



11233 & 11319

Derry Road, Milton

Public Information Meeting
December 2020



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Introduction

BROCCOLINI

We develop and build remarkable buildings and foster enduring relationships with our people, partners and clients

BROCCOLINI IS A THIRD-GENERATION FAMILY COMPANY ESTABLISHED IN 1949 CELEBRATING ITS 71ST YEAR IN BUSINESS

BASED IN MONTREAL WITH OFFICES IN TORONTO AND MONTREAL

BROCCOLINI OFFERS A WIDE RANGE OF SERVICES:

- REAL ESTATE DEVELOPMENT
- GENERAL CONTRACTOR
- CONSTRUCTION MANAGER



Our success depends on our greatest resource—our people

IG WEALTH MANAGEMENT IS ONE OF CANADA'S LARGEST AND MOST RESPECTED CORPORATIONS.

SINCE 1926, IG HAS BEEN PROVIDING CANADIANS WITH HOLISTIC FINANCIAL PLANNING SERVICES THAT INSTILL FINANCIAL CONFIDENCE AND ALLOW THEIR CLIENTS TO EMBRACE ALL OF LIFE'S POSSIBILITIES.

Completed Milton Project

PARKHILL DRIVE

In 2018, Broccolini completed the construction of two state-of-the-art mid bay industrial buildings totaling 252,195 sq.ft. The convenient location, at the intersection of Highways 25 and 401 in Milton, offers great exposure and excellent access to transportation routes.

The buildings are located in the heart of the rapidly developing Highpoint Business Park. Tenants of the park include 3M, Amazon, Sobeys, Lowes and Whirlpool.





