

VIEW LOOKING NORTH FROM COMMUNITY FOREST

33 HILLCREST AVENUE & 3154 HURONTARIO STREET
Issued for Official Plan Amendment and Zoning Bylaw Amendment
May 31 - 2022

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SHEET LIST

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NO.	DATE	REVISION/COMMENT
1	2022-05-31	ISSUED FOR ZBA/OPA

NOTES

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CONNECTING COOKSVILLE
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HURONTARIO, MISSISSAUGA, ON

TAS IMPACT

COVER

PROJECT	42040	DRAWN	AN
SCALE		CHECKED	DW
PLOT DATE	2022-05-31 5:21:29 PM		

A000

PLAN OF SURVEY AND TOPOGRAPHY OF BLOCK 4, PLAN 43M–501 AND PART OF LOT 16, CONCESSION 1, NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 300
6m 0m 6m 12m 18m 24metres
R–PE SURVEYING LTD., O.L.S.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT GROSS
CP	DENOTES CONCRETE PIN
SCP	DENOTES SPECIFIED CONTROL POINT
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES PLAN 43R–33920
PL2	DENOTES PLAN 43R–11575
PL3	DENOTES EXPROPRIATION PLAN PR–3521108
PL4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY AKSAN PILLER CORPORATION LTD., O.L.S., DATED JUNE 8, 2018
PL5	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RABIDEAU & CZERWINSKI LTD., O.L.S., DATED DECEMBER 2, 2003
PL6	DENOTES PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S., DATED APRIL 15, 2018
PL7	DENOTES PLAN 43R–36679
PL8	DENOTES PLAN 43R–39339
PL9	DENOTES PLAN 43M–501
(1808)	DENOTES J. H. GELBLOOM SURVEYING LTD., O.L.S.
(LSG)	DENOTES LAND SURVEY GROUP INC. O.L.S.
(NI)	DENOTES NOT IDENTIFIED
(WT)	DENOTES WITNESS
(SVNG)	DENOTES SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S.
(JDB)	DENOTES J. D. BARNES LIMITED., O.L.S.
(VH)	DENOTES VAN HARTEN SURVEYING INC. O.L.S.
(STANTEC)	DENOTES STANTEC GEOMATICS LTD., O.L.S.
(RPE)	DENOTES R–PE SURVEYING LTD., O.L.S.

LEGEND

CLF	DENOTES CHAIN LINK FENCE
CONC.	DENOTES CONCRETE
RW	DENOTES RETAINING WALL
RWT	DENOTES TOP OF RETAINING WALL
RWB	DENOTES BOTTOM OF RETAINING WALL
CB	DENOTES CATCH BASIN
ROOF	DENOTES ROOF–TOP ELEVATION
FF	DENOTES FINISHED FLOOR
HV	DENOTES HYDRO–VAULT
LS	DENOTES LAMP STANDARD
TS	DENOTES TRAFFIC SIGNAL
UP	DENOTES UTILITY POLE
WV	DENOTES WATER VALVE
–W–	DENOTES OVERHEAD WIRE
ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
–X–	DENOTES FENCE LINE
BP	DENOTES BRICK PILLAR
SIGN	DENOTES SIGN
HW	DENOTES HAND WELL
MW	DENOTES MONITORING WELL
MH	DENOTES MANHOLE
MHST	DENOTES MANHOLE STORM
MHSA	DENOTES MANHOLE SANITARY
	DENOTES GAS LOCATION MARKER

INTEGRATION NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 2016078 AND 2016079 AS LISTED ON EXPROPRIATION PLAN PR–3521108, UTM ZONE 17, NAD–1983:CSRS:CBNV6–2010.0.

COORDINATES ARE UTM ZONE 17, NAD–1983:CSRS:CBNV6–2010.0, TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
SCP 2016078	4826604.06	611294.60
SCP 2016079	4826446.77	611405.54

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999739.

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCH MARK NUMBER 1001 HAVING AN ORTHOMETRIC ELEVATION OF 123.221 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRC–1978 ADJUSTMENT (CGVD:1928:PRC–78ADJ.).

TABLET SET HORIZONTALLY AT THE BASE OF A 750MM CONCRETE TRAFFIC POLE ON THE SOUTH SIDE OF HILLCREST AVENUE, WEST OF CENTERLINE OF THE EASTERLY GO STATION ENTRANCE.

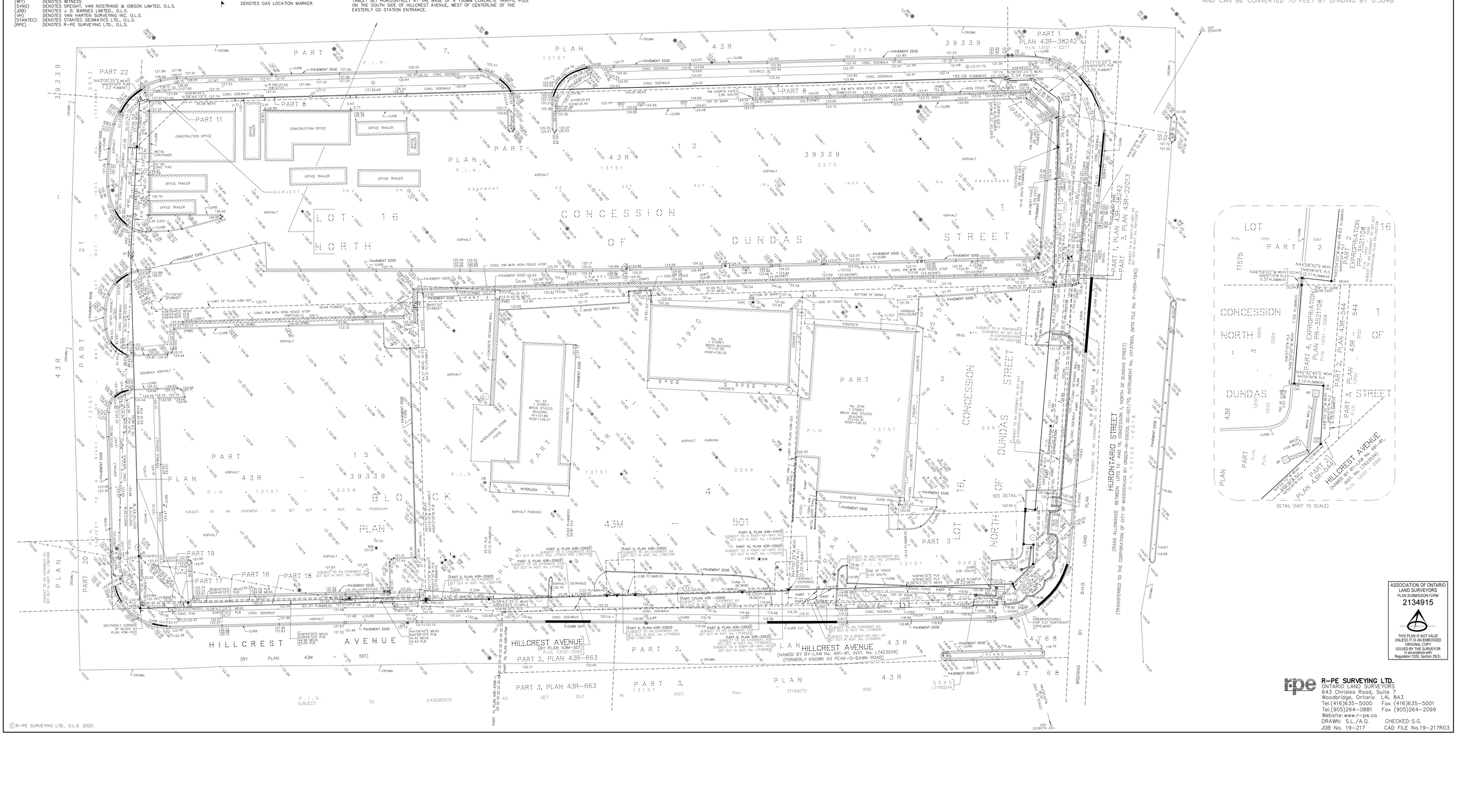
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 08th DAY OF OCTOBER ,2020.

DATE OCTOBER 9th, 2020

S. GOONEWARDENA
ONTARIO LAND SURVEYOR


PART 1, PLAN 43R–38242
PART 2, PLAN 43R–38242
PART 3, PLAN 43R–38242
PART 4, PLAN 43R–38242
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PART 6, PLAN 43R–38242
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PART 19, PLAN 43R–38242
PART 20, PLAN 43R–38242
PART 21, PLAN 43R–38242
PART 22, PLAN 43R–38242
PART 1, PLAN 43R–22013
PART 2, PLAN 43R–22013
PART 1, PLAN 43R–36663
PART 2, PLAN 43R–36663
PART 3, PLAN 43R–36663
PART 4, PLAN 43R–36663
PART 5, PLAN 43R–36663
PART 6, PLAN 43R–36663
PART 1, PLAN 43R–11575
PART 2, PLAN 43R–11575
PART 3, PLAN 43R–11575
PART 4, PLAN 43R–11575
PART 5, PLAN 43R–11575
PART 6, PLAN 43R–11575
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PART 22, PLAN 43R–11575
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PART 4, PLAN 43R–39339
PART 5, PLAN 43R–39339
PART 6, PLAN 43R–39339
PART 7, PLAN 43R–39339
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PART 19, PLAN 43R–39339
PART 20, PLAN 43R–39339
PART 21, PLAN 43R–39339
PART 22, PLAN 43R–39339
CONCESSION NORTH OF DUNDAS STREET
HILLCREST AVENUE (BY PLAN 43M – 501)
HILLCREST AVENUE (BY PLAN 43M–501) PART 2, PLAN 43R–663
HILLCREST AVENUE (NAMED BY BY–LAW No. 491–81, INST. No. LT423534) (FORMERLY KNOWN AS PEAK–O–DAWN ROAD)
HURONTARIO STREET (ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 1, NORTH OF DUNDAS STREET) (TRANSFERRED TO THE CORPORATION OF CITY OF MISSISSAUGA BY ORDER–IN–COUNCIL OC–1921/70, INSTRUMENT No. 193179PEL (MTO FILE No. P–1659–1945))
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. PR3664249
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190042
SUBJECT TO A RIGHT–OF–WAY AS SET OUT IN INST. No. LT190044
SUBJECT TO A TEMPORARY EASEMENT AS SET OUT IN EXPROPRIATION PLAN PR–3521108
SUBJECT TO AN EASEMENT AS SET OUT IN EXPROPRIATION PLAN PR–3521108
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT423534
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT423535
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT423536
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No.

Stats Summary

	(m²)	(ft²)	%
SITE AREA	21373	230059	
GCA TOTAL	189151.9	2036031	
NON RES GFA TOTAL	21177.8	227958	13%
RES GFA TOTAL	140093.0	1507961	87%
TOTAL GFA	161270.8	1735918.89	
SITE FSI	7.5		

UNIT SUMMARY		UNIT MIX
1B	1289	58%
1B+D	303	14%
2B	524	24%
3B	108	5%
TOTAL	**2224**	

Vehicular Parking

PARKING RATES	RATE	UNITS		SPACES REQUIRED	
RESIDENT		**PHASE 1**	**PHASE 2**	**PHASE 1**	**PHASE 2**
1B	0.62/UNIT	767	1289	476	799
1B+D	0.62/UNIT	193	303	120	187
2B	0.72/UNIT	316	524	228	377
3B	0.80/UNIT	64	108	51	86
SUBTOTAL		1340	2224	**874**	**1450**

LEVEL	SPACES PROVIDED	
	PHASE 1	**PHASE 2**
P1 UPPER	89	0
P1 LOWER	321	137
P2	358	143
P3	359	143
P4	298	146
SUB TOTAL	1425	569
TOTAL	**1994**	

	RATE	AREA (m²)		SPACES REQUIRED	
NON-RESIDENT		**PHASE 1**	**PHASE 2**	**PHASE 1**	**PHASE 2**
VISITOR	0.15/UNIT	1340	2224	201	334
COMMUNITY CENTRE	2.9/100m²	6215.8	6215.8	180	180
COMMERCIAL	2.0/100m²	-	8692.2	-	174
RETAIL	3.0/100m²	3879.7	6269.9	116	188
CC1-CC4 Sharing Arrangement (before Sharing)				497	876
CC1-CC4 Sharing Arrangement (after sharing)				**296**	**542**
TOTAL SITE REQUIREMENTS				**1170**	**1992**

Bicycle Parking

RESIDENTIAL	RATE	UNITS		SPACES REQUIRED	
		PHASE 1	**PHASE 2**	**PHASE 1**	**PHASE 2**
LONG TERM	0.80/UNIT	1340	2224	1072	1780
SHORT TERM	0.10/UNIT	1340	2224	134	223

LEVEL	LT SPACES PROVIDED		ST SPACES PROVIDED	
	PHASE 1	**PHASE 2**	**PHASE 1**	**PHASE 2**
AT GRADE			165	110
P1 UPPER	533	517	-	-
P1 LOWER	621	243	-	-
P2	-	-	-	-
P3	-	-	-	-
P4	-	-	-	-
SUB TOTAL	1154	760	165	110
TOTAL	**1914**		**275**	**2189**

	RATE	AREA (m²)		SPACES REQUIRED		
NON-RESIDENTIAL		**PHASE 1**	**PHASE 2**	**PHASE 1**	**PHASE 2**	
COMMUNITY CENTRE (LT)	0.30/100m²	6215.8	6215.8	19	19	
COMMUNITY CENTRE (ST)	0.30/100m²	6215.8	6215.8	19	19	
RETAIL (LT)	0.15/100m²	3879.7	6269.9	6	10	
RETAIL (ST)	0.30/100m²	3879.7	6269.9	12	19	
COMMERCIAL (LT)	0.20/100m²	-	8692.2	-	18	
COMMERCIAL (ST)	0.15/100m²	-	8692.2	-	14	
SUBTOTAL LT				**1097**	**1827**	
SUBTOTAL ST				**165**	**275**	
TOTAL				**1262**	**2102**	**GRAND TOTAL** **2189**

TOTAL AMENITY	(m²)	(ft²)
INDOOR AMENITY	7405.2	79710
OUTDOOR AMENITY	5135.2	55275
TOTAL PROVIDED	**12540.4**	134985
REQUIRED *(10% of Site)*	2137.3	23006
REQUIRED *(5.6m²/unit)*	12454.4	134059

Notes:
**ST refers to Short Term, LT refers to Long Term*
*** Amenity inclusive of both indoor and outdoor amenity*

BELOW GRADE AREA

	GCA	
LEVEL	(m²)	(ft²)
P1 UPPER	5659.3	60917
P1 LOWER	19543.3	210364
P2	19542.6	210357
P3	19542.8	210359
P4	17960	193321
TOTAL	**82248**	885317

Building A

	GCA		AMENITY**		GFA NON-RES		GFA RES		UNIT COUNT			
LEVEL	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	**1B**	**1B+D**	**2B**	**3B**
Ground	2132.9	22959	-	-	1202	12938	94.2	1014	0	0	0	0
Level 2	1468.4	15806	1470	15823	-	-	764.9	8233	1	6	2	1
Level 3	1366.8	14712	-	-	-	-	1280.8	13787	1	12	2	2
Level 4	1256.7	13527	-	-	-	-	1170.7	12601	1	11	2	2
Level 5	1108.7	11934	-	-	-	-	1022.7	11008	4	8	1	2
Level 6	1000.2	10766	-	-	-	-	927.5	9984	5	4	1	3
Level 7	804.6	8661	367.2	3953	-	-	544.4	5860	6	1	2	0
Level 8	667.8	7188	48.9	526	-	-	544.4	5860	6	1	2	0
Level 9	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 10	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 11	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 12	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 13	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 14	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 15	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 16	808.6	8704	283.4	3051	-	-	536.8	5778	6	1	2	0
Level 17	610.9	6576	-	-			536.8	5778	6	1	2	0
Level 18	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 19	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 20	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 21	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 22	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 23	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 24	808.6	8704	-	-	-	-	734.5	7906	8	1	2	1
Level 25	808.6	8704	277.9	2991	-	-	545.5	5872	6	1	2	0
Level 26	667.8	7188	48.9	526	-	-	544.4	5860	6	1	2	0
Level 27	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 28	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 29	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 30	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 31	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 32	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 33	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 34	808.6	8704	283.4	3051	-	-	536.8	5778	6	1	2	0
Level 35	610.9	6576	-	-	-	-	536.8	5778	6	1	2	0
Level 36	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 37	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 38	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 39	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 40	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 41	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 42	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
Level 43	808.6	8704	-	-	-	-	734.5	7906	7	1	4	0
MPH	632.1	6804	-	-	-	-	-	-	-	-	-	-
TOTALS	**38,203.0**	**411,217**	**2,779.7**	**29,921**	**1,202.0**	**12938.33**	**30,887.2**	**332,470**	**277**	**78**	**112**	**24**
							MIX %		56%	16%	23%	5%

TOTAL UNITS **491**

BUILDING A	(m²)	(ft²)
TOTAL GCA	**38203**	411,217
TOTAL GFA	**32089.2**	345,408

LOADING	
# PROVIDED	3
# REQUIRED	2

(includes shared loading space for Building E)

