

Mintrock Inc.



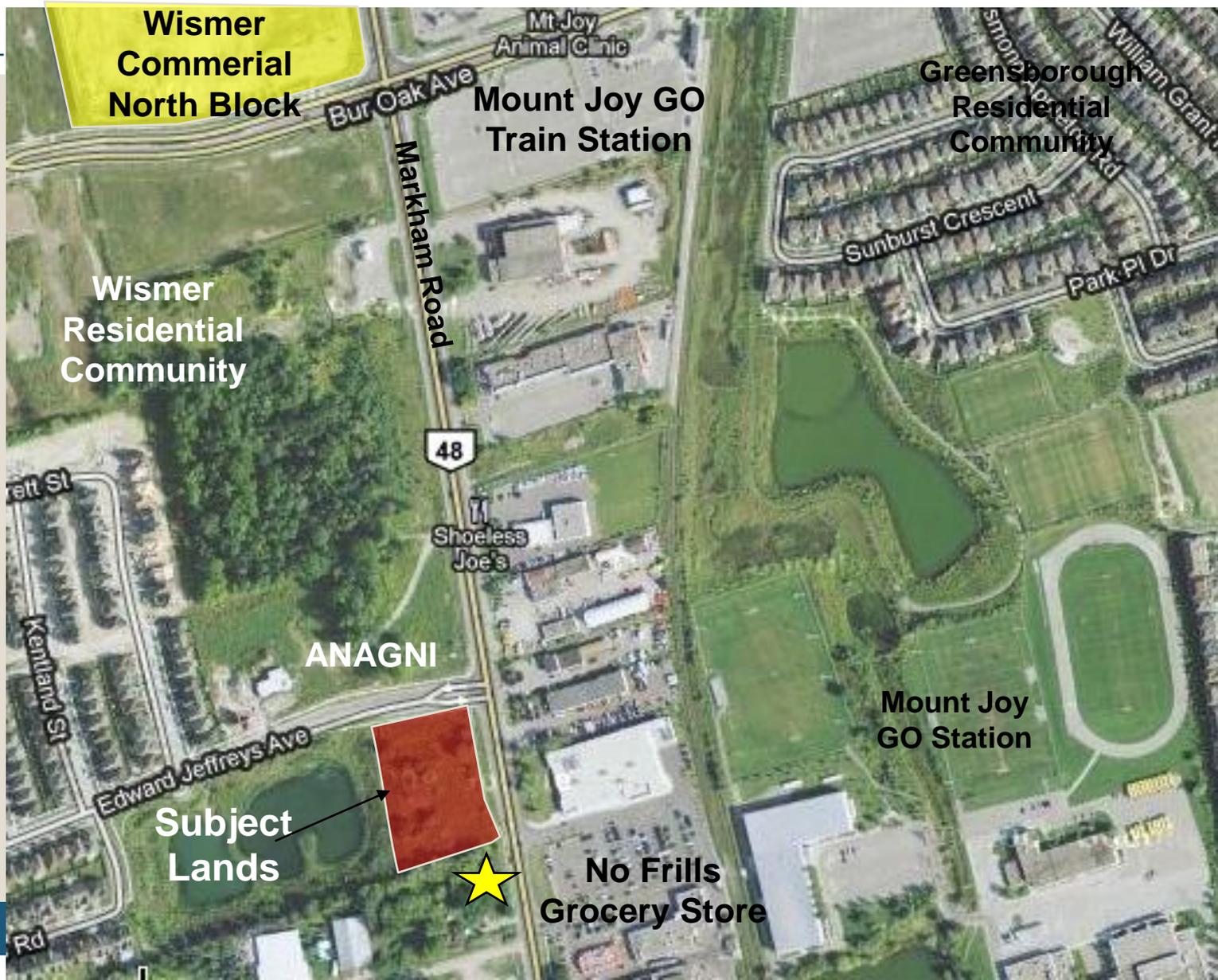
**DEVELOPMENT SERVICES COMMITTEE
PART A**