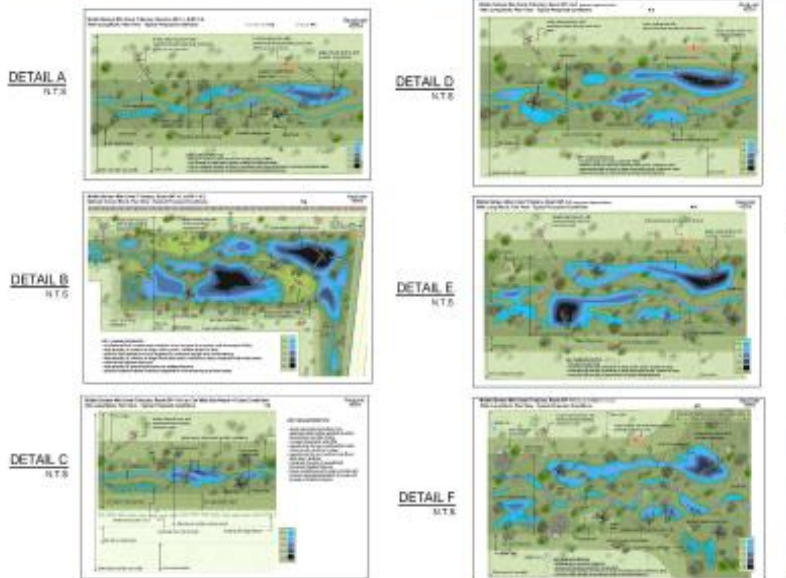
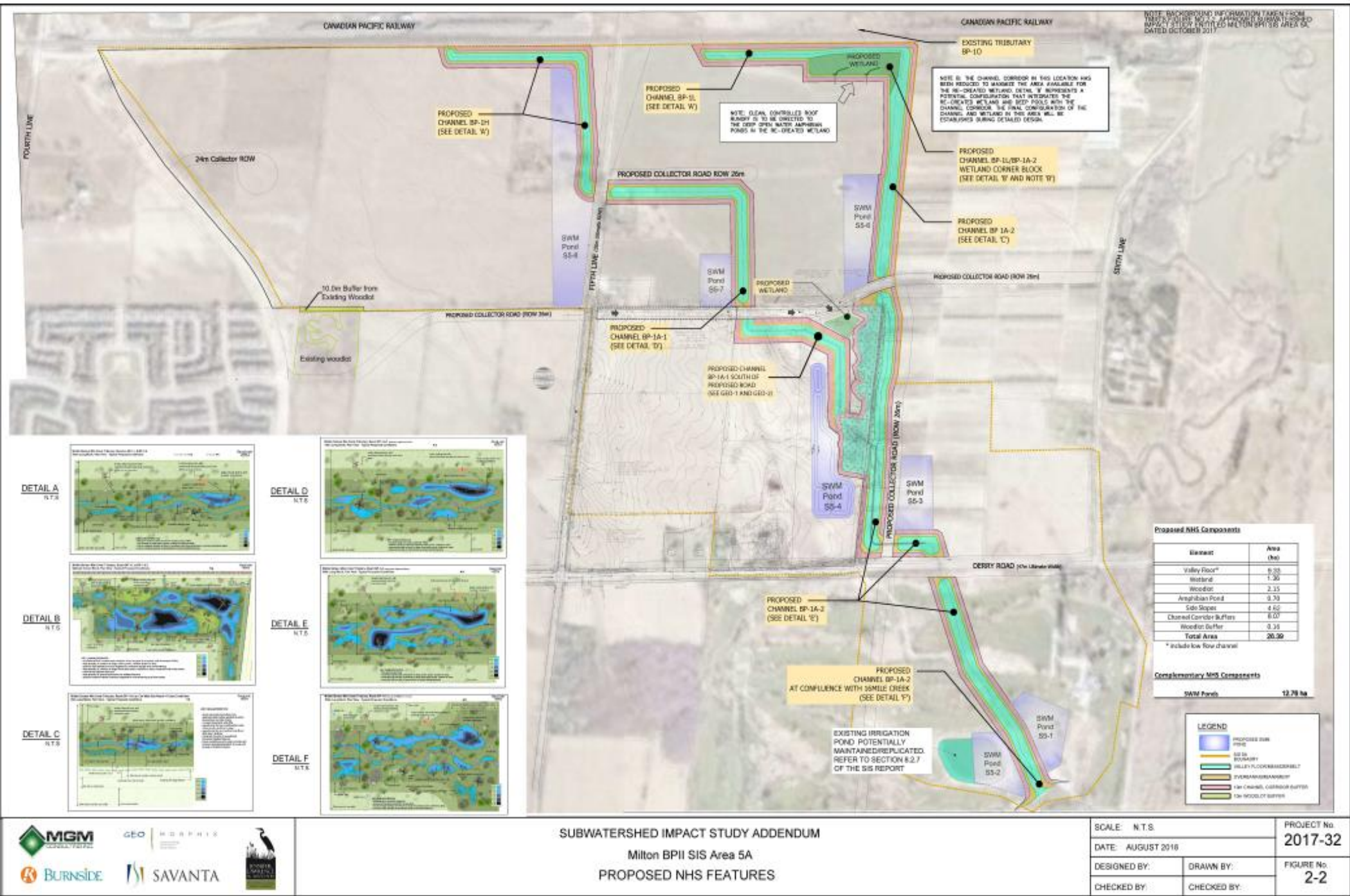
Site Introduction

Address	11233 and 11319 Derry Rd, Milton
Gross Land Area	39.9 acres (11233 Derry Rd) 31.6 acres (11319 Derry Rd)
Total Gross Area	71.5 acres
Regional Official Plan	Urban Employment Area
Municipal Official Plan	Industrial + Business Park Area
Secondary Plan	Industrial/ Business Park Area / Street Oriented Site
Current Zoning	Future Development / Natural Heritage System
Proposed Zoning	Business Park and General Industrial





Proposed Natural Heritage System Features



Proposed NHS Components

Element	Area (ha)
Valley Floor*	0.30
Wetland	7.30
Woodlot	2.15
Amphibian Pond	0.70
Side Slopes	4.60
Channel Corridor Buffers	0.07
Woodlot Buffer	0.34
Total Area	20.39

