

FOR SALE

POTENTIAL RETAIL DEVELOPMENT OPPORTUNITY SELF STORAGE FACILITY

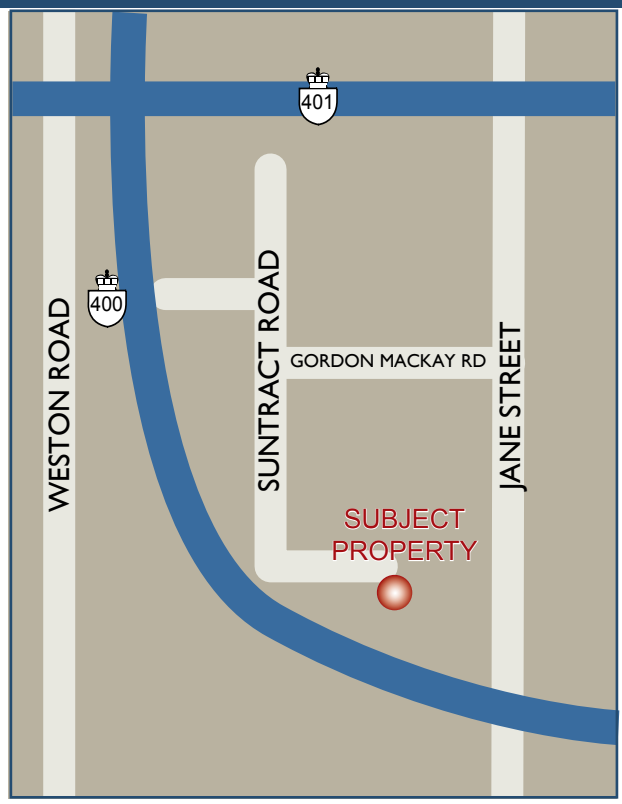
200 SUNTRACT ROAD • TORONTO, ONTARIO • M9N 2V9



SOUTH OF HIGHWAY 401 AND EAST OF BLACK CREEK DRIVE

PROPERTY DETAILS

BUILDING SIZE	60,000 s.f. freestanding building
SITE SIZE	Situated on 1.86 acres
CEILING HEIGHT	7.5 ft. & 9.5 ft. ceiling heights
UNITS	560 Units
SHIPPING	2 shipping/receiving doors
ZONING	MC (H) - Industrial-Commercial (Retail uses permitted) Other uses to be confirmed by Purchaser with the City.



For additional information or to book a tour, please contact:

COLLIERS INTERNATIONAL 245 Yorkland Blvd, Suite 200 Toronto, Ontario M2J 4W9	TIM BRISTOW Senior Vice President* 416.643.3408 tim.bristow@colliers.com	PATRICK EGAN Sales Representative 416.791.7200 patrick.egan@colliers.com	STEVE KEYZER Sales Representative 416.643.3770 steve.keyzer@colliers.com
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- ▶ Fully sprinklered with extinguisher backups
- ▶ Computer-controlled gate access system
- ▶ Property is fully fenced with barbed wire along top of fence & well lit
- ▶ Video surveillance
- ▶ Individual door alarms and locks on all units
- ▶ Climate controlled (all heated & some A/C units)
- ▶ One (1) freight elevator
- ▶ Highway 401 & Highway 400
- ▶ Highway 400/Black Creek EXPOSURE



