

Figure 1 Air Photo Site



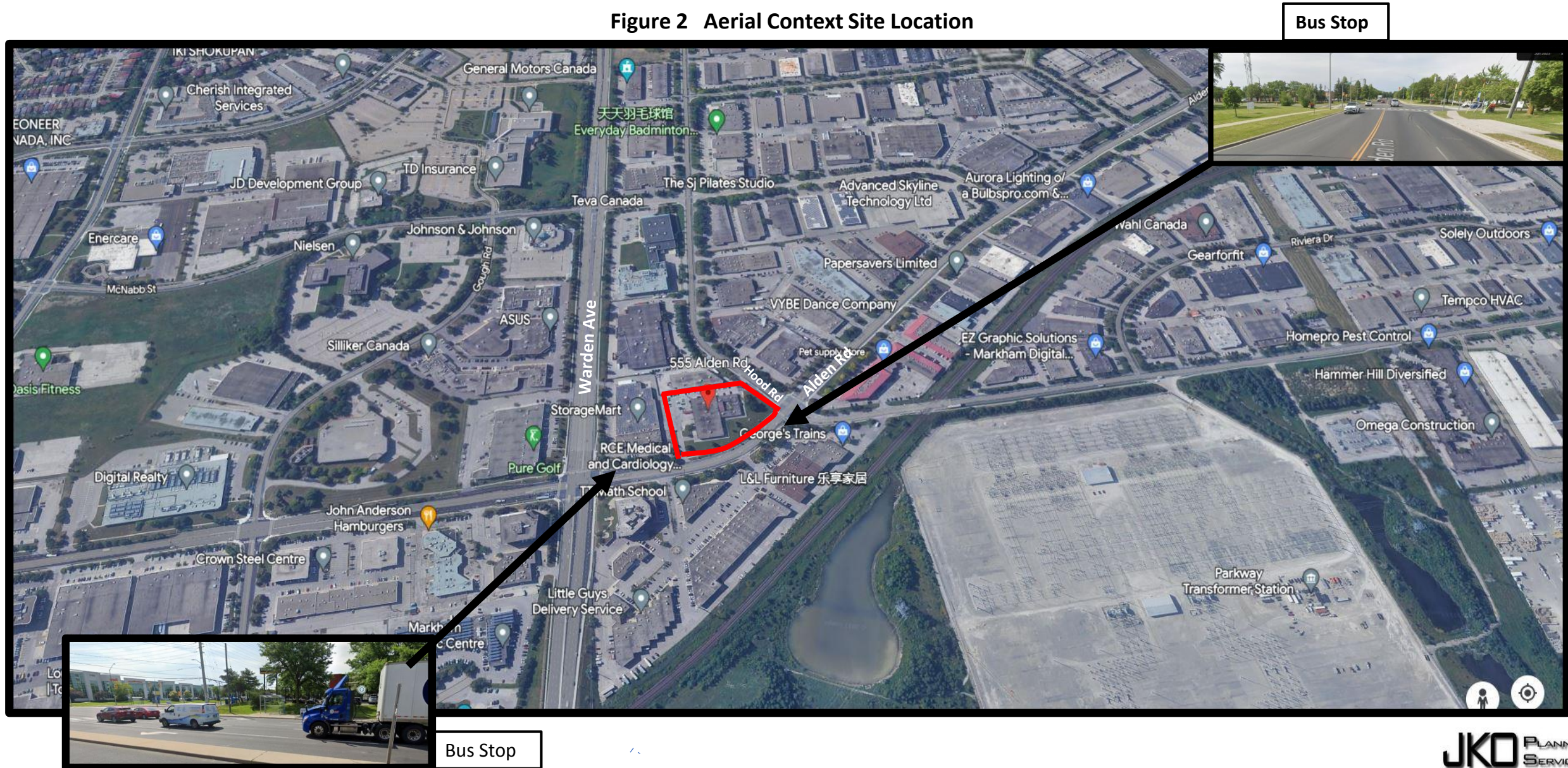
- Source: York Region GIS
- Property Line not to scale; shown for illustrative purposes only