AMENITY AREA	(m²)	(ft²)
INDOOR AMENITY	1489.1	16029
OUTDOOR AMENITY	1290.5	13891
TOTAL PROVIDED	**2779.6**	29920
AMENITY REQUIRED	2749.6	29597

(Greater of 5.6m unit or 10% of site area)

Building B

	GCA		AMENITY**		GFA NON-RES		GFA RES		UNIT COUNT			
LEVEL	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	**1B**	**1B+D**	**2B**	**3B**
Ground	2196.4	23642	-	-	1660.7	17876	120.6	1298	0	0	0	0
Mezzanine	717.7	7725	-	-	623.2	6708	-	-	0	0	0	0
Level 2	1627.2	17515	1503.8	16187	-	-	566.1	6094	1	5	0	1
Level 3	1380.5	14860	-	-	-	-	1206	12981	4	8	1	3
Level 4	1222.1	13155	-	-	-	-	1071.8	11537	2	6	1	4
Level 5	1109.9	11947	-	-	-	-	1006.1	10830	2	8	2	2
Level 6	793.2	8538	-	-	-	-	722.6	7778	7	1	4	0
Level 7	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 8	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 9	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 10	793.2	8538	232.2	2499	-	-	546.7	5885	6	0	3	0
Level 11	675.8	7274	58.4	629	-	-	546.7	5885	6	0	3	0
Level 12	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 13	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 14	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 15	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 16	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 17	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 18	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 19	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 20	793.2	8538	259.6	2794	-	-	545.1	5867	6	1	2	0
Level 21	672	7233	56.1	604	-	-	545.1	5867	6	1	2	0
Level 22	793.2	8538	-	-	-	-	722.4	7776	8	1	2	1
Level 23	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 24	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 25	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 26	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 27	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 28	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 29	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 30	793.2	8538	232.2	2499	-	-	546.7	5885	6	0	3	0
Level 31	675.8	7274	58.4	629	-	-	546.7	5885	6	0	3	0
Level 32	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 33	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 34	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 35	793.2	8538	-	-	-	-	1006.1	10830	7	1	4	0
Level 36	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 37	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 38	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 39	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 40	793.2	8538	259.6	2794	-	-	545.1	5867	6	1	2	0
Level 41	672	7233	56.1	604	-	-	545.1	5867	6	1	2	0
Level 42	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
Level 43	793.2	8538	-	-	-	-	722.4	7776	7	1	4	0
MPH	624.7	6724	-	-	-	-	-	-	-	-	-	-
TOTALS	**38,542.9**	**414,876**	**2,716.4**	**29,239**	**2,283.9**	**24583.9**	**30,293.7**	**326,081**	**279**	**61**	**120**	**22**
							MIX %		58%	13%	25%	5%

TOTAL UNITS **482**

BUILDING B	(m²)	(ft²)
TOTAL GCA	38542.9	414,876
TOTAL GFA	32577.6	350,665

LOADING	
# PROVIDED	2
# REQUIRED	2

AMENITY AREA	(m²)	(ft²)
INDOOR AMENITY	1,919.6	20,663
OUTDOOR AMENITY	796.6	8,575
TOTAL PROVIDED	**2,716.2**	29237.18
AMENITY REQUIRED	2,699.2	29,054

(Greater of 5.6m unit or 10% of site area)

Building C

	GCA		AMENITY**		GFA NON-RES		GFA RES		UNIT COUNT			
LEVEL	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	**1B**	**1B+D**	**2B**	**3B**
Ground	2241.9	24132	-	-	1240.7	13355	203.5	2190	0	0	0	0
Level 2	2048.6	22051	-	-	1948.8	20977	-	-	0	0	0	0
Level 3	2021.9	21764	-	-	1921.6	20684	-	-	0	0	0	0
Level 4	1844.7	19856	-	-	1744.6	18779	-	-	0	0	0	0
Level 5	1652.8	17791	-	-	1551.7	16702	-	-	0	0	0	0
Level 6	1471.9	15844	-	-	1371	14757	-	-	0	0	0	0
Level 7	803.8	8652	1453.5	15645	-	-	49.2	530	0	0	0	0
Level 8	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 9	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 10	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 11	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 12	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 13	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 14	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 15	806.3	8679	228.7	2462	-	-	564.9	6081	5	1	3	0
Level 16	700.5	7540	65.3	703	-	-	564.9	6081	5	1	3	0
Level 17	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 18	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 19	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 20	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 21	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 22	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 23	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 24	806.3	8679	235.3	2533	-	-	561.1	6040	5	1	3	0
Level 25	631.2	6794	-	-	-	-	561.1	6040	5	1	3	0
Level 26	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 27	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 28	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 29	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 30	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 31	805.7	8673	-	-	-	-	736.1	7923	8	1	2	1
Level 32	806.3	8679	228.7	2462	-	-	564.9	6081	5	1	3	0
Level 33	700.5	7540	65.3	703	-	-	564.9	6081	5	1	3	0
Level 34	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 35	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 36	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 37	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 38	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 39	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 40	806.3	8679	235.3	2533	-	-	561.1	6040	5	1	3	0
Level 41	631.2	6794	-	-	-	-	561.1	6040	5	1	3	0
Level 42	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 43	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 44	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 45	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
Level 46	805.7	8673	-	-	-	-	736.1	7923	7	1	4	0
MPH	602.3	6483	-	-	-	-	-	-	-	-	-	-
TOTAL	**43,553.2**	**468,807**	**2,512.1**	**27,040**	**9,778.4**	**105254.7**	**27,575.8**	**296,826**	**277**	**39**	**108**	**20**
							MIX %		62%	9%	24%	5%

TOTAL UNITS **444**

BUILDING C	(m²)	(ft²)
TOTAL GCA	43553.2	468,807
TOTAL GFA	37354.2	402,081

LOADING	
# PROVIDED	3
# REQUIRED	3

AMENITY AREA	(m²)	(ft²)
INDOOR AMENITY	1,451.1	15,620
OUTDOOR AMENITY	1,060.8	11,418
TOTAL PROVIDED	2,511.9	27,038
AMENITY REQUIRED	2486.4	26,764

(Greater of 5.6m unit or 10% of site area)

Building D

	GCA		AMENITY**		GFA NON-RES		GFA RES		UNIT COUNT			
LEVEL	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	**1B**	**1B+D**	**2B**	**3B**
Ground	1919.1	20657	-	-	1304	14036	214.8	2312	0	0	0	0
Level 2	1429.6	15388	1313.7	14141	-	-	450.8	4852	1	4	0	1
Level 3	1501.1	16158	-	-	-	-	1359.6	14635	0	13	3	2
Level 4	1326.6	14280	-	-	-	-	1226.1	13198	3	11	1	2
Level 5	1088.6	11718	-	-	-	-	1017.8	10956	2	9	0	3
Level 6	806.4	8680	298.9	3217	-	-	587.1	6320	5	1	2	1
Level 7	660.8	7113	-	-	-	-	591.2	6364	5	1	2	1
Level 8	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 9	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 10	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 11	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 12	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 13	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 14	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 15	806.9	8685	290.4	3126	-	-	540.5	5818	6	1	1	1
Level 16	609.7	6563	-	-	-	-	540.5	5818	6	1	1	1
Level 17	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 18	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 19	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 20	806.4	8680	-	-	-	-	737.3	7936	8	1	2	1
Level 21	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 22	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 23	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 24	806.9	8685	273.1	2940	-	-	548	5899	6	1	2	0
Level 25	666.9	7179	-	-	-	-	597	6426	7	1	2	0
Level 26	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 27	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 28	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 29	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 30	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 31	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 32	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 33	806.9	8685	290.4	3126	-	-	540.5	5818	6	1	1	1
Level 34	609.7	6563	-	-	-	-	540.5	5818	6	1	1	1
Level 35	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 36	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 37	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 38	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
Level 39	806.4	8680	-	-	-	-	737.3	7936	7	1	4	0
MPH	630.4	6786	-	-	-	-	-	-	-	-	-	-
TOTAL	**34,636.0**	**372,822**	**2,466.5**	**26,549**	**1,304.0**	**14036.26**	**27,924.2**	**300,576**	**245**	**71**	**100**	**24**
							MIX %		56%	16%	23%	5%

TOTAL UNITS **440**

	(m²)	(ft²)
TOTAL GCA	34636	372,822
TOTAL GFA	29228.2	314,612

LOADING	
# PROVIDED	2
# REQUIRED	2

AMENITY AREA	(m²)	(ft²)
INDOOR AMENITY	1,646.2	17,720
OUTDOOR AMENITY	820.3	8,830
TOTAL PROVIDED	2,466.5	26,549
AMENITY REQUIRED	2,464.0	26,522

(Greater of 5.6m unit or 10% of site area)

Building E

	GCA		AMENITY**		GFA NON-RES		GFA RES		UNIT COUNT			
LEVEL	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	(m²)	(ft²)	**1B**	**1B+D**	**2B**	**3B**
Ground	2623.5	28239	-	-	2091.2	22510	272.2	2930	0	0	0	0
Level 2	3450.3	37139	-	-	3319.5	35731	-	-	0	0	0	0
Level 3	1281.9	13798	-	-	1198.8	12904	-	-	0	0	0	0
Level 4	1316.7	14173	1504	16189	-	-	738.6	7950	1	6	3	0
Level 5	1226.7	13204	-	-	-	-	1151.3	12393	1	10	3	2
Level 6	1151.8	12398	-	-	-	-	1082.4	11651	1	10	2	2
Level 7	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 8	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 9	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 10	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 11	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 12	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 13	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 14	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 15	815.1	8774	274.4	2954	-	-	555.1	5975	6	1	2	0
Level 16	675.1	7267	-	-	-	-	605.3	6515	7	1	2	0
Level 17	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 18	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 19	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 20	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 21	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 22	815.1	8774	-	-	-	-	744.9	8018	8	1	2	1
Level 23	815.1	8774	-	-	-	-	744.9	8018	7	1	4	0
Level 24	815.1	8774	-	-	-	-	744.9	8018	7	1	4	0
Level 25	815.1	8774	-	-	-	-	744.9	8018	7	1	4	0
Level 26	815.1	8774	287.8	3098	-	-	539.9	5811

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PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND REPORT ANY ERRORS AND OMISSIONS, ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS, AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO.	DATE	REVISION/COMMENT
1	2022-05-31	ISSUED FOR ZBA/OPA

NOTES



VIEW FROM CANOPY STAIRS LOOKING SOUTH TOWARDS HILLCREST AVE.

SvN
ONTARIO ASSOCIATION OF ARCHITECTS
110 Adelaide St. E.
Toronto, ON
M5C 1K9
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CONNECTING COOKSVILLE
25 HILLCREST AVENUE & 3154
HURONTARIO, MISSISSAUGA, ON

TAS IMPACT

RENDERING

PROJECT	42040	DRAWN	AN
SCALE		CHECKED	DW
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NO.	DATE	REVISION/COMMENT
1	2022-05-31	ISSUED FOR ZBA/OPA

NOTES

NOTES

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
CP	DENOTES CONCRETE PIN
SCP	DENOTES SPECIFIED CONTROL POINT
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES PLAN 43R–33920
PL2	DENOTES PLAN 43R–11575
PL3	DENOTES EXPROPRIATION PLAN PR–3521108
PL4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY AKSAN PILLER CORPORATION LTD., O.L.S., DATED JUNE 8, 2018
PL5	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RABIDEAU & CZERWINSKI LTD., O.L.S., DATED DECEMBER 2, 2003
PL6	DENOTES PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S., DATED APRIL 15, 2018
PL7	DENOTES PLAN 43R–36679
PL8	DENOTES PLAN 43R–39339
PL9	DENOTES PLAN 43R–32242
(1808)	DENOTES J. H. GELBLOOM SURVEYING LTD., O.L.S.
(LSG)	DENOTES LAND SURVEY GROUP INC. O.L.S.
(NI)	DENOTES NOT IDENTIFIED
(WIT)	DENOTES WITNESS
(SVNG)	DENOTES SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S.
(JDB)	DENOTES J. D. BARNES LIMITED., O.L.S.
(VH)	DENOTES VAN HARTEN SURVEYING INC. O.L.S.
(STANTEC)	DENOTES STANTEC GEOMATICS LTD., O.L.S.
(RPE)	DENOTES R–PE SURVEYING LTD., O.L.S.

LEGEND

CLF	DENOTES CHAIN LINK FENCE
CONC.	DENOTES CONCRETE
RW	DENOTES RETAINING WALL
RWT	DENOTES TOP OF RETAINING WALL
RWB	DENOTES BOTTOM OF RETAINING WALL
CB	DENOTES CATCH BASIN
ROOF	DENOTES ROOF–TOP ELEVATION
FF	DENOTES FINISHED FLOOR
HV	DENOTES HYDRO–VAULT
LS	DENOTES LAMP STANDARD
TS	DENOTES TRAFFIC SIGNAL
UP	DENOTES UTILITY POLE
WV	DENOTES WATER VALVE
–W–	DENOTES OVERHEAD WIRE
ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
–X–	DENOTES FENCE LINE
BP	DENOTES BRICK PILLAR
SIGN	DENOTES SIGN
HW	DENOTES HAND WELL
MW	DENOTES MONITORING WELL
MH	DENOTES MANHOLE
MHST	DENOTES MANHOLE STORM
MHSA	DENOTES MANHOLE SANITARY
	DENOTES GAS LOCATION MARKER

INTEGRATION NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 2016078 AND 2016079 AS LISTED ON EXPROPRIATION PLAN PR–3521108, UTM ZONE 17, NAD–1983:CSRS:CBNV6–2010.0.

COORDINATES ARE UTM ZONE 17, NAD–1983:CSRS:CBNV6–2010.0, TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
SCP 2016078	4826604.06	611294.60
SCP 2016079	4826446.77	611405.54

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999739.

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCH MARK NUMBER 1001 HAVING AN ORTHOMETRIC ELEVATION OF 123.221 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE–1978 ADJUSTMENT (CGVD:1928:PRE–78ADJ.).

TABLET SET HORIZONTALLY AT THE BASE OF A 750MM CONCRETE TRAFFIC POLE ON THE SOUTH SIDE OF HILLCREST AVENUE, WEST OF CENTERLINE OF THE EASTERLY GO STATION ENTRANCE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 08th DAY OF OCTOBER ,2020.

DATE OCTOBER 9th, 2020

S. GOONEWARDENA
ONTARIO LAND SURVEYOR

PLAN OF SURVEY AND TOPOGRAPHY OF BLOCK 4, PLAN 43M–501 AND PART OF LOT 16, CONCESSION 1, NORTH OF DUNDAS STREET

(GEOGRAPHIC TOWNSHIP OF TORONTO)

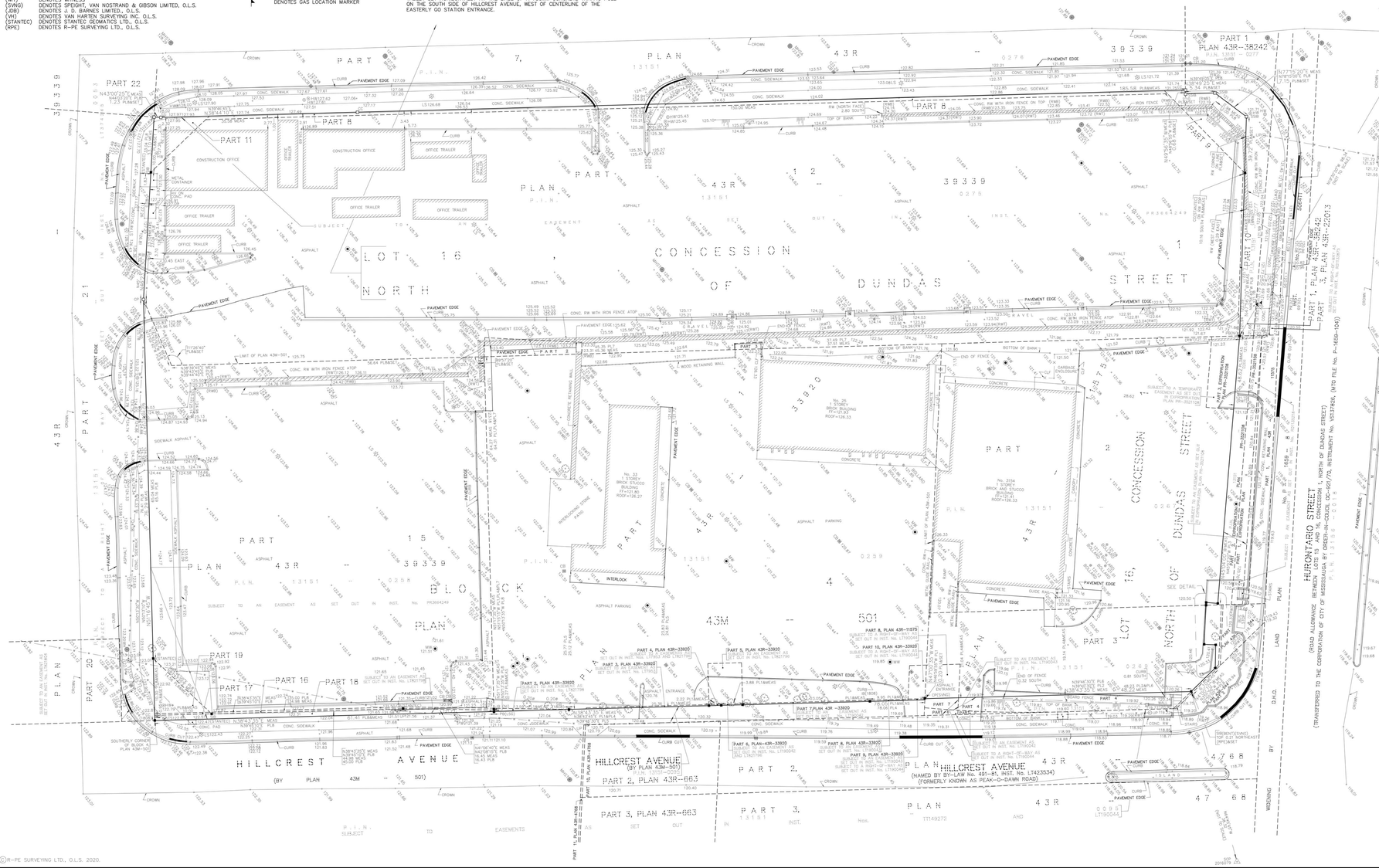
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 300

0 5 10 15 20 25 30 Metres

R–PE SURVEYING LTD., O.L.S.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.


