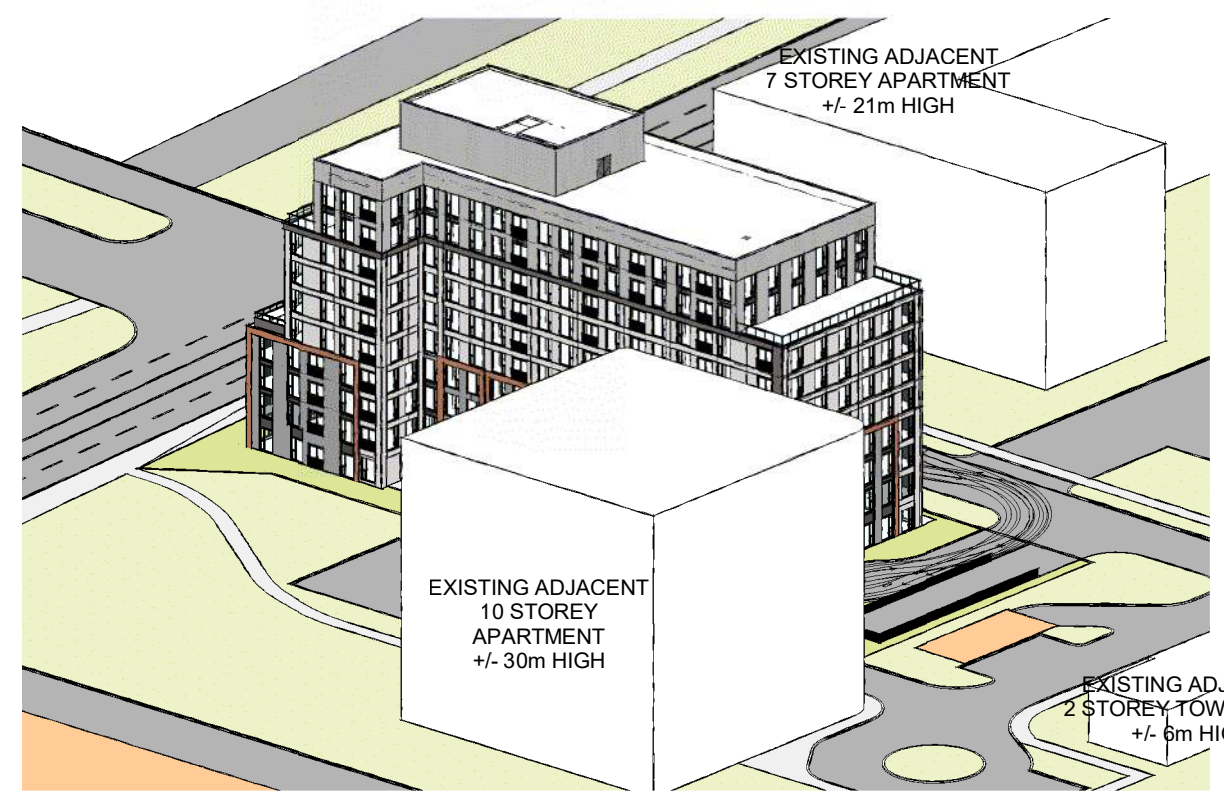
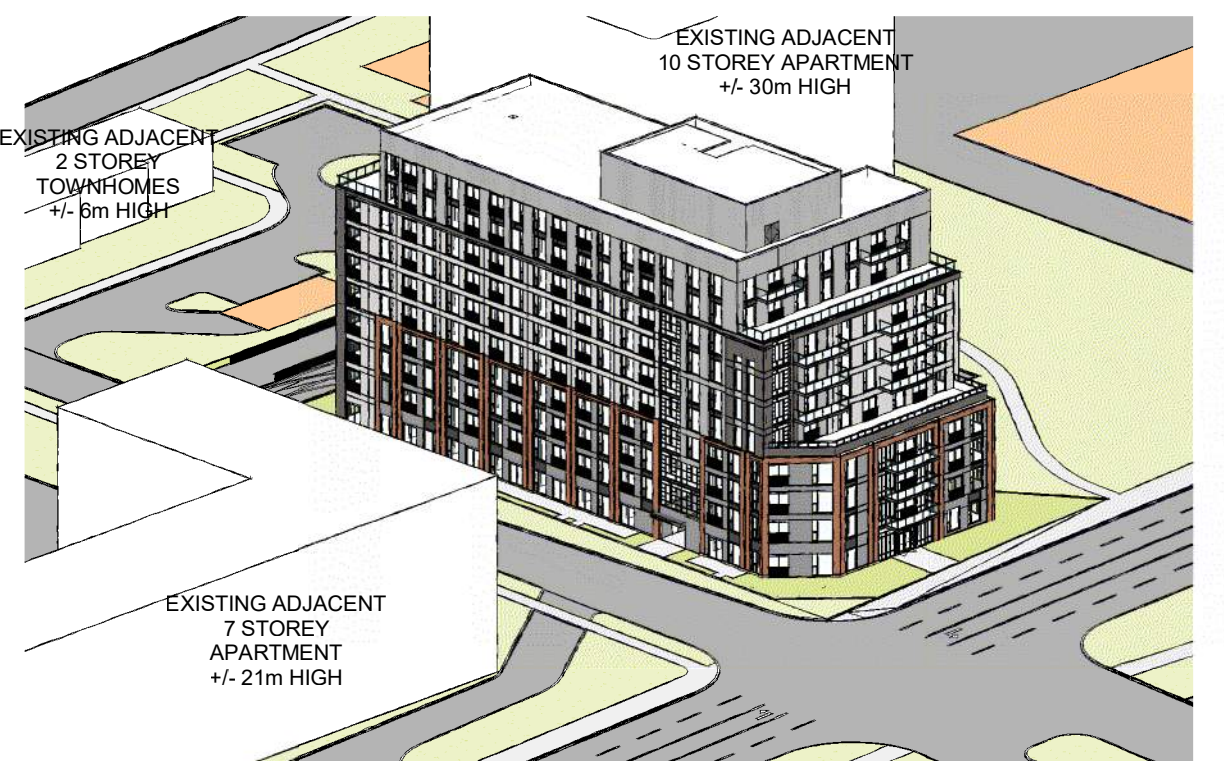


