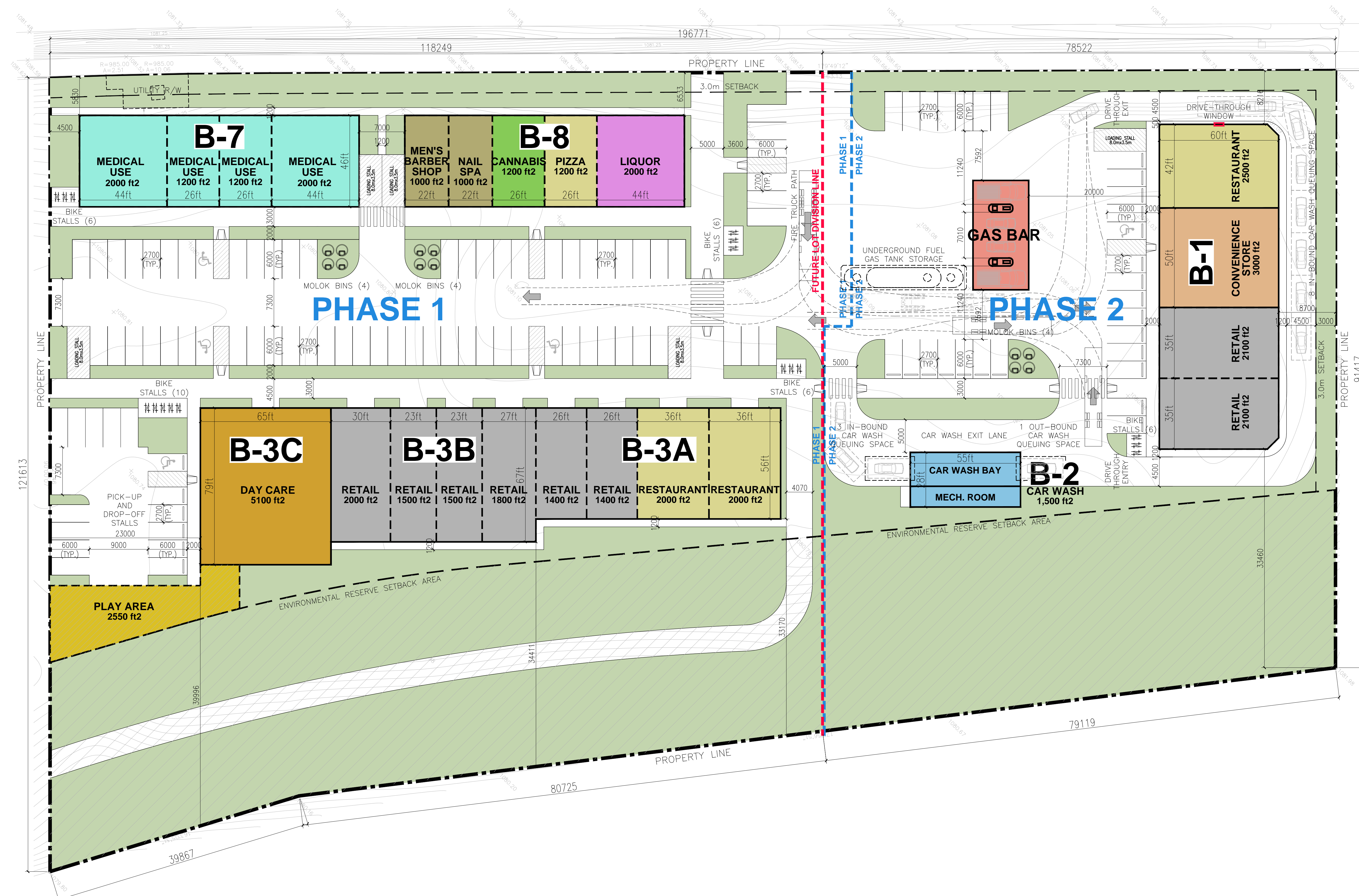
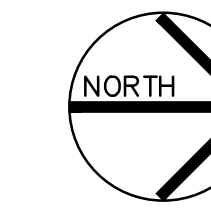


# MAIN STREET



# QUEEN ELIZABETH II HIGHWAY

# CONCEPTUAL SITE PLAN



January 28, 2025  
CONCEPTUAL SITE PLAN

### PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 6, BLOCK 1, PLAN 231 1919  
 MUNICIPAL ADDRESS: 3104 MAIN STREET, AIRDRIE, AB  
 ZONING: C-3 REGIONAL COMMERCIAL DISTRICT  
 SITE AREA TOTAL: 2.0447 ha (5.05 ac)  
 PROPOSE USE:

PERMITTED LAND USE	DISCRETIONARY LAND USE
HEALTH CARE, LIMITED	CHILD CARE, GENERAL
PERSONAL SERVICE	CANNABIS, RETAIL
RESTAURANT	
RETAIL STORE, CONVENIENCE	
RETAIL STORE, GENERAL	
RETAIL STORE, LIQUOR	
VEHICLE SERVICE, LIMITED	

