

CURRENT LEGAL ADDRESS:

LOT 1, BLOCK 59, PLAN 912 3306  
LAKE DISTRICT (MAYLEWAN) and  
LOT 2, BLOCK 59, PLAN 912 3306  
LAKE DISTRICT (MAYLEWAN)

MUNICIPAL ADDRESS: 8140 – 160 AVENUE  
and 8104 – 160 AVENUE  
EDMONTON, ALBERTA

TOTAL SITE AREA: 57,127.99 sq. ft. (5,307.19 sq. m.)

EXISTING PARKING: 28 stalls  
NEW PARKING: 27 stalls  
TOTAL PARKING: 55 stalls

BLDG. SETBACK REQ.	BLDG. SETBACK PROVIDED	
NORTH: 10.0 m (32.81 ft.)	10.07 m (33.04 ft.)	WEST: 6.8 m (22.31 ft.)
WEST: 6.8 m (22.31 ft.)	8.23 m (27.0 ft.)	EAST: 28.0 m (91.86 ft.)
EAST: 28.0 m (91.86 ft.)	20.70 m (67.91 ft.)	Pending re-zoning of adjacent property 60.70 m (199.15 ft.)
Pending re-zoning of adjacent property 60.70 m (199.15 ft.)		SOUTH: 24.7 m (81.04 ft.)
SOUTH: 24.7 m (81.04 ft.)	24.70 m (81.04 ft.)	
LANDSCAPE SETBACK REQ.	LANDSCAPE SETBACK PROVIDED	
NORTH: 6.3 m (20.67 ft.)	6.3 m (20.67 ft.)	WEST: 3.5 m (11.48 ft.)
WEST: 3.5 m (11.48 ft.)	2.43 m (7.97 ft.)	4.82 m (15.81 ft.)
EAST: 10.7 m (35.15 ft.)	0.83 m (2.72 ft.)	Pending re-zoning of adjacent property 20.22 m (66.34 ft.)
Pending re-zoning of adjacent property 20.22 m (66.34 ft.)		SOUTH: 3.5 m (11.48 ft.)

NEW DEVELOPMENT REQUIREMENTS (EXACT PROVIDED)

ALL REQUIREMENTS ARE BASED ON EDMONTON ZONING BYLAW 12800–SECTION 55.

LANDSCAPE SETBACK (890 SQ. M.)

36 TREES + 60 SHRUBS

LANDSCAPE ISLANDS (75 SQ. M.)

4 TREES + 8 SHRUBS

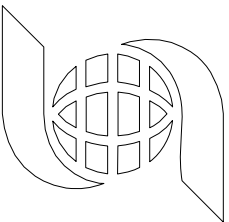
TOTAL NEW LANDSCAPE (965 SQ. M.)

40 TREES + 68 SHRUBS

20 DECID. = 10–50mm + 10–75mm CALLIPER

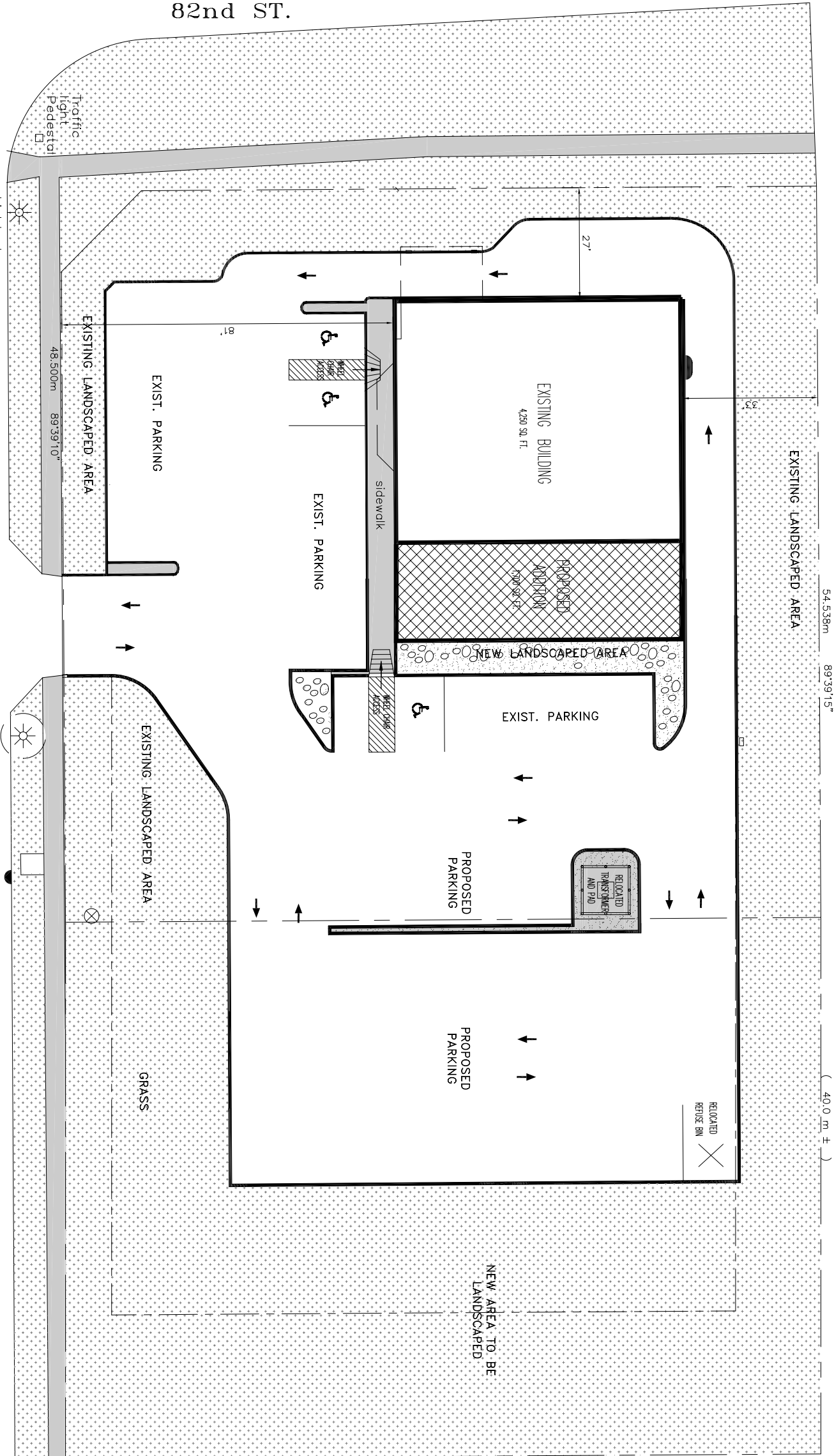
20 CONIF. = 15–2.5m + 5–3.5m HEIGHT

34 CONIF. SHRUBS + 34 DECID. SHRUBS



**Scotiabank**  
THE BANK OF NOVA SCOTIA

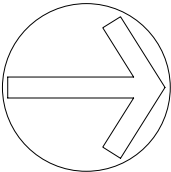
REAL ESTATE DEPT.  
SCOTIA PLAZA  
44 KING STREET WEST  
TORONTO, ONTARIO M5H 1H1



SITE PLAN  
PROPOSED EXPANSION

SCALE  
1" = 30'-0"

DATE  
SEPT. 7, 2007  
REVISED DATE  
MAR. 17, 2008



NORTH