



HADDAD GEOTECHNICAL INC.

Geotechnical & Environmental Engineers

**Geotechnical Investigation
Proposed Redevelopment
805 Dundas Street East
Mississauga, Ontario**

Prepared for:

KJC Properties Inc.
1940 Ellesmere Road
Scarborough, Ontario
M1H 2V6

Project: 22-16145

November 03, 2022



HADDAD GEOTECHNICAL INC.

Geotechnical & Environmental Engineers

November 03, 2022

Project: 22-16145

KJC Properties Inc.
1940 Ellesmere Road
Scarborough, Ontario
M1H 2V6

Attention: Mr. Patrick Jabbaz

**Re: Geotechnical Investigation
Proposed Redevelopment
805 Dundas Street East
Mississauga, Ontario**

Dear Mr. Jabbaz,

Further to your authorization, Haddad Geotechnical Inc. has conducted an investigation of subsurface conditions in the area of proposed development to be constructed on the subject properties. The results of this investigation, together with our recommendations and comments with regards to design and construction of foundations for the proposed new development, excavation and temporary shoring, permanent drainage, etc., are presented in the enclosed report. This report supersedes our previous reports.

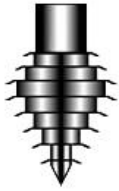
We trust that the information presented in this report satisfies your present requirements. Should you require further information, please contact our office.

Yours very truly,
HADDAD GEOTECHNICAL INC.

Nelson Weese, Geotechnical Engineering Technologist.

Encs:
Dist:
KJC Properties Inc.
City of Mississauga, Building Department
File: 2216145.799 to 805 Dundas St. E.GI

- 1 pdf
***to be forwarded by client*



HADDAD GEOTECHNICAL INC.

Geotechnical & Environmental Engineers

Geotechnical Investigation Proposed Redevelopment 805 Dundas Street East Mississauga, Ontario

1. INTRODUCTION

1. Project

1. The site under consideration is located at 799, 801, 803 and 805 Dundas Street East (the Site), in the City of Mississauga, (see, Drawing Nos. 1 and 2). For the purpose of the present assessment, the Geotechnical Investigation property is referenced as 805 Dundas Street East, Mississauga.
2. The proposed development concept plans for the project, prepared by Kirkor Architects and Planners, and presented in Appendix "A", indicate that the proposed redevelopment of the subject site consisting of:
 - the construction of a new, twelve (12) storey, mixed-used residential building (Building A), which will occupy the southern (nominal) portion of the site along Dundas Street.
 - the construction of three separate three-storey buildings (Building B, C and D) with a total of 20 conventional townhouses, which will occupy the northern (nominal) portion of the site.
 - the construction of hard and soft landscaping, a driveway, and access road network.
3. The proposed development concept plans presented in Appendix "A", also indicate that:
 - the Level 01 and Level 01 - Lower of the proposed mixed-used residential building (Building A) are to be set at Elevations $124.15\pm m$ and $123.45\pm m$, respectively.
 - the Level 01 of the proposed three-storey buildings, Building B, C and D are to be set at Elevations $124.35\pm m$, $125.67\pm m$, and $127.04\pm m$, respectively.
4. The proposed Building Sections A & B, presented in Appendix "A", also indicate that all proposed buildings at the subject site, will be constructed over two (2) underground parking levels with the lowest level is to be set at $6.45\pm m$ below the proposed Level 01 - Lower (i.e. elevation of the lowest basement: $117.0\pm m$).
5. The existing buildings on the subject sites are to be demolished.

1.2 Purpose

The objectives of the subsurface investigation were to:

- provide subsurface information with regards to the types, thicknesses and variability of the subsoils underlying the area of the proposed building.
- establish groundwater conditions (if any).
- provide information for the design and construction of foundations, excavation, temporary shoring, earthworks, permanent drainage provisions, floor construction, etc. for the proposed residential redevelopment.



1. INTRODUCTION (cont'd)

1.3 Site Description

1. The site under consideration is located on the northwest corner of Dundas Street East and Haines Road in the City of Mississauga.
2. At the time of our investigation, 799, 801, 803 and 805 Dundas Street East are occupied by a Tim Hortons, a one-story commercial strip mall, a ShishaLicious Café, and Ultra Lighting respectively. A large asphalt parking lot was observed occupying the space between the individual commercial buildings.
3. The topography of the subject sites was observed to slope down towards Dundas Street East from the northern (nominal) area of the site.

2. FIELD AND LABORATORY WORK

2.1 Fieldwork

1. The fieldwork, carried out on July 11th to 15th, July 27th, and August 8th, 2022, consisted of the following:
 - drilling of six (6) sampled boreholes, Borehole (BH) Nos. 1 to 3, 5, 7 and 8 to depths ranging from 6.3±m to 16.8±m below grades.
 - drilling of two (2) unsampled boreholes, Borehole (BH) Nos. 4 and 6 to depth of 5.8±m below grades.
 - coring of bedrock at BH No. 1, from 7.3±m to 14±m depths below existing grade.
 - installation of eight (8) monitoring wells. Monitoring Wells (MW) Nos. 1 to 8.
 - measurements of water levels in the monitoring wells.
2. Drawing No. 1 presents a site plan showing the approximate locations of the boreholes and monitoring wells. Drawing No. 2 presents a proposed site plan showing the approximate locations of the boreholes and monitoring wells.
3. Borehole Nos. 1 to 8 were advanced to 16.8±m, 12.2±m, 12.2±m, 5.8±m, 12.2±m, 5.8±m, 12.2±m, 6.1±m, respectively, below the existing grades on site using track mounted power drilling equipment with 200mm diameter, hollow-stem, continuous flight augers. Samples were obtained with a split spoon sampler, driven by a 140-lb hammer, falling 30" (760mm). Detailed descriptions of the subsoils encountered in the sampled Boreholes are presented on the borehole logs, Drawing Nos. 3 to 11.
4. The surface elevations at the Borehole locations are referenced to existing catch basin located east of 803 Dundas Street East, having an elevation of 125.45±m, as per the site survey plan provided by client.

2.2 Subsurface Conditions

2.2.1 Surficial Materials and Fill

1. The surficial materials at Borehole Nos. 1, 2, 3 and 7 were observed to consist of 100±mm of asphalt, underlain by 100±mm of granular materials. The surficial materials at Borehole No. 5 were observed to consist of 100±mm of grass and topsoil. The surficial materials at Borehole No. 8 were observed to consist of 100±mm of concrete slab.



2. FIELD AND LABORATORY WORK (cont'd)

2.2 Subsurface Conditions (cont'd)

2.2.1 Surficial Materials and Fill (cont'd)

2. Fill materials consisting of loose to compact sand and/or or sandy silt with trace gravels and trace silt and occasional crushed stone/rock, in moist condition and brown in colour, were observed below the surficial materials at borehole locations 1, 2, 3, 5, 7 and 8 and extended to depths of 2.3±m, 1.5±m, 1.5±m, 1.5±m, 1.5±m and 1.5±m below the existing grades, respectively.

2.2.2 Natural Subsoils

1. Natural, medium dense to very dense, sand subsoils with trace to some gravels and trace silt were observed to underlie the fill materials at borehole locations 2, 3, 5, 7 and 8 and extended to 7.3±m, 7.6±m, 6.1±m, 2.3±m, and 6.1±m below existing grades, respectively. The results of Standard Penetration Tests (SPT) in the sand subsoils indicated penetration resistance of 27 blows per 300mm to over 50 blows per 100mm.
2. Natural, medium dense to very dense, silty sand or silty sand till subsoils with trace gravels and trace clay were observed to underlie the fill materials at borehole location 1 and upper natural subsoils at borehole locations 3, 5 and 7 and extended to 7.3±m, 7.8±m, 6.3±m, and 5.2±m below existing grades, respectively. The results of Standard Penetration Tests (SPT) in the silty sand or silty sand till subsoils indicated penetration resistance of 18 blows per 300mm to over 50 blows per 50mm.

2.2.3 Bedrock

1. The surface of weathered bedrock was encountered at depths of 7.3±m, 7.3±m, 7.6±m, 6.3±m, 5.2±m and 6.1±m depths below existing grades at Borehole Nos. 1, 2, 3, 5, 7 and 8 respectively (elevations ranging from 117.3±m to 120.6±m).
2. Bedrock was observed to underlie the upper natural subsoils at Borehole Nos. 1, 2, 3, 5 and 7 and extended to depths of 16.8±m, 12.2±m, 12.2±m, 12.2±m and 12.2±m below the grades. The drilling auger was refused to further penetration by the bedrocks at depth of 6.3±m within the explored depth at BH No. 8.
3. Coring of bedrock was conducted at BH No. 1, from a depth of 7.3±m to 14±m below existing grade. The coring was conducted in incremental runs of 1.5±m (5 ft). After each coring run the percent core recovery, and the Rock Quality Designation (R.Q.D.) were recorded.
4. The bedrock at each of the cored locations was observed to consist primarily of grey shale (Georgian Bay formation, Dundas unit), with occasional limestone bands up to 100mm thickness.
5. The upper 0.6±m to 1.8±m of the shale bedrock was easily penetrated by the augur equipment used, indicating very weathered to weathered condition. The upper portions of the bedrock indicated recoveries of R.Q.D. of less than 50%, indicating very poor to poor rock quality. Below a depth of 9.6±m, at Borehole No. 1 (elevations 115±m) recoveries of 95% to 100%, and R.Q.D. of greater than 50% were consistently encountered, indicating fair to good condition of the bedrock.



2. FIELD AND LABORATORY WORK (cont'd)

2.3 Groundwater

1. Monitoring Well Nos. MW-1 to MW-8, were installed in Borehole Nos. 1 to 8, respectively, as shown on Drawing No. 1.
2. Table No. 1, below, presents the elevations of groundwater of the Monitoring Wells Nos. 1 to 8, approximately ranging from 4 to 8 days, 12 to 16 days and 24 to 28 days after completion of drilling operations.

Table No. 1
Elevations of Groundwater at Monitoring Well Location
Reading on July 19, 2022, July 27, and August 08, 2022

Monitoring Well (BH) No.	Existing Grade Elevation, ±m	Reading on July 19, 2022		Reading on July 27, 2022		Reading on August 08, 2022	
		Depth, ±m	Groundwater Elevation at or below, ±m	Depth, ±m	Groundwater Elevation at or below, ±m	Depth, ±m	Groundwater Elevation at or below, ±m
1	124.6	3.83	120.8	4.91	119.7	4.95	119.7
2	126.0	5.20	120.8	5.16	120.8	5.22	120.8
3	125.6	5.80	119.8	5.84	119.8	5.86	119.7
4	125.6	4.80	120.8	5.79	119.8	5.75	119.9
5	124.4	5.79	118.6	6.36	118.0	6.41	118.0
6	124.4	dry	-	-	dry	-	dry
7	125.8	4.92	120.9	5.33	120.5	5.42	120.4
8	126.4	2.84	123.6	2.84	123.6	2.89	123.5

3. The observed water levels vary from a low of 118.0 masl at MW5 on August 8, 2022, to a high level of 123.6 masl at MW8 on July 19 and 27, 2022.
4. The measured water levels indicate a groundwater flow direction from north to south and a slight flow direction from east to west across the area of the site.
5. It is to be noted that a Hydrogeological Assessment Report of the property had also been completed by Haddad Geotechnical Inc.

2.4 Laboratory Work

1. The laboratory analysis of borehole samples included the determination of moisture contents and gradation analyses.
2. The results of moisture content are presented on the Borehole Logs and the results of gradation analyses carried out on five (5) representative samples of the native subsoils encountered in Borehole Nos.1, 2, 3, 5, and 7, are presented on Drawing No. 12.
3. The results of the gradation analyses carried out on the upper natural subsoils sample obtained from Borehole No. 1 indicated 4% gravels, 69% sand, 24% silt, and 3% clay.
4. The results of the gradation analyses carried out on the upper natural subsoils sample obtained from Borehole No. 2 indicated 2% gravels, 93% sand, and 5% silt.
5. The results of the gradation analyses carried out on the upper natural subsoils sample obtained from Borehole No. 3 indicated 13% gravel, 84% sand, and 3% silt.



2. FIELD AND LABORATORY WORK (cont'd)

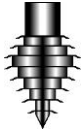
2.4 Laboratory Work (cont'd)

6. The results of the gradation analyses carried out on the upper natural subsoils sample obtained from Borehole No. 5 indicated 12% gravel, 82% sand, and 6% silt.
7. The results of the gradation analyses carried out on the lower natural subsoils sample obtained from Borehole No. 7 indicated 14% gravel, 49% sand, 29% silt, and 8% clay.

