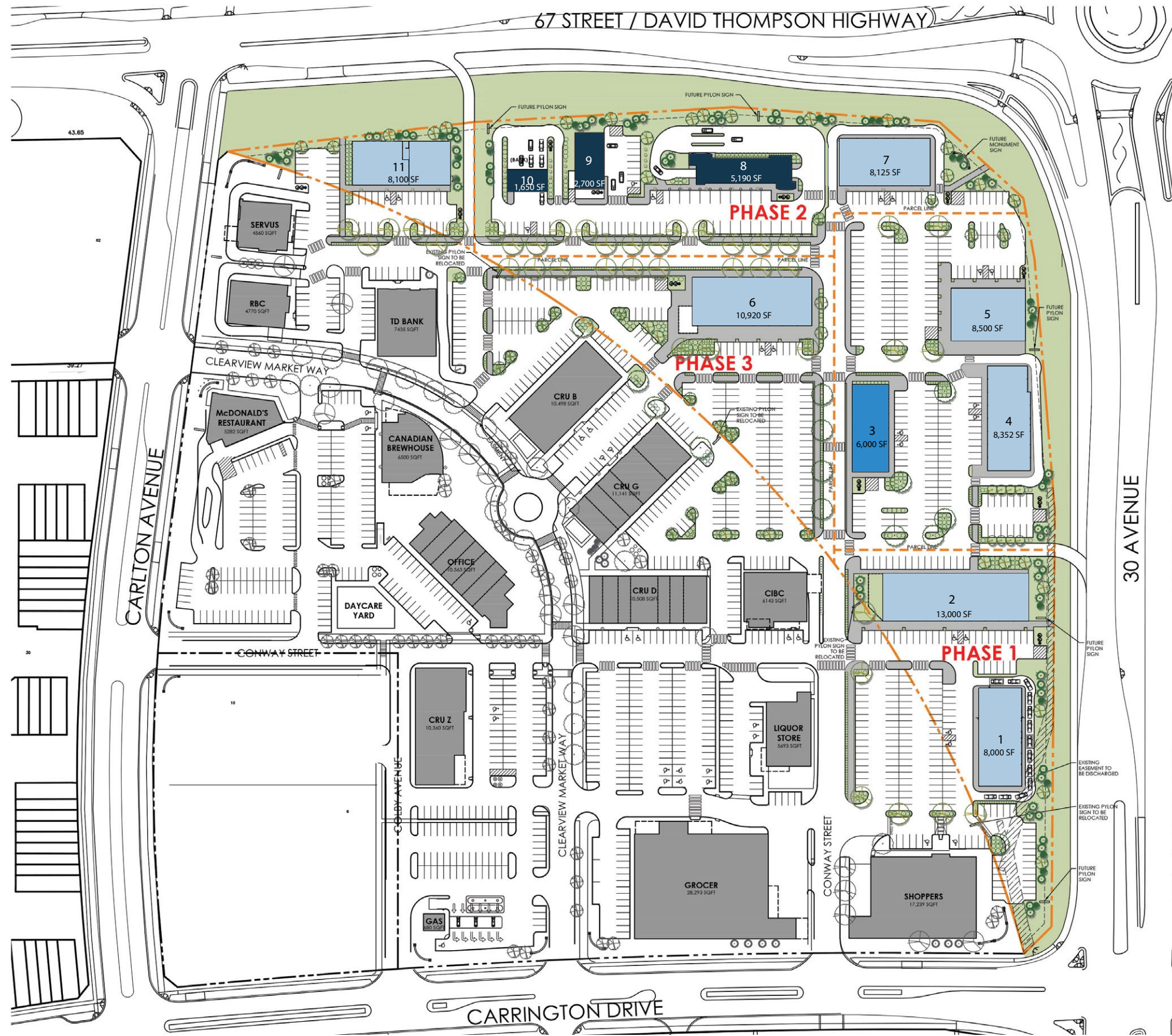


CLEARVIEW MARKET SQUARE: PHASE 2

SITE PLAN AND DESIGN PACKAGE

Adopted by Resolution of Council - May 27, 2019



**CLEARVIEW MARKET
COMMERCIAL DEVELOPMENT**

- AUTO and/or CRU: 1,500 SF - 5,500 SF
