

# MANNING SQUARE

MANNING DRIVE NW & 142 AVE NW  
EDMONTON, AB





The site is situated along Manning Drive and 142 Avenue, adjacent to the Clareview LRT station.

TOD Site - adjacent to Clareview LRT Station, last station on the line & LRT parking (1372 stalls). Designated drop off station for many major Bus routes in the area.

16,216 (2019) daily ridership Clareview Station.

Located adjacent to Clareview Community Recreation Centre and Edmonton Public Library. Brand new 2 acre park that is completed.

Approx. 1400 to 1500 NEW Apartments to be built. Plus thousands of established apartments, condos and households.

Manning Drive - 35,000 vehicles per day.  
144 Ave - 15,300 vehicles per day

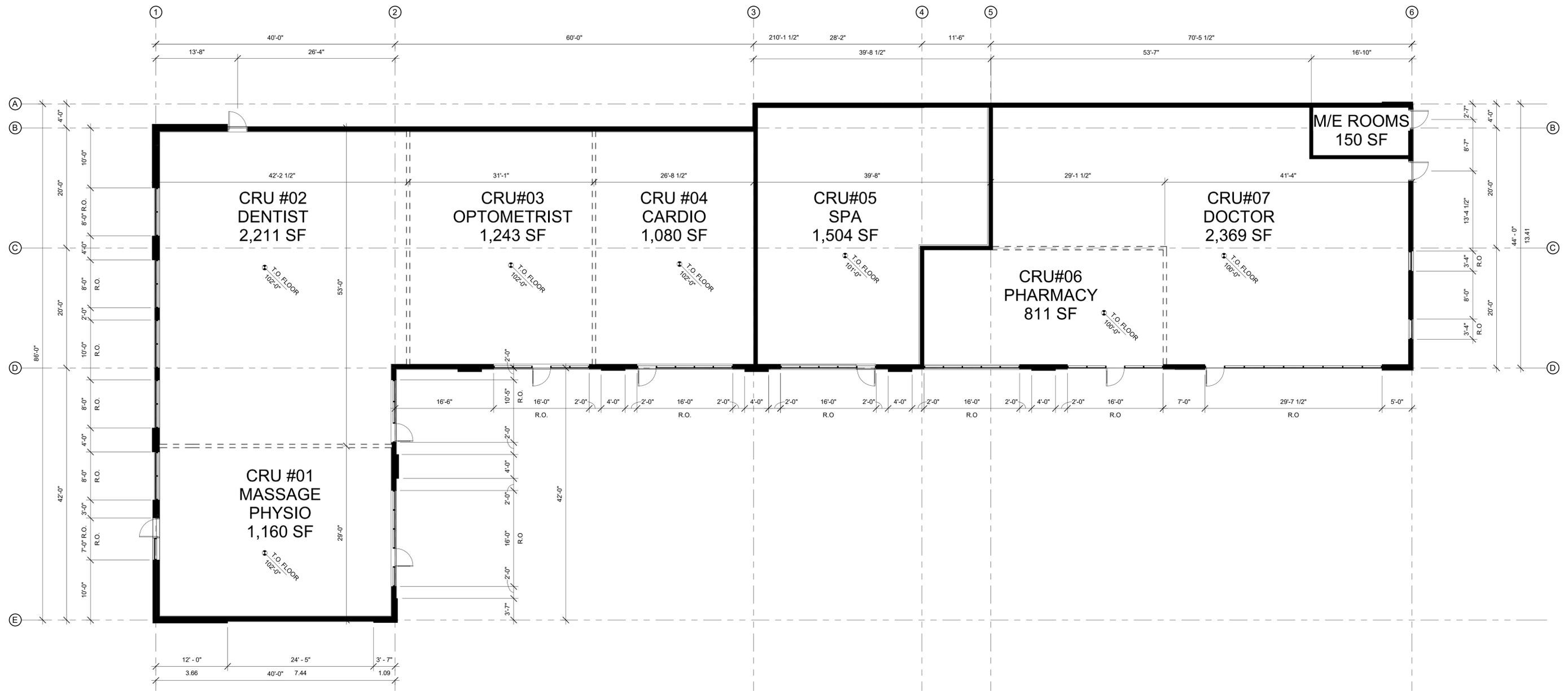
### Walk times to nearby locations

- 2 mins** Clareview LRT Station
- 5 mins** Clareview Community Recreation Centre
- 5 mins** Manning Off-Leash Dog Park
- 10 mins** Clareview Town Centre
- 15 mins** Manning Town Centre

