



SITE PLAN

DATA SUMMARY

SITE INFORMATION:	
ZONE	DC#2 (DIRECT CONTROL)
OVERALL SITE AREA	6.85 acres (27,923.3 m ²)
SITE AREA	6.25 acres (25,292.9 m ²)
GAS BAR SITE AREA	0.6 acres (2,428.1 m ²)
SITE COVERAGE	21.8%
MAX. BUILDING HEIGHT	10.5m or 2.5 STOREYS
SETBACKS:	FRONT: 6m, SIDE: 3m, REAR: 7.6m

BUILDING INFORMATION:		
CRU A	IMPERIAL (sq.ft.)	METRIC (m ²)
	7,270 sq.ft.	675.4m ²
CRU B	30,000 sq.ft.	2,787.1m ²
CRU C	27,380 sq.ft.	2,543.7m ²
GAS BAR	790 sq.ft.	73.4 m ²
TOTAL GROUND FLOOR AREA	65,439 sq.ft.	6,079.5 m²

PARKING REQUIREMENTS:

RETAIL:
 LESS THAN 2,000m² = 3.0 PER 100m² OF GFA
 2,000m² - 9,000m² = 3.5 PER 100m² OF GFA
 9,000m²+ = 4.3 PER 100m² OF GFA

DIMENSIONS: AISLE = 7.5m, STALL = 2.75m X 6.4m

OVERALL SITE PARKING

CRU A	675.4m ² /100m ² = 6.75x3.0=20.3	= 21
CRU B	2,787.1m ² /100m ² = 27.87x3.5=97.5	= 98
CRU C	2,543.7m ² /100m ² = 25.43x3.5=89.0	= 89
GAS BAR	73.4m ² /100m ² = 0.73x3.0=2.2	= 3

TOTAL SITE PARKING REQUIRED: 211 STALLS (3.2/1000)
 TOTAL SITE PARKING PROVIDED: 263 STALLS (4.0/1000)

PARKING RATIOS

EXISTING SITE PARKING: 233 STALLS (3.6/1000)
 PROVIDE SITE PARKING: 263 STALLS (4.0/1000)

