

SKETCH FOR SEVERANCE APPLICATION

SCALE 1:1000  
R-PE SURVEYING LTD., O.L.S.

METRIC

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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NOTES

BOUNDARY LINE-WORK TAKEN FROM R-PE CAD FILE NO. 04-151002 AND ARE SUBJECT TO CLARIFICATION UPON THE INCORPORATION OF ADDITIONAL DOCUMENTARY AND FIELD SURVEY EVIDENCE.

THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL.



**RETAINED PARCEL:**  
ALL OF PIN # 14254-0901  
ALL OF PIN # 14254-8889  
PART OF PIN # 14254-8887

**SEVERED PARCEL:**  
PART OF PIN # 14254-8887

GROVEWOOD DRIVE

GROVEWOOD DRIVE

WORTHINGTON AVENUE

BRISDALE DRIVE

PIN #14254-0901

PART OF PIN # 14254-8887

PART OF PIN # 14254-8887

PIN # 14254-8889

THE KING'S HIGHWAY No. 7

PART 322  
SUBJECT TO AN EASEMENT  
AS SET OUT IN REG7784

PART 33  
SUBJECT TO AN EASEMENT  
AS SET OUT IN REG7784

PART 30  
SUBJECT TO AN EASEMENT  
AS SET OUT IN REG7784

PART 119

PART 116

PART 77

PART 76

PART 143  
PART 3 PLAN 04-151002  
SUBJECT TO AN EASEMENT  
AS SET OUT IN REG7784

PART 144

S/T PR1027306

PART 147

PART 146

PART 158

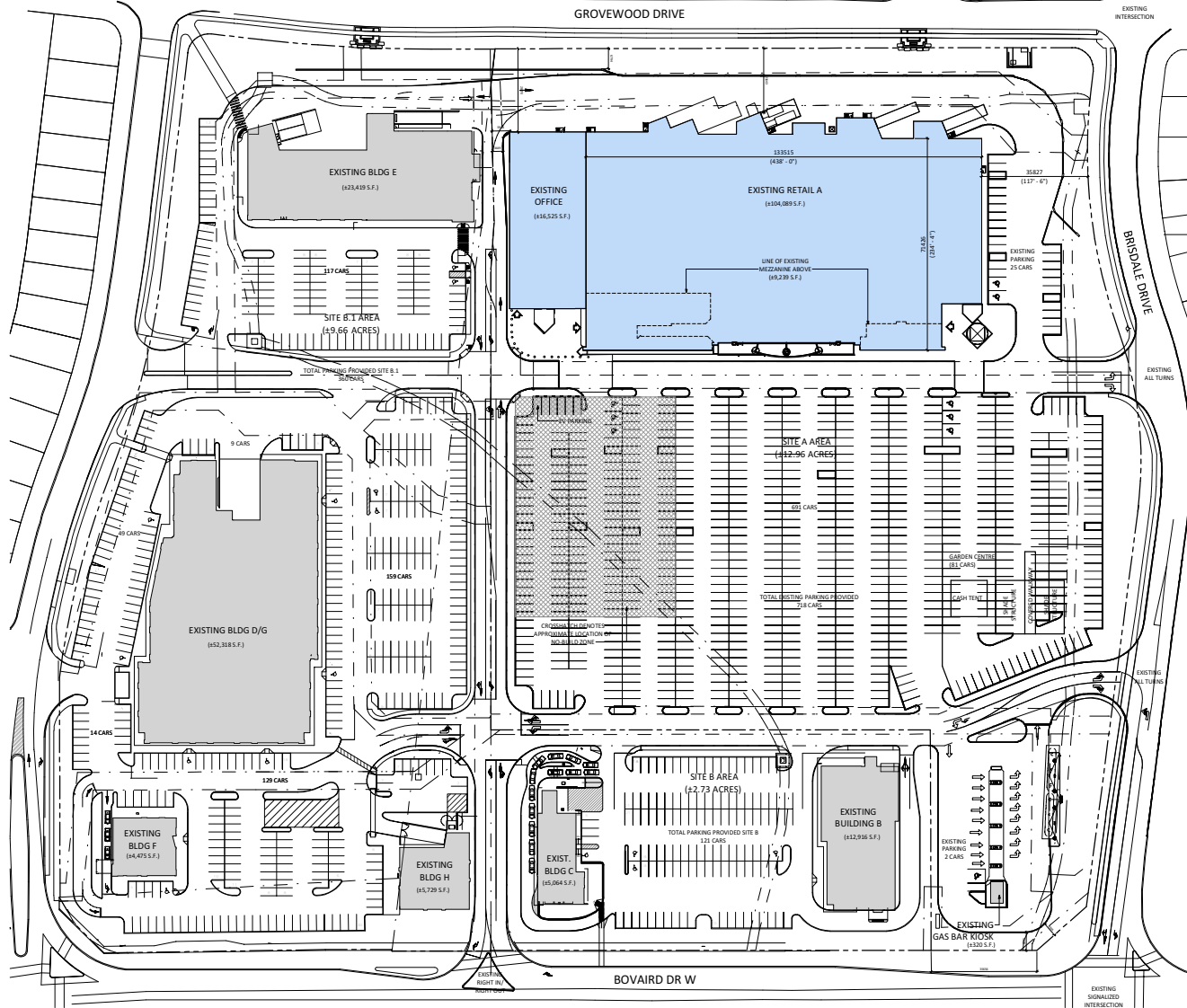
PART 159

PART 31

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
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 T +1 416 425 2222  
 turnerfleischer.com

This drawing, as an instrument of service, is prepared by the architects of Turner Fleischer Architects Inc. The client is responsible for the accuracy of the information provided to the architects and for the accuracy of the information on the drawing. While the architects conduct a diligent review of the information provided to them, they do not warrant the accuracy of the information provided to them. The architects accept no responsibility for any errors or omissions in this drawing or any other drawings prepared by the architects.



