

2080 WEST BROADWAY

SITE

EXISTING FOOD STORE

EXISTING LIQUOR STORE

LORD TENNYSON
ELEMENTARY SCHOOL



Location Plan

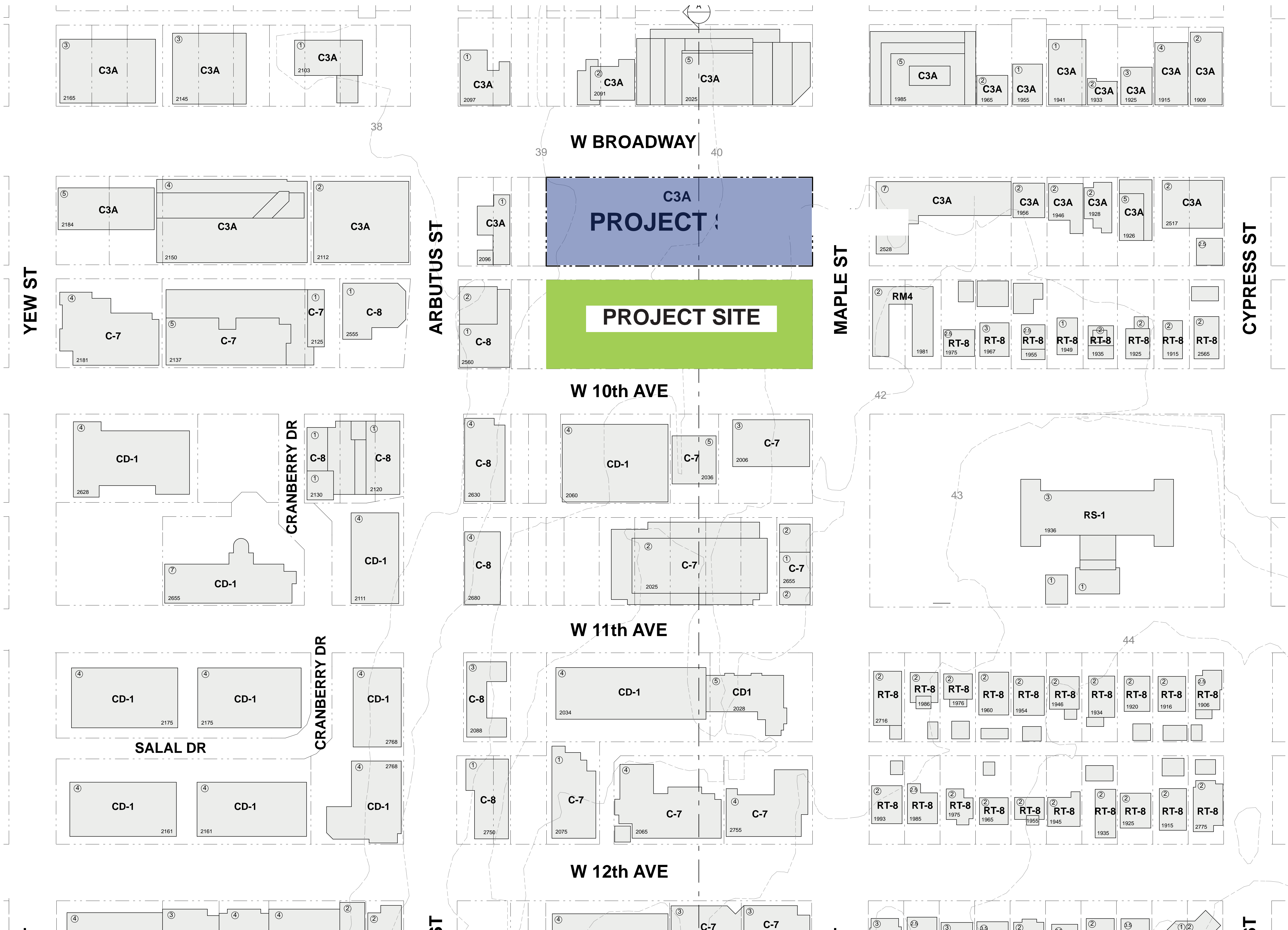


Massing Model Plan

CONTEXT PLAN

PINNACLE INTERNATIONAL
BINGHAM HILL ARCHITECTS

10th & Maple



CONTEXT ZONING SUMMARY

Zoning Designation	Description	Maximum Height	
		M	FT
C-2	COMMERCIAL RETAIL / OFFICE / HEALTH CARE	13.8	45.3
C-2C1	COMMERCIAL RETAIL / SERVICE	15.3	50.2
C-3A	COMMERCIAL RETAIL / OFFICE MULTIPLE DWELLINGS (CONDITIONAL)	21.3	69.9
C-7; C-8	COMMERCIAL / INDUSTRIAL MULTIPLE DWELLINGS (CONDITIONAL)	18.3	60.1
CD-1	COMPREHENSIVE DEVELOPMENT	VARIES	
M-1	MANUFACTURING / SERVICE / RETAIL	30.5	100.1
RM-4	MEDIUM DENSITY RESIDENTIAL ONE / TWO FAMILY	10.7	35.1
RS-1	SINGLE FAMILY DWELLING	10.2	33.5
RT-7; RT-8	MULTI-CONVERSION DWELLING; ONE / TWO FAMILY DWELLINGS (CONDITIONAL)	10.7	35.1

SITE
 EMERGING NEIGHBOURS



PROJECT NORTH

CONTEXT PLAN - DETAILED