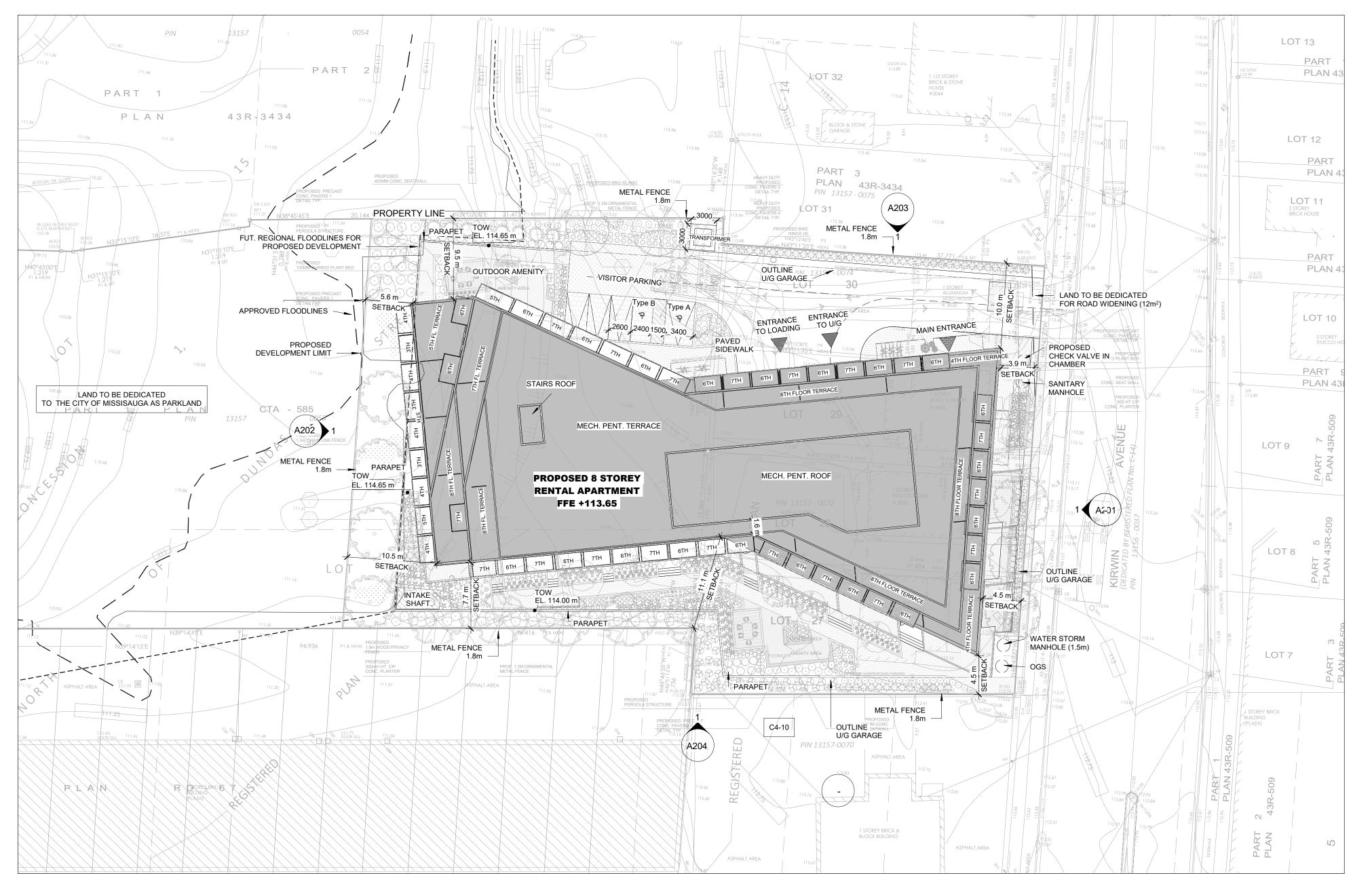




1. SATELLITE AERIAL VIEW

2. TOPOGRAPHIC AERIAL VIEW



#### 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 TREET CITY OF
MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

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

**Building proposal** Building Footprint Building Height 1,703.0 m<sup>2</sup> 25.5 m \*Mech. Pent. Excluded Gross Floor Area 11,120.0 m² 27% Lot Coverage (%) (Based on Gross Site Area) Lot Coverage (%) (Based on Net Site Area) 43% (GFA / Gross Site Area) 1.74 (GFA / Net Site Area)

Proposed Areas	Floor	GCA** (m²)	GFA* (m²)	Total (ਜੋ²)
	Ground Floor	1,583.0	930.0	10,011
	TH 2nd Floor	600.0	600.0	6,459
	2nd Floor	1,585.0	1,525.0	16,415
	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	5 <del>1</del>		11,120.0 m²	119,699 ft²

\*Gross Floor Area (GFA) - Apartment Zone means the sum of the areas of each storey of a tuikling 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, stainwells, 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.