PART 22
PART 11
PART 19
PART 16
PART 18
PART 17
PART 20
PART 21
PART 15
PART 14
PART 13
PART 12
PART 10
PART 9
PART 8
PART 7
PART 6
PART 5
PART 4
PART 3
PART 2
PART 1
CONSTRUCTION OFFICE
OFFICE TRAILER
METAL CONTAINER
CONC. PAD
LOT 16, CONCESSION OF DUNDAS STREET NORTH
BLOCK 4, PLAN 43M–501
HILLCREST AVENUE (BY PLAN 43M–501)
HILLCREST AVENUE (NAMED BY BY–LAW No. 491–81, INST. No. LT423534) (FORMERLY KNOWN AS PEAK–O–DAWN ROAD)
HURONTARIO STREET (ROAD ALLOWANCE BETWEEN LOTS 15 & 16, CONCESSION 1, NORTH OF DUNDAS STREET) (TRANSFERRED TO THE CORPORATION OF CITY OF MISSISSAUGA BY ORDER–IN–COUNCIL OC–1431/74 INSTRUMENT No. V513736(R), (MTO FILE No. P–1658–1943))
No. 25 3 STOREY BRICK BUILDING FF=120.80 ROOF=126.33
No. 33 3 STOREY BRICK AND STUCCO BUILDING FF=121.80 ROOF=126.27
No. 3154 3 STOREY BRICK AND STUCCO BUILDING FF=121.80 ROOF=126.33
WOOD RETAINING WALL
CONCRETE RETAINING WALL
INTERLOCK
ASPHALT PARKING
GARAGE ENCLOSURE
GAZEBO
GAS METER
SEE DETAIL
DETAIL (NOT TO SCALE)
PART 1, PLAN 43R–32242
PART 2, PLAN 43R–32242
PART 3, PLAN 43R–32242
PART 1, PLAN 43R–22013
PART 2, PLAN 43R–544
PART 3, PLAN 43R–544
PART 4, EXPROPRIATION PLAN PR–3521108
PART 2, EXPROPRIATION PLAN PR–3521108
PART 3, EXPROPRIATION PLAN PR–3521108
PART 4, PLAN 43R–33920
PART 5, PLAN 43R–33920
PART 6, PLAN 43R–33920
PART 7, PLAN 43R–33920
PART 8, PLAN 43R–33920
PART 9, PLAN 43R–33920
PART 10, PLAN 43R–33920
PART 11, PLAN 43R–33920
PART 12, PLAN 43R–33920
PART 13, PLAN 43R–33920
PART 14, PLAN 43R–33920
PART 15, PLAN 43R–33920
PART 16, PLAN 43R–33920
PART 17, PLAN 43R–33920
PART 18, PLAN 43R–33920
PART 19, PLAN 43R–33920
PART 20, PLAN 43R–33920
PART 21, PLAN 43R–33920
PART 22, PLAN 43R–33920
PART 8, PLAN 43R–11575
PART 2, PLAN 43R–663
PART 3, PLAN 43R–663
PART 1, EXPROPRIATION PLAN PR–3521108
PART 2, EXPROPRIATION PLAN PR–3521108
PART 3, EXPROPRIATION PLAN PR–3521108
PART 4, EXPROPRIATION PLAN PR–3521108
SCP 2016078
SCP 2016079
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. PR3664249
SUBJECT TO A TEMPORARY EASEMENT AS SET OUT IN INST. No. PR3664249 AND PLAN PR–3521108
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190043
SUBJECT TO A RIGHT–OF–WAY AS SET OUT IN INST. No. LT190042
SUBJECT TO A RIGHT–OF–WAY AS SET OUT IN INST. No. LT190045
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190044
SUBJECT TO A RIGHT–OF–WAY AS SET OUT IN INST. No. LT190046
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190047
SUBJECT TO A RIGHT–OF–WAY AS SET OUT IN INST. No. LT190048
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190049
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190050
SUBJECT TO A RIGHT–OF–WAY AS SET OUT IN INST. No. LT190051
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190052
SUBJECT TO A TEMPORARY EASEMENT AS SET OUT IN PLAN PR–3521108
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190053
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190054
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. LT190055
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No.



VIEW FROM RAVINE WALK LOOKING WEST TOWARDS COMMUNITY FOREST

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NO.	DATE	REVISION/COMMENT
1	2022-05-31	ISSUED FOR ZBA/OPA

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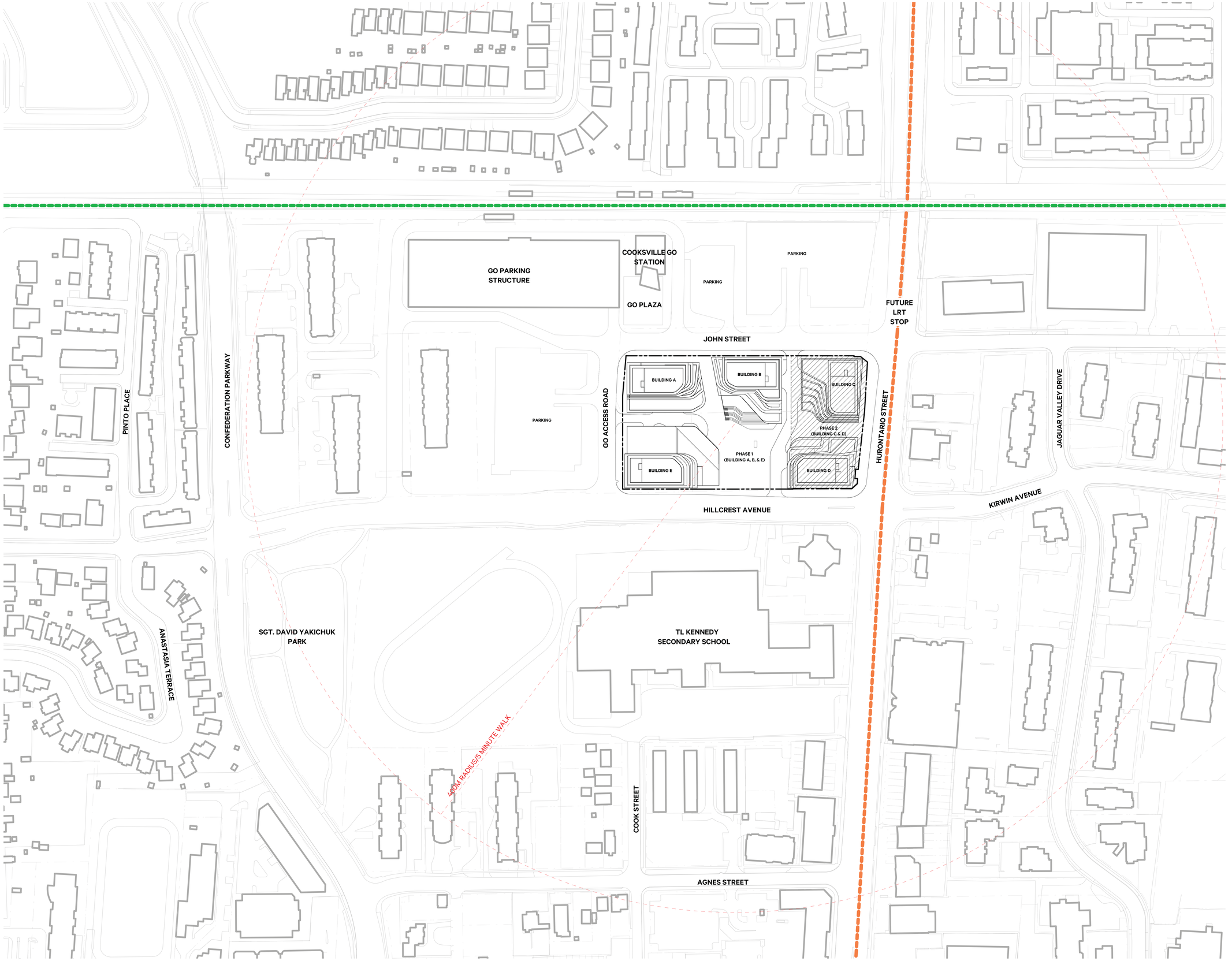
25 HILLCREST AVENUE & 3154
HURONTARIO, MISSISSAUGA, ON

TAS IMPACT

RENDERING

PROJECT	42040	DRAWN	AN
SCALE		CHECKED	DW
PLOT DATE	2022-05-31 5:21:43 PM		

A000.3



1 / A003 CONTEXT PLAN
1 : 1000

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FUTURE LRT LINE

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TAS IMPACT

CONTEXT PLAN

PROJECT	42040	DRAWN	AN
SCALE	1 : 1000	CHECKED	DW
PLOT DATE	2022-05-31 5:22:24 PM		

A003

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JOHN STREET

GO ACCESS ROAD

HURONTARIO STREET

HILLCREST AVENUE

PRIVATE ROAD

SEPARATION BETWEEN PHASES

PRIVATE ROAD

BUILDING A
43 STOREYS
138.4m (HEIGHT FROM AVERAGE GRADE)
+270.5m (MECH PENTHOUSE)
+264.5m (TOS)

BUILDING B
43 STOREYS
137.1m (HEIGHT FROM AVERAGE GRADE)
+268.6m (MECH PENTHOUSE)
+262.6m (TOS)

BUILDING C
46 STOREYS
147.4m (HEIGHT FROM AVERAGE GRADE)
+275.6m (MECH PENTHOUSE)
+269.6m (TOS)

BUILDING D
39 STOREYS
124.7m (HEIGHT FROM AVERAGE GRADE)
+250.7m (MECH PENTHOUSE)
+244.7m (TOS)

BUILDING E
34 STOREYS
115.0m (HEIGHT FROM AVERAGE GRADE)
+243.4m (MECH PENTHOUSE)
+237.4m (TOS)

PHASE 1
(BUILDING A, B, & E)

PHASE 2
(BUILDING C & D)

FOOD HALL
MEZZANINE PATIO

44.5 m TOWER SEPARATION
35.8 m TOWER SEPARATION
15.0 m PODIUM SEPARATION
33.3 m PODIUM SEPARATION
53.8 m TOWER SEPARATION
57.8 m PODIUM SEPARATION
94.9 m TOWER SEPARATION
37.5 m TOWER SEPARATION

1 OVERALL SITE PLAN
A010 1 : 250

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HURONTARIO, MISSISSAUGA, ON

TAS IMPACT

OVERALL SITE PLAN

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:23:01 PM		

A010

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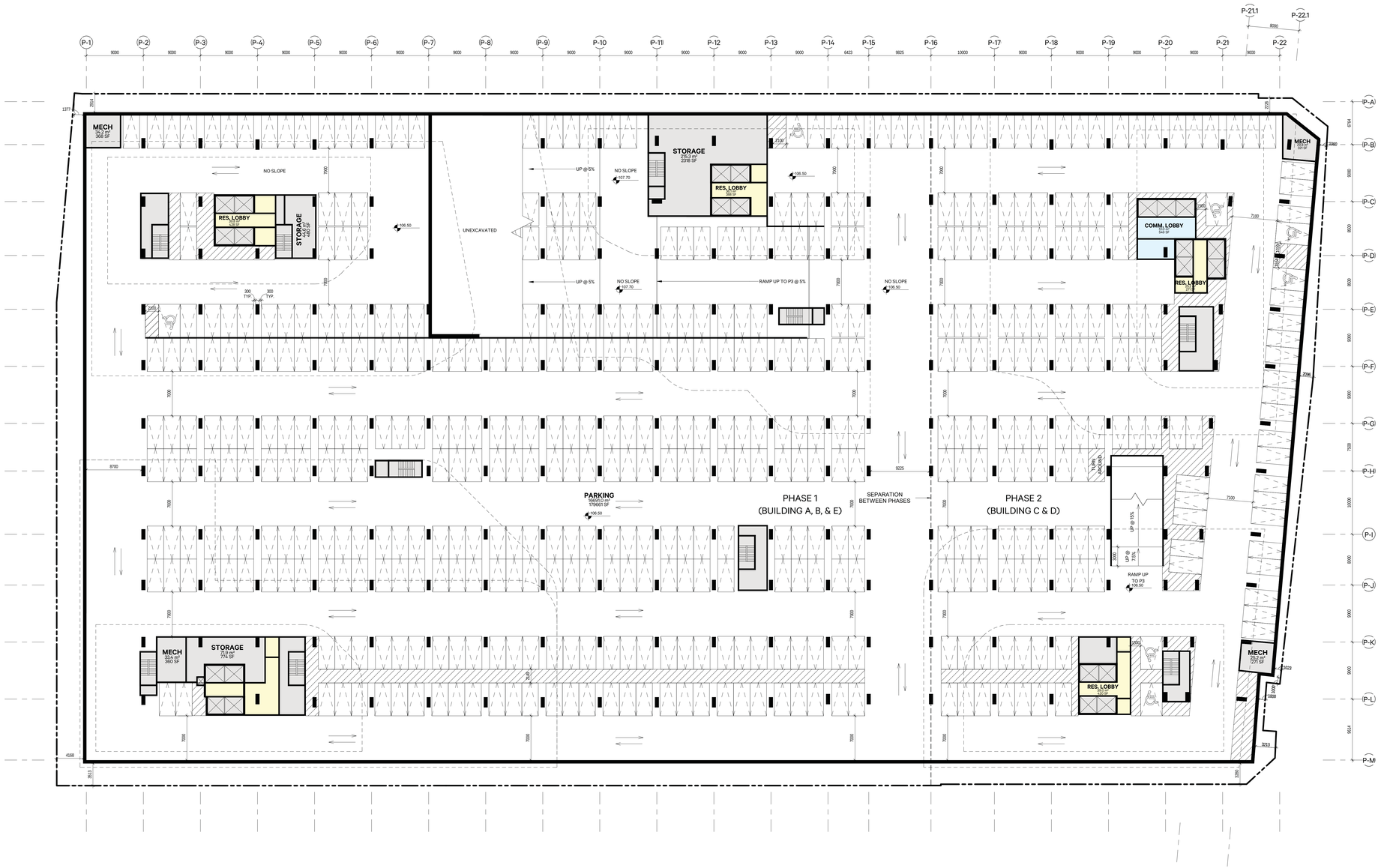