PROPERTY INFORMATION

COLLIERS
INTERNATIONAL

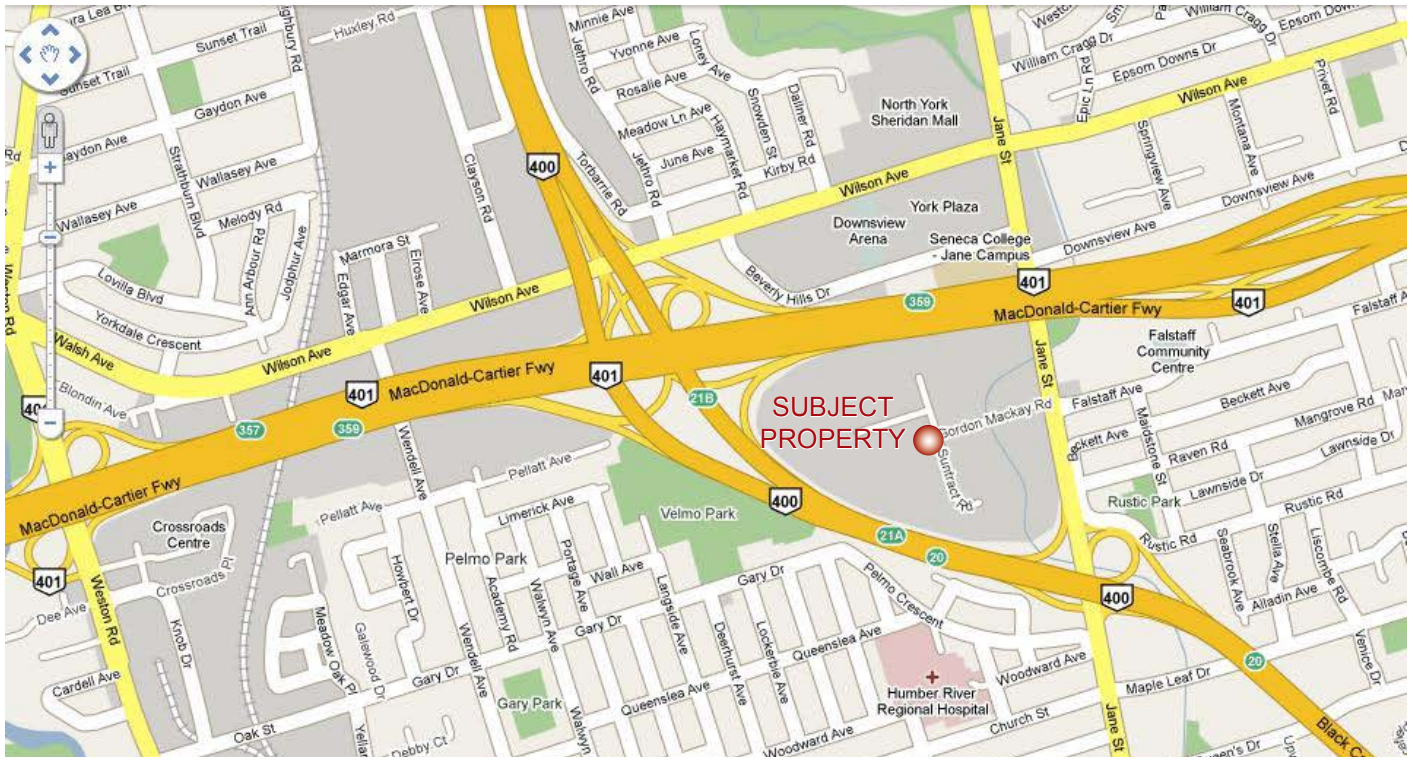
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LOCATION MAP



PROPERTY SITE PLAN

Please contact Listing Agent



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ZONING INFORMATION



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Section 33

INDUSTRIAL – COMMERCIAL ZONE (MC) (By-law 33091)

33 (1)

Prohibition

(a) No person shall use, or cause or permit the use of land, building or structure, or cause or permit a building or structure to be erected in an MC Zone except in accordance with the following provisions:

33 (2)

(a) Permitted Uses (Note: Uses subject to a specific size limitation are underlined)

Adult education school;
 Artistic studio;
 Banquet hall;
 Car rental agency;
 Car washing establishment;
 Cinema;
 Club;
 College;
 Commercial gallery;
 Commercial recreation;
 Commercial school;
 Communications and broadcasting;
 Community centre;
 Contractor's establishment;
 Custom workshop;
 Day nursery;
 Financial institution;
 Fitness centre;
 Funeral establishment;
 Gasoline station;
 Golf course;
 Health science research laboratory;
 Hotel;
 Industrial sales and services;
 Information processing;
 Laundry;
 Manufacturing;
 Motor vehicle body repair shop;
 Motor vehicle dealership;
 Museum;
Office uses;
 Park;
 Parking lot;

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Personal service shop;

Pinball and video games arcade;

Place of worship

Public library

Public self storage warehouse

Research laboratory

Restaurant, with or without an outdoor patio

Retail store

Secondary school

Service ship

Service station

Showroom

Theatre

Transportation terminal

Warehouse; and

Veterinary clinic

(b) Use Qualifications

(i) Limits on Accessory Uses

(A) An accessory caretaker's residence is permitted for a caretaker, watchman or similar person employed on the premises.

(B) An accessory residence for the head of the congregation is permitted with a place of worship.

(C) No more than (2) accessory pin ball and video games are permitted with a listed permitted use.

(D) The required parking for the first 100 square meters of gross floor area for accessory retail use shall be calculated at the rate cities in Section 6A for the use to which it is accessory, then at the rate of 1 space per 28 square meters for the gross floor area exceeding 100 square meters.

(ii) Cash Wash

(A) On a lot that abuts an R or RM2 zone, or is across a non arterial street from an R or RM2 zone, a car wash is prohibited.

(B) On a lot abutting an RM zone other than RM2, a car wash is permitted if an opaque acoustic fence is erected along the lot line or lines that abut the RM zones.

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- (iii) Motor Vehicle Body Repair Shop
On a lot that abuts an R or RM zone, or is across any street from an R or RM zone, a motor vehicle body repair shop is prohibited.
- (iv) Institutional Uses
 - (A) Section 6(26) does not apply to the following institutional uses:
 - (i) day nursery;
 - (ii) museum;
 - (iii) public library; and
 - (iv) secondary school.
 - (B) A place of worship must also comply with Section 6(26)(f) and (h).
- (v) Manufacturing
 - (A) Where a lot abuts an R or RM zone, or is across an non-arterial street from an R or RM zone, manufacturing uses shall be entirely within a building, and are limited to only the following types:
 - (i) apparel and textile manufacturing;
 - (ii) light food processing;
 - (iii) light metal manufacturing;
 - (iv) light plastic manufacturing;
 - (v) printing; and
 - (vi) upholstering;

And shall occupy a combined total gross floor area on a lot of no greater than 5,000 square meters.

