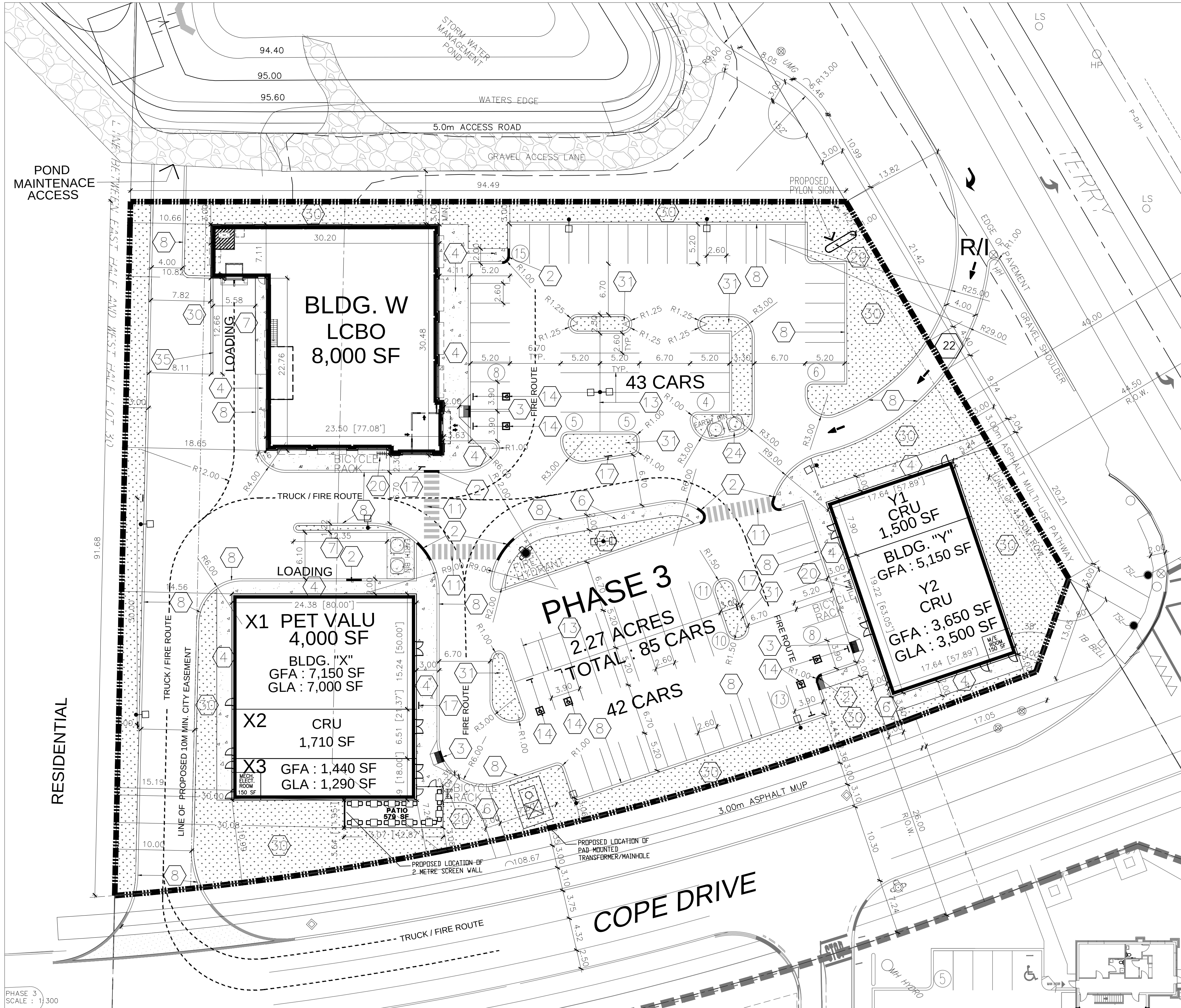




PHASE 3
SCALE : 1:300

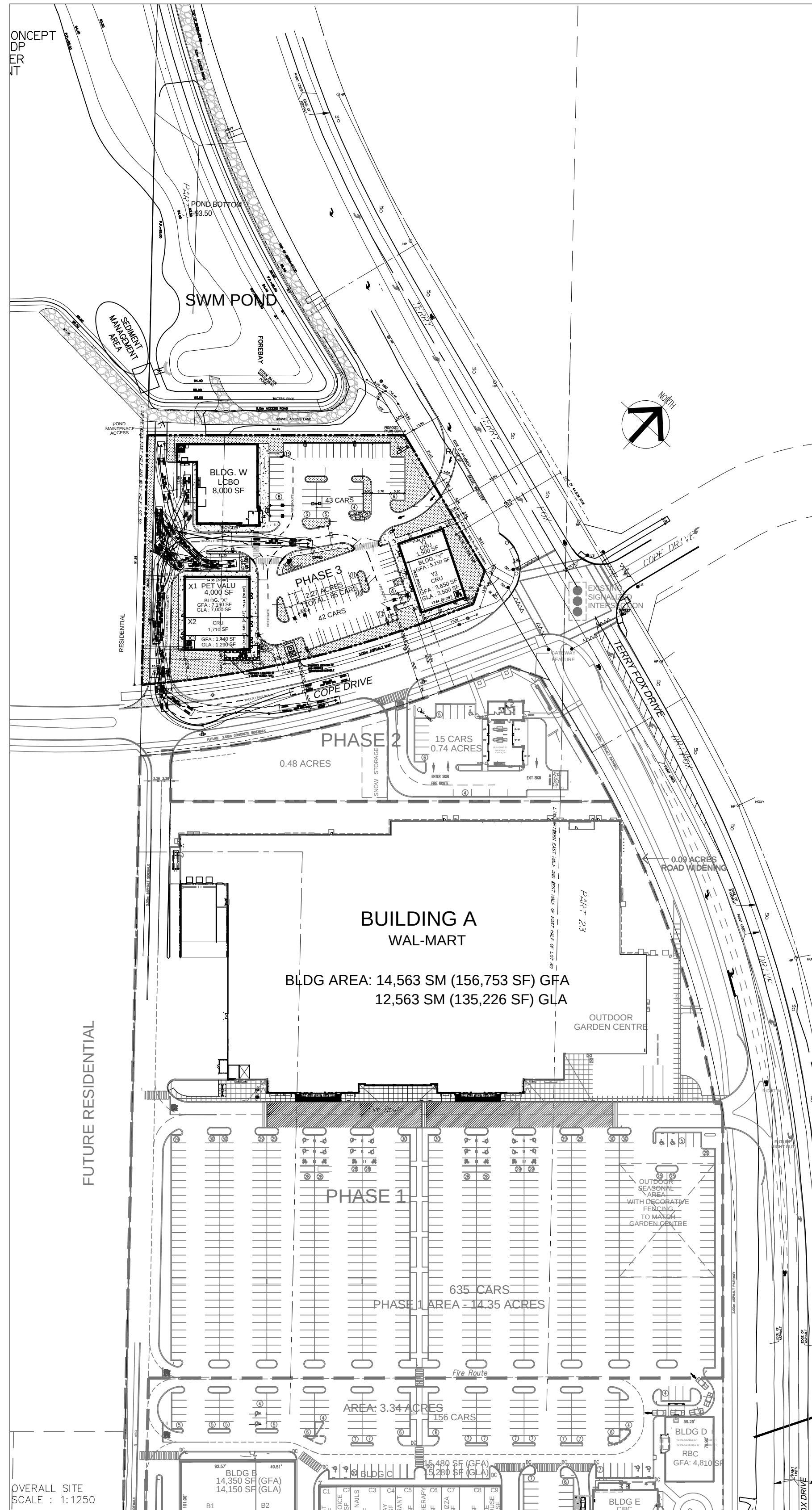
SITE ANALYSIS

MUNICIPAL ADDRESS : 1140 TERRY FOX DRIVE
ZONING DESIGNATION : GM1[2006]
SITE AREA
TOTAL SITE AREA : 8.07 HA (19.93 ACRES)
INTERIM SWM POND: 0.85 HA (2.12 ACRE)
TOTAL SITE (NET) AREA : 7.22 HA (17.81 ACRES)