3. DISCUSSION AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

1. The proposed development concept plans prepared by Kirkor Architects and Planners, and presented in Appendix "A", indicate that the proposed redevelopment of the subject site will comprise the construction of a new, 12 storey mixed-use residential building (Building A), as well as three (3) separate three-storey townhouse buildings (Buildings B, C and D), landscaping features, driveway, and access road network. The proposed development concept plans also indicate that the Level 01 and Level 01 - Lower of the proposed Building A and Level 01 of the proposed Buildings B, C and D are to be set at Elevations 124.15±m, 123.45±m, 124.35±m, 125.67±m, and 127.04±m, respectively
2. The proposed Building Sections A & B for the project, presented in Appendix "A", also indicate that all proposed buildings at the subject site, will be constructed over two (2) underground parking levels with the lowest level is to be set at 6.45±m below the proposed Level 01 - Lower (i.e. elevation of the lowest basement: 117.0±m).
3. With the assumption of founding level for shallow foundation, at a minimum depth of 1.5±m below the lowest level, this will situate the underside of proposed footings of the proposed building at elevation of 115.5±m, or lower, in order to accommodate for thickness of slab-on-grade, conventional spread and/or mat foundation and underlying granular basecourses. This will require average excavation on site to approximate depths ranging from 8±m to 10.5±m below the existing grades.
4. The upper fill materials encountered at all borehole locations are not suitable for the support of foundations of permanent structures.
5. The above-noted founding levels of basement, 115.5±m, or lower, will place the shallow foundations of the proposed development within the natural, weathered shale bedrocks encountered in Borehole Nos. 1, 2, 3, 5 and 7, which may provide satisfactory conditions for the support of conventional spread and/or mat foundations for the proposed low and midrise buildings. Below elevation 115.5 ±m (depth of 9.1±m), at Borehole No. 1, recoveries of close to or greater than 50% were consistently encountered, indicating fair to good condition of the bedrock, which provide satisfactory conditions for the support of conventional spread and/or mat foundations for the proposed low and midrise buildings.
6. Due to the observation of water levels within MW Nos. 1 to 8, at elevations ranging from 118.0±m to 123.6±m, above the elevation of the underside of the foundations, it is our opinion that the uplift pressure should be considered in the design of the foundation of the proposed building. It is our opinion that the seasonal fluctuation of water levels and safety factor (at least 1±m above the highest observed water) should be considered for the design purpose.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.1 Geotechnical Design Considerations (cont'd)

7. Due to the location of the high-water levels above the foundations and lower basement levels and with consideration of the uplift pressure as described above, it is our opinion that the construction of the proposed buildings on a structural mat foundation system with poured concrete walls can be considered. To provide enough resistance against the uplift pressure, a structural mat foundation tied down with micro pile is also as an option for the foundation of the proposed building subject to review and approval by the project structural engineer.
8. Due to the observed water table, the excavation will require de-watering for at least the construction phase. If dewatering is to be continued for the site after the buildings have been built, it is anticipated that a full hydrogeologic assessment will be required. It should be noted that the boreholes were conducted in July 2022 which is typically a drier time of year. Seasonal fluctuations in groundwater in the relatively permeable sand subsoils to at least $1\pm\text{m}$ above the observed water levels may be anticipated during wetter time of year. The Hydrogeological Assessment Report of the property conducted concurrent with this investigation has been provided further details of seasonal fluctuation of groundwater levels and dewatering.
9. Where the excavation for the proposed underground levels will approach the limits of the property, it is anticipated that temporary shoring of the sides of excavation will be required.
10. The depths of the existing footings of the neighbouring buildings to the north must be verified prior to excavation on site. Excavation for new foundations of the proposed development must not extend below a line of influence drawn at 7 vertical to 10 horizontal from the base of footings of the above-noted founding buildings. If the foundations of above-noted founding buildings lie above the line of influence of the excavation, measures such as a perimeter continuous caisson wall may be considered. Furthermore, it will be necessary to evaluate the effects of the proposed excavation on any settlement-sensitive facilities below the adjacent streets to all sides.
11. Design of the proposed foundation system is to be conducted by the project structural engineer with the consideration of the following comments.

3.2 Foundations

3.2.1 Structural Mat Foundations

1. The structural mat foundation system with poured concrete walls with an average width of approximate $90\pm\text{m}$ and an average length of approximate $110\pm\text{m}$ (L/B: 1.2) established on the very dense sound shale bedrock anticipated at and below elevation $115.5\pm\text{m}$ within the explored depths at Borehole No. 1 may be designed for a Serviceability Limit States (S.L.S) bearing capacity of 500kPa with total and differential settlement of less than 25mm. An Ultimate Limit States (ULS) bearing capacity of ranging from 1000kPa may be assumed.
2. The above-noted bearing pressures of the subsoils encountered are applicable only for foundations poured on undisturbed natural shale bedrock, below the extent of previous excavations or foundations.
3. A modulus of subgrade reaction of $20,000\text{ kN/m}^3$ may be assumed in the design of the structural mat foundation poured on the undisturbed, shale bedrock at the subject site.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.2 Foundations (cont'd)

3.2.1 Structural Mat Foundations (cont'd)

4. It is strongly recommended that a mud coat of concrete be placed over the hand-cleaned and stable subgrade, prior to placement of forms and steel reinforcement for the structural mat, in order to minimize disturbance of the underlying subsoils.
5. A structural mat foundation tied down with micro piles is also as an option for the foundation of the proposed building subject to review and approval by the project structural engineer.

3.2.2 Deep Foundation System - Micro Piles Foundations

1. Where the lowest level of the proposed building and foundation level is located below the high-water table at the subject site, the construction of the proposed building on structural mat foundation system with poured concrete walls and supported by deep foundation system such as micropiles may be considered.
2. Alternatively, Micro piles, advanced to practical refusal in the very dense sound shale bedrock anticipated at and below elevation 115.0±m, within the explored depths at borehole location 1 at the subject site may provide factored geotechnical resistance of 350kN in compression, and 200kN in tension. In order to achieve the above load capacity, it will be necessary to advance the micro piles at least 1.5±m into the lower very dense bedrock (i.e elevation 113.5±m). To determine the accurate bearing capacity of the pile at the subject site, conducting the load testing of the pile based on the Canadian Foundation Engineering Manual is recommended.
3. It is recommended that the micro piles be installed with grouted concrete shafts in order to provide increased stiffness and ability to resist lateral movements.
4. Design of the micro piles is to be conducted by a structural engineer or specialist firm. It is essential that the specialist contractors performing the installation operations for micro piles is fully aware of the subsurface conditions and must make every effort to use appropriate techniques and equipment in order to accomplish this task.
5. It is strongly recommended that a geotechnical engineer / senior technologist from our office should be on site to witness the installation of the micro piles to safely support the design loadings and to confirm adequate founding.

3.2.3 Protection against Frost Action

1. Footings and/or grade beams for portions of the structure in exterior and unheated interior areas must be protected against frost action by at least 1.2±m earth cover.
2. During cold weather, the freshly placed concrete must be covered with insulating blankets to protect against freezing, as per OPSS 904. Ice and snow are to be removed from the base of the excavation in the area where concrete is to be placed and the concrete must not be placed on frozen soil.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.2 Foundations (cont'd)

3.2.4 Earthquake Design Factors

1. For purpose of design of the proposed structure for earthquake loads and effects as per Table 4.1.8.4A, in the Ontario Building Code (2012), Site Class "C" conditions may be assumed for the foundations established on the natural, sound, shale bedrock at the anticipated elevations as described in Sections 3.2.1 and 3.2.2, above. The remaining parameters should be selected as per the Ontario Building Code.
2. Since a part of the proposed building is mid to high-rise building, it is strongly recommended that a seismic survey study is conducted to determine the exact site classification for seismic site response.

3.2.5 Rock Anchors

1. Due to the height of the proposed building, the rock anchoring of foundations may be required to provide resistance to lateral (wind) loads, and also to provide resistance to uplift pressure due to observed groundwater conditions at the subject site.
2. An approximate adhesion capacity of 200kPa (SLS) may be assumed for the portion of the rock anchors extending into the sound shale bedrock below the elevation 115.0±m, within the explored depths at borehole location 1. It is strongly recommended that the above adhesion capacity should be proven by means of at least one load test to verify load resistance to pull-out of the anchor to 200% of the above adhesion capacity .

3.3 Excavation, Temporary Shoring and Earthworks

3.3.1 General Excavation

1. The excavation may require de-watering for at least the construction phase below the elevation of 124.0±m. Drainage measures below lowest slab-on-grade and/or mat foundation and waterproofing of the exterior side of the perimeter foundation walls and underside of the mat foundation also be required below the elevation of 124.0±m. It is to be noted that a Hydrogeological Assessment Report of the property has also been completed by Haddad Geotechnical Inc. The detailed recommendations have been provided in Hydrogeological Report.
2. Excavations must be conducted in conformance with regulation 213/91 (construction projects) under the Ontario Construction Health and Safety Act.
3. The upper fill materials may be classified as Type 3 soils. The natural, dense to very dense silty sand and/or sand and/or silty sand till subsoils observed in Borehole Nos. 1 to 3, 5, 7 and 8 may be classified as Type 2 soils, as per the Ontario Occupational Health and Safety Act.
4. Within the confines of the project area, the sides of excavations in the upper fill materials and natural subsoils may be safely cut to 1 vertical to 1 horizontal above the water levels. The sides of excavations may be safely cut to 1 vertical to 2 horizontal below the observed water level.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.3 Excavation, Temporary Shoring and Earthworks (cont'd)

3.3.1 General Excavation (cont'd)

5. Where the above-noted safe cut side of excavation cannot be accomplished within the limits of the subject property, the installation of temporary shoring will be required. It is anticipated that temporary shoring will be required along the north, south, east, and west property lines due to the depth required for excavations and the proximity of the property limits.
6. Furthermore, it will be necessary to evaluate the effects of the proposed excavation on any settlement-sensitive facilities below the adjacent streets, such as sewers, buried services, etc. along Dundas Street East.
7. Prior to commencement of construction, a sedimentation control fence must be installed on the perimeter of the construction area, to minimize the effects of surface erosion on the surrounding area. A typical detail of a sedimentation control fence is shown on Drawing No. 13.
8. Where the general excavation will produce soils which are not re-used as fill or backfill within the limits of the subject property, these soils are determined to be "excess soil". Ontario Regulation 406/19 requires that an Excess Soils Characterization (ESC) report be prepared by a qualified person (QP_{ESA}), as defined by Regulation. The ESC report is to be prepared to determine options for off-site disposal of soils to be excavated and removed from the site. The report will require an environmental assessment to identify potential environmental issues which may impact soils to be excavated. Additional sampling and chemical analysis of soils on the site will be required for the above report, in conformance with Regulation 406/19. An additional report calls an Excess Soils Destination Assessment (ESDA) report, also prepared by a qualified person, will also be required by Regulation 406/19, once a receiving site for excess soil has been selected and prior to commencement of general excavation and removal of the soils from the subject site. The ESDA report is to be based on the finding of the ESC report.

3.3.2. Temporary Shoring

1. With consideration of excavation an approximate to depth of 8±m to 10.5±m below existing grades at the subject site as described in Section 3.1.3, above, it is our opinion that the installation of temporary shoring will be required along the north, south, east, and west property lines for the proposed redevelopment.
2. It is strongly recommended that the depths of the existing footings of the adjacent buildings to the north side (along Haines Road) of the subject sites must be verified by the shoring designer and/or contractor prior to excavation on site. Excavation for new foundations of the development must not extend below a line of influence drawn at 7 vertical to 10 horizontal from the base of footings of the subject structures to the subject site. If the foundations of the subject structures lie above the line of influence of the excavation, it will be necessary to construct temporary shoring consisting of a continuous caisson wall, in order to preserve the integrity of the soils below the foundations of adjacent structures.
3. Design of the temporary shoring system is to be conducted by a structural engineer with the consideration of following comments.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.3 Excavation, Temporary Shoring and Earthworks (cont'd)

3.3.2 Temporary Shoring (cont'd)

4. The temporary shoring system may consist of conventional soldier piles and wood and/or concrete lagging walls, either cantilevered or supported by rakers. The use of driven sheet piles is not recommended, due to the potential for transmittal of severe vibrations associated with driving, to neighbouring structures.
5. The spaces behind the timber lagging should be backfilled with the native sand or equivalent free-draining material, in order to minimize the effects of hydrostatic pressure on the shoring.
6. The design of the temporary shoring system must take into account the presence of any underground utilities and services that may be present on the neighbouring properties and the proximity of the existing structures which must be protected against lateral or downward movements. If the services or existing structures are present within the active zone behind the shoring system, appropriate parameters must be considered to avoid any harmful movements. The criteria for the adoption of active (i.e. k_a) condition and at rest condition (i.e. k_o) are given as follows:
 - I. If moderate wall movements can be permitted, active pressure may be computed using the coefficient of active earth pressure k_a .
 - II. If foundations of buildings or services exist at shallow depth at a distance less than H (height of wall) behind the top of the wall and not closer than $0.5H$, the pressure should be computed using coefficient of earth pressure, $k = 0.5(k_a+k_o)$.
 - III. If services exist at a shallow depth at a distance less than $0.5H$ behind the top of the wall, pressure should be computed using the coefficient of earth pressure at rest, k_o .
 - iv. Above the level of foundations, the earth pressure coefficient k_a may be used.
7. A triangular pressure distribution envelope is assumed for the design of all supporting elements. It is assumed that the lagging does not extend below the base of excavation. The lateral pressure, p , in kPa, acting on a unit element at any depth h , in metres, below the surface of the retained soil, may be estimated from the following expression:

$$p = \gamma h + kq$$

- where: γ = the unit weight of the soil being retained = 21.0 kN/m³
 q = the equivalent uniform vertical pressure, in kPa, of any surcharge acting adjacent to the wall
 K = the earth pressure coefficient
 K_a = 0.3, the active pressure coefficient, applicable where small movements and angle of slope behind the shoring system is Horizontal (Horizontal Backfill 1H:1V)
 K_a = 0.4, the active pressure coefficient, applicable where small movements and angle of slope behind the shoring system is inclined (Inclined Backfill 3H:1V)
 K_o = 0.5, the 'at-rest' earth pressure coefficient, where no movement in the retained soil can be permitted, such as the presence of buried services or foundations close to the wall



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.3 Excavation, Temporary Shoring and Earthworks (cont'd)

3.3.2 Temporary Shoring (cont'd)

$K_p =$ 3.5, passive coefficient for the weathered shale bedrock and 4.0, passive coefficient for the sound shale bedrock at and below elevation 115.0±m, within the explored depths at borehole location 1.

The above parameters assume that the retained soil is drained to at least the base of excavation.

8. Excavation for underground level is expected to be terminated in the weathered shale bedrock. It is recommended that the embedded depth of the soldier piles below the base of excavation and into sound shale bedrock is to be designed by the project structural engineer.
9. A bearing pressure of 250kPa may be considered for the design of raker footings founded in the natural, weathered shale bedrock, with raker inclinations in the order of 45° to 55° to the horizontal.
10. The surface above the base of raker footings must be protected from frost and surface disturbance. No excavation should be carried out within twice the footing width of the raker footing in any direction.
11. All rakers must be installed while the unexcavated soil 'berm' supporting the soldier piles remains in place, in order to minimize movement of the soldier piles and retained soil. The full design load should be jacked into the raker and footing prior to further excavation of the supporting soil berm.
12. It is recommended that the shoring plan for the project is to be reviewed by a qualified professional engineer prior to commencing construction. It is also recommended that a qualified professional engineer should be on site to inspect the excavation and installation of the temporary shoring system including installation, load-testing and proof-loading of rakers and/or tiebacks.

