PDP 26-25

Attachment #4
Proponent's Proposed Concept Plan

SITE STATISTICS

BLOCK 1 (BUILDING 1)[EMPLOYMENT]	REQUIRED (M1 ZONE)	PROPOSED
MINIMUM LOT AREA	N/A	6.62 ha
LOT FRONTAGE (CONLIN ROAD)	N/A	184.5m
LOT COVERAGE	50%	32%
FRONT YARD	15.0m	66.9m
REAR YARD	13.5m	32.6m
INTERIOR SIDE YARD	7.5m	41.3m
EXTERIOR SIDE YARD	10.5m	37.7m
HEIGHT OF BUILDING	N/A	14.0 m (12.2 CLR)
BLOCK 2 (BUILDING 2 & 3)[EMPLOYMENT]	**REQUIRED (M1 ZONE)**	**PROPOSED**
MINIMUM LOT AREA	N/A	19.50 ha
LOT FRONTAGE (GARRARD ROAD)	N/A	503.00 m
LOT COVERAGE	50%	43%
FRONT YARD	15.0m	73.1m
REAR YARD	13.5m	32.5m
INTERIOR SIDE YARD	7.5m	8.9m
EXTERIOR SIDE YARD	10.5m	N/A
HEIGHT OF BUILDING	N/A	14.0 m (12.2 CLR)
BLOCK 3 (GREENBELT)	**REQUIRED (G ZONE)**	**PROPOSED**
MINIMUM LOT AREA	N/A	10.80 ha
LOT FRONTAGE (GARRARD ROAD)	N/A	238.6m
LOT COVERAGE	N/A	N/A
FRONT YARD	N/A	N/A
REAR YARD	N/A	N/A
INTERIOR SIDE YARD	N/A	N/A
EXTERIOR SIDE YARD	N/A	N/A
HEIGHT OF BUILDING	N/A	N/A
LANDSCAPED OPEN SPACE	N/A	100%
BLOCK 4 (GREENBELT)	**REQUIRED (G ZONE)**	**PROPOSED**
MINIMUM LOT AREA	N/A	4.32 ha
LOT FRONTAGE (CONLIN ROAD)	N/A	44.0
LOT COVERAGE	N/A	N/A
FRONT YARD	N/A	N/A
REAR YARD	N/A	N/A
INTERIOR SIDE YARD	N/A	N/A
EXTERIOR SIDE YARD	N/A	N/A
HEIGHT OF BUILDING	N/A	N/A
LANDSCAPED OPEN SPACE	N/A	100%

BLOCK 1 (BUILDING 1)	REQUIRED (M1 ZONE)	PROVIDED
LANDSCAPE OPEN SPACE	10% OF LOT (6,627 SM)	± 30% (19,830 SM)
BLOCK 2 (BUILDING 2 & 3)	**REQUIRED (M1 ZONE)**	**PROVIDED**
LANDSCAPE OPEN SPACE	10% OF LOT (19,503 SM)	± 17% (34,085 SM)

PARKING REQUIREMENTS

BUILDING (INDUSTRIAL + OFFICE)	GFA (m2)	REQUIRED RATIO *GFA	REQUIRED SPACES	PROPOSED SPACES	PROPOSED RATIO
BUILDING 1 (18,918+926)	19,844	1 PER 100 m2	198	127	.64
BUILDING 2 (33,637+943)	34,580	1 PER 100 m2	346	342	.99
BUILDING 3 (51,949+1,040)	52,988.5	1 PER 100 m2	511	306	.58
SUBTOTAL			1,055	775	-280

*1 PARKING SPACE PER 100m² OF GFA

ACCESSIBLE PARKING	REQUIRED	PROPOSED
BUILDING 1 (198)	6	6
BUILDING 2 (346)	9	10
BUILDING 3 (511)	12	12

*2 PLUS 2% OF THE TOTAL NUMBER OF PARKING SPACES IN THE PARKING AREA ON THE LOT

PARKING DIMENSION	
REQUIRED	PROPOSED
5.8m x 2.75m	5.8m x 2.75m

LOADING SPACE REQUIREMENTS

BUILDING	REQUIRED SPACES	PROPOSED SPACES
BUILDING 1 (19,844)	4	36
BUILDING 2 (34,580)	6	64
BUILDING 3 (51,054)	8	96
TOTAL	18	196

