



PLAN OF TOPOGRAPHY OF PART OF LOTS 31 AND 32, CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

REGISTERED PLAN 43R-35247

CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

SITE STATISTICS

SITE AREA	150,477.16 m ² or 37.18 Ac
ZONING	E3 - INDUSTRIAL
REQUIRED	PROVIDED
LOT FRONTAGE (AVONHEAD)	30.0 m ±385.38 m
FRONT YARD (AVONHEAD)	7.5 m 7.50 m
REAR YARD	7.5 m 102.84 m
INTERIOR SIDE (NORTH)	7.5 m 20.88 m
EXTERIOR SIDE (SOUTH)	7.5 m 36.90 m
BUILDING 'A' (WAREHOUSING)	33,648.99 m ² or 362,195 S.F.
BUILDING 'B' (WAREHOUSING)	35,122.55 m ² or 378,056 S.F.
TOTAL GROSS FLOOR AREA	68,771.54 m ² or 740,251 S.F.
LOT COVERAGE	45.70 %
LANDSCAPED AREA	31,673.89 m ² or 21.05 %
PAVED AREA	50,031.73 m ² or 33.25 %

PARKING

BUILDING 'A' (WAREHOUSING)	1.1 Spaces / 100 m ² @ 6,975 m ² = 77 Spaces	238 Spaces	235 Spaces
BUILDING 'B' (WAREHOUSING)	1.1 Spaces / 100 m ² @ 6,975 m ² = 77 Spaces	246 Spaces	249 Spaces
TOTAL		484 Spaces	484 Spaces
ACCESSIBLE PARKING (REO'D)	BUILDING 'A' - 7 Spaces; BUILDING 'B' - 8 Spaces		
TRAILER PARKING			84 Spaces

MUNICIPAL & GENERAL NOTES

1. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREEN FROM PUBLIC VIEW.
2. THE FIRE ROUTE SHALL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11.963 kg/AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
3. FIRE ROUTE SHALL BE DESIGNATED AS PER BY-LAW 1036-81 AS AMENDED.
4. ROOFTOP RTUs TO BE SCREENED FROM PUBLIC VIEW.
5. EXCESS SNOW TO BE REMOVED OFF SITE BY PRIVATE CONTRACTOR.

CURB DEPRESSION DETAIL N.T.S.

ACCESSIBLE PARKING SIGN

GARBAGE TRUCK DIMENSIONS

HABITAT COMPENSATION AREA

GREEN SPACE (27,917.28 m ² or 2.79 Ha)

MATERIAL LEGEND

- CONC. SIDEWALKS & WALKWAYS
- DESIGNATED FIRE ROUTES
- PERMEABLE REACTIVE BARRIER WALL (REFER TO GEOTECHNICAL)
- ROAD WIDENING

OBC MATRIX - BUILDING 'A'

Firm Name: Baldassarra Architects Inc. Certificate of Practice Number: 5810
30 Great Gulf Dr. Unit 20 Concord ON, L4K 0K7
Tel: (905) 880-0722 Fax: (905) 880-7919

Name of Project: 551 Avonhead Building 'A' Mississauga, Ontario
Location: Mississauga, Ontario

PROJECT DESCRIPTION	NEW	ADDITION	ALTERATION
MAJOR OCCUPANCY	GROUP - E2		
BUILDING AREA (m ²)	EXISTING: NEW: TOTAL: 33,648.99	14.12 (N)	14.12 (N)
GROSS AREA (m ²)	EXISTING: NEW: TOTAL: 33,648.99	14.12 (N)	14.12 (N)
NO OF STOREYS	ABOVE GRADE: ONE BELOW GRADE: NONE	32.1.1.8 (A.1.2)(2)	
HEIGHT OF BUILDING (m)	32.20	32.20-45	
NUMBER OF STREETS / ACCESS ROUTES	3	32.20-45	
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	32.20-45	
STANDPIPE REQUIRED	YES	NO	32.9
FIRE ALARM REQUIRED	YES	NO	32.4
WATER SERVICE SUPPLY ADEQUATE	YES	NO	32.5.7
HIGH BUILDING	YES	NO	32.9
PERMITTED CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	32.20-45	
ACTUAL CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	32.20-45	
MEZANINE AREA (m ²)	N/A	32.1.1(3)(b)	
OCCUPANT LOAD BASED ON 1ST FLOOR	NO PERSON DESIGN OF BUILDING LOAD 3.33 PERSONS PER SQ. METRE	31.17	
HAZARDOUS SUBSTANCES	YES	NO	3.8
HAZARDOUS SUBSTANCES	YES	NO	3.11.2 (3.11.18)
REQUIRED FIRE RISK	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. OR DESCRIPTION (S-2)	32.20-45 (3.2.1.4)
RESISTANCE (FIRE)	FLOORS: 2 HOURS		
ROOF: N/A HOURS			
MEZANINE: 1 HOURS			
FIR OF SUPPORTING MEMBERS	FLOORS: 2 HOURS		
ROOF: N/A HOURS			
MEZANINE: 1 HOURS			