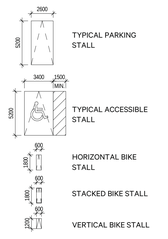

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PLAN - P4 LEVEL

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:23:08 PM		

A101

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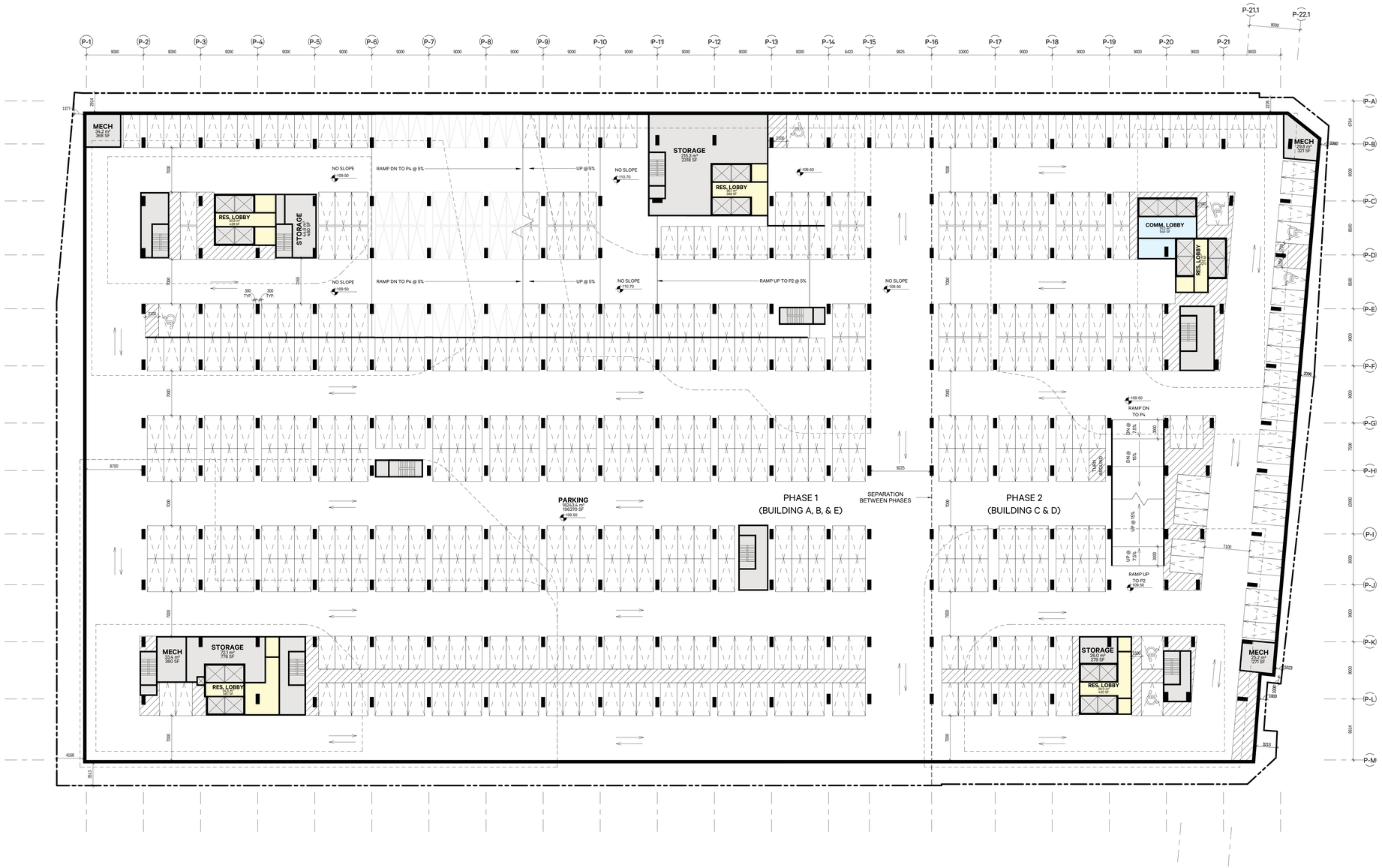

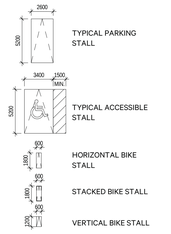

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TAS IMPACT

PLAN - P3 LEVEL

PROJECT	42040	DRAWN	AN
SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:23:15 PM		

A102

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NO.	DATE	REVISION/COMMENT
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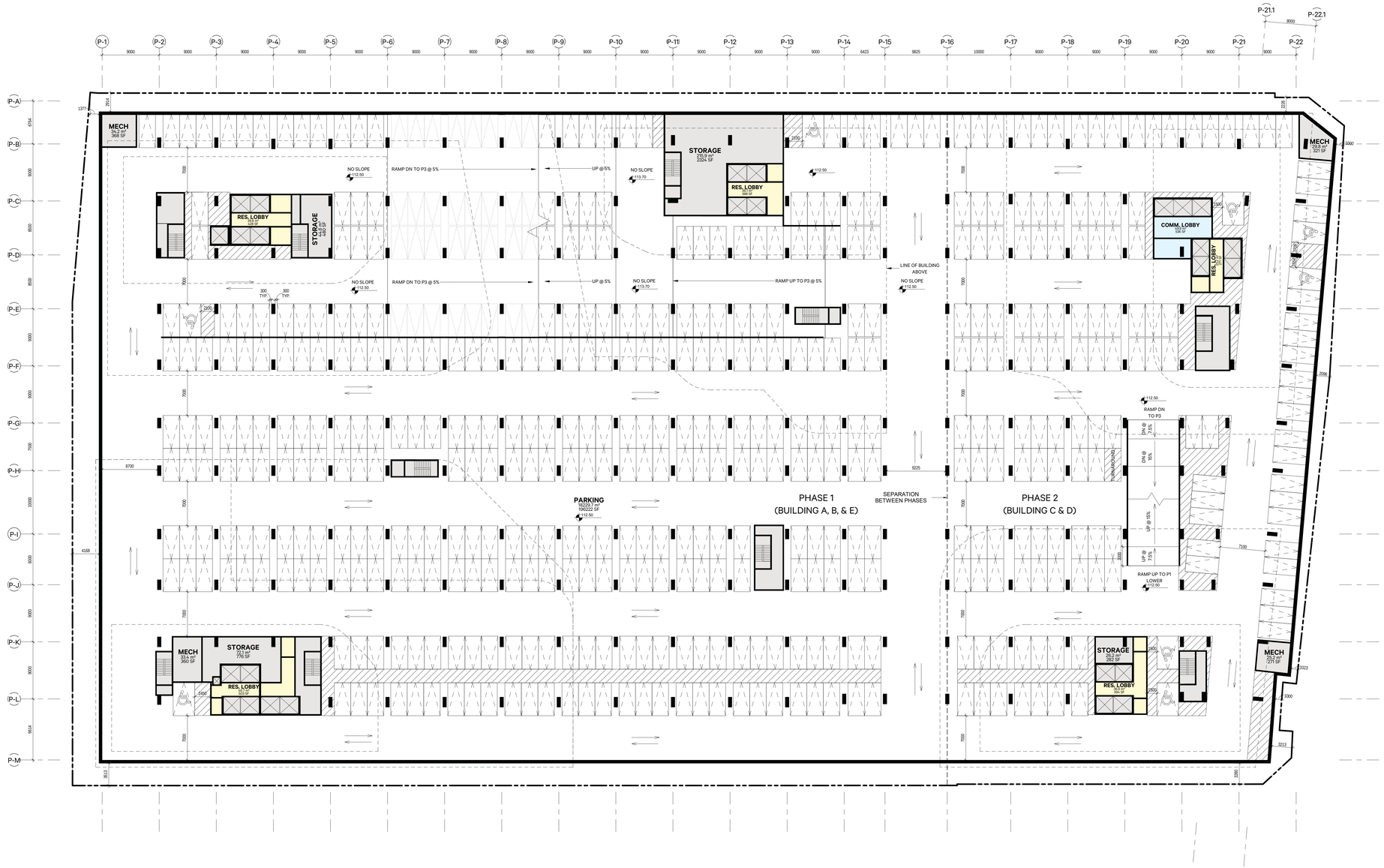

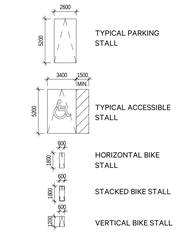

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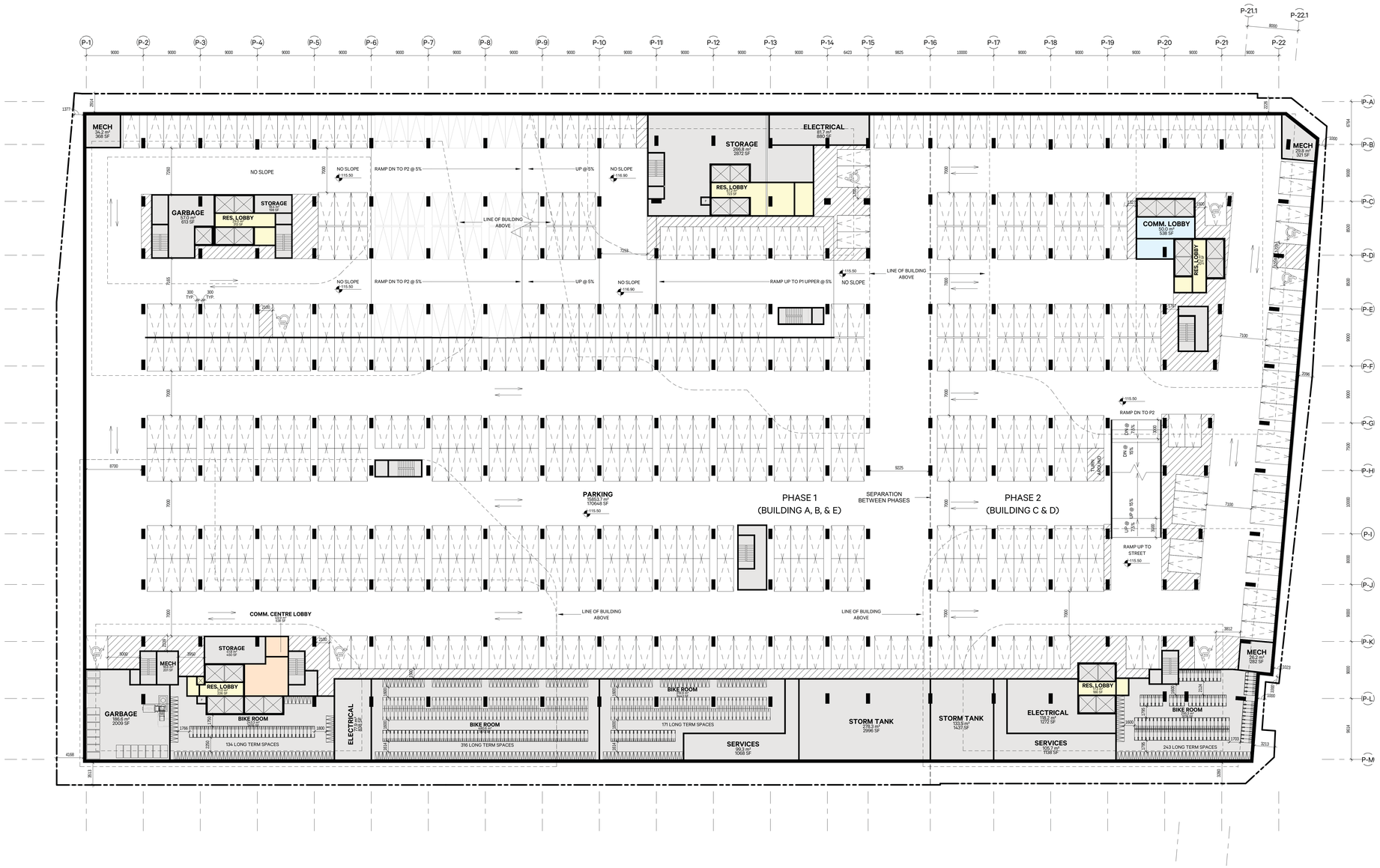
TAS IMPACT

PLAN - P2 LEVEL

PROJECT	42040	DRAWN	AN
SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:23:22 PM		

A103



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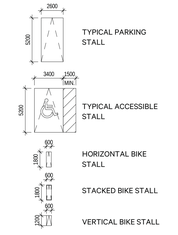

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TAS IMPACT

PLAN - P1 LOWER

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:23:30 PM		

A104

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NO.	DATE	REVISION/COMMENT
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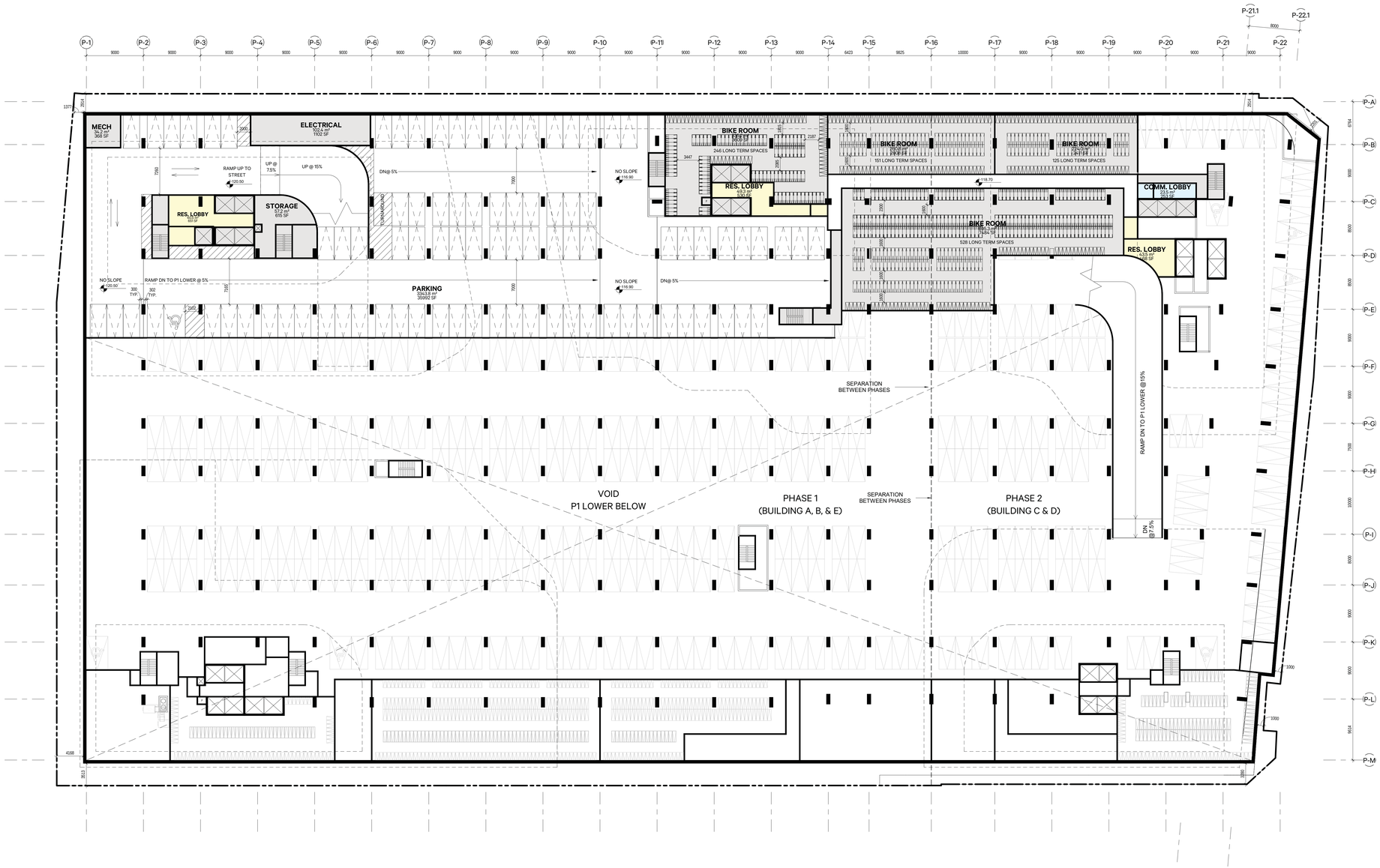

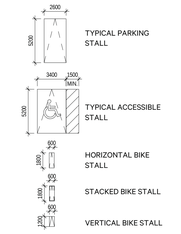

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TAS IMPACT

PLAN - P1 UPPER

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:23:41 PM		

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NO.	DATE	REVISION/COMMENT
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TAS IMPACT

PLAN - GROUND FLOOR

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:24:06 PM		

A201

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NO.	DATE	REVISION/COMMENT
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HURONTARIO, MISSISSAUGA, ON

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PLAN - LEVEL 02

PROJECT	42040	DRAWN	AN
SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:24:29 PM		

A202

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NO.	DATE	REVISION/COMMENT
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NOTES



1 A203 PLAN - LEVEL 03
1 : 250

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CONNECTING COOKSVILLE
25 HILLCREST AVENUE & 3154
HURONTARIO, MISSISSAUGA, ON

TAS IMPACT

PLAN - LEVEL 03

PROJECT	42040	DRAWN	AN
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PLOT DATE	2022-05-31 5:24:54 PM		

A203

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NOTES


JOHN STREET
BUILDING A
BUILDING B
BUILDING C
GO ACCESS ROAD
HURONTARIO STREET
BUILDING E
BUILDING D
HILLCREST AVENUE
OUTDOOR AMENITY
1000.4 m²
10768 SF
AMENITY
503.7 m²
5421 SF
TERRACE
94.5 m²
1017 SF
COMMERCIAL
1852.4 m²
19109 SF
STORAGE
2.5 m
2.5 m
2.5 m
22.9 m
80.1 m
18.9 m
50.8 m
17.9 m
5.0 m
5.4 m
2.9 m
3.7 m
2.8 m
2.0 m
55077
44802
55500
47286
37909
47700
43826
24000
24000
24000

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PLAN - LEVEL 05

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SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:25:45 PM		

A205



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PLAN - LEVEL 06

PROJECT	42040	DRAWN	AN
SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:26:13 PM		