NO.	ISSUED	DATE
1	RE-ZONING APPLICATION	OCT 1, 2021
2	REISSUED FOR ZBA	SEPT 12, 2022



3 AXONOMETRIC PERSPECTIVE 1

HEIGHT OF ADJACENT BUILDINGS IS ESTIMATED, AND PROVIDED FOR CONTEXT ONLY (ASSUMING +/- 3m PER FLOOR).



4 AXONOMETRIC PERSPECTIVE 2

HEIGHT OF ADJACENT BUILDINGS IS ESTIMATED, AND PROVIDED FOR CONTEXT ONLY (ASSUMING +/- 3m PER FLOOR).

SITE LEGEND

- ENTRANCE / EXIT
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER SETBACK LINE
- SIAMISE CONNECTION
- PROPOSED FIRE HYDRANT
- LIGHT STANDARD
- PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
- DROP CURB
- MANHOLE
- CATCHBASIN
- DESIGNATED BARRIER-FREE PARKING SPACE
- PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
- HEAVY DUTY ASPHALT
- LANDSCAPE / SOD AREA
- CONCRETE SIDEWALK

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	%
BUILDING FOOTPRINT			
BLDG FOOTPRINT	1460.81 m ²	15722 ft ²	46.1%
HARD LANDSCAPE			
ASPHALT	514.48 m ²	5538 ft ²	16.2%
CURB	12.50 m ²	135 ft ²	0.4%
PAVER	246.04 m ²	2648 ft ²	7.8%
SIDEWALK	49.37 m ²	531 ft ²	1.6%
SOFT LANDSCAPE	822.40 m ²	8852 ft ²	25.9%
LANDSCAPE	886.69 m ²	9544 ft ²	28.0%*
OVERALL SITE	3170.61 m ²	34128 ft ²	100.0%