PHASE 1 AREA : 5.81 HA (14.35 ACRES)
PHASE 2 AREA : 0.49 HA (1.22 ACRES)
PHASE 3 AREA : 0.92 HA (2.27 ACRES)

PHASE 3 :

PHASE 3 :			GFA		PROVIDED PARKING			
BUILDING	UNIT	USE	UNIT	BUILDING	REGULAR		BICYCLE	
					REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLDG W	1	RETAIL STORE	743.20 SM	743.20 SM	25.26 (3.4/100SM GFA)	85 CARS (INCLUDES 6 ACCESSIBLE SPACES, WHEREAS 4 ARE REQUIRED)	7.54 (1/250 SM GFA)	5
BLDG X	1	RETAIL STORE	371.61 SM	664.25 SM	12.63 (3.4/100SM GFA)			5
	2	RETAIL STORE	158.86 SM		5.40 (3.4/100SM GFA)			
	3	RESTAURANT	133.78 SM		13.37 (10/100SM GFA)			
BLDG Y	1	RESTAURANT	139.35 SM	478.45 SM	13.93 (10/100SM GFA)			5
	2	RETAIL/RETAIL FOOD STORE	339.10 SM		11.52 (3.4/100SM GFA)			
TOTAL			1,885.90 SM		82 REDUCED TO 71 BY APPLY THE SHARED PARKING PROVISIONS			85



OVERALL SITE
SCALE : 1:1250

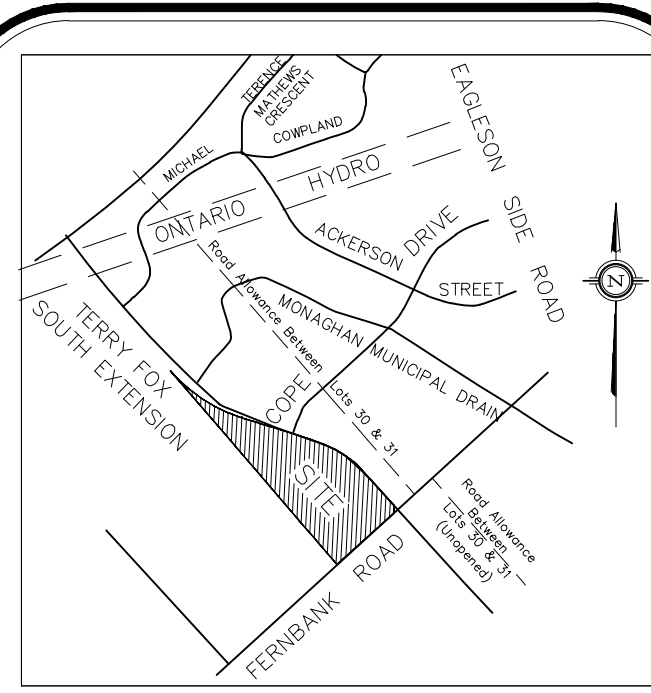
LOT COVERAGE IN PHASE 3 AREA : 1,885.90 SM/9,186.69 SM(2.27 ACRES)
= 20.53 %

OVERALL SITE:

TOTAL SITE (NET) AREA : 7.22 HA (17.81 ACRES)
TOTAL BUILDING AREA (GFA) : 20,419.23 SM (219,798 SF)
TOTAL PARKING REQUIRED : 736 CARS (3.40/100 SM)
(AS PER ZONING BY-LAW)
PARKING PROVIDED BASED ON GFA : 891 CARS (4.36/100 SM)
891 CARS (4.05/1000 SF)

NOTE : BUILDING W, X & Y ARCHITECTURAL DWG IS PREPARED BY
PAUL MARQUES ARCHITECTS

LEGAL SURVEY AND PROPERTY BOUNDARIES AS HERE SHOWN AND
TOPOGRAPHIC DATA WERE PREPARED BY STANTEC GEOMATICS AS
SET OUT ON THE SURVEY PREPARED ON MARCH 27TH, 2013