OBC MATRIX - BUILDING 'B'

Firm Name: Baldassarra Architects Inc. Certificate of Practice Number: 5810
30 Great Gulf Dr. Unit 20 Concord ON, L4K 0K7
Tel: (905) 880-0722 Fax: (905) 880-7919

Name of Project: 551 Avonhead Building 'B' Mississauga, Ontario
Location: Mississauga, Ontario

PROJECT DESCRIPTION	NEW	ADDITION	ALTERATION
MAJOR OCCUPANCY	GROUP - E2		
BUILDING AREA (m ²)	EXISTING: NEW: TOTAL: 35,122.55	14.12 (N)	14.12 (N)
GROSS AREA (m ²)	EXISTING: NEW: TOTAL: 35,122.55	14.12 (N)	14.12 (N)
NO OF STOREYS	ABOVE GRADE: ONE BELOW GRADE: NONE	32.1.1.8 (A.1.2)(2)	
HEIGHT OF BUILDING (m)	32.20	32.20-45	
NUMBER OF STREETS / ACCESS ROUTES	3	32.20-45	
SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	32.20-45	
STANDPIPE REQUIRED	YES	NO	32.9
FIRE ALARM REQUIRED	YES	NO	32.4
WATER SERVICE SUPPLY ADEQUATE	YES	NO	32.5.7
HIGH BUILDING	YES	NO	32.9
PERMITTED CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	32.20-45	
ACTUAL CONSTRUCTION	COMBUSTIBLE NON-COMBUSTIBLE BOTH	32.20-45	
MEZANINE AREA (m ²)	N/A	32.1.1(3)(b)	
OCCUPANT LOAD BASED ON 1ST FLOOR	NO PERSON DESIGN OF BUILDING LOAD 3.33 PERSONS PER SQ. METRE	31.17	
HAZARDOUS SUBSTANCES	YES	NO	3.8
HAZARDOUS SUBSTANCES	YES	NO	3.11.2 (3.11.18)
REQUIRED FIRE RISK	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. OR DESCRIPTION (S-2)	32.20-45 (3.2.1.4)
RESISTANCE (FIRE)	FLOORS: 2 HOURS		
ROOF: N/A HOURS			
MEZANINE: 1 HOURS			
FIR OF SUPPORTING MEMBERS	FLOORS: 2 HOURS		
ROOF: N/A HOURS			
MEZANINE: 1 HOURS			

No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	DEC. 22, 2021
2	RE-ISSUED FOR CLIENT REVIEW	JAN. 05, 2022
3	ISSUED FOR CONSULTANT COORDINATION	JAN. 10, 2022
4	RE-ISSUED FOR ZBA	JAN. 27, 2022

5	REVISED PER ZBA SUBMISSION	JAN. 27, 2022
4	REVISED PER CIVIL CONSULTANT DRAWINGS	JAN. 24, 2022
3	REVISED AS NOTED	JAN. 18, 2022
2	REVISED AS NOTED	JAN. 05, 2022
1	REVISED AS NOTED	DEC. 22, 2021



30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
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OWNERS INFORMATION:

551 Avonhead GP Inc.
20 Adelaide Street East, Suite 800,
Toronto, ON M5C 2T6
(416) 987-2571

Carttera Avonhead

551 Avonhead Road
Mississauga, ON

Site Plan - Option 2
Habitat Compensation Area
DARC 21-55

DATE: DEC. 2021 DRAWN BY: CI CHECKED: SCALE: 1:900

PROJECT No. DRAWING No.