

Project Description										
Civic Address:	1935 Island Diesel									
Legal Address:	LOT 30, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143									
Zoning:	I3 (High Tech Industrial) - DPA7									
Property (Lot) Area:	ft ²			m ²			acre			
	10,685			992.7			0.25			
Building Area										
	L1 Floor		L2 Floor		L3 Floor		GFA			
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²		
Warehouse (Primary Use)	3,271	303.8	1,286	119	0	0	4,557	423		
Utility Room	70	6.5	0	0	0	0	0	0		
Office (Accessory Use)	792	73.6	0	0	0	0	792	74		
Dwelling Unit (Accessory Use)	59	5	854	79	452	42	1,364	127		
Total Areas	4,190	389	2,140	199	452	42	6,712	624		
Zoning Bylaws										
Lot Coverage (%)	50%			39.9%						
Lot Coverage (Area sqft)	5,343			4,263						
Lot Coverage (Area m2)	496			396						
FAR	N/A			N/A						
Building Setbacks & Height Requirements										
Front Yard Setback - Buildings	6.0m			Not Used						
Front Yard Setback - If Not Used for Parking	3.0m			3.0m						
Side Yard #1 Setback	3.0m			3.0m						
Side Yard #2 Setback	0.0m			1.5m						
Flanking Side Yard Setback	4.5m			N/A						
Rear Yard Setback	6.0m			3.90m						
All Setback (if Abuts Residential or Corridor)	7.5m			N/A						
Setback (if Abuts Major Road)	7.5m			N/A						
Building Height	14.0m			9.0m						
Parking Bylaws										
Standard Parking	Parking Requirement (Per Area/Unit)		Area GFA (m ²)			Parking Required				
Warehouse (Primary Use)	1	200	423			2		Provided		
Office (Accessory Use)	1	22	74			3				
Dwelling Unit (Accessory Use)	1	Unit	127			1				
Totals						6		7		
Loading Space	Parking Requirement (Per Area/Unit)		Area GFA (m ²)			Parking Required				
Warehouse (Primary Use)	1	if less than 465m ²	423			1		Provided		
Office (Accessory Use)	1	if less than 2800m ²	74			1				
Dwelling Unit (Accessory Use)	0	N/A	127			0				
Totals						2		1		
Car Parking										
Parking Types	Dimensions (m)		Bylaws Requirements		Proposed Parking	Variance	Totals			
	W	L	Ratio	Required Parking						
Regular Car Required (min.) Total Required	2.75	5.80	60%	6	7	-	Parking Provided			
Small Car Allowed (max.)	2.50	4.60	40%	2	0	-				
Accessible Parking Required (1-10)	3.70	5.60	0	0	0	-				
Visitors Parking	-	-	N/A	0	0	-				
EV Parking Required (Standard/Small)	-	-	N/A	0	2	-				
R.I. EV Parking Required (Standard/Small)	-	-	N/A	0	0	-				
Totals				6	7	-	7			
Bicycle Parking Requirements										
Use	Dimensions (m)		Bylaws Requirements			Proposed Parking	Variance	Totals Provided		
			Ratio	Area/ Unit	Required					
Industrial										
Short Term	0.30	-	N/A			N/A	N/A	N/A		
Long Term	0.60	1.80	0.1 Per/100m ²	423	0.4	0	N/A	0		
Office										
Short Term	0.30	-	0.1 Per/100m ²	74	0.1	1	N/A	1		
Long Term	0.60	1.80	0.35 Per/100m ²	127	0.4		N/A			
Multi-family										
Short Term	0.30	-	0.1 Per/Unit	1	0.1	1	N/A	1		
Long Term	0.60	1.80	0.5 Per/Unit	1	0.5		N/A			