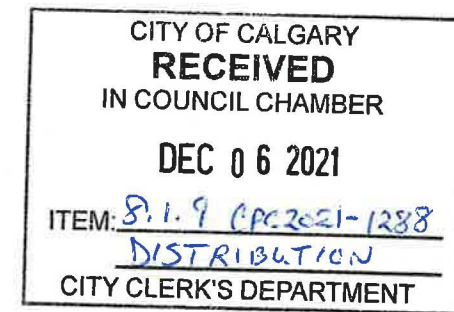
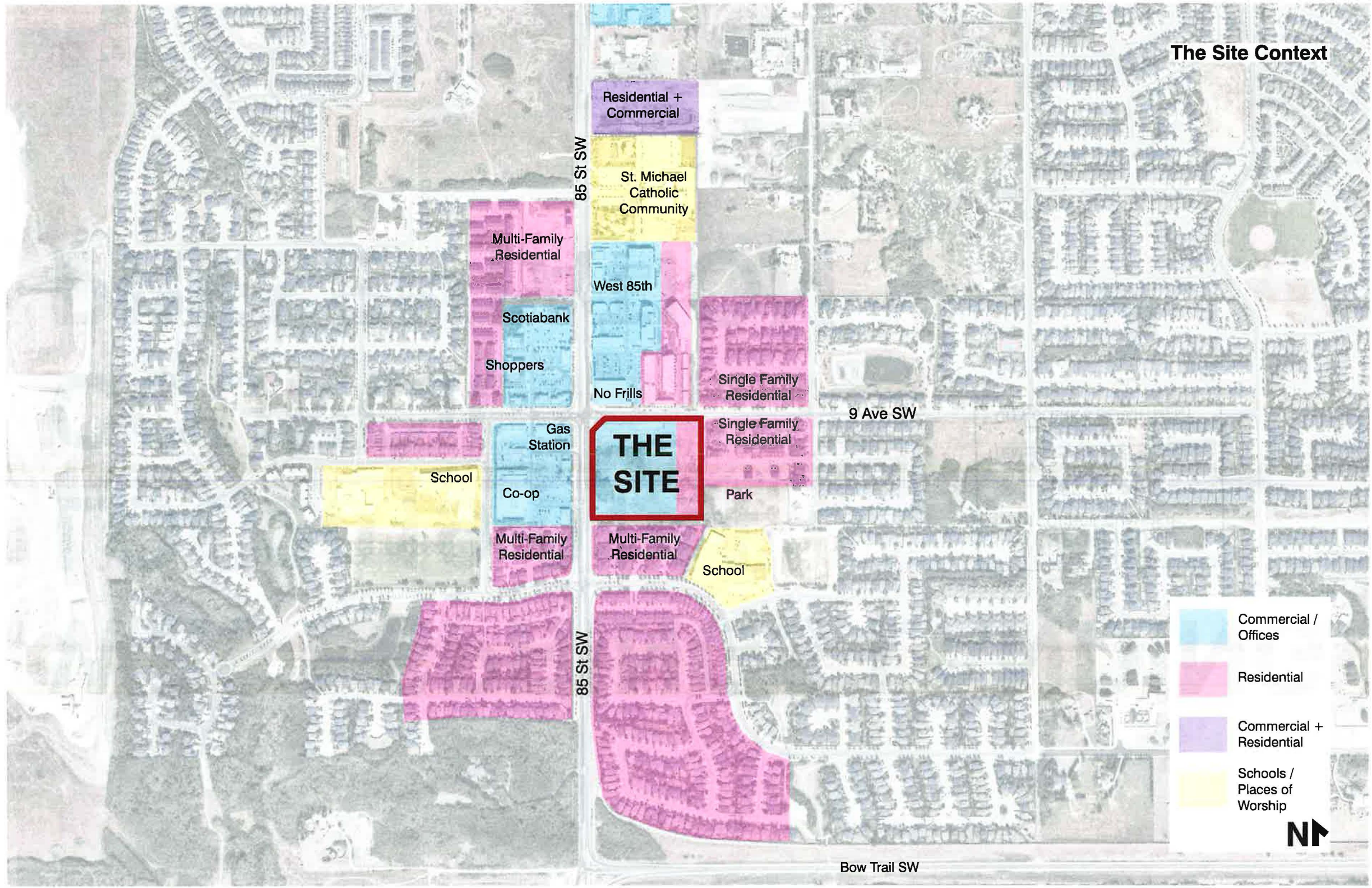


