



Zoning Statistics		
Zone: Business Center (Commercial B/C), By-law 208-01		
Proposed Use: Self-storage facility		
Standard	Requirement	Provided
Lot Area (sqm)	6,000 <sup>2</sup> (64,600)	17,820.4 <sup>2</sup>
Lot Coverage (sqm)	98% (6,342)	132.2%
Total Lot Coverage	60%	6,624.4 <sup>2</sup>
Self Storage (sq)		80,782
Total Gross Floor Area	50%	18,356.8 <sup>2</sup>
Base Floor Area <sup>1</sup> of Lot Area	Max. 120%	18,824
Total Floor Area		15,463.4 <sup>2</sup>
Net Floor Area <sup>2</sup> of Lot Area	Max. 120%	47,782
Total Landscaped Area		4,782.4 <sup>2</sup>
Landscaped Area <sup>3</sup> of Lot Area		23.0%
Building Height	Max. 7.50m	28.0m
Setbacks		
Setback (to Adj. Property)	0.3m	6.0m
Front Yard	0.3m	6.0m
Side Yard, North	0.3m	6.0m
Side Yard, South	0.3m	6.0m
Back Yard, North	0.3m	6.0m

Building Areas			
Building	Ground Floor Area	Net Floor Area	Net Floor Area
	sqm	sqm	sqm
A	Ground	3,296.7	35,485.2
	Basement	3,338.0	35,421.6
	Basement	3,338.0	35,421.6
	Basement	3,338.0	35,421.6
Total	13,310.7	145,753.4	
B	Ground	814.8	20,216.2
	Basement	1,011.2	20,216.2
	Basement	1,011.2	20,216.2
Total	2,837.2	60,648.6	
C	Ground	1,083.7	11,064.6
	Basement	1,083.7	11,064.6
Total	2,167.4	22,129.2	

Parking Provisions			
Building	Land Usage	Parking Provision	Net Floor Area (sqm)
A	Self Storage	1 stall / 100m <sup>2</sup> (60 to 1,200)	1,200
		1 stall / 100m <sup>2</sup> (1,200 - 4,000)	4,800
		1 stall / 100m <sup>2</sup> (4,000 - 8,000)	8,000
		1 stall / 100m <sup>2</sup> (8,000 - 12,000)	12,000
Office	2 stall / 100m <sup>2</sup>	120.2	
Total		26,000.2	
B	Office	1 stall / 100m <sup>2</sup> (60 to 1,200)	853.7
		1 stall / 100m <sup>2</sup> (1,200 - 4,000)	3,414.8
		1 stall / 100m <sup>2</sup> (4,000 - 8,000)	3,951.7
Total		8,220.2	
C	Office	1 stall / 100m <sup>2</sup> (60 to 1,200)	1,083.7
		1 stall / 100m <sup>2</sup> (1,200 - 4,000)	4,325.4
Total		5,409.1	
Total Parking Required			
Provided			
Difference			
Accessible Spaces (Required 1% of required spaces)			
Accessible Spaces Provided			
Accessible Spaces Difference			

Loading Space Provisions			
Building	Net Floor Area (sqm)	Required Spaces	Provided Spaces
A	145,753.4	2	2
B	60,648.6	1	1
C	22,129.2	1	1
Total		4	4

# CONCEPTUAL SITE PLAN

APPLICANT: Glen Schnarr & Associates

7528, 7530, 7550 Woodbine Avenue, Markham

FILE No. PLAN 23 117840

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Drawn By: AM

Checked By: RC