

LEGAL DESCRIPTION		PROJECT NORTH	
PART OF LOT 7 CONVEYANCE 3		TRUE NORTH	
GEOGRAPHIC TOWNSHIP OF MARKHAM		TRUE NORTH	
CITY OF MARKHAM		TRUE NORTH	
REGIONAL MUNICIPALITY OF YORK		TRUE NORTH	
<p>PREPARED BY: J.D. BARNES LAND INFORMATION SPECIALISTS 140 BURNCREST DRIVE, SUITE 500, MARKHAM, ON L3R 0B3 TEL: (905) 477-3600</p>			
SITE STATISTICS			
TOTAL SITE AREA	32,451.12 m <sup>2</sup> or 8.02 acres		
SITE COVERAGE	17,435.70 m <sup>2</sup> or 53.73%		
LANDSCAPE BUFFERS			
REAR LOT LINE (WEST)	3 m	REQUIRED	PROVIDED 1.51 m
EXTERIOR LOT LINE (SOUTH)	3 m	REQUIRED	PROVIDED 1 m
G.F.A.			
UNIT 1 1st FLOOR	9,033.21 m <sup>2</sup> or 97,233 sq ft		
EXIST. OFFICE AREA	661.64 m <sup>2</sup> or 7,122 sq ft		
NEW OFFICE AREA	1,343.62 m <sup>2</sup> or 14,463 sq ft		
EXIST. INDUSTRIAL AREA	7,027.95 m <sup>2</sup> or 75,668 sq ft		
UNIT 1 EXIST. 2nd FLOOR	136.76 m <sup>2</sup> or 1,472 sq ft		
UNIT 2 EXIST. 1st FLOOR	1,710.59 m <sup>2</sup> or 18,413 sq ft		
UNIT 2 EXIST. 2nd FLOOR	3,546.95 m <sup>2</sup> or 38,179 sq ft		
UNIT 2 EXIST. 1st FLOOR	214.29 m <sup>2</sup> or 2,306 sq ft		
UNIT 3 EXIST. 1st FLOOR	4,855.54 m <sup>2</sup> or 52,265 sq ft		
TOTAL G.F.A.	19,497.34 m <sup>2</sup> or 209,868 sq ft	REQUIRED	PROVIDED
AS REQUIRED UNDER BY-LAW 28-97			
UNIT 1 BUSINESS OFFICE	2,105.42 m <sup>2</sup> @ 1 space/30 m <sup>2</sup>	105 spaces	
UNIT 1 INDUSTRIAL	17,000.00 m <sup>2</sup> @ 1 space/48 m <sup>2</sup> @ 1 space/200 m <sup>2</sup>	83 spaces	
UNIT 2 BUSINESS OFFICE	171.77 m <sup>2</sup> @ 1 space/30 m <sup>2</sup>	22 spaces	
UNIT 2 INDUSTRIAL	17,000.00 m <sup>2</sup> @ 1 space/48 m <sup>2</sup> @ 1 space/200 m <sup>2</sup>	50 spaces	
UNIT 3 BUSINESS OFFICE	1,667.00 m <sup>2</sup> @ 1 space/30 m <sup>2</sup>	55 spaces	
UNIT 3 INDUSTRIAL	3,000.00 m <sup>2</sup> @ 1 space/48 m <sup>2</sup> @ 1 space/200 m <sup>2</sup>	66 spaces	
TOTAL PARKING		331 spaces	250 spaces
ACCESSIBLE SPACES		17 spaces	17 spaces
2% OF REQUIRED PARKING		2 spaces	2 spaces
SYMBOL LEGEND			
[Symbol]	MAN DOOR LOCATIONS		
[Symbol]	LOADING DOCK LOCATIONS		
[Symbol]	DRIVE-IN OVERHEAD DOORS		
[Symbol]	HYDRANT-VALVE		
[Symbol]	CATCH BASIN		
[Symbol]	CATCH BASIN-MANHOLE		
[Symbol]	STORM SEWER MANHOLE		
[Symbol]	LIGHT STANDARD		
[Symbol]	BARRIER-FREE ENTRANCE		
[Symbol]	HANDICAP PARKING		
[Symbol]	CONC. FILLED STEEL BOLLARD		
[Symbol]	SIAMENSE CONNECTION		
[Symbol]	HANDICAP PBI-93 SIGNAGE PER BY-LAW		
[Symbol]	WATER METER - SEE MECH. DWGS		
[Symbol]	FIRE ROUTE SIGN - 30" x 48" to be parallel to traffic flow		
[Symbol]	THROWAWAY SIGN - 30" x 48" to be parallel to traffic flow		
NOTE: NO EXTERIOR REVISIONS ARE PROPOSED TO THE SITE AFFECTING DRAINAGE OR GRADING.			

No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	JUNE 4, 2024
2	ISSUED FOR BUILDING PERMIT & MINOR VARIANCE APPLICATION	NOV. 19, 2024
3	RE-ISSUED FOR MINOR VARIANCE APPLICATION	NOV. 28, 2024
4	RE-ISSUED FOR MINOR VARIANCE APPLICATION	DEC. 12, 2024
5	RE-ISSUED FOR BUILDING PERMIT	MAR. 25, 2025

No.	REVISION	DATE
6	RE-ISSUED FOR BUILDING PERMIT	JUL. 10, 2025
7	ISSUED FOR TENDER	AUG. 14, 2025
8	RE-ISSUED FOR BUILDING PERMIT	AUG. 29, 2025

No.	REVISION	DATE
1	REVISED PER MUNICIPAL COMMENTS	AUG. 29, 2025

**BALDASSARRA**  
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
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OWNERS INFORMATION:



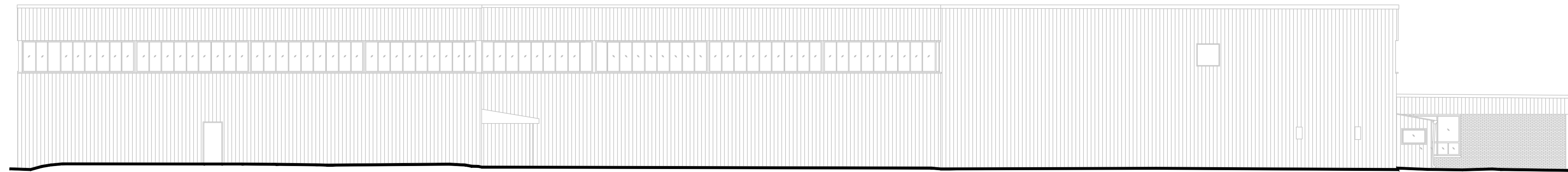
8050 Woodbine Ave.  
Unit 1

8050 Woodbine Avenue  
Markham, ON

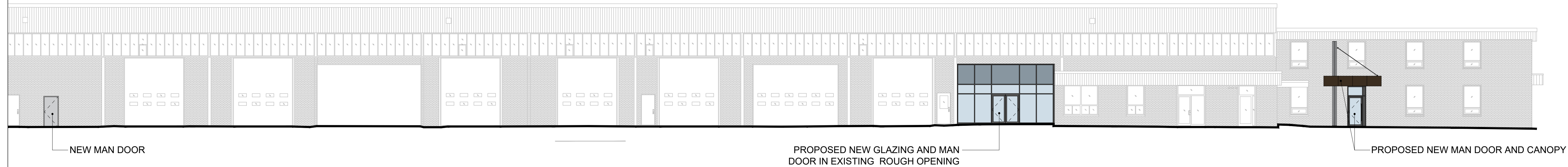
DATE:	DRAWN BY:	CHECKED:	SCALE:
NOV. 2023	HP/LY		1:500
PROJECT No.	DRAWING No.		
24-40	A-1.0		



1 EAST ELEVATION  
A-3.0 1:150



2 WEST ELEVATION  
A-3.0 1:150



3 SOUTH ELEVATION (Partial)  
A-3.0 1:150

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No.	ISSUED	DATE
1	ISSUED FOR ZPR RESUBMISSION	JULY 23, 2025

No.	REVISION	DATE

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OWNERS INFORMATION:



8050 Woodbine Ave.

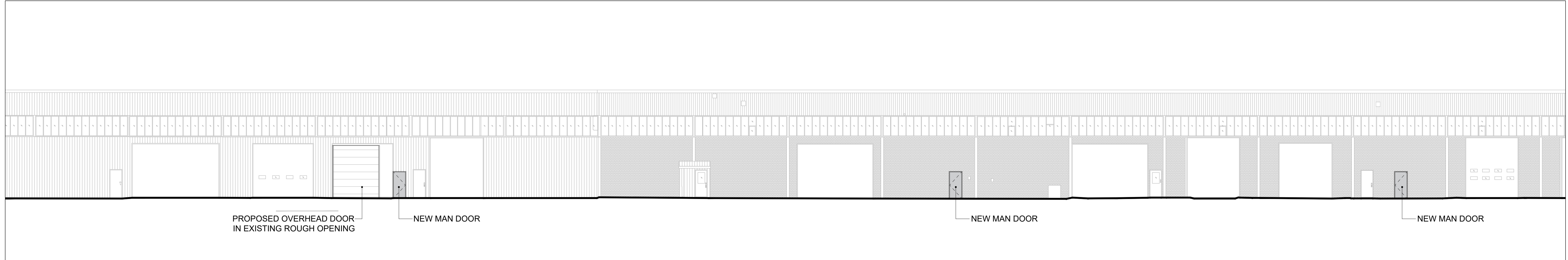
8050 Woodbine Avenue  
Markham, ON

ELEVATIONS

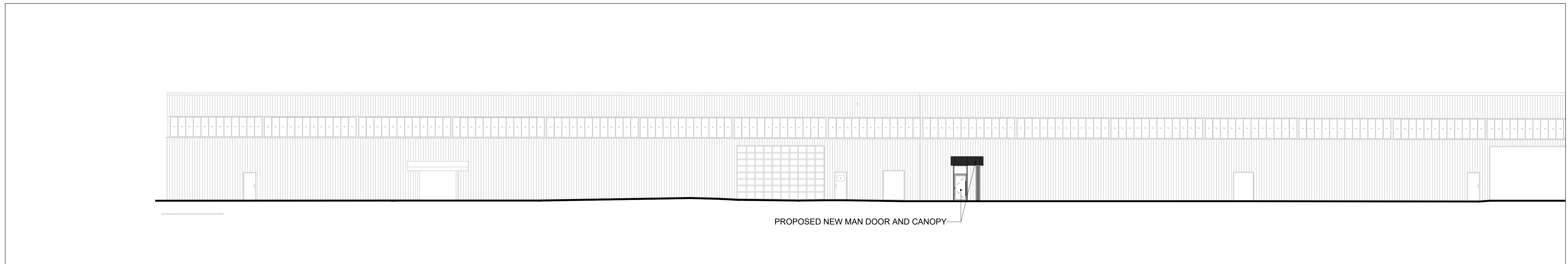
DATE:	DRAWN BY:	CHECKED:	SCALE:
SEPT 2024	KW		1:150
PROJECT No.	DRAWING No.		

24-40

**A-3.0**



1 SOUTH ELEVATION (Partial)  
A-3.0 1:150



2 SOUTH ELEVATION (Partial)  
A-3.0 1:150

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