# WEST SPRINGS LANDING LOC2019-0144 COUNCIL PRESENTATION



# The Site Context



Residential + Commercial

St. Michael Catholic Community

Multi-Family Residential

West 85th

Scotiabank

Shoppers

No Frills

Single Family Residential

9 Ave SW

**THE SITE**

Single Family Residential

Gas Station

Park

School

Co-op

Multi-Family Residential

Multi-Family Residential

School

85 St SW

Commercial / Offices

Residential

Commercial + Residential

Schools / Places of Worship



Bow Trail SW

# The Site Context Photos



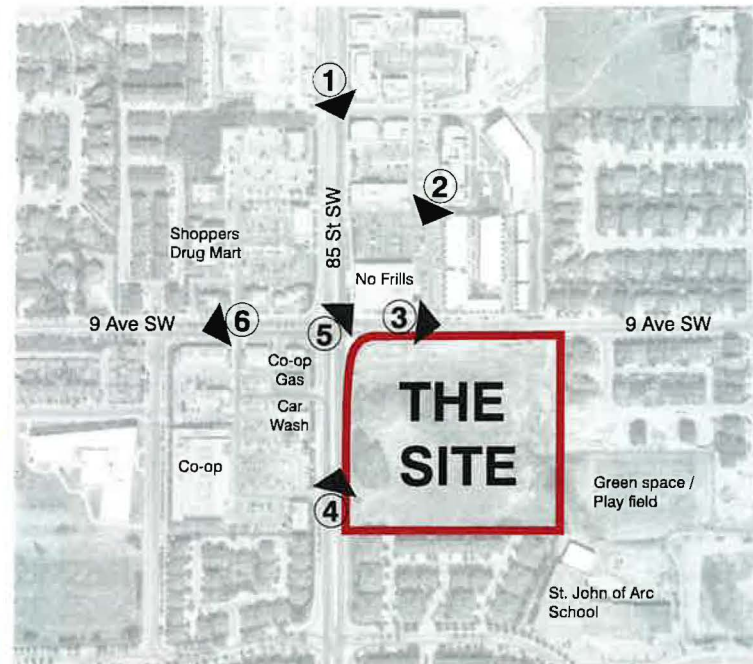
