

SITE OVERVIEW				
BUILDING	SIZE	HEIGHT	SETBACK REQ	REQ PARKING
BUILDING 1 (GROCERY)	2970m ²	8m	6m	40 STALLS
BUILDING 2 (RETAIL TRADE, SHOP)	1580m ²	8m	6m	21 STALLS
BUILDING 3 (RESTAURANT)	250m ²	7.5m	6m	4 STALLS
BUILDING 4 (RETAIL)	1569m ²	7.5m	6m	21 STALLS
BUILDING 5 (GAS STATION) SERVICE TRADE, MV - LI	418m ² +137m ² carwash	7.5m	6m	6 STALLS (150m ² Excluded)
BUILDING 6 (OFFICE*/RETAIL)	832m ²	8m	6m	11 STALLS
BUILDING 7 (RETAIL/RESTAURANT)	1665m ²	7.5m/10m	6m / 7.5m	63 STALLS
BUILDING X 2 STOREY (INSTITUTION, EDUCATION)	1000m ²	7.5m/11m	6m / 7.5m	28 STALLS

* OFFICE USE NOT TO EXCEED 1000m² FOR SITE

NOTE: BUILDING USES ARE ALL PERMITTED USES IN THE MLM ZONE BUT SPECIFIC BUILDING USES ARE NOT CONFIRMED AT THIS POINT.

PARKING REQUIREMENTS

CALCULATED IN ACCORDANCE WITH TABLE 4C.T5 IN NEW ZONING BYLAW 2019-19. 1/75M2 - FIRST 150M2 OF 1ST BUSINESS EXCLUDED

PARKING STALLS: REGULAR TYP. 2730mm X 5500mm MIN; LARGER STALLS ARE INCLUDED IN FRONT OF BUILDING 1; UP TO 30% OF STALLS PERMITTED TO BE COMPACT STALLS. 11 COMPACT STALLS PROVIDED (5m DEEP) - <3% OVERALL AND 19% OF PARKING FIELD IN FRONT OF BUILDING X AND IN ADDITION TO REQUIRED STALLS

ACCESSIBLE: 3900mm X 5500mm
MINIMUM 2% OF 9 REQUIRED. PROVIDED ADJACENT EVERY BUILDING (AS MARKED WITH SYMBOL) TOTAL 18. ADDITIONAL PARENTAL PARKING STALLS PROVIDED AS WELL.

LOADING STALLS MIN: 4260mm X 16760mm + APRON

BICYCLE PARKING: 1 PER 10 PARKING STALLS LOCATED BY ENTRANCES (NOTED AS BR - BIKE RACK ON PLAN)

TRANSIT: STOP #972: ROUTE 10 (NORMANVIEW) LOCATED ALONG 4TH AVE MARKED WITH A T ON THE SITE PLAN.

SIGNAGE REQUIREMENTS

FREE STANDING SIGNS (MLM)
MAX SIGN SURFACE AREA (PER SIDE) 24m² MAX HEIGHT 14m

FREESTANDING SIGNS ABOVE 3.2M H OR 6m² AREA MUST BE LOCATED A MIN OF 15m FROM ANY RESIDENTIAL PROPERTY LINE

When a freestanding sign is located between two bldgs, both within 30m of the sign structure, no part of the structure shall be erected closer to any street line than a line drawn from the corners of the two bldgs nearest the street.

Where there are two or more billboard signs:
(a) on the same street; and
(b) facing the same traffic flow,
they shall not be placed closer together than 90m (from the closest points of signs)