* include low flow channel

Complementary NHS Components

SWM Ponds	12.78 ha
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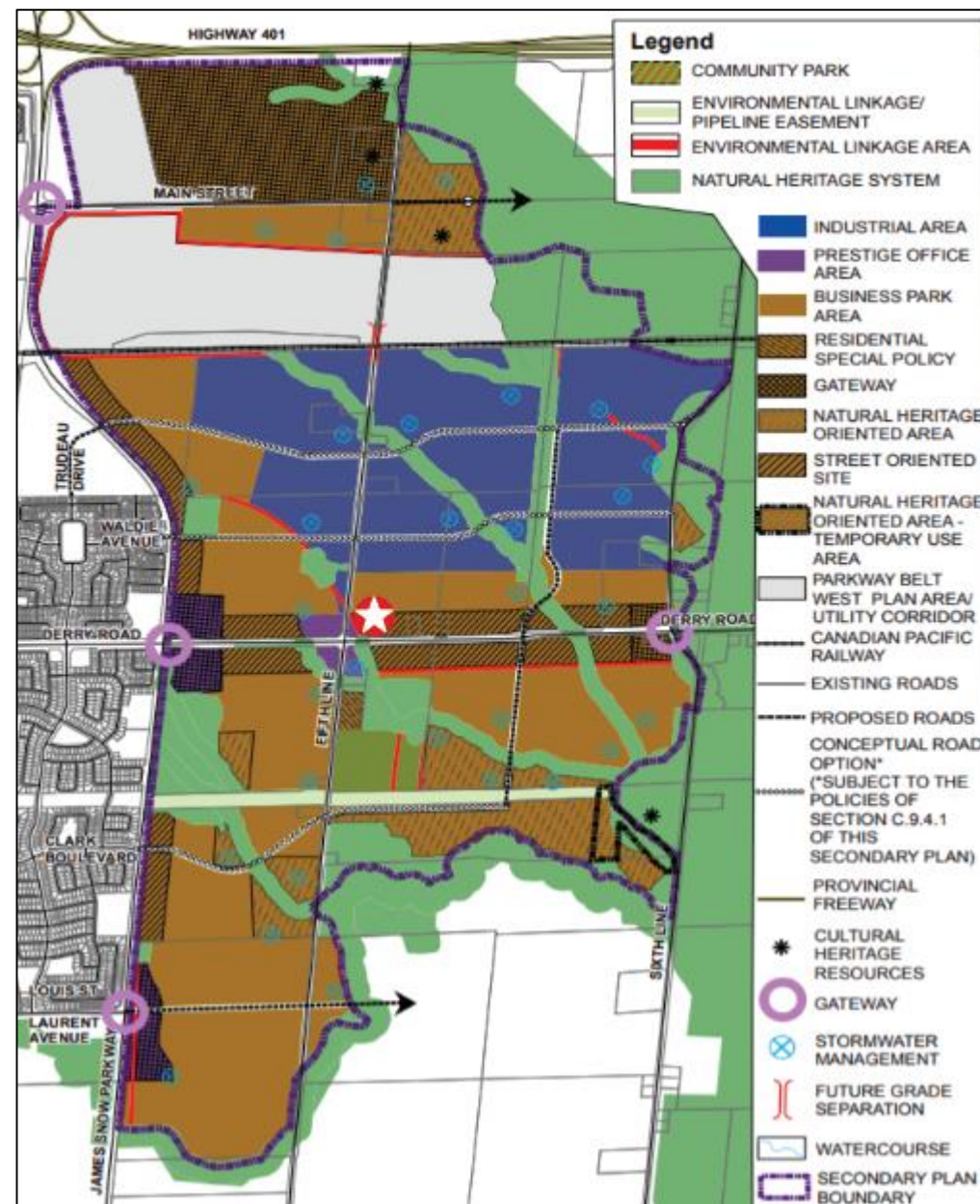
LEGEND

- PROPOSED SWM POND
- EXISTING SWM POND
- EXISTING WOODLOT
- VALLEY FLOOR/CHANNEL
- OVERLAND FLOW/CHANNEL
- 15m CHANNEL CORRIDOR BUFFER
- 15m WOODLOT BUFFER