6 View of 9 Ave SW looking West



5 View of No Frills - opposite to the site



4 View of 85 St SW looking North at Site



1 View along the 85 St SW looking South

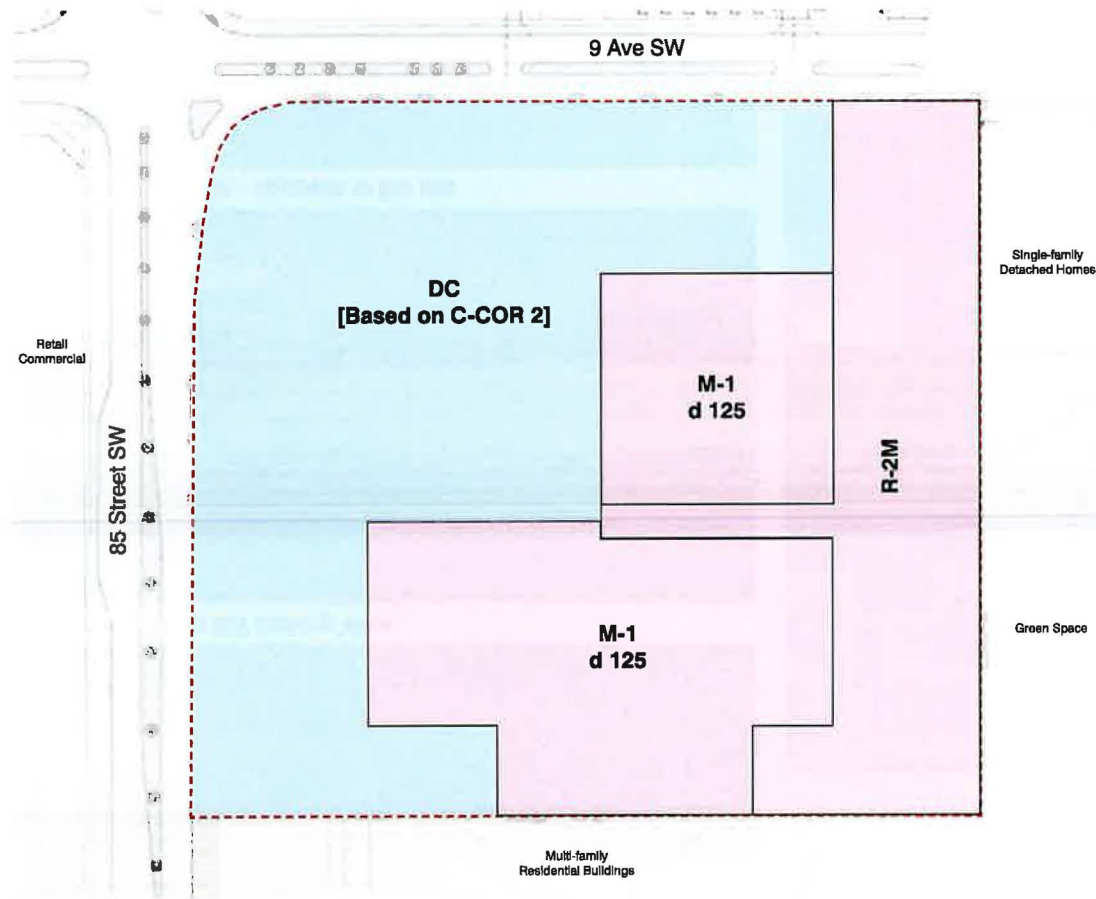


2 View of No Frills parking lot

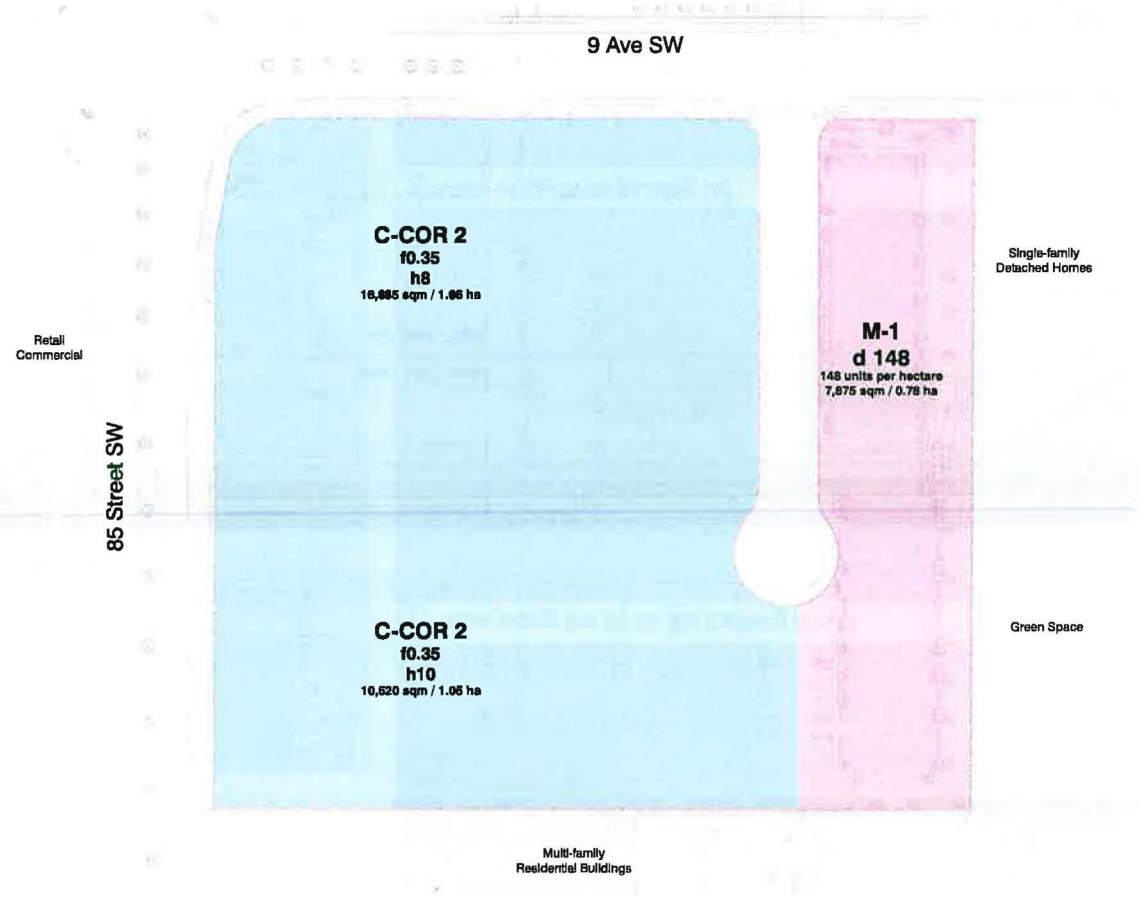


3 View of 9 Ave SW looking East at Site

# Existing and Proposed Land-Use

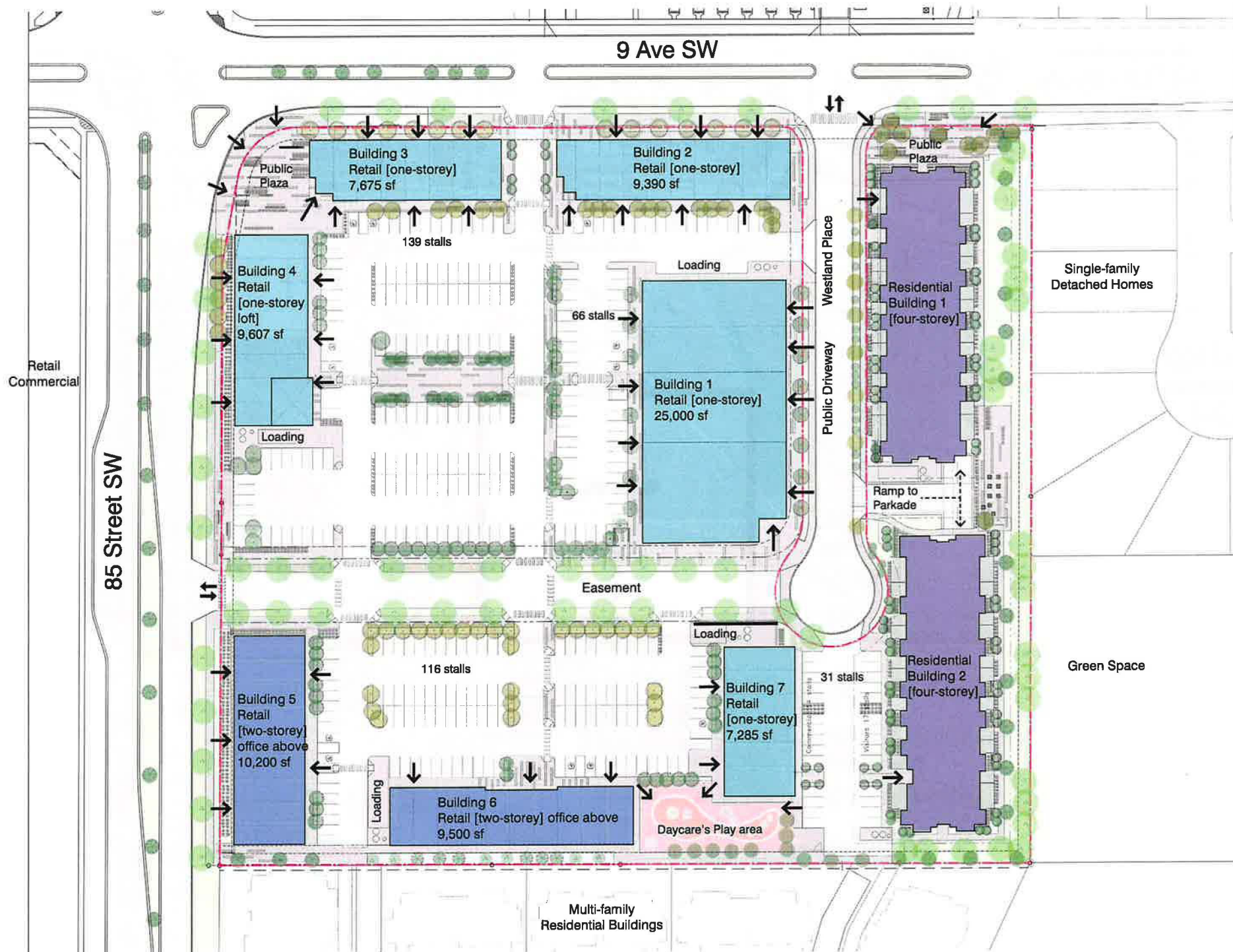


**Existing Land-Use**



**Proposed Land-Use**

# Conceptual Site Plan

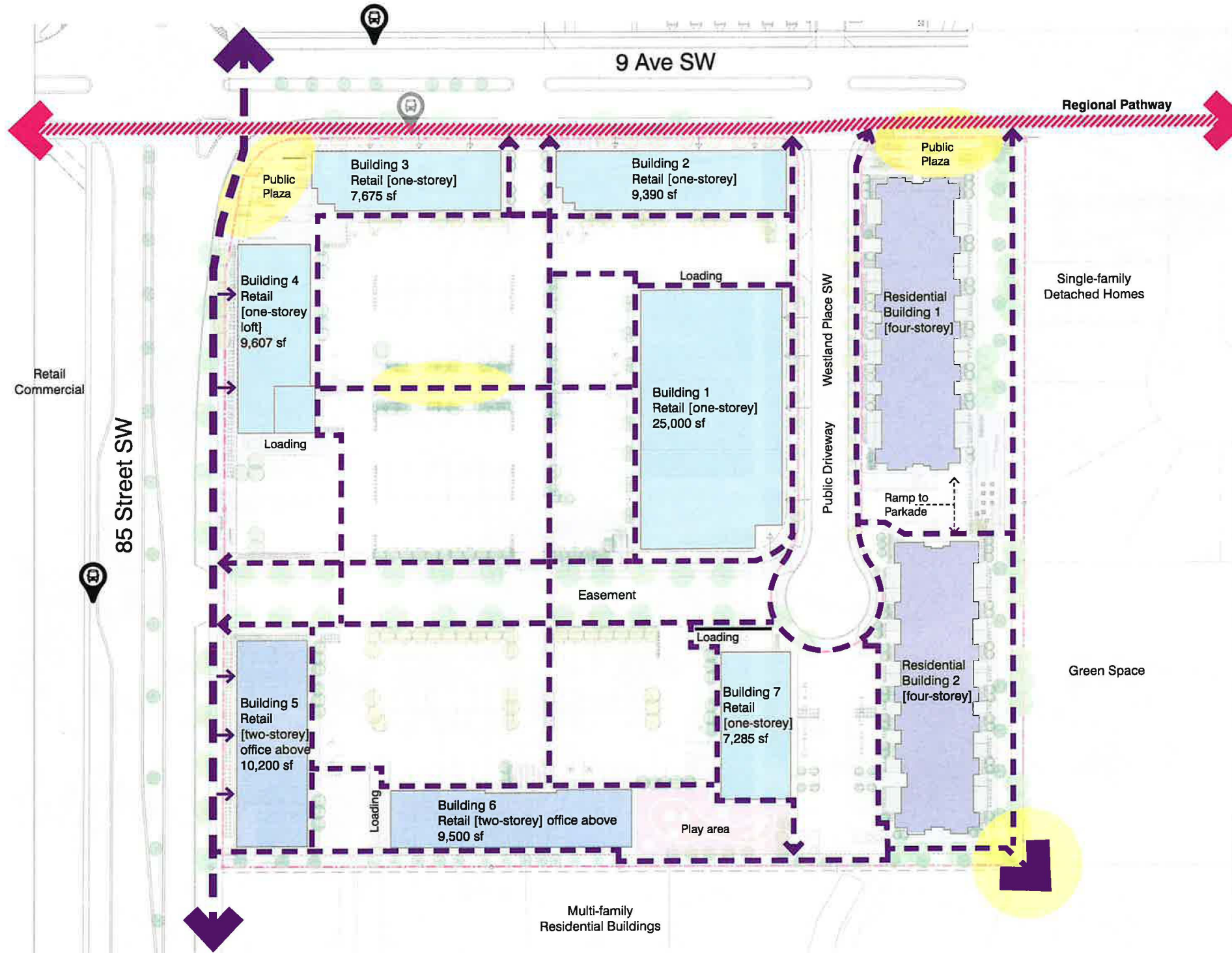


SITE SYNOPSIS	
