



SITE STATISTICS

LEGAL DESCRIPTION OF PROPERTY:
PART OF THE WEST HALF OF LOT 7 CONVESSION 1, HURONTARIO STREET SURVEYED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS

ZONING REGULATION	REQUIRED	PROPOSED
Lot Area	N/A	7,983 m ²
Land acquired from MTO	N/A	2,027 m ²
Total Lot Area	N/A	10,010 m ²
Front Yard Setback	14.0 m	16.6 m
Side Yard Setback	4.5 m (NORTH) 7.0 m (SOUTH)	7.2 m 15.8 m
Rear Yard Setback	4.5 m	19.2 m
Building Height	N/A	31.3 m A/RV GRADING TO TOP OF ROOF
Self-Storage Warehouse, Reception and Retail	132	25 at grade Including 7 interior Parking/Loading
Third-Party Office	3.2 spaces per 100 m ² of GFA	191 including 6 at grade, 89 at underground Level 1 and 96 at underground Level 2
Accessible Parking Space	9	9 Included in count above (2 at grade, 1 interior loading, 6 at underground Level 1 & 2)
Landscaped abutting Hurontario St	N/A	7.5 m (Average)
Landscaped abutting North boundary	N/A	3.0 m
Landscaped abutting East boundary	N/A	4.5 m
Landscaped abutting South boundary	N/A	3.0 m
Bicycle Parking Space Retail	N/A	6 exterior (short term) 10 interior at underground levels
Loading	4	1 exterior 1 interior Loading and Parking
Drive Aisle Width	7.0m	7.0 m (two-way) 4.0 m (one-way)
PAVED AREA	3,364 m ² (34 %)	
LANDSCAPED AREA	2,236 m ² (22 % including interior side walks)	

BUILDING AREAS	AREA	PERCENTAGE
DRIVE-THRU LOADING, RECEPTION & RETAIL:	2,236 m ² (24,078 ft ²)	
SELF STORAGE GROUND TO 7TH FLOOR:	19,659 m ² (211,611 ft ²)	
OFFICE GROUND TO 7TH FLOOR:	7,221 m ² (77,735 ft ²)	
PARKING UNDERGROUND LEVEL 1 & 2:	8,857 m ² (95,344 ft ²)	
TOTAL BUILDING:	37,648 m² (408,758 ft²)	

GROSS FLOOR AREA (GFA)	AREA	PERCENTAGE
BUILDING FOOTPRINT (INCLUDES INT. LOADING & PARKING AND LOADING DOCK, AND RAMP DOWN TO UNDERGROUND LEVEL 1)	4,255 m ² (45,809 ft ²)	14 % (42.5 % of LOT AREA)
STAIRS GROUND FLOOR TO 7TH	602 m ² (6,480 ft ²)	
ELEVATORS GROUND FLOOR TO 7TH	322 m ² (3,480 ft ²)	
STAIRS UNDERGROUND LEVEL 1 & 2	133 m ² (1,440 ft ²)	
ELEVATORS LOBBY UNDERGROUND LEVEL 1 & 2	291 m ² (3,142 ft ²)	
MECHANICAL & ELECTRICAL & SERVICE AREAS	332 m ² (3,584 ft ²)	
ELEVATORS LOBBY / ANCILLARY SPACES	166 m ² (1,793 ft ²)	1 %
GROUND FLOOR SELF-STORAGE	1,092 m ² (11,764 ft ²)	3.7 %
INTERIOR LOADING & PARKING AND LOADING DOCK	865 m ² (9,321 ft ²)	3 %
DYMON RECEPTION & RETAIL	19,126 m ² (205,871 ft ²)	68 %
TOTAL SELF STORAGE GROUND TO 7TH (***)	6,798 m ² (73,175 ft ²)	24 %
FEATURE STAIR / TOWER 7TH FLOOR	111 m ² (1,200 ft ²)	0.3 %
TOTAL GFA 7-STORY BUILDING	28,161 m² (303,124 ft²)	100 %
TOTAL GFA (****)	27,068 m² (291,360 ft²)	

(***) EXCLUDES ELEVATORS AND STAIRS (2nd TO 7th FLOOR)
(****) EXCLUDES INTERIOR LOADING & PARKING AND LOADING DOCK

TOTAL GFA UNDERGROUND LEVEL 1 & 2 (***): 7,770 m² (87,512 ft²)**
(***** EXCLUDES ELEVATORS, STAIRS, MECHANICAL, ELECTRICAL, SERVICE AREAS

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PROJECT NORTH

ARCHITECT'S SEAL

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NO.	DATE	ISSUE DESCRIPTION
10	2020/11/13	ISSUED FOR OPA & ZBA
9	2020/10/18	ISSUED FOR COORDINATION
8	2020/10/01	ISSUED FOR COORDINATION
7	2020/09/15	ISSUED FOR COORDINATION
6	2020/08/26	ISSUED FOR COORDINATION
5	2020/07/28	ISSUED FOR COORDINATION
4	2020/07/24	ISSUED FOR DISCUSSION
3	2020/07/17	ISSUED FOR COORDINATION
2	2020/06/29	ISSUED FOR DISCUSSION
1	2018/11/27	ISSUED FOR DISCUSSION

ISSUE YYYY/MM/DD ISSUES DESCRIPTION

DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON, K1H 8K3

HURONTARIO
6333 HURONTARIO STREET
MISSISSAUGA ON

CLIENT NAME AND ADDRESS:
DYMON CAPITAL CORP.
2-1830 WALKLEY ROAD
OTTAWA ON, K1H 8K3

PROJECT NAME & LOCATION:
HURONTARIO
6333 HURONTARIO STREET
MISSISSAUGA ON

NCA PROJECT NUMBER:	FILE NUMBER:
2020.0007	00-00-00

OWNER'S CONTRACT NUMBER: OWNER'S PROJECT NUMBER:

CAD FILE NAME: 20007-A-100 SP

SHEET TITLE: **SITE PLAN**

SCALE: 1:250 SHEET ID: **A-100**

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