

3016-3022 Kirwin Ave

Review: February 04th, 2021

Legal Description

ALL OF LOTS 27 TO 30 REGISTERED PLAN NO. C-14 AND PART OF LOT 5 REGISTERED PLAN TOR-12 AND PART OF LOT 15 CONCESSION 1, NORTH OF DUNDAS STREET CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

Site

Gross Site Area	6,385.0 m²	<i>68,730 sf</i>
Parkland Dedication	2,450.0 m ²	<i>26,372 sf</i>
Road Widening Area	12.0 m ²	<i>129 sf</i>
Net Site Area	3,923.0 m²	<i>42,228 sf</i>
Lot Frontage	50.3 m	
Lot Depth	131.4 m	

Building proposal

Building Footprint		1,703.0 m ²	
Building Height		25.5 m	*Mech. Pent. Excluded
Gross Floor Area	(Based on GFA - Apartment Zone)	11,120.0 m ²	
Lot Coverage (%)	(Based on Gross Site Area)	27%	
Lot Coverage (%)	(Based on Net Site Area)	43%	
FSI	(GFA / Gross Site Area)	1.74	
FSI	(GFA / Net Site Area)	2.83	

Proposed Areas	Floor	GCA** (m ²)	GFA* (m ²)	Total (m ²)
	Ground Floor	1,583.0	930.0	10,011
	1H 2nd Floor	600.0	600.0	6,450
	2nd Floor	1,595.0	1,525.0	16,165
	3rd Floor	1,703.0	1,628.0	17,524
	4th Floor	1,508.0	1,448.0	15,587
	5th Floor	1,427.0	1,367.0	14,715
	6th Floor	1,370.0	1,297.0	13,961
	7th Floor	1,311.0	1,265.0	13,617
	8th Floor	1,106.0	1,060.0	11,410
	Total GFA	12,193.0	11,120.0	119,699

Total Proposed GFA	11,120.0 m²	119,699 ft²
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***Gross Floor Area (GFA)** – Apartment Zone means the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area.

^{**} **Gross Construction Area (GCA)** - The total enclosed area of a floor or building measured to the outside surface of the permanent exterior walls of the building or structure or to a predetermined surface, or plane as in the case of overhangs and projections to the outside surface of the building.

Unit Count	Units	1 Bed	2 Bed	3 Bed
Ground Floor	10			
2nd Floor	20			
3rd Floor	23			
4th Floor	22			
5th Floor	20			
6th Floor	19			
7th Floor	18			
8th Floor	16			
Total Units	148	113	32	3

Vehicular Parking

Parking Required	UNITS	PARKING	RATIO
Rental 1 Bed @1.18 per unit	113	133	1.18
Rental 2 Bed @1.36 per unit	32	44	1.36
Rental 3 Bed @1.5 per unit	3	5	1.50

Rental Visitors @ 0.15 per unit	148	22	0.15
Total Vehicular Parking Required		Tot: 204	
Parking Provided (estimated)			

Parking Provided (estimated)

	At Grade	P 1 Level	P2 Level	Sub Total	Ratio
Residential	0	64	93	157	1.06
Residential Visitor	5	16	0	21	0.14
	5	80	93	178	

Bicycle Parking

Required

	Ratio	
Short Term Residential	$0.08 \times \text{unit}$	12
Long Term Residential	$0.7 \times \text{unit}$	104
	Tot:	115

Provided (estimated)

Short Term Residential	14	0	
Long Term Residential	0	101	
			Tot: 115

Landscaped Area

Soft Landscaping	912.0 m²	23%
Hard Landscaping	760.0 m²	19%
Green Roof	466.0 m²	12%
Total Landscape	2138.0 m²	54%

Amenity Area

Amenity Area Required

5.6 m² per unit	828.8 m²
Total Amenities Required	828.8 m²

Amenity Area Provided (estimated)

1) Indoor	Ground Floor	330.0 m ²
2) Outdoor	Ground Floor	100.0 m ²
	Roof	450.0 m ²
Total Amenities		880.0 m²

