

## DRAWING LIST

Z00 - SITE DATA  
Z01 - CONTEXT PLAN  
Z02 - SITE PLAN  
Z03 - ROOF PLAN  
Z04 - ELEVATIONS  
Z05 - SIGNAGE CRITERIA  
Z06 - PEDESTRIAN MAP  
Z07 - LANDSCAPE CONCEPT  
Z08 - URBAN PLAZA CONCEPT



# SOUTHGATE CENTRE - REZONING

## EXPANSION

### ADDRESS

LOT 4, BLOCK D  
PLAN 782 1041

BLOCK OT  
PLAN 862 1772

PARTS OF:  
LOT 5, 6, 9, 10, 11, 12 & 13  
PLAN 892 2780  
LOT 2  
PLAN 782 1041

11100 51st Avenue  
Edmonton, Alberta T6H 4M6

EDMONTON , ALBERTA

### SITE DATA

TOTAL EXISTING SITE AREA = 1,839,124 SF  
= 171,000 SM

TOTAL EXISTING BUILDING AREA = 730,462 SF  
= 67,862 SM  
EXISTING MALL = 708,978 SF = 65,866 SM  
EXISTING FREESTANDING = 21,484 SF  
= 1,995 SM

TOTAL EXISTING PARKADE = 162,834 SF  
= 15127 SM

EXISTING F.A.R. = 0.486  
EXISTING PARKING COUNT = 4132 STALLS

PARKING REQUIRED BY CITY OF EDMONTON =  
4.0/1,076 SF (1000 SM) GBA = 2,715 STALLS

### NEW SITE DATA

TOTAL NEW SITE AREA = 1,924,645 SF  
= 178,805 SM  
EXISTING = 1,839,124 SF = 171,000 SM  
AQUIRED = 85,521 SF = 8,000 SM

TOTAL NEW BUILDING AREA = 893,803 SF  
= 83,037 SM  
TOTAL EXISTING = 730,462 SF = 67,862 SM  
MALL EXPANSION = 154,597 SF = 14,362 SM  
NEW FREESTANDING = 8,744 SF = 812 SM

TOTAL PARKADE = 670,151 SF  
= 62,257 SM  
EXISTING PARKADE EAST = 162,834 SF  
= 15,128 SM  
EXISTING WEST ROOF = 170,981 SF  
= 15,884 SM  
NEW PARKADE WEST = 336,336 SF  
= 31,246 SM

NEW F.A.R. = 0.81  
NEW PARKING COUNT = 4,381

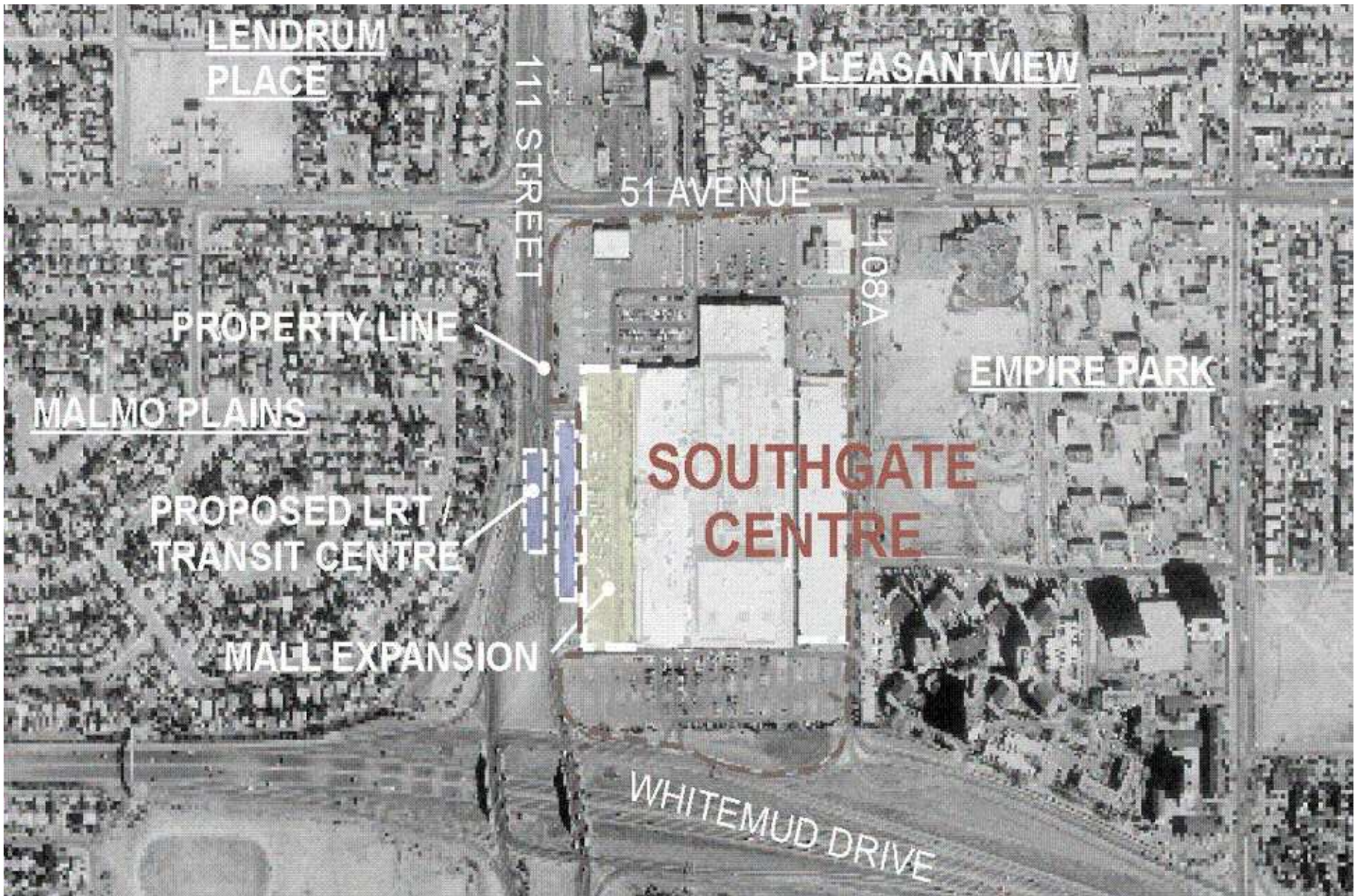
PARKING REQUIRED BY CITY OF EDMONTON =  
4.0/1,076 SF (1000SM) GBA = 3,323 STALLS