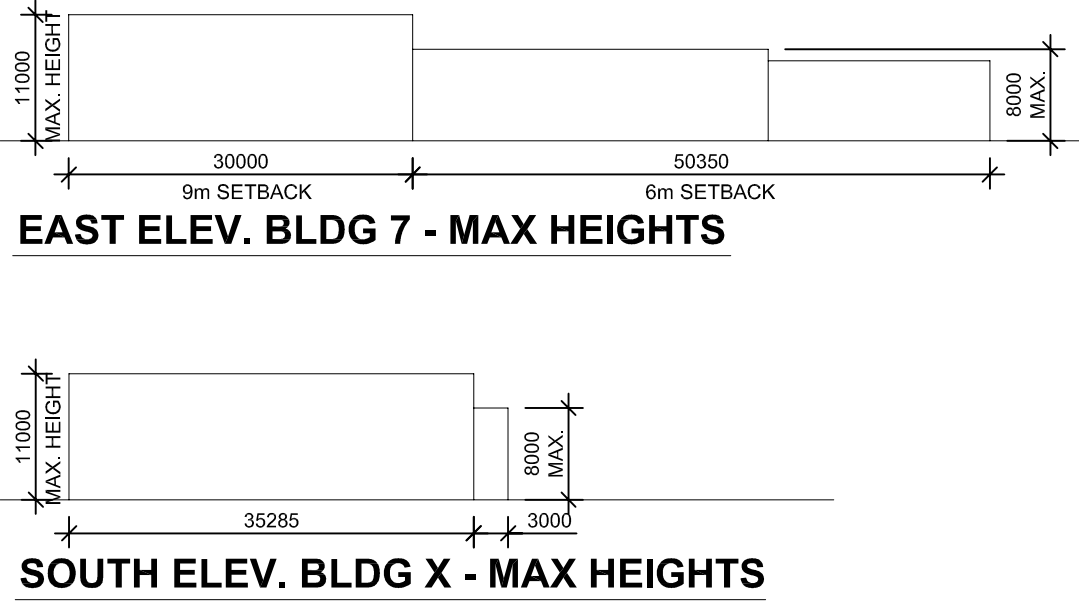
Notwithstanding section 73, at the intersection of two streets, multi- or singlefaced signs at right angles to traffic on one street may be situated closer than 90m to a similarly-positioned sign across the street at right angles to traffic on the other street.

Secondary Signs
where the lot line abutting a street exceeds 90m, one additional freestanding sign may be erected on the lot for each additional 90m, or portion thereof, of that lot line

Notwithstanding section 52, no portion of a freestanding sign shall be erected within 1.2m of any property line or from any building which is on the same property, unless such sign is constructed entirely of non-combustible materials except for the display area and backing

**not a major arterial intersection according to Figure 4C.F6 (Zoning Bylaw No 2019)

Appendix A-3
Proposed Concept Design



SITE ACCESS

SECTION 7 - DEVELOPMENT STANDARDS

NORMALLY MAX 1 - 2 WAY; 2 -1 WAY CROSSING PER FRONTAGE

3rd AVENUE - EXISTING - CONTINUES INTO SITE AS CONTINUATION OF 3rd AVE

EXISTING CURB CUT FOR ONE WAY ENTRANCE OFF CONNAUGHT STREET SHOWN REVISED TO 2 WAY. REFER TO TIA BY CWCE.

4TH AVENUE ENTRANCE MID BLOCK WITH ACCELERATION AND DECELERATION LANES. REDUCED TO 1 - 2 WAY ACCESS FROM 2 -1 WAY AND SERVICE ACCESS CURRENT.

TRAFFIC - TAC DESIGN GUIDE FOR CANADIAN ROADS

RECOMMENDED THROAT LENGTH TABLE 3.2.9.3 :
SHOPPING CENTRE <25, 000m² IS 8m 37m PROVIDED
QSR >200m² IS : 15m 37m PROVIDED

LANDSCAPE/SCREENING

10% LOT TO BE LANDSCAPED
MLM SPECIFIC: 9m LANDSCAPE STRIP WHERE PARKING ABUTS RESIDENTIAL OR PUBLIC STREET (3m COUNTS TOWARDS MIN. LANDSCAPE)

1 TREE PER 40m² REQ LANDSCAPE: 105 TREES
1 SHRUB PER 20m² REQ LANDSCAPE: 210 SHRUBS

1 DECIDUOUS TREE PER 10m STREET FACE: 50 TREES
232m; 180m; 86m - 498m)
(EXISTING TREES TO BE MAINTAINED AS MUCH AS POSSIBLE)
TOTAL TREES SHOWN ON PLANS 164 TREES
TOTAL SHRUBS >250 SHRUBS
(SHRUBS NOT SHOWN AT THIS SCALE)

PERIMETER SCREENING: COMBINATION OF 1m HIGH/75% OPAQUE FENCING AND DOUBLE ROW OF SHRUBS WHERE PARKING ABUTS STREETS

FENCE 1.83m ALONG RESIDENTIAL PROPERTY (EXISTING FENCE NOTED) AND SCREENING GARBAGE ENCLOSURES (NOTED GE - GARBAGE ENCLOSURE ON SITE PLAN)

DRIVETHRU - MINIMUM STACKING TO SPEAKER BOX OF 5 VEHICLES PROVIDED AT ALL PROPOSED LOCATIONS. NO SPEAKER BOXES ARE LOCATED WITHIN 91m FACING RESIDENTIAL PROPERTIES (WHERE SPEAKER BOXES EXIST NOTED AS **SB** IN SITE PLAN)