CONCEPTUAL PLAN OF SUBDIVISION

McPHILLIPS STREET

193.09

LOT 1

SP PLAN 24643

122.76

44.953

67.97

RIGHT-OF-WAY (CAVEAT No. 2250125/1)

67.97

128.35

244.35

29.211

LOT C± 0.56 ac
(2246.03sm)

RMF-L

7.408

54.079

PROPOSED LOT D
± 13.58 ac (54956.87sm)

EXISTING C4 ZONING
TO REMAIN

LOT 2

SP PLAN 24643

24.852

37.577

33.555

131.82

29.911

10.512

47.627

HYDRO EASEMENT (CA No. 1965

11.828

58.642

77.743

LOT B
± 0.77 ac (3107.30sm)

RMF-L

47.832

LOT A
± 1.09 ac (4392.23sm)

RMF-L

30.036

4.004

43.981

106.330

321.23

CARRUTHERS AVE

COTTINGHAM STREET

NORTH 0 5 10 15 25 50m

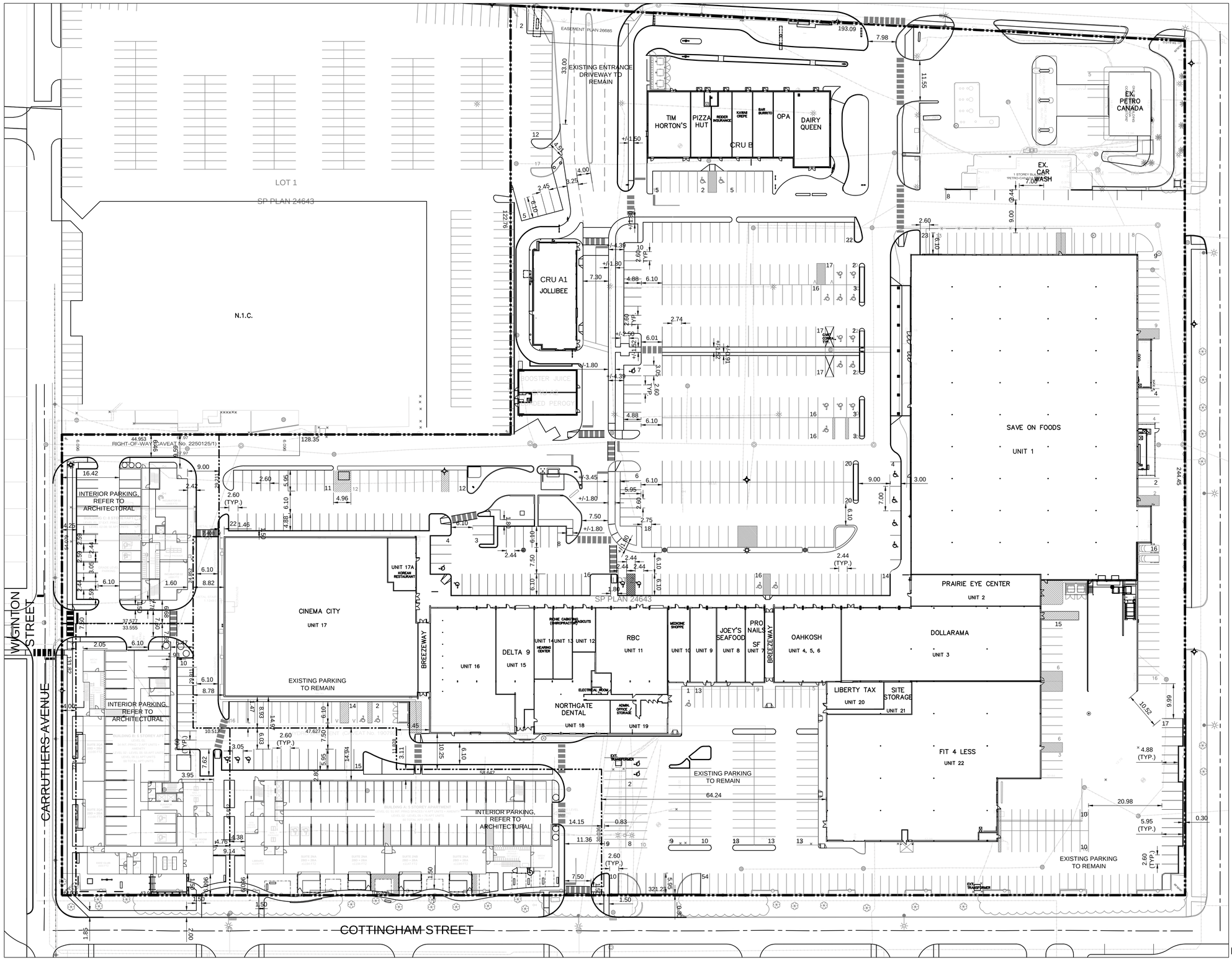
Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.0