3.3.3 Earthworks

1. Prior to filling and/or backfilling, the exposed subgrade should be thoroughly cleaned to remove all loose, disturbed, or organic materials.
2. Any regrading carried out up to the underside of basecourses below slab-on-grade or exterior pavement should be carried out using only approved, free draining materials, placed in shallow lifts not exceeding 150mm and compacted to at least 98% Standard Proctor maximum dry density.
3. The upper fill materials and natural subsoils with clay excavated from the area of the proposed building are not suitable for backfill below slab-on-grade or exterior pavement due to the presence of roots, organic content, and the amount of clay. Those soils may be reused below soft-landscaped areas. Alternatively, imported materials conforming to OPSS Select Subgrade designation may also be used.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.3 Excavation, Temporary Shoring and Earthworks (cont'd)

3.3.3 Earthworks (cont'd)

4. Prior to materials being imported to the site for backfilling purposes, originating from a source site other than a rock quarry or licensed sand and gravel pit, an Excess Soil Characterization report, prepared in conformance Ontario Regulation 153/04 must be provided by the source site for our review and approval, to certify that the incoming materials conform with the criteria of Ontario Regulation 153/04 Table 3 Generic Site Condition Standards for sites in residential use, as is applicable to the subject property.
5. Backfilling and compaction operations should be inspected by an engineer or technologist from our office, with in-situ density tests carried out to verify that a satisfactory degree of compaction is achieved.

3.4 Design of Underground Perimeter Walls and Retaining Walls

1. Underground walls must be adequately damp-proofed and designed to resist an earth pressure, p , in kPa, at any depth, h , in metres, below grade, as given by the following expression:

$$p = k (\gamma h + q)$$

where: k = 0.3, the coefficient of lateral earth pressure
 γ = 21kN/m³, the unit weight of the drained granular backfill materials to be retained by perimeter walls at other locations
 q = in kPa, the equivalent uniform vertical pressure of any surcharge acting near the wall.

2. The above parameters assume that the retained soil (i.e. wall backfill materials) can be drained effectively to eliminate hydrostatic pressure on the wall as described in Section 3.5, below.

3.5 Subsurface Drainage Provisions

1. The water level was observed varying from 118.0±m to 123.6±m at approximately 3 weeks following the drilling operation within the explored depths at Monitoring Wells 1 to 8, which is located above the elevation of the lowest underground floor level. Seasonal fluctuations in groundwater in the relatively permeable sand subsoils to at least 1±m above the observed water levels may be anticipated during wetter times of year, which may raise the water level up above the first basement floor elevation within the lifetime of the new proposed building.
2. In this case, the underground walls and the lowest slab must be positively water-proofed with perimeter drainage provided along exterior side of foundation walls and below slab, to avoid the build-up of hydrostatic pressure on the walls. Waterproofing of the perimeter foundation walls up to the regional storm flood level is recommended. Our recommendations for perimeter subsurface drainage and backfill measures are shown on Drawing No. 14. It is also recommended that cleanouts are placed at strategic locations to allow for periodic cleaning and washing of the weeping tile of the perimeter drainage to inhibit the clogging of the interior of the pipes.



3. DISCUSSION AND RECOMMENDATIONS (cont'd)

3.6 Floor Construction

1. A structural slab (mat foundation and/or pile cap) is recommended for the lowest level of the proposed structure.



4. REPORT LIMITATIONS

1. The information provided, and recommendations made in this report, in terms of the thickness, depth and type of subsoils encountered, groundwater levels, etc., are only applicable to the actual locations explored. Subsurface and groundwater conditions between and beyond the borehole locations may differ from those encountered at the borehole locations, and such conditions may become apparent during construction, which could not be detected or anticipated at the time of writing of this report. Should additional information become apparent upon excavation or construction, or further investigation, our office should be contacted so that the situation may be reassessed, and alternate recommendations made, if deemed necessary. It is recommended practice that the Geotechnical Engineer be retained during the construction to confirm that the subsurface conditions across the site do not deviate materially from those encountered in the boreholes.
2. The design recommendations given in this report are applicable only to the project described in the text, and then only if constructed substantially in accordance with the details stated in this report. Since all details of the design may not be known, it is our recommendation that Haddad Geotechnical Inc. be retained during the final design stage to verify that the design is consistent with our recommendations, and that the assumptions made in our analysis are valid.
3. The comments made in this report relating to potential construction problems and possible methods of construction are intended only for the guidance of the designer. The contractors bidding on this project or undertaking the construction should, therefore, make their own interpretation of the factual information presented and draw their own conclusions as to how the subsurface conditions may affect their work. The report has been prepared in accordance with normally accepted geotechnical engineering practices. No other warranty is expressed or implied.
4. The information provided, and recommendations presented in this report reflect the best judgment of Haddad Geotechnical Inc. in light of the information available to it at the time of preparation. Any use which a third party makes of this report or any reliance on or decisions to be based on it are the responsibility of that third party. Haddad Geotechnical Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust that the information presented in this report satisfies your present requirements. Should you require further information, please contact our office.

Yours very truly,
HADDAD GEOTECHNICAL INC.

Nelson Weese, Geotechnical Engineering Technologist.

Damoon Kasemi, M.Sc., P.Eng.

Encs.

Dist:

KJC Properties Inc.

City of Toronto, Building Department

File: 2216145.799 to 805 Dundas St. E.GI

- 1 pdf

***to be forwarded by client*



Appendix “A”

- The proposed concept plans for the project, prepared by Kirkor Architects and Planners dated October 25, 2022.

RESIDENTIAL USE

RESIDENTIAL USE

COMMERCIAL USE

COMMUNITY USE

RESIDENTIAL USE

COMMUNITY USE

COMMERCIAL USE

COMMERCIAL USE

COMMERCIAL USE

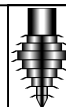
COMMERCIAL USE



APPROXIMATE LOCATION OF BOREHOLES



APPROXIMATE LOCATION OF MONITORING WELLS



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17
Markham, Ontario, Canada, L3R 3B3

905-475-0951, fax: 905-475-8338
info@haddadgeo.com

**799,801,803 & 805 DUNDAS STREET EAST,
MISSISSAUGA**

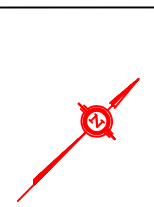
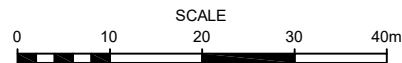
**SITE PLAN SHOWING APPROXIMATE LOCATIONS
OF BOREHOLES & MONITORING WELLS**


SCALE AS NOTED
DRAWN BY: GF

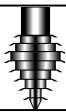
PROJECT:22-16145
DRAWING No. 1
DATE: JULY 25, 2022



-  APPROXIMATE LOCATION OF BOREHOLES
-  APPROXIMATE LOCATION OF MONITORING WELLS



 HADDAD GEOTECHNICAL INC. 151 Amber Street, Unit 17 Markham, Ontario, Canada, L3R 3B3 905-475-0951, fax: 905-475-8338 info@haddadgeo.com	
799,801,803 & 805 DUNDAS STREET EAST, MISSISSAUGA	
PROPOSED SITE PLAN SHOWING APPROXIMATE LOCATION OF BOREHOLES AND SLOPE SECTIONS	
SCALE: AS INDICATED PREPARED BY: DK	PROJECT: 22-16145 DRAWING No. 2 DATE: NOVEMBER 2, 2022



HADDAD GEOTECHNICAL INC.

Engineering Data Sheet For Borehole No. 1 and Monitoring Well No. 1

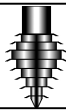
Project No. 22-16145
Drawing No. 3

Project: Proposed Residential Development		Field Supervisor: HR
Location: 799-805 Dundas Street East, Mississauga		
Hole Location: see Drawing No. 1		
Hole Elevation & Datum: 124.6±m, see Note 1		
Start Date: July 14, 2022	End Date: July 14, 2022	

LEGEND		
51 mm dia Split Spoon Sample		Water Level
Auger Sample		
N - Standard Penetration Value		Pocket Penetrometer
Gradation Analysis Completed	M	
No Split Spoon Recovery	NR	

Description	Elev. ±m	Depth ±m	Strength and Penetration Resistance (KPa)					Sample No.	N	Moisture Content %		
			N Blows/300mm									
GROUND SURFACE OF BOREHOLE NO. 1	124.6	0.0	0	20	40	60	80	100				
ASPHALT - 100±mm GRANULAR MATERIALS - 100±mm FILL MATERIALS - loose to compact sand, trace gravels, trace silt, brown, moist		1.0								SS0	31	6.0
		2.0								SS1	8	13.7
		3.0								SS2	14	9.7
SILTY SAND - trace gravels, trace clay, medium dense, layering, brown, moist	122.3	3.5								M SS3	18	8.2
bentonite backfill; 0.0m - 13.5m		4.0								SS4	23	12.6
	120.8 (July 19, 2022)	4.5										
	120.1 (July 27, 2022) (Aug 08, 2022)	5.0								SS5	50 3"	7.9
SILTY SAND TILL - trace gravels, trace clay, very dense, occ. crushed rock at tip of spilt spoon, brown, moist		6.0								SS6	50 2"	2.0
		7.0										
WEATHERED SHALE - very dense, grey, moist	117.3	8.0										
		9.0										
		10.0										
		11.0										
		12.0										
		13.0										
	110.9	13.7										

CONTINUED ON DRAWING NO. 4



HADDAD GEOTECHNICAL INC.

Engineering Data Sheet For Borehole No. 4 and Monitoring Well No. 4

Project No. 22-16145
Drawing No. 7

Project: Proposed Residential Development		Field Supervision: HR
Location: 799-805 Dundas Street East, Mississauga		
Hole Location: see Drawing No. 1		
Hole Elevation & Datum: 125.6±m, see Note 1		
Start Date: July 12, 2022	End Date: July 12, 2022	

LEGEND	
51 mm dia Split Spoon Sample	Water Level
Auger Sample	
N - Standard Penetration Value	Pocket Penetrometer
Gradation Analysis Completed	M
No Split Spoon Recovery	NR

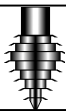
Description	Elev. ±m	Depth ±m	Strength and Penetration Resistance (KPa)					Sample No.	N	Moisture Content %
			0	50	100	150	200			
GROUND SURFACE OF BOREHOLE NO. 4	125.6	0.0	N Blows/300mm							
UNSAMPLED BOREHOLE		0.0	0	20	40	60	80	100		
bentonite backfill: 0.0m - 2.4m		0.0 - 2.4								
sand backfill: 2.4m - 5.8m		2.4 - 5.8								
screening interval: 2.7m - 5.8m		2.7 - 5.8								
		3.0								
		4.0								
		5.0								
		5.79								
		5.80								
		6.0								
		7.0								
		8.0								
		9.0								
		10.0								
		11.0								
		12.0								
		13.0								
		13.7								

END OF BOREHOLE
AUGER REFUSAL

NOTES:

- Elevation datum, referenced to the existing catch basin, El. 125.45±m, located east of 803 Dundas Street East, as per the site survey plan provided by client.
- Monitoring well MW4 installed on July 12, 2022 with flush mount covering.
 - 0 - 2.7m riser
 - 2.7 - 5.8m screen
 - 0.0 - 2.4m bentonite backfill
 - 2.4 - 5.8m sand backfill
- Water levels (depth (elevation), m)

July 19, 2022	4.80	(120.8)
July 27, 2022	5.79	(119.8)
August 08, 2022	5.75	(119.9)



HADDAD GEOTECHNICAL INC.

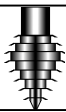
Engineering Data Sheet For Borehole No. 5 and Monitoring Well No. 5

Project No. 22-16145
Drawing No. 8

Project: Proposed Residential Development		Field Supervision: HR
Location: 799-805 Dundas Street East, Mississauga		
Hole Location: see Drawing No. 1		
Hole Elevation & Datum: 129.6±m, see Note 1		
Start Date: July 12, 2022	End Date: July 12, 2022	

LEGEND		
51 mm dia Split Spoon Sample		Water Level
Auger Sample		
N - Standard Penetration Value		Pocket Penetrometer
Gradation Analysis Completed	M	
No Split Spoon Recovery	NR	

Description	Elev. ±m	Depth ±m	Strength and Penetration Resistance (KPa)					Sample No.	N	Moisture Content %	
			N Blows/300mm								
GROUND SURFACE OF BOREHOLE NO. 5	124.4	0.0	0	20	40	60	80	100			
TOPSOIL - 100±mm FILL MATERIALS - compact silt and sand, trace gravels, crushed rock at tip of spoon, brown, moist		0.0 - 1.0							SS0	50/4"	3.4
SAND - some gravels, trace silt, dense, layering, brown, moist becomes very dense at and below 4.5±m depth below grade	122.9	1.0							SS1	38	5.8
		2.0							SS2	30	4.8
		3.0							M SS3	36	4.7
		4.0							SS4	45	5.0
		5.0							SS5	55	24.3
SILTY SAND TILL - trace gravels, trace clay, very dense, grey, moist	118.6 (July 19, 2022) 118.3	6.0							SS6	50/3"	6.1
WEATHERED SHALE - very dense, grey, moist	118.1 118.0 (July 27, 2022) (Aug 08, 2022)	7.0									
bentonite backfill: 0.0m - 8.9m sand backfill: 8.9m - 12.2m		8.0 - 12.2									
NOTES: 1. Elevation datum, referenced to the existing catch basin, El. 125.45±m, located east of 803 Dundas Street East, as per the site survey plan provided by client. 2. Monitoring well MW5 installed on July 12, 2022 with flush mount covering. 0 - 9.2m riser 9.2 - 12.2m screen 0.0 - 8.9m bentonite backfill 8.9 - 12.2m sand backfill 3. Water levels (depth (elevation), m) July 19, 2022 5.79 (118.6) July 27, 2022 6.36 (118.0) August 08, 2022 6.41 (118.0)		9.0 - 12.2									
END OF BOREHOLE	112.2	12.2									
		13.0									
		13.7									



HADDAD GEOTECHNICAL INC.

