Attachment #3
Proponent's Proposed Concept Plan

PDP 20-26

PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT - 5365 & 5465 GARRARD RD, WHITBY ONT

ZONE: A & M1-3 (TO BE REZONED), USE ALLOWED: TBD

LAND	**SM**
TOTAL LAND AREA	**97,950**
LAND DIVISION (±)	**SM**
GROSS AREA	**97,950**
SWM POND	7,517
WET LANDS 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	29,788
WAREHOUSE	28,398
OFFICE (± 4% OVER 1 FLOOR)	1,389
TOTAL AREA	**29,788**
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 > 2,000m²	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 2.7 m x 3m @ 4.3 m C/C (1 PER 697 SM)	43
DRIVE-IN DOORS 3.7m x 4.3m	2
TRAILER PARKING 3.7m x 18.3m @ 3.7m C/C	114

LEGEND

- DRIVE-IN DOOR
- EXIT

BROCCOLINI

GENERIC INDUSTRIAL, WHITBY ONT

SITE PLAN

19 MARCH 2025 DE24062 A100