

**PROJECT INFORMATION (CARPENTER SITE)**

**CIVIC ADDRESS:** 2105 WINDSOR STREET, ABBOTSFORD, B.C.  
**STANDARD:** CITY OF ABBOTSFORD. (SITE WAS PREVIOUSLY A1 ZONE. THIS DESIGN IS BASED OFF OF A 620 - GENERAL INDUSTRIAL ZONE (I2)  
**DESCRIPTION:** GENERAL INDUSTRIAL ZONE (I2)  
**SITE AREA GROSS:** 4959.6 M<sup>2</sup> [53385.5 FT<sup>2</sup>] (THIS AREA IS APPROXIMATE)

**ZONING BYLAW REVIEW**

**ZONING:** PREVIOUSLY A1 - REZONING GENERAL INDUSTRIAL (I2) ZONE

**620 - GENERAL INDUSTRIAL ZONE (I2)**

**620.1 - PERMITTED USES** (REFER TO ZONING BYLAW 620.1 FOR FULL LIST OF PERMITTED USES)  
 EXAMPLES INCLUDE:  
 620.1.32 - WAREHOUSING

**620.3 - DEVELOPMENT REGULATIONS**

620.3.1 - DENSITY (MAXIMUM)	N/A
620.3.2 - SETBACKS - INTERIOR LOT LINE	0.0 M
620.3.3 - SETBACKS - EXTERIOR LOT LINE	3.0 M [9' - 11"]
620.3.4 - SETBACKS - MINIMUM SETBACKS BETWEEN BUILDINGS	1.5 M [5' - 0"]
620.3.5 - HEIGHT (MAXIMUM)	12.2 M [40' - 0"]
620.3.6 - LOT COVERAGE (MAXIMUM)	60 % (PROPOSED = 3243 M <sup>2</sup> / 7682 M <sup>2</sup> = 42.3 %)

**620.5 - LANDSCAPING AND OFF-STREET PARKING**

REFER TO SECTIONS 140 AND 150 FOR REQUIREMENTS PERTAINING TO LANDSCAPING AND OFF-STREET PARKING

**620.6 - CONDITIONS OF USE**

620.6.3a - AREAS FOR OFFICE SHALL BE FULLY CONTAINED WITHIN THE SAME BUILDING AS THE MANUFACTURING USE OR WAREHOUSE ON THE LOT AND  
 620.6.3.b - LIMITED TO AN AREA NOT EXCEEDING 25% OF THE GROSS FLOOR AREA OF THE BUSINESS MANUFACTURING OR WAREHOUSING THE PRODUCTS ON THE LOT AND THE REMAINING FLOOR AREA NOT BEING OPEN TO THE PUBLIC

**PROJECT INFORMATION - CARPENTER ST LOT**

**ZONING:** A1 (TO BE REZONED TO I2)

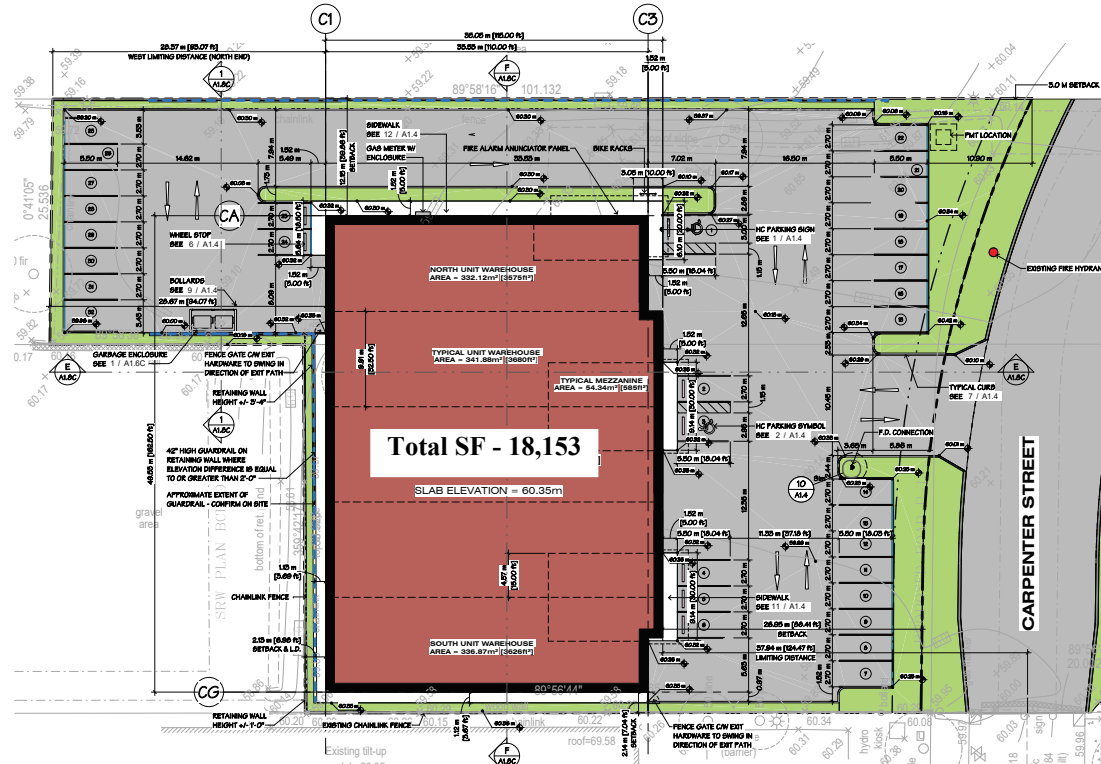
**OVERALL SITE COVERAGE:**

TOTAL SITE AREA (LESS CARPENTER ST. LINK): 4,959.6 m<sup>2</sup> [53,221.93 ft<sup>2</sup>]  
 TOTAL BUILDING AREA: 1,705.9 m<sup>2</sup> [18,362.5 ft<sup>2</sup>]  
 TOTAL SITE COVERAGE: 1,705.9 / 4,959.6 = 34.4%

**OVERALL PARKING COUNT:**

TOTAL PARKING REQUIRED (OFFICE): 271.7 m<sup>2</sup> / 40 m<sup>2</sup> = 6.7  
 TOTAL PARKING REQUIRED (WAREHOUSE): 1,705.9 m<sup>2</sup> / 93 m<sup>2</sup> = 18.3  
 TOTAL PARKING REQUIRED: 25 STALLS  
 TOTAL PARKING PROVIDED: 32 STALLS

**SITE LEGEND**



**1 CARPENTER ST SITE PLAN**  
 1" = 20'-0"

NO.	DATE	DESCRIPTION
1	2024.08.17	Issue for Final Approval
2	2024.08.17	Issue for Final Approval
3	2024.08.19	Issue for Construction

**PROPOSED CARPENTER STREET INDUSTRIAL PARK**  
 2105 CARPENTER STREET  
 ABBOTSFORD, B.C.