JUNE 22, 2010

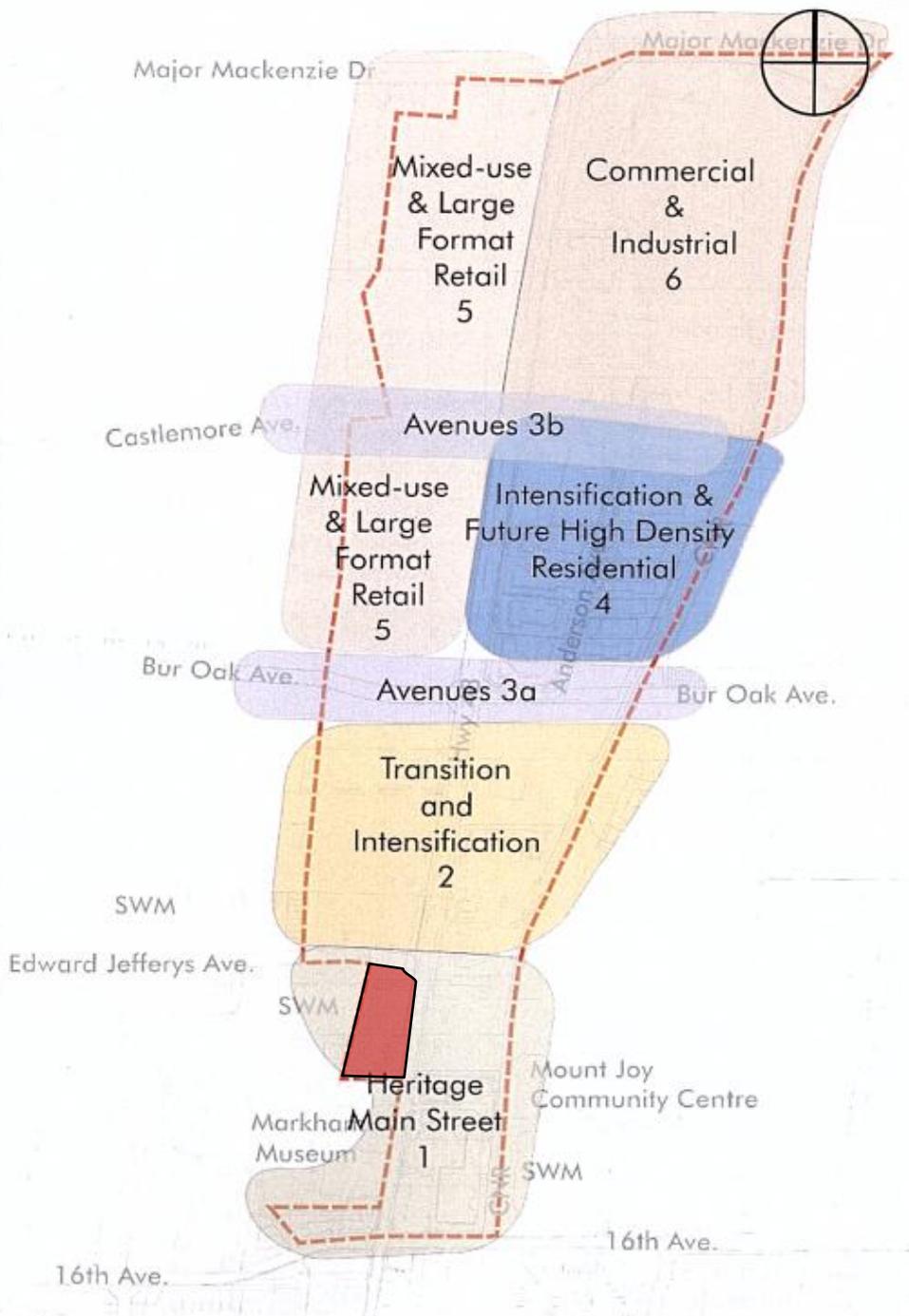
FILE NUMBER SC 10-112600

9442 HIGHWAY 48

Site Area and Context

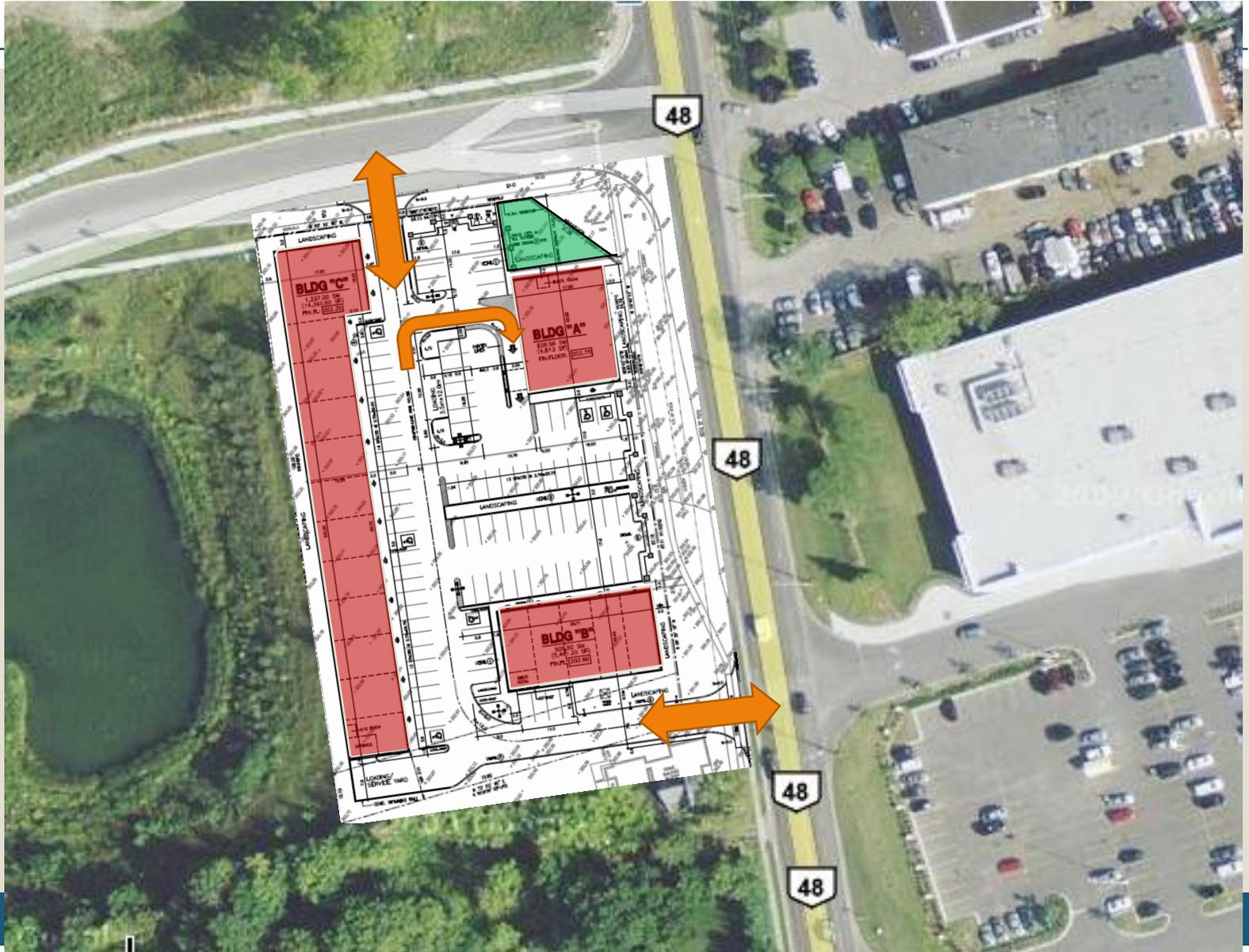


Urban Design Study



- Act as an extension/transition to the Heritage Area
- Minimum 2 storeys in height is encouraged
- Enhanced landscaping
- Parking at rear
- Screened parking
- Retail units limited to 500m²

