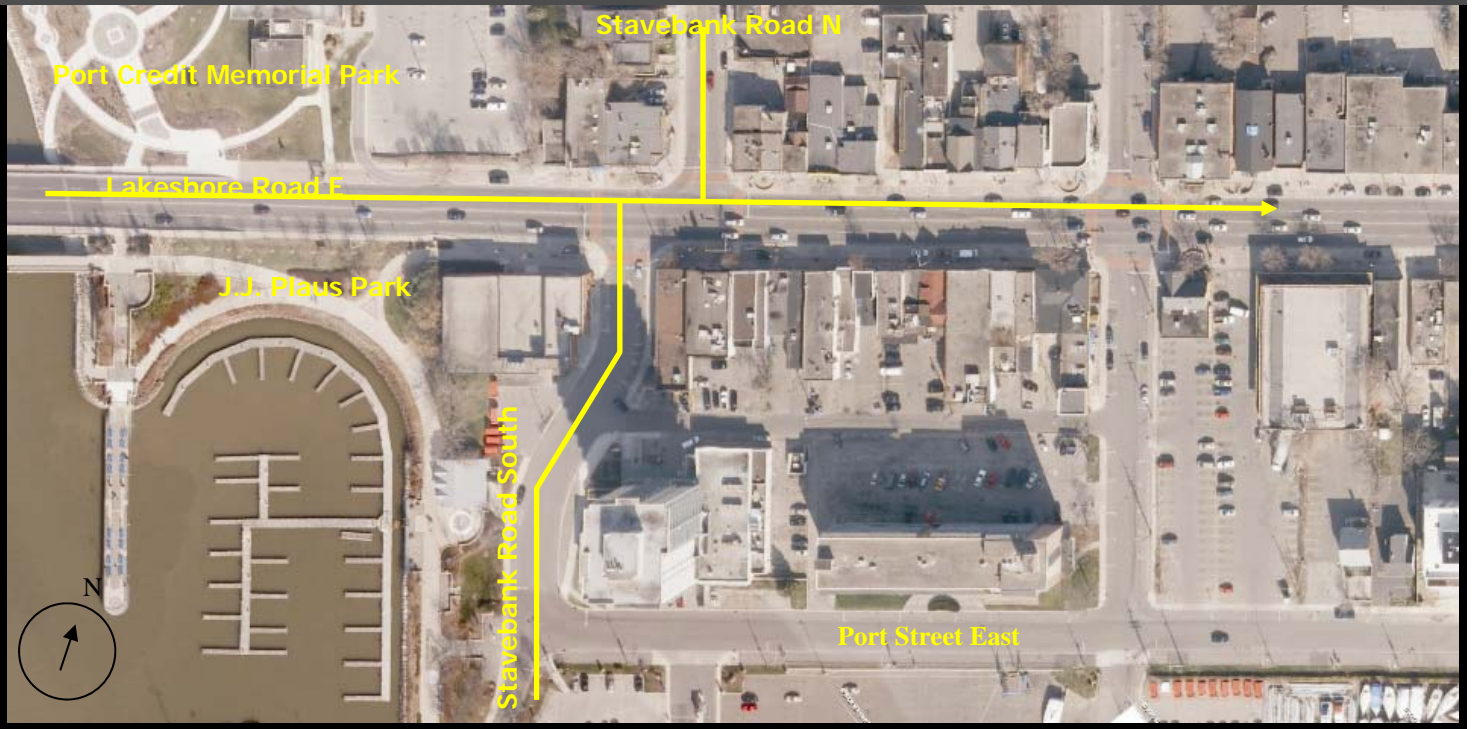


Existing Conditions



Site
Approximate Area:
2018 m²
(21,722 ft²)

Existing Building
Approximate Area:
1176.7 m²
(12,666 ft²)



Note: All area calculations are approximate. Building areas given refer to the area of a single floor plate, not GFA. Existing zoning is C4 *mainstreet commercial*

