



PRELIMINARY

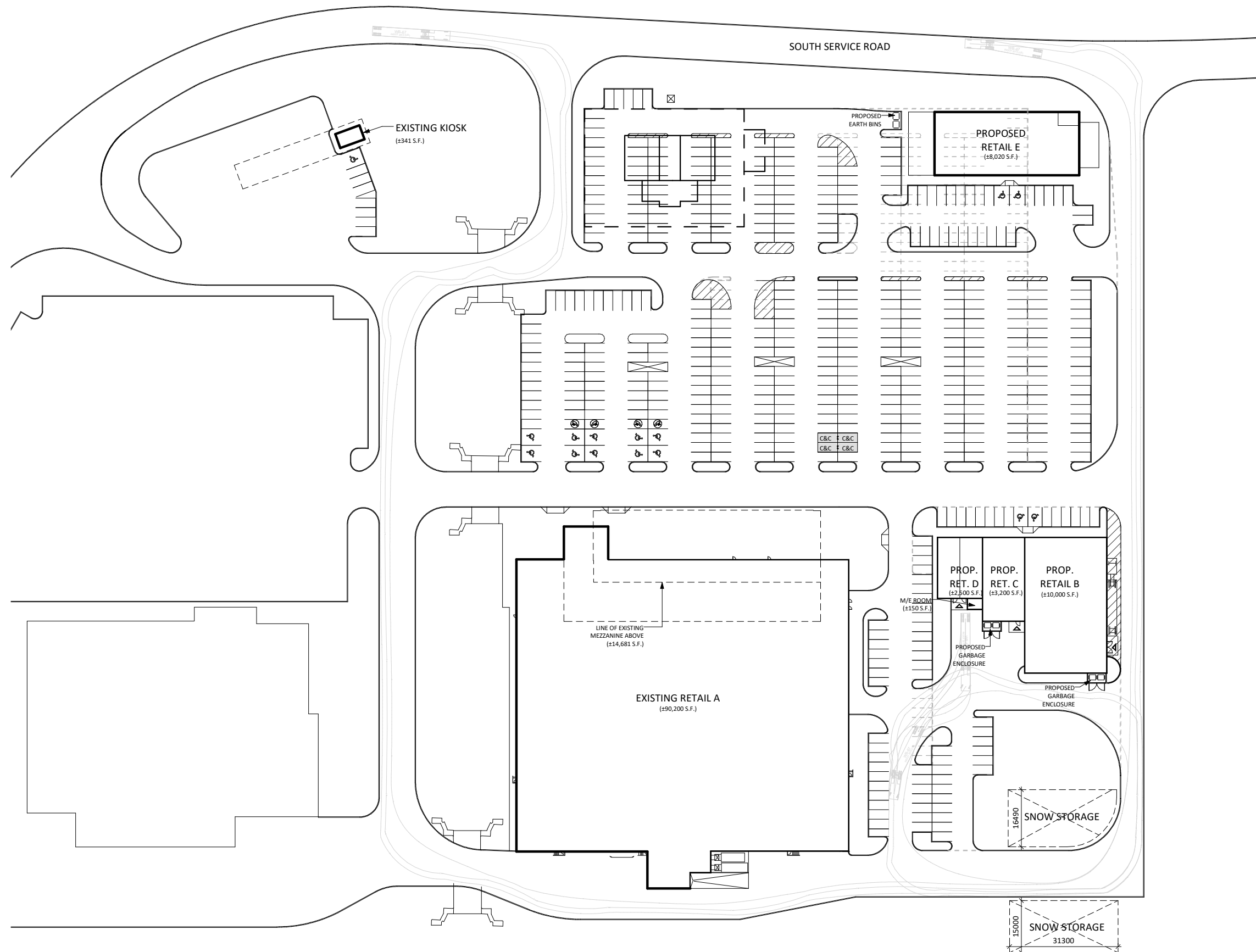
STATISTICS

SITE AREA	± 15.01 ACRES	± 6.07 HA.
EXISTING RETAIL A AREA	± 90,200 S.F.	± 8,380 S.M.
EXISTING RETAIL A AREA MEZZ.	± 14,681 S.F.	± 1,364 S.M.
EXISTING KIOSK AREA	± 341 S.F.	± 32 S.M.
PROPOSED RETAIL B AREA	± 10,000 S.F.	± 929 S.M.
PROPOSED RETAIL C AREA	± 3,200 S.F.	± 297 S.M.
PROPOSED RETAIL D AREA	± 2,500 S.F.	± 232 S.M.
PROPOSED RETAIL E AREA	± 8,020 S.F.	± 745 S.M.
M/E ROOM AREA	± 350 S.F.	± 33 S.M.
TOTAL RETAIL AREA	± 114,261 S.F.	± 10,615 S.M.
TOTAL GROUND FLOOR AREA	± 114,611 S.F.	± 10,648 S.M.
TOTAL BUILDING AREA	± 129,292 S.F.	± 12,012 S.M.
PARKING PROVIDED (N.I.C GARDEN CENTRE)	4.52/1000 S.F.	516 CARS 4.86/100 S.M.
PARKING PROVIDED (INC. GARDEN CENTRE)	3.87/1000 S.F.	442 CARS 4.16/100 S.M.
COVERAGE		18.66 %
EXISTING RETAIL AREA	± 90,541 S.F.	± 8,412 S.M.
PROPOSED RETAIL AREA	± 23,720 S.F.	± 2,203 S.M.
TOTAL RETAIL AREA	± 114,611 S.F.	± 10,615 S.M.
DIFFERENCE	± 23,720 S.F.	± 2,203 S.M.

REDACTED BOX DENOTES DDA AREA

ZONING REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA	2,000 S.M.	±60,700 S.M.
MAX. LOT COVERAGE	30%	18.66%
MIN. LOT FRONTAGE	30 METRES	318 METRES
MIN. FRONT YARD SETBACK	3 METRES	3 METRES
MIN. EXTERIOR SIDE YARD SETBACK	6 METRES	16 METRES
MIN. INTERIOR SIDE YARD SETBACK	3 METRES	154 METRES
MIN. REAR YARD SETBACK	7.5 METRES	85 METRES
MAX. BUILDING HEIGHT	8.5 METRES	7.25 METRES

PARKING TYPES	
CLICK & COLLECT	4 CARS
EXPECTANT MOTHER	4 CARS
BARRIER FREE	15 CARS



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CLEAN SITE PLAN

A1-37.2



SCALE = 1 : 1200 2018-08-13