June 2022

SITE PLAN OF OVERALL COMMERCIAL PROPERTIES



Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.0a

June 2022

CONTEXT PLAN

PEDESTRIAN STRATEGY

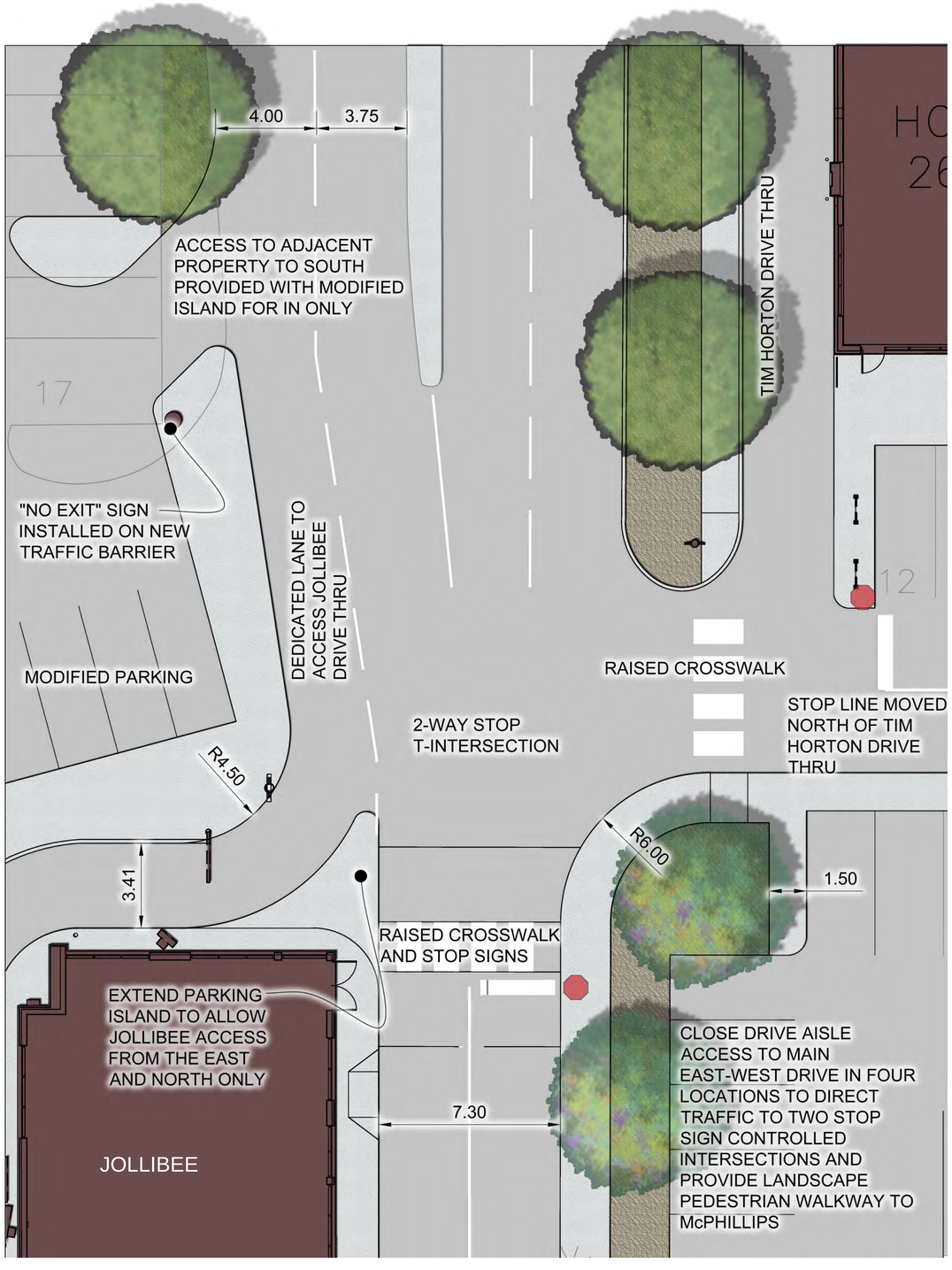
The site plan was updated to include a separate, safe, internal pedestrian network. These landscaped pedestrian sidewalk connections link the on-site buildings to bus stops on McPhillips and sidewalks in the surrounding residential neighbourhood. Newly included are the addition of sidewalks on the north side of Carruthers and on the west side of Cottingham along the frontages of the proposed Northgate Residences.

1. Improved defined pedestrian routes with sidewalks and trees, connecting the community and new residences with existing shops, restaurants, and services.
2. Enhanced Transit pedestrian network to facilitate pedestrian flow to and from transit stops.
3. Sidewalk connection to Wiginton and Carruthers.
4. Sidewalk in widened Carruthers right-of-way.
5. Sidewalk connections along Cottingham.
6. Sidewalk connecting ground floor residences to overall walkway system.