LEVEL	AREA (m ²)	AREA (ft ²)
GROUND FLOOR	1438 m ²	15477 ft ²
LVL 2	1458 m ²	15692 ft ²
LVL 3	1458 m ²	15692 ft ²
LVL 4	1457 m ²	15682 ft ²
LVL 5	1326 m ²	14276 ft ²
LVL 6	1326 m ²	14276 ft ²
LVL 7	1326 m ²	14276 ft ²
LVL 8	1326 m ²	14276 ft ²
LVL 9	1105 m ²	11899 ft ²
LVL 10	1105 m ²	11899 ft ²
GRAND TOTAL	13326 m ²	143445 ft ²

Level	Area (SM)	Area (SF)
PARKING LEVEL P3	2540.59 m ²	27347 ft ²
PARKING LEVEL P2	2540.59 m ²	27347 ft ²
PARKING LEVEL P1	2540.59 m ²	27347 ft ²
Grand total	7621.77 m ²	82040 ft ²

PARKING & AMENITY STATISTICS

NAME	AREA (m ²)	AREA (ft ²)
SHARED (GROUND FLOOR)		
EXTERIOR PATIO & GREEN SPACE	241.7 m ²	2602 ft ²
INDOOR AMENITY	189.5 m ²	2040 ft ²
SHARED (FIFTH FLOOR)	431.2 m ²	4642 ft ²
INDOOR AMENITY	47.0 m ²	506 ft ²
ROOFTOP TERRACE	99.6 m ²	1072 ft ²
PRIVATE	146.6 m ²	1578 ft ²
BALCONY / TERRACE	329.4 m ²	3546 ft ²
	329.4 m ²	3546 ft ²
	907.2 m ²	9765 ft ²

DESCRIPTION	COUNT
VISITOR	
PARKING LEVEL P1	
ACCESSIBLE A - 3.4m x 5.8m	1
ACCESSIBLE B - 2.4m x 5.8m	1
TYPICAL PARKING - 2.8m x 5.6m	32
RESIDENT	
PARKING LEVEL P3	
5.6m X 2.6m	69
PARKING LEVEL P2	
5.6m X 2.6m	63
ACCESSIBLE A - 3.4m x 5.8m	1
ACCESSIBLE B - 2.4m x 5.8m	1
PARKING LEVEL P1	
5.6m X 2.6m	26
EV PARKING - 2.6m x 5.6m	2
	162
	196

DESCRIPTION	COUNT
PARKING LEVEL P3	
BIKE RACK (1.8m x 0.6m)	8
PARKING LEVEL P2	
BIKE RACK (1.8m x 0.6m)	8
PARKING LEVEL P1	
BIKE RACK (1.8m x 0.6m)	8
GROUND FLOOR	
BIKE RACK STACKED (1.8m x 0.6m)	82
GROUND FLOOR	
EXTERIOR BIKE RACK (1.8m x 0.6m)	4
	110

CLASS	REQUIREMENTS	TOTAL REQUIRED
CLASS A (ENCLOSED)	0.6 SPACES PER UNIT	92 SPACES
CLASS B (OUTDOOR)	0.05 SPACES / UNIT	8 SPACES
TOTAL REQUIRED		100 SPACES

