup>2</sup> (102,949 R <sup>2</sup> ) 2nd Floor ALL 708.76 M <sup>2</sup> (7,629 R <sup>2</sup> ) Total ALL 10,277.95 M <sup>2</sup> (110,578 R <sup>2</sup> )	1,400 M <sup>2</sup> (MIN.)	6.1 (f)
NET FLOOR AREA		New 270.14 M <sup>2</sup> (2,908 R <sup>2</sup> )		
MAX F.S.I. / F.A.R.	0.39	0.51		
MAX LOT COVERAGE	38%	47.3%		
LANDSCAPED AREA	2,136.56 M <sup>2</sup> (22,998.45 R <sup>2</sup> )	1,972.29 M <sup>2</sup> (21,230.26 R <sup>2</sup> )	9.75%	
SETBACK	EXISTING	PROPOSED	REQUIRED	
FRONT (NORTH)	22.37 M (73'-5")	22.37 M (73'-5")	12.0 M	6.1 (d) (i)
SIDE (WEST)	20.60 M (67'-7")	20.60 M (67'-7")	5.0 M	6.1 (d) (ii)
SIDE (EAST)	37.89 M (124'-4")	8.64 M (28'-4")	5.0 M	6.1 (d) (iii)
REAR (SOUTH)	12.08 M (39'-8")	12.08 M (39'-8")	12.0 M	6.1 (d) (iii)
DISTANCE TO EXISTING BUILDING	n/a	0 M (connected to existing)		

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MIN. NUMBER OF LOADING SPACES	10	11	2	4.5.1 (a)
MIN. SIZE OF LOADING SPACE	3.5 X 10 X 4.2 M	3.5 X 10 X 4.2 M	3.5 X 10 X 4.2 M	6.9.3 4.5.2
PARKING SPACES	59	59	2 spaces + 1/200sq.m. of GFA = 53	5.4.1
ACCESSIBLE PARKING SPACES	0	3	4% = 2.12	
BICYCLE (LONG TERM) PARKING SPACES	0	5	0.05 spaces/ 100m <sup>2</sup> GFA = 5.12	
BICYCLE (SHORT TERM) PARKING SPACES	0	10	0.1 spaces/ 100m <sup>2</sup> GFA = 10.25	



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4	SPA 3rd Submission	2024-05-08	SW



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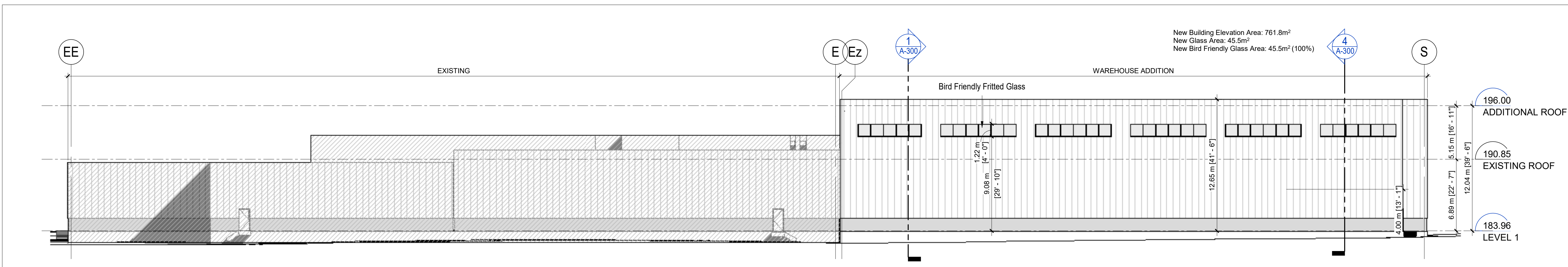
**WAREHOUSE ADDITION**  
37 ESNA PARK DRIVE,  
MARKHAM, ON