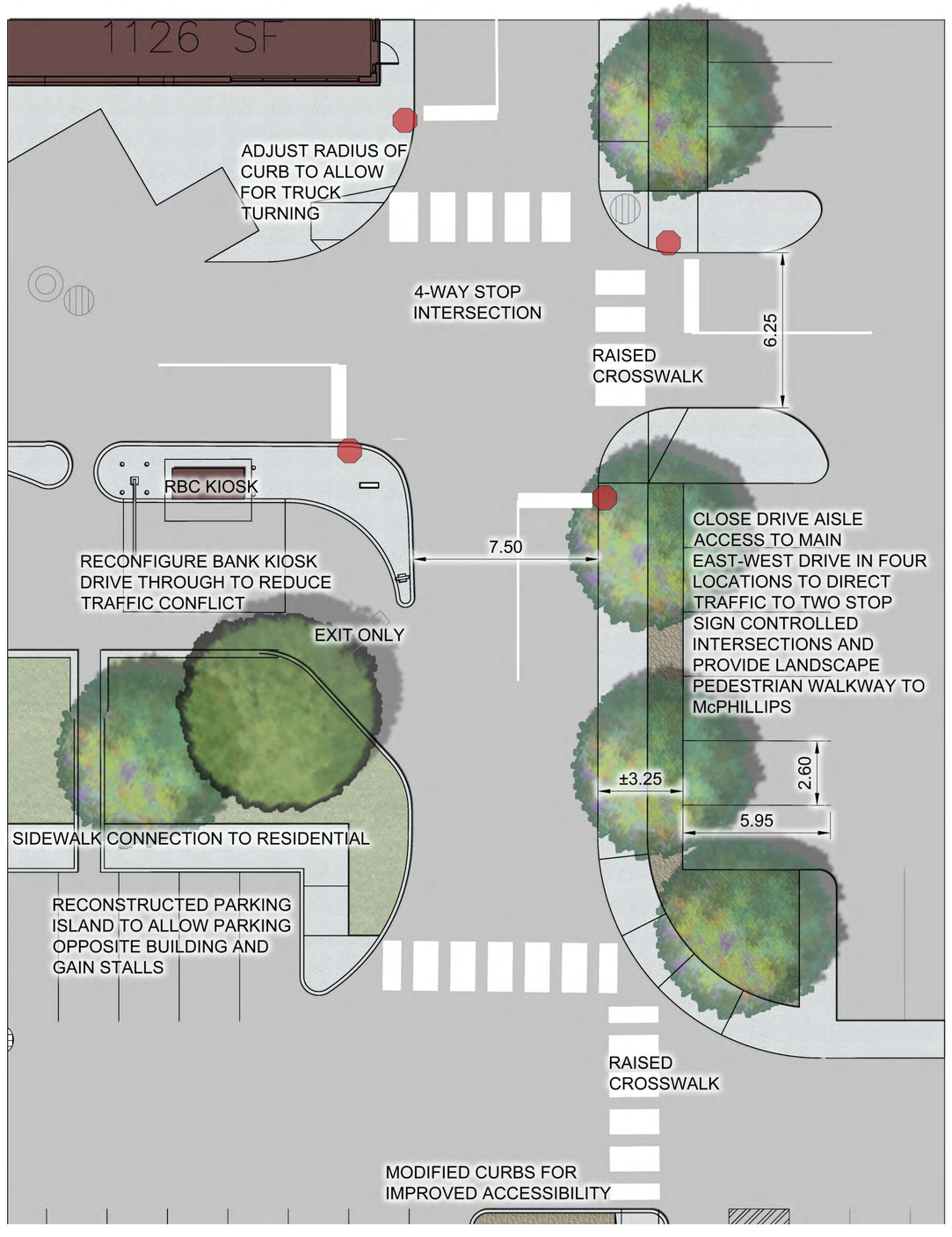
McPHILLIPS STREET
PETRO CANADA
JOLLIBEE
ENLARGEMENT 1 ON 1.1a
ENLARGEMENT 2 ON 1.1a
SAVE ON FOODS
DAFOE BOULEVARD
RIGHT-OF-WAY (CAVEAT No. 2250125/1)
CINEMA CITY
WIGINTON STREET
CARRUTHERS AVENUE
NORTHGATE RESIDENCES
FIT4LESS
COLISH DRIVE
COTTINGHAM STREET
PEARCE AVENUE
MELLISH AVENUE

LEGEND
EXISTING PEDESTRIAN CIRCULATION
NEW PEDESTRIAN CIRCULATION
RESIDENTIAL
SIDEWALK
COMMERCIAL
ASPHALT
LANDSCAPE
NORTH 0 5 10 15 25 50m

PEDESTRIAN IMPROVEMENTS ENLARGEMENT



ENLARGEMENT 1 - IMPROVEMENTS TO EXISTING EAST-WEST DRIVEWAY FROM MAPLEGLEN SIGNALIZED INTERSECTION



ENLARGEMENT 2 - IMPROVEMENTS TO EXISTING EAST-WEST DRIVEWAY

CONCEPTUAL SITE PLAN

BUILDING STATISTICS	LOT A	LOT B	LOT C
SITE AREA	1.09 ACRES	0.77 ACRES	0.56 ACRES
UNIT COUNT			
BUILDING A	81		
BUILDING B		67	
BUILDING C			56
PARKING STATS			
REQUIRED	97	80	67
(1.5 STALLS/ UNIT @ 80% FOR URBAN INFILL)			
PROPOSED			
SURFACE PARKING	14	11	27
INDOOR PARKING	51	34	
TOTAL PARKING	65	45	27

*PARKING DEFICIT ACCOUNTED FOR IN PARKING MANAGEMENT PLAN WITH MALL BELOW

ACCESSIBLE STALLS (VAN)			
REQUIRED	4(2)	4(2)	3(1)
PROPOSED	4	3(2)	2(1)

*NUMBER OF ACCESSIBLE STALLS REQUIRED FOR 204 TOTAL UNITS IS 7(2)

BICYCLE PARKING			
REQUIRED	10	8	7
PROPOSED	27 (25 INDOOR)	27 (25 INDOOR)	27 (25 INDOOR)

