

Attachment 3: Project Data/Compliance (Non-Residential)

Project Address: 2455 Lawrence Expressway
Zoning: C-N

Project Number: PLN23-00513

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	18,544	18,544	10,000	Y
Building Square Footage (SF)				
Convenience Store:	502	1,605	--	--
Fuel Canopy:	5,485	2,556	--	--
Carwash:	--	692	--	--
Total:	--	5,101	--	--
Building Coverage (%)				
Building Coverage (All):	32%	27.5%	n/a	Y
Convenience Store: (FT)				
Front:	--	n/a	15	Y
Side (right):	--	22'-2"	0'	Y
Side, Corner:	--	23'-10"	15	Y
Rear:	--	xx	20	Y
Fuel Canopy (FT)				
Front:	10	10	15	N (Legal Non-Conforming)
Side (left): (right):	32	n/a	0'	Y
Side, Corner:	45	n/a	15	Y
Rear:	5	n/a	20	Y
Carwash (FT)				
Front:	--	n/a	15	Y
Side (right):	--	--	5	Y
Side, Corner:	--	-	15	Y
Rear:	--	0'-7"	20	N (Variance)
Height (FT)				
Convenience Store:	--	24'-8"	35	Y
Fuel Canopy:	n/a	14'	35	Y
Parking: Site is AB 2097 eligible				
Off-Street:	n/a	3	xx	Y
Loading spaces:	--	--	--	--