Engineering Data Sheet For Borehole No. 7 and Monitoring Well No. 7

Project No. 22-16145
Drawing No. 10

Project: Proposed Residential Development		Field Supervision: HR
Location: 799-805 Dundas Street East, Mississauga		
Hole Location: see Drawing No. 1		
Hole Elevation & Datum: 125.8±m, see Note 1		
Start Date: July 11, 2022	End Date: July 11, 2022	

LEGEND		
51 mm dia Split Spoon Sample		Water Level
Auger Sample		
N - Standard Penetration Value		Pocket Penetrometer
Gradation Analysis Completed	M	
No Split Spoon Recovery	NR	

Description	Elev. ±m	Depth ±m	Strength and Penetration Resistance (KPa)					Sample No.	N	Moisture Content %		
			0	50	100	150	200				250	
GROUND SURFACE OF BOREHOLE NO. 7			N Blows/300mm									
ASPHALT - 100±mm	125.8	0.0	0	20	40	60	80	100				
GRANULAR MATERIALS - 250±mm												
FILL MATERIALS - compact sandy silt, trace gravels, brown, slight green colouring, moist		1.0							SS0	18	9.7	
									SS1	15	10.6	
SAND - some gravels, trace silt, dense, layering, brown, slight green colouring, moist	124.3	2.0							SS2	34	7.7	
									SS3	33	12.2	
SILTY SAND TILL - some gravels, trace clay, medium dense to dense, slight green colouring, moist	123.5	3.0							M	SS4	21	15.3
		4.0										
		5.0							SS5	44	8.8	
WEATHERED SHALE - very dense, grey, moist		6.0										
		7.0										
		8.0										
		9.0										
		10.0										
		11.0										
		12.0							SS6	65	8.6	
		13.0										
		13.7										

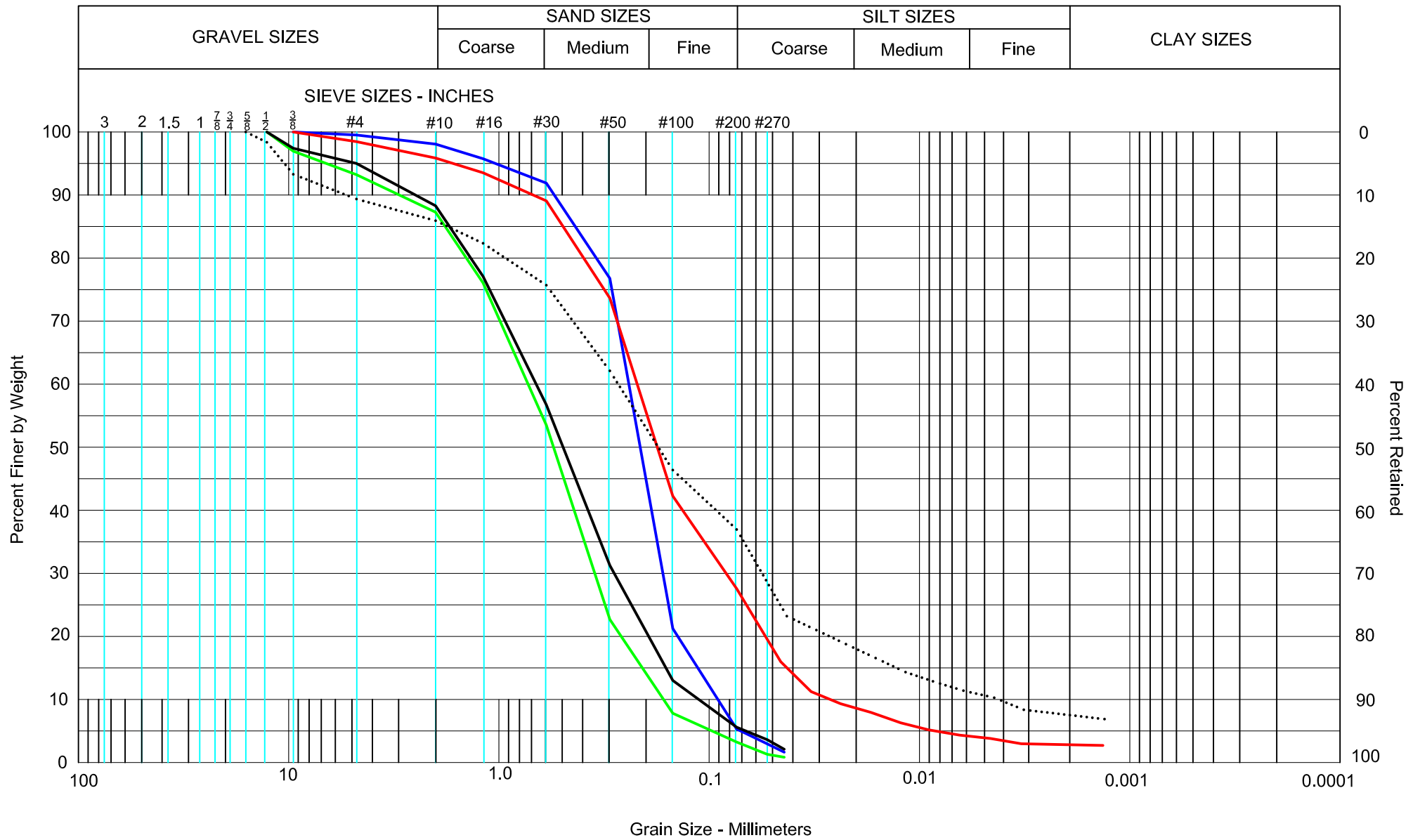
bentonite backfill: 0.0m - 8.9m
sand backfill: 8.9m - 12.2m

- NOTES:
- screening interval: 9.2m - 12.2m
 - Elevation datum, referenced to the existing catch basin, El. 125.21±m, located southeast of 801 Dundas Street East, as per the site survey plan provided by client.
 - Monitoring well MW7 installed on July 11, 2022 with flush mount covering.
 - 0 - 9.2m riser
 - 9.2 - 12.2m screen
 - 0.0 - 8.9m bentonite backfill
 - 8.9 - 12.2m sand backfill
 - Water levels (depth (elevation), m)

July 19, 2022	4.92	(120.9)
July 27, 2022	5.33	(120.5)
August 08, 2022	5.42	(120.4)

END OF BOREHOLE

120.9 (July 19, 2022)
120.6
120.5 (July 27, 2022)
120.4 (Aug 08, 2022)



- BH1 SS3 - (2.3±m to 2.8±m) (4% Gravels, 69% Sand, 24% Silt, 3% Clay)
- BH2 SS3 - (2.3±m to 2.8±m) (2% Gravels, 93% Sand, 5% Silt)
- BH3 SS5 - (4.5±m to 5.0±m) (13% Gravels, 84% Sand, 3% Silt)
- BH5 SS3 - (2.3±m to 2.8±m) (12% Gravels, 82% Sand, 6% Silt)
- BH7 SS4 - (3.0±m to 3.5±m) (14% Gravels, 49% Sand, 29% Silt, 8% Clay)



HADDAD GEOTECHNICAL INC.
 151 Amber Street, Unit 17, 18
 Markham, Ontario L3R 3B3
 phone: 905-475-0951, fax: 905-475-8338
 info@haddadgeo.com

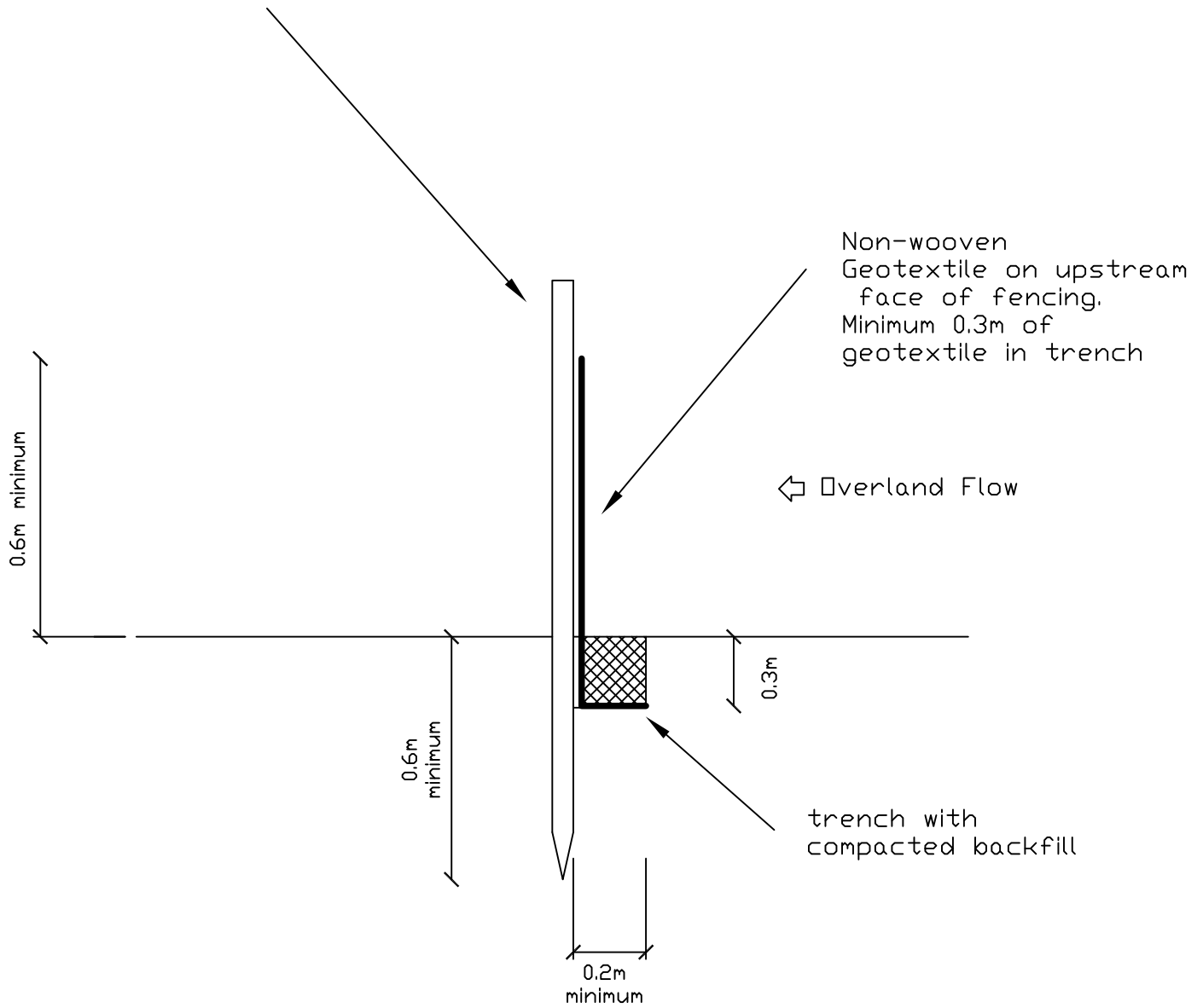
799 - 805 DUNDAS STREET EAST, MISSISSAUGA

GRADATION ANALYSES A.S.T.M. D422
 NATIVE SUBSOILS

SCALE: AS INDICATED
 DRAWN BY: AT

PROJECT: 22-16145
 DRAWING No. 12
 DATE: JULY 20, 2022

Stakes (min. 38 mm x 38 mm)
 For main run of 40m max - 2.3m max spacing
 For 3m end run - 1.0 max spacing