TOTAL SITE AREA	# 25.35 ACRES	# 102.26 HA.
SITE A AREA	# 12.96 ACRES	# 5.24 HA.
SITE B AREA	# 2.73 ACRES	# 1.10 HA.
SITE B-1 AREA	# 9.66 ACRES	# 3.91 HA.
<b>SITE A</b>		
EXISTING RETAIL AREA	# 104,089 S.F.	# 9,670 S.M.
EXISTING RETAIL MEZZANINE	# 9,239 S.F.	# 808 S.M.
EXISTING OFFICE AREA	# 162,515 S.F.	# 1,535 S.M.
EXISTING GAS BAR AREA	# 300 S.F.	# 30 S.M.
TOTAL COMMERCIAL AREA	# 136,534 S.F.	# 12,535 S.M.
TOTAL BUILDING AREA	# 130,173 S.F.	# 12,093 S.M.
<b>PARKING PROVIDED</b>	738 CARS	
(INC. GARDEN CENTRE)	5,327,000 S.F.	5,947,000 S.M.
PARKING PROVIDED	637 CARS	
(INC. GARDEN CENTRE)	4,897,000 S.F.	5,277,000 S.M.
COVERAGE	23.06 %	
<b>SITE B</b>		
EXISTING BUILDING B AREA	# 123,915 S.F.	# 1,200 S.M.
EXISTING BUILDING C AREA	# 5,064 S.F.	# 470 S.M.
TOTAL BUILDING AREA	# 128,979 S.F.	# 1,670 S.M.
<b>PARKING PROVIDED</b>	122 CARS	
(INC. GARDEN CENTRE)	6,737,000 S.F.	7,257,000 S.M.
COVERAGE	15.04 %	
<b>SITE B-1</b>		
EXISTING BUILDING D/G AREA	# 52,318 S.F.	# 4,860 S.M.
EXISTING BUILDING E AREA	# 23,419 S.F.	# 2,176 S.M.
EXISTING BUILDING F AREA	# 4,475 S.F.	# 416 S.M.
EXISTING BUILDING H AREA	# 57,729 S.F.	# 532 S.M.
TOTAL BUILDING AREA	# 137,941 S.F.	# 12,984 S.M.
<b>PARKING PROVIDED</b>	360 CARS	
(INC. GARDEN CENTRE)	4,197,000 S.F.	4,507,000 S.M.
COVERAGE	20.42 %	
<b>TOTAL BUILDING AREA</b>	# 234,094 S.F.	# 21,748 S.M.
<b>TOTAL GROUND FLOOR AREA</b>	# 224,855 S.F.	# 20,889 S.M.
<b>TOTAL PARKING PROVIDED</b>	1,199 CARS	
(INC. GARDEN CENTRE)	5,327,000 S.F.	5,947,000 S.M.
<b>TOTAL PARKING PROVIDED</b>	1,118 CARS	
(INC. GARDEN CENTRE)	4,797,000 S.F.	5,147,000 S.M.
TOTAL COVERAGE	20.36 %	