Proposed Site Plan



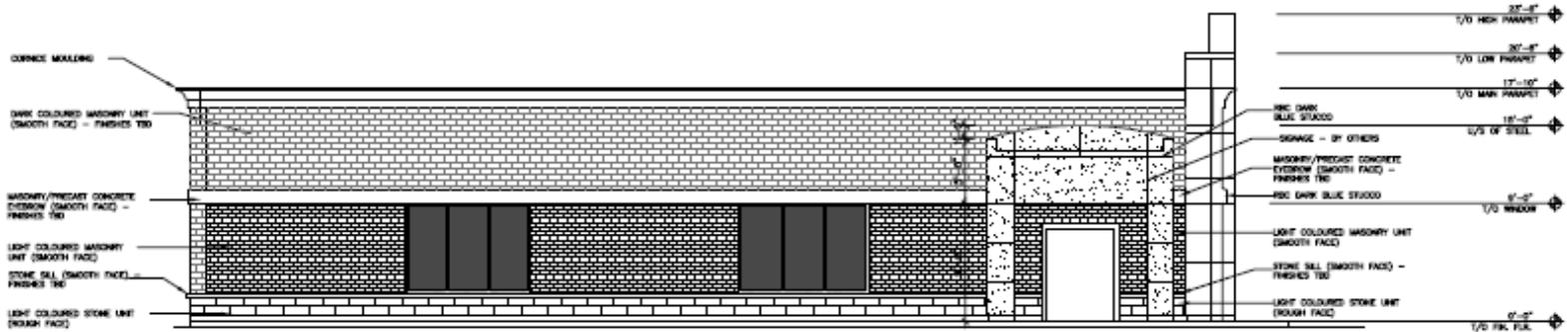


PROPOSED MINTROCK DEVELOPMENT

RENDERING BY

BULAKHV
DESIGN STUDIO

Proposed Elevations for Building A



4 WEST ELEVATION
 A4.01 SCALE: 3/16" = 1'-0"
 1/16" = 1/8" = 1/4" = 1/2" = 3/4" = 1" = 1 1/2" = 2" = 3" = 4" = 6" = 8" = 12" = 18" = 24" = 36" = 48" = 60" = 72" = 84" = 96" = 108" = 120" = 144" = 168" = 192" = 216" = 240" = 264" = 288" = 312" = 336" = 360" = 384" = 408" = 432" = 456" = 480" = 504" = 528" = 552" = 576" = 600" = 624" = 648" = 672" = 696" = 720" = 744" = 768" = 792" = 816" = 840" = 864" = 888" = 912" = 936" = 960" = 984" = 1008" = 1032" = 1056" = 1080" = 1104" = 1128" = 1152" = 1176" = 1200"



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Issues and Concerns



- Appropriate alignment of the driveway accesses with adjacent properties (No Frills and Anagni)
- Possible right-in/right-out restrictions for both access points
- Appropriate built form and elevations having regard for:
 - Highway 48 Urban Design Study
 - Prominence of the Highway 48 frontage
 - Height and architectural elements need further refinement
 - Parking and landscaping
 - Dividing the building mass at the rear of the property
 - Zoning bylaw compliance
- Signage compliance



NORTH BLOCK STREETSCAPE | EAST ELEVATIONS

WISMER COMMONS



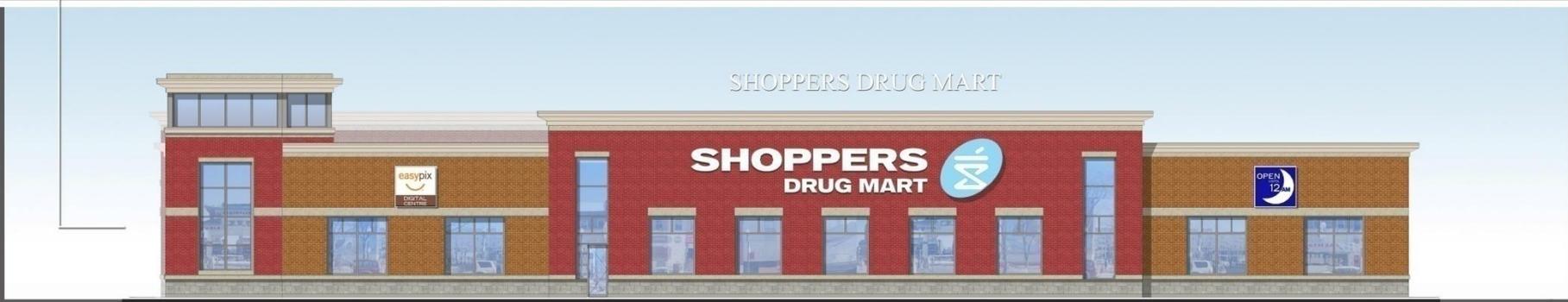
BMO

CRU

CIBC



A. BALDASSARRA ARCHITECT INC. APRIL 2019



SHOPPERS DRUG MART

MIDDLE BLOCK STREETSCAPE | EAST ELEVATIONS

WISMER COMMONS

Recommendations



- Staff request Committee delegate site plan endorsement and approval to Staff over the summer recess, subject to acceptable plans.
- Applicant to work with staff to better reflect the Urban Design Guidelines for the area.