LOADING SPACE (3 PLUS 1 ADDITIONAL FOR EVERY ADDITIONAL 10,000 m2 OR PORTION THERE OF)

LOADING SPACE DIMENSIONS/ REQUIREMENT	MINIMUM LENGTH	MINIMUM WIDTH	MINIMUM HEIGHT
	10.0m	3.5m	4.5m
TRUCK STORAGE SPACES	184		

BUILDING STATISTICS

SITE AREA:	
PROPOSED SITE AREA	**40.430 ha (4,352,678 SF)**
EXISTING SITE AREA	41.960 ha (4,516,737 SF)
BUILDING GFA:	
BUILDING 1	±19,844 SQM (±213,603 SF)
BUILDING 2	±34,580 SQM (±372,212 SF)
BUILDING 3	±52,989 SQM (±570,364 SF)
TOTAL GFA AREA:	**±105,478 SQM (±1,135,358 SF)**

OFFICE AREA:

BUILDING 1 - 2 OFFICES
OFFICE 1:
LEVEL 1 (GRND FLR) 463 SM / 4,983 SF
OFFICE 2:
LEVEL 1 (GRND FLR) 463 SM / 4,983 SF
TOTAL: 926 SM / 9,966 SF

BUILDING 2 - 2 OFFICES
OFFICE 1:
LEVEL 1 (GRND FLR) 461 SM / 4,962 SF
OFFICE 2:
LEVEL 1 (GRND FLR) 482 SM / 5,188 SF
TOTAL: 943 SM / 10,150 SF

BUILDING 3 - 2 OFFICES
OFFICE 1:
LEVEL 1 (GRND FLR) 520 SM / 5,597 SF
OFFICE 2:
LEVEL 1 (GRND FLR) 520 SM / 5,597 SF
TOTAL: 1,040 SM / 11,194 SF

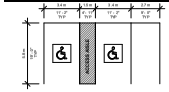
OPEN SPACE BLOCK AREA	153,380 SM (±1,650,968 SF)
BLOCK COVERAGE	37.9%
BUILDING COVERAGE:	26.1%
TOTAL CAR PARKING PROVIDED	859 SPACES