Derry Green Corporate Business Park Secondary Plan

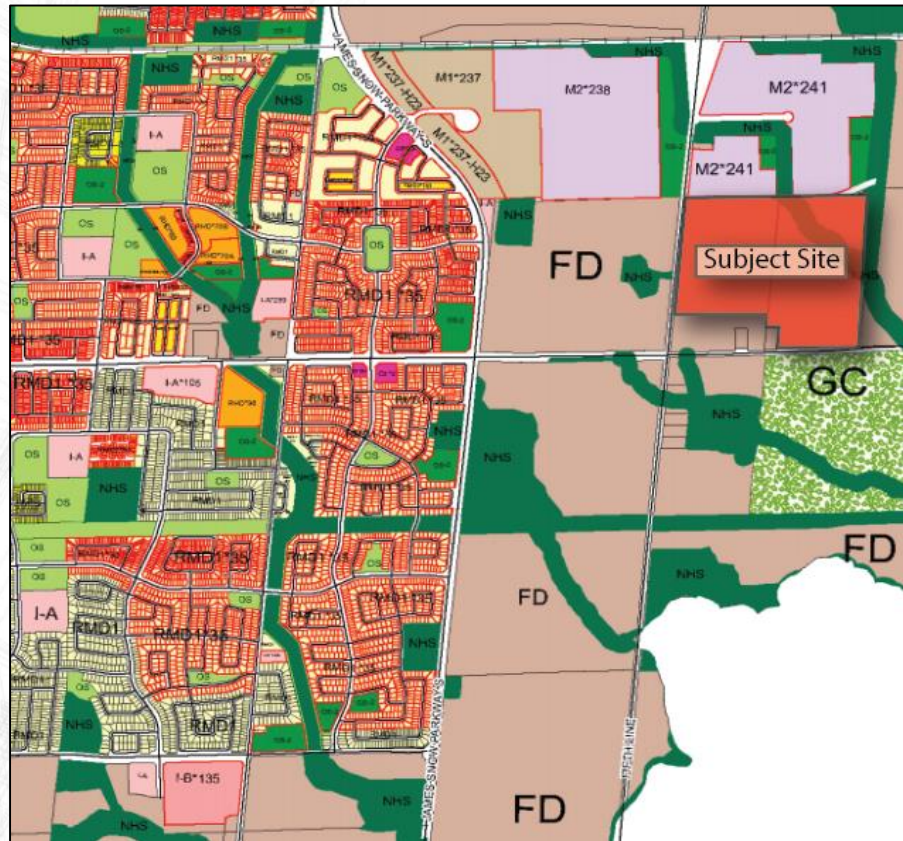
The Derry Green secondary plan designates the northern portion of the property as Industrial Area and the southern portion as Business Park Area. The frontage along Derry Road is identified as a Street Oriented Site.





