

#### CITY OF MISSISSAUGA STANDARD NOTES:

- i) I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL.
- ii) THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.
- iii) ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- iv) ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
- v) PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
- vi) THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
- vii) GRADES WILL BE MET WITH 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- viii) ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- ix) SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- x) ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15cm (6.0 in.) INSIDE THE PROPERTY LINE.
- xi) ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60m (196.8 ft.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.
- xii) THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
- xiii) WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEER.
- UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:
- 15 cm OF DRAINAGE GRAVEL PLUS 40 cm TOPSOIL FOR SOD
  - 15 cm OF DRAINAGE GRAVEL PLUS 60 cm TOPSOIL FOR SHRUBS
  - 15 cm OF DRAINAGE GRAVEL PLUS 90 cm TOPSOIL FOR TREES
- OR
- PREFABRICATED SHEET DRAIN SYSTEM\* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 cm TOPSOIL FOR SOD
  - PREFABRICATED SHEET DRAIN SYSTEM\* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 cm TOPSOIL FOR SHRUBS
  - PREFABRICATED SHEET DRAIN SYSTEM\* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 cm TOPSOIL FOR TREES
- \*TERRADRAIN 900 OR APPROVED EQUAL.
- xv) THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6m IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- xvi) CONTINUOUS 15 cm HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
- xvii) ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMIT OF THE CITY BOULEVARD AREA.



#### Site Plan Application Process Guidelines

#### 2.4.6 Condominium Declaration for Multiple Facility Residential Developments

The following note should be on the site plan drawing for all multiple residential developments.

Standard Signed Condominium Declaration for Multiple Family Residential Developments:

I hereby certify that the Landscape Plan conforms to the Site Grading and Drainage Plan for this application.

As follows:

DOMINION OF CANADA	)	IN THE MATTER OF A
PROVINCE OF ONTARIO	)	MULTIPLE RESIDENTIAL
	)	BUILDING DEVELOPMENT

REGIONAL MUNICIPALITY OF PEEL ) ON THE PROPERTY LOCATED IN THE CITY OF MISSISSAUGA BEING KNOWN AS

TO WIT: )

I, \_\_\_\_\_

MAKE OATH AND SAY AS FOLLOWS:

1. I AM THE PRESIDENT OF WHICH IS THE OWNER AND BUILDER OF MULTI RESIDENTIAL BUILDING(S) ON THE PROPERTY DESCRIBED ABOVE.

2. THAT THE SAID MULTI RESIDENTIAL BUILDING(S) IS BEING BUILT TO BE SOLD / RENTED AS CONDOMINIUM / RENTAL TOWNHOUSES / APARTMENTS (AS APPLICABLE).

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS ON THE SAME FORCE AND EFFECT AS IF I MAKE IT UNDER OATH.

DECLARED BEFORE ME AT THE \_\_\_\_\_ ) \_\_\_\_\_

IN THE MUNICIPALITY OF \_\_\_\_\_ ) \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ ) \_\_\_\_\_

20 \_\_\_\_\_ ) \_\_\_\_\_

A COMMISSIONER ETC. \_\_\_\_\_ ) \_\_\_\_\_

#### WASTE COLLECTION NOTE:

1. THE BINS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7AM.
2. THE DRIVER IS NOT REQUIRED TO EXIT THE COLLECTION VEHICLE TO FACILITATE COLLECTION.
3. PROPERTY MANAGEMENT IS RESPONSIBLE FOR MOVING BINS DURING COLLECTION.
4. THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING BINS THAT ARE INACCESSIBLE TO THE COLLECTION VEHICLE.
5. PROPERTY MANAGEMENT MUST BE VISIBLE TO WASTE COLLECTION VEHICLE ON APPROACH TO THE COLLECTION POINT, OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.
6. THE GROUND OF THE COLLECTION POINT WILL BE MARKED TO SHOW PROPERTY MANAGEMENT STAFF AND WASTE COLLECTION VEHICLE DRIVERS WHERE BINS MUST BE STAGED TO BE LIFTED FOR COLLECTION.

#### TREE PROTECTION NOTE:

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. HOARDING MUST BE INSPECTED PRIOR TO THE REMOVAL OF ANY TREE HOARDING FROM THE SITE.

OWNER'S SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

#### STATISTICS

LOT AREA - .59 HA  
FLOOR AREA - 3,595m<sup>2</sup>  
PROPOSED GFA - 75,540m<sup>2</sup>  
REQUIRED LANDSCAPE AREA - 40% (2,379.30m<sup>2</sup>)  
PROPOSED LANDSCAPE AREA - 28% (1,672.56m<sup>2</sup>)  
PAVED AREA - 2,038.49m<sup>2</sup>  
REQUIRED PARKING SPACES - 1,795  
PROVIDED PARKING SPACES - 474  
REQUIRED LOADING SPACES - 1 TYPE 'G'  
PROPOSED LOADING SPACES - 1 TYPE 'G' AND 2 TYPE 'C'  
SUITE SCHEDULE:  
1BEDROOMS = 813  
2 BEDROOMS = 326  
SUITE SIZES:  
1 BEDROOM AVERAGE = 51.4m<sup>2</sup> (553ft<sup>2</sup>)  
2 BEDROOM AVERAGE = 68.7m<sup>2</sup> (739ft<sup>2</sup>)

#### NOTES:

1. REFER TO SITE GRADING PLAN PREPARED BY WSP C102, DATED 28 JANUARY 2022, FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
2. REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
3. REFER TO THE TRAFFIC REPORT FOR ALL VEHICLE MOVEMENT DIAGRAM.
4. CURB AND SIDEWALK AT THE VEHICULAR ACCESS POINT WILL BE BUILT AS PER CITY OF MISSISSAUGA STANDARDS.

1	ISSUED FOR ZBA/OPA	4 FEBRUARY 2022
NO.	REVISIONS	DATE

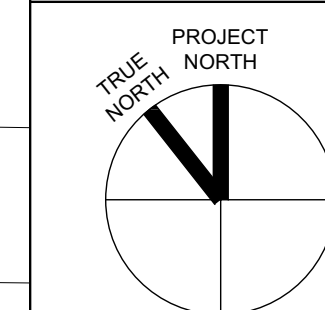
\*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. PRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.\*

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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**SITE PLAN APPLICATION FILE NO.:**  
**PROJECT NAME:**  
30 QUEEN STREET EAST  
42 STOREY MIXED-USE (RESIDENTIAL & RETAIL) BUILDING  
**PROJECT ADDRESS:**  
30 QUEEN STREET E, MISSISSAUGA  
**LEGAL DESCRIPTION:**  
PART OF LOTS 1 AND 2, REGISTERED PLAN PC-2, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL  
**OWNER:**  
EDENSHAW QUEEN DEVELOPMENTS LIMITED  
**OWNER'S ADDRESS:**  
129 LAKESHORE ROAD EAST, 2ND FLOOR MISSISSAUGA, ON, L5G 1E5 P: 905-990-3500 F: 905-890-9501

**30 QUEEN STREET EAST**  
MISSISSAUGA, ON



DRAWN G.S.	SCALE 1:400
CHECKED G.S.	DATE DECEMBER 2021

TITLE  
**SITE PLAN**

PROJECT NO. 21-231	DRAWING NO. <b>A100</b>
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