TOWN OF WITHBY STANDARD DETAILS

FIRE ROUTE SIGN

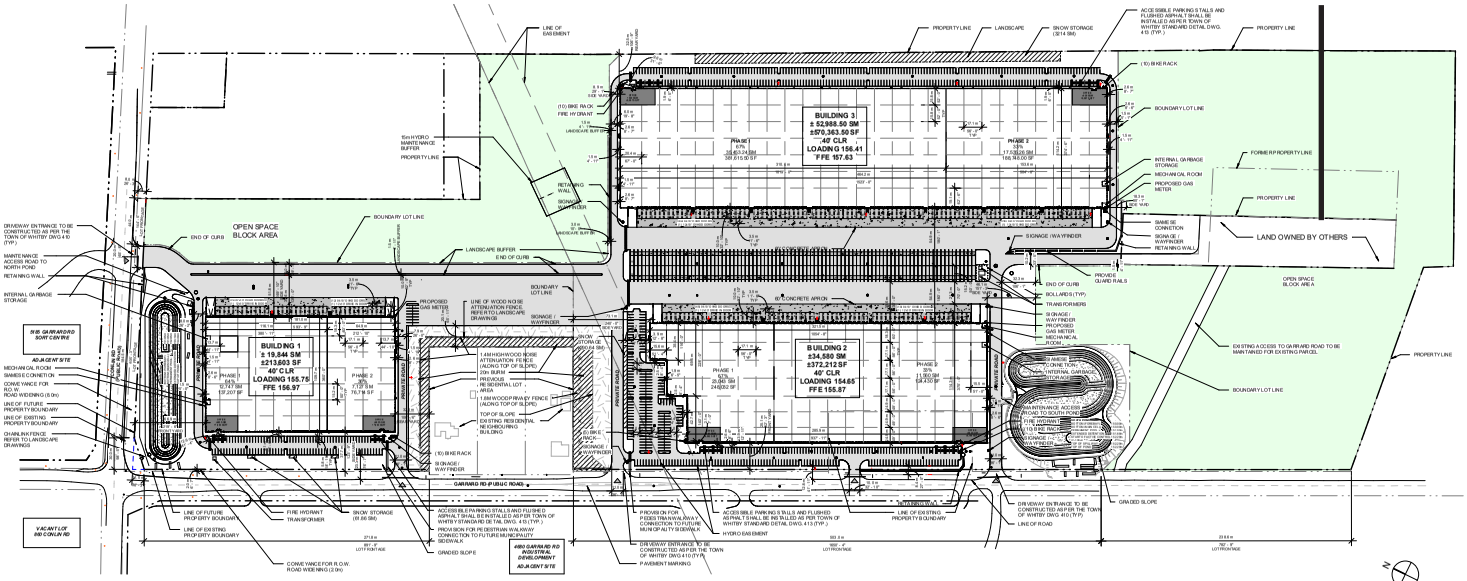
FIRE ROUTE SIGNS NOTES AS PER BY LAW (4084-97 SIGNS)
1.) WITHIN 7.5M OF EACH LIMIT OF THE DESIGNATED FIRE ROUTE; AT INTERVALS NOT GREATER THAN 30M ALONG THE DESIGNATED ROUTE, BOTH SIDES OF THE ROADWAY.
2.) MIN HEIGHT OF 1.5M AND MAX HEIGHT OF 2.5M ABOVE GRADE
3. 4M FROM THE EDGE OF THE PRIVATE ROADWAY DESIGNATED AS A FIRE ROUTE

TYPICAL ACCESSIBLE PARKING & TYPICAL PARKING



TYPICAL TRUCK LOADING SPACE

Land Owned by Others



OVERALL SITE PLAN

SCALE 1 : 2000

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PROJECT TITLE

ANATOLIA

975 CONLIN ROAD , WHITBY, ON

SW-2024-04
SP-05-23

A PROJECT FOR

ANATOLIA INVESTMENTS CORP.

GENERAL NOTES

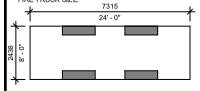
- DESIGNATED FIRE ACCESS LANE - MINIMUM 6m
- CENTER LINE OF FIRE LANE TO BE 12m RADII
- FENCE
- SITE ENTRANCE
- CATCH BASIN REFER TO CIVIL
- MANHOLE REFER TO CIVIL
- PRINCIPAL BUILDING ENTRANCE
- PROPOSED FIRE HYDRANT RE: CIVIL
- EXISTING TREES TO PRESERVE RE: LANDSCAPE
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LOADING SPACE CLEARANCE (10mL x 3.9mW x 4.5mH)
- EXTERIOR LIGHTING REFER TO ELECTRICAL

A PROVIDE FIRE LANE STRIPPING PER LOCAL JURISDICTION

B FIRE DEPARTMENT ACCESS LANE SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS

C CENTER LINE OF FIRE LANE TO BE 12m RADII

FIRE TRUCK SIZE:



Δ	DATE	REVISION
1	2022-12-08	ISSUE FOR DEMOLITION PERMIT
2	2023-03-28	ISSUE FOR SPA
3	2023-12-01	REISSUE FOR SPA
4	2024-09-18	ISSUE FOR SPA RESUBMISSION #2
5	2025-03-17	ISSUE FOR SPA RESUBMISSION #3

PROJECT NO: 215100
DRAWN BY: TSULA
CHECKED BY: AM
SHEET NAME

OVERALL CAMPUS PLAN

SEAL

SHEET NUMBER

AS101

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