MOLOCK BINS
NEW SIDEWALK
SHRUBS AND TREE PLANTING
RAISED CROSSWALK
SMALL FRUITING TREES ALONG BUILDING FACE
PLANTERS DEFINE EDGE OF PRIVATE PATIOS
CARRUTHERS STREESCAPE WITH STREET TREES, SIDEWALK AND SODDED BOULEVARD
PATIO WITH BBQ AND PLANTERS AROUND
STEAM PLAY SPACE
SIDEWALK AT CURB TO PROVIDE MORE SPACE AT PUBLIC BUILDING USES AND TO PROTECT EXISTING BOULEVARD TREES
MOLOCK BINS FOR WASTE & RECYCLING
TYPICAL SHRUB PLANTING BED
PLAZA SPACE
FENCING. DEFINES PRIVATE PATIOS
LANDSCAPE BUFFER TO SUITES WITH FRUITING SHRUBS OPEN
GREEN SPACES
EXISTING PARKING TO REMAIN
SMALL CAR PARKING
PARKING ISLAND
EXISTING INTERSECTION WITH NEW 4 WAY STOP
EXISTING KIOSK TO REMAIN
EXISTING CONCRETE ISLANDS TO REMAIN
DECIDUOUS SHADE TREES IN SOD
TYPICAL SHRUB BED PLANTING
SIDEWALK CURVES AROUND EXISTING TREES
EXISTING TREES TO REMAIN
GARDEN BEDS IN OPEN AREA WITH FULL SUN
TOPSOIL AND SOD
INTERIOR PARKING, REFER TO ARCHITECTURAL
GRADE LEVEL PARKING
LOT C
BUILDING C: 8 STOREYAPT
LEVEL 01: 27 EXT PRKG / AMENITY
LEVEL 02-08: 56 APT. UNITS
LOT B
BUILDING B: 6 STOREY APT
LEVEL 01
34 INT. PRKG / 2 APT. UNITS + AMENITY
LEVEL 02 - LEVEL 05: 55 APT. UNITS
LEVEL 06: 11 APT. UNITS
68 TOTAL APT. UNITS
LOT A
BUILDING A: 5 STOREY APARTMENT
LEVEL 01: 51 INT. PRKG SPACES / 4 APT. UNITS + AMENITY
LEVEL 02 - LEVEL 05 = 76 APT. UNITS
80 TOTAL APT. UNITS
CINEMA CITY
UNIT 17
1341 SF
UNIT 17A
KOREAN RESTAURANT
DELTA 9
UNIT 16
UNIT 15
UNIT 14
UNIT 13
UNIT 12
HEARING CENTER
RICHIE CABIGTING (CHIROPRACTOR)
RBC
UNIT
NORTHGATE DENTAL
UNIT 18
ELECTRICAL ROOM
ADMIN. OFFICE / STORAGE
EXT. TRANSFORMER
BREEZEWAY
SP PLAN 24
WIGINTON STREET
CARRUTHERS AVE
COTTINGHAM STREET
COLISH DRIVE
PEARCE AVENUE
NORTH 0 5 10 15 25 50m

CONCEPTUAL SITE PLAN

MOLOCK BINS
NEW SIDEWALK
SHRUBS AND TREE PLANTING
RAISED CROSSWALK
SMALL FRUITING TREES ALONG BUILDING FACE
PLANTERS DEFINE EDGE OF PRIVATE PATIOS
CARRUTHERS STREESCAPE WITH STREET TREES, SIDEWALK AND SODDED BOULEVARD
PATIO WITH BBQ AND PLANTERS AROUND
STEAM PLAY SPACE
SIDEWALK AT CURB TO PROVIDE MORE SPACE AT PUBLIC BUILDING USES AND TO PROTECT EXISTING BOULEVARD TREES
KIDS CLUB PICKUP / DROP OFF
FENCING. DEFINES PRIVATE PATIOS
LANDSCAPE BUFFER TO SUITES WITH FRUITING SHRUBS OPEN
GREEN SPACES
SIDEWALK CURVES AROUND EXISTING TREES
EXISTING TREES TO REMAIN
GARDEN BEDS IN OPEN AREA WITH FULL SUN
TOPSOIL AND SOD
TYPICAL SHRUB PLANTING BED
DECIDUOUS SHADE TREES IN SOD
TYPICAL SHRUB BED PLANTING
RAISED CROSSWALK
EXISTING INTERSECTION WITH NEW 4 WAY STOP
EXISTING KIOSK TO REMAIN
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PARKING ISLAND
SMALL CAR PARKING
EXISTING PARKING TO REMAIN
MOLOCK BINS FOR WASTE & RECYCLING
INTERIOR PARKING, REFER TO ARCHITECTURAL
GRADE LEVEL PARKING
GRADE LEVEL PARKING ENTRY
METAL SIGN
METAL STAIRS
ENTRANCE
CANOPY
SP PLAN 24643
HYDRO EASEMENT (CAVEAT No. 1907911)
EXT. TRANSFORMER
WIGINTON STREET
CARRUTHERS AVE
COTTINGHAM STREET
COLISH DRIVE
PEARCE AVENUE
LOT C
BUILDING C: 8 STOREY APT
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KOREAN RESTAURANT
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UNIT 15
RICHIE CABIGTING (CHIROPRACTOR)
MAGICUTS
UNIT 14
UNIT 13
UNIT 12
HEARING CENTER
RBC
UNIT 11
MEDICINE SHOPPE
UNIT 10
ELECTRICAL ROOM
NORTHGATE DENTAL
UNIT 18
ADMIN. OFFICE / STORAGE
UNIT 19
SUITE 2QA 2BD + 2BA ±1166 FT2
INCUBATOR 01 ±1500 FT2
INCUBATOR 02 ±888 FT2
ELEVATOR LOBBY
MAIL + PACKAGE
GREAT ROOM ±1510 FT2
12 EMPLOYEES TOTAL 5 EMPLOYEES WORKING AT ANY GIVEN TIME KIDS' CLUB ±600 FT2
COMMUNITY KITCHEN ±880 FT2
LIBRARY ±1100 FT2
SUITE 2NA 2BD + 2BA ±1194 FT2
SUITE 2NB 2BD + 2BA ±1147 FT2
FUTURE BRIDGE ABOVE
SITE OFFICE ±200 FT2
BICYCLE STORAGE / PET WASH
MECH/ ELEC
44.953
RIGHT-OF-WAY (CAVEAT No. 2250125/1)
128.35
37.577
33.555
54.079
29.862
29.911
58.642
47.627
10.512
11.838
7.408
6.557
321.23
30.036
58.19
55.00
22.30
38.82
14.15
11.36
7.50
6.10
5.95
4.96
2.60 TYP.
2.44 TYP.
2.75
1.90
0.83
1.46
1.42
8.93
14.96
6.03
7.50
14.84
3.05
7.62
3.89
2.37
6.48
10.35
6.68
7.65
6.47
8.78
8.82
4.76
4.36
2.50
1.50
0.50
2.00
0.30
2.32
0.10
2.44
2.09
3.05
2.59
16.42
34.62
34.66
13.00
12.50
14.00
12.95
12.00
9.00
6.10 TYP.
3.00
1.80
1.60
1.00
0.90
0.80
0.70
0.60
0.40
0.20
0.15
0.13
0.12
0.11
0.09
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01