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Client/Project  
IVANHOE CAMBRIDGE II INC.  
SOUTHGATE CENTRE  
EXPANSION  
Figure No.  
Z-00  
Title  
SITE DATA



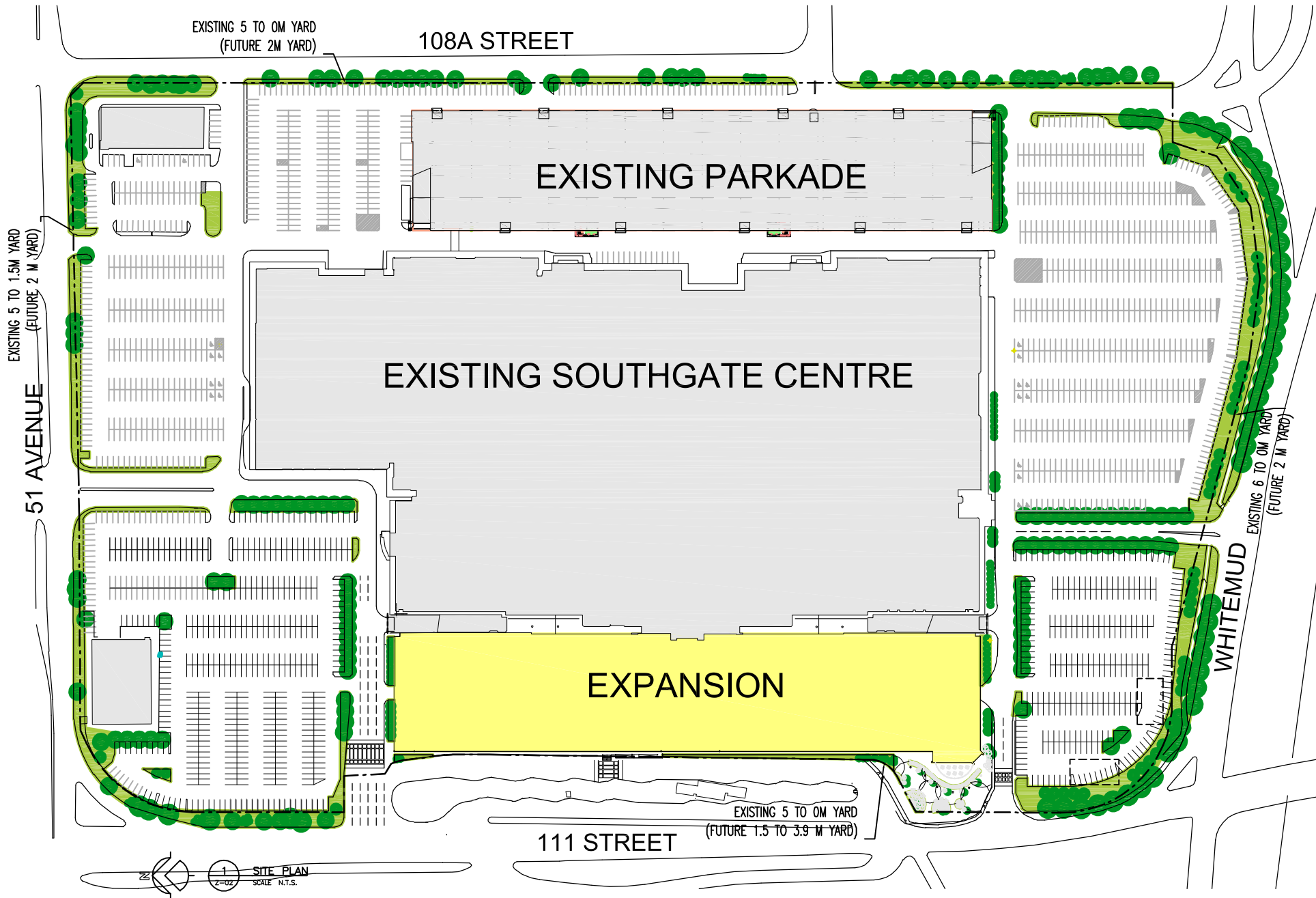


**CONTEXT PLAN**  
 SCALE N.T.S.

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 SOUTHGATE CENTRE  