POST OFFICE SITE—31 LAKESHORE ROAD EAST
MISSISSAUGA ZONING BY-LAW NO. 0225-2007
PERMITTED USES

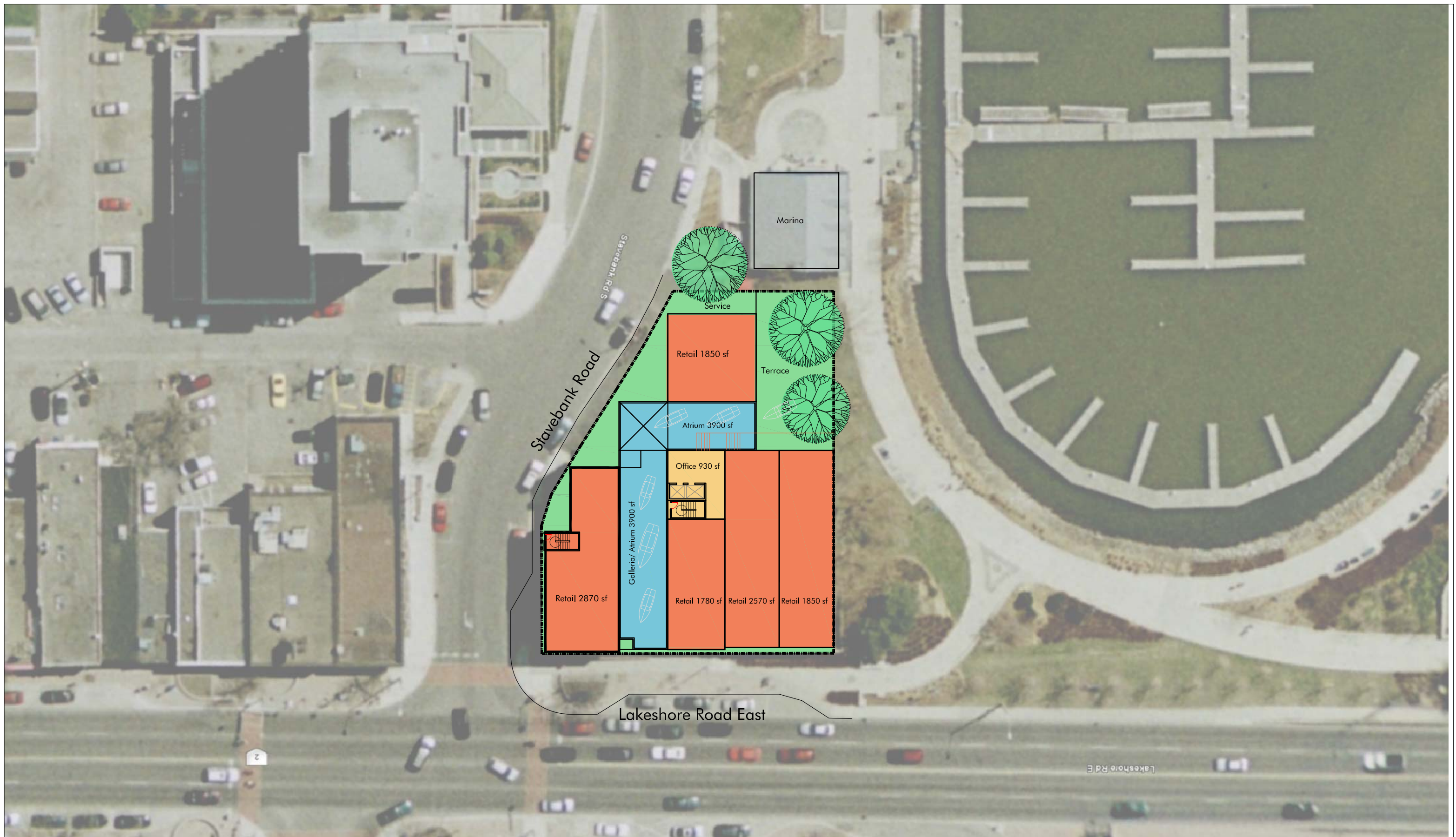
The site is Zoned C4 (Mainstreet Commercial)

Permitted uses:

- Retail store less than or equal to 600 m² (6,458 ft²) GFA-non-residential
- Retail store greater than 600 m² (6,458 ft²) GFA-non-residential
- Restaurant
- Take-out restaurant
- Veterinary Clinic
- Animal Care Establishment
- Funeral Establishment
- Personal Service Establishment
- Commercial School
- Financial institution
- Repair Establishment
- Beverage/Food Preparation Establishment
- Medical Office
- Office
- Overnight Accommodation
- Recreational Establishment
- Entertainment Establishment
- Private Club
- University or College
- Parking Lot
- Apartment Dwelling
- Dwelling unit located above the first storey

Note: Reuse of the site for one of the above listed permitted uses would be subject to additional provisions and regulations. Please refer to Zoning By-law No. 225-2007 for complete list of provisions/regulations.