Existing and Proposed Zoning

Existing Town of Milton Zoning:
Future Development and Natural Heritage System

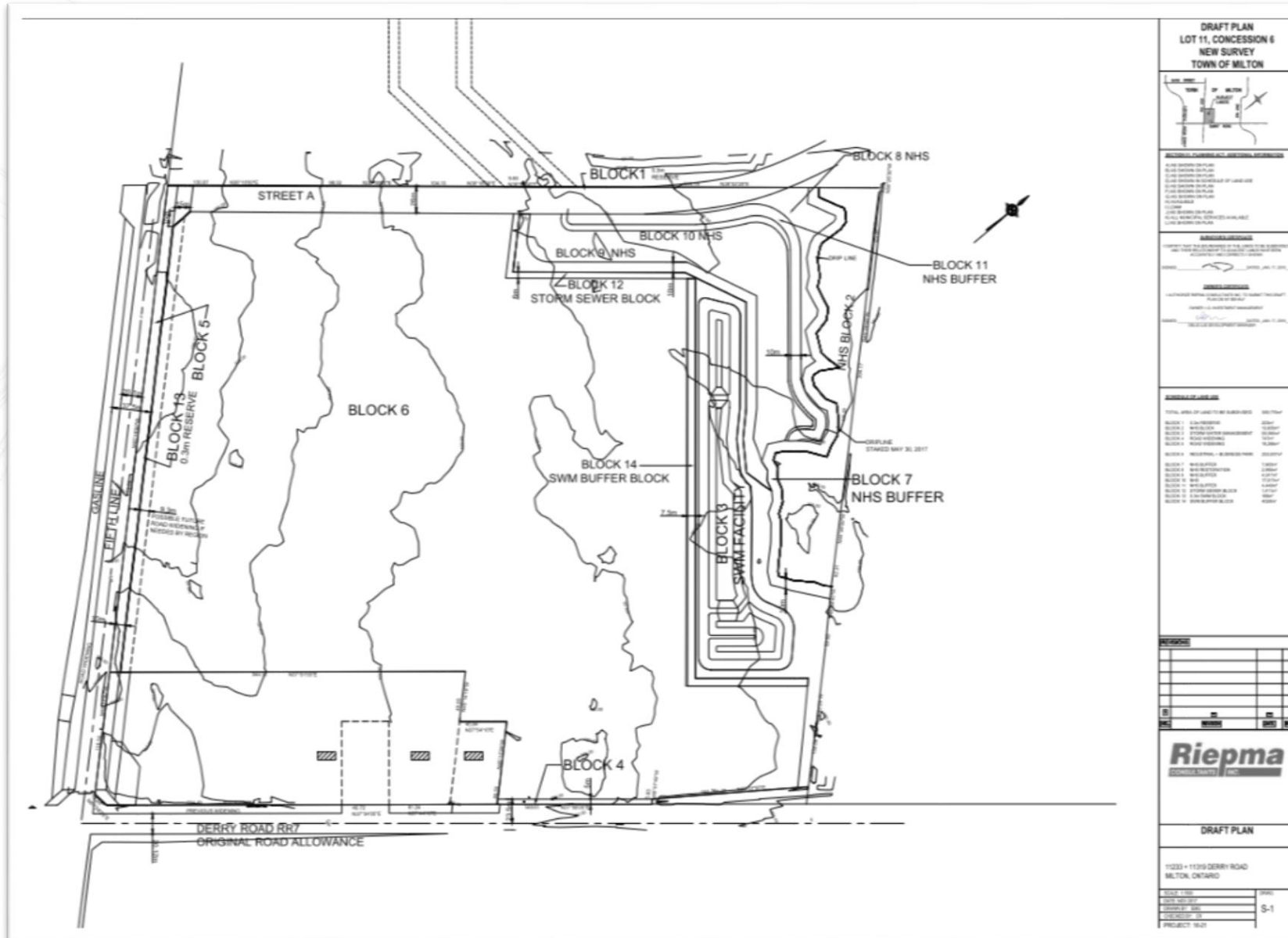


Proposed Zoning:
General Industrial and Business Park



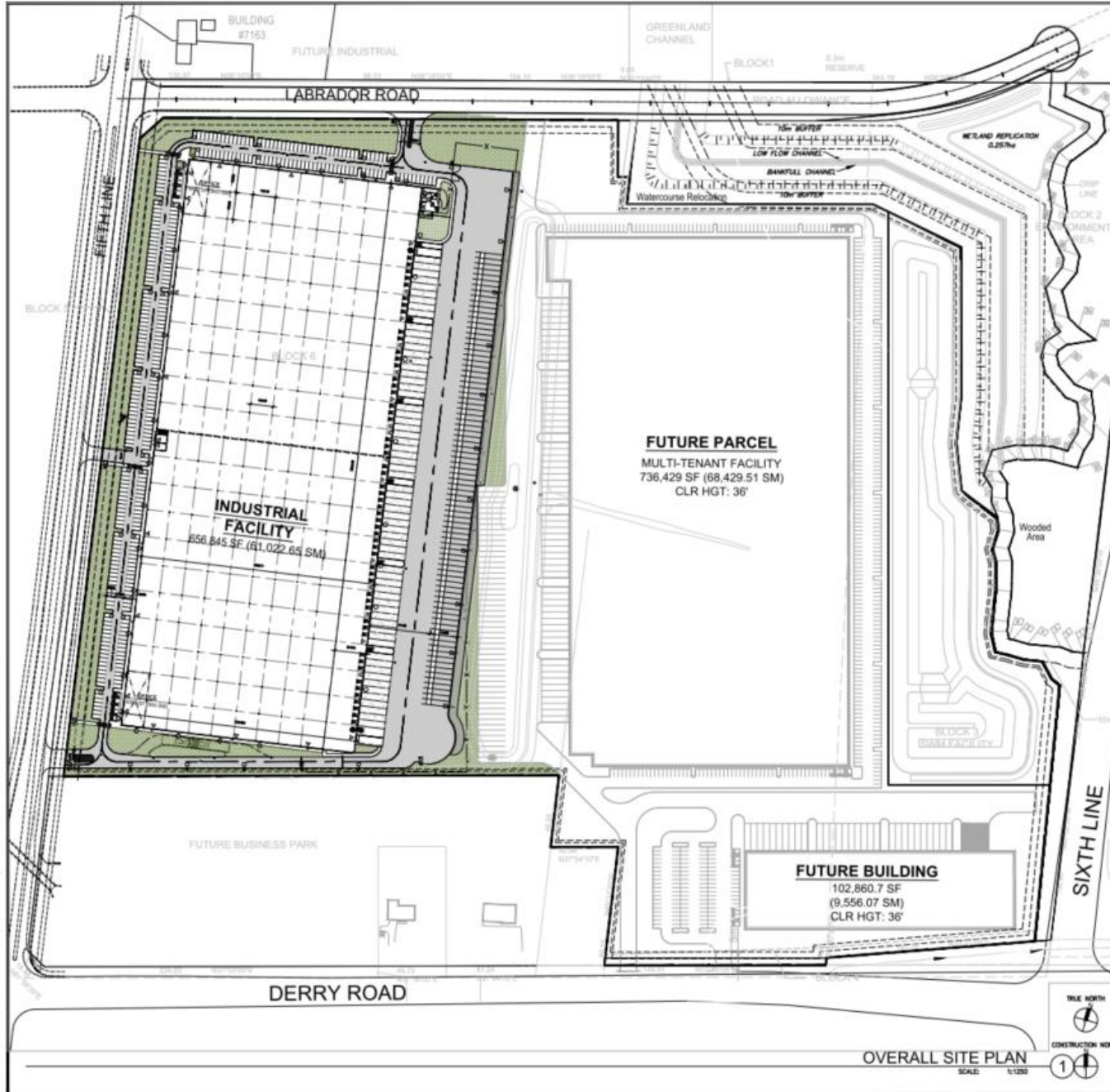


Draft Plan





Conceptual Site Plan



PROJECT STATISTICS

Property Address	FIFTH LINE & DERRY ROAD	
Zoning Category	City of Milton Zoning By-Law 2014 M1-1 (MILITARY INDUSTRIAL, 2ND FL)	
Proposed Use	1-STORY INDUSTRIAL SHELL BUILDING	
Development Standards	City of Milton Zoning By-Law 2014	
	Required	Proposed
MIN LOT FRONTAGE (M)	45.0	45.0
MIN FRONT YARD (M)	3.0	3.0
MIN EXTERIOR SIDE YARD (M)	3.0	3.0
MIN REAR YARD (M)	3.0	3.0
MIN LANDSCAPED BUFFER (M)	4.5	4.5
LANDSCAPED PERCENTAGE	15%	15%
Site Area and Coverage	Proposed	
SITE AREA (AC)	70.94	
SITE AREA (SQ FT)	307,000.32	
MIN COVERAGE	NO MINIMUM WITH MUNICIPAL SERVICING	
Building Area and Density	Proposed	
Proposed Industrial Building	1,130.08	
INDUSTRIAL OFFICE (SQ FT)	58,888.87	
