



BYLAW REVIEW

ZONING

ILES (INDUSTRIAL-LIGHT EDMONTON SOUTH)

SETBACKS

- 7.5m BUILDING FRONT SETBACK
- 0.0m BUILDING SIDE SETBACK
- 1.2m BUILDING REAR SETBACK
- 6.0m LANDSCAPE SETBACK

SITE COVERAGE

80% MAXIMUM

PARKING

- OFFICE 1 STALL / 30 SQ.M. (323 SQ.FT.)
- INDUSTRIAL 1 STALL / 100 SQ.M. (1,076 SQ.FT.) UP TO 2,000 SQ.M.
0.5 STALL / 100 SQ.M. THEREAFTER

PROPOSED DEVELOPMENT INFORMATION

SITE

SITE AREA 11.66 ACRES (508,103 SQ.FT.)

BUILDING

OFFICE (ASSUMED 10%) 21,283 SQ.FT.
WAREHOUSE 191,551 SQ.FT.
TOTAL BUILDING AREA 212,834 SQ.FT.

PARKING PROVIDED

137 STALLS

DISCOVERY PARK PHASE 4 - SITE PLAN

scale = 1 : 1000