

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: 484 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 @ 26,673.99 m2 = 161 Spaces</p> <p>Building B</p> <p>- 1.1 Spaces / 100 m2 @ 6,975 m2 = 77 Spaces</p> <p>- 0.6 Spaces / 100 m2 @ 28,147.55 m2 = 169 Spaces</p> <p>Total Required = 484 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 484 = 14 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>11 Spaces</p>	<p>88 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	7.5m	Complies
Minimum Interior Side Yard – Lot With A Lot Frontage Greater Than 75.0m	7.5m	North: 20.88m South: 36.90m	Complies
Minimum Rear Yard	7.5m	102.84m	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	1.0m	Complies