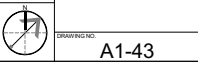
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2	1002-05-08	ISSUED FOR COORDINATION	PPH
3	1002-05-21	ISSUED FOR COORDINATION	PPH
4	1002-05-19	ISSUED FOR COORDINATION	PPH
5	1002-05-11	ISSUED FOR COORDINATION	PPH
6	1002-05-08	ISSUED FOR COORDINATION	PPH
7	1002-05-21	ISSUED FOR COORDINATION	PPH
8	1002-05-21	ISSUED FOR COORDINATION	PPH

## Loblaw Companies Limited

PROJECT  
**35 WORTHINGTON AVENUE**  
 BRAMPTON, ON

DRAWING  
**SITE PLAN - CONCEPT SEVERANCE SKETCH**

PROJECT NO.  
 08.110  
 PROJECT DATE  
 2002-08-08  
 DRAWN BY  
 PPH  
 CHECKED BY  
 RCH  
 SCALE  
 1" = 70'

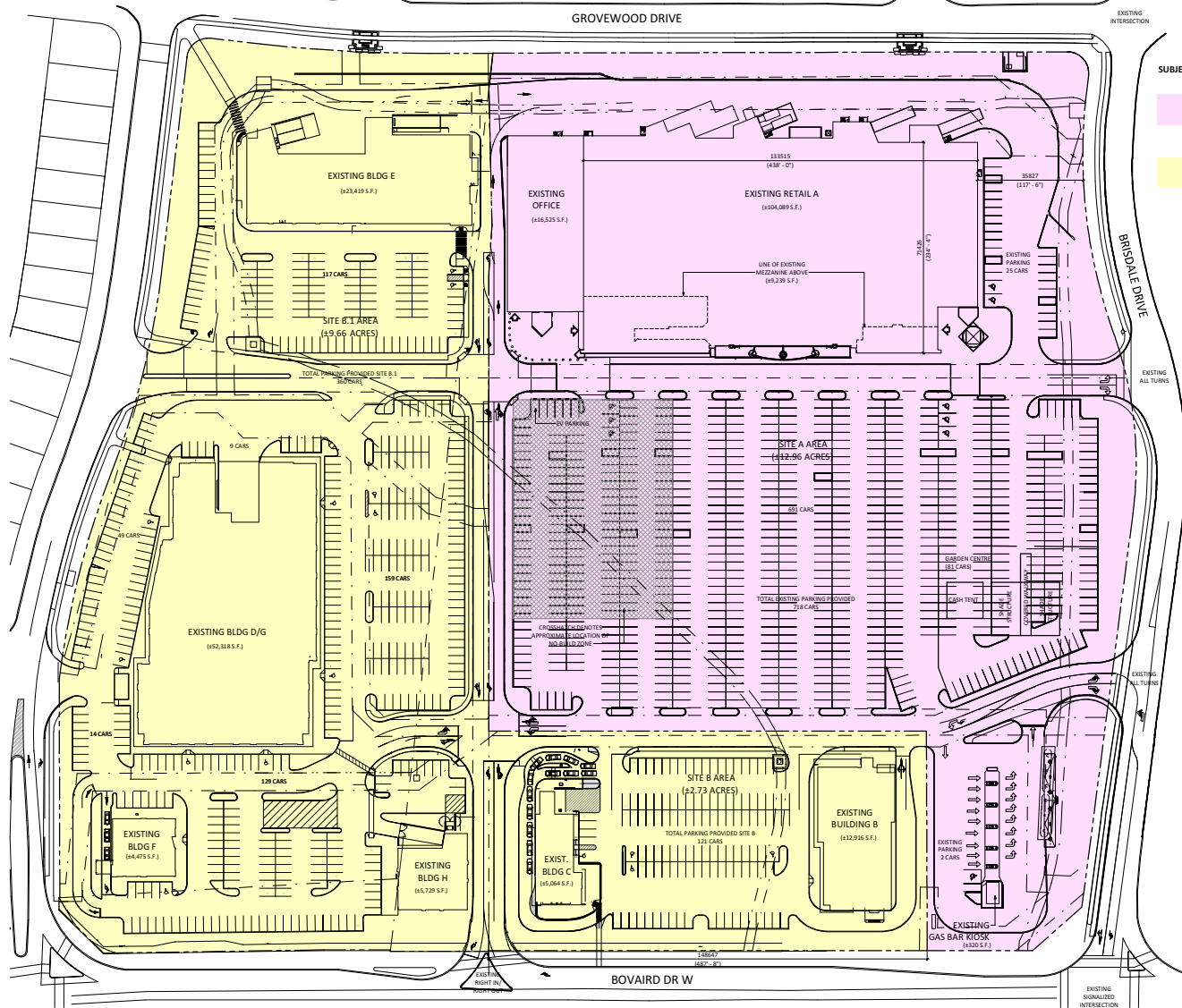


DRAWING NO.  
**A1-43**

# TURNER FLEISCHER

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This drawing, as an instrument of service, is prepared by the architects of Turner Fleischer Architects Inc. for the client named herein and shall not be used for any other project without the written consent of the architects. The drawings are not to be construed as a contract. The drawings are the property of the architects and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architects.



SUBJECT LANDS: A & SITE B

**SITE A - LOBLAWS LANDS**  
 LANDS TO BE SEVERED  
 LAND DESIGNATION:  
 COMMERCIAL ZONE (C3-SECTION 980)

**SITE B & SITE B.1: CABBAGE PATCH LANDS**  
 LANDS TO BE RETAINED  
 LAND DESIGNATION:  
 COMMERCIAL ZONE (C3-SECTION 980, SECTION 1001)