5.0 sqm x unit

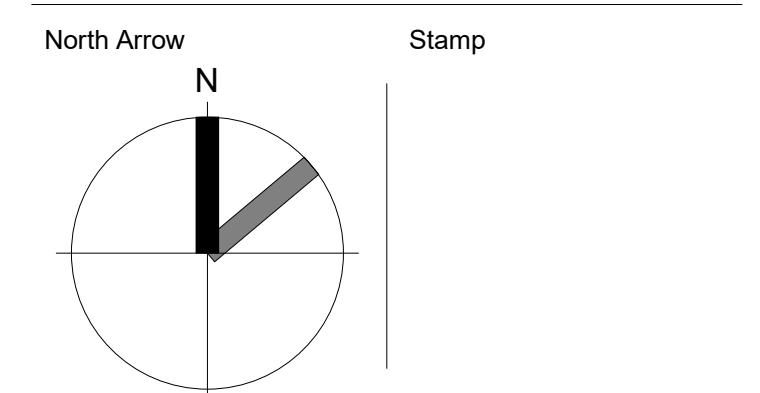
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HALF SCALE



Project No: 20009

Scale: 1 : 300

Date: Feb. 04, 2020

Drawn by: FC

Drawing Title

SITE PLAN & STATS

Drawing

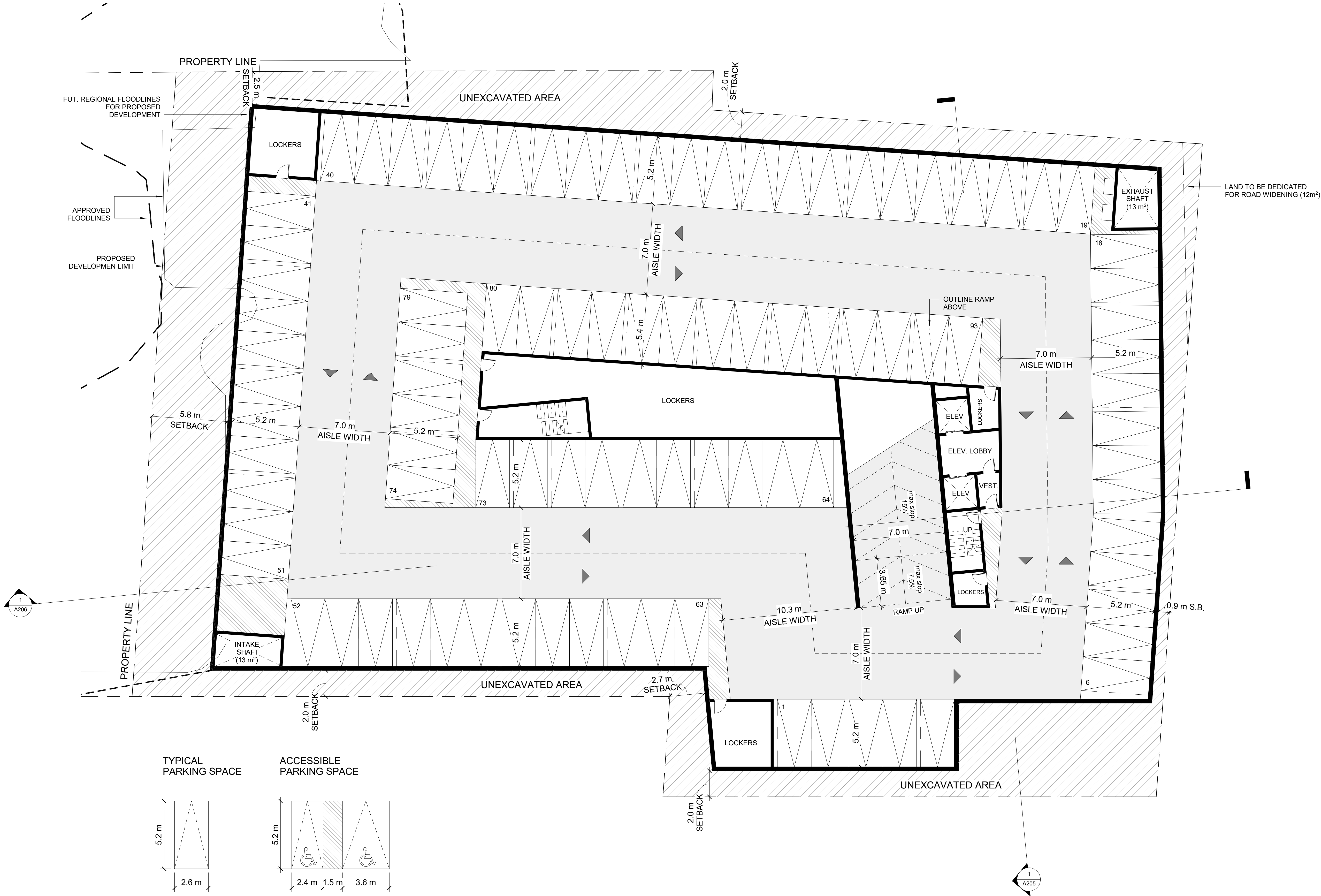
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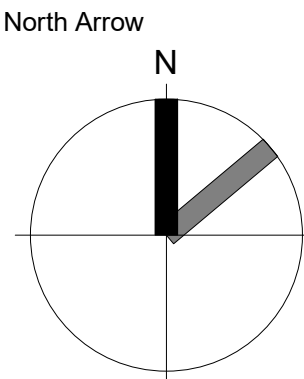
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No.	Description	Date
1	Issued for Review	2020/07/27
2	Issued for Review	2020/09/29
3	Issued for Review	2020/12/17
4	Issued for Review	2021/02/04
5	ISSUED FOR OPA/ZBA	2021/03/10



