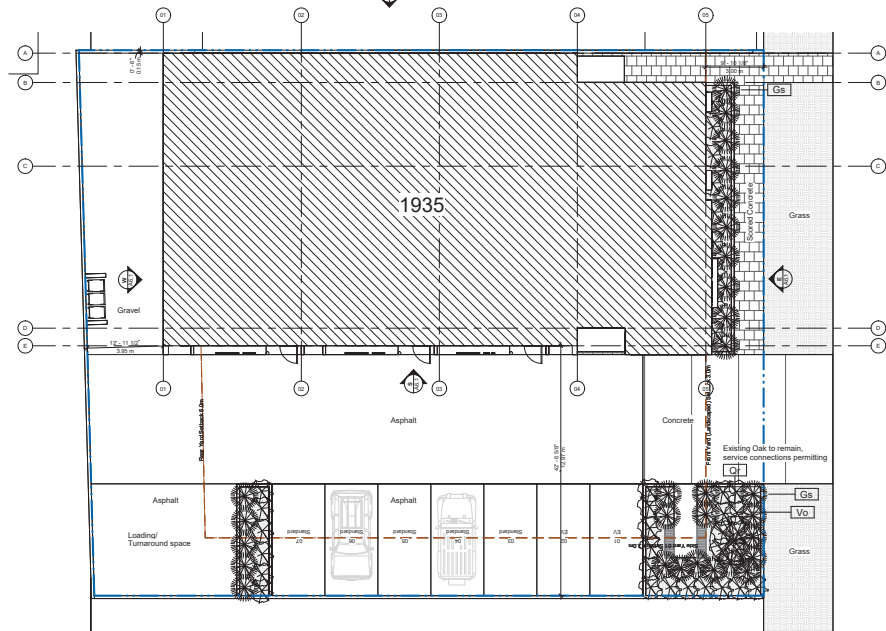
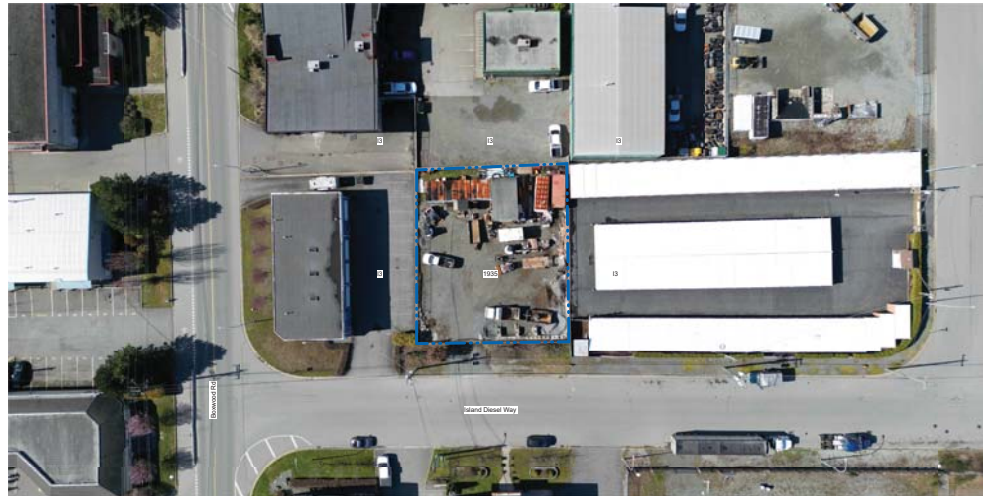


Project Description									
Site Address:	1935 Island Diesel								
Legal Address:	LOT 30, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP81143								
Zoning:	D2 (High Tech/Industrial) - DPA7								
Property (Lot) Area:	sq'	sq'	sq'	sq'	sq'	sq'	sq'	sq'	sq'
	19,455	893.7							9,328
Building Area									
	L1 Floor	L2 Floor	L3 Floor	GA	GA	GA	GA	GA	GA
Warehouse (Primary Use)	3,271	1,033.3	1,286	0	0	0	0	6,252	423
Utility Room	75	4.5	0	0	0	0	0	0	0
Office (Accessory Use)	752	73.0	0	0	0	0	0	752	74
Storage Unit (Accessory Use)	28	1	894	79	442	42	2,364	127	
<b>Total Area</b>	<b>4,150</b>	<b>359</b>	<b>2,180</b>	<b>109</b>	<b>452</b>	<b>42</b>	<b>9,712</b>	<b>624</b>	
Covering Ratios									
Lot Coverage (%)	50%								
Lot Coverage (Area sqft)	9,733								
Lot Coverage (Area m2)	495								
FAR	0.6								
Building Setbacks & Height Requirements									
Front Yard Setback - If Not Used for Parking	3.0m								
Side Yard #1 Setback	3.0m								
Side Yard #2 Setback	3.0m								
Rear Yard Setback	3.0m								
Maximum Building Height	12.0m								
Building Height	14.0m								
Parking Ratios									
Use	Parking Requirement (Per Area/Unit)	Area GFA (sq')	Parking Required	Provided	Variance	Totals Provided			
Warehouse (Primary Use)	1:200	423	2	2	0	2			
Office (Accessory Use)	1:22	74	3	3	0	3			
Storage Unit (Accessory Use)	1:100	127	1	1	0	1			
<b>Total</b>			<b>6</b>	<b>6</b>	<b>0</b>	<b>6</b>			
Car Parking									
Use	Parking Requirement (Per Area/Unit)	Area GFA (sq')	Parking Required	Provided	Variance	Totals Provided			
Warehouse (Primary Use)	1:1000	423	0.4	0	-0.4	0			
Office (Accessory Use)	1:1000	74	0.07	0	-0.07	0			
Storage Unit (Accessory Use)	2:1000	127	0.25	0	-0.25	0			
<b>Total</b>			<b>0.72</b>	<b>0</b>	<b>-0.72</b>	<b>0</b>			
Site Parking Requirements									
Use	Dimensions (m)	Ratio	Area (sqm)	Required	Provided	Variance	Totals Provided		
Industrial									
Short Term	0.30 -	N/A	N/A	0	0	0	0		
Long Term	0.60 - 1.80	0.5 Per/100sq'	423	0.4	0	-0.4	0		
Office									
Short Term	0.30 -	0.1 Per/100sq'	74	0.1	0	-0.1	0		
Long Term	0.60 - 1.80	0.38 Per/100sq'	127	0.4	0	-0.4	0		
Multi-tenancy									
Short Term	0.30 -	0.1 Per/100sq'	1	0.1	0	-0.1	0		
Long Term	0.60 - 1.80	0.5 Per/100sq'	1	0.5	0	-0.5	0		

01 PROJECT DATA  
May 08, 2024

Planting Schedule			
Key	Botanical Name	Common Name	Count
Gs	Gualtheria shallon	Salal	29
Or	Quercus robur	Common Oak	1
Vo	Vaccinium ovatum	Evergreen Huckleberry	35



Island Diesel Way