- PAD: 4,500 SF - 6,000 SF
- CRU: 6,000 SF - 20,000 SF

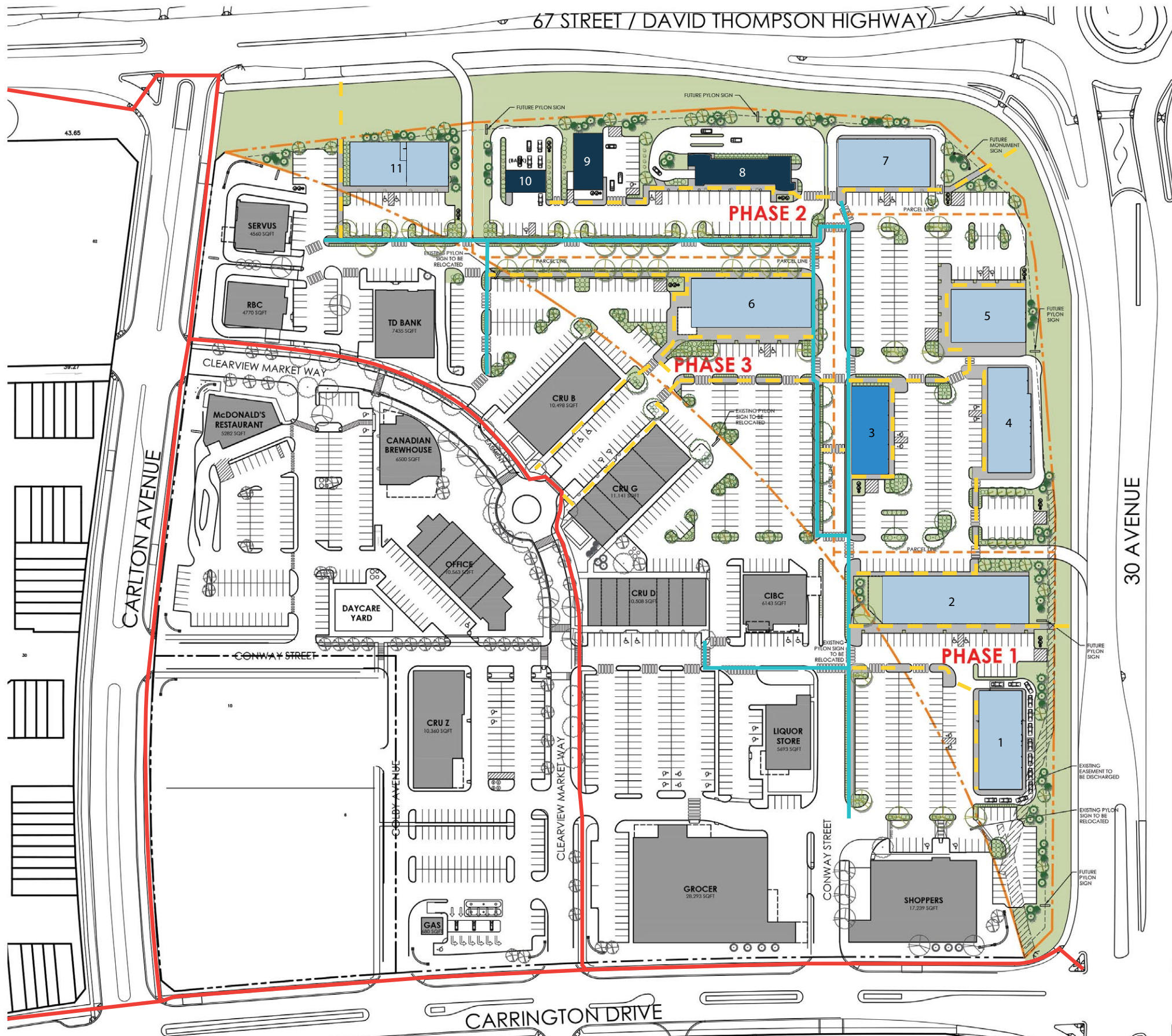
OVERALL STALLS: 1,268 STALLS
 PHASE 1 STALLS: 823 STALLS
 PHASE 2 STALLS: 445 STALLS

PHASE II BUILDING AREA m² (SF)