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PARKING GARAGE
LEVEL 2

Drawing
Number

A101

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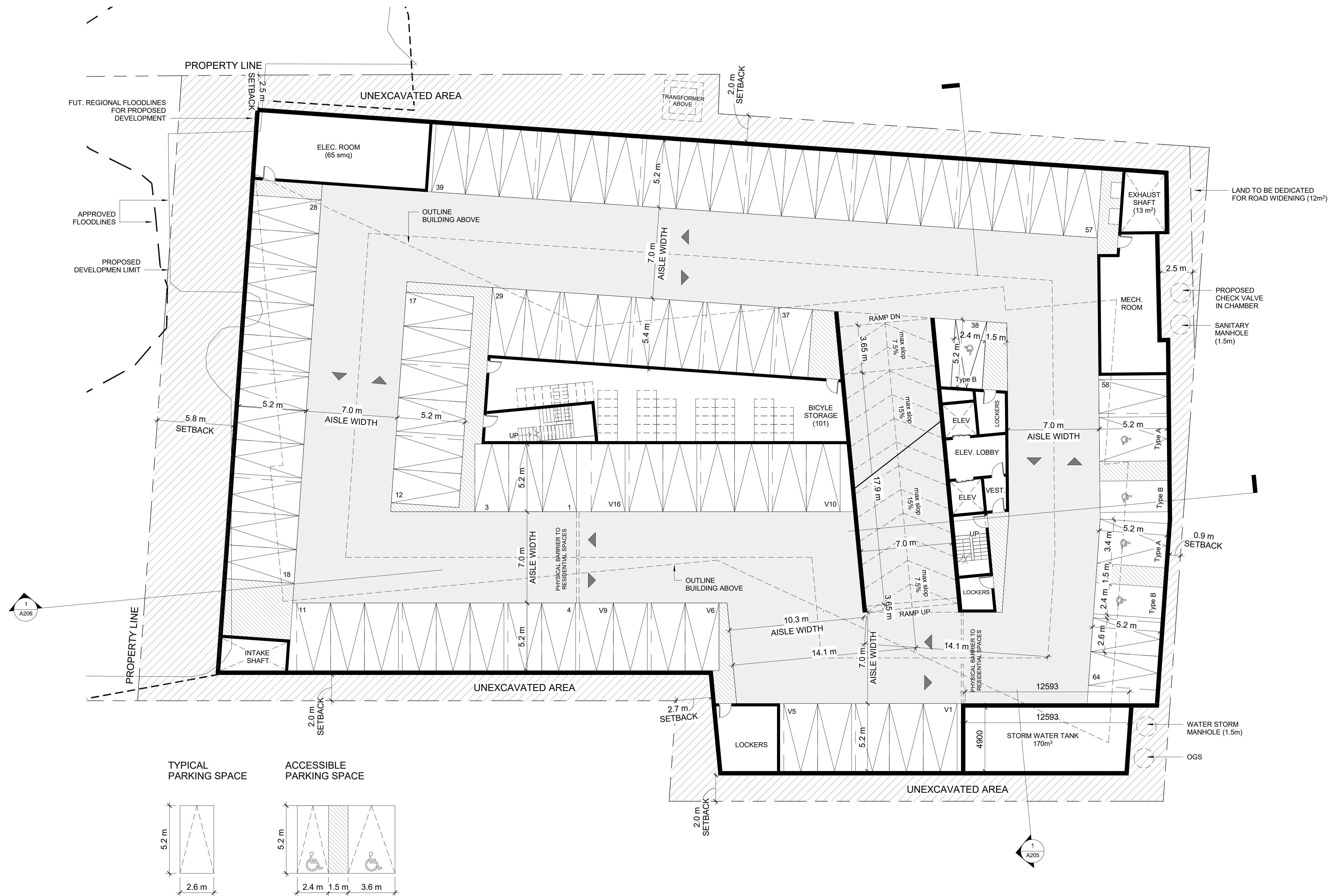
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Drawing Title