MINIMUM FAR ALLOWED: 0.2 FAR  
 FLOOR AREA RATIO PROVIDED:  
 BUILDING B1 9,700 ft<sup>2</sup>  
 BUILDING B2 1,500 ft<sup>2</sup>  
 BUILDING B3 18,700 ft<sup>2</sup>  
 BUILDING B7 6,400 ft<sup>2</sup>  
 BUILDING B8 6,400 ft<sup>2</sup>  
 TOTAL: 42,700 ft<sup>2</sup> (3,966.9 m<sup>2</sup>)  
 3,966.9 m<sup>2</sup> / 20,447.2 m<sup>2</sup> = 0.2 FAR  
 MAXIMUM SITE COVERAGE: 60%  
 PROPOSED SITE COVERAGE: 20%  
 MINIMUM ALLOWABLE LANDSCAPING: 10%  
 PROPOSED LANDSCAPE AREA: 2,721.4 m<sup>2</sup> / 20,447.2 m<sup>2</sup> = 13% (EXCL. ENVIRONMENTAL RESERVE AREA)

### UNIT STATISTICS SUMMARY

BUILDING NO.	TOTAL GFA	BYLAW PARKING REQUIREMENT	TOTAL REQUIRED PARKING	TOTAL PROVIDED PARKING
<b>BUILDING B-1</b>				
VEHICLE SERVICE, LIMITED	3000 ft <sup>2</sup> (278.7 m <sup>2</sup> )	2.0 stalls per 100 m <sup>2</sup> GFA	6	6
RETAIL, GENERAL	4200 ft <sup>2</sup> (390.1 m <sup>2</sup> )	2.5 stalls per 100 m <sup>2</sup> GFA	10	10
RESTAURANT	2500 ft <sup>2</sup> (232.2 m <sup>2</sup> )	12 stalls per 100 m <sup>2</sup> GFA of seating area. Plus min. of 3 staff parking stalls	20 (assuming 140.0 m <sup>2</sup> seating area)	11
<b>BUILDING B-2</b>				
VEHICLE SERVICE, LIMITED	1500 ft <sup>2</sup> (139.3 m <sup>2</sup> )	2.0 stalls per 100 m <sup>2</sup> GFA	3	1
<b>BUILDING B-3A</b>				
RETAIL, GENERAL	2800 ft <sup>2</sup> (260.1 m <sup>2</sup> )	2.5 stalls per 100 m <sup>2</sup> GFA	7	7
RESTAURANT	4000 ft <sup>2</sup> (371.6 m <sup>2</sup> )	12 stalls per 100 m <sup>2</sup> GFA of seating area. Plus min. of 3 staff parking stalls	30 (assuming 220.0 m <sup>2</sup> seating area)	11
<b>BUILDING B-3B</b>				
RETAIL, GENERAL	6800 ft <sup>2</sup> (631.7 m <sup>2</sup> )	2.5 stalls per 100 m <sup>2</sup> GFA	16	16
<b>BUILDING B-3C</b>				
CHILDCARE, GENERAL	5100 ft <sup>2</sup> (473.8 m <sup>2</sup> )	0.1 stalls per child pick-up & drop-off (based on max capacity of facility). Plus min. 1.0 stall per staff only	18 (assuming 90 kids, 1 staff per 10 kids)	15
<b>BUILDING B-7</b>				
HEALTH CARE, LIMITED	6400 ft <sup>2</sup> (594.5 m <sup>2</sup> )	4.0 stalls per 100 m <sup>2</sup> GFA	24	13
<b>BUILDING B-8</b>				
RETAIL, LIQUOR	2000 ft <sup>2</sup> (185.8 m <sup>2</sup> )	3.5 stalls per 100 m <sup>2</sup> GFA	7	7
RETAIL, CANNABIS	1200 ft <sup>2</sup> (111.4 m <sup>2</sup> )	3.5 stalls per 100 m <sup>2</sup> GFA	4	4
RESTAURANT	1200 ft <sup>2</sup> (111.4 m <sup>2</sup> )	12 stalls per 100 m <sup>2</sup> GFA of seating area. Plus min. of 3 staff parking stalls	11 (assuming 65.0 m <sup>2</sup> seating area)	2
PERSONAL SERVICES	2000 ft <sup>2</sup> (185.8 m <sup>2</sup> )	3.0 stalls per 100 m <sup>2</sup> GFA	6	6
<b>TOTAL</b>	<b>42,700 ft<sup>2</sup> (3,966.9 m<sup>2</sup>)</b>		<b>162 STALLS</b>	<b>109 STALLS</b>

### BARRIER-FREE PARKING STALLS CALCULATION

NO. OF STALLS REQUIRED: 5 BARRIER-FREE PARKING STALLS  
 (4 DESIGNATED BARRIER-FREE PARKING STALLS FOR 51-100 PARKING STALLS REQUIRED. 1 ADDITIONAL STALL FOR EACH ADDITIONAL 100 PARKING STALLS)  
 NO. OF STALLS PROPOSED: 5 BARRIER-FREE PARKING STALLS

### BICYCLE PARKING CALCULATION

NO. OF STALLS REQUIRED: 20% OF TOTAL OF REQUIRED CAR PARKING STALLS (162). 162 X .20 = 33 BIKE STALLS REQUIRED  
 NO. OF STALLS PROPOSED: 34 BIKE STALLS