



SITE STATISTICS

MUNICIPAL ADDRESS: 85 HARRY WALKER PARKWAY NORTH, ROCKVILLE, ON
 CURRENT ZONING: HEAVY EMPLOYMENT ZONE (EH)

ZONING REQUIREMENT		ACTUAL
MIN LOT AREA	6,336 SQ. FT. (20' X 316')	4,928 SQ. FT. (20' X 246')
MIN LOT FRONTAGE	49.0 FT.	49.0 FT.
MIN FRONT YARD	12.0 FT.	22.0 FT.
MIN REAR YARD	12.0 FT.	41.5 FT.
MIN SIDE YARD	5.0 FT.	40.5 FT. (34.4' X 12.0' X 12.0')
MAX. LOT COVERAGE	50%	54% (176,762 SQ. FT.)
MAX. BUILDING HEIGHT	12.0 FT.	11.9 FT.
PROPOSED SIDEWALK SETBACK	15.0 FT.	20.4 FT.

MUNICIPAL GROSS FLOOR AREA

FLOOR	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
OFFICE <td>12,000</td> <td>12,000</td>	12,000	12,000
GROUND FLOOR	829	12,000
SECOND FLOOR	672	204
THIRD FLOOR	1,507	1,507
TOTAL	1,428	24,711

MUNICIPAL GROSS FLOOR AREA IN ACCORDANCE WITH THE ZONING BY-LAW. ALL FLOOR AREAS ARE MEASURED BETWEEN THE EXTERIOR FINISHES OF THE EXTERIOR WALLS OF THE BUILDING AT EACH FLOOR LEVEL BUT EXCLUDING ANY DECKED TO PARKING WITHIN THE BUILDING.

PARKING STATISTICS

MIN. NUMBER OF PARKING SPACES REQUIRED: 143 (BASED ON SPACES REQUIRED FOR OFFICE)
 ZONING: OFFICE
 1 - PARKING SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 3.5M TO 12.5M: 1.52 PARKING SPACES

ZONING: HEAVY EMPLOYMENT ZONE (EH)
 1 PARKING SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 (BASED ON STRIPING AND PARKING SPACES REQUIRED)
 1.5M TO 3.5M: 1.52 PARKING SPACES
 3.5M TO 12.5M: 1.52 PARKING SPACES

PROPOSED NUMBER OF PARKING SPACES: 340 (PARKING SPACES)

MIN. NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 3
 ZONING: 3 ACCESSIBLE PARKING SPACES
 YORK REGION ACCESSIBILITY DESIGN GUIDELINE
 177A, TABLE 2 OF PARKING SPACES (BASED ON 20150)
 1 - 1 TO 50: 1 ACCESSIBLE PARKING SPACE REQUIRED
 2 - 51 TO 250: 2 ACCESSIBLE PARKING SPACES REQUIRED
 3 - 251 TO 500: 3 ACCESSIBLE PARKING SPACES REQUIRED
 4 - 501 TO 1,000: 4 ACCESSIBLE PARKING SPACES REQUIRED
 5 - 1,001 TO 2,000: 5 ACCESSIBLE PARKING SPACES REQUIRED