JKO PLANNING
SERVICES

studio K | Architecture
architects | O.P.M.
Master Planning
Interior Design

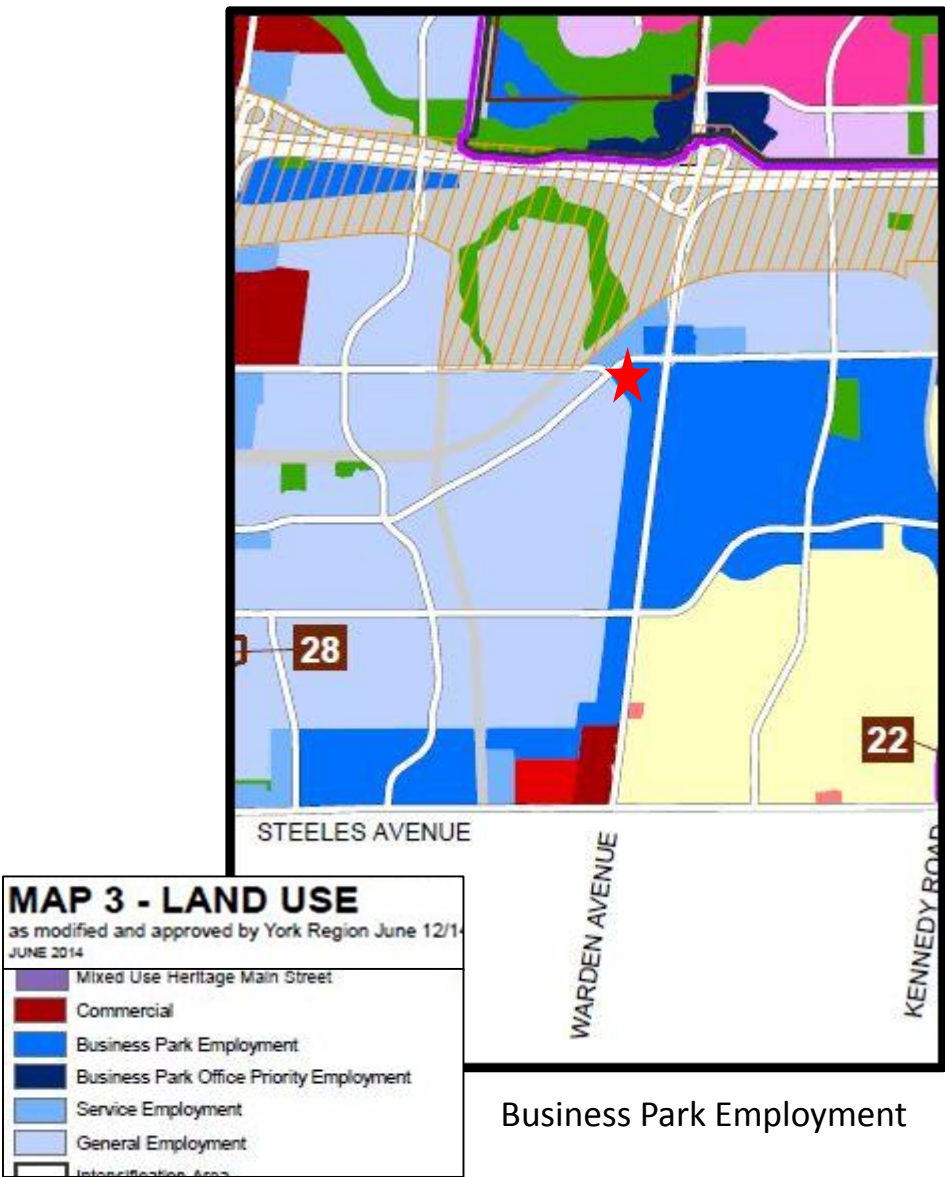
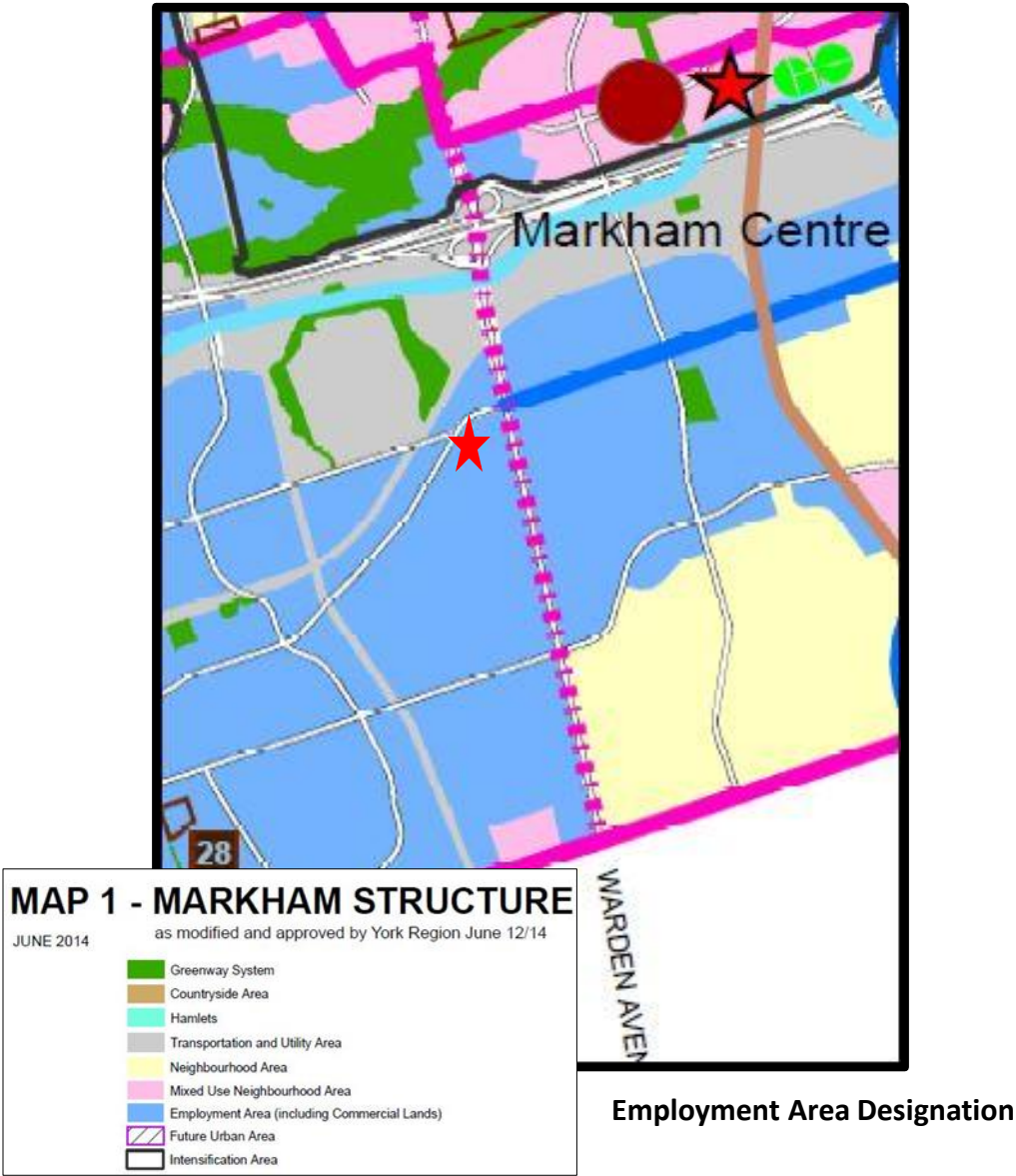
Mercier & Associates Inc.
Planning Services