SITE AREA	
BUILDING AREA	TOTAL GFA - 94,800 sf GFA COMMERCIAL - 78,657 sf GFA OFFICE - 16,145 sf
	GFA RESIDENTIAL - 121,158 sf with four levels of residential GFA BUILDING 1 - 59,115 sf with four levels of residential GFA BUILDING 2 - 62,043 sf with four levels of residential
RETAIL	
GFA COMMERCIAL	± 58,957 sf
GFA COMMERCIAL WITH OFFICE ABOVE	± 19,700 sf
TOTAL GFA COMMERCIAL	± 78,657 sf
GFA OFFICE	± 16,145 sf
TOTAL GFA	± 94,800 sf
RESIDENTIAL	
BLDG#1	± 57 UNITS-CONDO
BLDG#2	± 59 UNITS
TOTAL	± 116 UNITS
PARKING REQUIRED	
RETAIL 4 / 100 sqm	335 stalls
OFFICE ±3 / 100 sqm	290 stalls
RESI RESIDENT 1.25/UNIT	45 stalls
PARKING-U/G BLDG 1	72 stalls
PARKING-U/G BLDG 2	74 stalls
RESI VISITOR 0.15/UNIT	17 stalls
PARKING PROVIDED	335 stalls
COMMERCIAL	OPTIONAL/ NOT REQUIRED
PARKING-SURFACE	
PARKING-U/G	
RESIDENTIAL - RESIDENT	
PARKING-U/G BLDG 1	87 stalls
PARKING-U/G BLDG 2	89 stalls
RESIDENTIAL - VISITOR	
PARKING-SURFACE	17 stalls

|| One Storey Retail  
 Two Storey Retail + Office  
 Four Storey Residential  
 → Multiple public entries to the site and to the buildings  
 N





# Regional Pathway Map





**Pedestrian Site Connections**

- Context +**
- Scale +**
- Connectivity +**
- Accessibility +**
- Safety +**
- Orientation +**
- Diversity +**
- Flexibility**

-  Existing bus stop
-  Future bus stop
-  Regional pathway connection maintained
-  Pedestrian connections maintained
-  One Storey Retail
-  Two Storey Retail + Office
-  Four Storey Residential



Conceptual Views



PUBLIC PLAZA - AMENITY SPACE



WIDER WALKWAYS



BUILDING 1  
4 STOREY RESIDENTIAL

WESTLAND PLACE

PUBLIC PLAZA - AMENITY SPACE





# TRANSPORTATION ASSESSMENT

