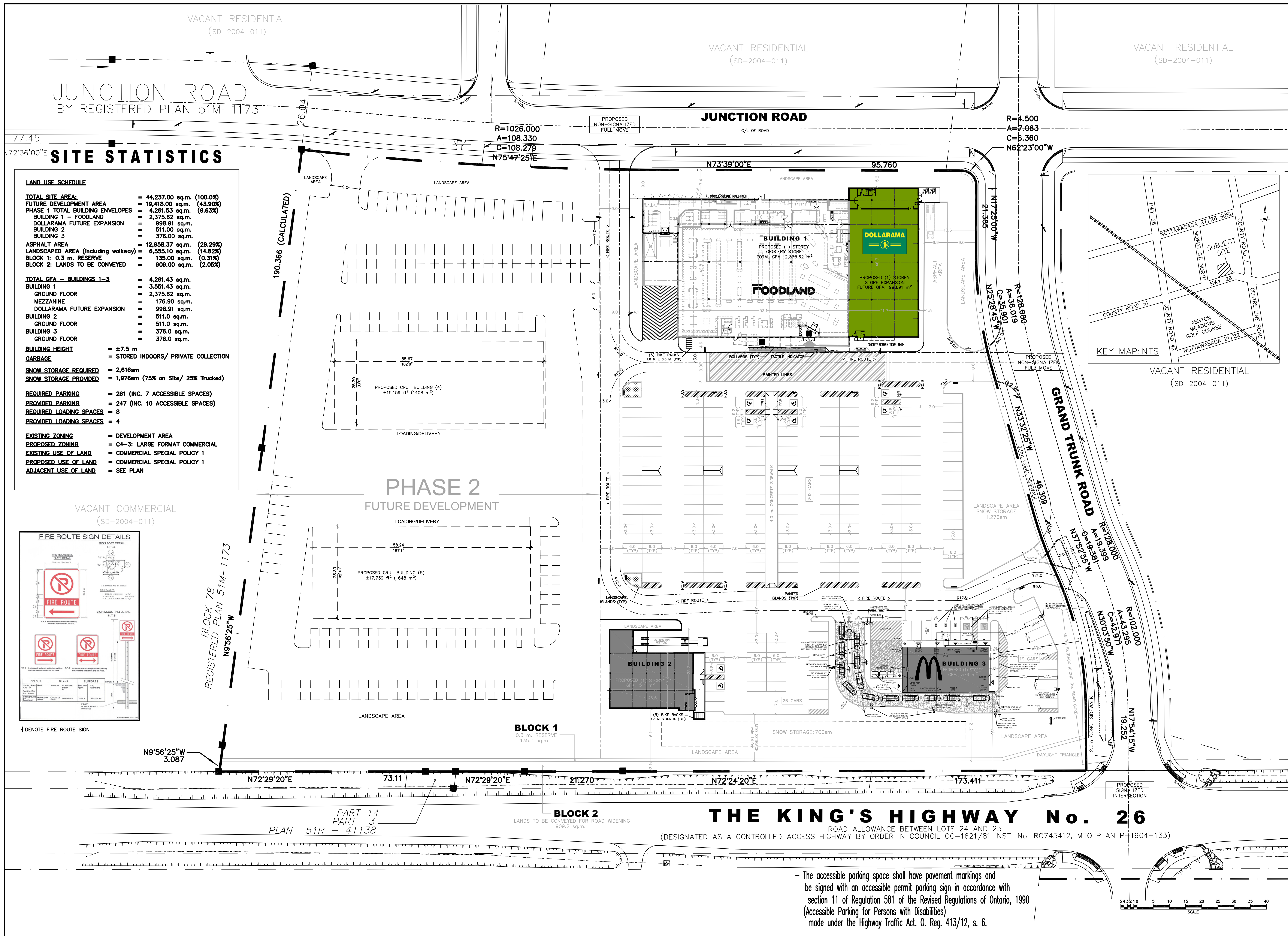




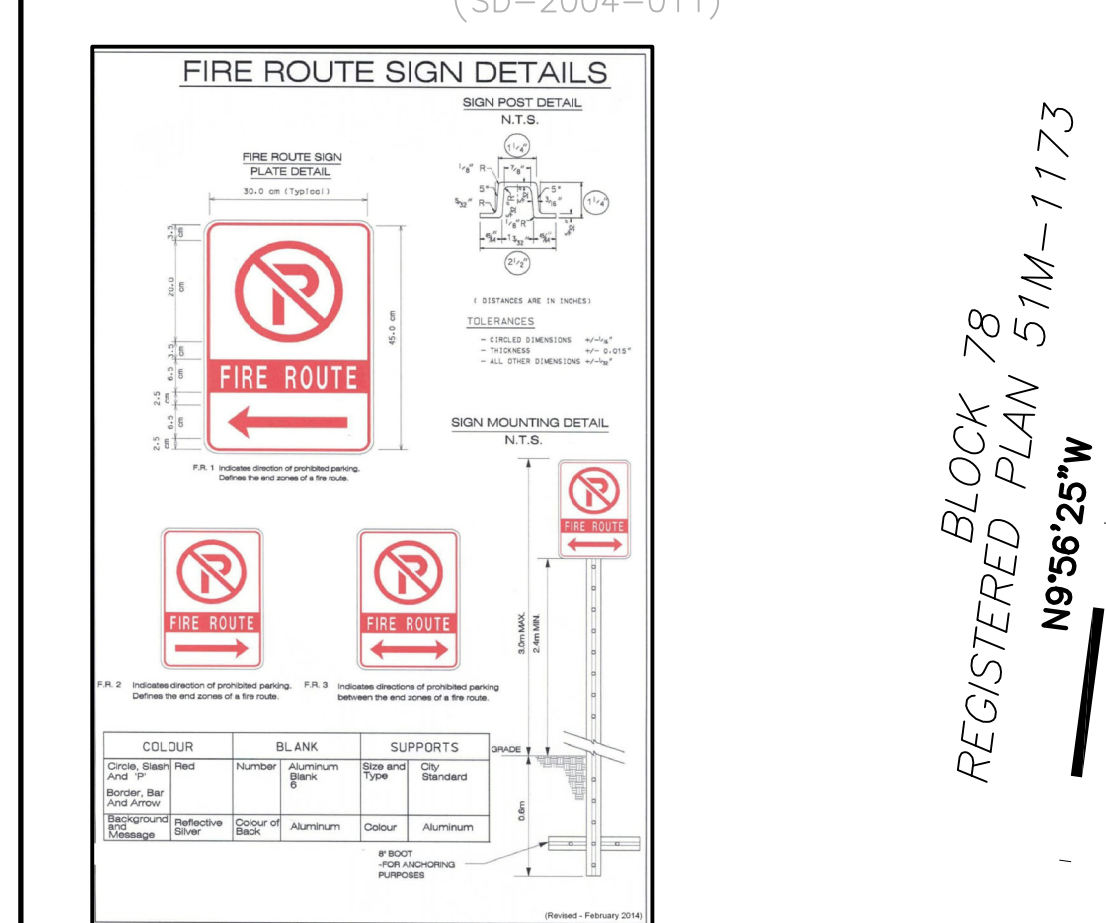
JUNCTION ROAD
BY REGISTERED PLAN 51M-1173

77.45
N72°36'00"E

SITE STATISTICS

LAND USE SCHEDULE	
TOTAL SITE AREA	= 44,237.00 sq.m. (100.0%)
FUTURE DEVELOPMENT AREA	= 19,418.00 sq.m. (43.90%)
PHASE 1 TOTAL BUILDING ENVELOPES	= 4,261.53 sq.m. (9.63%)
BUILDING 1 - FOODLAND	= 2,375.62 sq.m.
DOLLARAMA FUTURE EXPANSION	= 998.91 sq.m.
BUILDING 2	= 511.00 sq.m.
BUILDING 3	= 376.00 sq.m.
ASPHALT AREA	= 12,958.37 sq.m. (29.29%)
LANDSCAPED AREA (including walkway)	= 6,555.10 sq.m. (14.82%)
BLOCK 1: 0.3 m. RESERVE	= 135.00 sq.m. (0.31%)
BLOCK 2: LANDS TO BE CONVEYED	= 909.00 sq.m. (2.05%)
TOTAL GFA - BUILDINGS 1-3	
BUILDING 1	= 4,261.43 sq.m.
GROUND FLOOR	= 3,551.43 sq.m.
MEZZANINE	= 2,375.62 sq.m.
DOLLARAMA FUTURE EXPANSION	= 998.91 sq.m.
BUILDING 2	= 511.00 sq.m.