 EXPANSION  
 Figure No.  
 Z-01  
 Title  
 SITE CONTEXT



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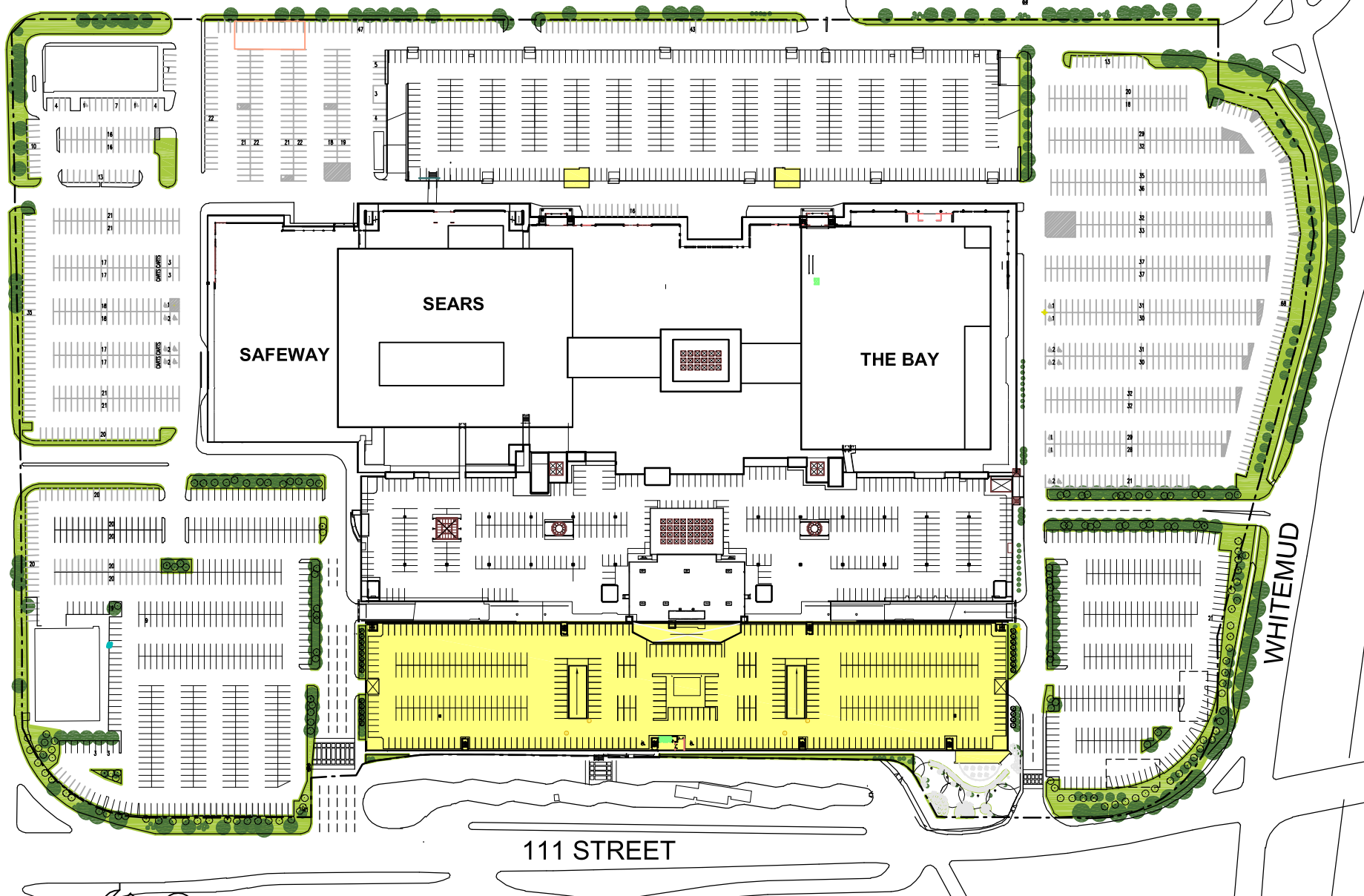
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 SOUTHGATE CENTRE  
 EXPANSION  
 Figure No.  
 Z-02  
 Title  
 SITE PLAN


