

# Attachment #3

## Proponent's Proposed Concept Plan

PDP 40-25

### PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT - 5365 & 5405 GARRARD RD, WHITBY ONT  
ZONE A-4 M-3 (TO BE REZONED) (USE ALLOWED: TBD)

|                                                       |        |
|-------------------------------------------------------|--------|
| LAND                                                  | SM     |
| TOTAL LAND AREA                                       | 97,950 |
| LAND DIVISION (±)                                     | SM     |
| GROSS AREA                                            | 97,950 |
| SWAMP                                                 | 7,517  |
| WETLANDS TO CONSERVE                                  | 2,158  |
| NET AREA                                              | 88,275 |
| SETBACKS                                              | M      |
| FRONT (MIN)                                           | 15.0   |
| INTERIOR SIDE                                         | 7.5    |
| EXTERIOR SIDE                                         | 10.5   |
| REAR                                                  | 13.5   |
| GROSS BUILDING AREA                                   | SM     |
| FOOTPRINT                                             | 25,788 |
| WAREHOUSE                                             | 28,398 |
| OFFICE (± 4% OVER 1 FLOOR)                            | 1,389  |
| TOTAL AREA                                            | 25,788 |
| BUILDING HEIGHT                                       |        |
| HEIGHT IN METERS (MIN / MAX / NONE)                   | 11.4   |
| HIGHT IN LEVELS (MIN / MAX / NONE)                    | 1      |
| RATIOS                                                |        |
| COVERAGE BASIS GROSS AREA (MAX. 50%)                  | 30%    |
| COVERAGE BASIS NET AREA                               | 34%    |
| F.A.R. BASIS GROSS AREA (MIN / MAX / NONE)            | 0.30   |
| F.A.R. BASIS NET AREA                                 | 0.34   |
| LANDSCAPE AREA BASIS GROSS AREA (MIN. 10%)            | 41%    |
| LANDSCAPE AREA BASIS NET AREA                         | 45%    |
| PARKING                                               |        |
| PARKING REQUIRED BY CITY BYLAWS                       | 170    |
| 1 PER 50m² GFA > 2,800m²                              | 56     |
| 1 PER 250m² GFA FROM 2,801m² - 100,000m²              | 108    |
| ACCESSIBLE PARKING 1-3% OF TOTAL PARKING              | 6      |
| PARKING PROPOSED                                      | 170    |
| LOGISTICS                                             |        |
| LOADING DOCK DOORS 2.7m x 3m @ 4.3m CC (1 PER 697 SM) | 43     |
| DRIVE-IN DOORS 3.7m x 4.3m                            | 2      |
| TRAILER PARKING 3.7m x 18.3m @ 3.7m CC                | 114    |

LEGEND  
▲ DRIVE-IN DOOR  
△ EXIT



GENERIC INDUSTRIAL, WHITBY ONT

SITE PLAN  
19 MARCH 2025 DEC24062 A100

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