GROUND FLOOR	= 511.00 sq.m.
BUILDING 3	= 376.00 sq.m.
GROUND FLOOR	= 376.00 sq.m.
BUILDING HEIGHT	= ±7.5 m
GARAGE	= STORED INDOORS/ PRIVATE COLLECTION
SNOW STORAGE REQUIRED	= 2,616sm
SNOW STORAGE PROVIDED	= 1,976sm (75% on Site/ 25% Trucked)
REQUIRED PARKING	= 261 (INC. 7 ACCESSIBLE SPACES)
PROVIDED PARKING	= 247 (INC. 10 ACCESSIBLE SPACES)
REQUIRED LOADING SPACES	= 8
PROVIDED LOADING SPACES	= 4
EXISTING ZONING	= DEVELOPMENT AREA
PROPOSED ZONING	= C4-3: LARGE FORMAT COMMERCIAL
EXISTING USE OF LAND	= COMMERCIAL SPECIAL POLICY 1
PROPOSED USE OF LAND	= COMMERCIAL SPECIAL POLICY 1
ADJACENT USE OF LAND	= SEE PLAN

VACANT COMMERCIAL
(SD-2004-011)



1 DENOTE FIRE ROUTE SIGN

N9°56'25"W
3.087

N72°29'20"E

73.11

N72°29'20"E

211.270

N72°24'20"E

173.411

N72°29'20"E

73.11

N72°29'20"E

73.11

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