- (B) For all other MC zoned lands, manufacturing uses shall be entirely within a building, except the following uses which are prohibited:
 - (i) abattoir;
 - (ii) asphalt plant;
 - (iii) auto wrecking yard;
 - (iv) dead animal rendering;
 - (v) explosives manufacturing;
 - (vi) fertilizer manufacturing;
 - (vii) high impact energy production;
 - (viii) junk yard;
 - (ix) medium and high impact chemical manufacturing;
 - (x) metal or mineral smelting or foundry;
 - (xi) pain or varnish manufacturing;

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- (xii) petrochemical refinery;
- (xiii) quarry;
- (xiv) tanning; and
- (xv) waste incinerator
- (vi) Pinball and Video Games Arcade

The maximum number of pinball and video games machines in the arcade is limited to one machine for every 5.55 square meters of pinball and video games arcade patron area, as defined in Section (2) (j)(ii)(C).

ZONE REGULATIONS

- 33(3) Lot Area
 (a) There is no minimum lot area required in the MC zone.
- 33(4) Lot Frontage
 (a) There is no minimum lot frontage required in the MC zone.
- 33(5) Floor Space Index
 (a) Maximum Floor Space Index
 The maximum floor space index is 1.0 except as provided in clause (b).
 (b) Retail, Personal Services and Office Space Limits
 Within an MC zone subject to a Holding Zone (H), the following maximum limits apply:
- (i) Retail stores and personal service shops, whether accessory or as a main use, shall not exceed the lesser of a floor space index of 0.5 or a combined total gross floor area on a lot of 5,000 square meters; and
 - (ii) office uses shall not exceed the lesser of a floor space index of 0.5 or a combined total gross floor area on a lot of 5,000 square meters
- 33(6) (a) Yard Setbacks
- (i) The minimum front yard setback shall be 9.0 meters.
 - (ii) The minimum side yard setback shall be:
 - (A) 4.5 meters for one side yard; and
 - (B) 3.0 meters for all the other side yards.
 - (iii) Despite sub-clause (ii), for a corner lot, the minimum side yard setback shall be:

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- (A) 7.5 meters from all street lot lines; and
 - (B) 3.0 meters from any other sides yards
- (iv) The minimum rear yard setback shall be 7.5 meters
 - (v) Despite sub-clause (i) to (iv), for any lot that abuts an R or RM zone, the minimum yard setback from that lot line shall be 15.0 meters.
- (b) Landscaping
 - (i) No more than 50% of the minimum front yard setback shall be covered with driveways, walkways or other hard surfaces used or capable of being used as walkways or driveways.
 - (ii) Except for driveways entering and exiting from the lot directly onto the street a minimum distance of 1.0 meters from all lot liens that abut a street shall be landscaped;
 - (iii) Where a lot abuts an R or RM zone, a landscape strip of no less than 9.0 meters from the lot line, and running the full length of the lot line abutting the R or RM zone is required.
 - (c) Fencing
 - (i) Where a lot abuts an R or RM zone, a chain link fence with a minimum height of 1.5 meter running the full length of the lot line abutting the R or RM zone is required.
 - (ii) Where there is an opaque acoustic fence with a minimum height of 1.8 meters and a maximum height of 2.4 meters that runs the full length of the lot line that abuts an R or RM zone,
 - (a) Despite 30(6)(a)(v), the minimum yard setback shall be 10.0 meters; and
 - (b) Despite 30(6)(b)(iii), a landscape strip of no less than 1.5 meters from the lot line is required along no less than 50% of the length of the lot line, and no landscape strip is required along the remainder of the lot line.
 - (c) Despite 33(11)(a)(i)(A), outside seeping of goods is permitted.
 - (iii) Where any use in the MC zone has an accessory children's play area, there shall be a 1.5 inch mesh size chain link fence around the children's play area and that fence shall be no less than 1.8 meters in height, and no higher than 3.7 meters in height.

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33(7) Reserved for future use

33(8) Maximum Building Height

(a) Despite subsection 6(12), and the definition of building height, the maximum height of all industrial buildings and all penthouse, towers, cupolas, or other structures, including mechanical equipment housing, and all accessory structures are regulated by this subsection, except places of worship spires which remain exempt.

(b) Within 20.0 meters of a lot line that abuts an R or RM zone, no part of a building or structure shall exceed a height of 8.8 meters above established grade.

(c) Where a lot is between 20.0 meters and 70.0 meters of an R or RM zone, and is on the same side of the street as that R and RM zone, no part of the building or structure that is within that distance shall exceed a height of 15.0 meters.

(d) For those lots within the areas shown on Schedule D, the maximum building height for all buildings and structures shall not exceed the maximum structure height shown on Schedule D.

(e) For all other areas in an MC zone, there is no maximum building height.

December 31st 1998

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