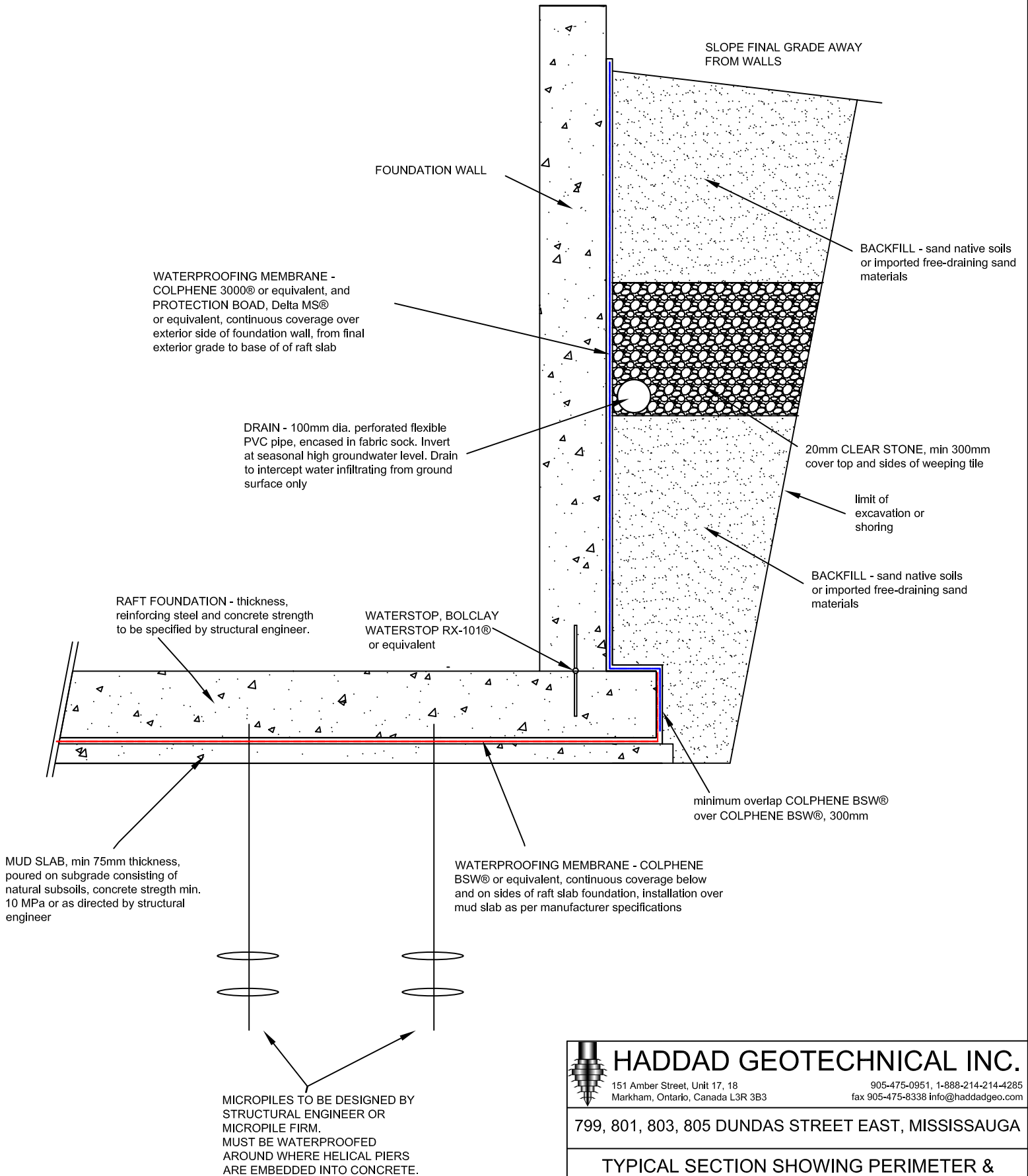
HADDAD GEOTECHNICAL INC.
 151 Amber Street, Unit 17
 Markham, Ontario, Canada, L3R 3B3
 905-475-0951, fax: 905-475-8338
 info@haddadgeo.com

799, 801, 803 DUNDAS STREET EAST,
 MISSISSAUGA

**SCHEMATIC SECTION SHOWING
 SEDIMENTATION CONTROL FENCE**

SCALE: AS NOTED
 DRAWN BY: KH

PROJECT: 22-16145
 DRAWING No. 13
 DATE: AUGUST 4, 2022



HADDAD GEOTECHNICAL INC.
 151 Amber Street, Unit 17, 18 Markham, Ontario, Canada L3R 3B3
 905-475-0951, 1-888-214-214-4285
 fax 905-475-8338 info@haddadgeo.com

799, 801, 803, 805 DUNDAS STREET EAST, MISSISSAUGA

TYPICAL SECTION SHOWING PERIMETER & SUB-FLOOR DRAINAGE PROVISIONS

NOT TO SCALE
 DRAWN BY: GF

PROJECT: 22-16145
 DRAWING No. 14
 DATE: NOVEMBER 02, 2022

Appendix “A”

- The proposed concept plans for the project, prepared by Kirkor Architects and Planners dated October 25, 2022.

805 DUNDAS STREET EAST, MISSISSAUGA

Proposed Mixed-Use Development



DRAWING LIST					
Sheet Number	Sheet Name	Issue#1 (Add Date)	Issue#2 (Add Date)	Issue#3 (Add Date)	Issue#4 (Add Date)
12 SITE PLAN APPROVAL					
A0					
dA0.00	Cover Sheet				
A1					
dA1.01	Site Survey				
dA1.02	Context Plan				
dA1.03	Site Plan				
dA1.04	Site Statistics				
A2					
dA2.01	Parking Floor Plan - Level P2				
dA2.02	Parking Floor Plan - Level P1				
dA2.03	Floor Plan - Level 1				
dA2.04	Floor Plan - Level 2				
dA2.05	Floor Plan - Level 3				
dA2.06	Floor Plan - Level 4 & 5				
dA2.07	Floor Plan - Level 6 & 7				
dA2.08	Floor Plan - Level 8				
dA2.09	Floor Plan - Level 9				
dA2.10	Floor Plan - Level 10				
dA2.11	Floor Plan - Level 11 & 12				
dA2.12	Floor Plan - MPH				
dA2.13	Roof Plan				
A4					
dA4.01	Elevations - Condominium				
dA4.02	Elevations - Condominium				
dA4.03	Elevations - Condominium				
dA4.04	Elevations - Condominium				
dA4.05	Elevations - Townhouses				
dA4.06	Elevations - Townhouses				
A5					
dA5.01	Building Section 'A'				
dA5.02	Building Section 'B'				
A6					
dA6.01a	Sun Shadow Study - March/September 21				
dA6.01b	Sun Shadow Study - March/September 21				
dA6.02a	Sun Shadow Study - June 21				
dA6.02b	Sun Shadow Study - June 21				
dA6.03a	Sun Shadow Study - December 21				
A7					
dA7.01	Perspective Views				
dA7.02	Perspective Views				

Authorities Having Jurisdiction

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No.: Revision: Date:

No.	Revision:	Date:
1	Rezoning Submission	Oct. 31, 2022

No.: Issued For: Date:

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Cover Sheet

Scale:

Drawn by:
D.S.

Checked by:
G.H.

Project No.:
21-115

Date:
Oct. 25, 2022

Drawing No.:

dA0.00

DEVELOPER

KJC PROPERTIES INC.
1940 ELLESMERE ROAD
SCARBOROUGH, ON., M1H 2V7
T: 416-487-0359
E: mfriberg@gmail.com
CONTACT: MATHEW FRIEBERG

ARCHITECT

KIRKOR ARCHITECTS & PLANNERS
20 DE BOERS DRIVE, SUITE 400
NORTH YORK, ON., M3J 0H1
T: 416-665-6060
E: ghui@kirkorarchitects.com
CONTACT: GIGI HUI

PLANNING CONSULTANT

GSAI
10 KINGSBRIDGE GARDEN CIRCLE
MISSISSAUGA, ON., L5R3K6
T: 905-568-8888 ext. 236
E: glenb@gsai.ca
CONTACT: GLEN BROLL

CIVIL ENGINEER

HUSSON ENGINEERING +
MANAGEMENT
200 CACHET WOODS COURT,
SUITE 204, MARKHAM, ON., L6C 0Z8
T: 905-709-5825
E: Michael.Plewes@hudson.ca
CONTACT: MICHAEL PLEWES

LANDSCAPE ARCHITECT

STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
MISSISSAUGA, ON., L5R 3G5
T: 416-695-4949
E: jbeitz@strybos.com
CONTACT: JOSH BEITZ

MECHANICAL & ELECTRICAL ENGINEERS

REINBOLD ENGINEERING GROUP
145 WELLINGTON STREET WEST,
SUITE 901
TORONTO, ON., M5J 1H8
T: 647-352-1166 ext. 232
E: JEdey@reg-eng.com
CONTACT: JASON EDEY

TRAFFIC CONSULTANT

CROZIER CONSULTING ENGINEERS
211 YONGE STREET, SUITE 600
TORONTO, ON., M5B 1M4
T: 416-477-3392
E: awignall@cfcozrier.ca
CONTACT: AARON WIGNALL

STRUCTURAL ENGINEER

JABLONSKY, AST AND
PARTNERS INTERNATIONAL
400 - 3 CONCORDE GATE
TORONTO, ON., M3C 3N7
T: 416-447-7405
E: pfast@on.aibn.com
CONTACT: PAUL AST

ACOUSTICAL & WIND ENGINEER

GRADIENT WIND
127 WALGREEN ROAD
OTTAWA, ON., K0A 1L0
T: 613-836-0934 ext. 113
E: andrew.silasas@gradientwind.com
CONTACT: ANDREW SLIASAS

ENVIRONMENTAL CONSULTANT

HADDAD GEOTECHNICAL INC.
151 AMBER STREET, UNIT 17 & 18
MARKHAM, ON., L3R 3B3
T: 905-475-0951
E: dkasemi@haddadgeo.com
CONTACT: DAMOON KASEMI

GEOTECHNICAL ENGINEER

HADDAD GEOTECHNICAL INC.
151 AMBER STREET, UNIT 17 & 18
MARKHAM, ON., L3R 3B3
T: 905-475-0951
E: dkasemi@haddadgeo.com
CONTACT: DAMOON KASEMI

WASTE MANAGEMENT

PRAGMATECH
8080 LAWSON ROAD
MILTON, ON., L9T 5C4
T: 647-848-6410
E: ronb@poragmatechltd.com
CONTACT: RON BILLINGS

SURVEYOR

AKSAN PILLER CORP. LTD.
943 MOUNT PLEASANT ROAD,
TORONTO, ON., M4P 2L7
T: 416-488-1174
E: anna@apsurveys.ca
CONTACT: ANNA AKSAN

Oct. 25, 2022

SURVEYOR'S REAL PROPERTY REPORT
PART 1:
CONCESSION 1
NORTH OF DUNDAS STREET
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200

AKSAN PILLER CORPORATION LTD.

PART 2:
PREPARED FOR: KJC PROPERTIES INC.
LOCATION OF THE BUILDING: WHOLLY ON THE PROPERTY.
LAYS: CLAR.
UTILITY BUILDINGS: AS SHOWN ON PART 1.
DECK: AS SHOWN ON PART 1.
SWIMMING POOLS: NONE.
EXISTING FENCES: GENERALLY ALONG THE PROPERTY LINES, WITH DEVIATIONS AS SHOWN ON PART 1.
EASEMENTS: AS SHOWN ON PART 1.
DRAINAGE: AS SHOWN ON PART 1.
NOTE: SEVERAL PEDESTRIAN WALKWAY ALONG DUNDAS STREET EAST AND HAINES ROAD TRESPASSING ACROSS THE 0.30 RESERVE.

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES CUT CROSS
 - DENOTES CONCRETE PIP
 - DENOTES WITNESS MONUMENT
 - DENOTES CONCRETE MANHOLE
 - DENOTES SOUTH
 - DENOTES EAST
 - DENOTES WEST
 - DENOTES FENCE
 - DENOTES CHAIN LINK FENCE
 - DENOTES BOARD FENCE
 - DENOTES IRON FENCE
 - DENOTES WOOD FENCE
 - DENOTES MARBLE
 - DENOTES CATCH BASIN
 - DENOTES FLY WHEEL
 - DENOTES TRAFFIC SIGN
 - DENOTES FIRE HYDRANT
 - DENOTES HAND WELL
 - DENOTES CONCRETE KNEE WALL
 - DENOTES STONE RETAINING WALL
 - DENOTES CONCRETE BLOCK RETAINING WALL
 - DENOTES GUY WIRE
 - DENOTES BILLIARD
 - DENOTES TOP OF CURB
 - DENOTES TOP OF WALL
 - DENOTES GROUND LEVEL BOX
 - DENOTES UTILITY BOX
 - DENOTES LABEL BOX
 - DENOTES NEWSPAPER STAND
 - DENOTES WATER VALVE
 - DENOTES CONCRETE
 - DENOTES PLAN 438-14243
 - DENOTES PLAN 438-32247
 - DENOTES PLAN 438-23847
 - DENOTES DAVID B. SEARLES SURVEYING, O.S.
 - DENOTES ACCESSIBLE AND OBSTRUCTED
 - DENOTES TREE TRUNK DIAMETER
 - DENOTES TRANS NORTHERN PIPELINE EASEMENT
 - DENOTES SEWER EASEMENT AS IN INST. NO. R097048

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

BEARING NOTE:
BEARINGS ARE LISTED DERIVED FROM GNSS OBSERVATIONS,
USING A REAL TIME KINEMATIC SERVICE ON MONUMENTS 1 & 2.
SHOWN HEREON, HAVE A BEARING OF 438°03'00"U,
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17
89700 WEST LONGITUDE (NAD 83) (2011).

NOTES:
DISTANCES ARE SHOWN AND CAN BE
CONVERTED TO FEET BY DIVIDING BY
THE COMBINED SCALE FACTOR OF 0.9996.

POINT ID	NORTHING	EASTING
1	482842.36	613250.65
2	482842.36	613250.65
3	482820.78	613250.65
4	482820.78	613250.65

COORDINATES CANNOT IN THEMSELVES BE USED
TO RE-ESTABLISH CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN.

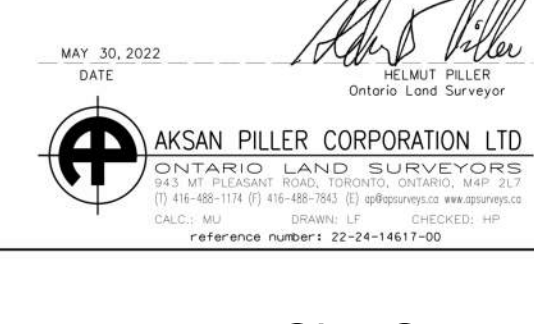
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS
OBSERVATIONS USING REAL TIME KINEMATIC (RTK) SERVICE.
UTM ZONE 17, NAD 83 (ICRS) 1997.02.
COORDINATES ARE TO UTM ACCURACY, AS IN SEC. 14 (2),
REG. 216/10.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED
FROM THE CITY OF MISSISSAUGA BENCH MARK 850.
ELEVATION = 108.24 m.
ON THE EAST FACE OF THE EAST PARAPET WALL OF THE EAST
STEPS OF THE ST. JOHN THE BAPTIST ARCHDIACON CHURCH ON
THE NORTH SIDE OF DUNDAS STREET EAST, 6M EAST OF
CANTHIE ROAD.

CAUTION:
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED
BY THE ARCHITECT.
AND ARE DEFINED AT 1.4M ABOVE GRADE AT FREE
FOR AIRBORNE CALIPER REFER TO AIRBORNE REPORT.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF MAY, 2022.

