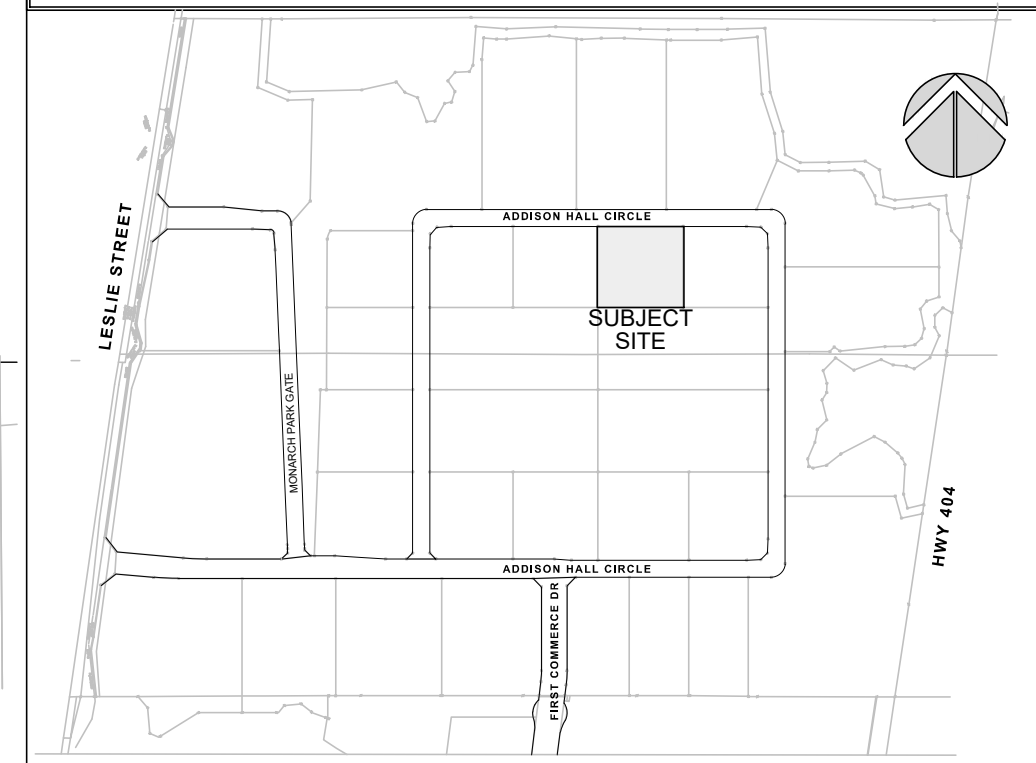


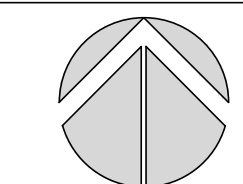
KEY PLAN



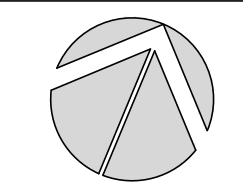
LEGAL DESCRIPTION

PART OF SUBDIVISION OF
PART OF BLOCK 6
REGISTERED PLAN 65M-3819 AND
PART OF LOTS 23 AND 24
CONCESSION 3
 (GEOGRAPHIC TOWNSHIP OF WHITCHURCH, COUNTY OF YORK)
 NOW IN THE
TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK
 AS PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD.

PROJECT NORTH



TRUE NORTH



SITE STATISTICS

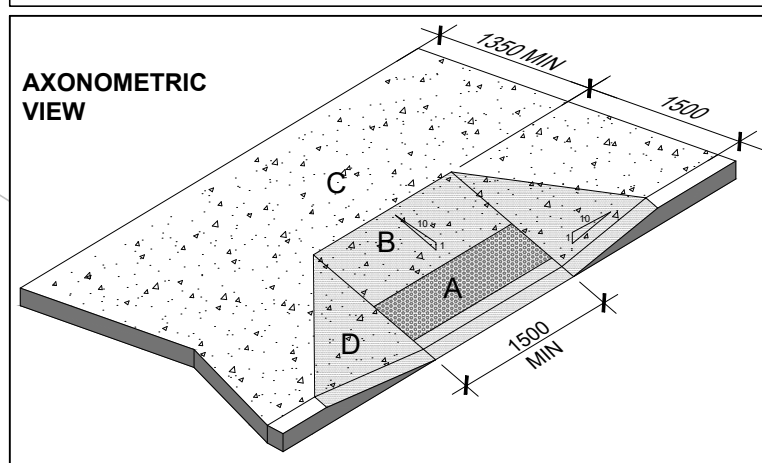
ZONING	EMPLOYMENT ZONE-BUSINESS PARK	E-BP (443)
SITE AREA (BLOCK 24)	9,530.00 m ² or 2.35 Ac	
	REQUIRED	PROVIDED
LOT FRONTAGE	60.00 m	100.00 m
LANDSCAPE STRIP	3.0 m	3.0 m
FRONT YARD (NORTH)	6.00 m	23.60 m
INT. SIDE YARD (EAST)	3.00 m	7.50 m
REAR YARD (SOUTH)	3.00 m	23.30 m
INT. SIDE YARD (WEST)	3.00 m	15.30 m
OFFICE- GROUND FLOOR	600.00 m ² or 6,458 SF	
OFFICE- SECOND FLOOR	600.00 m ² or 6,458 SF	
MANUFACTURING AREA	2,156.18 m ² or 23,209 SF	
WAREHOUSING & MACHINE AREA	815.73 m ² or 8,781 SF	
MECH. & ELEC.	40.00 m ² or 432 SF	
TOTAL GFA	4,211.91 m ² or 45,336 SF	
BUILDING HEIGHT	MAX. 13.50 m	- m
SITE COVERAGE (MAX. 50%)	3,611.91 m ² or 37.90 %	
LANDSCAPED AREA (MIN 10% or 953m ²)	1,290.15 m ² or 13.54 %	
PAVED AREA	4,627.94 m ² or 48.56 %	
	REQUIRED	PROVIDED