Figure 2 Aerial Context Site Location



Source: York Region GIS + Google Earth
Property Line not to scale; shown for illustrative purposes only

Figure 3 Official Plan



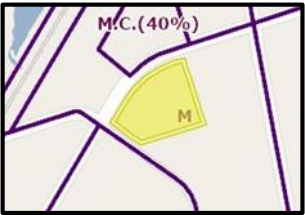
Source: City of Markham Website Official Plan 2014
Property Line not to scale; shown for illustrative purposes only

 **Site**

Figure 4

Zoning and Summary of Development Standards

Pertinent Building/Site Statistics		
	Existing	Proposed
Lot/Site Area	10,234.36 m2	10,234.36 m2
Height	5.95m	10m addition
Storeys	1	1
Gross Floor Area	2970.83 m2	4078.88 m2 (difference 1,108.05m2)
Parking	67 spaces	49 spaces including 2 accessible

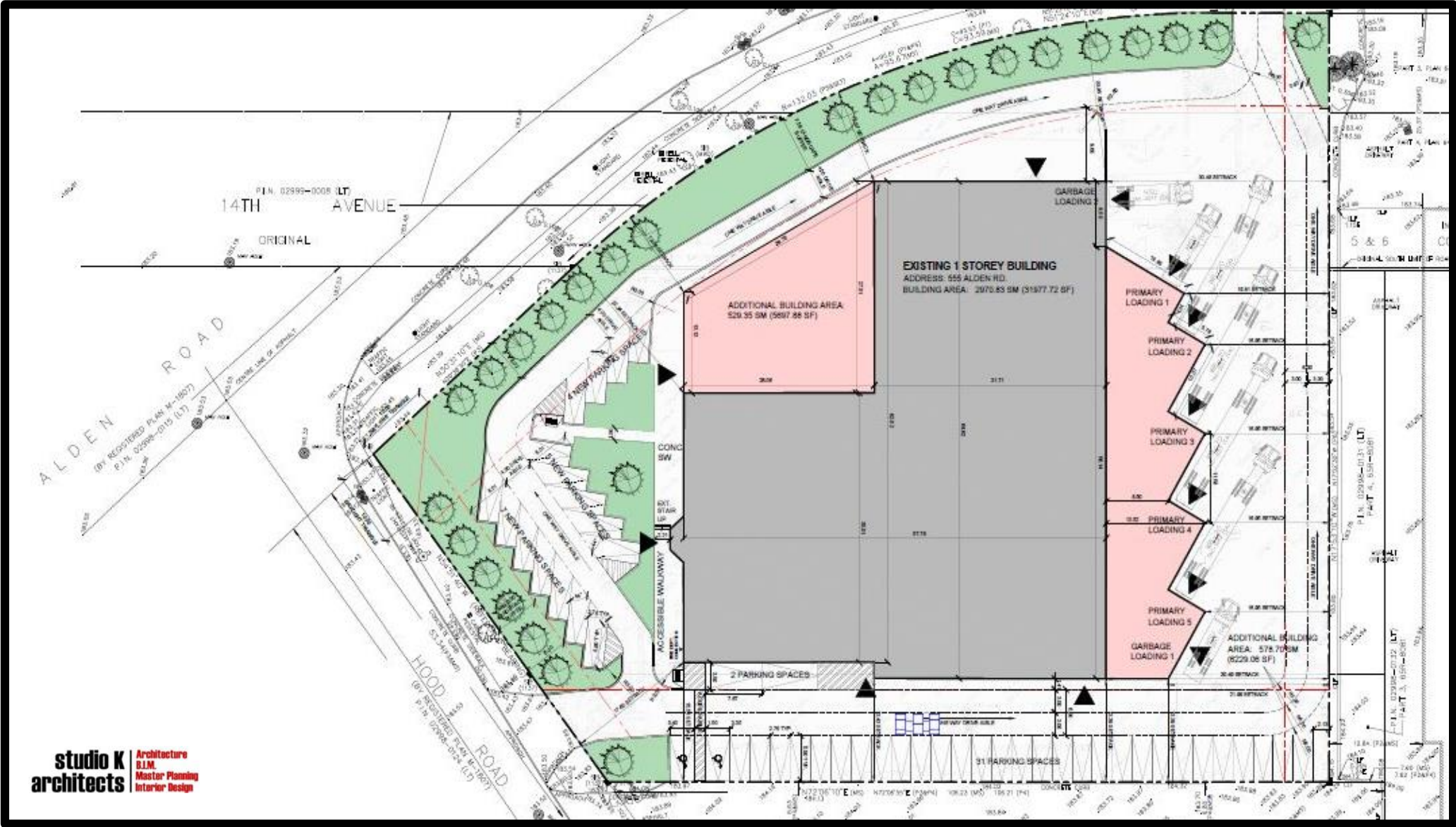


Site is Zoned Select
Industrial By-law 108-81
M Zone

Zoning Summary			
Regulation	Required	Provided	Compliance
6.1 (b)Minimum Lot Area	Min 0.4ha	1.023 ha	Yes