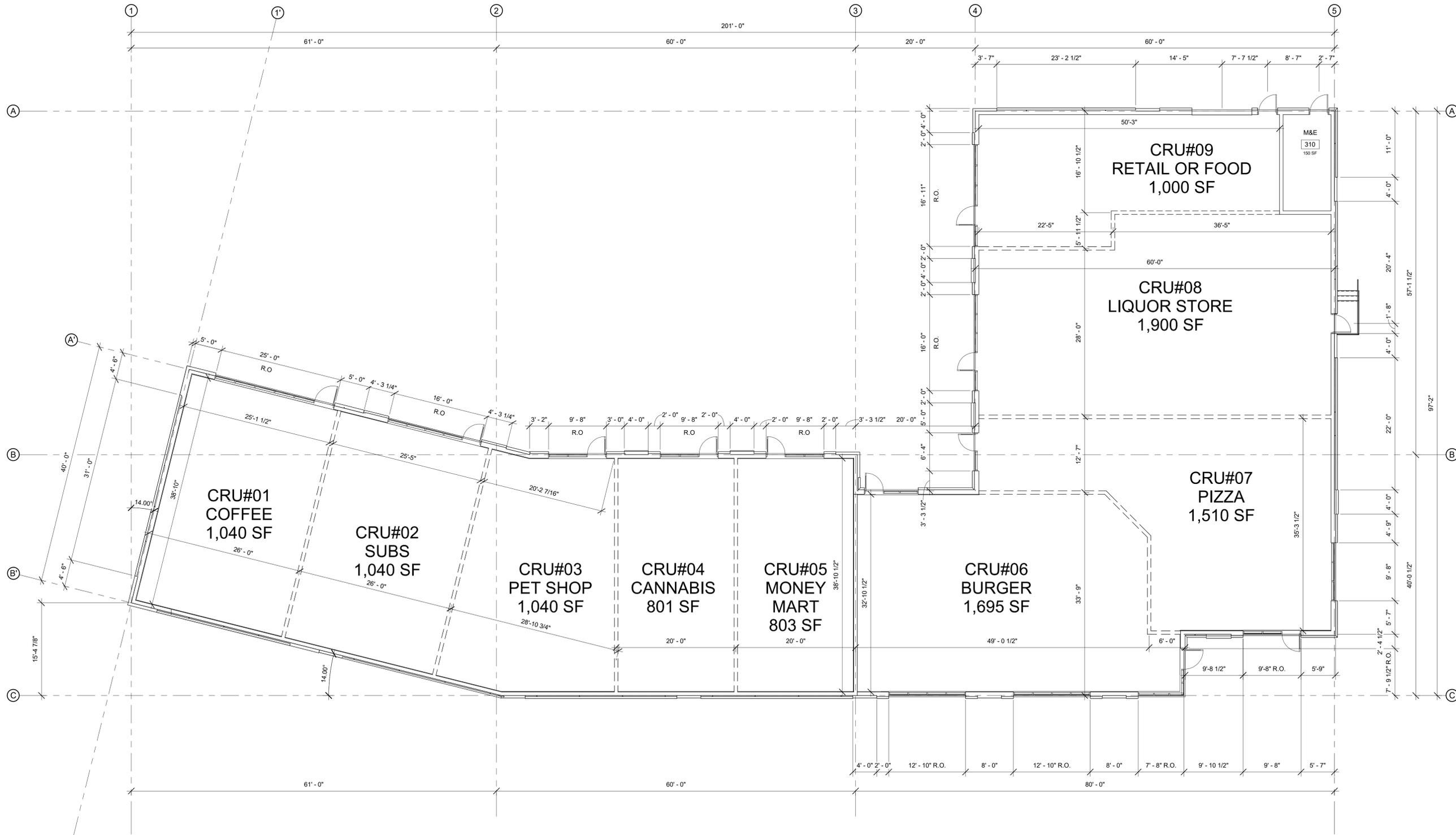


<b>SITE DATA:</b>
<b>LEGAL DESCRIPTION / ZONING:</b>
LEGAL DESCRIPTION: LOT 1 BLOCK 1 PLAN 172 1567
ZONING: CB1 - LOW INTENSITY BUSINESS ZONE MAJOR COMMERCIAL CORRIDORS OVERLAY MAIN STREET OVERLAY
MUNICIPAL ADDRESS: 4710-4774 - 142 AVENUE NW, EDMONTON, AB
<b>SITE AREA:</b> 95,368.25 ft <sup>2</sup> (8,860 m <sup>2</sup> ) (0.886 ha.)
BUILDING #1 - 10,514 ft <sup>2</sup> (976 m <sup>2</sup> ) BUILDING #2 - 10,669 ft <sup>2</sup> (991 m <sup>2</sup> ) BUILDING #3 - 11,010 ft <sup>2</sup> (1,022 m <sup>2</sup> ) TOTAL: 32,193 ft <sup>2</sup> (2,990 m <sup>2</sup> ) OR 33%
<b>FLOOR AREA RATIO AND SITE COVERAGE:</b> MAX F.A.R. - 2 (190,736.5 ft <sup>2</sup> ) PROVIDED F.A.R. - 0.32 (32,193 ft <sup>2</sup> / 95,368.25 ft <sup>2</sup> ) SITE COVERAGE - 33% (32,193 SQ.FT / 95,368.25 SQ.FT X 100)
<b>BUILDING HEIGHT:</b> MAXIMUM - 39'-0" (12m) PROVIDED - 20'-0" (6m)
<b>PARKING (AS PER BYLAW 12800 SECTION 54.2):</b> STALLS ALLOWABLE - 59 (2,927m <sup>2</sup> / 50m <sup>2</sup> ) STALLS PROVIDED - 74
<b>UNIVERSAL STALLS (TABLE 3.8.2.5):</b> REQUIRED - 3 (2,927 m <sup>2</sup> - 60 m <sup>2</sup> ) / 100 m <sup>2</sup> = 28.67 STALLS PROVIDED - 6
<b>LOADING SPACE:</b> PROVIDED - 3
<b>BICYCLE PARKING:</b> REQUIRED - 21 (2,972 m <sup>2</sup> / 140 m <sup>2</sup> ) PROVIDED - 21