					76.4%	21.6%	2.0%
Vehicular Parking							
Parking Required				UNITS		PARKING	RATIO
Rental 1 Bed @1.18 per ur	nit			113		133	1.18
Rental 2 Bed @1.36 per ur	nit			32		44	1.36
Rental 3 Bed @1.5 per unit	t			3		5	1.50
					Tot:	181	
Rental Visitors @ 0.15 per	unit			148		22	0.15
Total Vehicular Parking R	equired				Tot:	204	
Parking Provided (estima	ted)						
	At Grade	P1 Level	P2 Le	vel	3	Sub Total	Ratio
Residential		0	64	93		157	1.06
Residential Visitor		5	16	Ω		21	0.14

	At Grade	P1 Level	P2 Le	evel	Sul	b Total	Ratio
Residential		0	64	93		157	1.06
Residential Visitor		0 5	16	0		21	0.14
	·	5	80	93		178	
Total Vehicular Parking Pro	vided				Tot:	178	1.20
Bicycle Parking							
Required							
	Rat	tio					
Short Term Residential	0.	08 x unit				12	
Long Term Residential	C	0.7 x unit				104	
					Tot:	115	
Provided (estimated)							

	AL Graue	Pilevei				
Short Term Residential	14	0				
Long Term Residential	0	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 m <sup>2</sup>		54%	
Amenity Area						

5.6 m² per unit		828.8 m²	
Total Amenities Required		828.8 m²	
Amenity Area Provided (estimated	d)		
1000			
1) Indoor	**/		
1) Indoor	Ground Floor	330.0 m²	
1) Indoor	70	330.0 m²	
1) Indoor 2) Outdoor	70	330.0 m² 100.0 m²	

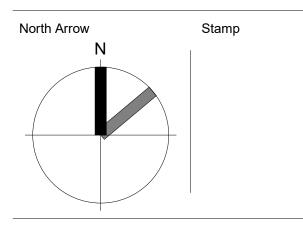
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#### 11x17 FORMAT HALF SCALE





Project No:	20009
Scale:	1 : 300
Date:	Feb. 04, 2020
Drawn by:	FC
•	

SITE PLAN & STATS

Drawing Number

5.9 sqm x unit

Drawing Title

A001

3. SITE PLAN / 1:300

## PROPERTY LINE FUT. REGIONAL FLOODLINES FOR PROPOSED DEVELOPMENT -UNEXCAVATED AREA LOCKERS LAND TO BE DEDICATED FOR ROAD WIDENING (12m²) SHAFT APPROVED FLOODLINES PROPOSED DEVELOPMEN LIMIT — OUTLINE RAMP ABOVE 7.0 m AISLE WIDTH LOCKERS \_\_5.8 m\_\_ SETBACK \_7.0 m \_\_\_\_5.2 m\_\_\_ AISLE WIDTH 0.9 m S.B. AISLE WIDTH AISLE WIDTH SHAFT (13 m<sup>2</sup>) 2.7 m SETBACK UNEXCAVATED AREA LOCKERS ACCESSIBLE PARKING SPACE TYPICAL PARKING SPACE UNEXCAVATED AREA 2.4 m 1.5 m 3.6 m 2.6 m

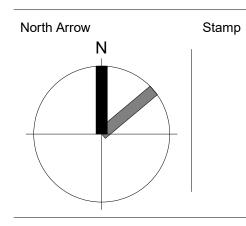
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### 11x17 FORMAT HALF SCALE





20009 1:150 Feb. 04, 2020

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Drawn by:

Drawing Title

Project No:

Scale:

### PARKING GARAGE LEVEL 2

Drawing Number

### PROPERTY LINE TRANSFORMER ABOVE UNEXCAVATED AREA FUT. REGIONAL FLOODLINES FOR PROPOSED DEVELOPMENT -ELEC. ROOM (65 smq) LAND TO BE DEDICATED FOR ROAD WIDENING (12m<sup>2</sup>) - OUTLINE BUILDING ABOVE APPROVED FLOODLINES PROPOSED DEVELOPMEN LIMIT -PROPOSED CHECK VALVE MECH. IN CHAMBER ROOM SANITARY MANHOLE (1.5m) BICYLE STORAGE (101) \_7.0 m AISLE WIDTH ∠5.8 ḿ/ SETBACK AISLE WIDTH 5.2 m 0.9 m SETBACK 7.0 m OUTLINE BUILDING ABOVE 10.3 m\_ 14.1 m 12593 UNEXCAVATED AREA 2.7 m SETBACK 12593 WATER STORM MANHOLE (1.5m) STORM WATER TANK 170m<sup>3</sup> LOCKERS ACCESSIBLE PARKING SPACE TYPICAL PARKING SPACE UNEXCAVATED AREA 2.4 m 1.5 m 3.6 m 2.6 m

