

551 Avonhead Road
City File No: DARC 21-55 W2
Zoning By-law Amendment
Proposal: Warehouse/Distribution Facility

Part 2 - General Provisions for all Zones:

Zone Regulations	All Zones	Proposed	Status
2.1.14 - Centreline Setbacks	13.0 m + required yard/setback (16.0 m + required yard/setback within 90.0 m of the intersecting centreline of a major intersection)	13.0m + 4.45 m (proposed setback)	Complies
2.1.25 - Landscape Buffer	In E2 and E3 zones, the minimum depth of a required landscaped buffer from a lot line that is a street line may be reduced to 3.0 m if the property does not abut a street identified on Schedules 2.1.25(1) and (2) - Landscaped Buffers, notwithstanding any intervening 0.3 m reserves.	4.45m	Complies

Part 3 – Parking, Loading, and Lane Stacking:

Zone Regulations	Non-Residential Uses	Proposed	Status
3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses.	Building A - 1.1 Spaces / 100 m ² @ 6,975 m ² = 77 Spaces	Total Provided: 547 Spaces	Complies

<p>Line 48.0 - Warehouse/Distribution Facility, Wholesaling Facility (Single-Occupancy Building) = 1.1 spaces per 100 m2 GFA - non-residential up to 6 975 m2 GFA - non-residential; and 0.6 spaces per 100 m2 GFA - non-residential over 6 975 m2 GFA - non-residential.</p>	<p>- 0.6 Spaces / 100 m2 @ 30,782.17 m2 = 185 Spaces</p> <p>Building B</p> <p>- 1.1 Spaces / 100 m2 @ 6,975 m2 = 77 Spaces</p> <p>- 0.6 Spaces / 100 m2 @ 33,611.52 m2 = 202 Spaces</p> <p>Total Required = 451 Spaces</p>		
<p>3.1.3 Accessible Parking Spaces</p> <p>Table 3.1.3.1 – Line 5.0 - MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES = 2.0 spaces plus 2% of the total</p>	<p>2 spaces + 2% of 451 = 13 parking spaces</p>	<p>Total Provided = 16 spaces</p>	<p>Complies</p>
<p>3.1.4.3 Required Number of Loading Spaces.</p> <p>GROSS FLOOR AREA - NON-RESIDENTIAL OF BUILDING</p> <p>Table 3.1.4.3 – Line 6.0 Greater than 14 000 m2 = 3 spaces plus 1 additional space for each 9 300 m2 GFA - non-residential or portion thereof.</p>	<p>10 Spaces</p>	<p>84 Spaces</p>	<p>Complies</p>

Part 8 – Employment Zones:

Zone Regulations	E3-12 Zone	Proposed	Status
Permitted Uses	All uses permitted within the Employment 3 – Exception 12 Zone.	Warehouse/Distribution Facility	Complies
Minimum Lot Frontage	30.0m	± 386.86m	Complies
Minimum Front Yard	7.5m	4.45m	<p>Does not Comply. See justification below.</p> <p>Justification:</p> <p>The requested reduction in the required minimum front yard setback is intended to locate the proposed buildings closer to Avonhead Roads street edge to create a stronger relationship between the public right-of-way and the proposed buildings. The proposed setback of 4.45 metres still provides adequate room to accommodate the required landscape buffer area which will aid in softening the street edge and screen the parking areas from the public view. For these reasons, we believe a reduction in the proposed front yard setback would be appropriate.</p>
Minimum Interior Side Yard – Lot With A Lot Frontage Greater Than 75.0m	7.5m	North: 22.68m South: 30.05m	Complies

Minimum Rear Yard	7.5m	42.09m	Complies
Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0m	3.0m	Complies