TOTAL SITE AREA	#25.35 ACRES	#10.26 HA.
SITE A AREA	#12.96 ACRES	#5.24 HA.
SITE B AREA	#2.73 ACRES	#1.10 HA.
SITE B.1 AREA	#9.66 ACRES	#3.91 HA.
<b>SITE A</b>		
EXISTING RETAIL AREA	#104,089 S.F.	#9,670 S.M.
EXISTING RETAIL MEZZANINE	#9,239 S.F.	#808 S.M.
EXISTING OFFICE AREA	#8,235 S.F.	#715 S.M.
EXISTING GAS BAR AREA	#300 S.F.	#26 S.M.
TOTAL COMMERCIAL AREA	#120,863 S.F.	#10,519 S.M.
TOTAL BUILDING AREA	#130,173 S.F.	#11,209 S.M.
<b>PARKING PROVIDED</b>		
(N.C. GARDEN CENTRE)	718 CARS	5,947/100 S.M.
PARKING PROVIDED	5,327/1000 S.F.	637 CARS
(INC. GARDEN CENTRE)	4,897/1000 S.F.	5,277/100 S.M.
COVERAGE	23.06 %	
<b>SITE B</b>		
EXISTING BUILDING B AREA	#12,915 S.F.	#1,120 S.M.
EXISTING BUILDING C AREA	#5,064 S.F.	#470 S.M.
TOTAL BUILDING AREA	#17,980 S.F.	#1,670 S.M.
<b>PARKING PROVIDED</b>		
	121 CARS	
	6,737/1000 S.F.	7.25/100 S.M.
COVERAGE	15.04 %	
<b>SITE B.1</b>		
EXISTING BUILDING D/G AREA	#52,318 S.F.	#4,860 S.M.
EXISTING BUILDING E AREA	#23,419 S.F.	#2,176 S.M.
EXISTING BUILDING F AREA	#4,475 S.F.	#416 S.M.
EXISTING BUILDING H AREA	#5,729 S.F.	#532 S.M.
TOTAL BUILDING AREA	#85,941 S.F.	#7,984 S.M.
<b>PARKING PROVIDED</b>		
	360 CARS	
	4,197/1000 S.F.	4.50/100 S.M.
COVERAGE	20.42 %	
<b>TOTAL BUILDING AREA</b>		
	#234,094 S.F.	#21,748 S.M.
<b>TOTAL GROUND FLOOR AREA</b>		
	#224,855 S.F.	#20,889 S.M.
<b>TOTAL PARKING PROVIDED</b>		
	1,199 CARS	
(N.C. GARDEN CENTRE)	5,327/1000 S.F.	5.51/100 S.M.
TOTAL PARKING PROVIDED	1,118 CARS	
(INC. GARDEN CENTRE)	4,797/1000 S.F.	5.14/100 S.M.
TOTAL COVERAGE	20.36 %	

PROPERTY TO BE SEVERED LINE

1: 2022-08-08	ISSUED FOR COORDINATION	PPS
2: 2022-08-24	ISSUED FOR COORDINATION	PPS
3: 2022-09-08	ISSUED FOR COORDINATION	PPS
4: 2022-09-21	ISSUED FOR COORDINATION	PPS
5: 2022-10-19	ISSUED FOR COORDINATION	PPS
6: 2022-11-11	ISSUED FOR COORDINATION	PPS
7: 2022-11-22	ISSUED FOR COORDINATION	PPS
8: 2022-12-21	ISSUED FOR COORDINATION	PPS

**Loblaw Companies Limited**

PROJECT: 35 WORTHINGTON AVENUE

BRAMPTON, ON

DRAWING: SITE PLAN - CONCEPT SEVERANCE SKETCH

PROJECT NO.	08.110
PROJECT DATE	2022-08-08
DRAWN BY	PPS
CHECKED BY	RCH
SCALE	1" = 70'