6.1 (f) Min GFA	Min GFA 1,400m2	4,088.88 m2	Yes
6.1 (g) Max Height	14m	5.95 and 10m	Yes
4.72 Daylighting Triangle	6.0 m From Point of intersection of street lines.	10 m	Yes
6.1 (d) Front Yard Setback	12 m	12 m	Yes
6.1 (d) Side Yard Setback	Building Height equal to or less than 14m min side yard 6m	16.5m	Yes
6.1 (d) Min Rear Yard	12m	13.39 m	Yes
4.5.1 Loading Spaces	GFA greater than 1860m2 requires 2 loading spaces	5	Yes
Parking Bylaw 28-97	1 parking space per per 100m2 per net floor area 49 (incl 2 barrier free)	49 incl 2 barrier free	Yes

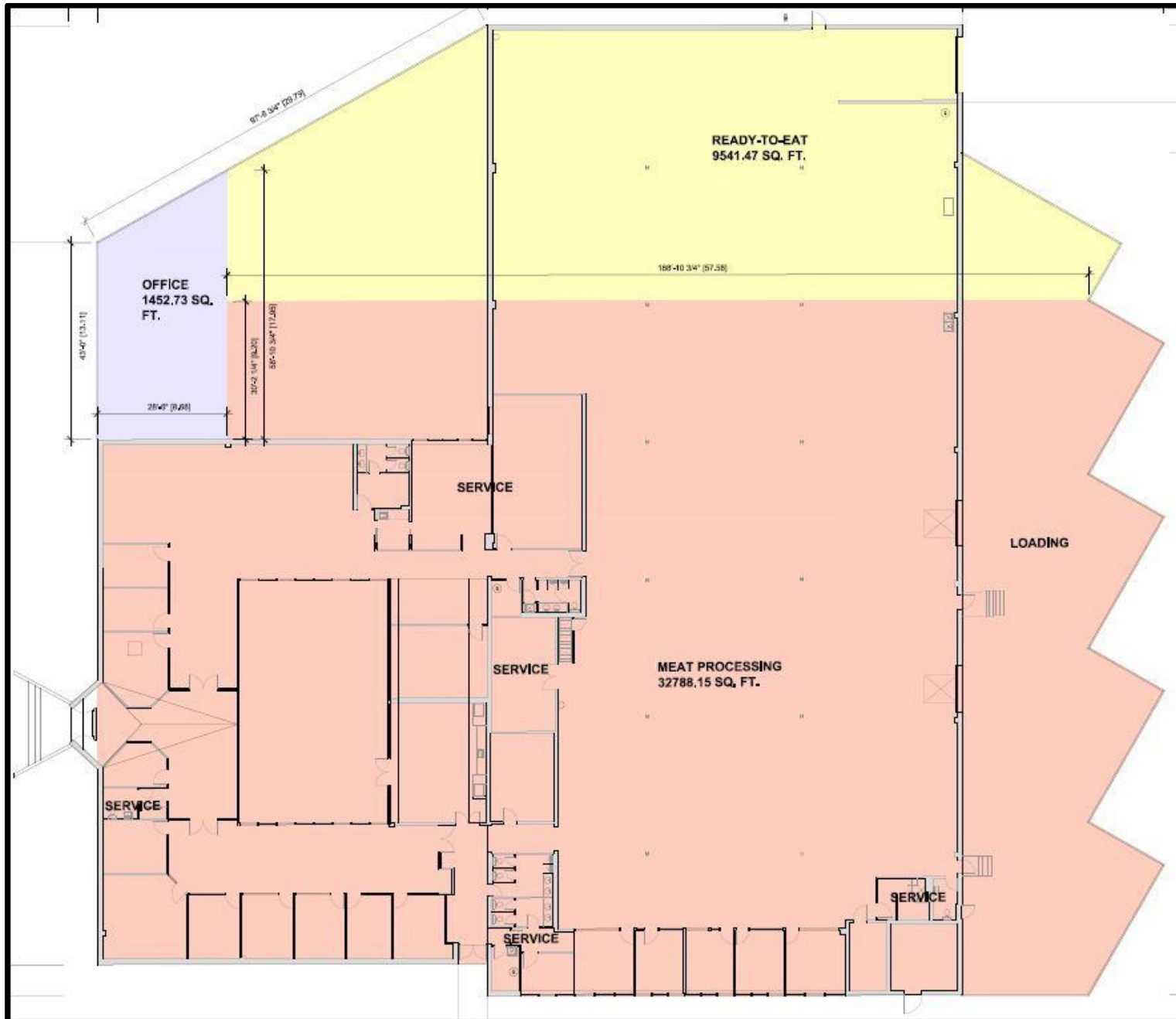
Required Use and Definition	
Required Use	Food Manufacturing
Required Definition	“Food Manufacturing” means a use that includes ready-to-eat food preparation, the processing, packaging of prepared or raw meats for wholesale but does not include the slaughter of animals