INDUSTRIAL - BUSINESS PARK	REQUIRE	PROVIDED
WAREHOUSE USE (67% = 548.40m ²) 1 spaces / 100 m ² of GFA up to 3,000 m ² = 6 548.40 m ² * 1 spaces / 100 m ²	6 Spaces	
MACHINING AREA (33% = 287.24m ²) 2 spaces / 100 m ² of GFA up to 3,000 m ² = 6 287.24 m ² * 2 spaces / 100 m ²	6 Spaces	
MANUFACTURING AREA (2,156.18 m ²) 2 spaces / 100 m ² of GFA up to 3,000 m ² = 44 2,156.18 m ² * 2 spaces / 100 m ² = 44	44 Spaces	
OFFICE COMPONENT 2 spaces / 100 m ² of GFA 1,200.00 m ² * 3.5 spaces / 100 m ² = 42	42 Spaces	
TOTAL PARKING	98 Spaces	98 Spaces
BARRIER FREE PARKING 5% of total number of parking spaces provided	4 Spaces	4 Spaces
BICYCLE PARKING 2 * 0.25 spaces for every 1000 m ² of GFA	4 Spaces	2 Bikes/ Ring 4 Spaces
LOADING SPACES GFA of 2000 m ² or more has 3 loading spaces	3 Spaces	4 Spaces

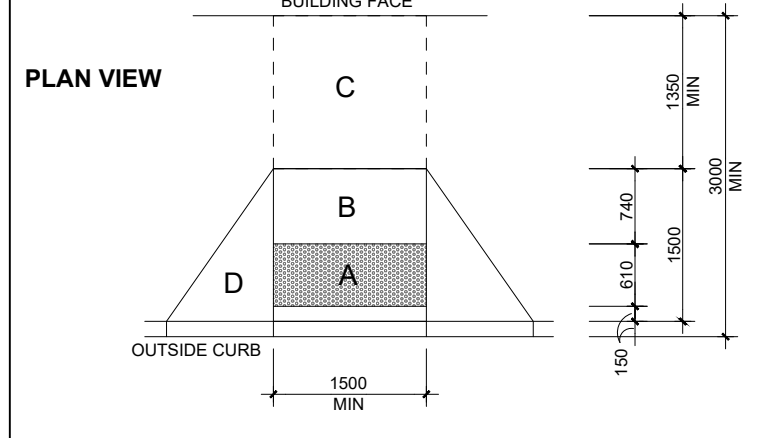
SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OR OVERHEAD DOORS
	FIRE HYDRANT & VALVE
	CATCH BASIN (REF: CIVIL DWGS)
	DOUBLE CATCH BASIN (REF: CIVIL DWGS)
	SANITARY MANHOLE (REF: CIVIL DWGS)
	CATCH BASIN / MANHOLE (REF: CIVIL DWGS)
	STORM MANHOLE (REF: CIVIL DWGS)
	HYDRO POLE STANDARD / UTILITY POLE
	BICYCLE RING
	DIRECTION OF TRAFFIC FLOW
	HYDRO TRANSFORMER (REF: ELECTRICAL DWGS)
	GAS METERS LOCATION
	ACCESSIBLE PARKING
	LIGHT STANDARD (REF: ELEC. DWGS)
	CURB DEPRESSION/RAMP (SEE CURB RAMP DETAIL)
	CONC. / CONC. FILLED STEEL BOLLARD
	FIRE DEPARTMENT CONNECTION
	ACCESSIBLE SIGNAGE
	FIRE ROUTE SIGN
	STOP SIGN
	PAINTED STOP BAR
	GAS METERS