108A STREET

51 AVENUE

WHITEMUD

111 STREET




1 ROOF PLAN  
 Z-03 SCALE N.T.S.

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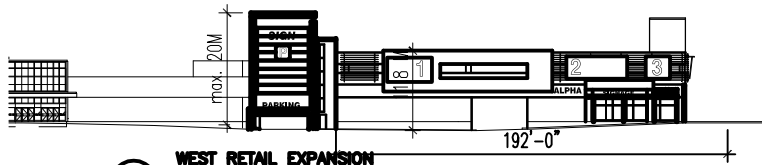


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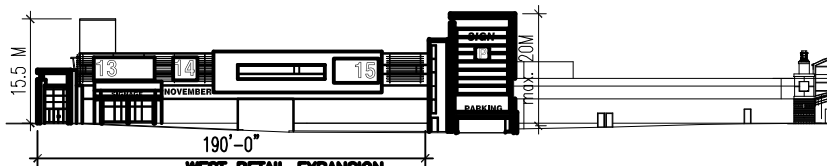
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 SOUTHGATE CENTRE  
 EXPANSION

Figure No.  
 Z-03

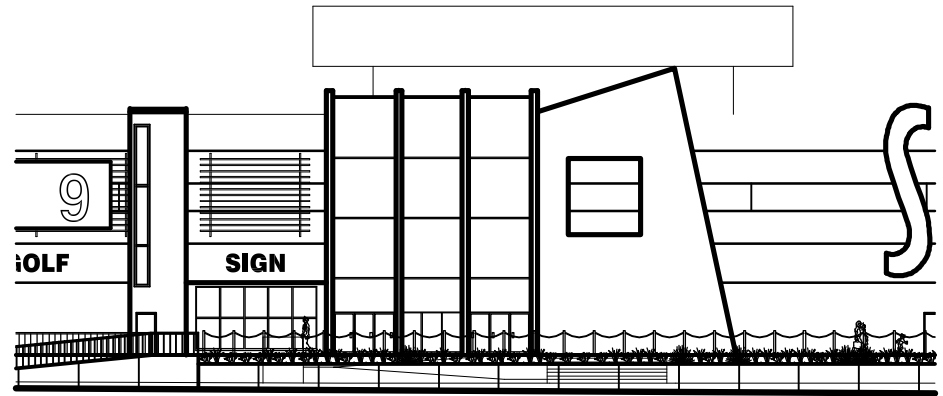
Title  
 ROOF PLAN



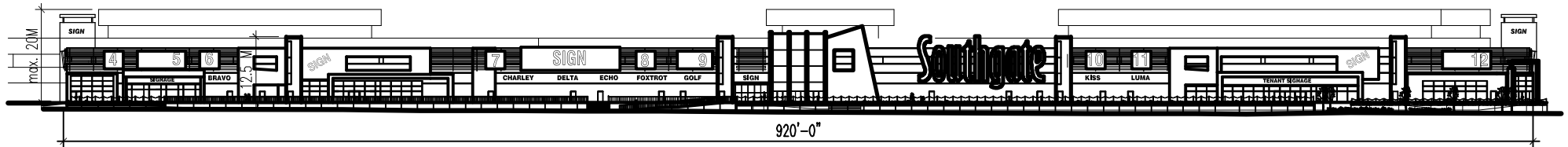
1 WEST RETAIL EXPANSION SOUTH ELEVATION  
Z-04 SCALE N.T.S.