MAY 30, 2022
G.H. HELMUT WALKER
Ontario Land Surveyor
AKSAN PILLER CORPORATION LTD.
ONTARIO LAND SURVEYORS
71-88-119 (1) 416-88-780 (2) info@akpillers.com
www.akpillers.com
reference number: 22-24-14617-00



All Drawings, Specifications, and Related Documents are the
Copyright of the Architect. The Architect retains all rights to control
all uses of these documents for the intended issuance/use as
identified below. Reproduction of these Documents, without
permission from the Architect, is strictly prohibited. The Authorities
Having Jurisdiction are permitted to use, distribute, and reproduce
these drawings for the intended issuance as noted and dated below,
however the extended permission to the Authorities Having
Jurisdiction in no way debases or limits the Copyright of the
Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed
By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No.: Revision: Date:

No.	Revision:	Date:

No.	Issued For:	Date:

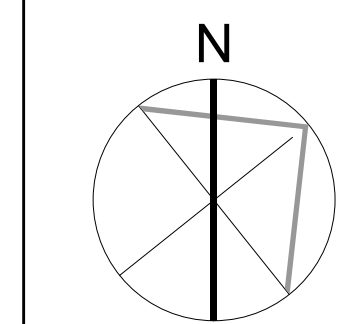
1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

--	--	--

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

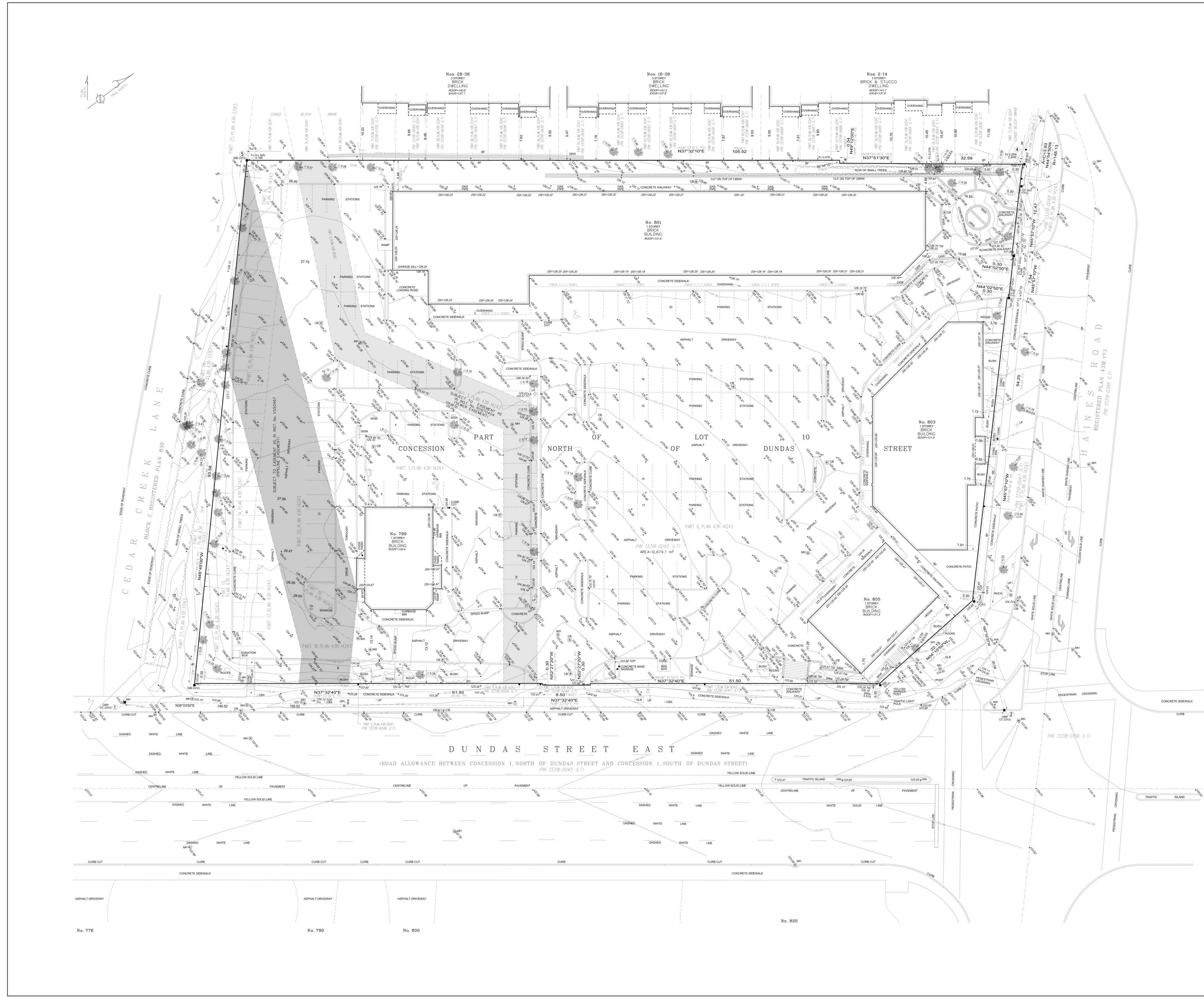
Drawing Title:
Site Survey

Scale:
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



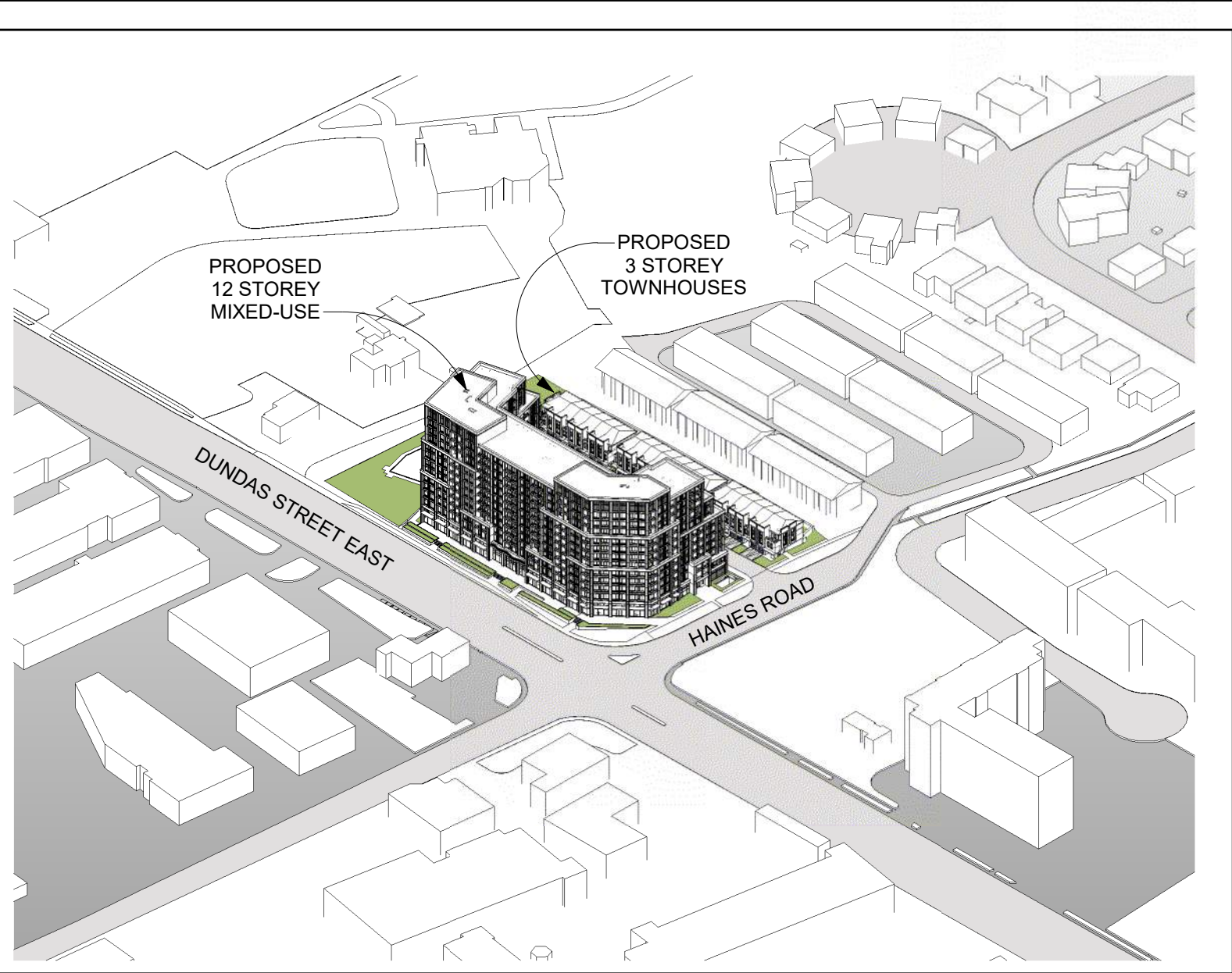
Site Survey 1
NTS dA1.01

dA1.01

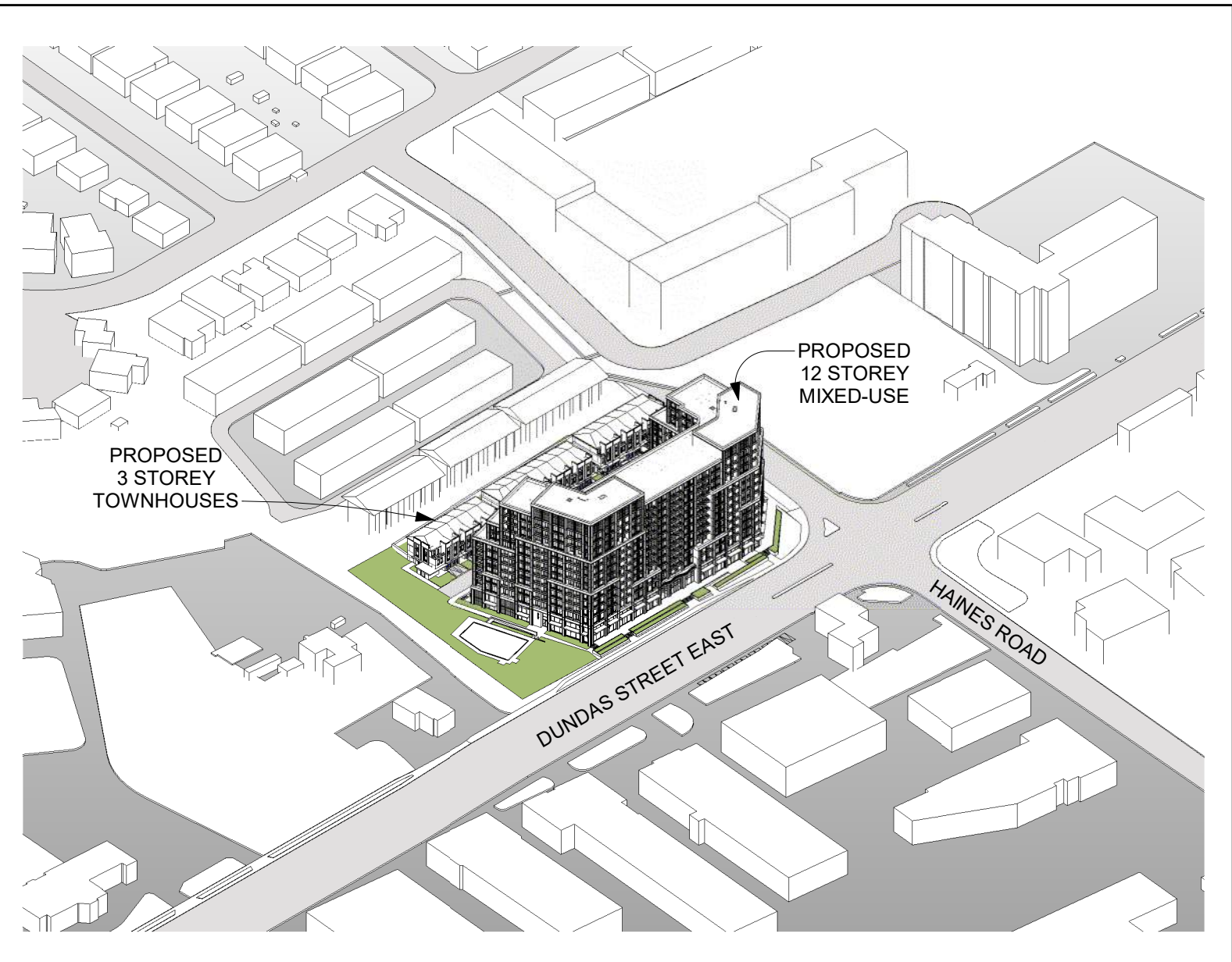




Context Map 4
1 : 1000 dA1.02



Context Aerial View Along Dundas Looking West 3
NTS dA1.02



Context Aerial View Along Dundas Looking East 2
NTS dA1.02



Site Key Map 1
NTS dA1.02

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Context Plan

Scale:
1 : 1000

Drawn by:
D.S.

Checked by:
G.H.

Project No.:

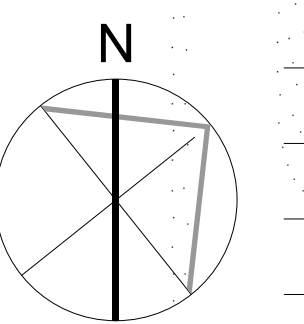
21-115

Date:

Oct. 25, 2022

Drawing No.:

dA1.02



Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way devalues or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

No.:	Issued For:	Date:
------	-------------	-------

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Site Plan

Scale:
1 : 250

Drawn by:
G.H.

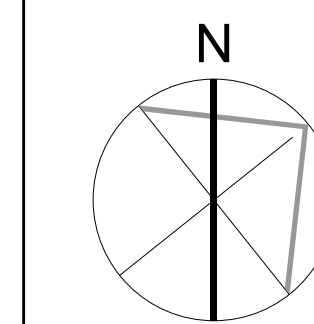
Checked by:
G.H.