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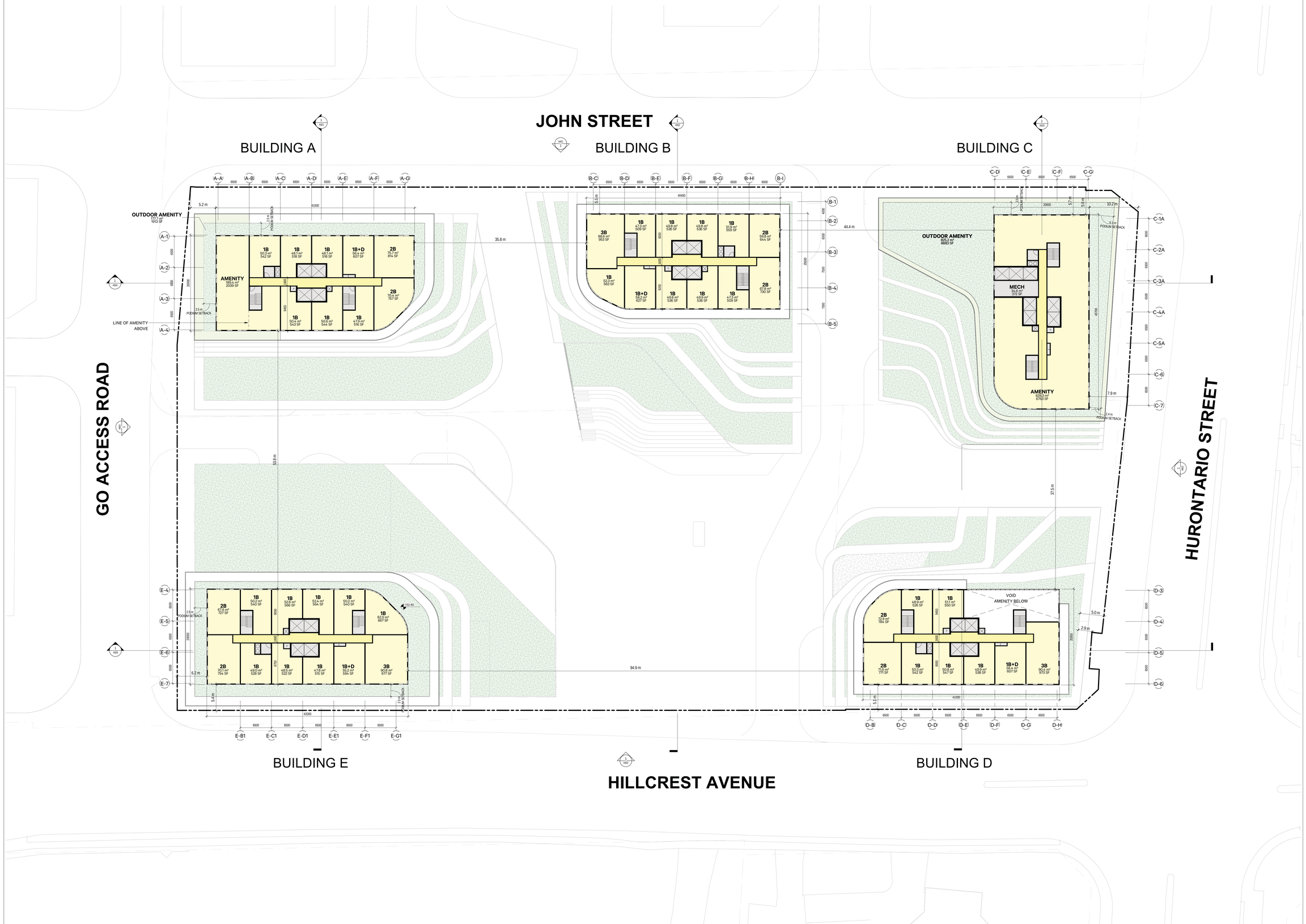

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PLAN - LEVEL 07

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SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:26:41 PM		

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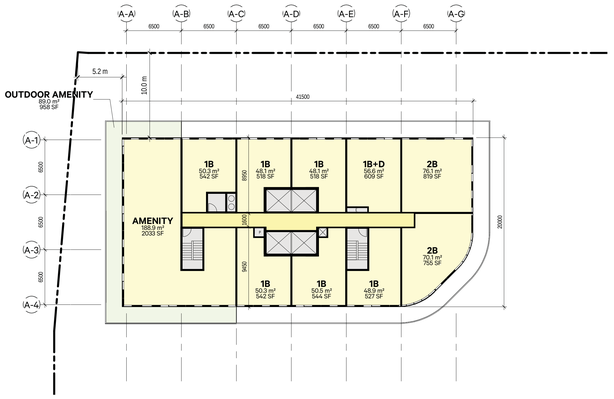

5 A208 A - LEVEL 25
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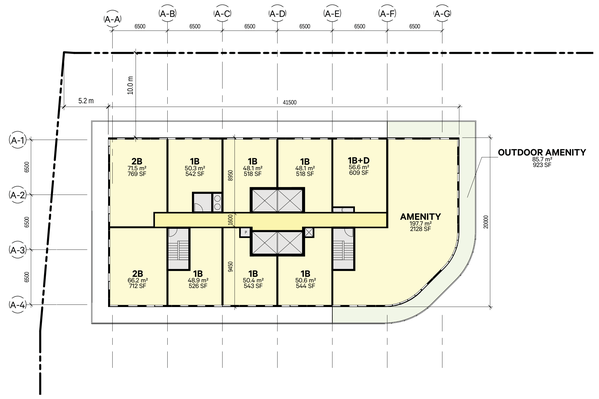
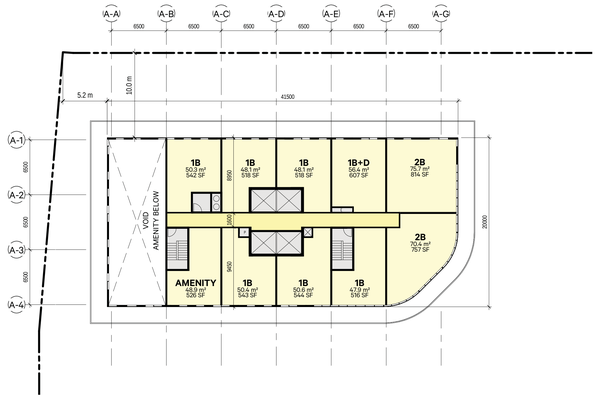


3 A208 A - LEVEL 16, LEVEL 34
1 : 250



1 A208 A - LEVEL 08
1 : 250

6 A208 A - LEVEL 26
1 : 250

4 A208 A - LEVEL 17, LEVEL 35
1 : 250

2 A208 A - LEVELS 09-24 - TYPICAL 1
1 : 250

7 A208 A - LEVELS 27-43 - TYPICAL 2
1 : 250

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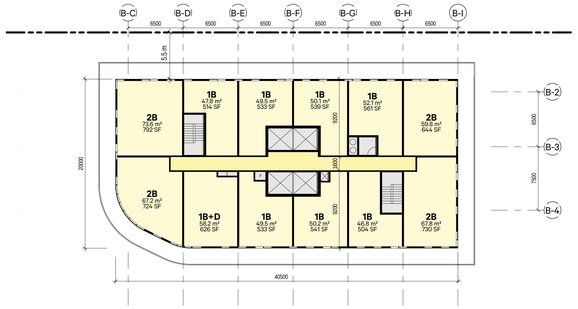
TAS IMPACT

PLAN - BUILDING A TYPICAL FLOORS

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:26:57 PM		

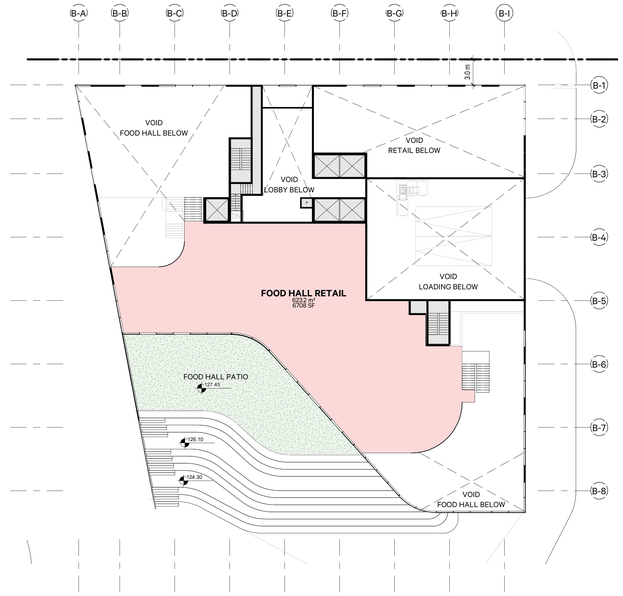
A208



7 B - LEVELS 23-43 - TYPICAL 2
A209 1 : 250



4 B - LEVEL 11, LEVEL 31
A209 1 : 250



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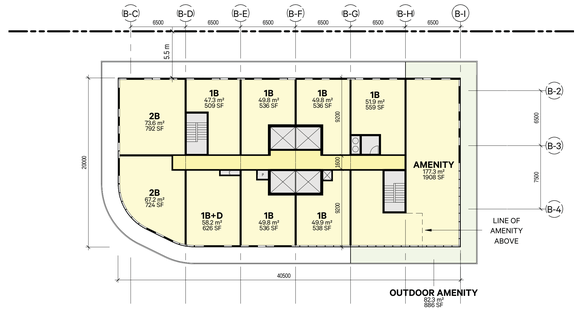

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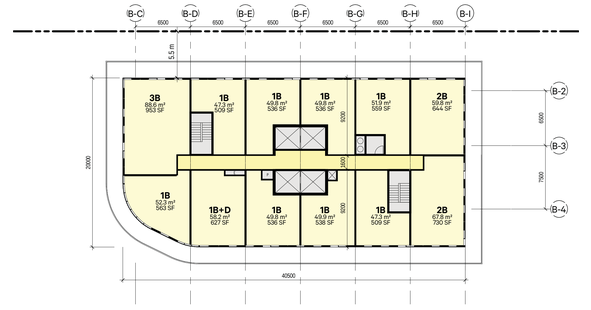

2 B - LEVELS 08-22 - TYPICAL 1
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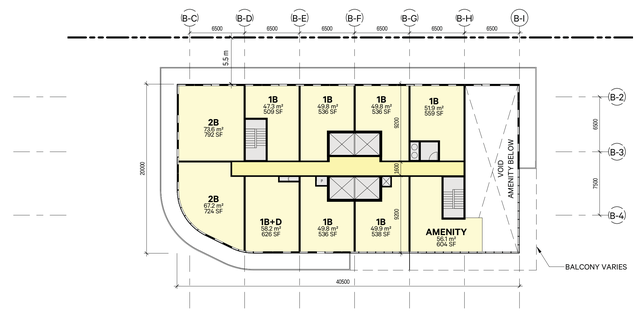
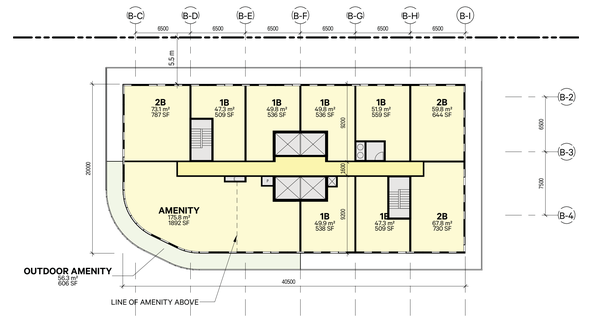


6 B - LEVEL 21, LEVEL 41
A209 1 : 250



3 B - LEVEL 10, LEVEL 30
A209 1 : 250

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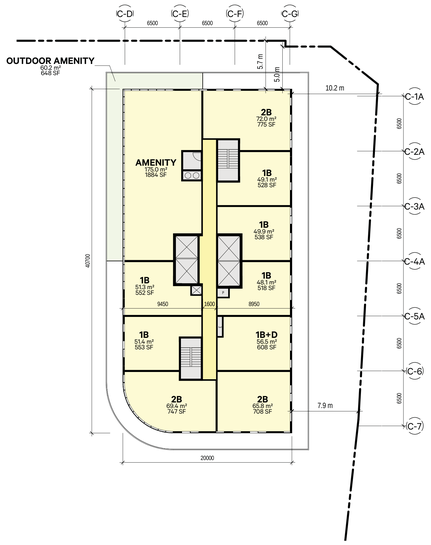
TAS IMPACT

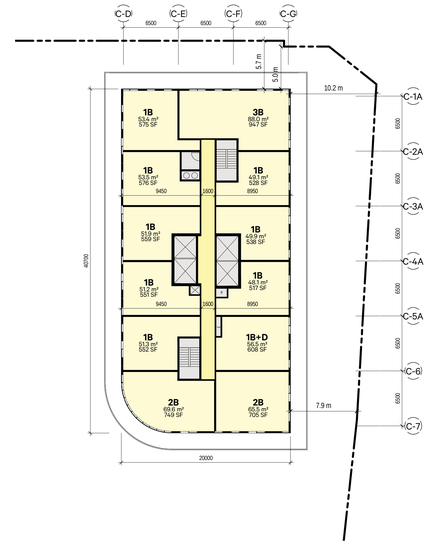
PLAN - BUILDING B TYPICAL FLOORS

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:27:16 PM		

A209



4 A210 PLAN - C LEVEL 24
1 : 250



1 A210 C - LEVELS 08-31 - TYPICAL 1
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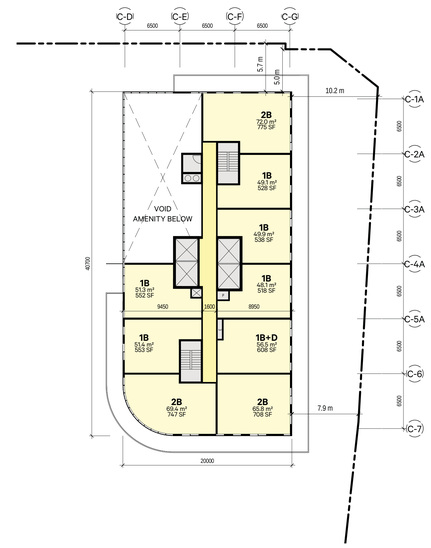

5 A210 PLAN - C LEVEL 25
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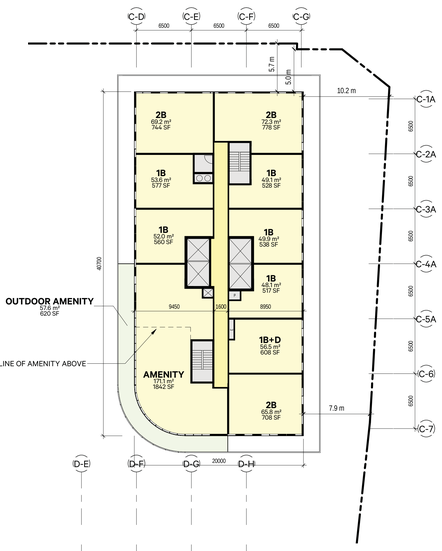

2 A210 PLAN - C LEVEL 15, LEVEL 32
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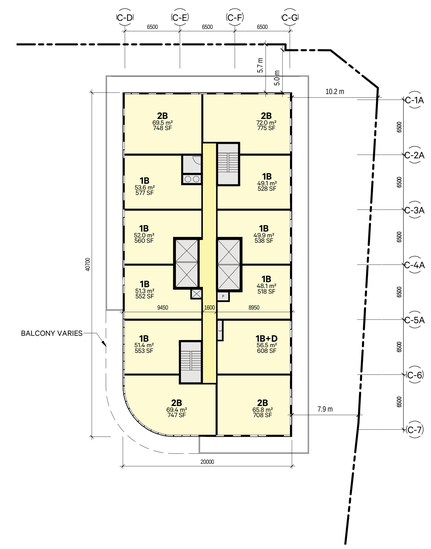
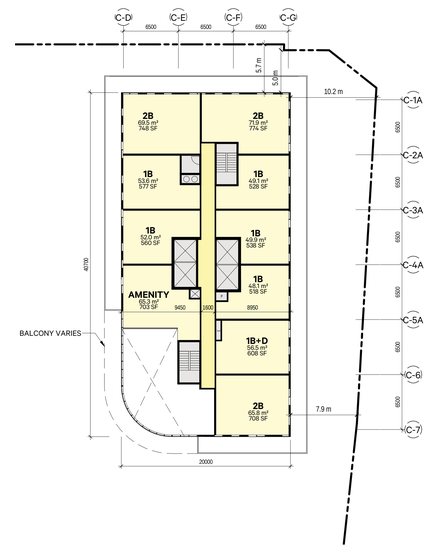


6 A210 PLAN - C LEVELS 34-46 - TYPICAL 2
1 : 250



3 A210 PLAN - C LEVEL 16, LEVEL 33
1 : 250

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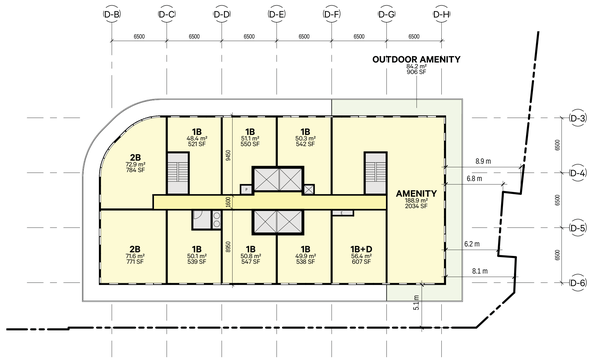
TAS IMPACT