CURB DEPRESSION DETAIL



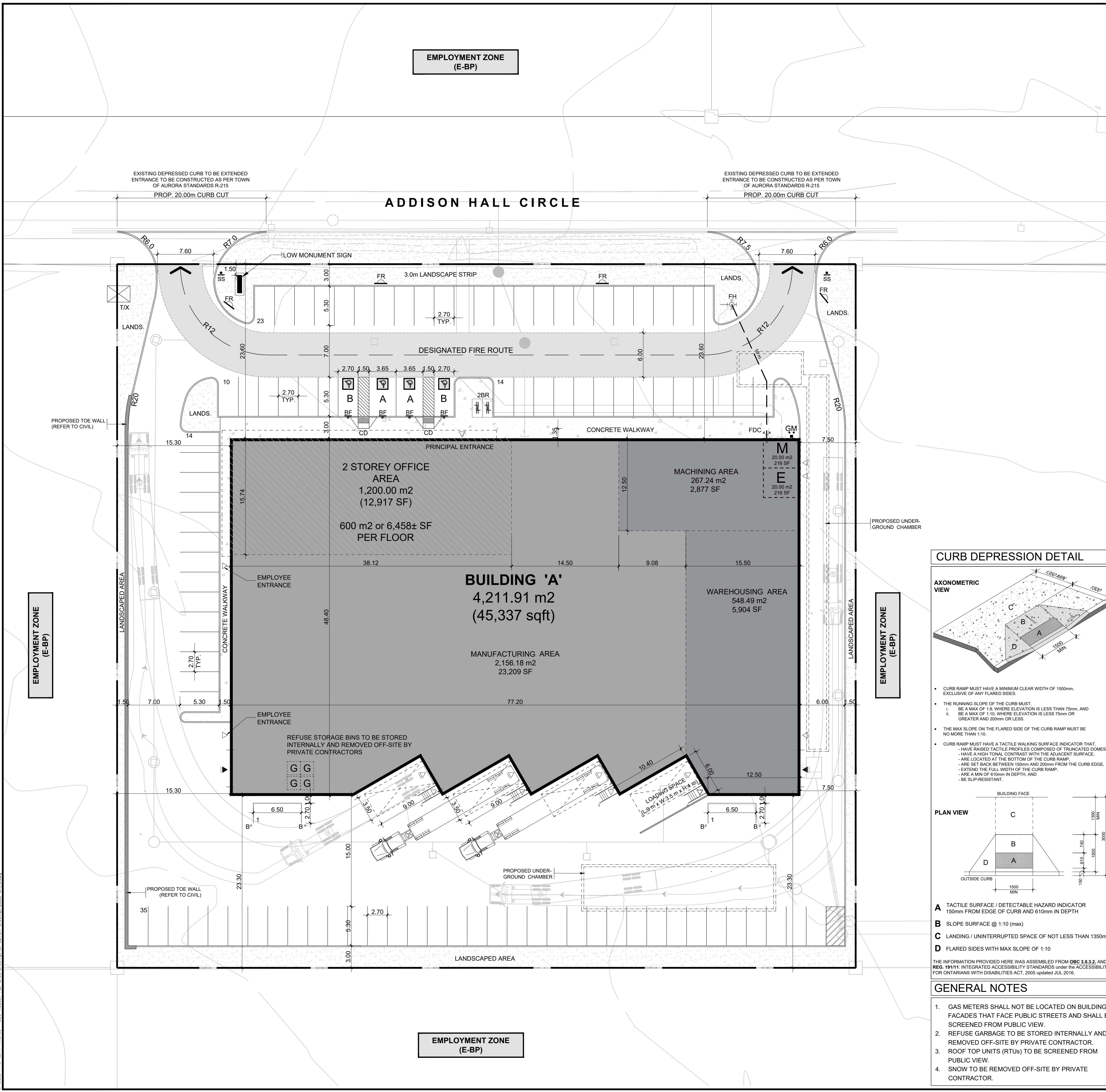
- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm. EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES.
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE.
 - EXTEND THE FULL WIDTH OF THE CURB RAMP.
 - ARE A MIN OF 610mm IN DEPTH, AND
 - BE SLIP-RESISTANT.



- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
 - B** SLOPE SURFACE @ 1:10 (max)
 - C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1350mm
 - D** FLARED SIDES WITH MAX SLOPE OF 1:10
- THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2. AND O. REG. 11M11. INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

GENERAL NOTES

- GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE SCREENED FROM PUBLIC VIEW.
- REFUSE GARBAGE TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
- ROOF TOP UNITS (RTUs) TO BE SCREENED FROM PUBLIC VIEW.
- SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR.



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OWNERS INFORMATION:

PFM NORTH AMERICA

280 ADDISON HALL CIRCLE
 AURORA, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
NOV. 2025	HP		1:250
PROJECT No.	DRAWING No.		