

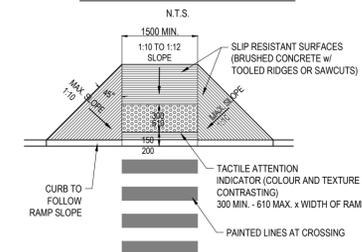


Monteith Brown
planning consultants

LEGEND

- SUBJECT LANDS
- POTENTIAL DOOR LOCATION
- FIRE HYDRANT
- BARRIER FREE RAMP WITH TACTILE RAMP (SEE DETAIL)
- LIGHT STANDARD

BARRIER-FREE CURB DETAIL



NOTE: BARRIER-FREE CURBS TO CONFORM TO OBC 3.8.3.2. (2) (3) TACTILE ATTENTION INDICATORS TO CONFORM TO O.B.C. 3.8.3.18.

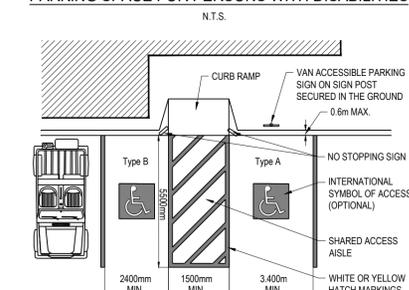
Holding Provisions

- h Securities paid and DA signed
- h-11 Appropriate access arrangements
- h-95 Urban Design
- h-100 Looped watermain service
- h-105 Stormwater Management Report
- h-135 Traffic Impact Study for Commercial

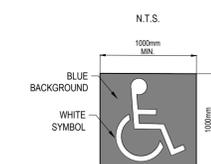
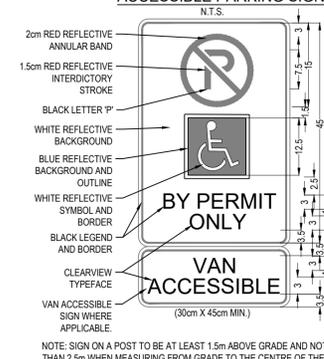
Building A Potential Floor Plan

- Main Floor Leaseable Area = 707m²
- Suite 1 - 214m²
- Suite 2 - 141m²
- Suite 3 - 103m²
- Suite 4 - 128m²
- Suite 5 - 121m²
- Second Floor Leaseable Area = 607m²
- Suite 201 - 108m²
- Suite 202 - 108m²
- Suite 203 - 135m²
- Suite 204 - 176m²
- Suite 205 - 80m²
- Leaseable Floor Area Total = 1314m²

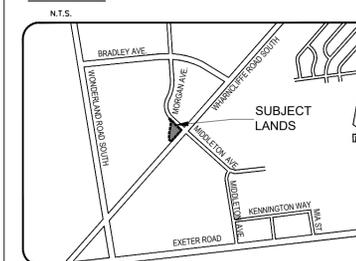
PARKING SPACE FOR PERSONS WITH DISABILITIES



ACCESSIBLE PARKING SIGN



KEY PLAN:



Site Data Table		
Restricted Service Commercial Zone		
Regulated	RSC3(18) RSC4(16)	CONCEPT
PERMITTED USES	RSC3(18) Assembly halls; Clinics; Commercial recreation establishments; Emergency care establishments; Funeral homes; Medical/dental offices; Private clubs; RSC4(16) Automobile repair garage; Automotive uses restricted; Bake shops; Convenience service establishments; Convenience stores; Day care centres; Duplicating shops; Financial institutions; Florist shops; Personal service establishments; Restaurants; Video rental establishments; Self-storage Establishments	To be determined. Restaurant.
LOT AREA		5896m ²
LOT FRONTAGE	30m Min.	97m
LOT DEPTH	50m Min.	55m
FRONT YARD & EXTERIOR SIDE YARD DEPTH	1m Min.	1m
REAR YARD & INTERIOR SIDE YARD DEPTH	6.0m Min.	20m
LANDSCAPE OPEN SPACE	15% Min.	31%
LOT COVERAGE	30% Max.	16%
BUILDING HEIGHT	12m Max.	10.8m
PARKING FOR BUILDING A	PER GROSS FLOOR AREA TIER 2 = 1/30m ² (personal service establishment & clinic) TIER 3 = 1/50m ² (bake shop, day care, financial institution, medical/dental)	1/30m ² = 50
PARKING FOR BUILDING B	TIER 1 1/20m ² (restaurant = 7 min (Stacking spaces included in the overall parking requirement)	7
STACKING SPACES FOR DRIVE THRU	Donut / Coffee Shop = 15 stacking spaces min.	15
ACCESSIBLE PARKING	4% of required spaces = 4 min.	4
BICYCLE PARKING	TIER 1 = 3 spaces / use plus 0.3 spaces for each 100m ² gross floor area = 21 + 5 = 26 min.	26