PLAN - BUILDING C TYPICAL FLOORS

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:27:30 PM		

A210



4 A211 D - LEVEL 24
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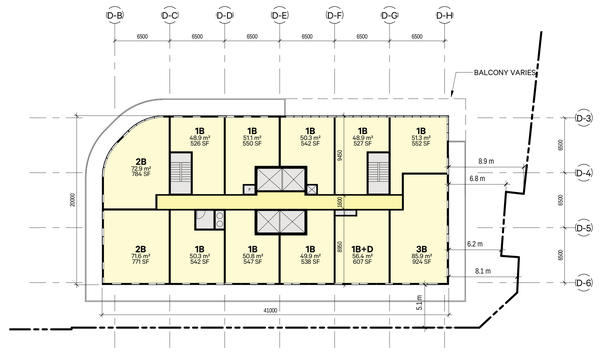

1 A211 D - LEVELS 08-21 - TYPICAL 1
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5 A211 D - LEVEL 25
1 : 250

2 A211 D - LEVEL 15, LEVEL 33
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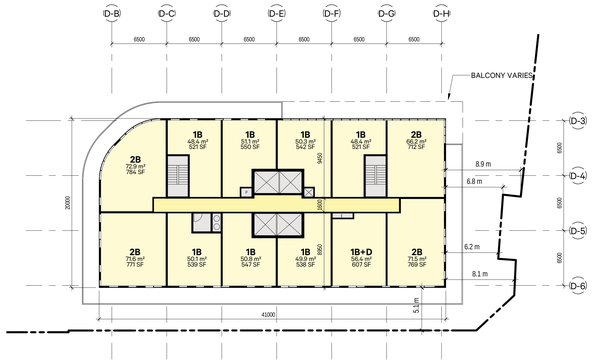

6 A211 D - LEVELS 22-39 - TYPICAL 2
1 : 250



3 A211 D - LEVEL 16, LEVEL 34
1 : 250

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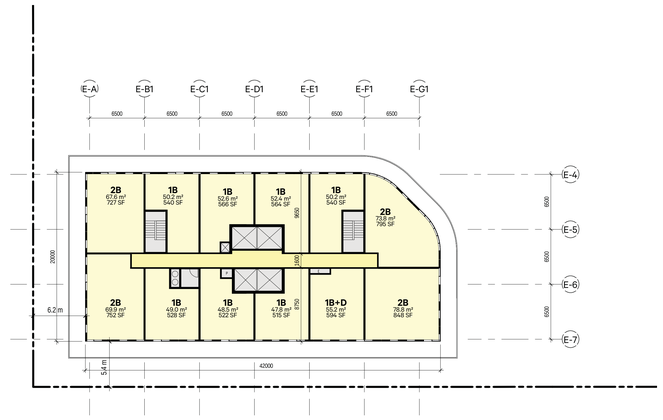
TAS IMPACT

PLAN - BUILDING D TYPICAL FLOORS

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:27:45 PM		

A211



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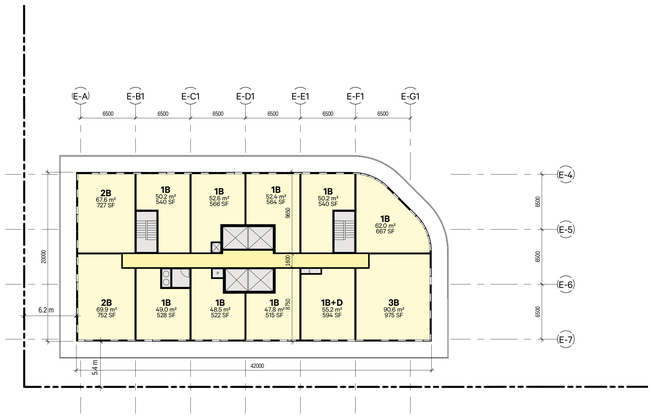

1 A212 E- LEVELS 08-22 - TYPICAL 1
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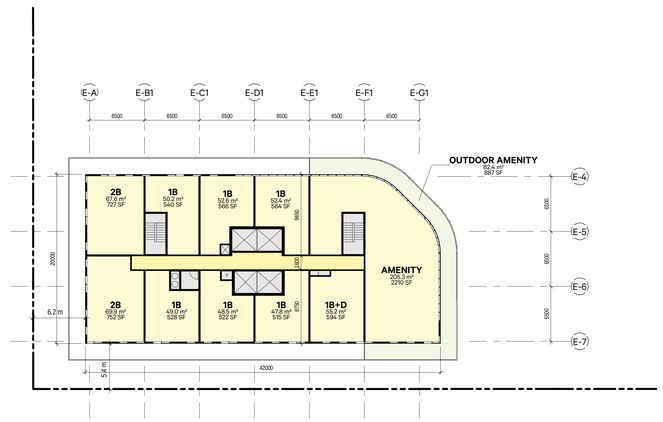

5 A212 E - LEVEL 26
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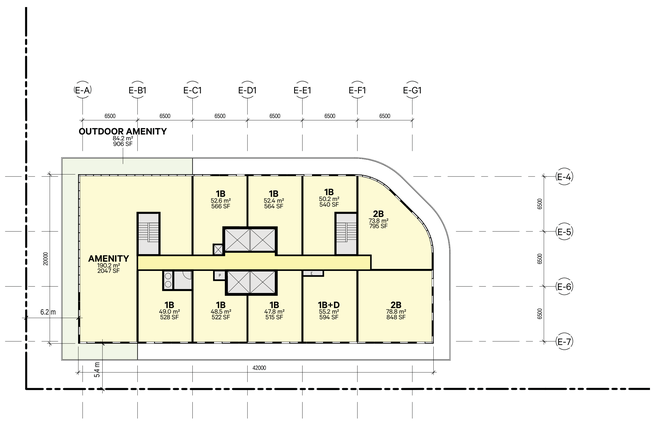

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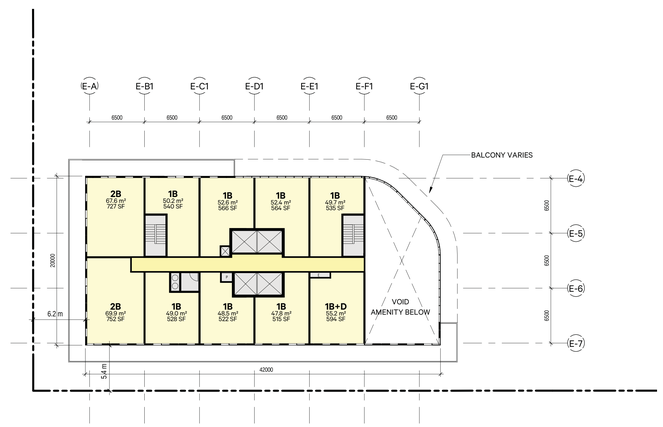

6 A212 E - LEVEL 27
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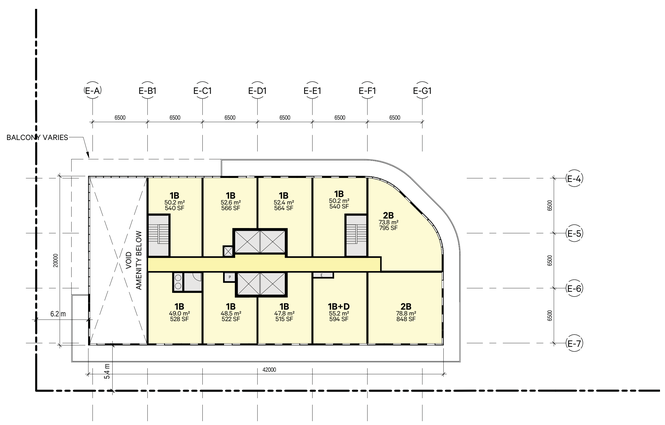

3 A212 E - LEVEL 16
1 : 250

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TAS IMPACT

PLAN - BUILDING E TYPICAL FLOORS

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
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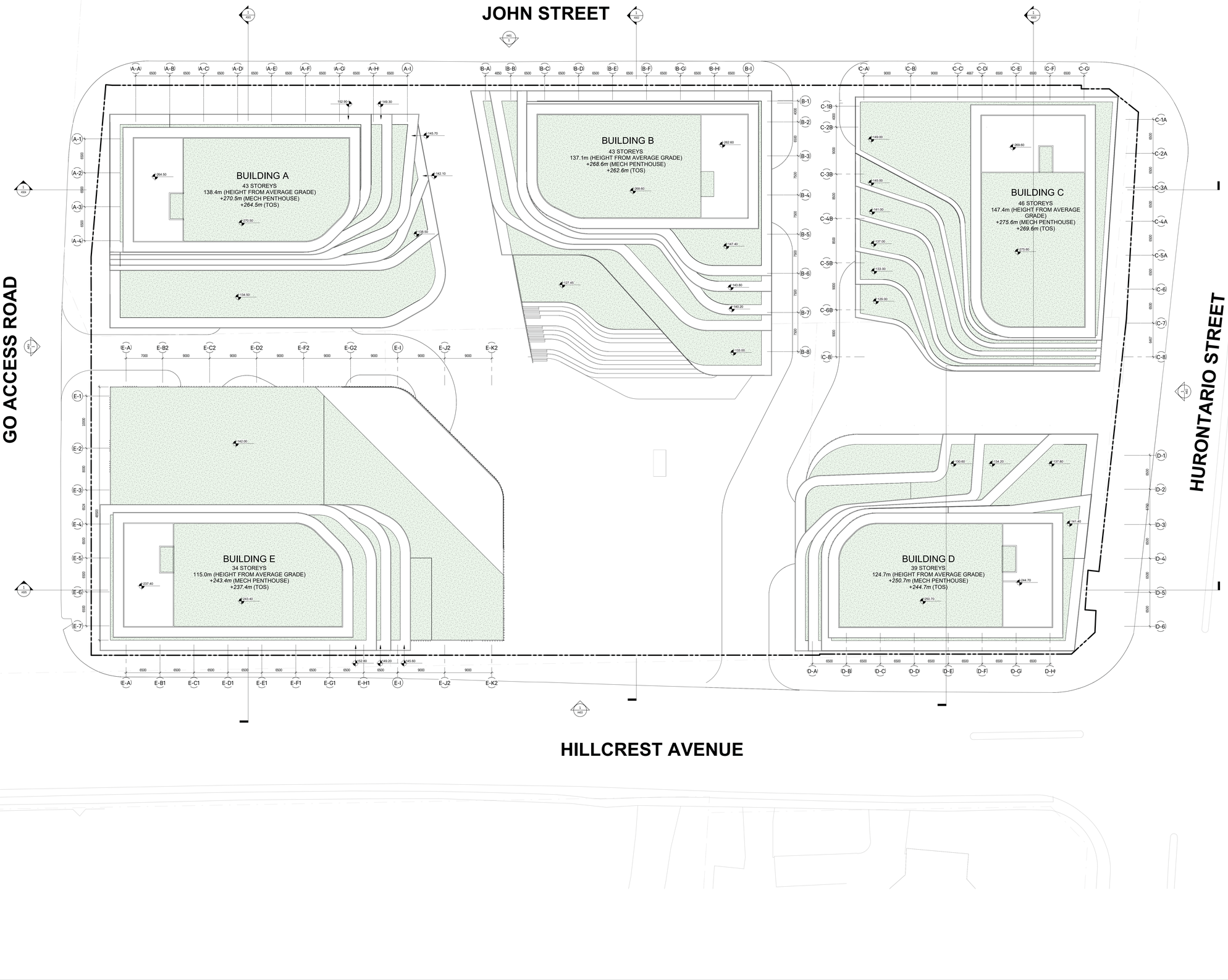

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TAS IMPACT

PLAN - ROOF

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
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A213

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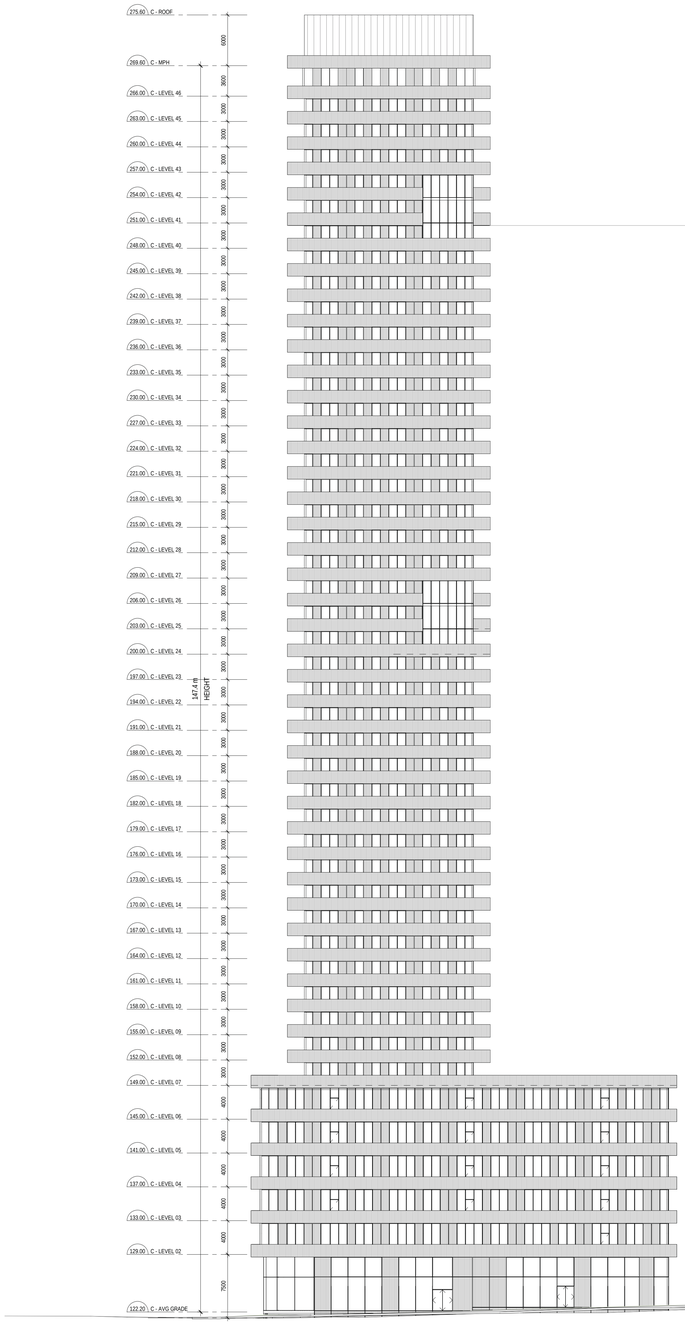
BUILDING C



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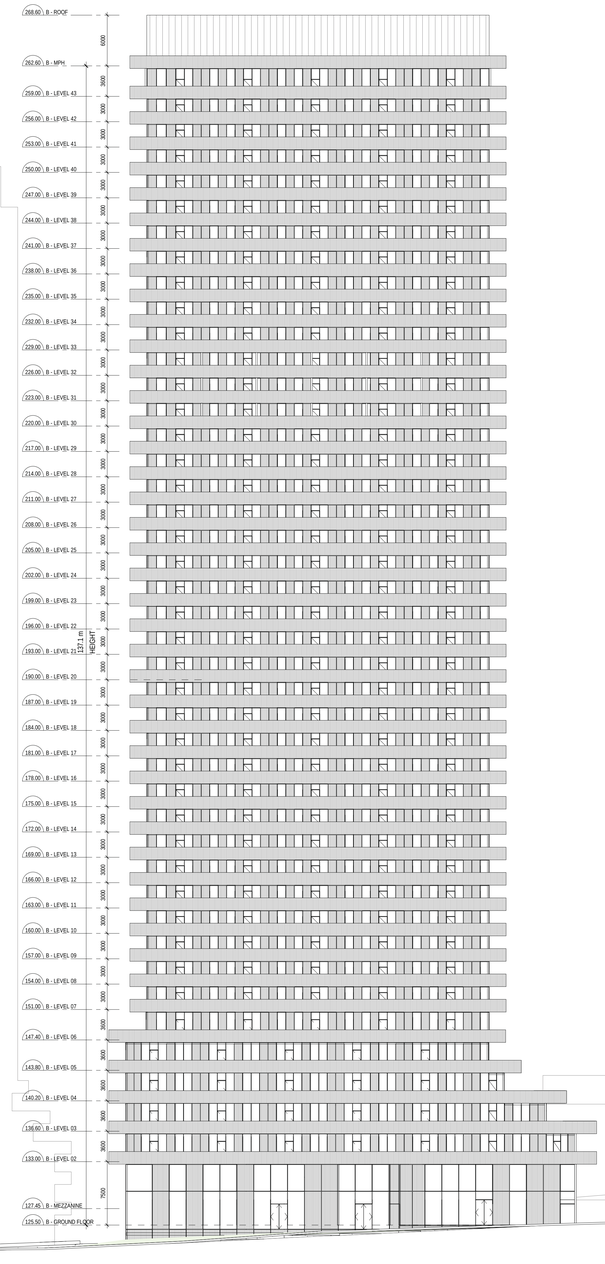