PROPOSED AMENITY REQUIREMENTS

REQUIRED AREA: 5.6m² / UNIT
5.6m² x 153 UNITS = **856.8 m² REQ.**

MIN. CONTIGUOUS AREA: 50%
856.8 m² x 50% = **428.4 m²**

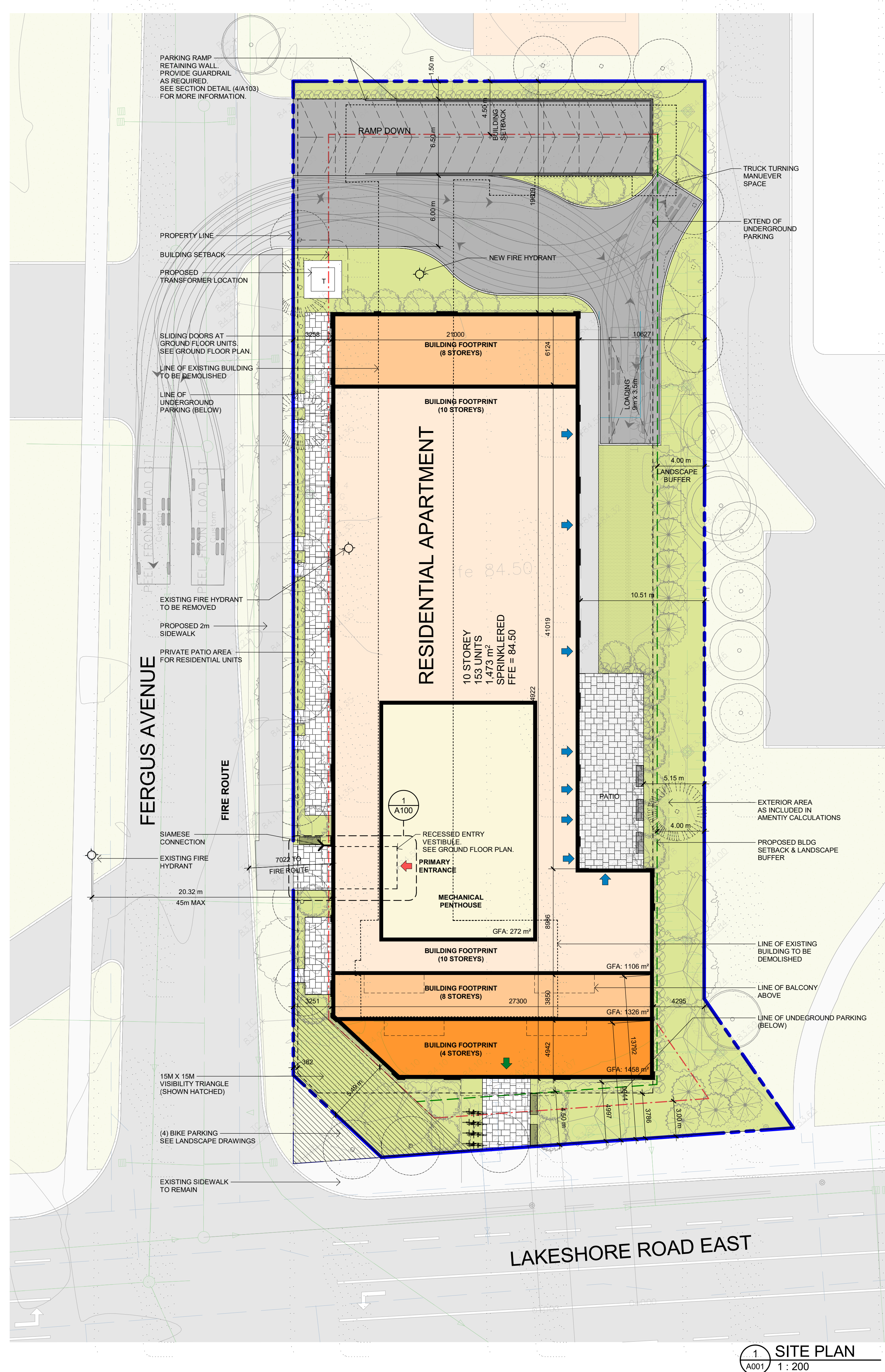
AREA PROVIDED: SEE CALCULATIONS ABOVE
CONTIGUOUS: ALL GROUND FLOOR AMENITY AREAS ARE CONTIGUOUS. SEE AREA ABOVE.

PROPOSED PARKING REQUIREMENTS

168 UNITS x 1.18 PARKING SPACES / UNIT = **198.24 (198) PARKING SPACES REQUIRED**

PARKING PROVIDED

196 TOTAL PARKING SPACES PROVIDED



1 SITE PLAN
A001 1 : 200

CONTEXT PLAN

LEGAL DESCRIPTION

PART OF LOTS 5, 6, AND 19
REGISTERED PLAN H-23
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

CREDIT NOTES:
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY MANDARIN SURVEYORS LIMITED, DATED JUNE 30, 2021, JOB NO. 2021-282.

CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

ZONING DATA

REGULATIONS	RA3 ZONE	PROPOSED
MINIMUM LOT FRONTAGE	30 meters	35 meters
FLOOR SPACE INDEX	0.5 MIN. / 1.0 MAX.	4.2
MAXIMUM HEIGHT	38.0 m (12 storeys)	35 meters (10 storeys)

REGULATIONS	RA3 ZONE	PROPOSED
MINIMUM FRONT YARD	< 13m high > 20m high > 26m high	7.5 m 8.5 m 9.5 m
MINIMUM EXTERIOR SIDE YARD	< 13m high > 20m high > 26m high	7.5 m 8.5 m 9.5 m
MINIMUM INTERIOR SIDE YARD	< 13m high > 20m high > 26m high	4.5 m 6.0 m 9.5 m
Abutting Res. Zone		4.5 m
MINIMUM REAR YARD	< 13m high > 20m high > 26m high	7.5 m 12.5 m 15.0 m
Abutting Res. Zone		4.5 m

ENCROACHMENTS & PROJECTIONS	MINIMUM	PROPOSED
Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	1.8 m	1.8 m
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	Front: 3.7m Interior Side: 0.3 m Rear: 1.5 m
Minimum setback from a waste enclosure/loading area to a street line	10.0 m	10.0 m

MINIMUM LANDSCAPED AREA, LANDSCAPE BUFFER	MINIMUM LANDSCAPED AREA	PROPOSED
Minimum landscaped area	40 % of lot area	28%
Landscape Buffer	Front Exterior Side Interior Side Rear	4.5 m 4.5 m 3.0 m 4.5 m

GENERAL PROVISIONS	MINIMUM	PROPOSED
MINIMUM CENTRELINE SETBACK	DESIGNATED ROW: 35 metres	17.5 metres + required yard/ setback
ENCROACHMENT OF EAVES	Maximum of 0.45 metres into any required yard	11.3 m (Fergus Ave.) 18.7 m (Lakeshore Road E)
ROOFTOP BALCONY	Shall be setback 1.2 metres from all exterior edges of a building structure	N/A
	May be 0.0 metres where the exterior edge of the building faces a street and the building is located in a non-residential zone or the exterior edge of the balcony does not abut a Residential Zone and the building is located in a non-residential zone	N/A

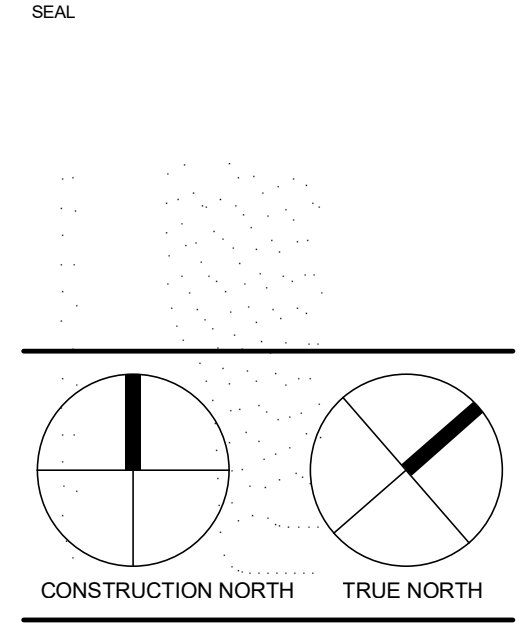
PARKING	MINIMUM PARKING SPACE DIMENSIONS	W/ A PARKING ANGLE EXCEEDING 15 DEGREES	PROPOSED
	PARALLEL PARKING SPACE W/ A PARKING ANGLE NOT EXCEEDING 15 DEGREES	2.6 x 5.2 metres	2.6 x 5.2 metres
	OTHER THAN PARALLEL PARKING SPACE SHALL BE INCREASED TO 2.75 METRES WHERE THE LENGTH OF ONE SIDE ABUTS A BUILDING	2.6 x 6.7 metres	N/A
	ACCESSIBLE PARKING SPACE	TYPE A: 3.4 X 5.2 metres TYPE B: 2.4 X 5.2 metres	1 PROVIDED 1 PROVIDED
	MINIMUM AISLE WIDTH		7.0 metres
	LOADING SPACE	1 per building with more than 30 dwelling units.	1 Loading Space (3.5m x 9.0 m)

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN, CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

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RESIDENTIAL MID-RISE

1303 LAKESHORE RD E
MISSISSAUGA, ON

SHEET NAME

SITE PLAN

START DATE: JUNE 2021
DRAWN BY: KO/GP
CHECKED BY: LC
SCALE: As indicated
PROJECT NO: 121027
DRAWING: A001

A001