PARKING GARAGE LEVEL 1

Drawing
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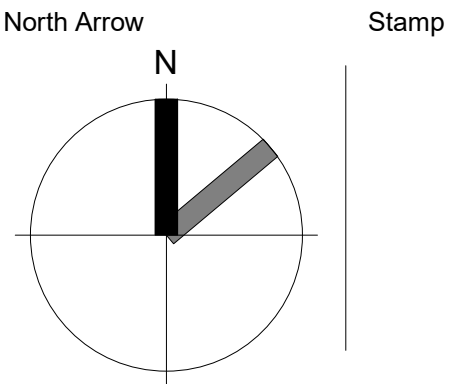
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2ND FLOOR PLAN

Drawing
Number

A104



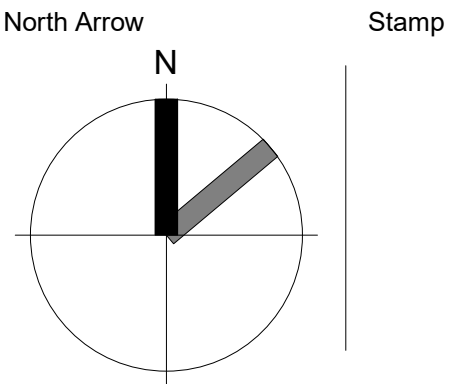
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3RD FLOOR PLAN

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A105



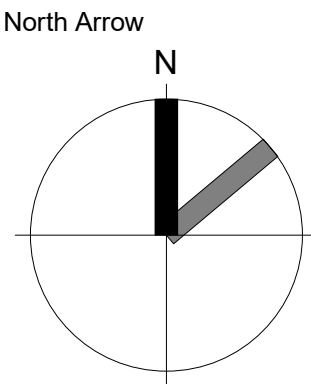
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Drawing Title

4TH FLOOR PLAN

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A106



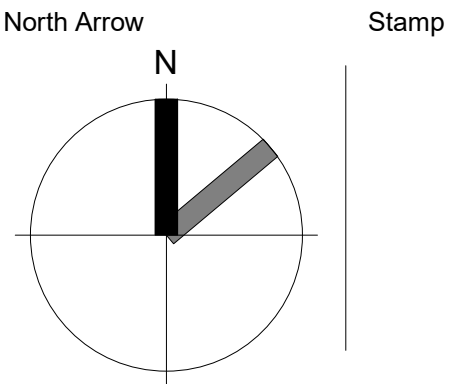
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5TH FLOOR PLAN

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Number

A107



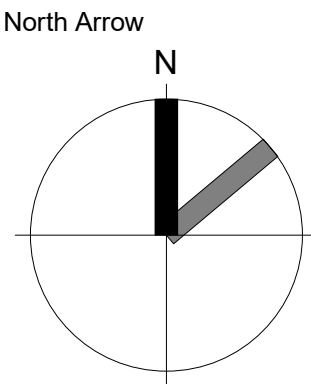
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6TH FLOOR PLAN

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A108



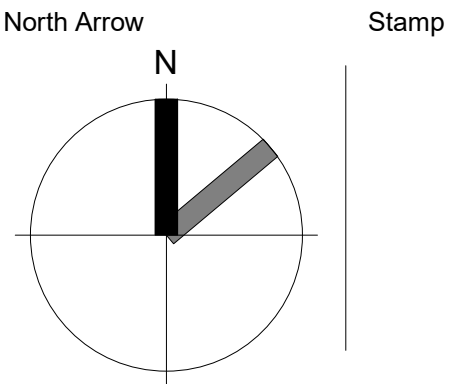
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7TH FLOOR PLAN

Drawing
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A109



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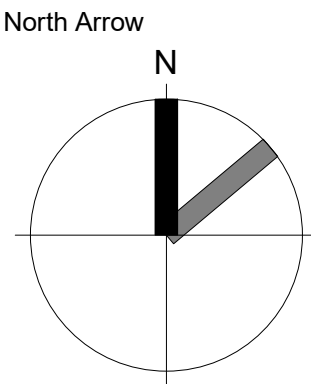
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8TH FLOOR PLAN