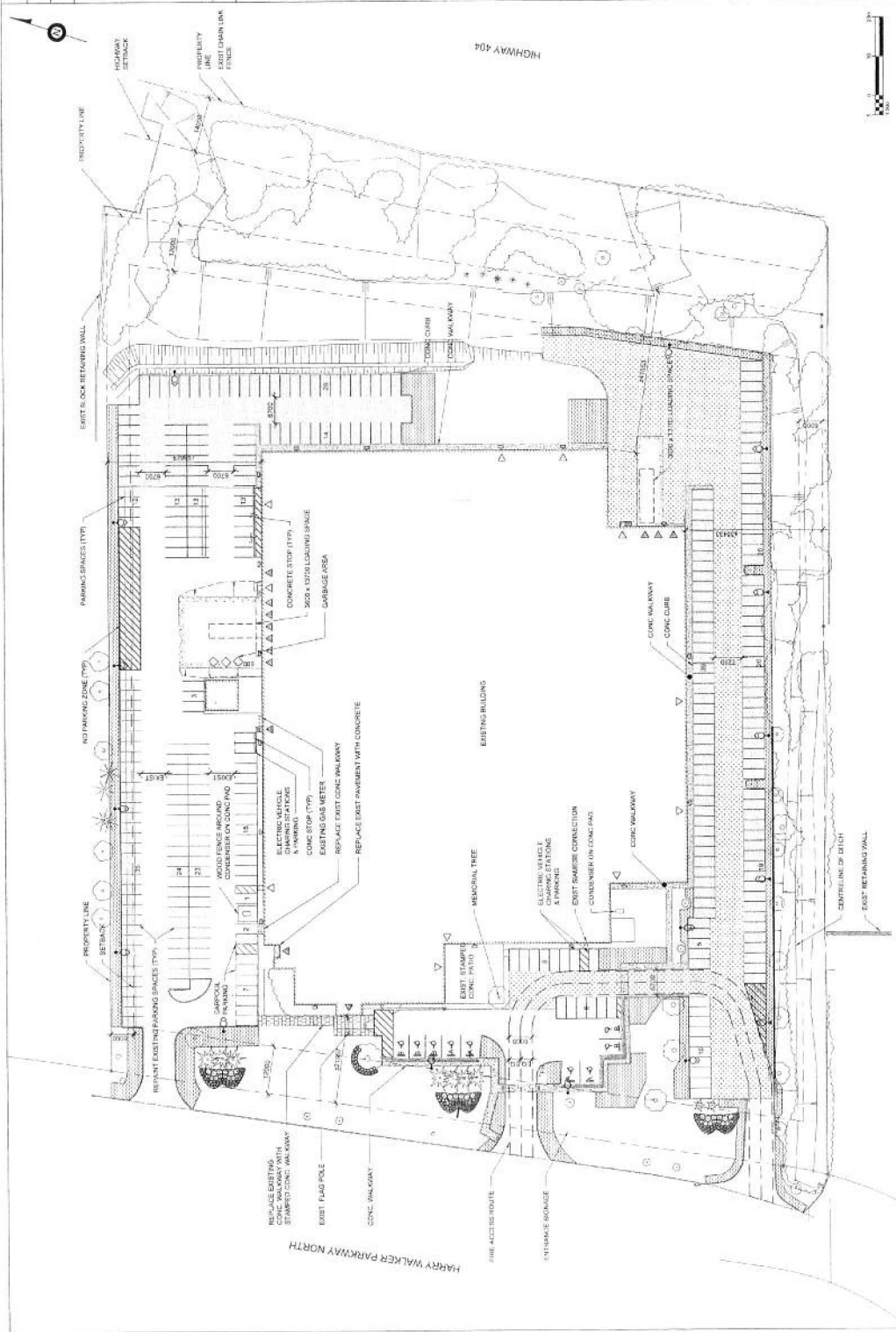
PROPOSED NUMBER OF ACCESSIBLE PARKING SPACES: 3 PARKING SPACES

CARTON PARKING
 2 - 15 SPACES
 2 - 15 SPACES
 1 - 15 SPACES
 1 - 15 SPACES

BIKEWAY PARKING
 ZONING: OFFICE
 1 - 15 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 2 - 15 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 PROPOSED NUMBER OF BIKEWAY PARKING: 1 PARKING SPACE
 BIKEWAY SPACES ARE LOCATED INSIDE WAREHOUSE

SHOW STORAGE
 ZONING: OFFICE
 1 - 15 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 2 - 15 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 PROPOSED SHOW STORAGE: 15 (10 IN OFFICE)

KEY PLAN



GENERAL NOTE:

- FOR SIDEWALK AND WALKWAY REFER TO DWG. 020
- FOR PARKING SPACES REFER TO DWG. 020
- FOR THE PROTECTION LINE INVENTORY PLAN, REFER TO I.P. 010
- FOR THE PROTECTION LINE INVENTORY PLAN, REFER TO I.P. 010
- FOR SITE POWER & LIGHTING, REFER TO EEC-010
- FOR SITE MECHANICAL, HVAC & PLUMBING LAYOUT, REFER TO I.M.D. 010
- FOR SITE MECHANICAL, HVAC & PLUMBING LAYOUT, REFER TO I.M.D. 010

PARKING SPACE DIMENSIONS

LEGEND

- ENTRANCE
- EXIT
- CORNER/DOOR
- WALL MOUNTED EXTERIOR LIGHT
- LIGHT POLE
- PAV. STRIPS
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK
- STAMPED CONCRETE SIDEWALK
- SNOW STORAGE

DATE: 11/15/11
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT: [unreadable]
 SHEET: [unreadable]



PROJECT:
 REGION OF YORK

L01

- LEGEND**
- EXISTING STRUCTURE
 - EXISTING PAVEMENT
 - EXISTING SITE LINES
 - EXISTING TREES
 - EXISTING UTILITY LINES
 - EXISTING UNDERGROUND UTILITIES
 - PROPOSED STRUCTURE
 - PROPOSED PAVEMENT
 - PROPOSED SITE LINES
 - PROPOSED TREES
 - PROPOSED UTILITY LINES
 - PROPOSED UNDERGROUND UTILITIES

NOTE: THE FOLLOWING TREE INFORMATION ON SHEET 0100-0100-0100-0100 IS TO BE USED IN CONJUNCTION WITH THE TREE PROTECTION PLAN ON SHEET 0100-0100-0100-0100. FOR TREE PROTECTION DETAILS AND TO BE SEE DRAWING 0100-0100-0100-0100.

PROPOSED PLANT LIST

SYMBOL	COMMON NAME	HEIGHT	SPACING
	SPRING BURNING	10-15'	10' x 10'
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