KEY PLAN
NOT TO SCALE

GENERAL NOTES :

- RECESSED CURB (REFER TO BUILDING DWG)
- DEPRESSED CONCRETE CURB AND RAMP
MAX. 1 TO 10 SLOPE WITH MIN 0.61 M TACTILE
WARNING SURFACE
- CONCRETE SIDEWALK AT BUILDING
- SPEED BUMP (REFER TO DETAIL)
- CONCRETE SIDEWALK
- LOADING DOCK AREA
- CONCRETE CURB
- SIAMSE CONNECTION
- GRANULAR SHOULDER
- PEDESTRIAN CROSSING
- WALL MOUNTED LIGHT FIXTURE
- 90° PARKING STRIPING (TYP.) AS SHOWN
- HANDICAP PARKING SPACE AND SIGN (TYP.)
- TRAFFIC FLOW ARROWS
- STOP BAR
- FIRE LANE MARKING
- IMPRESSED ASPHALT
- PARKING SPACE AND SIGN FOR CUSTOMER WITH CHILD
BIKE RACK
- TEMPORARY ASPHALT CURB
- RAISED MUP (MULTI-USE PATHWAY) CROSSING
FENCE
- CONCRETE CURB ISLAND (TYP.) AS SHOWN
- PEDESTRIAN CROSSING SIGN
- DIRECTIONAL SIGNS, 2.64m HIGH FROM FINISH
GRADE TO THE TOP OF SIGN
- STOP SIGN
- CART CORRAL (BY OTHERS)
- PLYON SIGN
- LANDSCAPED AREA
- LANDSCAPED ISLAND (TYP.) AS SHOWN
- PAINTED ISLAND (TYP.) AS SHOWN
- CONCRETE TRASH COMPACTOR PAD
- TRANSFORMER PAD (SEE ARCH. DWGS.)
- RETAINING WALLS AT LOADING DOCK (SEE ARCH. DWGS.)
- 115mm NORMAL BROKEN YELLOW LINE
AS PER LOCAL PROVINCIAL SPECS.
- SCREEN WALL
- 115mm SINGLE SOLID YELLOW LINE PER M.T.Q
AS PER LOCAL PROVINCIAL SPECS.
- 115mm SINGLE SOLID YELLOW TRAFFIC ALIGNMENT LINE
- PEDESTRIAN CROSSING
100mm PAINTED WHITE STRIPES 600mm O.C AT 45°

SA-003

LEGEND

- CONCRETE CURB
- PAINTED ISLAND
- LANDSCAPED ISLAND (CONCRETE CURB)

10 5 0 10 20 30 METRES

NO.	DESCRIPTION	REVISIONS	DATE	BY	QTY
1	ISSUED FOR CITY COMMENTS		FEB. 20, 2020	PC	
2	ISSUED FOR CITY COMMENTS		JAN. 16, 2020	PC	
3	ISSUED FOR SITE PLAN APPROVAL		NOV. 06, 2019	PC	
4	ISSUED FOR SITE PLAN APPROVAL		OCT. 30, 2019	PC	
5	ISSUED FOR SITE PLAN APPROVAL		OCT. 10, 2019	PC	

COMMERCIAL DEVELOPMENT
1140 TERRY FOX DRIVE
KANATA SOUTH, ONTARIO
3200 HIGHWAY 7, VAUGHAN, ON, L4K 5Z5
TEL: 905-326-6400 FAX: 905-760-6220

SITE PLAN-PHASE 3

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
280 TOWN CENTRE BLVD., SUITE 300
MARKHAM, ONTARIO CANADA L3R 8H8
TEL: 905-470-7000 FAX: 905-470-2900



DESIGN BY : AH
DRAWN BY : PC
SCALE : AS SHOWN
CONSULTANTS : NO.

CHECKED BY : AH
CHECKED BY : PC
DATE : FEBRUARY 20, 2020

PROJECT No.
07040
DRAWING No.
SA-003