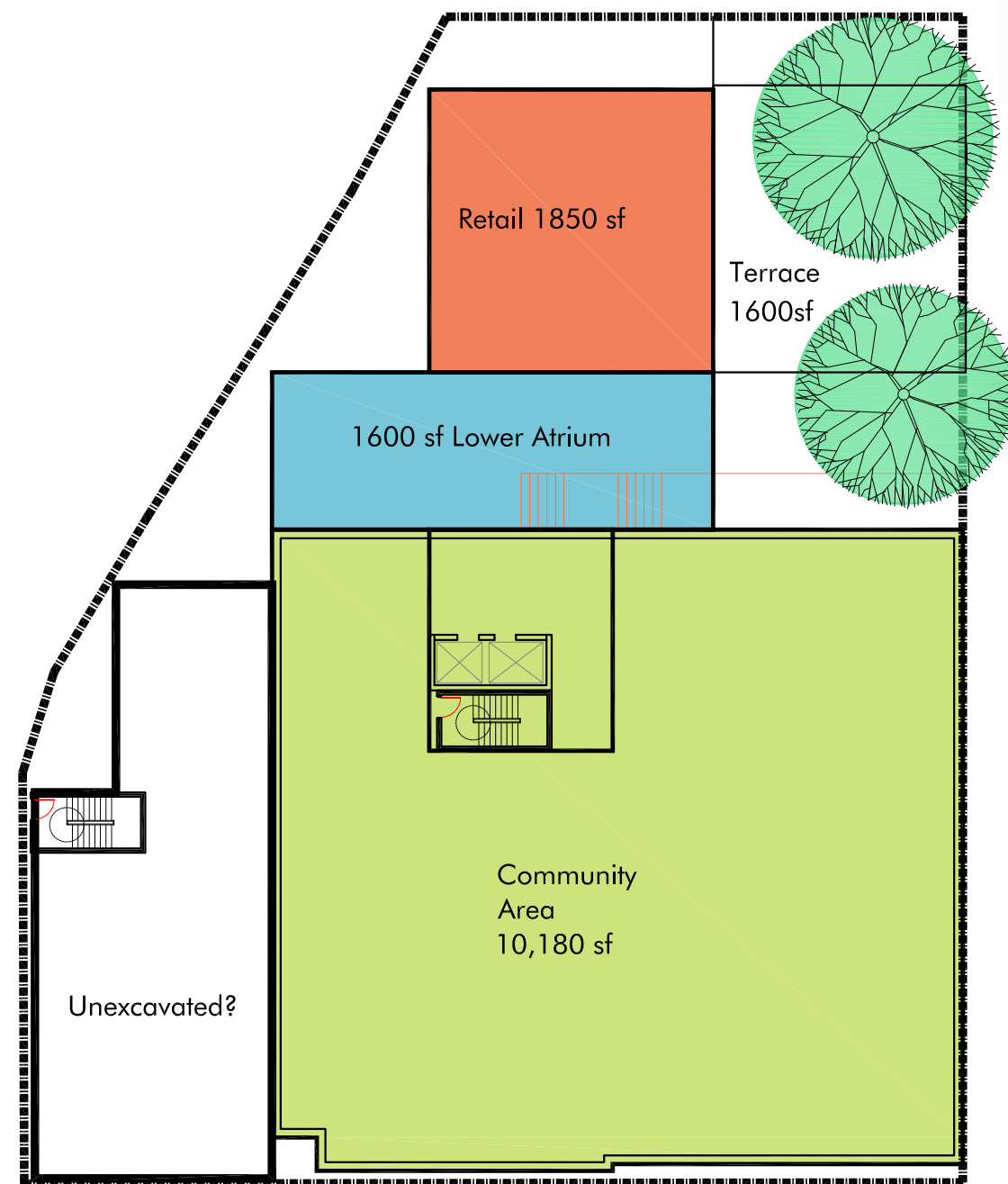




Port Credit Post Office

Area Statistics September 15, 2009

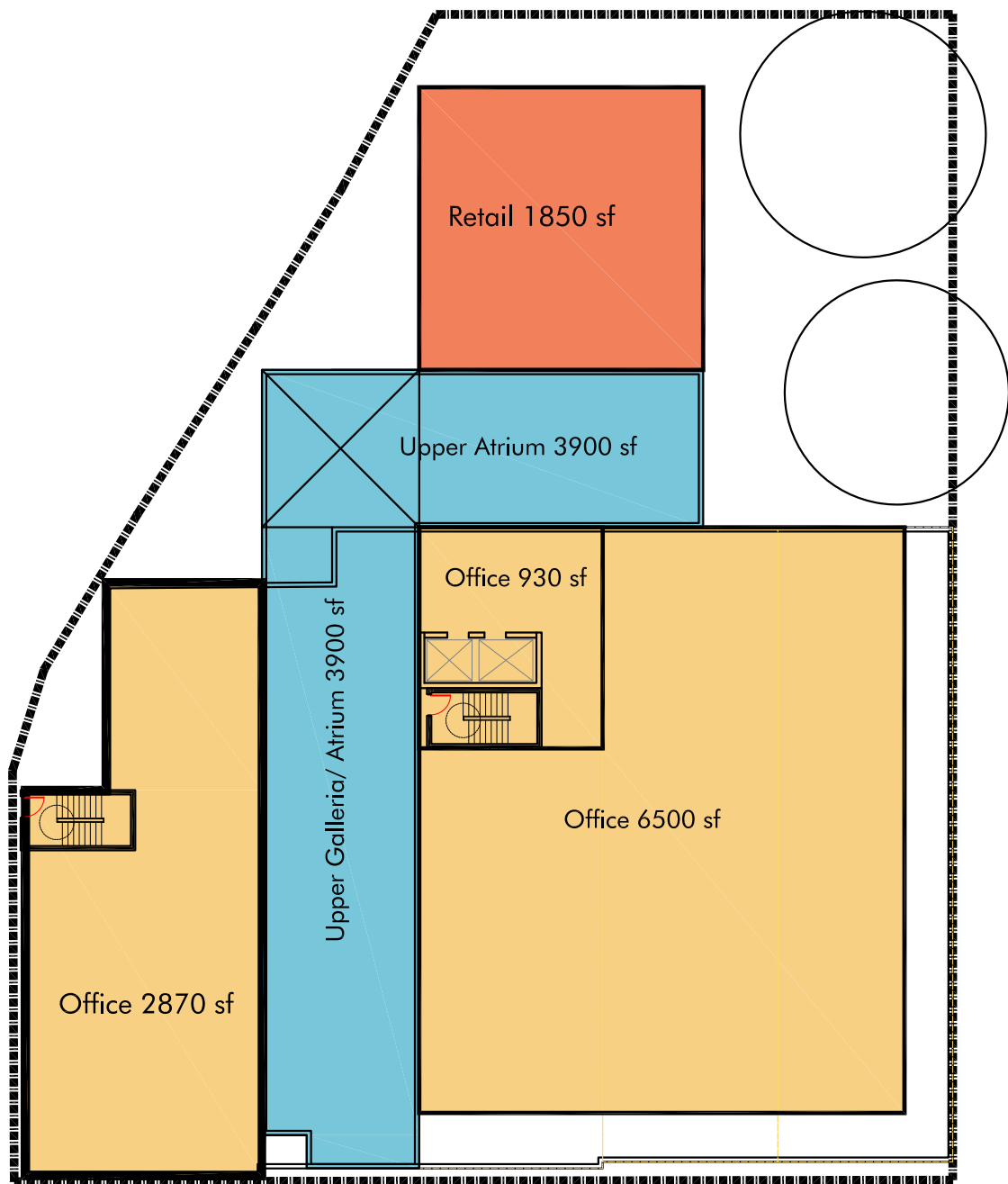
	Atrium	Community	Retail	Office	Total GFA	Outdoor Terrace
Basement	1,600	10,180	1,850	0	13,630	1,600
1st Floor	3,900	0	10,920	930	15,750	0
2nd Floor	0	0	1,850	9,370	11,220	0
3rd Floor	0	0	0	6,500	6,500	1,850
Roof	0	0	1,500	0	1,500	5,000
Totals	5,500	10,180	16,120	16,800	48,600	8,450