2 WEST RETAIL EXPANSION SOUTH ELEVATION  
Z-04 SCALE N.T.S.



4 WEST RETAIL EXPANSION ENTRANCE & RETAINING WALL CONCEPT  
Z-04 SCALE N.T.S.



3 WEST RETAIL EXPANSION WEST ELEVATION  
Z-04 SCALE N.T.S.



4 WEST ELEVATION CONCEPT  
Z-04 SCALE N.T.S.

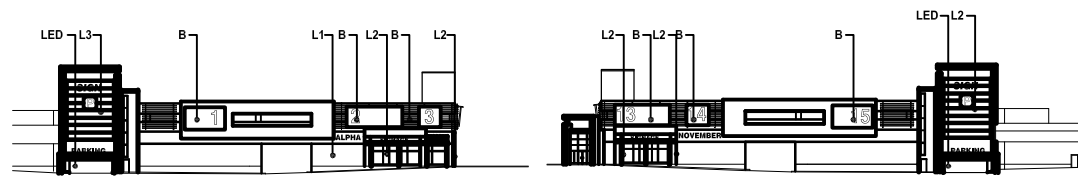
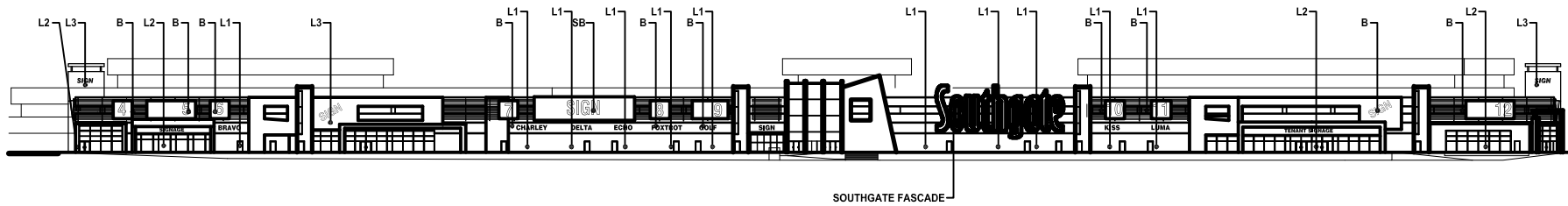
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ELEVATIONS SUBJECT TO CHANGE,  
ACCORDING TO DESIGN GUIDELINES.

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IVANHOE CAMBRIDGE II INC.  
SOUTHGATE CENTRE  
EXPANSION  
Figure No.  
Z-04  
Title  
WEST EXPANSION  
ELEVATION CONCEPT



**1 SIGNAGE TYPES**  
Z-05 SCALE N.T.S.

**BILLBOARD SIGNAGE TYPE 'B'**

- GRAPHICS TO COVER FULL FACE OF BILLBOARD PANEL
- TEXT LIMITED TO 20% OF SURFACE FACE
- NO PRICES OR 'SALE' BANNERS WILL BE PERMITTED ON SURFACE FACE
- NO FLASHING OR AUDIBLE DEVICES WILL BE PERMITTED
- INTERNAL OR EXTERNAL ILLUMINATION
- ALL CONDUIT PAINTED TO MATCH BUILDING COLOUR
- ELECTRICAL SERVICE CONDUIT TO BE HIDDEN IN RACEWAY, NOT EXPOSED.
- SIZES LANDSCAPE FORMAT LARGE - 12' X 30'
- LANDSCAPE FORMAT MEDIUM - 12' X 22'
- LANDSCAPE FORMAT SMALL - 12' X 9'
- SQUARE FORMAT - 12' X 12'



**2 TYPE 'B'**  
Z-05 SCALE N.T.S.

**SOUTHGATE BILLBOARD SIGNAGE TYPE 'SB'**

- GRAPHICS TO COVER FULL FACE OF BILLBOARD PANEL
- TEXT LIMITED TO 30% OF SURFACE FACE
- NO PRICES OR 'SALE' BANNERS WILL BE PERMITTED ON SURFACE FACE
- NO FLASHING OR AUDIBLE DEVICES WILL BE PERMITTED
- INTERNAL OR EXTERNAL ILLUMINATION
- ALL CONDUIT PAINTED TO MATCH BUILDING COLOUR
- ELECTRICAL SERVICE CONDUIT TO BE HIDDEN IN RACEWAY, NOT EXPOSED.
- SIZE LANDSCAPE FORMAT - 24' X 62'



**3 TYPE 'SB'**  
Z-05 SCALE N.T.S.

**TENANT SIGNAGE TYPE 'L'**

- LIMITED TO TENANT RETAIL NAME AND OR LOGO ONLY
- NO PROMOTIONAL ADVERTISING OR SLOGANS PERMITTED
- NO PRICES OR 'SALE' TEXT PERMITTED
- NO FLASHING OR AUDIBLE DEVICES WILL BE PERMITTED
- ONLY BACK OR HALO ILLUMINATED INDIVIDUAL CHANNEL LETTERS OR METAL BLADE LETTERS ARE PERMITTED
- ALL CONDUIT PAINTED TO MATCH BUILDING COLOUR
- ELECTRICAL SERVICE CONDUIT TO BE HIDDEN IN RACEWAY, NOT EXPOSED.
- MAX. HEIGHT OF LETTERS AND LOGOS TYPE L1 - 36"
- TYPE L2 - 52"
- TYPE L3 - 84"