Project No.:

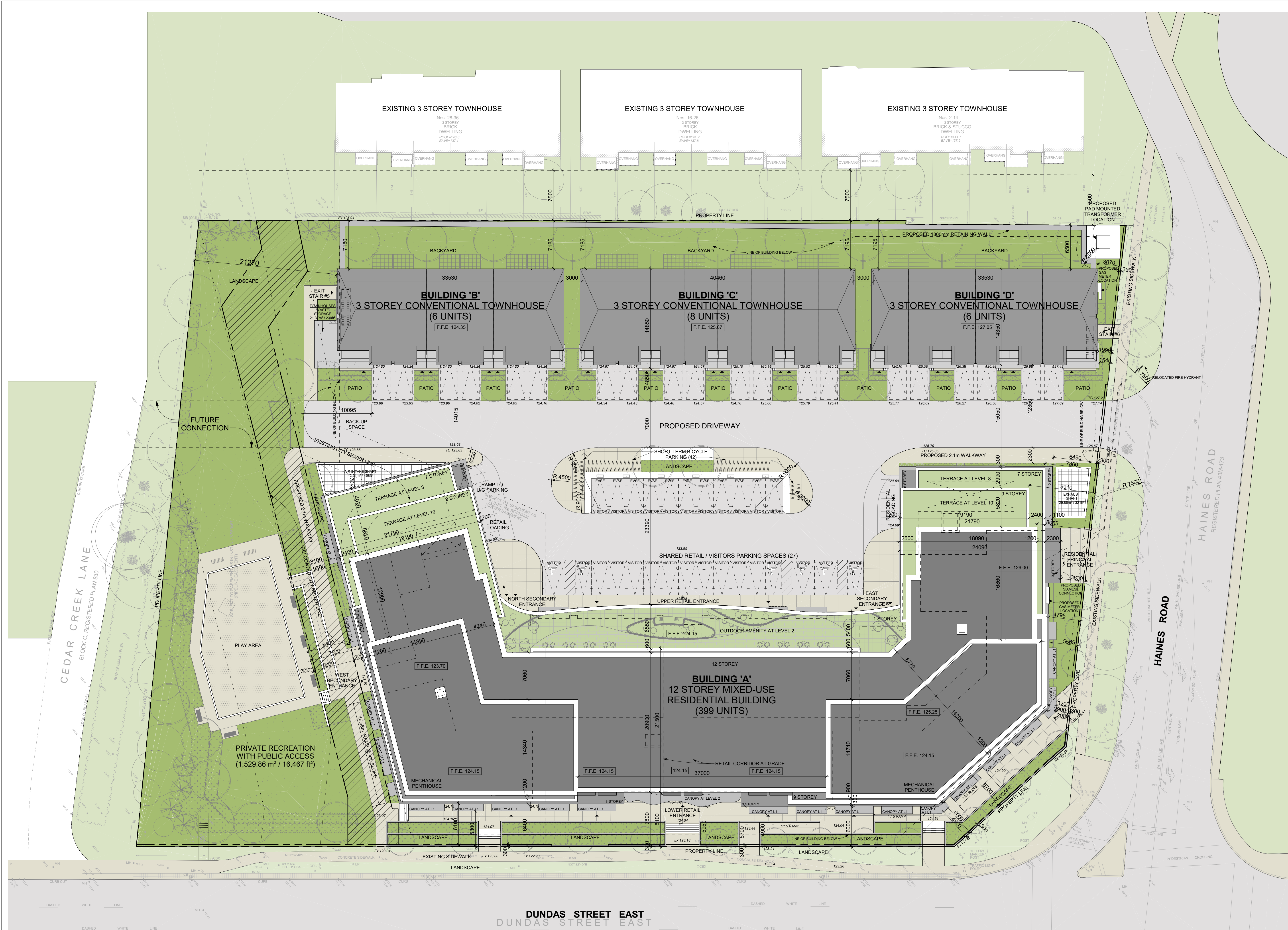
21-115

Date:
Oct. 25, 2022

Drawing No.:



dA1.03



DUNDAS STREET EAST
DUNDAS STREET EAST

Site Plan **1**
1 : 250 **dA1.03**

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



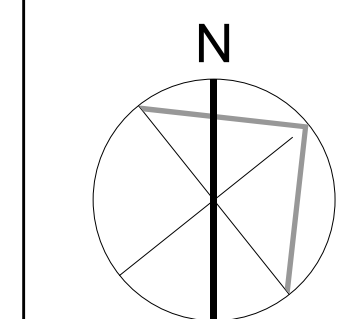
Revisions:
No. Revision: Date:

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

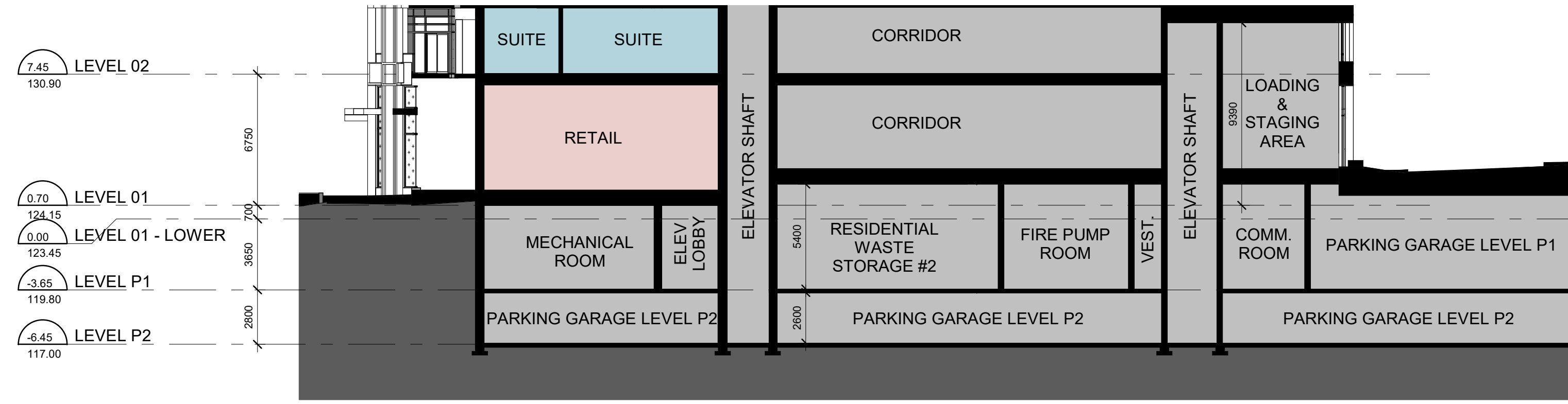
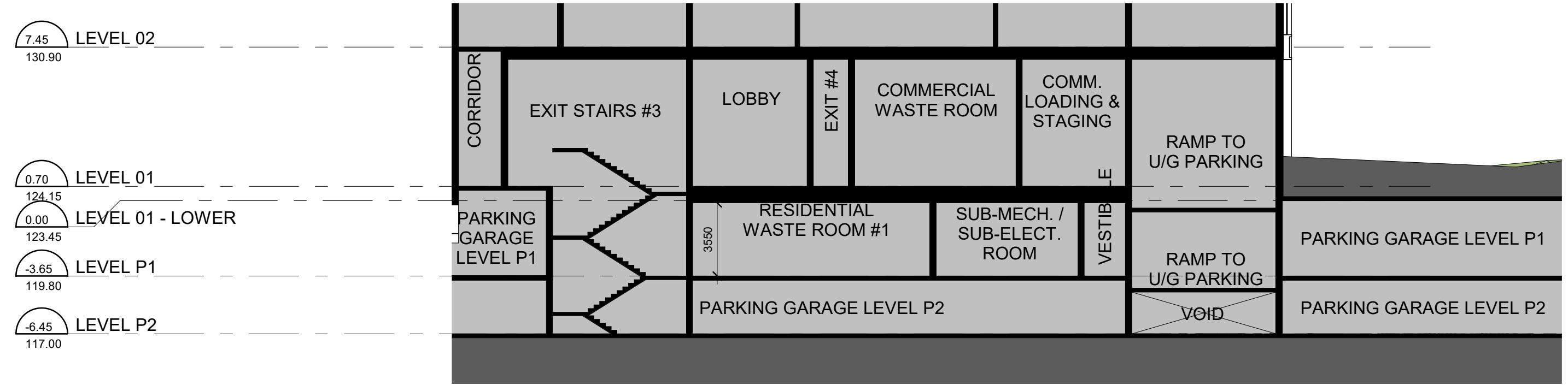
Waste Management Plans

Scale:
1 : 200
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA1.05

Retail Loading Section 5
1 : 200 dA1.05



Residential Loading Section 4
1 : 200 dA1.05

Residential Waste Room #1 indicates the size on the drawing as 107.05m²

Streams	Equipment	Length (m)	Width (m)	Number of Totes	M2
Mixed Containers	3-yard Container	2.03	2.01	4	16.3212
Mixed Paper	3-yard Container	2.03	2.01	4	16.3212
Glass	95 gallon/360 L Totes	0.89	0.69	1	0.6141
Organics	3-yard Container	2.03	1.07	3	6.5163
Cardboard	3-yard Container	2.03	2.01	1	4.0803
E-waste	95 gallon/360 L Totes	0.89	0.69	1	0.6141
Waste	3-yard Container	2.03	2.01	3	12.2409
Compactor	Tri Sorter	2.71	0.933	1	2.52843
TOTAL m2					59.23653

Weekly Anticipated Waste/Recycling Weight

Residential Weekly Generation	Kgs
Cans/Bottles/Glass Jars	512.28
Glass Bottles	29.67
Mixed Fibres	645.50
Organic/Compost	997.36
E-waste, Light Bulbs, Scrap Metal, Batteries	4.12
Non-recyclable waste	557.88
Total Generation	2,746.80

Residential Waste Room #2 indicates the size on the drawing as 170.24m²

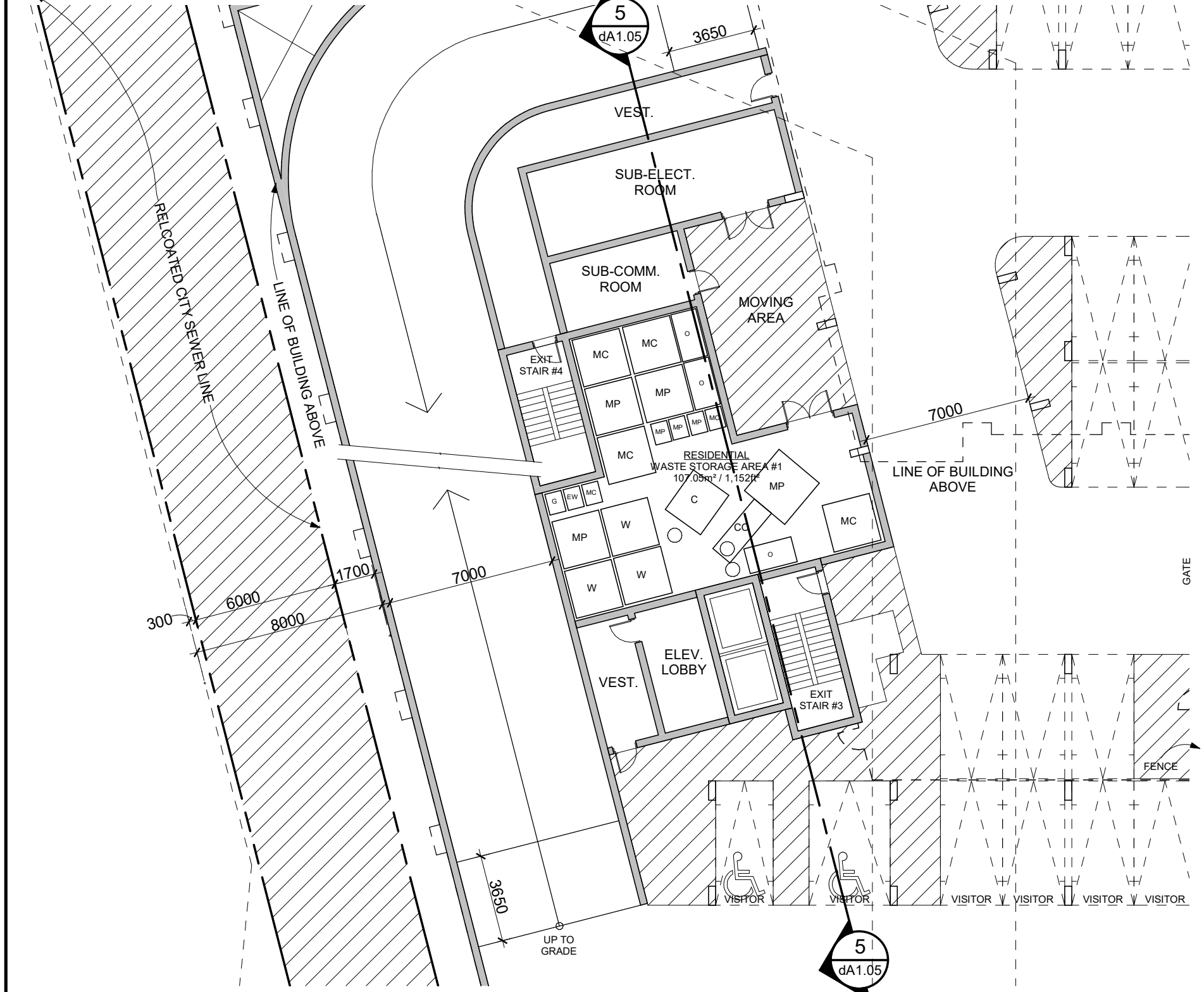
Streams	Equipment	Length (m)	Width (m)	Number of Totes	M2
Mixed Containers	3-yard Container	2.03	2.01	4	16.3212
Mixed Paper	3-yard Container	2.03	2.01	4	16.3212
Glass	95 gallon/360 L Totes	0.89	0.69	1	0.6141
Organics	3-yard Container	2.03	1.07	3	6.5163
Cardboard	3-yard Container	2.03	2.01	1	4.0803
E-waste	95 gallon/360 L Totes	0.89	0.69	1	0.6141
Waste	3-yard Container	2.03	2.01	3	12.2409
Compactor	Tri Sorter	2.71	0.933	1	2.52843
TOTAL m2					59.23653