LEGEND

- CONCRETE SIDEWALK
- MULCH BED
- SOD
- PAINTED ISLAND
- PROPOSED PINNED CURB
- PROPOSED RAISED CROSSWALK
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- V VISITOR PARKING

BUILDING STATISTICS	LOT A	LOT B	LOT C
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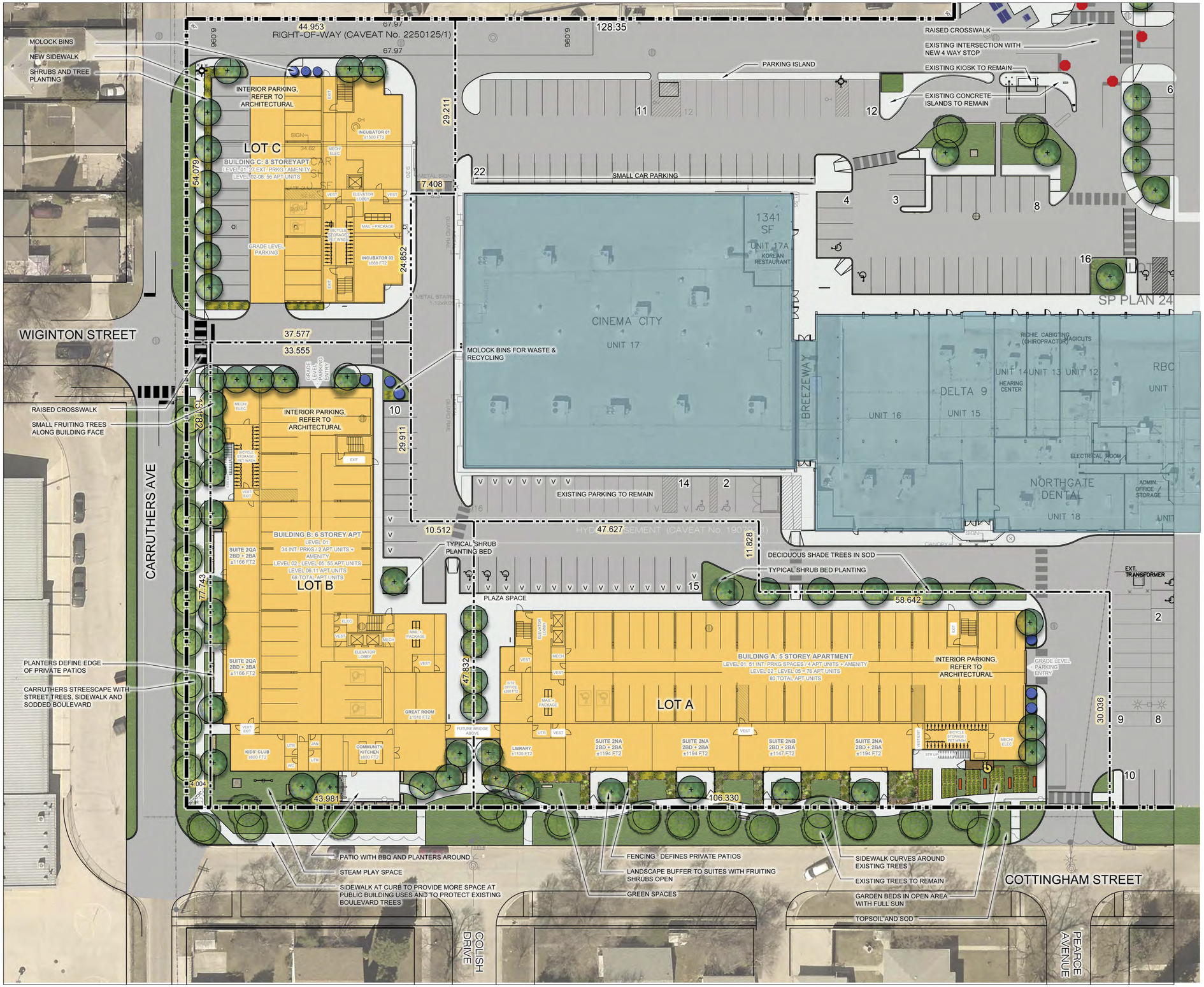
NORTH 0 5 10 15 25 50m

Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.2
June 2022

CONCEPTUAL LANDSCAPE PLAN

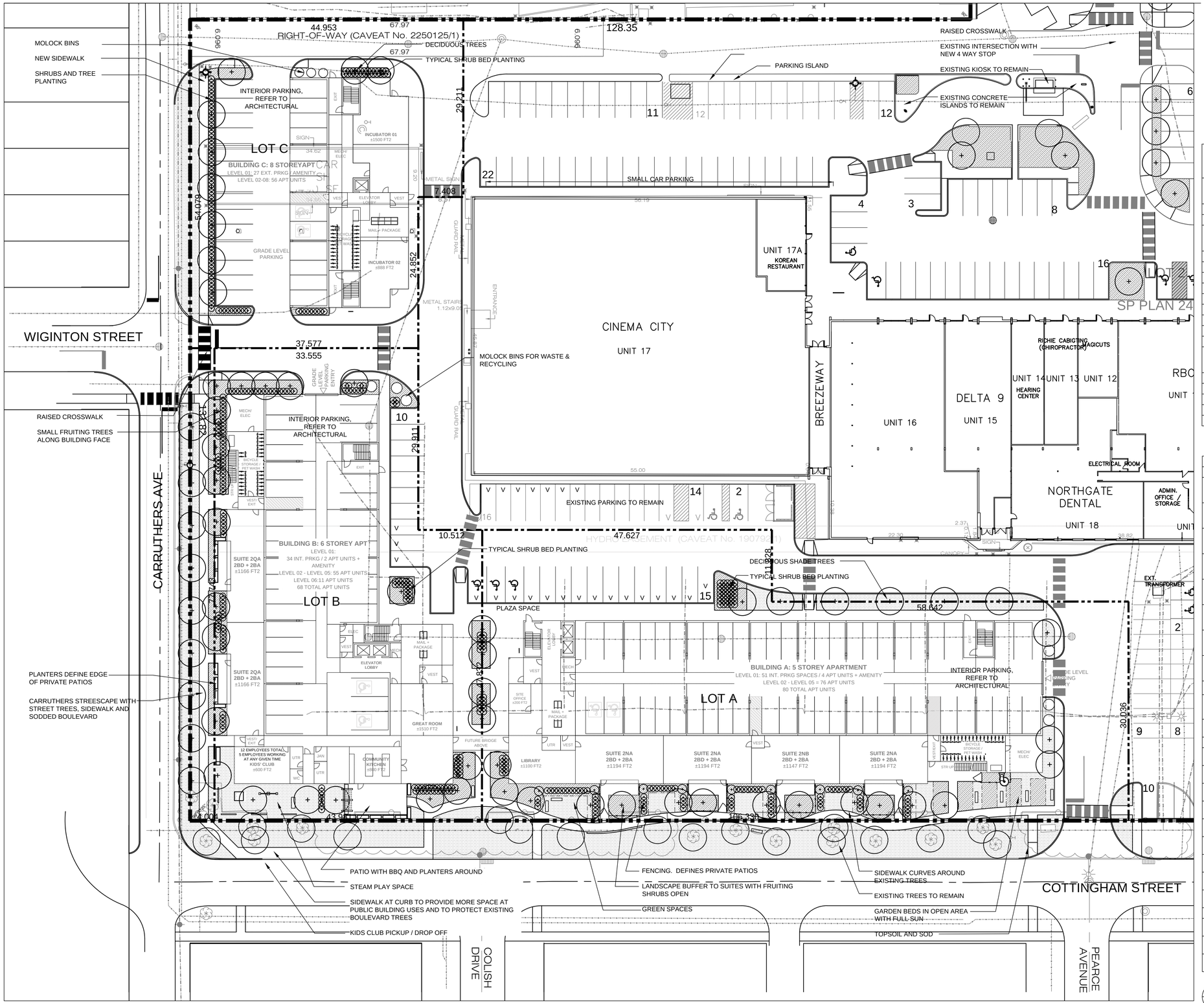


PROPOSED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
GOODLAND APPLE / MALUS X 'GOODLAND'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
NORKENT APPLE / MALUS X 'NORKENT'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
SPRING SNOW FLOWERING CRAB / MALUS X 'SPRING SNOW'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
BAKER'S GOLD APRICOT / PRUNUS X 'BAKER'S GOLD'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
EARLY GOLD PEAR / PYRUS X 'JEFGOLD'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
AMERICAN ELM UMLUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
CONIFEROUS TREES		
BLACK HILLS SPRUCE/PICEA GLAUCA 'BLACK HILLS'	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
COLORADO SPRUCE/PICEA PUNGENS	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
PARKHILL SASKATOON / AMELANCHIER ALNIFOLIA 'PARKHILL'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
AURORA HONEYBERRY / LONICERA CAERULEA 'AURORA'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CUPID TART CHERRY / PRUNUS X KERRASIS 'CUPID'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
BEN NEVIS BLACK CURRANT / RIBES NIGRUM 'BEN NEVIS'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CAPTIVATOR GOOSEBERRY / RIBES X CAPTIVATOR	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
BOYNE RASPBERRY / RUBUS X BOYNE	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
NORTHLAND BLUEBERRY / VACCINIUM X NORTHLAND	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
PERENNIALS/ORNAMENTAL GRASSES		
KARL FOERSTER GRASS/ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
HOT ROD SWITCH GRASS' PANICUM VIRGATUM 'HOT ROD'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
AWNED WHEATGRASS/ AGROPYRON SUBSECUDUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.

NORTH 0 5 10 15 25 50m

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE STATISTICS	LOT A		LOT B		LOT C	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
STREET EDGE (Cottingham) LOT A 106.33m (348.85') LOT B 43.98m (144.29')						
1 TREE/30 ft.	12	12	5	5		
3 SHRUBS/20 ft.	52	52	22	22		
STREET EDGE (Carruthers) LOT B 77.74m (255') LOT C 54.08m (177')						
1 TREE/30 ft.			9	9	6	6
3 SHRUBS/20 ft.			38	38	27	27
BUILDING FOUNDATION (1 SHRUB/10 ft.)						
BUILDING A - 114.65m (376')	38	38				
BUILDING B - 127.39m (418')			42	42		
BUILDING C - 75.6m (248')					25	25
PARKING LOT INTERIOR						
LOT A - 5% OF 577.7 sm (6218 sf) LOT B - 5% OF 319.3 sm (3437 sf) LOT C - 5% OF 521.5 sm (5613 sf)	28.9 sm (311 sf)		15.97 sm (172 sf)		26.1 sm (281 sf)	
1 TREE/300 SQ.FT.	1	1	1	1	1	1
1 SHRUB/100 SQ.FT.	31	31	17	17	28	28
TOTAL TREES	13	13	15	15	7	7
TOTAL SHRUBS	121	121	119	119	80	80