**4 TYPE 'L'**  
Z-05 SCALE N.T.S.

**SIGNAGE TYPE 'LED'**

- INFORMATIONAL CHANGING DATA, MESSAGE CENTRE ONLY
- NO GRAPHICS PERMITTED
- NO PRICES OR 'SALE' TEXT PERMITTED
- NO AUDIBLE DEVICES WILL BE PERMITTED
- INTERNAL ILLUMINATION
- ALL CONDUIT PAINTED TO MATCH BUILDING COLOUR
- ELECTRICAL SERVICE CONDUIT TO BE HIDDEN IN RACEWAY, NOT EXPOSED.
- MAX. HEIGHT = 48"



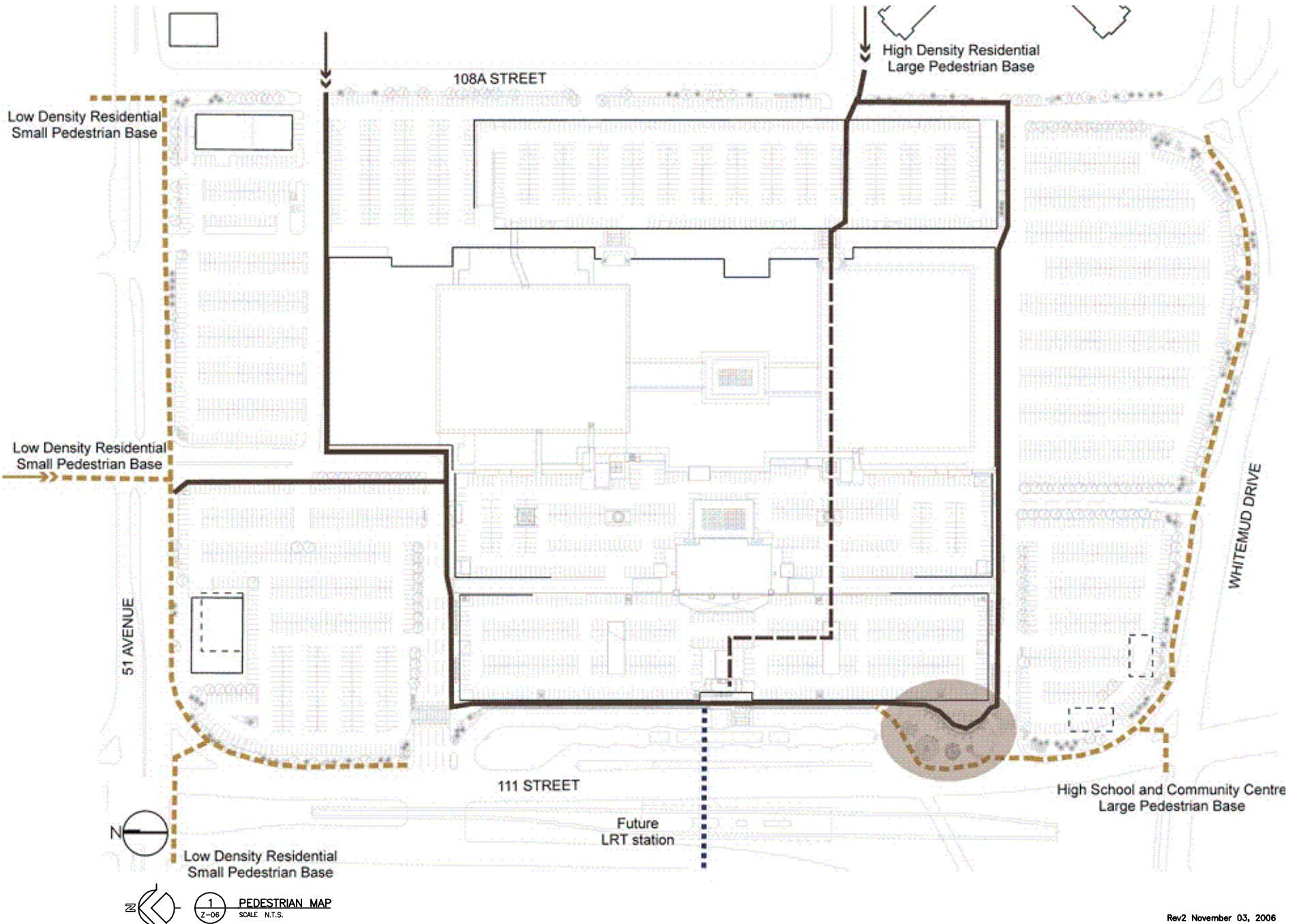
**5 TYPE 'LED'**  
Z-05 SCALE N.T.S.