**MANNING SQUARE**





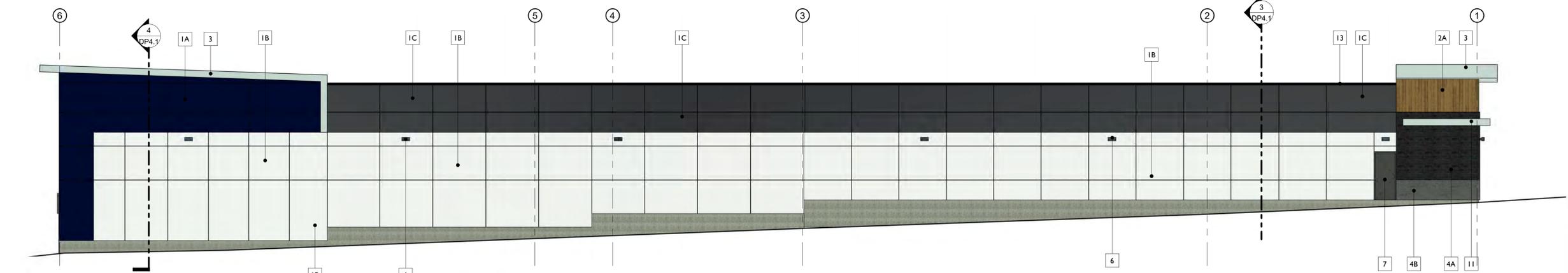




1 BLDG #1 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
DP3.1



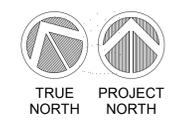
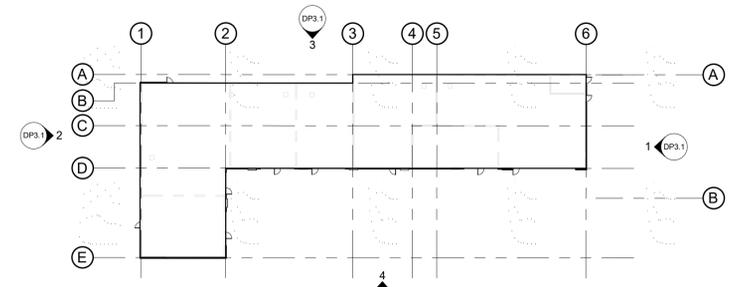
2 BLDG #1 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
DP3.1



3 BLDG #1 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"  
DP3.1



4 BLDG #1 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"  
DP3.1



BUILDING 1 KEY PLAN

EXTERIOR ELEVATION KEYNOTE LEGEND	
1A	EXTERIOR INSULATION FINISH MANUFACTURER: ADEX STYLE: SMOOTH COLOUR: HERON BLUE
1B	EXTERIOR INSULATION FINISH MANUFACTURER: ADEX STYLE: SMOOTH COLOUR: CAMBRIDGE WHITE
1C	EXTERIOR INSULATION FINISH MANUFACTURER: ADEX STYLE: SMOOTH COLOUR: CHARCOAL
1D	EXTERIOR INSULATION FINISH MANUFACTURER: ADEX STYLE: SMOOTH COLOUR: REGENT GREY
2A	VERTICAL METAL SIDING MANUFACTURER: VICWEST STYLE: BELLARA COLOUR: WARM ROSEWOOD
2B	HORIZONTAL METAL SIDING MANUFACTURER: VICWEST STYLE: BELLARA COLOUR: WARM ROSEWOOD
3	METAL PANEL MANUFACTURER: LENMAK STYLE: STRADA/CLOUD COLOUR: WHITE
4A	MANUFACTURED STONE THIN VENEER MANUFACTURER: STONE CONCEPT COLOUR: MINDNIGHT BLACK
4B	MANUFACTURED STONE THIN VENEER MANUFACTURER: STONE CONCEPT COLOUR: SMOKE GREY
5	SIGNAGE
6	SURFACE MOUNTED WALL LIGHT
7	THERMALLY INSULATED MAN DOOR COLOUR: GREY
8	ALUMINUM STOREFRONT GLAZING SYSTEM
9	ALUMINUM DOOR
11	C-CHANNEL EYEBROW COLOUR: WHITE
12	CONTROL JOINT
13	PREFINISHED METAL FLASHING COLOUR: CHARCOAL
14	THERMALLY INSULATED OVERHEAD DOOR
15	ALUMINUM SPANDREL PANEL
16	RTU SCREENING SYSTEM COLOUR: CHARCOAL
17	CONCRETE FACED INSULATED PANEL
18	PREFABRICATED STEEL STAIR
19	DESIGNATED AREA FOR FUTURE MURAL
20	CONCRETE RETAINING WALL FOR PLANTER BED



