



BYLAW REVIEW

ZONING
LI (LIGHT INDUSTRIAL DISTRICT)

SETBACKS
7.5m BUILDING FRONT SETBACK
0.0m BUILDING SIDE SETBACK
1.2m BUILDING REAR SETBACK
6.0m LANDSCAPE SETBACK

SITE COVERAGE
80% MAXIMUM

PARKING
OFFICE 1 STALL / 30 SQ.M. (323 SQ.FT.)
INDUSTRIAL 1 STALL / 100 SQ.M. (1,076 SQ.FT.) UP TO 2,000 SQ.M.
0.5 STALL / 100 SQ.M. THEREAFTER

HEIGHT
6 STOREYS IF LOCATED OUTSIDE OF AIRPORT VICINITY*
*MAXIMUM BUILDING HEIGHT FOR BUILDINGS LOCATED WITHIN AIRPORT VICINITY SHALL COMPLY AS REQUIRED BY EIA ZONING REGULATIONS (CRC, c81)

PROPOSED DEVELOPMENT INFORMATION

SITE
TOTAL SITE AREA 7.65 ACRES (333,234 SQ.FT.)

BUILDING
OFFICE 11,389 SQ.FT. (ASSUMED 10%)
WAREHOUSE 102,500 SQ.FT.
TOTAL BUILDING AREA 113,889 SQ.FT.

SITE COVERAGE
34% ACTUAL

PARKING REQUIRED
53 STALLS FOR OFFICE
55 STALLS FOR WAREHOUSE
108 TOTAL STALLS REQUIRED

PROPOSED 109 TOTAL STALLS PROPOSED

DISCOVERY CENTER - SITE PLAN