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SOUTHGATE CENTRE  
EXPANSION  
Figure No.  
Z-05  
Title  
SIGNAGE CRITERIA CONCEPT



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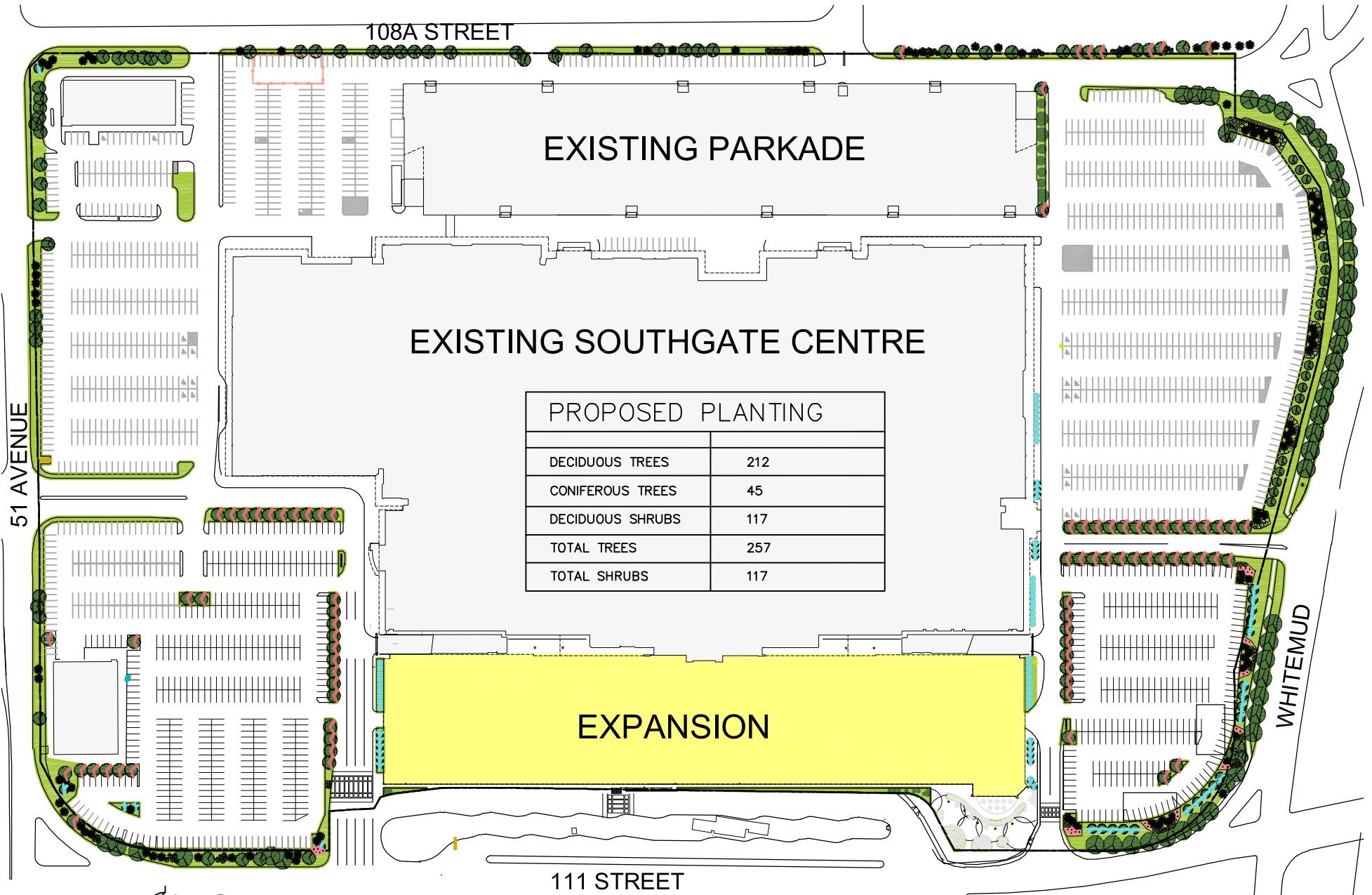
Legend



	Pedestrian Walkways Through Site
	Interior Pedestrian Path Through Centre
	Pedestrian Sidewalks Along Vehicular Routes
	Future Elevated LRT/ Transit Connection
	Property Line

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 IVANHOE CAMBRIDGE II INC.  
 SOUTHGATE CENTRE  
 EXPANSION

Figure No.  
 Z-06

Title  
 PEDESTRIAN MAP





 LANDSCAPE CONCEPT  
 SCALE: N.T.S.

