

# 4

## LAND USE PLAN

### 4.1 Introduction

The overall land use concept for the Colony Commerce Center East Specific Plan takes advantage of the site's proximity to airports and regional freeway access.

The land use concept provides for a range of industrial and business park uses, while offering a variety of development and employment opportunities. The land use in this area also provides opportunities for a broad range of industries to accommodate an ever-changing business and industrial environment.

### 4.2 Land Use Plan

The circulation patterns, utility systems and overall design of the plan can meet these changes in demand. This is an important concept in a region that is experiencing rapid growth (see Exhibit 4.1, Land Use Plan).

The planned business park area, PA-1, will include primarily office, commercial uses, and multi-tenant/flex space buildings.

The planned industrial area, PA-2 and PA-3, will include wholesale and distribution, light manufacturing and businesses with high-value, time-sensitive merchandise that would benefit from proximity to an airport.

The land use regulations for the Colony Commerce Center East Specific Plan will allow some flexibility in the location, mix and intensity of industrial and business park uses so that as market demands change and as businesses expand or contract over time, the

Specific Plan can respond and adapt to meet those needs. An illustrative site plan is shown on Exhibit 4.1, Land Use Plan.

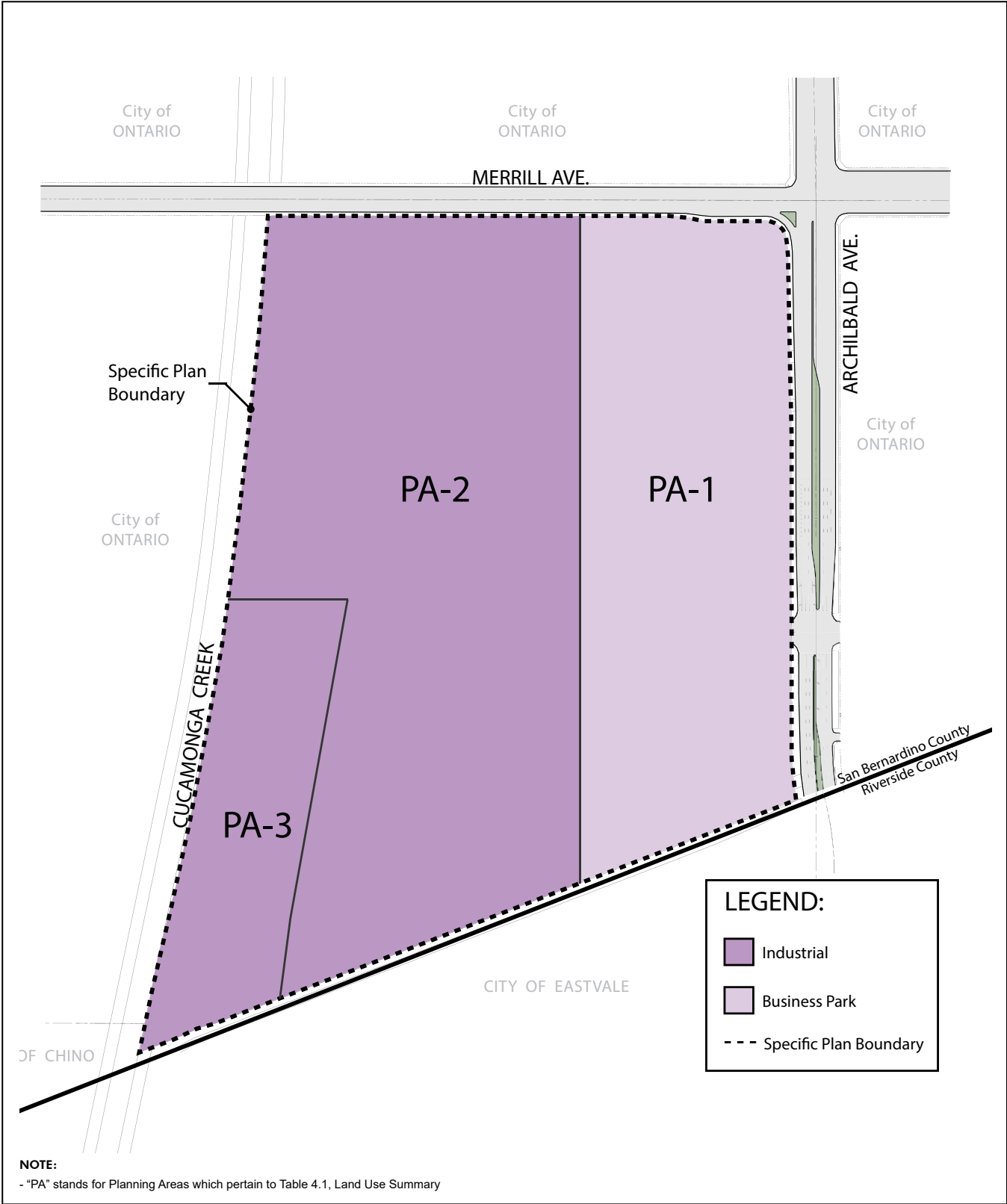
The land use intensity anticipated in the three planning areas is shown on Table 4.1, Land Use Summary. The maximum Floor Area Ratio (FAR) permitted in each Planning Area conforms to the maximum FAR permitted in the Ontario General Plan.

Table 4.1 identifies the anticipated build out of the Specific Plan area. Specific uses may be developed as identified as permitted in Table 6.3, Permitted Uses.

**Table 4.1, Land Use Summary**

Planning Area	Land Use	Acres	Maximum Potential Intensity (Gross Floor Area)	Max.Floor Area Ratio
PA-1	Business Park	35.19 ac	919,725 SF	0.60
PA-2	Industrial	49.65 ac	1,189,514 SF	0.55
PA-3	Industrial	9.65 ac	231,195 SF	0.55
	<b>Total</b>	<b>94.49 ac</b>	<b>2,340,434 SF</b>	

# Exhibit 4.1, Land Use Plan



Source: Douglas Franz Architects



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