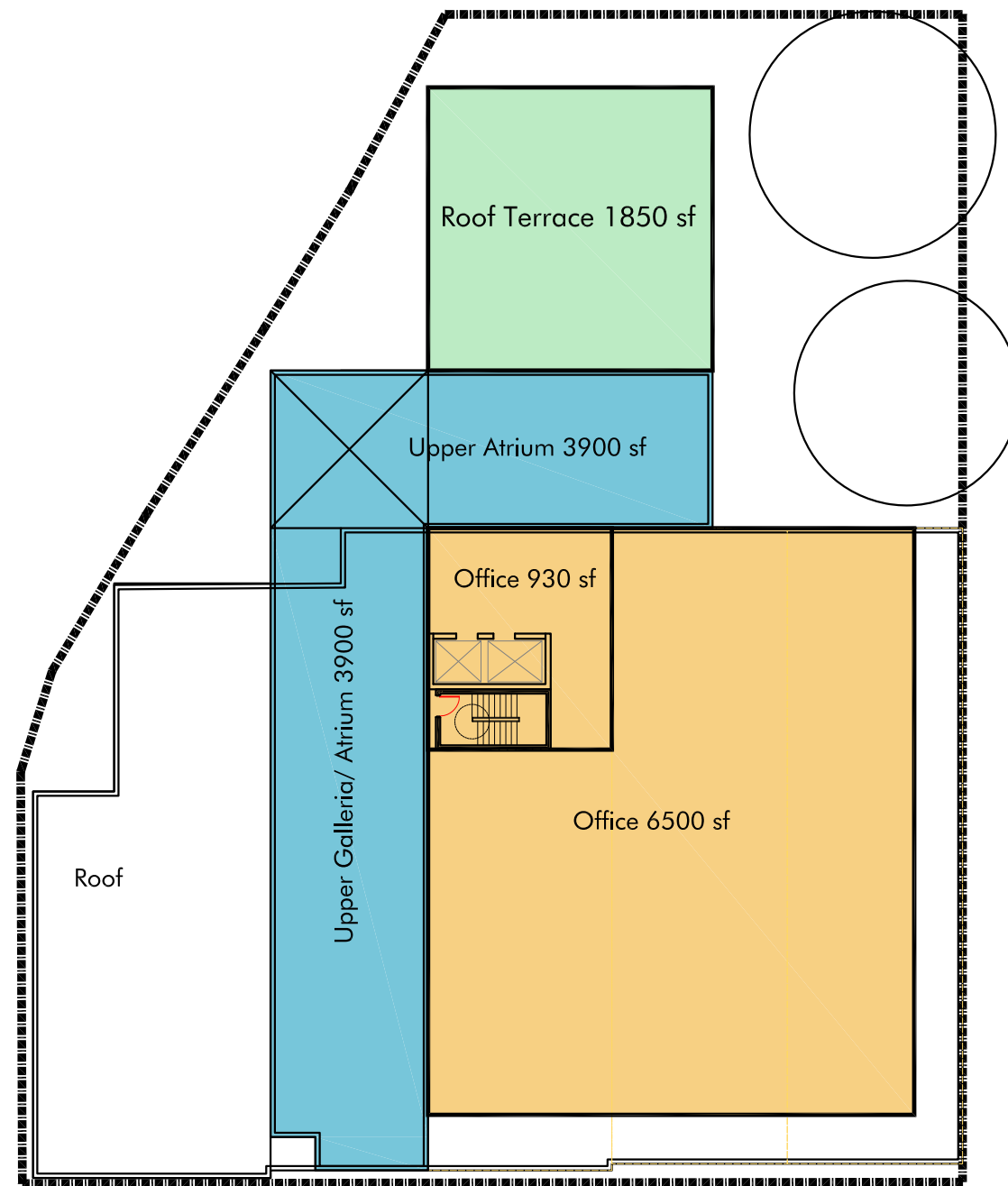
Basement Floor Plan



Ground Floor Plan



2nd Floor Plan



3rd Floor Plan