



KEY PLAN	
LEGAL DESCRIPTION	
SURVEYOR'S REAL PROPERTY REPORT - PART 1	
PLAN OF LOT 5	
REGISTERED PLAN 65M-2070	
TOWN OF EAST GWILLIMBURY REGIONAL MUNICIPALITY OF YORK	
FROM LEGAL SURVEY PREPARED BY: ERTL SURVEYORS 2014, Ontario Land Surveyors	
SITE STATISTICS	
ZONING	INDUSTRIAL RESTRICTED (M1-2)
SITE AREA	6,806.11 m ² or 1.68 Acres
	REQUIRED PROVIDED
LOT FRONTAGE (DON ROSE BLVD)	30.0 m or 150.73 m
FRONT YARD (EAST)	N/A 1.50 m
EXTERIOR SIDE YARD (NORTH)	6.0 m MIN 3.00 m
REAR YARD (WEST)	11.0 m MIN 5.00 m
INTERIOR SIDE YARD (SOUTH)	6.0 m MIN 6.15 m
GFA	
BUILDING 'A'	573.24 m ² or 6,170 SF
BUILDING 'B'	775.69 m ² or 8,349 SF
BUILDING 'C'	495.89 m ² or 5,338 SF
TOTAL GROSS LEASABLE FLOOR AREA	1,844.82 m ² or 19,857 SF
SERVICE ROOMS	79.75 m ² or 858 SF
TOTAL NET FLOOR AREA	1,765.07 m ² or 18,999 SF
	REQUIRED PROVIDED
BUILDING HEIGHT	11.0 m MAX TBD
SITE COVERAGE	50 % MAX 27.11 %
LANDSCAPED AREA	1,713.94 m ² or 25.18 %
SOFT LANDS, IN PARKING AREA	346.87 m ² or 5.10 %
PAVED AREA	3,247.35 m ² or 47.71 %
MEDICAL OFFICES	
1 space / 20 m ² GFA	674.28 m ² / 20 = 33.7
BUSINESS OFFICE USES	
1 space / 30 m ² GFA	153.85 m ² / 30 = 5.1
FINANCIAL INSTITUTION	
1 space / 25 m ² GFA	268.01 m ² / 25 = 10.7
RESTAURANT	
1 space / 25 m ² GFA	301.30 m ² / 25 = 12.1
OTHER USES PERMITTED	
1 space / 30 m ² GFA	367.64 m ² / 30 = 12.3
TOTAL PARKING REQUIRED	74 spaces
TOTAL PARKING PROVIDED	75 spaces
TOTAL PARKING AREA	1,295 m ²
ACCESSIBLE PARKING REQUIRED	4% of Total Provided = 4 spaces
ACCESSIBLE PARKING PROVIDED	6 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 0.6m x 1.8m x 1.9m H.
	DIRECTION OF TRAFFIC FLOW
	PAD MOUNTED HYDRO TRANSFORMER (REF. ELEC DWGS)
	GAS METER LOCATION (PROVIDE BOLLARDS WHERE NECESSARY)
	ACCESSIBLE PARKING SPACE (TYPE: A & TYPE B)
	8 YD ³ REFUSE BINS (FRONT LOADING)
	LIGHT STANDARD (REF. ELEC DWGS)
	MECHANICAL / ELECTRICAL ROOM
	CURB DEPRESSION / BARRIER FREE ACCESS w/ TACTILE PLATES
	LOADING SPACE 14.0m x 3.6m x 4m H
	CONC. FILLED STEEL BOLLARD
	FIRE DEPARTMENT CONNECTION / SIAMESE CONNECTION
	HANDICAP SIGNAGE AS PER MUNICIPAL BY-LAW
	FIRE ROUTE SIGN @ 30'-45' to line parallel to traffic flow
	STOP SIGN
	PAINTED STOP BAR (WHERE NECESSARY)
	PROPOSED LANDSCAPED ISLAND w/ CONC. CURB
	DESIGNATED PASSENGER PICKUP SIGN
	BENCHES (SEE LANDS. DWGS)

No.	ISSUED	DATE
1	ISSUED FOR REVIEW	NOV. 23, 2016
2	ISSUED FOR PUBLIC MEETING	JAN. 13, 2017
3	ISSUED FOR CONSULTANTS COORDINATION	JAN. 16, 2017
4	ISSUED FOR SPA	MAR. 08, 2017
5	ISSUED FOR COORDINATION	SEPT. 10, 2018

6	RE-ISSUED FOR SPA	SEPT. 11, 2020
7	RE-ISSUED FOR SPA	JUNE 01, 2022

No.	REVISION	DATE
1	REVISED PER PRE-CON COMMENTS	NOV. 30, 2016
2	REVISED AS NOTED COMMENTS	JAN. 26, 2017
3	UPDATED PER COMMENTS	APRIL 26, 2018
4	REVISE TO SUIT APPROVED BYLAW	AUG. 23, 2018
5	NORTH-EAST CORNER UPDATED TO INCLUDE RAMP/STAIR	JAN. 30, 2019

6	REVISED PER LATEST GRADING INFO.	SEPT. 10, 2020
7	REVISED PER MUNICIPAL COMMENTS	APRIL 05, 2022
8	COORDINATED WITH TRAFFIC CONSULTANT	MAY 31, 2022

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OWNERS INFORMATION:



MOUNT ALBERT PLAZA

2 DON ROSE BOULEVARD,
TOWN OF EAST GWILLIMBURY, ON

SITE PLAN			
SP.17.E.0012 SPA.16.01			
DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2015	DW		1:250
PROJECT No.	DRAWING No.		
16-13	A-1.0		