* REPRESENT MINOR VARIANCE GRANTED A-136-22

No.	REMARKS	DATE
3	Approved MV & Add turn lanes	Nov 2023
2	Site Plan Submission	Dec 2022
1	Site Plan Pre Consult	Oct 2020

RECORD OF SUBMISSION

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1 : 300

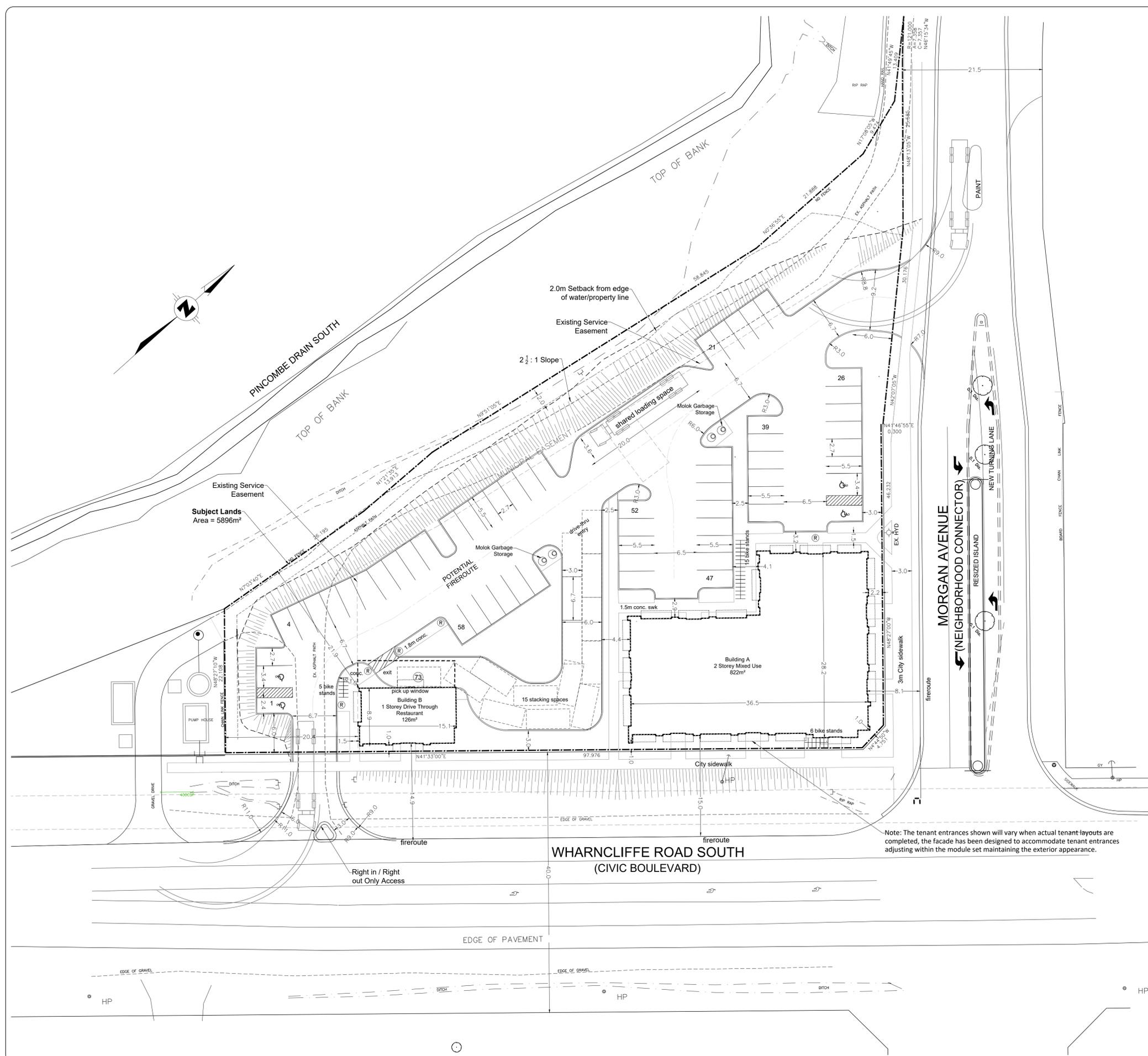
APPLICANT: Gama Auto Spare Parts Inc

PROJECT TITLE: The Gama Centre Commercial Site Plan 3505 Morgan Avenue

Prepared by: bs
Checked by: jmc
Scale: (24"x36") 1 : 300

Drawn by: bs
Surveyed by: AGM
Date: Dec 06, 2023

Sheet No. SP1
City File No. SPA22-097
File No. 20-1410



Note: The tenant entrances shown will vary when actual tenant layouts are completed, the facade has been designed to accommodate tenant entrances adjusting within the module set maintaining the exterior appearance.