ANY ADDITIONAL PLANTING IS AT THE DISCRETION OF THE OWNER

PROPOSED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
GOODLAND APPLE / MALUS X 'GOODLAND'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
NORKENT APPLE / MALUS X 'NORKENT'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
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COLORADO SPRUCE/PICEA PUNGENS	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
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BOYNE RASPBERRY / RUBUS X BOYNE	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
NORTHLAND BLUEBERRY / VACCINIUM X NORTHLAND	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
PERENNIALS/ORNAMENTAL GRASSES		
KARL FOERSTER GRASS/ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
HOT ROD SWITCH GRASS' PANICUM VIRGATUM 'HOT ROD'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
AWNED WHEATGRASS/ AGROPYRON SUBSECUDUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.

NORTH 0 5 10 15 25 50m

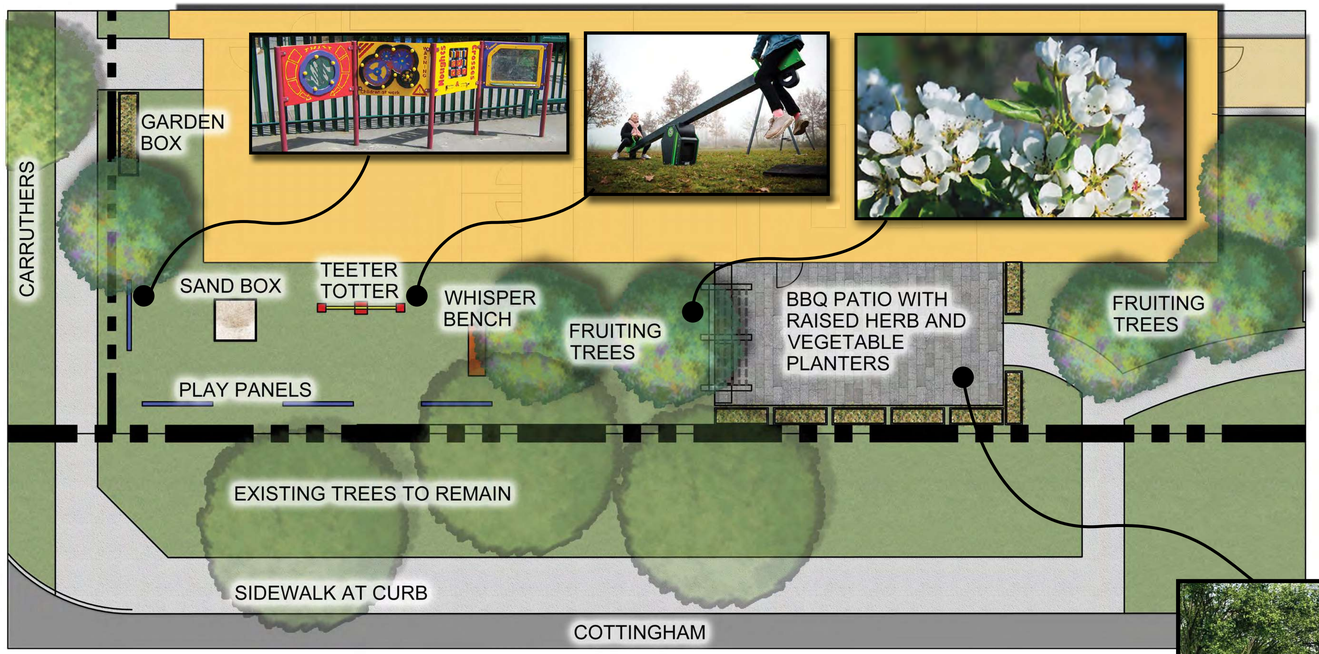
Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

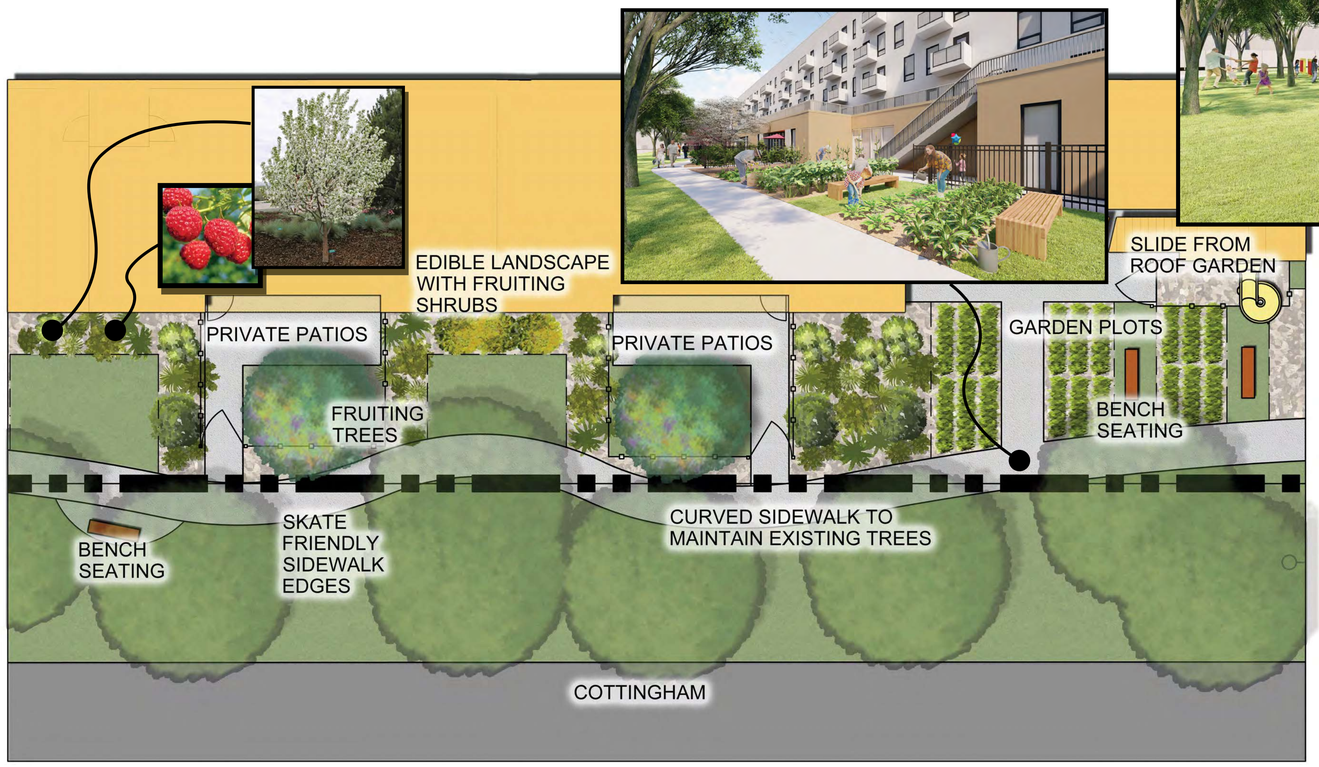
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June 2022