# MANNING SQUARE



**AERIAL VIEW LOOKING SOUTH**

MANNING SQUARE



**PEDESTRIAN VIEW FROM GAS STATION LOOKING EAST**

MANNING SQUARE



**PEDESTRIAN VIEW FROM BUILDING B2 LOOKING WEST**

MANNING SQUARE



**PEDESTRIAN VIEW FROM 142 AVE LOOKINH EAST**

MANNING SQUARE

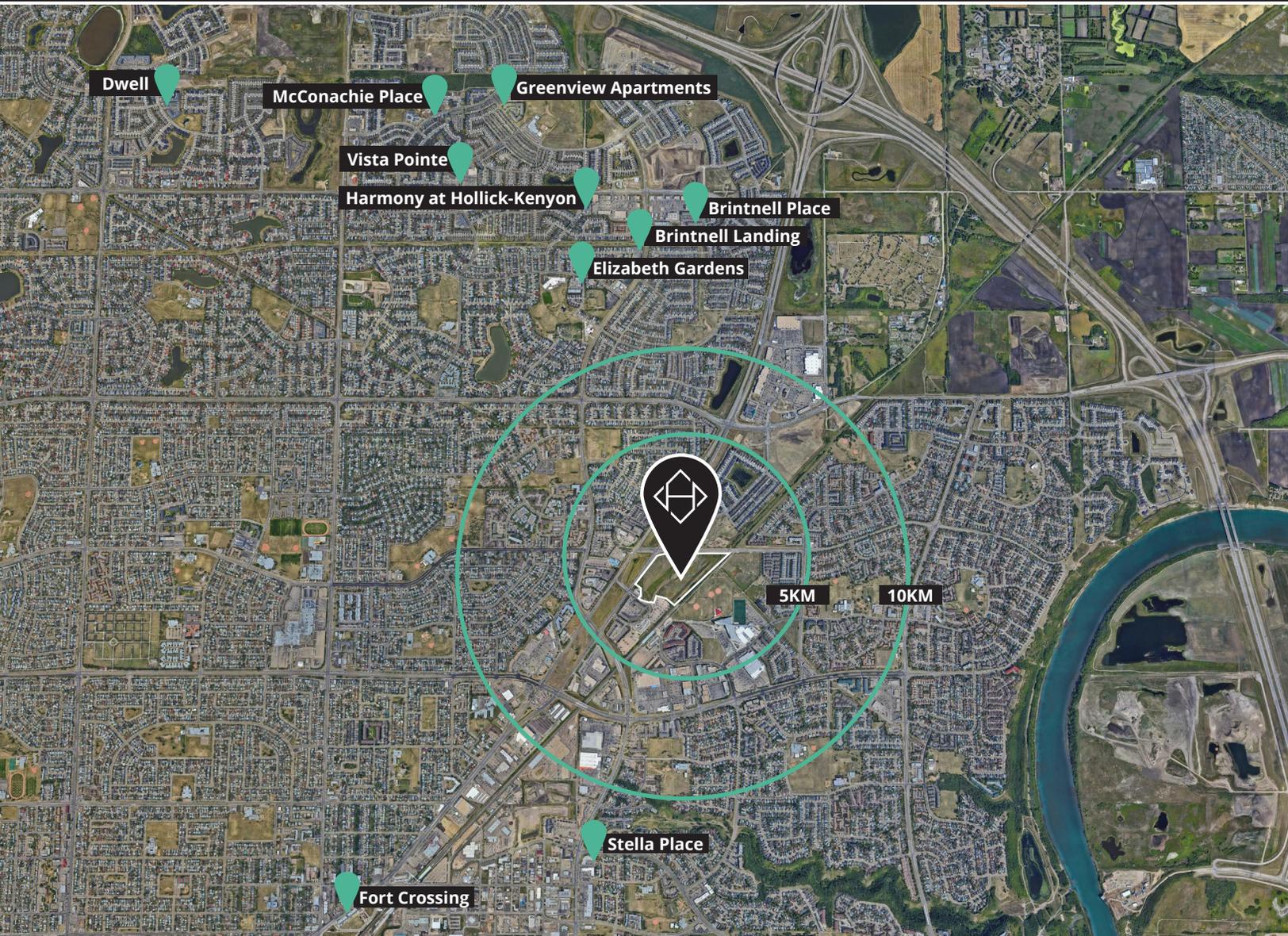


**PEDESTRIAN VIEW FROM BUILDING B2 LOOKING WEST**

MANNING SQUARE

**\$480,684**

Average house price within 10KMS



For more information contact

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**PARAGON**