



BUILDING 3			
▲ DOCK-HIGH DOORS			34
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m ²	7,000 m ²	78 STALLS	
7000-20000 m ²	4,639 m ²	32 STALLS	
OFFICE @ 5%	613 m ²	20 STALLS	
TOTAL		130 STALLS	
PARKING PROVIDED:			
	160 STALLS		
	@0.85/1000 SF @0.91/100 m ²		
REQ. ACCESSIBLE To be confirmed by City			

BUILDING 4			
▲ DOCK-HIGH DOORS			31
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m ²	7,000 m ²	78 STALLS	
7000-20000 m ²	8,813 m ²	61 STALLS	
OFFICE @ 5%	832 m ²	28 STALLS	
TOTAL		166 STALLS	
PARKING PROVIDED:			
	170 STALLS		
	@0.9/1000 SF @0.97/100 m ²		
REQ. ACCESSIBLE To be confirmed by City			

SITE AREA 2:			
GROSS:	29.79 AC	12.06 HA	
	1,297,740 SF	120,564 m ²	
EASEMENT.:	@ 22%	26,358 m ²	
NET:	23.28 AC	9.42 HA	
	1,014,028 SF	94,206 m ²	
BUILDING 5			
	213,571 SF	19,841 m ²	
BUILDING 6			
	250,461 SF	23,269 m ²	
TOTAL:		464,033 SF	43,110 m ²
FAR:			
GROSS:		0.36	
NET:		0.46	
COVERAGE:			
GROSS:		36%	
NET:		46%	

BUILDING 5			
▲ DOCK-HIGH DOORS			43
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m ²	7,000 m ²	78 STALLS	
7000-20000 m ²	12,841 m ²	89 STALLS	
OFFICE @ 5%	992 m ²	33 STALLS	
TOTAL		198 STALLS	
PARKING PROVIDED:			
	210 STALLS		
	@0.98/1000 SF @1.06/100 m ²		
REQ. ACCESSIBLE To be confirmed by City			

BUILDING 6			
▲ DOCK-HIGH DOORS			44
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m ²	7,000 m ²	78 STALLS	
7000-20000 m ²	13,000 m ²	90 STALLS	
>20000 m ²	2,655 m ²	16 STALLS	
OFFICE @ 5%	1,133 m ²	38 STALLS	
TOTAL		221 STALLS	
PARKING PROVIDED:			
	230 STALLS		
	@0.94/1000 SF @1.02/100 m ²		
REQ. ACCESSIBLE To be confirmed by City			

TOTAL SITE AREA:			
GROSS:	72.64 AC	29.40 HA	
	3,164,261 SF	293,970 m ²	
LANDSCAPE AREA:			
	56%		
	71,337 m ²		
PARKING			
PARKING PROVIDED:			
SITE AREA 1:		650 STALLS	
SITE AREA 2:		440 STALLS	
TOTAL PARKING:		1,090 STALLS	

PROJECT DATA:			
SITE AREA 1:			
GROSS:	31.62 AC	12.80 HA	
	1,377,507 SF	127,975 m ²	
BUILDING 1			
	121,806 SF	11,316 m ²	
BUILDING 2			
	189,109 SF	17,569 m ²	
BUILDING 3			
	131,876 SF	12,252 m ²	
BUILDING 4			
	179,168 SF	16,645 m ²	
TOTAL:		621,958 SF	57,782 m ²
FAR:			
GROSS:		0.45	
NET:		0.45	
COVERAGE:			
GROSS:		45%	
NET:		45%	

BUILDING 1			
▲ DOCK-HIGH DOORS			32
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m ²	7,000 m ²	78 STALLS	
7000-20000 m ²	3,750 m ²	26 STALLS	
OFFICE @ 5%	566 m ²	19 STALLS	
TOTAL		123 STALLS	
PARKING PROVIDED:			
	130 STALLS		
	@1.07/1000 SF @1.15/100 m ²		
REQ. ACCESSIBLE To be confirmed by City			

BUILDING 2			
▲ DOCK-HIGH DOORS			34
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
<7000 m ²	7,000 m ²	78 STALLS	
7000-20000 m ²	9,690 m ²	67 STALLS	
OFFICE @ 5%	878 m ²	29 STALLS	
TOTAL		174 STALLS	
PARKING PROVIDED:			
	190 STALLS		
	@1./1000 SF @1.08/100 m ²		
REQ. ACCESSIBLE To be confirmed by City			

DEVELOPMENT STANDARDS:	
ZONING:	MP
MAX. COVERAGE:	50%
MAX. HEIGHT:	18 m
BUILDING SETBACKS:	
FRONT:	9 m
SIDE:	7.5 m
REAR:	7.5 m
LANDSCAPE SETBACKS:	
FRONT:	6 m
SIDE:	3 m ³
REAR:	3 m
LANDSCAPE REQ.:	
	10%
OFF-STREET PARKING:	
STANDARD:	2.75X6 m
DRIVE AISLE:	6 m
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/90 sq m ¹
MANUF	1/60 sq m ²
OFFICE:	1/30 sq m

NOTES:

1 a.) If accessory office use and retail net floor areas are 15% or less of the total net floor area: Up to 7000m² - 1/90m² net floor area; 7000-20000 - 78 spaces plus 1/145m² of net floor area or portion thereof above 7000m²; Over 20000m² - 148 spaces plus 1/170m² or portion thereof over 20000m²;

b.) If associate office and retail net floor areas are more than 15% of the total net floor area: In addition to the standards contained in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.

2 a.) IF accessory office and retail net floor areas are 15% or less of the total net floor area:
Up to 5,000 sq m - 1 parking space per 60 sq m net floor area or portion thereof
5,000 to 10,000 sq m - 83 spaces plus 1 space per 90 sq m of net floor area or portion thereof over 5,000 sq m
Over 10,000 sq m - 139 spaces plus 1 parking space per 170 sq m or portion thereof of net floor area or portion thereof over 10,000 sq m.

b.) If associate office and retail net floor area are more than 15% of the total net floor area: in addition to the standards contained in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.

3 3 m for all parking spaces.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
CIVIL CAD FILE