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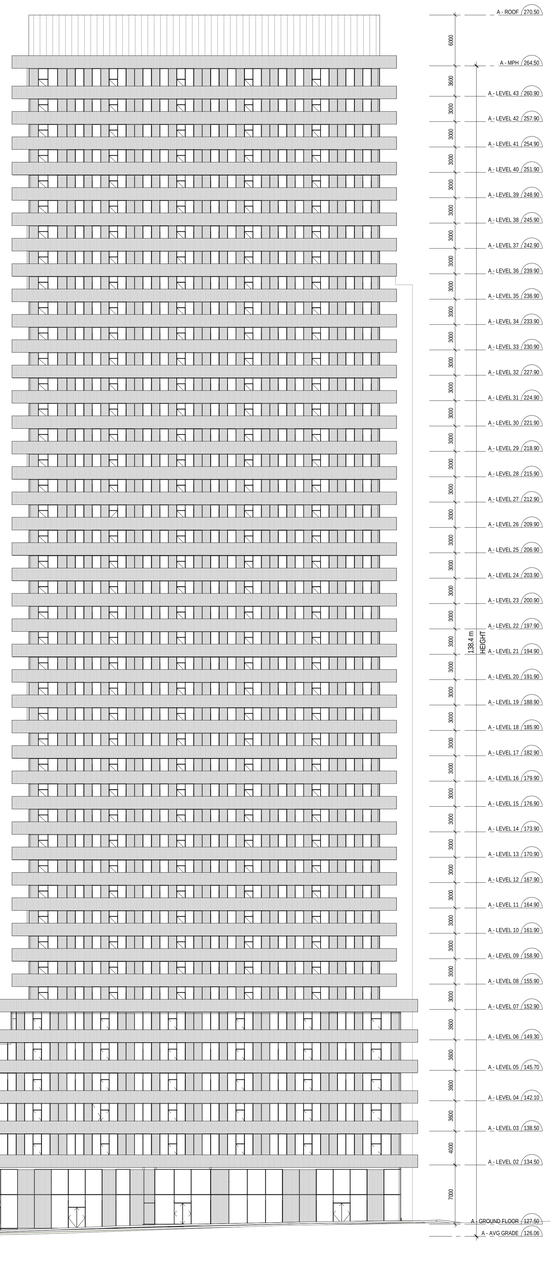

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TAS IMPACT

ELEVATION - NORTH

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:28:53 PM		

A401

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NO.	DATE	REVISION/COMMENT
1	2022-05-31	ISSUED FOR ZBA/OPA

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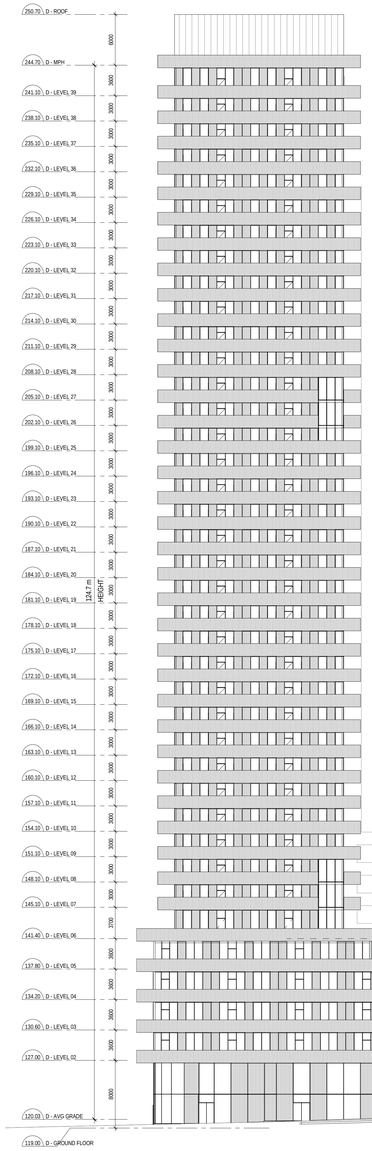
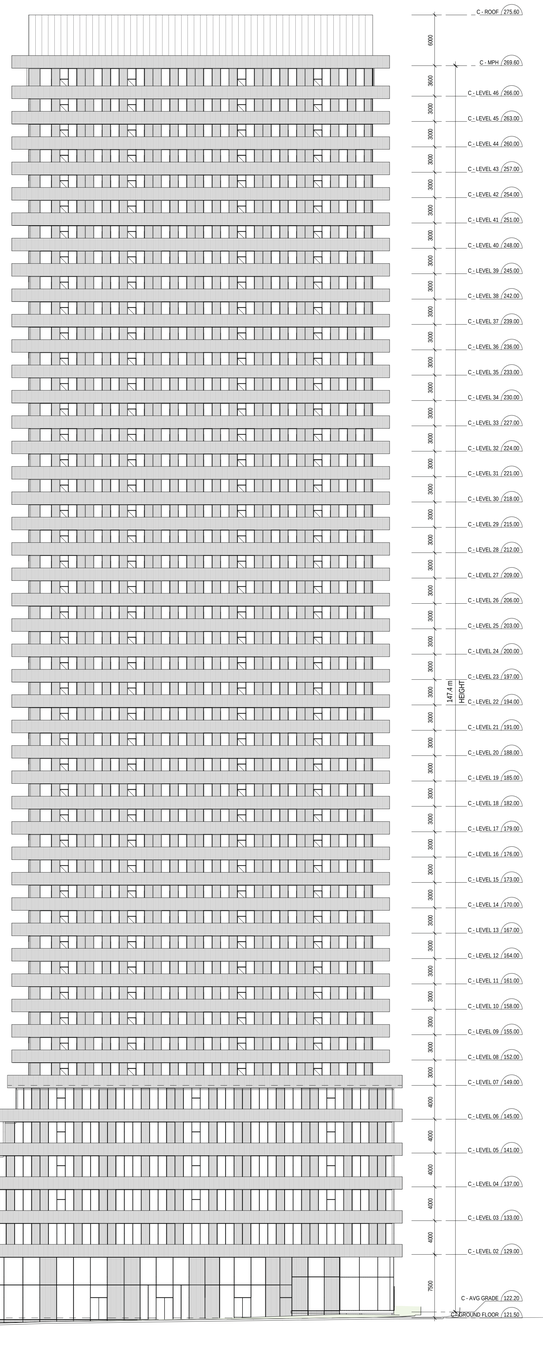
BUILDING D



BUILDING C



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TAS IMPACT

ELEVATION - EAST

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:29:08 PM		

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NO.	DATE	REVISION/COMMENT
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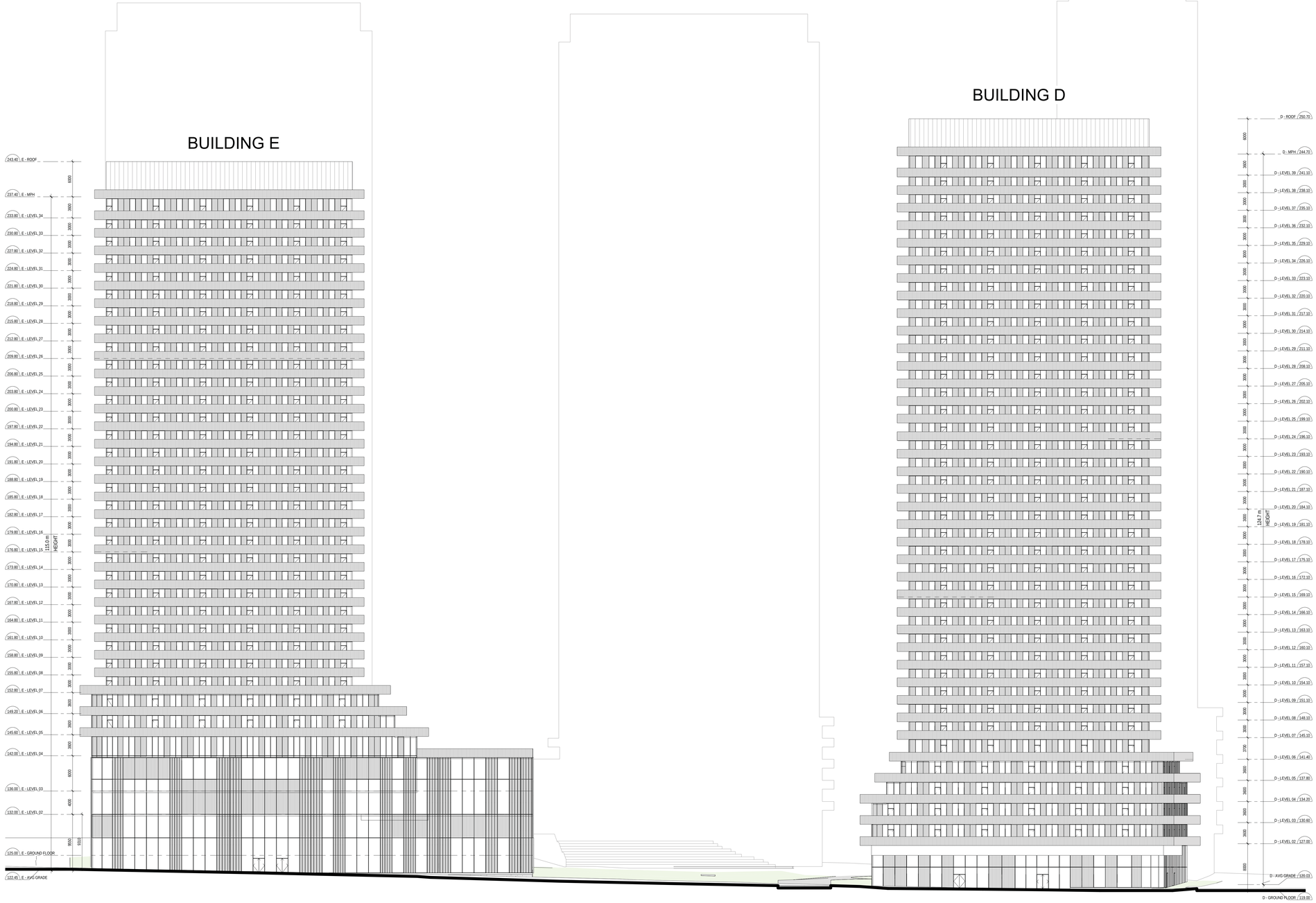

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TAS IMPACT

ELEVATION - SOUTH

PROJECT	42040	DRAWN	AN
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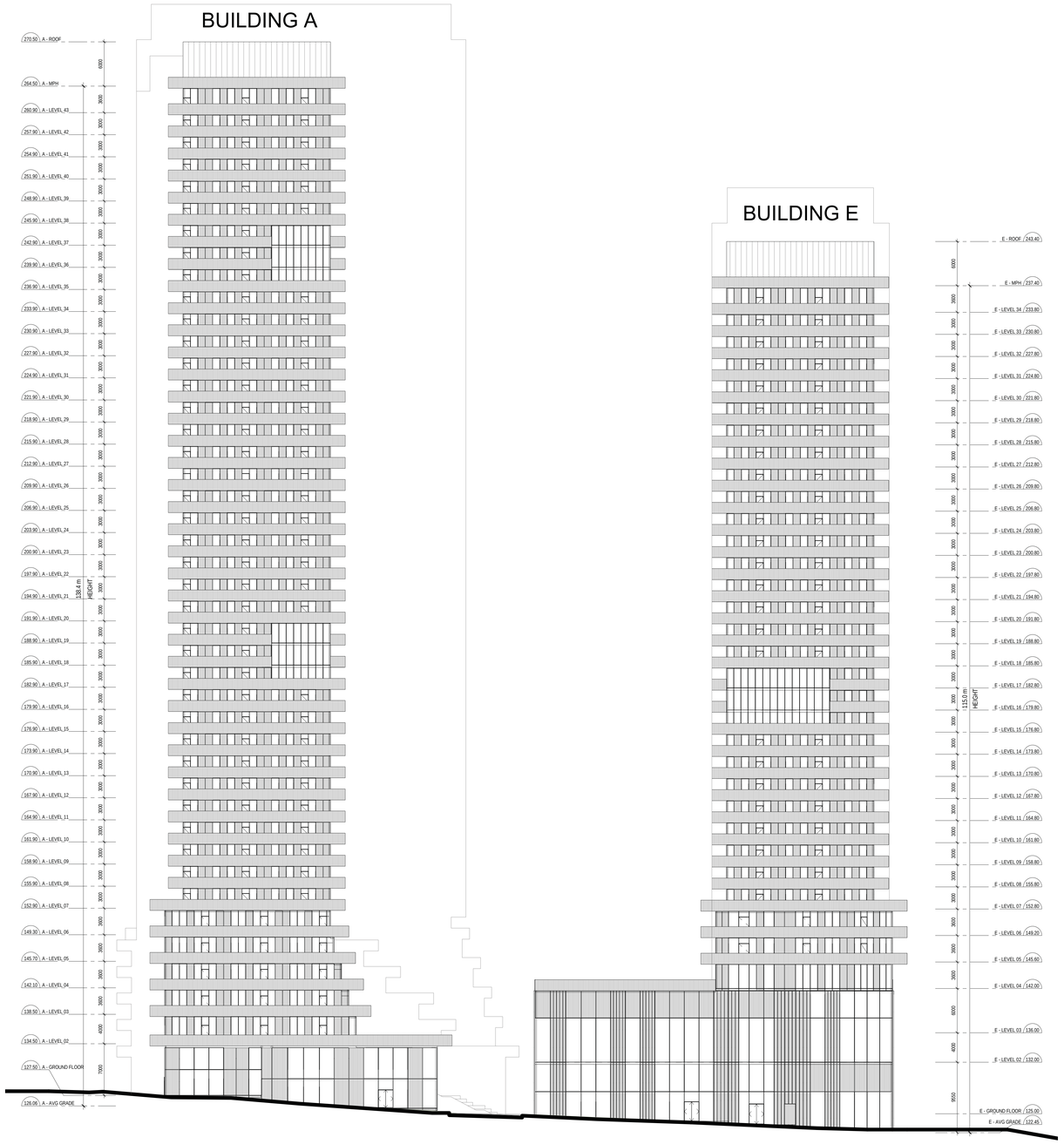

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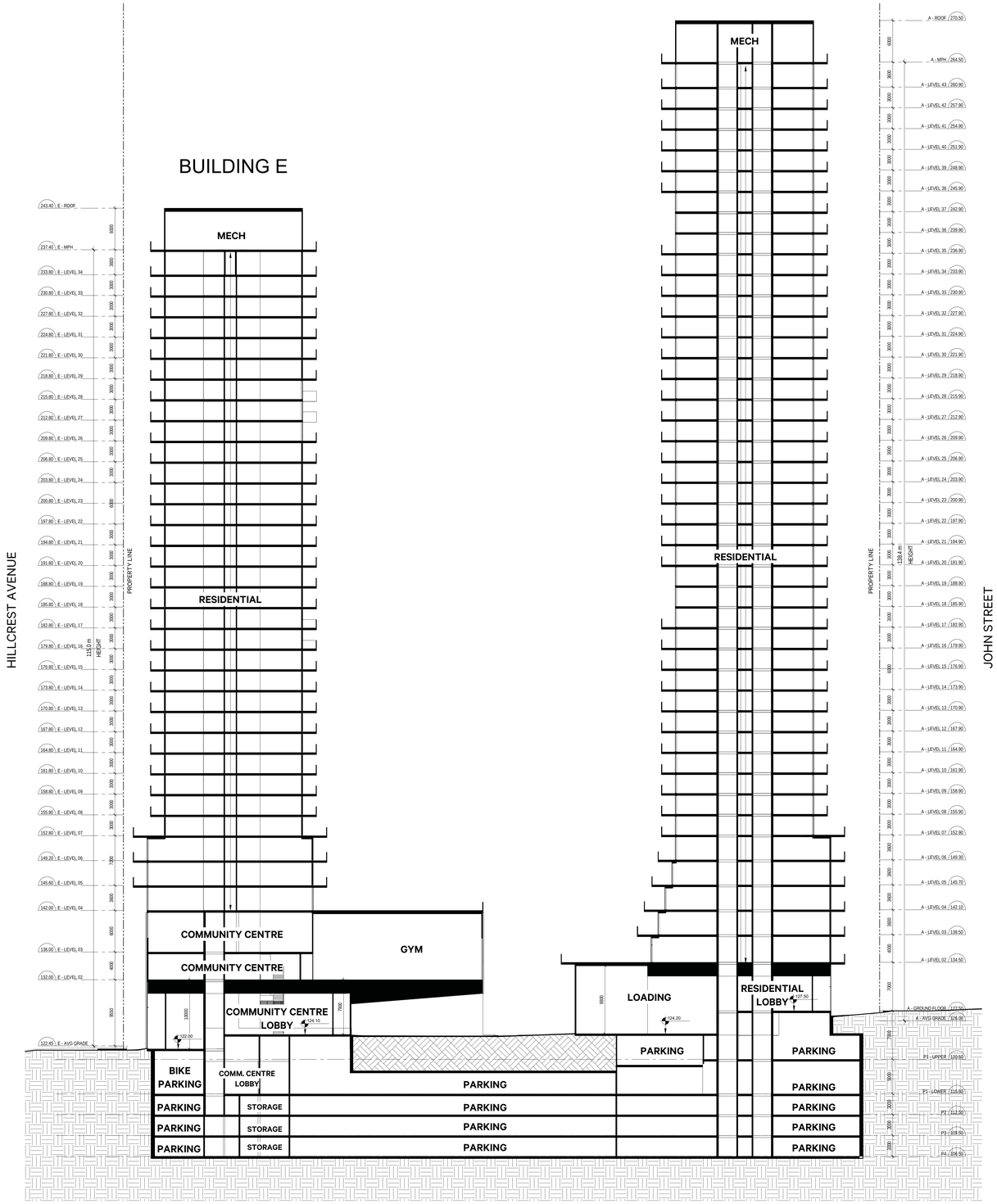
TAS IMPACT