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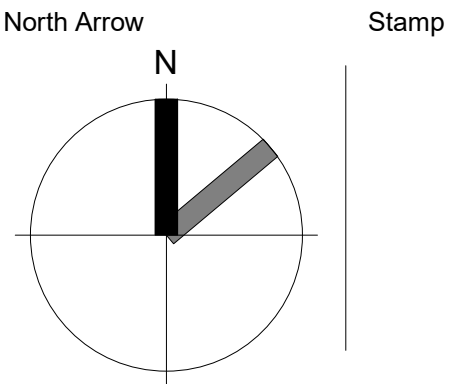
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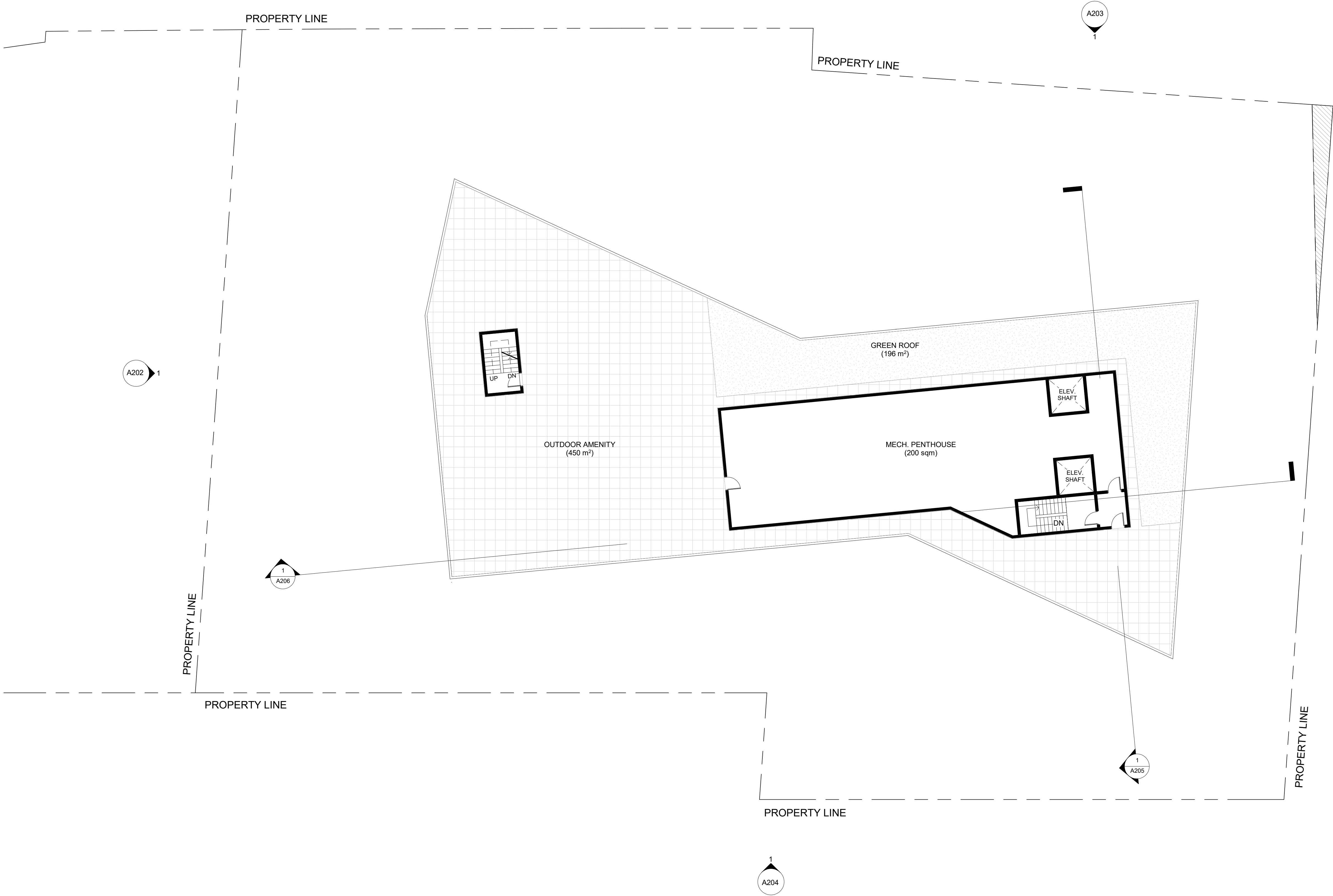
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MECHANICAL
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