

SITE STATISTICS (MARKHAM)	
ZONING:	MARKHAM ZONING BY-LAW TABLE B8 Business Park (BP) Employment Zone
LOT AREA:	9341.73 SM (0.93 ha.)
LOT FRONTAGE:	67.05M
LOT DEPTH:	122.04M

LOT COVERAGE:	
GROSS FLOOR AREA:	GROUND FLOOR: 3,452 SM SECOND FLOOR: 1,960 SM TOTAL: 5,412 SM
GROSS LEASABLE AREA:	GROUND FLOOR: 3,311 SM SECOND FLOOR: 1,960 SM TOTAL: 5,271 SM
NET FLOOR AREA:	GROUND FLOOR: 2,869 SM SECOND FLOOR: 1,465 SM TOTAL: 4,324 SM
FLOOR AREA RATIO:	57.937%
LOT COVERAGE:	3,452 SM (36.95%)

SETBACKS:		
FRONT YARD (SOUTH)	ACTUAL: 6.00M	REQUIRED: 6.00M
SIDE YARD (WEST)	ACTUAL: 15.40M	REQUIRED: 3.00M
SIDE YARD (EAST)	ACTUAL: 3.00M (FROM LOT LINE) 25.68M (FROM PROPERTY LINE)	REQUIRED: 3.00M
REAR YARD (NORTH)	ACTUAL: 15.40M	REQUIRED: 3.00M
DISTANCE BETWEEN EXISTING AND PROPOSED BUILDING	NORTH SIDE: 1.97M EAST SIDE: 1.87M	

LANDSCAPED AREA:	
TOTAL AREA:	887.30 SM*
PERCENTAGE:	9.5%

MARKHAM ZONING BY-LAW TABLE B8 EMPLOYMENT ZONE			
LANDSCAPED AREA	PROPOSED	REQUIRED	SECTION
WIDTH OF LANDSCAPING TO FRONT LOT	6 M	6 M	PROVISIONS J
WIDTH OF LANDSCAPING TO LOT LINE (NORTH SIDE)	1.5 M*	3 M	PROVISIONS K
WIDTH OF LANDSCAPING TO LOT LINE (EAST SIDE)	3 M	3 M	PROVISIONS K
WIDTH OF LANDSCAPING TO LOT LINE (WEST SIDE)	1.5 M*	3 M	PROVISIONS K

LOT AREA	
PART 2 (NEW ROAD)	2441.70 SM
PART 3 (LOT ADJACENT TO NEW ROAD)	774.33 SM
PART 4 (ROAD WIDENING)	704.10 SM

PARKING (PARKING STATISTICS BY-LAW 2024-19):	
REQUIRED	"Industrial Use – 2 parking spaces per premises, plus 1 parking space for every 200 square metres of gross floor area"
Total Parking Required = (2 x 25 warehouse units) + (5500m <sup>2</sup> of GFA/200m <sup>2</sup> ) = 78 Parking Spaces	
PROVIDED	80 OUTDOOR PARKING SPACES (76 + 4 ACCESSIBLE)

LEGEND

Existing Trees to Remain and be Protected

Existing Trees to be Removed

Fire Route Sign

Accessible Parking Sign

Snow Storage Sign

FIRE ROUTE

MAIN ENTRANCE

SECONDARY ENTRANCE

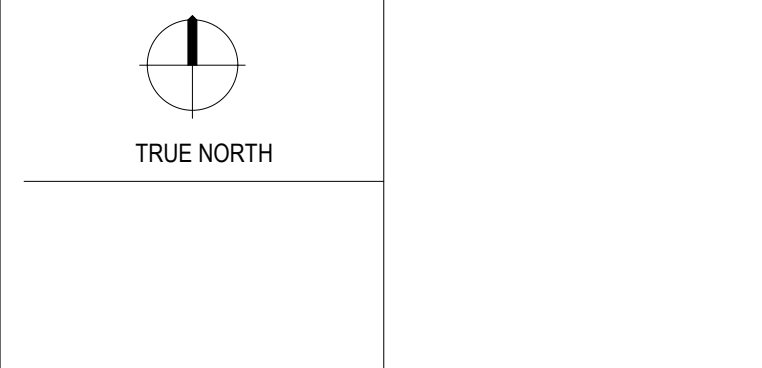
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DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

No.	Issued	Date	By
9	Issue for SPA	2020-07-17	HW
10	Issue for Rezoning	2020-09-11	HW
29	Issue for SPA Resubmission	2024-03-11	SA
33	Issue for SPA Resubmission	2024-06-17	SA
34	SPA - Response to Notice	2024-08-07	KT
36	SPA - Response to Notice	2024-10-25	KT
37	ISSUED FOR BUILDING PERMIT	2025-01-20	KT/KD
38	RESPONSE TO SITE SERVICING PERMIT COMMENTS	2025-02-06	KT
39	RESPONSE TO SITE SERVICING PERMIT COMMENTS	2025-02-21	KT
40	RESPONSE TO PLUMBING PERMIT COMMENTS	2025-03-12	KT



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**Markham Corporate Centre**

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Project number	T2019065	
Drawn	Scale	As indicated
Checked	Date	3/12/2025 4:19:26 PM

## Site Plan and Statistics