Figure 5 Site Plan



Source: studio K architects

Figure 6 Floor Plan



PROPOSED BUILDING	
TOTAL GFA	4078.88 SM
LOADING	574.75 SM
SERVICE	370.50 SM
TOTAL	945.25 SM
NET GFA	3133.63 SM

Figure 7

Concept Plan



Figure 8

Property Boundary Plan

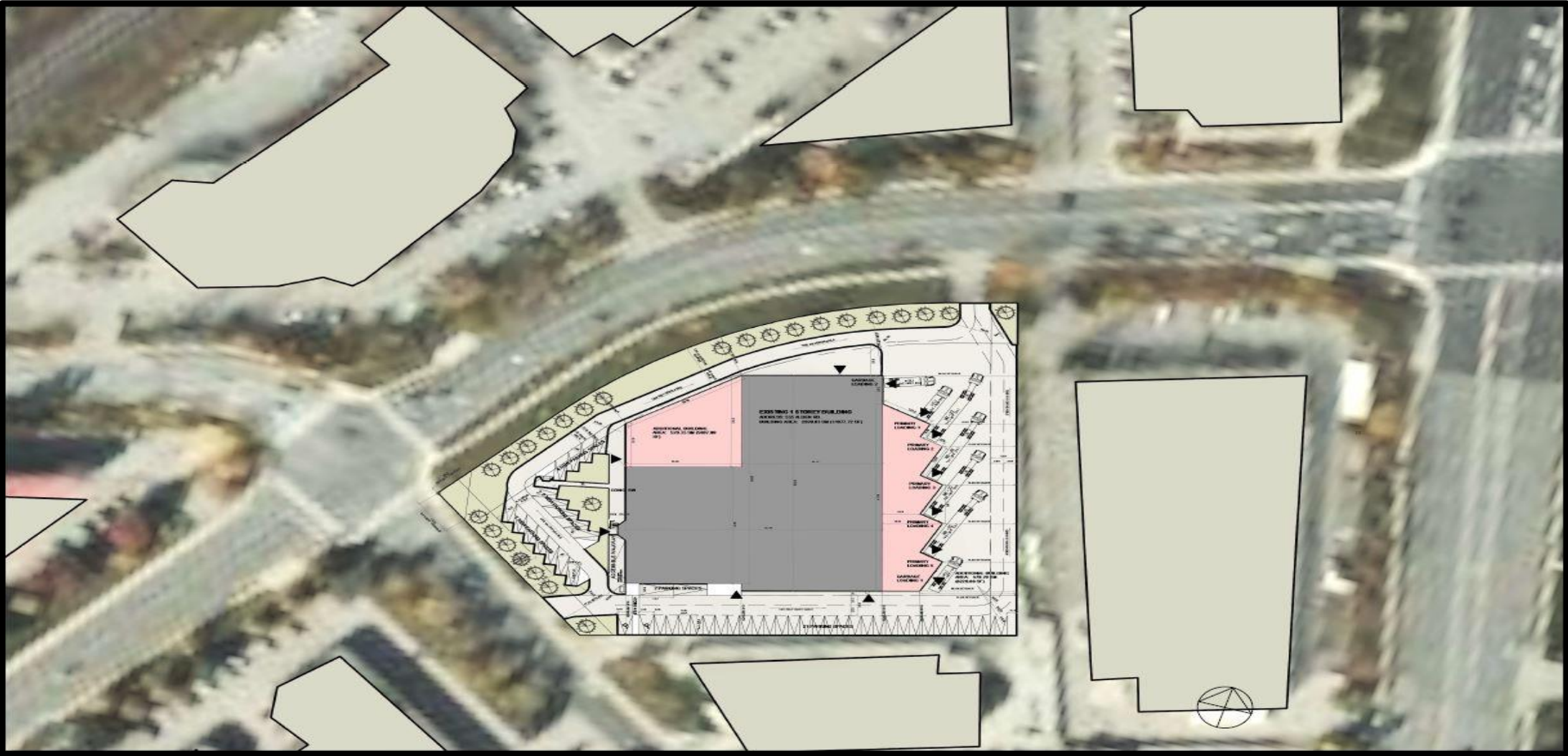


Figure 9

Massing Rendering



Figure 10

Massing Rendering (2)

