

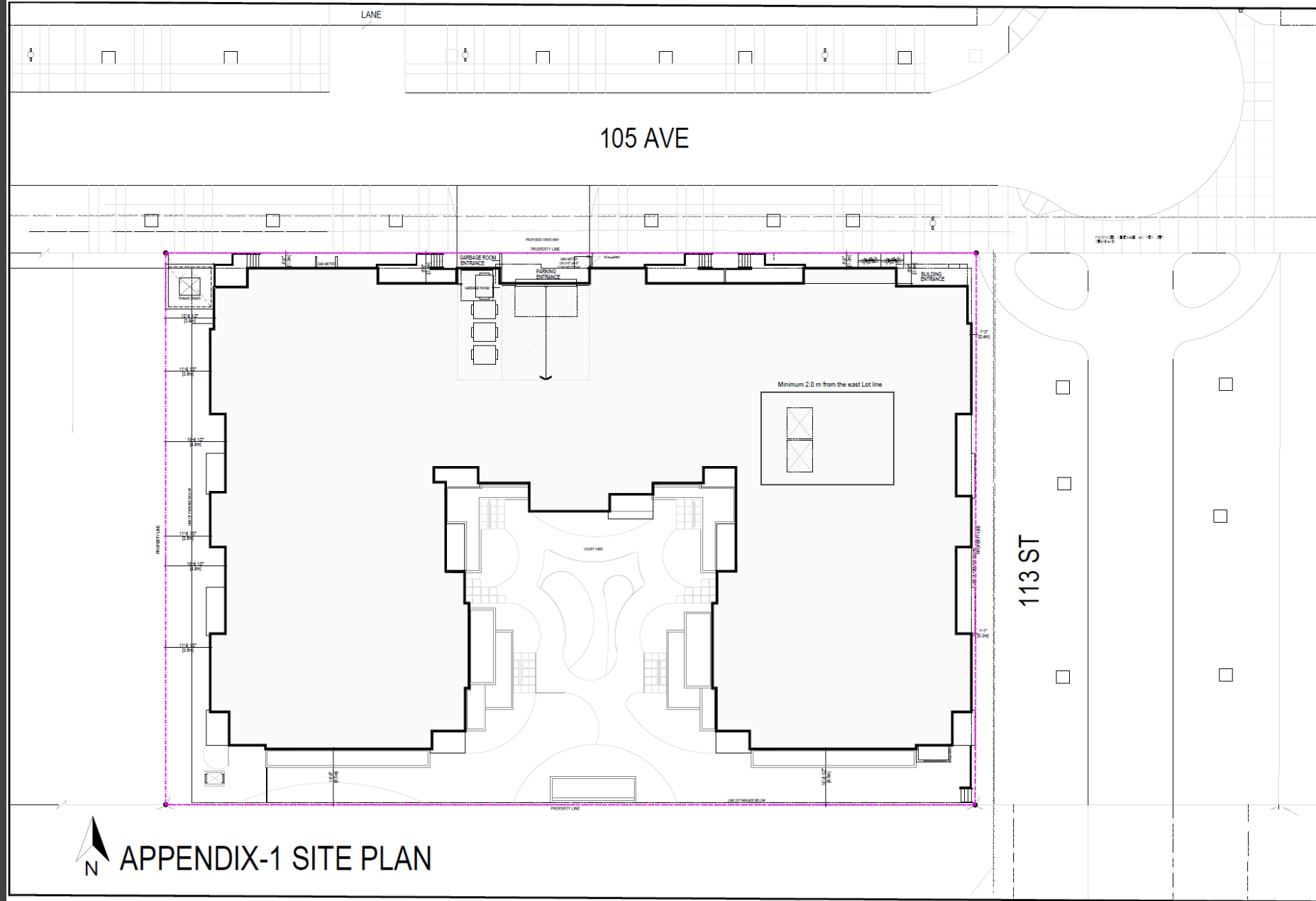
THE VILLAGE CHARTER BYLAWS 19402-19403 QUEEN MARY PARK SITE SPECIFIC DEVELOPMENT CONTROL (DC2)

GREEN SPACE ALLIANCE
SEPTEMBER 1, 2020



DEVELOPMENT PERMIT APPROVED ON JANUARY 17, 2018

BUILDING PERMIT APPROVED ON OCTOBER 9, 2019



The site plan illustrates a large rectangular building footprint, outlined in black, situated within a property boundary marked by a dashed line. The building features a central courtyard area, highlighted in light blue, and is surrounded by various setbacks and dimensions. The plan is oriented with 105 AVE at the top and 113 ST on the right. A north arrow is located in the bottom left corner. The plan includes numerous dimensions for setbacks and building footprints, as well as labels for 'GARAGE ROOM ENTRANCE', 'PARKING ENTRANCE', and 'BUILDING ENTRANCE'. The overall layout suggests a commercial or industrial development.

105 AVE

113 ST

APPENDIX-1 SITE PLAN

The site plan illustrates a rectangular building footprint with a central courtyard. The building has a complex shape with several internal courtyards and a central green-shaded rectangular area. The site is bounded by 105 AVE to the north and 113 ST to the east. A dashed purple line indicates the property boundary. Key features include:

- Streets:** 105 AVE (top), LANE (top left), 113 ST (right).
- Building Footprint:** A large, irregularly shaped building with multiple wings and internal courtyards.
- Parking Area:** Located between the building and 105 AVE, featuring a "GARAGE ROOM ENTRANCE" and a "PARKING ENTRANCE".
- Courtyard:** A central open space labeled "COURT YARD" surrounded by building wings.
- Property Line:** Indicated by a dashed purple line.
- Dimensions:** Various dimensions are noted along the property boundaries, such as "17'-0\"/>



DC1 LEVIES (ALREADY PAID):

- **AREA REDEVELOPMENT PLAN LEVY - \$159,280**
- **105 AVENUE STREETSCAPE IMPROVEMENT LEVY - \$129,750**



COMMUNITY CONSULTATION

- **89 LETTERS**
- **01 RESPONSE**

DC2 COMMUNITY AMENITY CONTRIBUTION - \$22,416