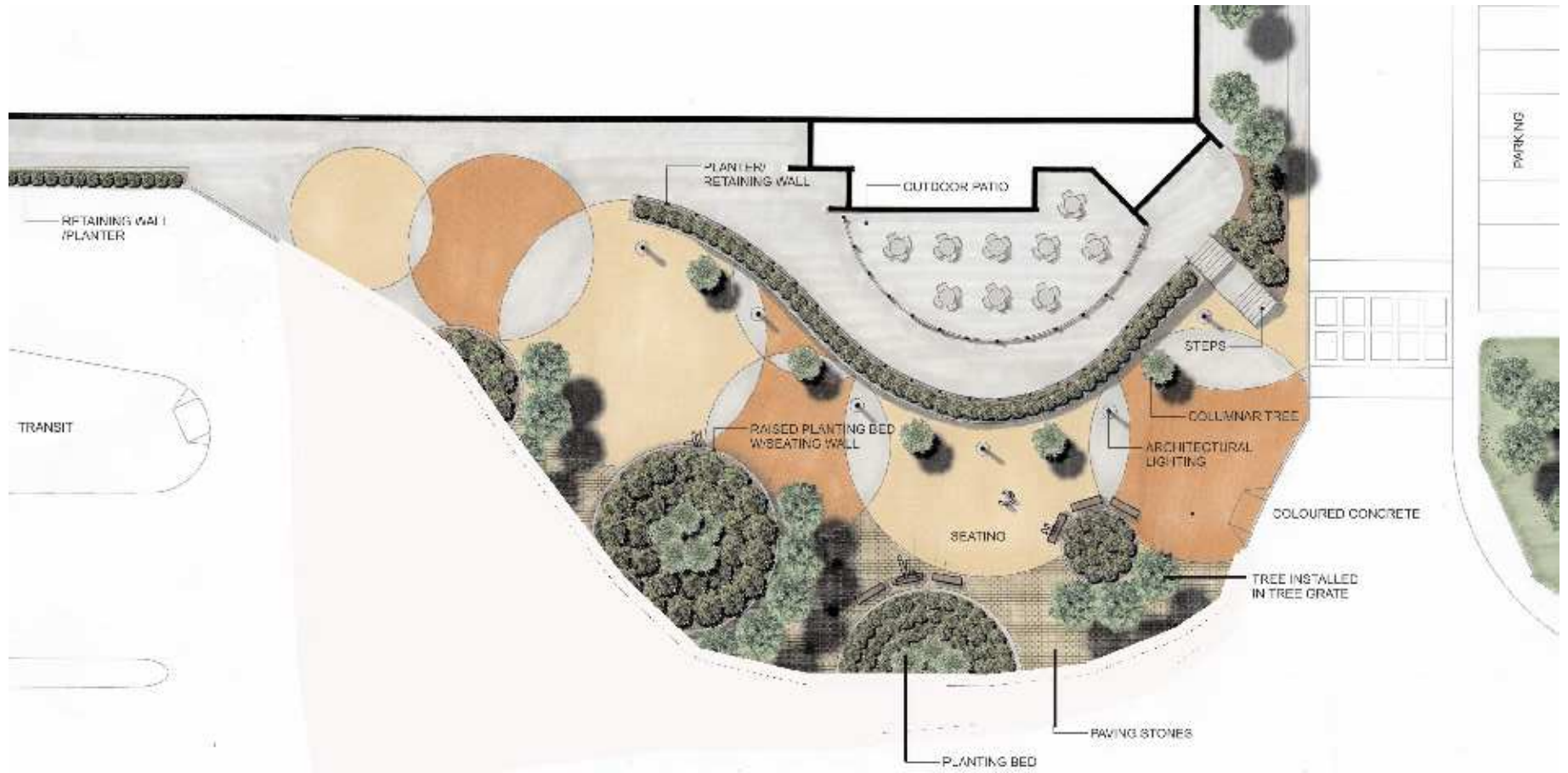
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 SOUTHGATE CENTRE  
 EXPANSION  
 Figure No.  
 Z-07  
 Title  
 LANDSCAPE CONCEPT





1 URBAN PLAZA CONCEPT  
Z-08 SCALE N.T.S.



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IVANHOE CAMBRIDGE II INC.  
SOUTHGATE CENTRE  
EXPANSION

Figure No.  
Z-08

Title  
URBAN PLAZA CONCEPT