SHARED PARKING 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)

NORTHGATE RESIDENCES PARKING

PARKING REQUIRED (204 UNITS)	245 STALLS
PARKING PROVIDED	137 STALLS
PARKING PROVIDED IN EXISTING SHOPPING CENTRE SURPLUS PARKING AREAS	108 STALLS
TOTAL PARKING PROVIDED	245 STALLS
ASSIGNED RESIDENT STALLS REQUIRED	220 STALLS
ASSIGNED RESIDENT STALLS PROVIDED	220 STALLS
VISITOR STALLS REQUIRED	25 STALLS
VISITOR STALLS PROVIDED	25 STALLS
BIKE PARKING REQUIRED	25 SPACES
BIKE PARKING PROVIDED	82 SPACES

EXISTING SHOPPING CENTRE PARKING
EXISTING BUILDING AREAS PROVIDED BY MARWEST OCTOBER 2020.

PRINCIPAL SHOPPING CENTRE BUILDING	171,776 SF
1399 McPHILLIPS	
SAVE ON FOODS (65,474 SF)	
FIT 4 LESS (25,326 SF)	
CINEMA CITY (26,212 SF)	
REMAINING CRU (54,764 SF)	
1385 McPHILLIPS CRU B	11,180 SF
1377 McPHILLIPS CRU A1	4,170 SF
1379 McPHILLIPS CRU A2	2,373 SF
1425 McPHILLIPS PETRO CANADA (STORE & CAR WASH)	4,621 SF
TOTAL AREA	194,120 SF
PARKING	250 SF/1 STALL
194,120SF / 250 =	776 STALLS
APPLY URBAN INFILL REDUCTION (80%) =	662 STALLS
APPLY COMBINATION OF USES REDUCTION (80%) =	497 STALLS
PARKING REQUIRED	497 STALLS
PARKING PROVIDED	644 STALLS
PARKING SURPLUS	147 STALLS
PARKING REQUIRED FOR NORTHGATE RESIDENCES	108 STALLS
OVERALL SITE PARKING SURPLUS	39 STALLS

LEGEND

- ASSIGNED RESIDENTIAL PARKING
- ASSIGNED VISITOR PARKING
- MODIFIED PARKING STALLS
- BICYCLE PARKING

NORTH 0 5 10 15 25 50m

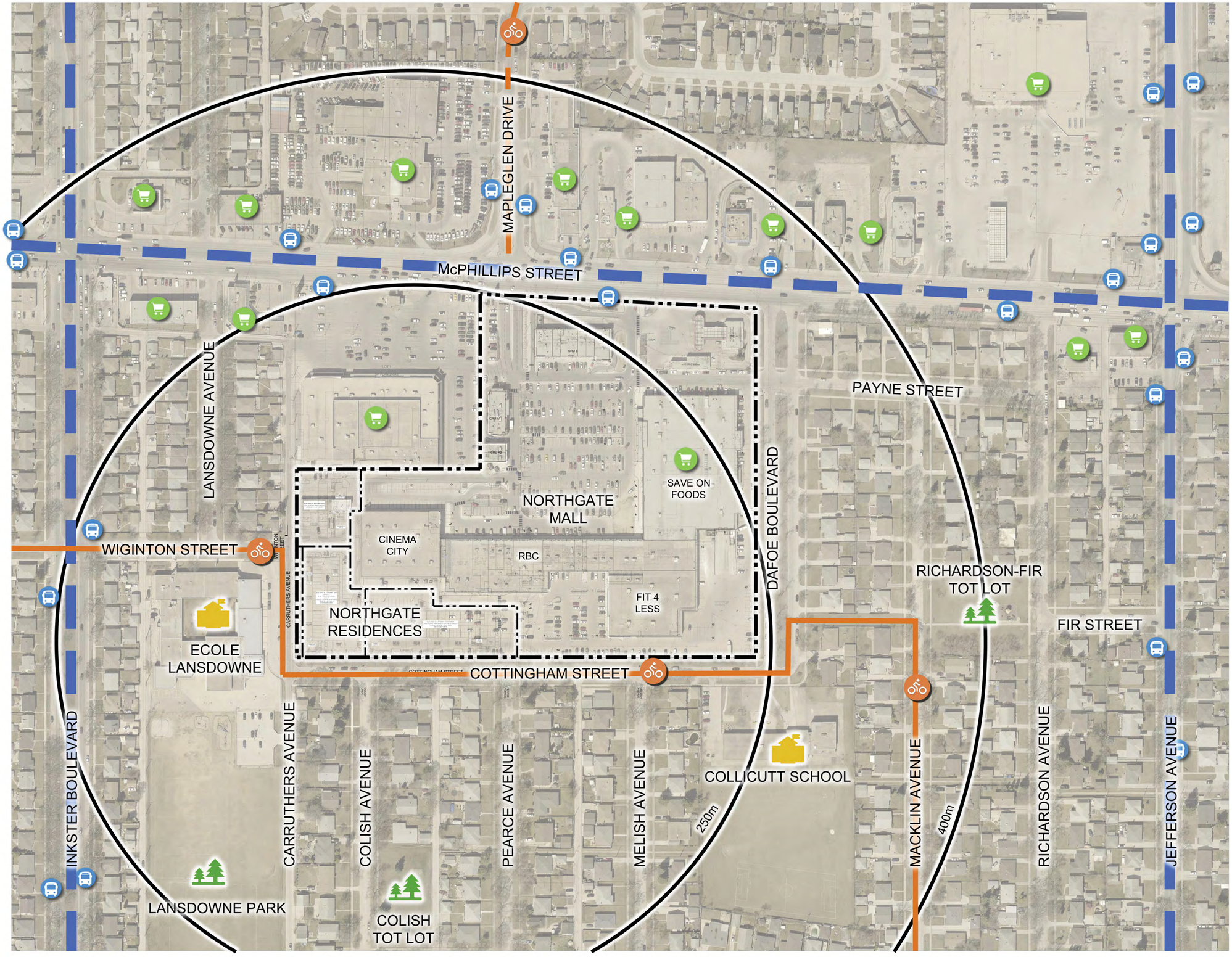
Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