TOTAL BUILDING (SQ FT)	61,018.95	
Parking	Required	Proposed
INDUSTRIAL USE - FOR THE FIRST 1000M ²	34	36
PARKING SPACE PER 1000M ² OF GFA		
FOR GFA BETWEEN 1001 TO 2000 M ²	40	40
SPACE PER 1000M ² OF GFA		
FOR GFA BETWEEN 2001 TO 3000 M ²	30	30
SPACE PER 1000M ² OF GFA		
TOTAL PARKING SPACES	304	312
BARRIER FREE PARKING SPACES (20% TO 100% SPACES & ACCESSIBLE PARKING SPACE PLUS 5%)	0	11
PARKING STALL DIMENSIONS	2.75 x 5.8 (M)	2.75 x 5.8 (M)
BARRIER FREE PARKING STALLS TYPE A	3.4 (M) X 5.4 (M)	3.4 (M) X 5.4 (M)
BARRIER FREE PARKING STALLS TYPE B	2.75 (M) X 5.0 (M)	2.75 (M) X 5.0 (M)
LOADING SPACE DIMENSIONS	12.0 (M) X 5.5 (M)	12.0 (M) X 5.5 (M)
BIKE PARKING REQUIREMENTS (5% OF REQUIRED PARKING SPACES)	0	11
Loading Requirements	City of Milton Zoning By-Law 2014	
TYPE & LOADING SPACE DIMENSIONS	12.0m x 5.5m x 4.2m	
	Required	Proposed
NO. OF LOADING SPACES	0	05
Deck Statistics	Proposed	
DOOR-HEIGH TRUCK DOORS	04	
KNOCK-OUT PANELS	01	
GRADE LEVEL TRUCK DOORS	02	