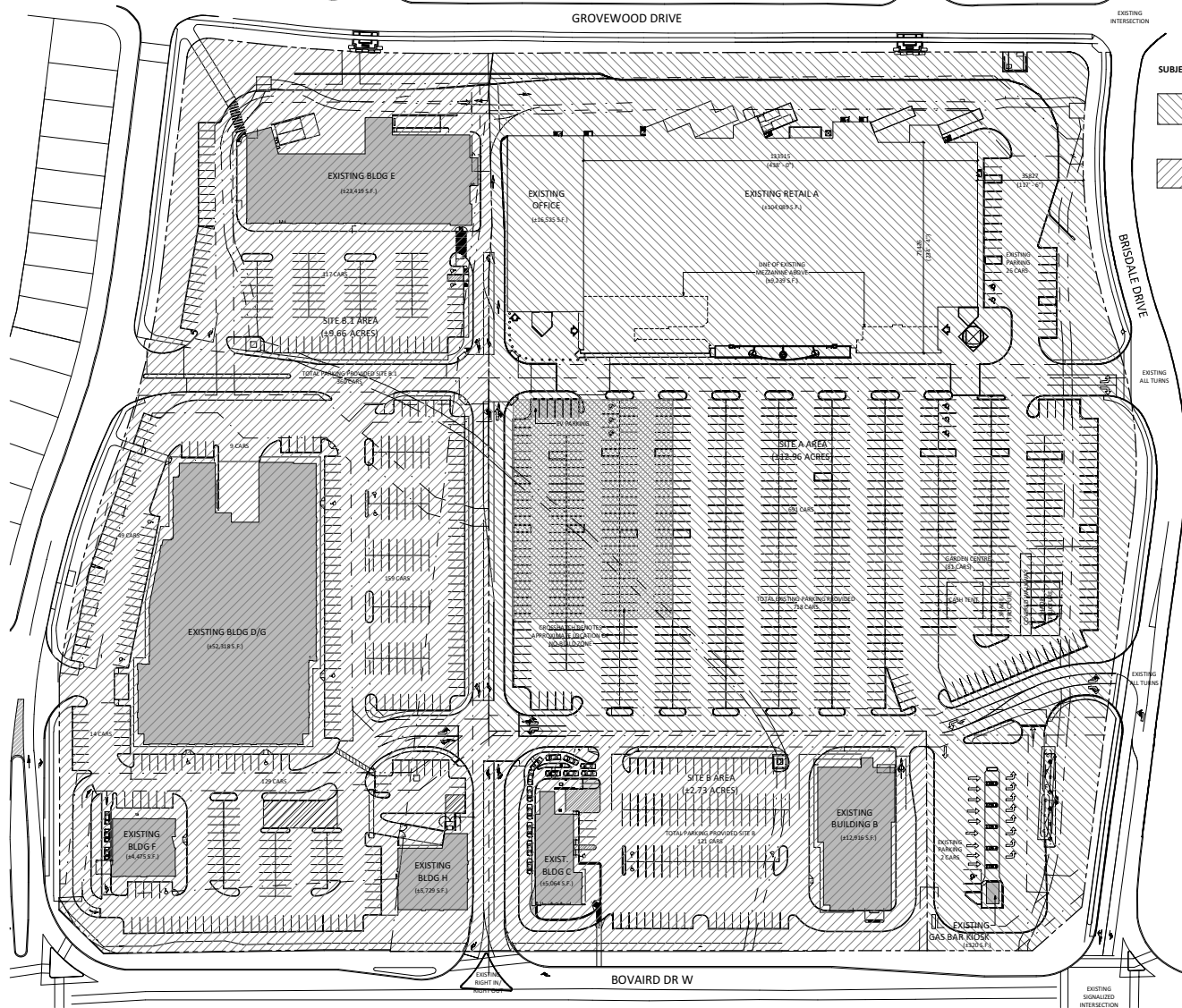


DRAWING NO. A1-43.1

# TURNER FLEISCHER

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 T 416 425 2222  
 turnerfleischer.com

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**SUBJECT LANDS: A & SITE B**

**SITE A - LOBLAW LANDS**  
 LANDS TO BE SEVERED  
 LAND DESIGNATION:  
 COMMERCIAL ZONE (C3-SECTION 980)

**SITE B & SITE B.1: CABBAGE PATCH LANDS**  
 LANDS TO BE RETAINED  
 LAND DESIGNATION:  
 COMMERCIAL ZONE (C3-SECTION 980, SECTION 1001)