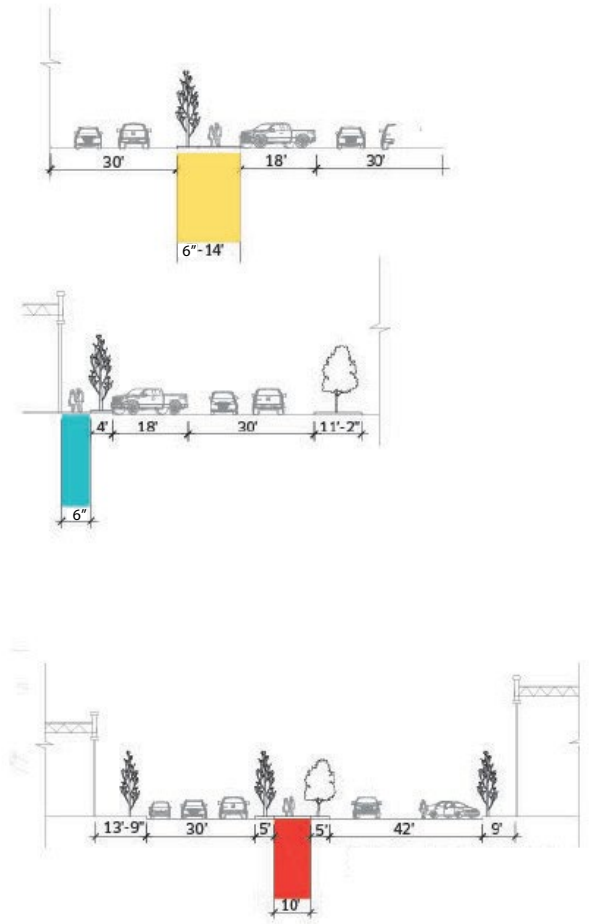
BLDG 1:	743 m ² (8,000 SF)
BLDG 2:	1,207 m ² (13,000 SF)
BLDG 3:	557 m ² (6,000 SF)
BLDG 4:	776 m ² (8,352 SF)
BLDG 5:	798 m ² (8,500 SF)
BLDG 6:	1,015 m ² (10,920 SF)
BLDG 7:	755 m ² (8,125 SF)
BLDG 8:	482 m ² (5,190 SF)
BLDG 9:	250 m ² (2,700 SF)
BLDG 10:	153 m ² (1,650 SF)
BLDG 11:	753 m ² (8,100 SF)
OVERALL PHASE II:	7,482 m² (80,537 SF)

LANDSCAPING

TOTAL SITE AREA:	42,546 m ²
PROVIDED LANDSCAPE AREA:	6,484 m ²
PROVIDED TREES:	219 TREES
PROVIDED SHRUBS:	650 SHRUBS



- Main Pedestrian Connection
- Secondary Pedestrian Connection
- Walking Regional Trail



