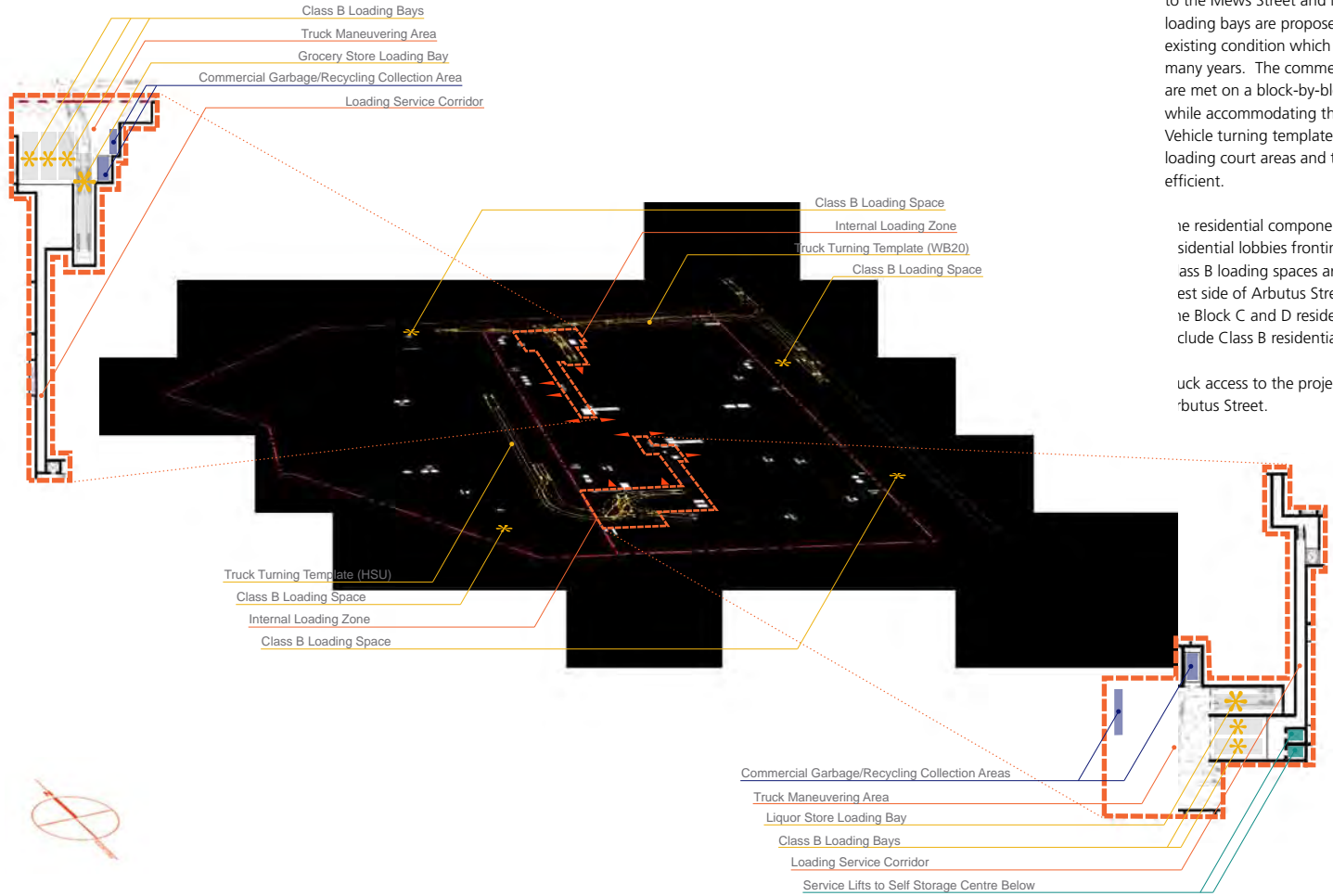


Site Loading Diagram



Site Loading Rationale:

Designated off-street truck loading and waste/recycling areas are planned for the commercial and residential buildings as shown in the attached exhibit. Commercial loading bays and garbage/recycle areas will be provided within both the Block A and Block B components, with internal corridors connecting to the Mews Street and individual tenant spaces. A total of 7 commercial loading bays are proposed - four in Block A, three in Block B - matching the existing condition which has served the shopping centre satisfactorily for many years. The commercial and residential off-street loading requirements are met on a block-by-block basis satisfying loading and waste/recycling needs while accommodating the proposed phased development for the project. Vehicle turning templates have been used to verify the design of the proposed loading court areas and to ensure that truck manoeuvres are both safe and efficient.

The residential components of the Block A and Block B developments have residential lobbies fronting onto Arbutus Street and as such, two 'on-street' Class B loading spaces are proposed for the new lay-by lanes planned for the east side of Arbutus Street, north and south of the Mews street intersection. The Block C and D residential buildings on the Yew Street extension both include Class B residential loading bays.

Truck access to the project will be limited to the north lane connection to Arbutus Street.