<b>TOTAL SITE AREA</b>	<b>± 25.35 ACRES</b>	<b>± 102.25 HA.</b>
SITE A AREA	± 12.96 ACRES	± 5.24 HA.
SITE B AREA	± 2.73 ACRES	± 1.10 HA.
SITE B.1 AREA	± 9.66 ACRES	± 3.91 HA.
<b>SITE A</b>		
EXISTING RETAIL AREA	± 104,089 S.F.	± 9,670 S.M.
EXISTING RETAIL MEZZANINE	± 9,239 S.F.	± 808 S.M.
EXISTING OFFICE AREA	± 16,535 S.F.	± 1,535 S.M.
EXISTING GAS BAR AREA	± 300 S.F.	± 2.80 S.M.
<b>TOTAL COMMERCIAL AREA</b>	<b>± 130,558 S.F.</b>	<b>± 11,935 S.M.</b>
<b>TOTAL BUILDING AREA</b>	<b>± 130,173 S.F.</b>	<b>± 12,093 S.M.</b>
<b>PARKING PROVIDED</b>	<b>738 CARS</b>	
(I.N.C. GARDEN CENTRE)	5,327,000 S.F.	5,947,000 S.M.
<b>PARKING PROVIDED (I.N.C. GARDEN CENTRE)</b>	<b>4,889,500 S.F.</b>	<b>5,277,000 S.M.</b>
<b>COVERAGE</b>	<b>23.06 %</b>	
<b>SITE B</b>		
EXISTING BUILDING B AREA	± 12,935 S.F.	± 1,200 S.M.
EXISTING BUILDING C AREA	± 5,064 S.F.	± 470 S.M.
<b>TOTAL BUILDING AREA</b>	<b>± 17,999 S.F.</b>	<b>± 1,670 S.M.</b>
<b>PARKING PROVIDED</b>	<b>122 CARS</b>	
<b>COVERAGE</b>	<b>15.04 %</b>	
<b>SITE B.1</b>		
EXISTING BUILDING D/G AREA	± 52,318 S.F.	± 4,860 S.M.
EXISTING BUILDING E AREA	± 234,419 S.F.	± 2,176 S.M.
EXISTING BUILDING F AREA	± 4,475 S.F.	± 416 S.M.
EXISTING BUILDING H AREA	± 5,729 S.F.	± 532 S.M.
<b>TOTAL BUILDING AREA</b>	<b>± 86,941 S.F.</b>	<b>± 7,984 S.M.</b>
<b>PARKING PROVIDED</b>	<b>360 CARS</b>	
(I.N.C. GARDEN CENTRE)	4,197,000 S.F.	4,507,000 S.M.
<b>COVERAGE</b>	<b>20.42 %</b>	
<b>TOTAL BUILDING AREA</b>	<b>± 234,094 S.F.</b>	<b>± 21,748 S.M.</b>
<b>TOTAL GROUND FLOOR AREA</b>	<b>± 224,855 S.F.</b>	<b>± 20,889 S.M.</b>
<b>TOTAL PARKING PROVIDED</b>	<b>1,199 CARS</b>	
(I.N.C. GARDEN CENTRE)	5,327,000 S.F.	5,517,000 S.M.
<b>TOTAL PARKING PROVIDED (I.N.C. GARDEN CENTRE)</b>	<b>4,789,500 S.F.</b>	<b>5,147,000 S.M.</b>
<b>TOTAL COVERAGE</b>	<b>20.36 %</b>	

PROPERTY TO BE SEVERED LINE

1: 2022-08-08	ISSUED FOR COORDINATION	PPH
2: 2022-08-24	ISSUED FOR COORDINATION	PPH
3: 2022-09-08	ISSUED FOR COORDINATION	PPH
4: 2022-09-19	ISSUED FOR COORDINATION	PPH
5: 2022-09-11	ISSUED FOR COORDINATION	PPH
6: 2022-09-08	ISSUED FOR COORDINATION	PPH
7: 2022-09-21	ISSUED FOR COORDINATION	PPH

## Loblaw Companies Limited

PROJECT: **35 WORTHINGTON AVENUE**

BRAMPTON, ON

DRAWING: **SITE PLAN - CONCEPT SEVERANCE SKETCH**

PROJECT NO.	08.110
PROJECT DATE	2022-08-08
DRAWN BY	PPH
CHECKED BY	RCH
SCALE	1" = 700'



DRAWING NO.: **A1-43.2**