NORTH >



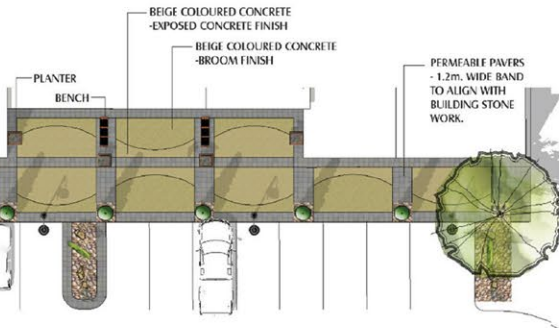
SIDEWALK VIEW



FRONT STORE ELEVATION



PERSPECTIVE VIEW

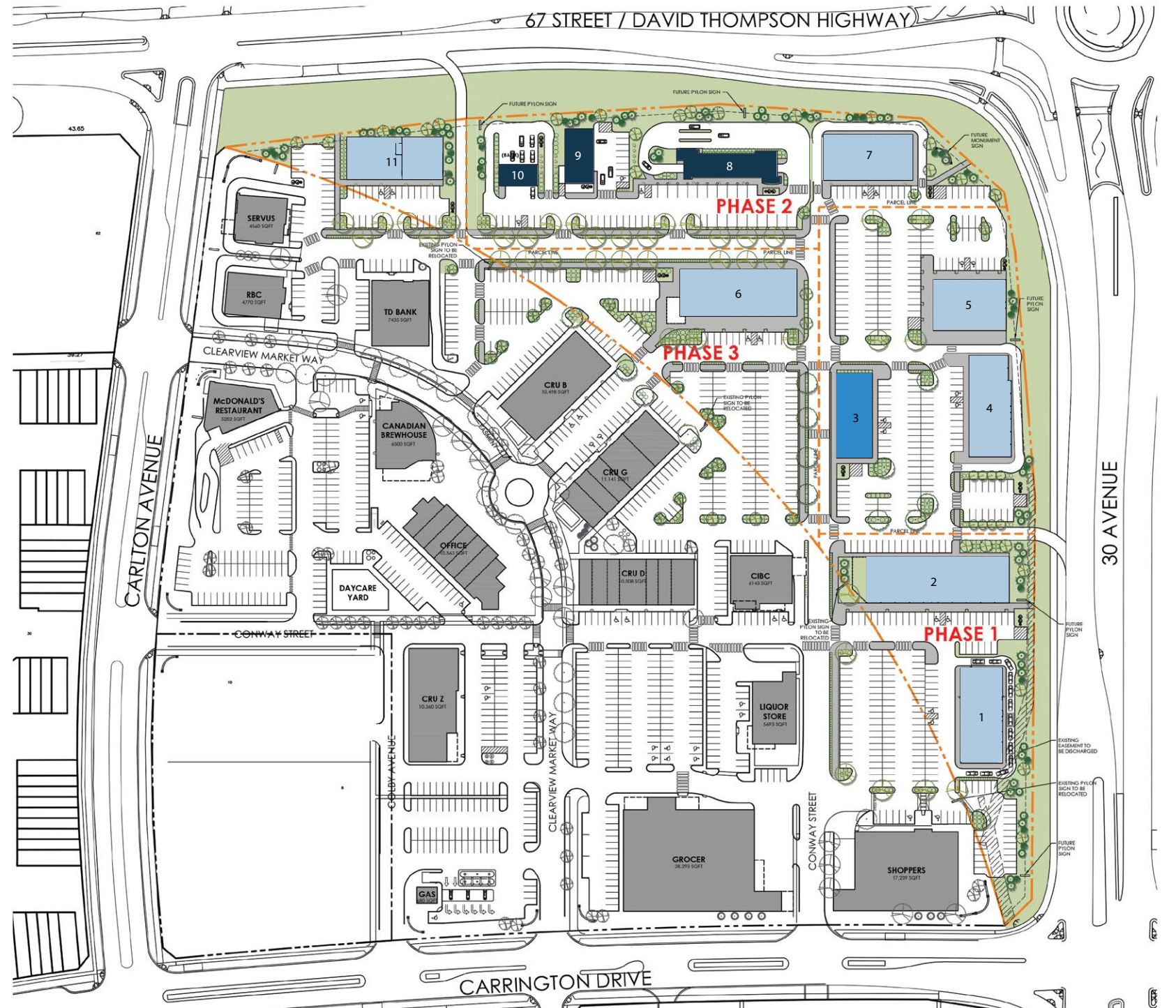


PLAN VIEW

TYPICAL STORE FRONT



TYPICAL PLANTING PALETTE



LANDSCAPE LEGEND

- DECIDUOUS SHADE TREES - 55**
- BRANDON ELM - ULMUS AMERICANA 'BRANDON'
 - PATMORE GREEN ASH - FRAXINUS PENNSYLVANICA 'PATMORE'
 - SILVER CLOUD MAPLE - ACER SACCHARINUM 'SILVER CLOUD'
- DECIDUOUS ORNAMENTALS & ASPEN TREES - 102**
- TOBA HAWTHORN - CRATAEGUS MORDENENSIS 'TOBA'
 - SPRING SNOW FLOWERING CRABAPPLE - MALUS 'SPRING SNOW'
 - JAPANESE TREE LILAC - SYRINGA RETICULATA
 - TREMBLING ASPEN - POPULUS TREMULOIDES
 - MOUNTAIN ASH - SORBUS AMERICANA
 - PARKLAND PILLAR BIRCH - BETULA PLATYPHYLLA 'JEFPARK'

- DECIDUOUS SHRUBS - 648**
- SHRUBBY CINQUEFOIL - POTENTILLA
 - RED OSIER DOGWOOD - CORNUS SERICEA
 - BLUE FOX WILLOW - SALIX BRACHYCARPA
 - SILVER BUFFALOBERRY - SHEPHERDIA ARGENTIA
 - DWARF EUROPEAN CRANBERRY - VIBURNUM OPULUS 'NANUM'
 - GOLDFLAME SPIREA - SPIRAEA BUMALDA 'GOLDFLAME'
 - PRICKLY WILD ROSE - ROSA ACICULARIS
 - GLORIE CARAGANA - CARAGANA FRUTEX 'GLOBOSA'
 - KARL FOERSTER - CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'
- CONIFEROUS SHRUBS - 334**
- DWARF MUGO PINE - PINUS MUGO 'PUMILIO'
 - NEST SPRUCE - PICEA ABIES 'NIDIFORMIS'
 - SAVIN JUNIPER - JUNIPERUS SABINA

DEVELOPMENT REQUIREMENTS

TOTAL SITE AREA:	42,545.74m ²	
REQUIRED LANDSCAPE AREA:	6,381.86m ² (15% OF TOTAL SITE AREA)	
REQUIRED TREE RATIO:	2:1 (DECIDUOUS TO CONIFEROUS)	
LANDSCAPE REQUIREMENTS:	1 TREE / 60m ²	1 SHRUB / 30m ²
TREES REQUIRED:	106 TREES	212 SHRUBS
TREES PROVIDED:	219 TREES	650 SHRUBS

Images Represent Preliminary
Design Principals & Materials



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