Project No.	T2022025
Drawn	Scale As indicated
Checked	Date Issue Date

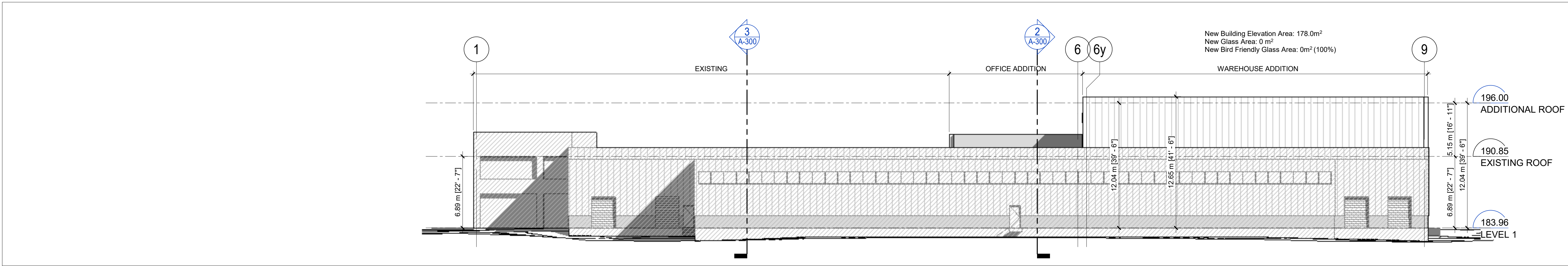
**SITE PLAN**

Drawing No. **A-001**

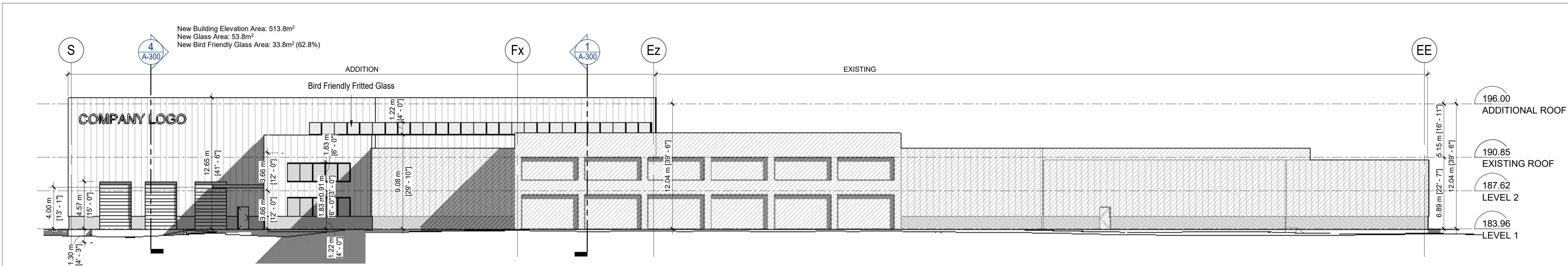




**4 SOUTH ELEVATION**  
A-200 SCALE: 1 : 200



**3 WEST ELEVATION**  
A-200 SCALE: 1 : 200



**2 NORTH ELEVATION**  
A-200 SCALE: 1 : 200

**MARKHAM BIRD FRIENDLY SPECIFICATION CHECKLISTS FOR APPLICANT**

The City of Markham Council approved the Bird Friendly Guidelines on February 11, 2014. The development of bird friendly buildings is encouraged as a priority in the Comprehensive Development Strategy (CDS) and the Markham Smart Growth Plan (SGP). The Guidelines provide guidance and standards for new and existing buildings to ensure they are bird friendly and identify appropriate implementation measures consistent with City policies and objectives.

As part of the Guidelines, the Bird Friendly Specification Checklist was also approved as a requirement for public development in the Site Plan Approval process. Refer to the following pages of the Site Plan Approval process for implementation requirements, it is the responsibility of the applicant to adhere to the Guidelines and Bird Friendly Specification Checklist for the application to be deemed successful.

The Checklist represents the mandatory requirements that apply to developments and public development under the Site Plan Approval process. It is recommended and can be further enhanced during the site plan approval process. Please refer to Chapter A.6 of the Building Code.

**STEP 1: Applicant to complete and include Bird Friendly Checklist as part of the Development Application and Site Plan Approval process. Designated Bird Friendly buildings are required to be signed for by an OMA member and identify all intelligent glass areas that are larger than 2m².**

**STEP 2: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 3: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 4: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 5: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 6: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

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**STEP 9: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 10: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 11: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

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**STEP 14: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 15: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

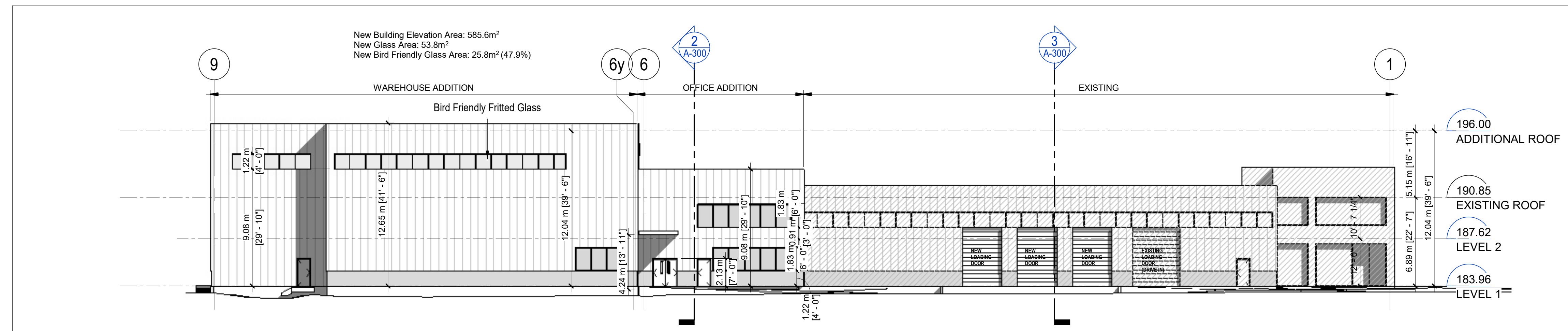
**STEP 16: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 17: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 18: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 19: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**

**STEP 20: Applicant to complete and submit Bird Friendly Checklist to the City of Markham.**



**1 EAST ELEVATION**  
A-200 SCALE: 1 : 200

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**WAREHOUSE ADDITION**  
37 ESNA PARK DRIVE,  
MARKHAM, ON

Project No.	T2022025
Drawn	Scale 1 : 200
Checked	Date Issue Date

**BUILDING ELEVATIONS**

Drawing No. **A-200**