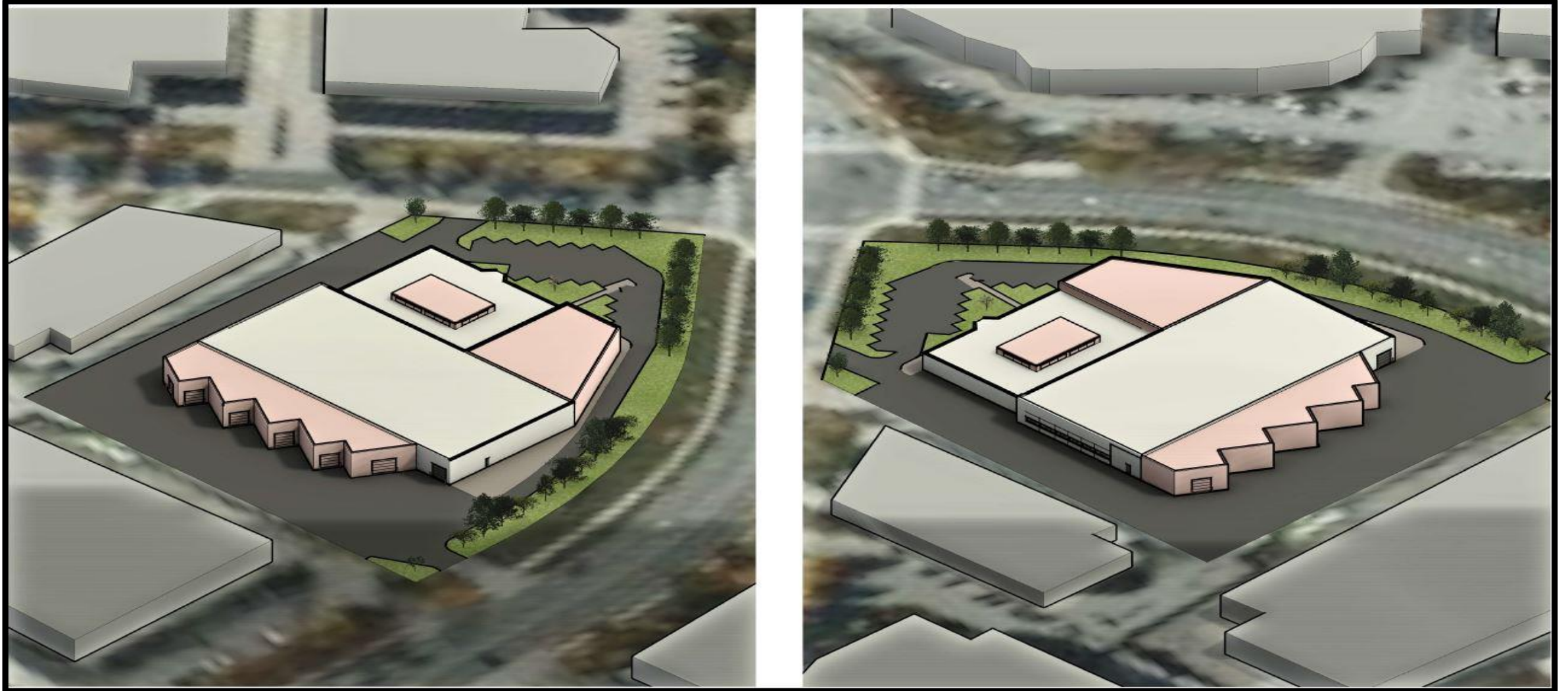


Figure 11

East and West Elevation Plans