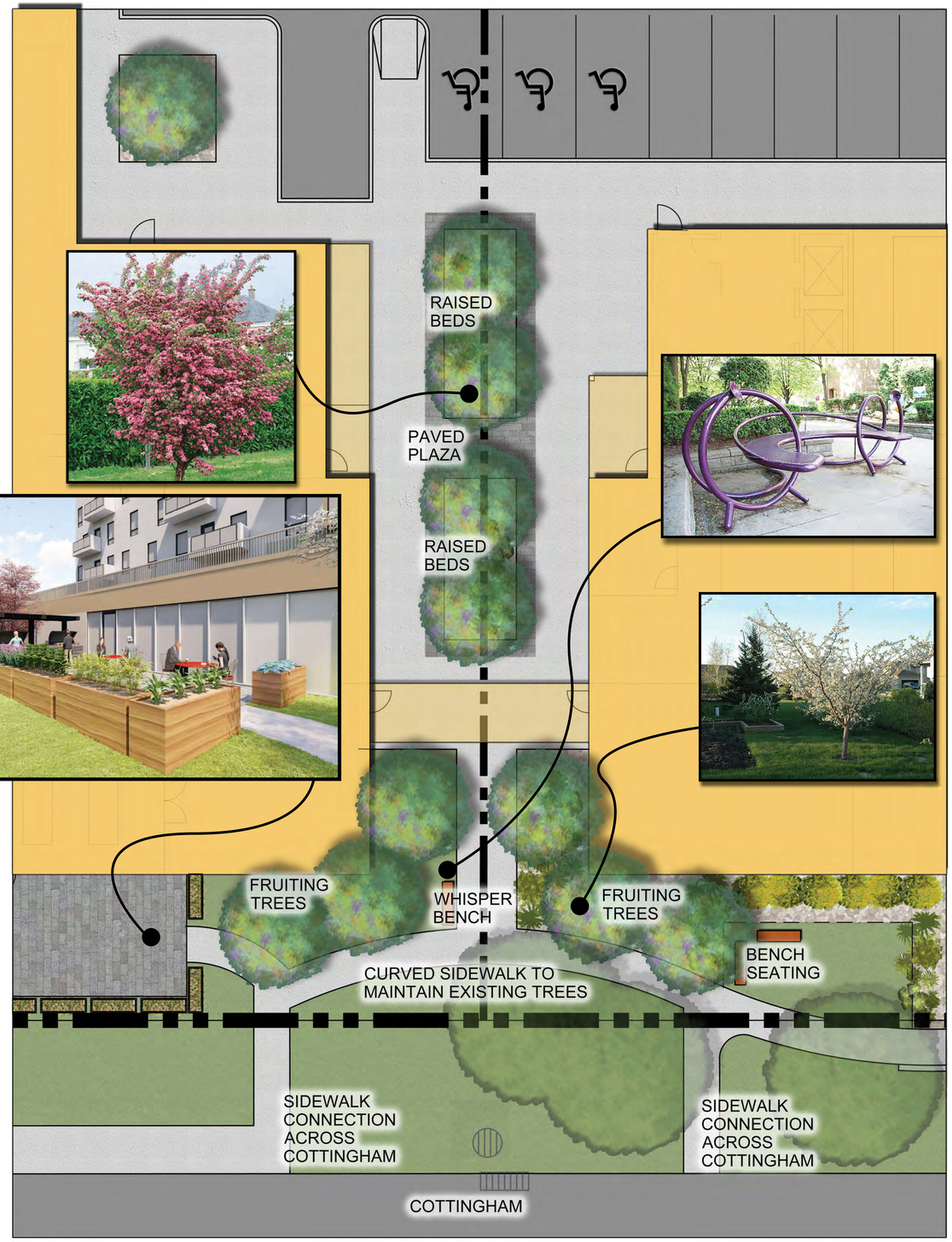
LANDSCAPE ENLARGEMENTS



ENLARGEMENT 1 - STEAM PLAY SPACE AND RESIDENT PATIO



ENLARGEMENT 2 - SENSORY GARDEN AND EDIBLE LANDSCAPE



ENLARGEMENT 3 - CENTRAL PLAZA