SITE LEGEND

[Hatched] NEW HEAVY DUTY PAVEMENT (HATCHED)	[Symbol] NEW STOP SIGN
[Hatched] NEW LANDSCAPED AREA (HATCHED)	[Symbol] 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/11.2
[Dashed] PAINTED DIAGONAL LINES WHERE INDICATED	[Symbol] EXISTING HYDRO POLE
[Dashed] FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS	[Symbol] EXISTING CATCHBASIN
[Dashed] PROPERTY LINE	[Symbol] PROPOSED CATCHBASIN AT DEPRESSED CURB
[Circle] PARKING STALL COUNT TOTAL	[Symbol] TACKLE INDICATORS AT DEPRESSED CURB
[Circle] EXISTING LIGHT POLE	[Symbol] BICYCLE RACK
[Circle] GAS METER LOCATION	[Symbol] FENCE
[Circle] MAN DOOR ENTRY	[Symbol] DOOR HIGH TRUCK DOOR
[Circle] FIRE SOFT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)	[Symbol] KNOCK-OUT PANEL
[Circle] EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)	[Symbol] GRADE LEVEL TRUCK DOOR
[Circle] PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)	
[Circle] LIGHT POLE	
[Circle] WALL MOUNTED LIGHT	

TRUE NORTH
CONSTRUCTION NORTH

OVERALL SITE PLAN
SCALE: 1:1250



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INDUSTRIAL BUILDING
FIFTH LINE & DERRY RD
MILTON, ONTARIO

OVERALL SITE PLAN

DATE	REVISIONS
11/20/2024	1. 100% - 2D - CIVIL PROGRESS SET
11/20/2024	2. 100% - 2D - CIVIL TOOK FOR IFA

PA / PW	OR
DRAWN BY	MM
JOB NO.	10000-0008-00

SHEET
A1.0



Building Rendering



KEYNOTES

- | | | | | | |
|---|---|---|--|---|---|
| 1 | 8'-0" WIDE WHITE FLEXWALL PANEL W/ PRINTED GREY ACCENTS
TYPICAL | 4 | ALUMINIUM COMPOSITE METAL CANOPY - RED | 8 | BUTT JOINT MULLION
TYPICAL |
| 2 | ARCHITECTURAL PRECAST PANEL PAINTED CHARCOAL
BENJAMIN MOORE - NIGHTFALL / 1506 | 5 | CURTAIN WALL WITH VISION GLASS
VITRO - OPTIGRAF + SOLARBAN 70 (31 CLEAR | 9 | METAL CAP
TO MATCH COLOUR OF SUBSTRATE |
| 3 | ARCHITECTURAL PRECAST PANEL PAINTED WHITE
TYPICAL | 6 | CURTAIN WALL WITH SPANDREL PANEL
BENJAMIN MOORE - BUXTON BLUE / HC-149 | | |
| | | 7 | 2" MULLION CAP - CLEAR ANODIZED
TYPICAL | | |



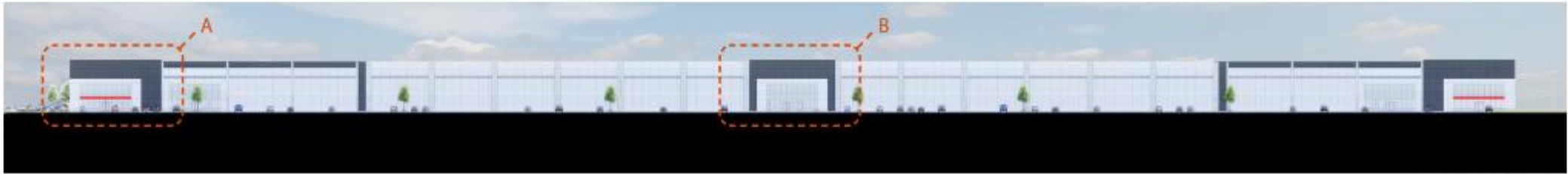
Building Elevations



Conceptual Elevation - North



Conceptual Elevation - South



Conceptual Elevations - West



Conceptual Elevations - West Enlarged 'A'



Conceptual Elevations - West Enlarged 'B'



Thank you
Happy to answer
any questions

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