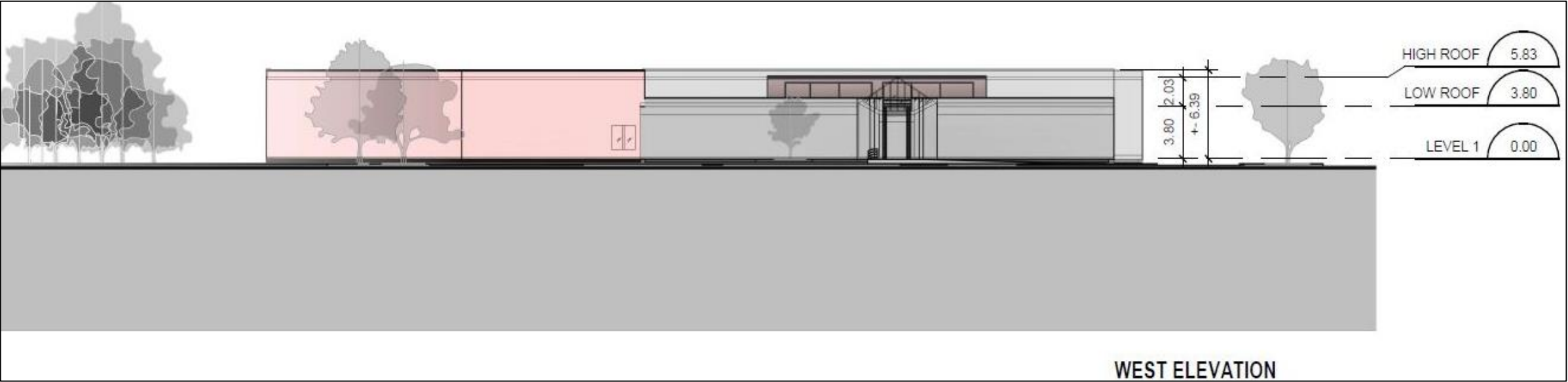
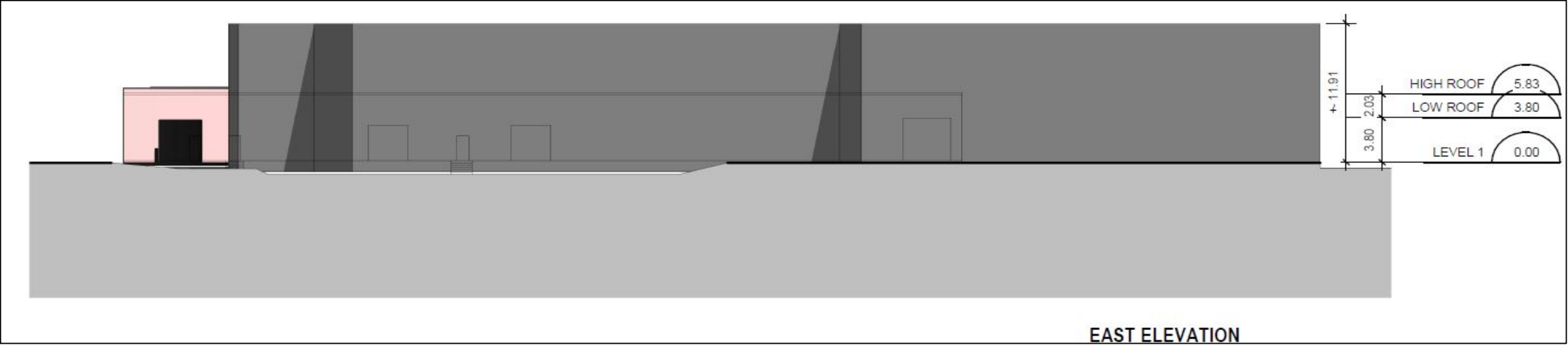


Figure 12

North South Elevation Plans