PM 1

June 2022

CONTEXT PLAN



Northgate SHOPPING CENTRE

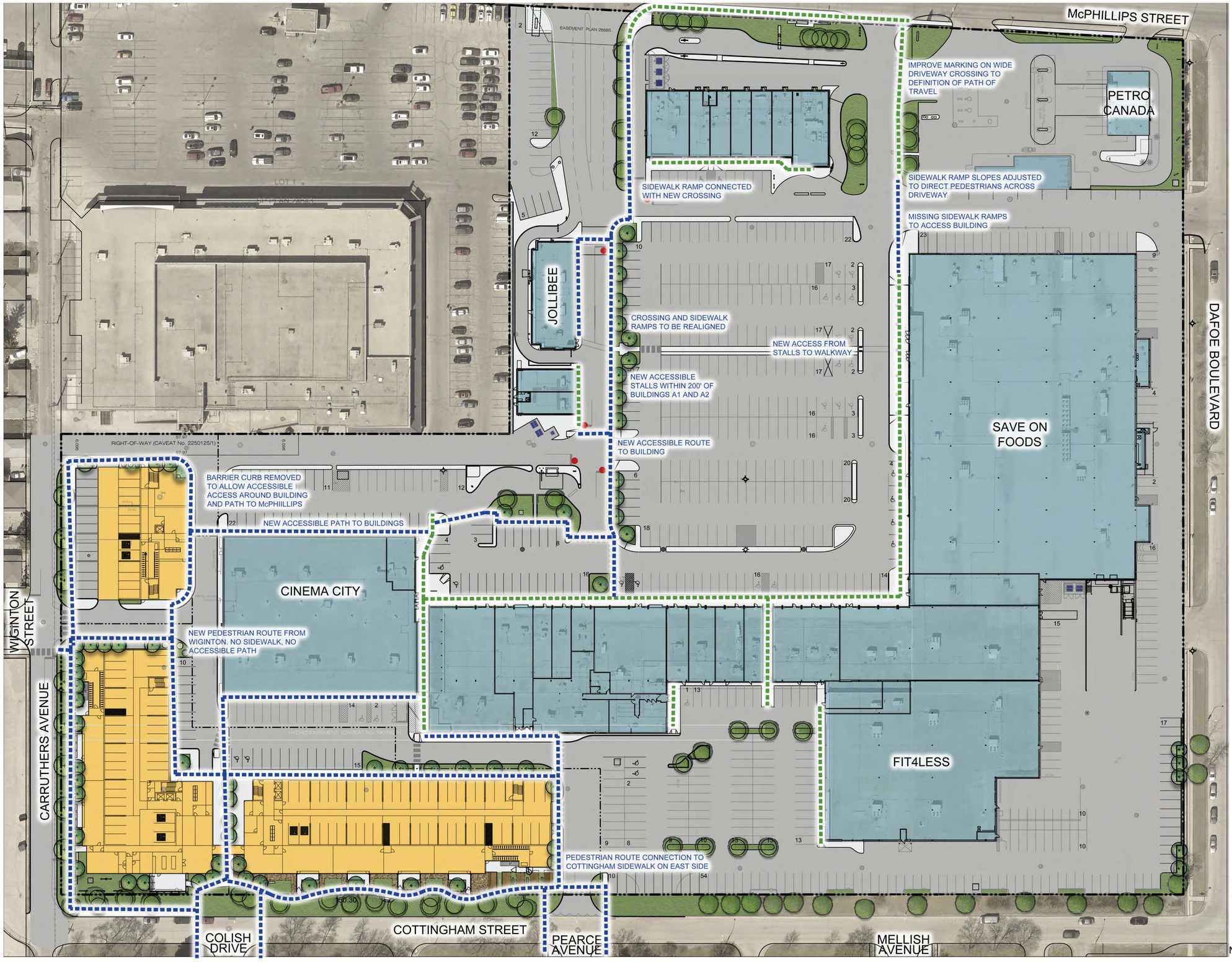
PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

PM 2

June 2022

ACCESSIBILITY PLAN

As a part of the design process and in response to comments received, we reviewed Universal Accessibility across the site. This plan illustrates our recommendations.



Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

PM 3

June 2022