ELEVATION - WEST

PROJECT	42040	DRAWN	AN
SCALE	1: 250	CHECKED	DW
PLOT DATE	2022-05-31 5:29:41 PM		

A404



1 SITE SECTION 1
A501 1 : 250

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NO.	DATE	REVISION/COMMENT
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TAS IMPACT

SECTION 01

PROJECT	42040	DRAWN	AN
SCALE	1 : 250	CHECKED	DW
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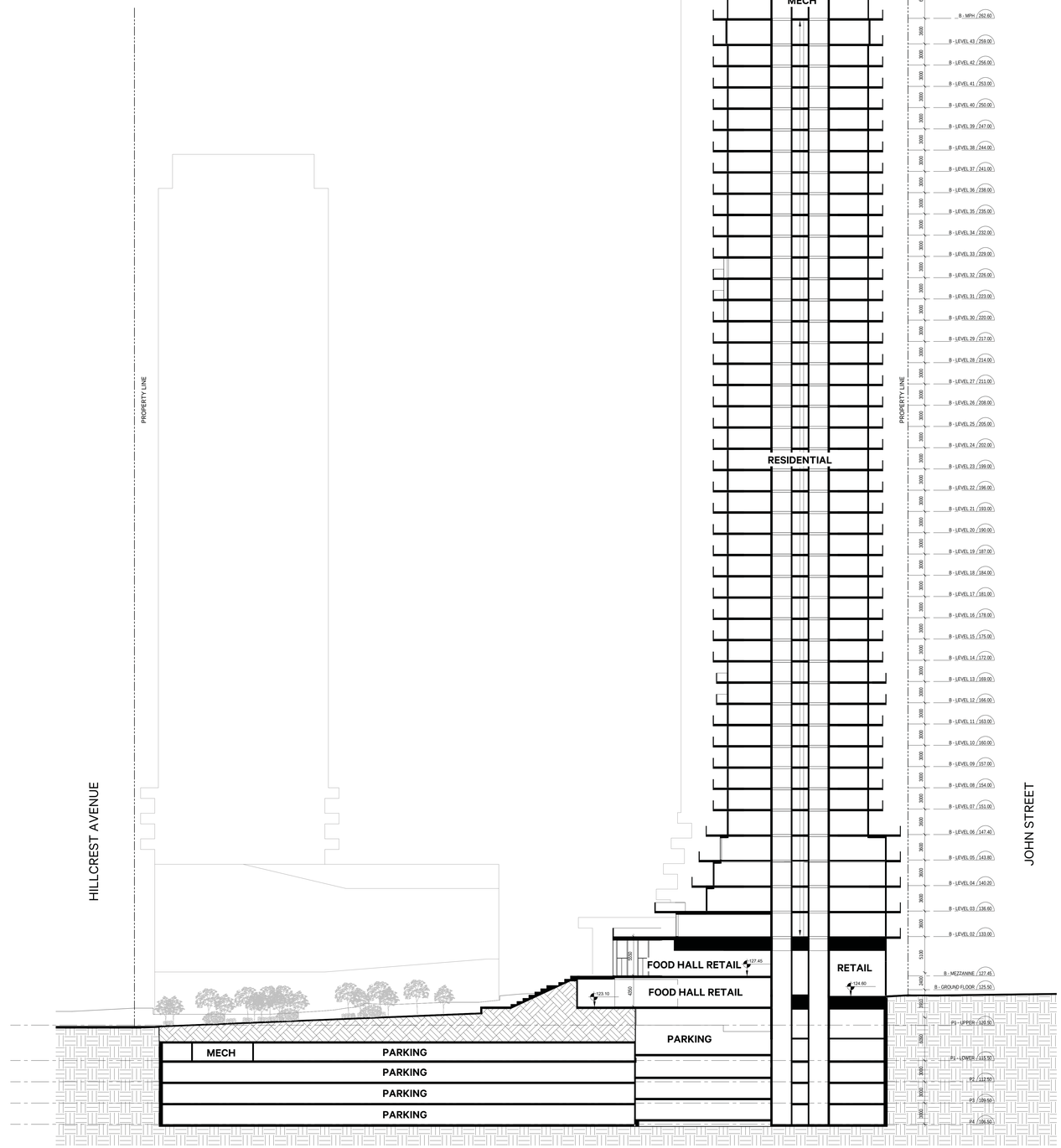

1 SITE SECTION 2
A502 1 : 250

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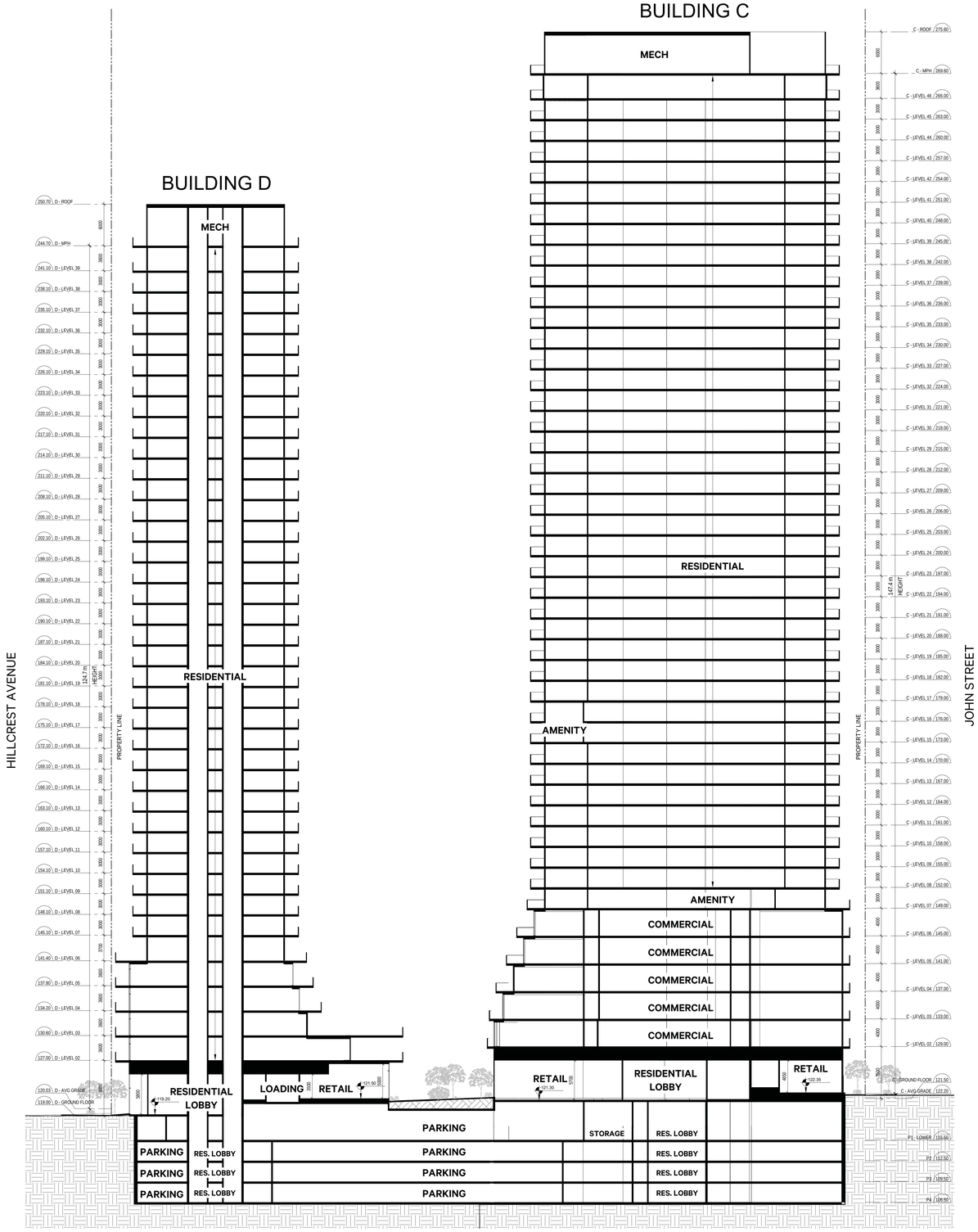
SECTION 02

PROJECT	42040	DRAWN	AN
SCALE	1 : 250	CHECKED	DW
PLOT DATE	2022-05-31 5:29:57 PM		

A502



1 / A503 SITE SECTION 03
1 : 250

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SECTION 03

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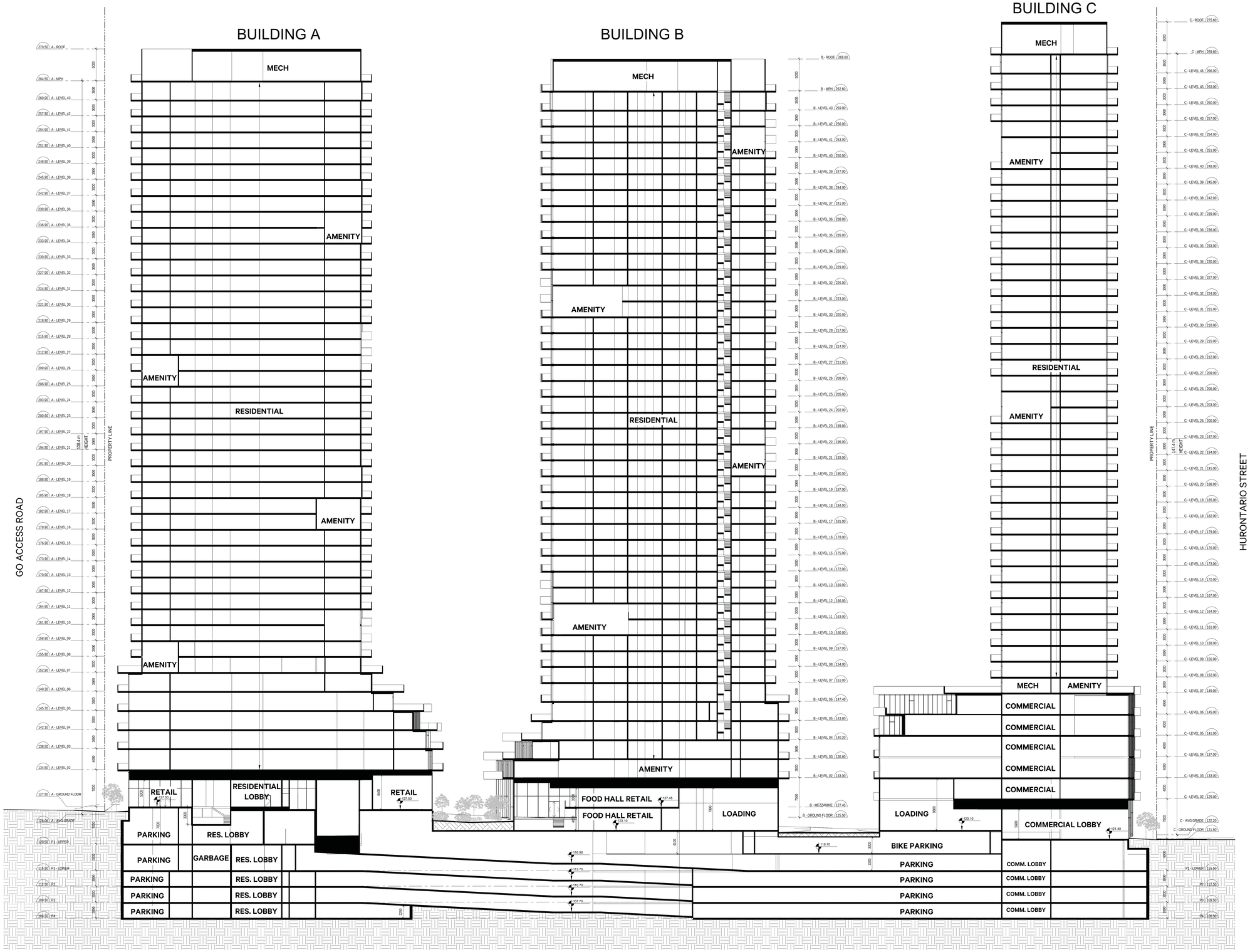

1 / A504 SITE SECTION 4
1 : 250

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SECTION 04

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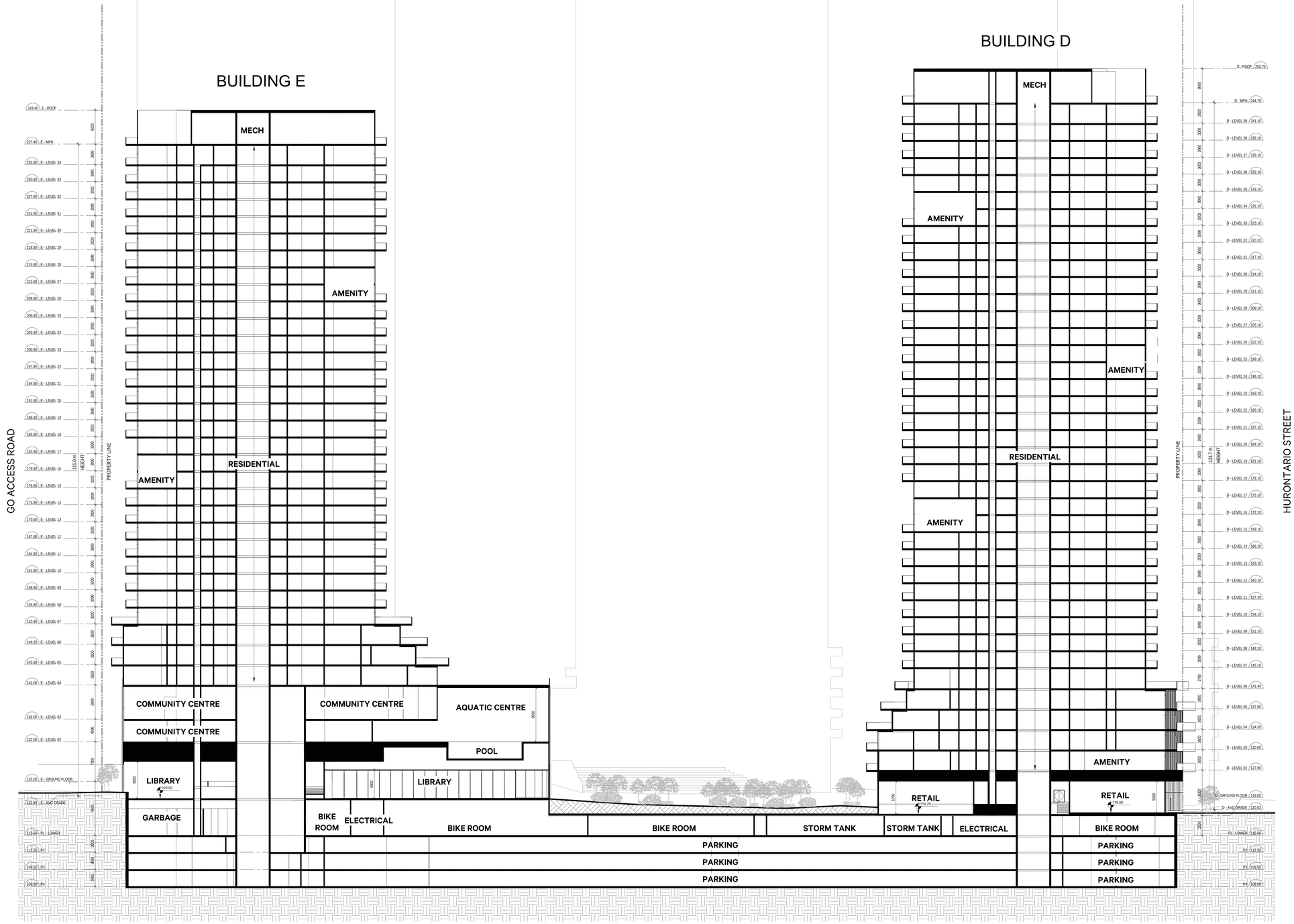

1 / A505 SITE SECTION 5
1 : 250

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SECTION 05

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SCALE	1: 250	CHECKED	DW
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A505