



SITE INFORMATION
Zoning is RL - Residential Low-Rise Zone. (TABLE 3C.12.8 SERVICE TRADE - PERMITTED)
(TABLE 3C.13)
Maximum Lot Coverage - 60%
Maximum Floor Area Ratio - .075
Max height - 11 m (36')
Minimum setbacks to the:
Front Yard : 6.0 m
Rear Yard : 3.5m
Side site line: 1.2 m
: 450 mm from flanked yard.
PROPOSED DEVELOPMENT:
BUILDING: 25 X 80 = 2000 sq. ft. (185.8m ²)
LOT SIZE: (1202 RETALLACK)
: 6250 sq. ft. (580.6 m ²)
F.A.R. = 185.6/ 580.6= 0.32
WALL HEIGHT - 12' (3.048 m)
2 - 10' (h) x 12' (w) OVERHEAD DOOR
2 - 915 X 2134 ENTRANCE / EXIT DOORS



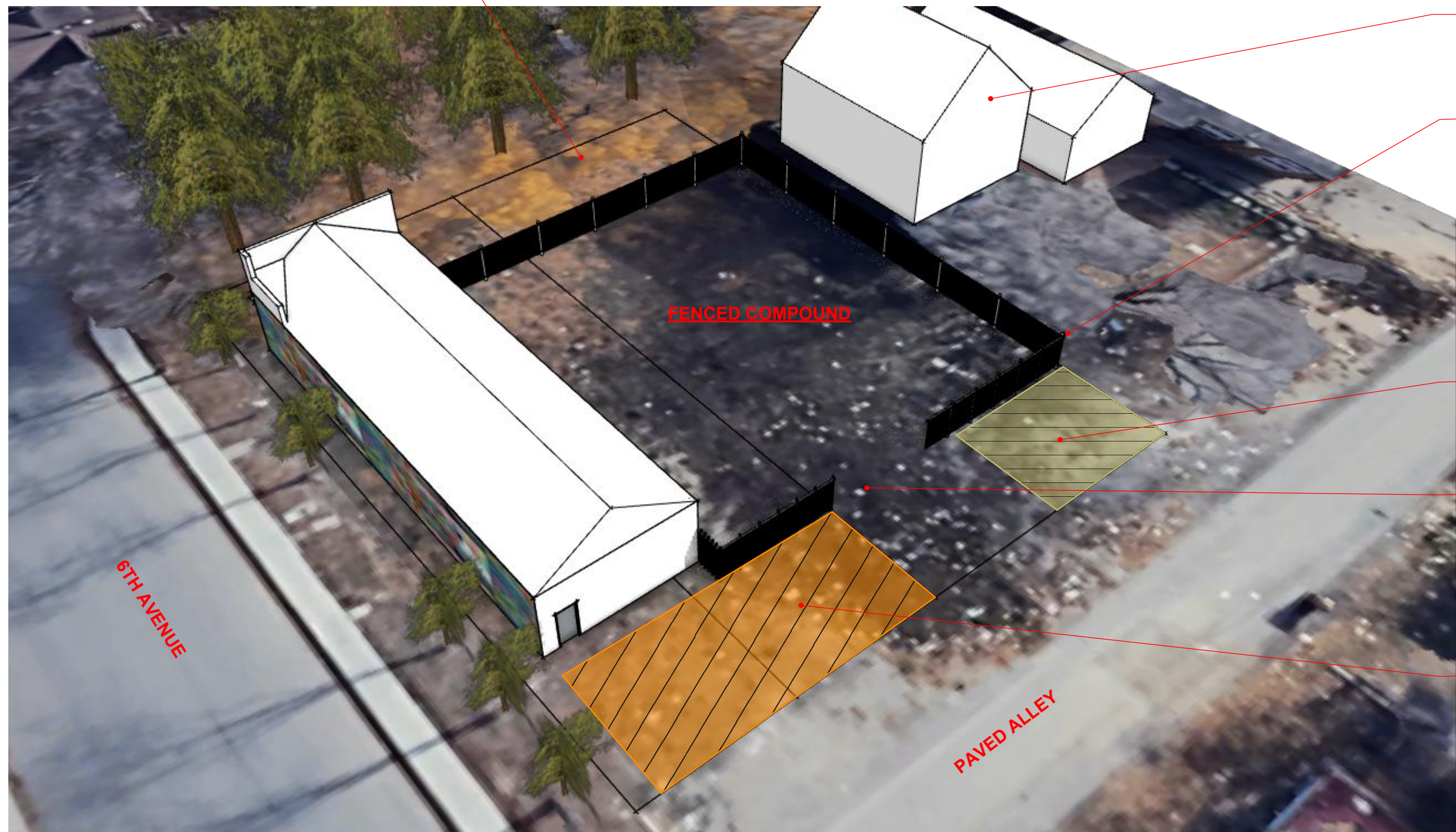
OPPORTUNITIES FOR COMMUNITY GATHERING PLACE, COMMUNITY ART AND LANDSCAPING.

VIEW FROM THE NORTH EAST
02 - scale: N.T.S.

THE PROPOSED SINGLE-STOREY COMMERCIAL BUILDING INTENDS TO BLEND THE TIMELESS CHARM OF A TRADITIONAL CORNER GROCERY STORE WITH A CLEAN, CONTEMPORARY AESTHETIC. THE FRONT FAÇADE COULD FEATURE TRADITIONAL ELEMENTS SUCH AS LARGE STREET-FACING DISPLAY WINDOWS, A RECESSED ENTRANCE, DECORATIVE BRICKWORK, AND A PROMINENT PARAPET, REINTERPRETED WITH MODERN MATERIALS, SIMPLIFIED DETAILING, AND EXPANSIVE GLAZING. A REFINED PALETTE OF BRICK, METAL ACCENTS, AND CONTEMPORARY LIGHTING CREATES A WELCOMING STREETSCAPE THAT PAYS HOMAGE TO THE CHARACTER OF HISTORIC NEIGHBOURHOOD SHOPS WHILE PROVIDING A FRESH, FUNCTIONAL, AND VISUALLY APPEALING DESIGN SUITED TO TODAY'S COMMERCIAL ENVIRONMENT.



OPPORTUNITIES FOR COMMUNITY GATHERING PLACE, COMMUNITY ART AND LANDSCAPING.



VIEW FROM THE NORTH WEST
03 - scale: N.T.S.