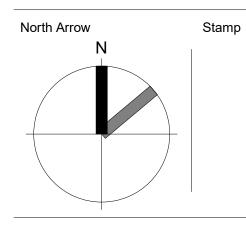
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#### 11x17 FORMAT HALF SCALE





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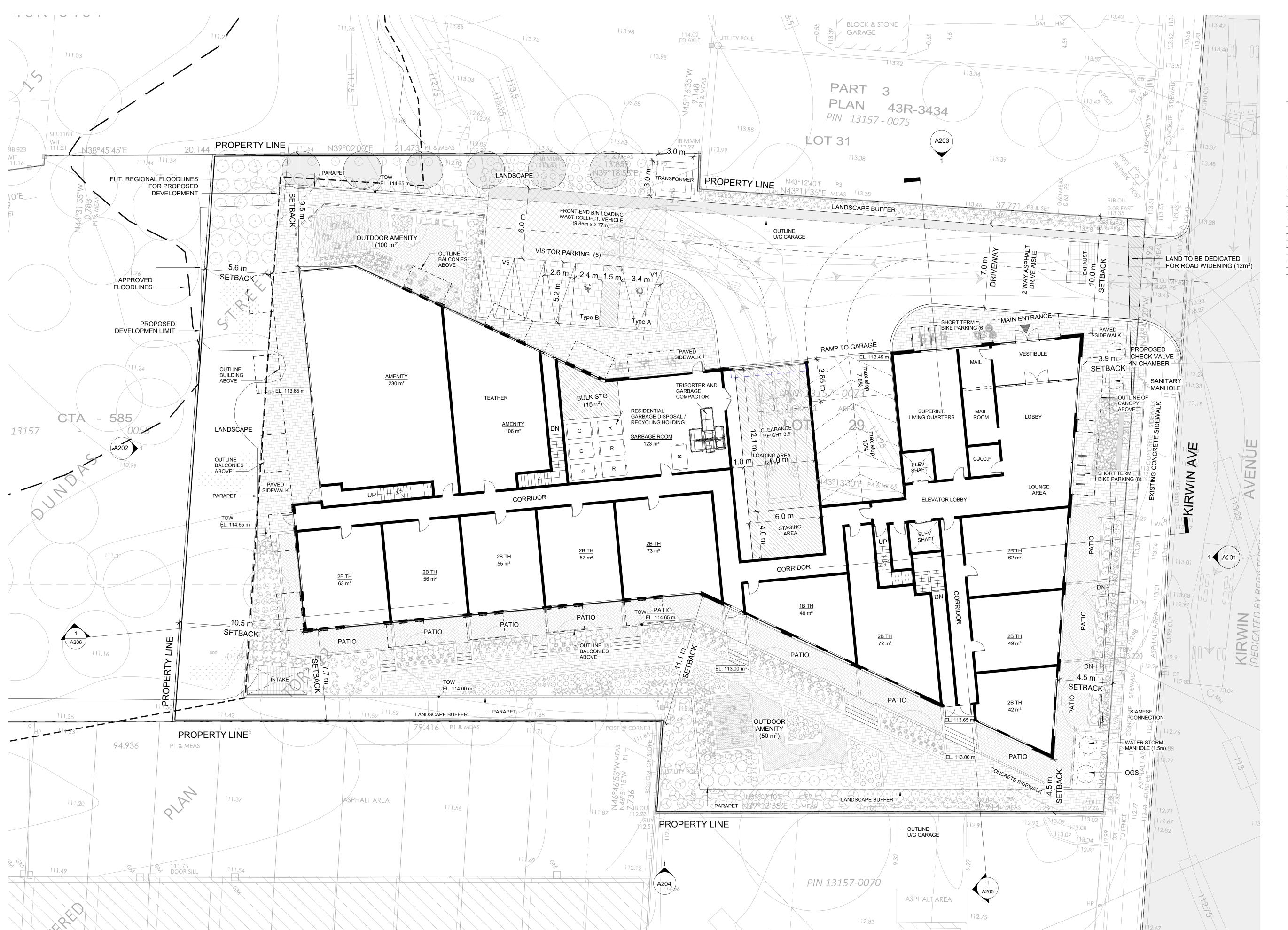
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 FC

Drawing Title

PARKING GARAGE LEVEL 1

Drawing Number



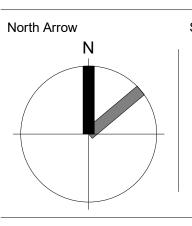
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#### 11x17 FORMAT HALF SCALE





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Scale: 1 : 150

Date: Feb. 04, 2020

Drawing Title

Drawn by:

**GROUND FLOOR** 

Drawing Number

## PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING NOTE: Typical dimension of cantilever balconies. <u>1B</u> 89 m² <u>1B</u> 69 m² LOCKERS OPENBELOW ELEVATOR LOBBY <u>1B</u> 58 m² STUDIO B 52 m² <u>3B</u> 117 m² PROPERTY LINE PROPERTY LINE

## 3016 **KIRWIN AVE**

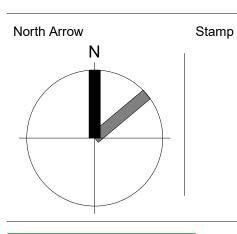
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## 11x17 FORMAT HALF SCALE







Project No: 20009 1:150 Feb. 04, 2020

Drawing Title

Scale:

Drawn by:

### 2ND FLOOR PLAN

# PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -<u>1B</u> 57 m² <u>1B</u> 89 m² <u>1B</u> 57 m² <u>1B</u> 69 m² <u>1B</u> 43 m² ELEVATOR LOBBY 3 <u>1B</u> 81 m² PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

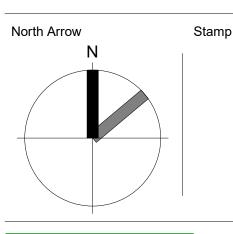
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 Scale:
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 Date:
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Drawing Title

Drawn by:

3RD FLOOR PLAN

Drav

## PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -TERRACE TERRACE <u>1B</u> 45 m² <u>1B</u> 69 m² STUDIO B 34 m² <u>1B</u> 45 m² <u>1B</u> 71 m² <u>1B</u> 58 m² PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

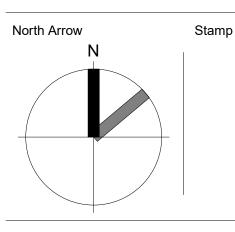
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 FC

Drawing Title

4TH FLOOR PLAN

Drav

# PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -<u>2B</u> 88 m² BALCONY 61 m² <u>1B</u> 69 m² STUDIO B 34 m² PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

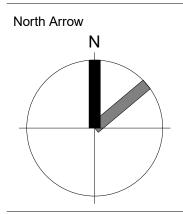
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Drawing Title

Drawn by:

5TH FLOOR PLAN

Drav

# PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -<u>1B</u> 61 m² STUDIO B ELEVATOR LOBBY <u>2B</u> 89 m² <u>1B</u> 62 m² PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

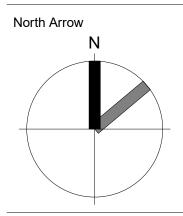
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Drawing Title

**6TH FLOOR PLAN** 

Drav

# PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -BALCONY <u>1B</u> 61 m² CORRIDOR GARBAGE CHUTE <u>1B</u> 58 m² PROPERTY LINE PROPERTY LINE

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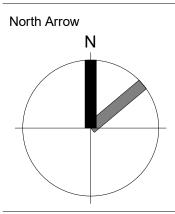
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### 11x17 FORMAT HALF SCALE







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Drawing Title

### 7TH FLOOR PLAN

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## PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -TERRACE TERRACE STUDIO B 47 m<sup>2</sup> STUDIO B 62 m² STUDIO B ELEVATOR LOBBY <u>1B</u> 58 m² <u>1B</u> 58 m² <u>1B</u> 67 m² PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

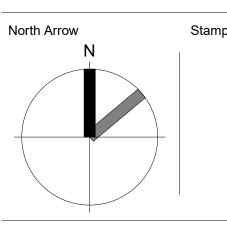
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Drawing Title

8TH FLOOR PLAN

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# PROPERTY LINE PROPERTY LINE GREEN ROOF (196 m²) OUTDOOR AMENITY (450 m²) MECH. PENTHOUSE (200 sqm) PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

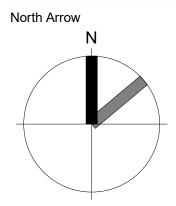
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Drawing Title

MECHANICAL FLOOR PLAN

Drawin

## PROPERTY LINE PROPERTY LINE LAND TO BE DEDICATED FOR ROAD WIDENING -CANOPY CANOPY 4TH FLOOR TERRACE CANOPY 8TH FLOOR TERRACE STAIRS ROOF GREEN ROOF (196 m²) OUTDOOR AMENITY (450 m<sup>2</sup>) GREEN ROOF (270 m²) MECH. PENT. ROOF PROPERTY LINE PROPERTY LINE

## 3016 KIRWIN AVE

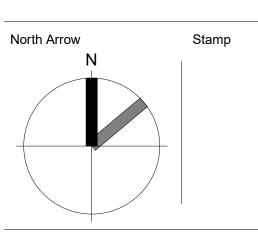
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### 11x17 FORMAT HALF SCALE







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Drawing Title

**ROOF PLAN** 

Drav