Weekly Anticipated Waste/Recycling Weight

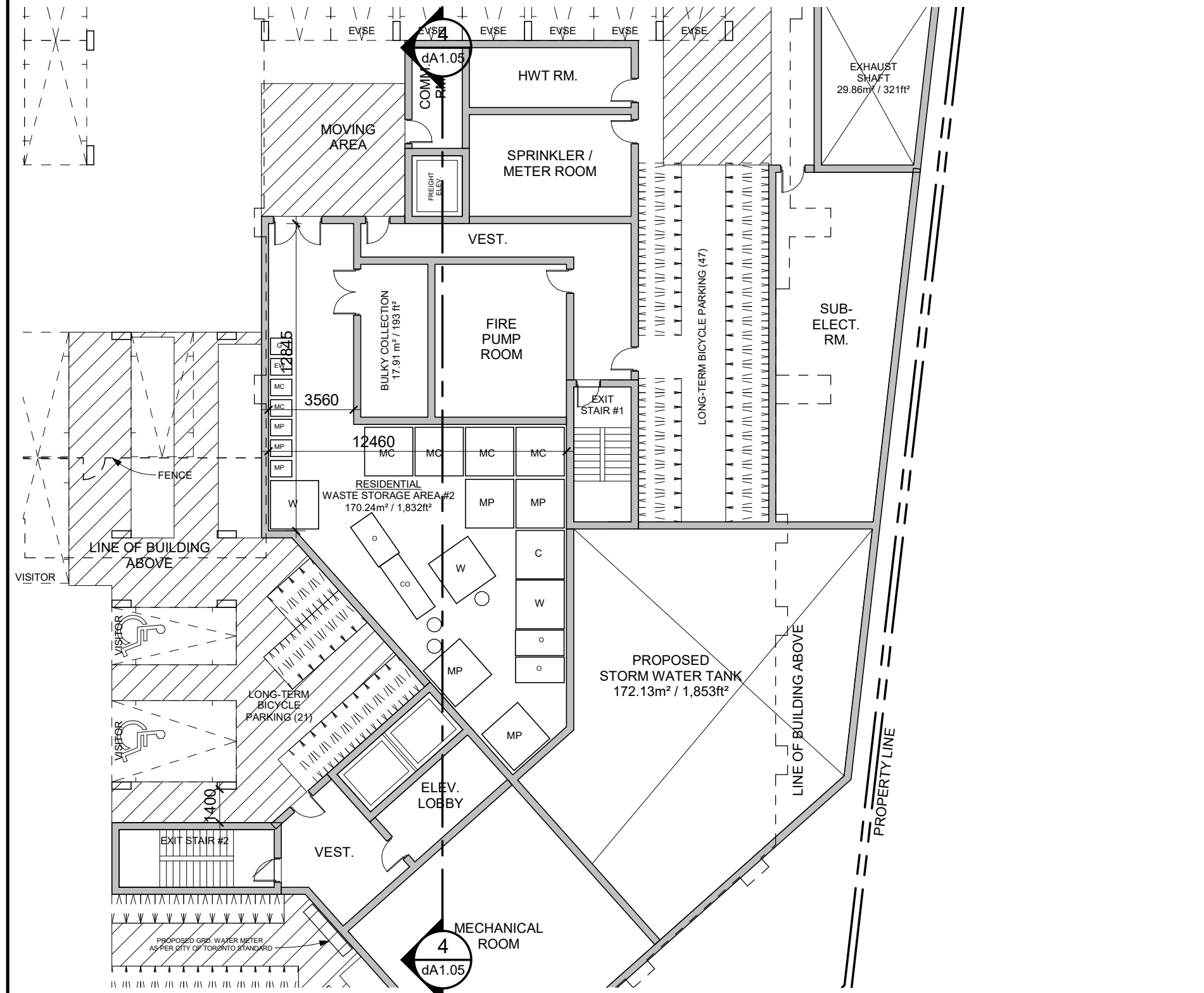
Townhome Residential Weekly Generation	Kgs
Cans/Bottles/Glass Jars	24.39
Glass Bottles	1.41
Mixed Fibres	30.74
Organic/Compost	47.49
E-waste, Light Bulbs, Scrap Metal, Batteries	0.20
Non-recyclable waste	26.57
Total Generation	130.80

Town Homes Waste Room indicates the size on the drawing as 21.37m²

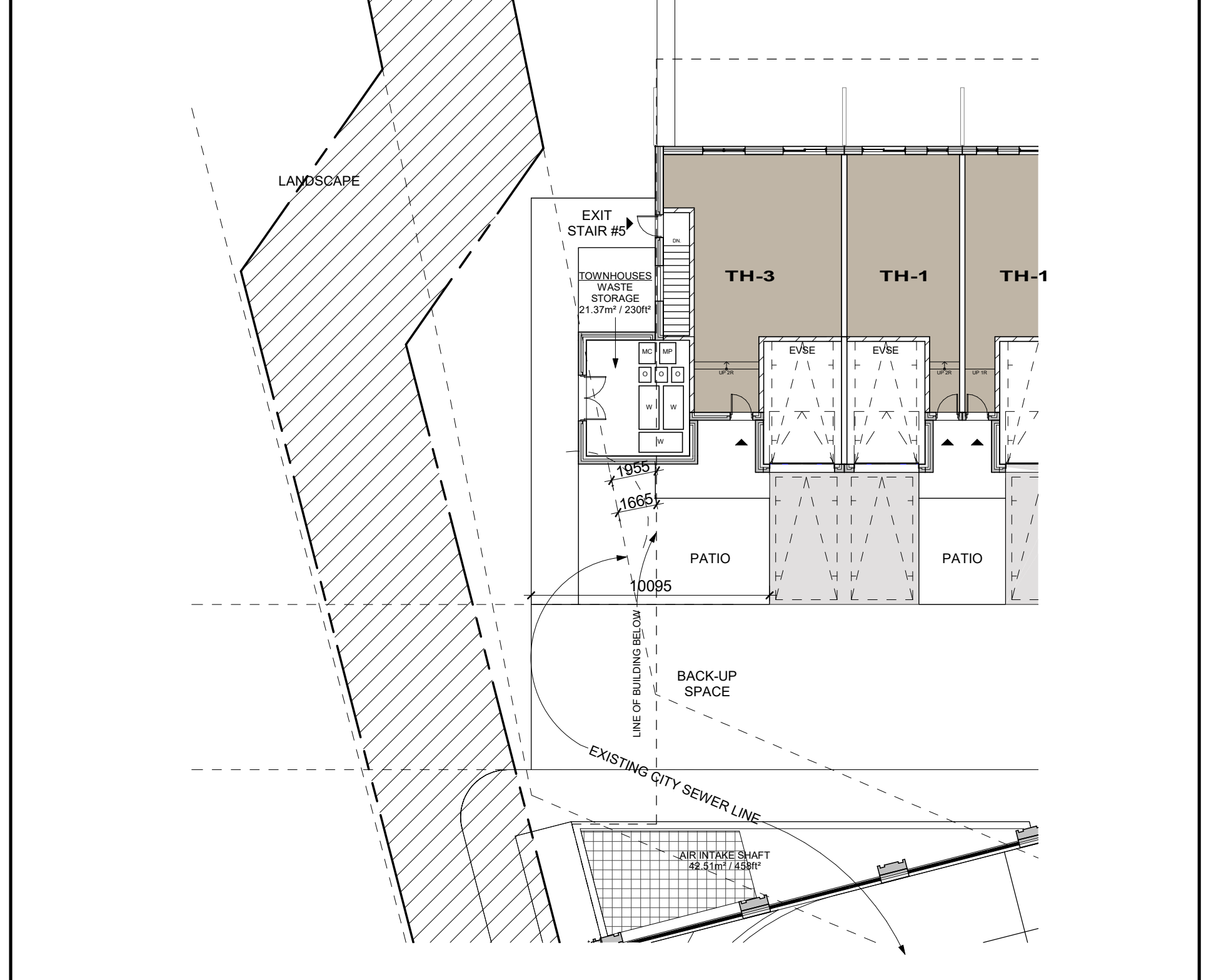
Streams	Equipment	Length (m)	Width (m)	Number of Equipment	M2
Mixed Containers	95 gallon/360 L Totes	0.89	0.69	1	0.61
Mixed Paper	95 gallon/360 L Totes	0.89	0.69	1	0.61
Organics	64 gallon/240 L Totes	0.64	0.51	3	0.98
Waste	Cart	1.836	0.851	2	3.12
TOTAL m2					5.33



Residential Waste Room #1 - Floor Plan Level P1 3
1 : 200 dA1.05



Residential Waste Room #2 - Floor Plan Level P1 2
1 : 200 dA1.05



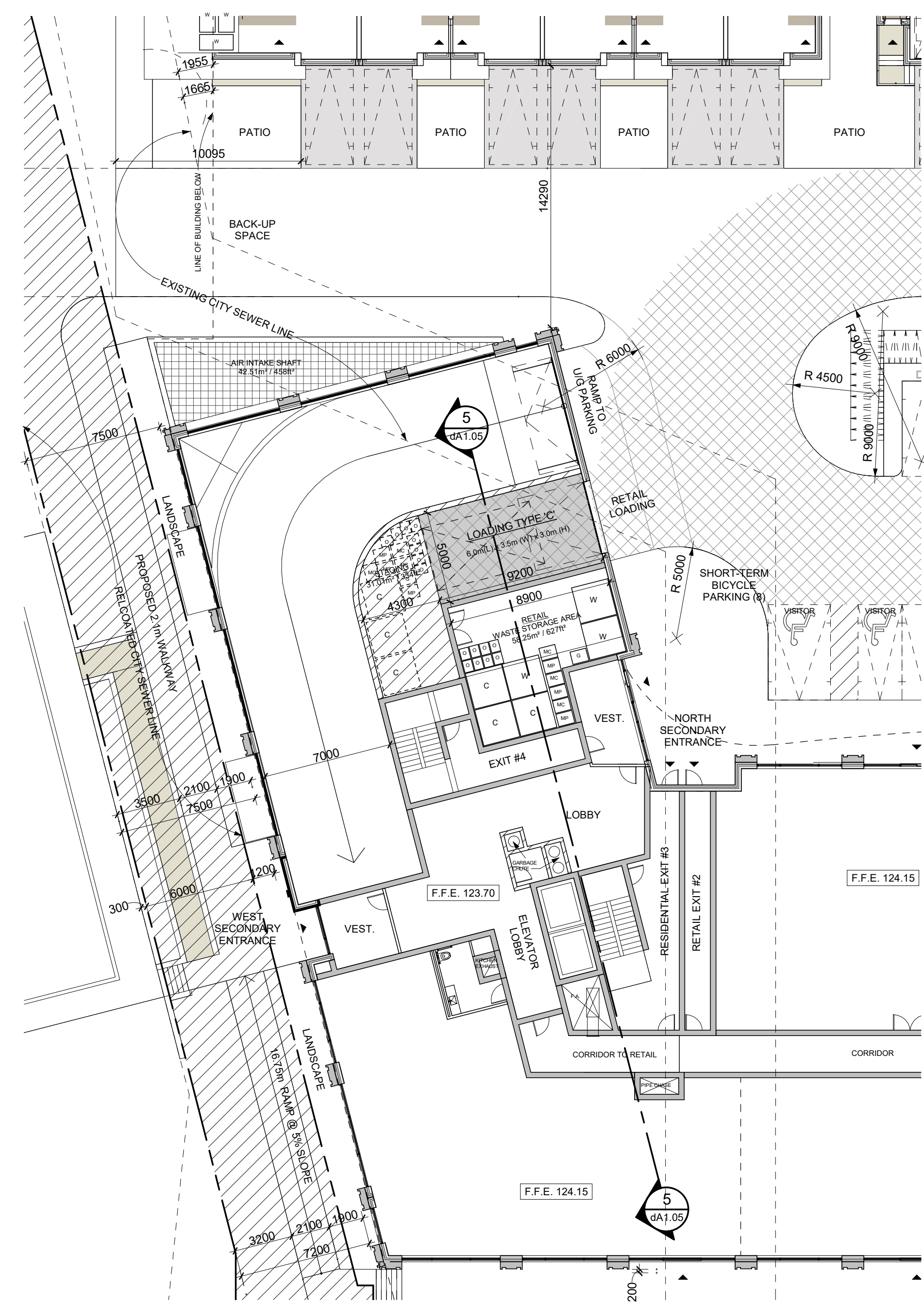
Townhouse Waste Room - Floor Plan Level 1 1
1 : 200 dA1.05

Oct. 25, 2022

Commercial Waste Room indicates the size on the drawing as 58.25m²

Streams	Equipment	Length (m)	Width (m)	Number of Equipment	M2
Mixed Containers	95 gallon/360 L Totes	0.89	0.69	3	1.8423
Mixed Paper	95 gallon/360 L Totes	0.89	0.69	3	1.8423
Glass	95 gallon/360 L Totes	0.89	0.69	1	0.5141
Organics	64 gallon/240 L Totes	0.64	0.51	8	2.6112
Cardboard	4-yard Container	2.03	2.01	3	12.2409
Cardboard Baler	Baler	1.39	1.71	1	3.4029
Used Cooking Oil System	Holding Tank	1.07	1.07	1	1.1449
Used Cooking Oil System	Collection Cart	0.985	0.305	2	0.5885
Waste	4-yard Container	2.03	2.01	3	12.2409
TOTAL m2					36.52815

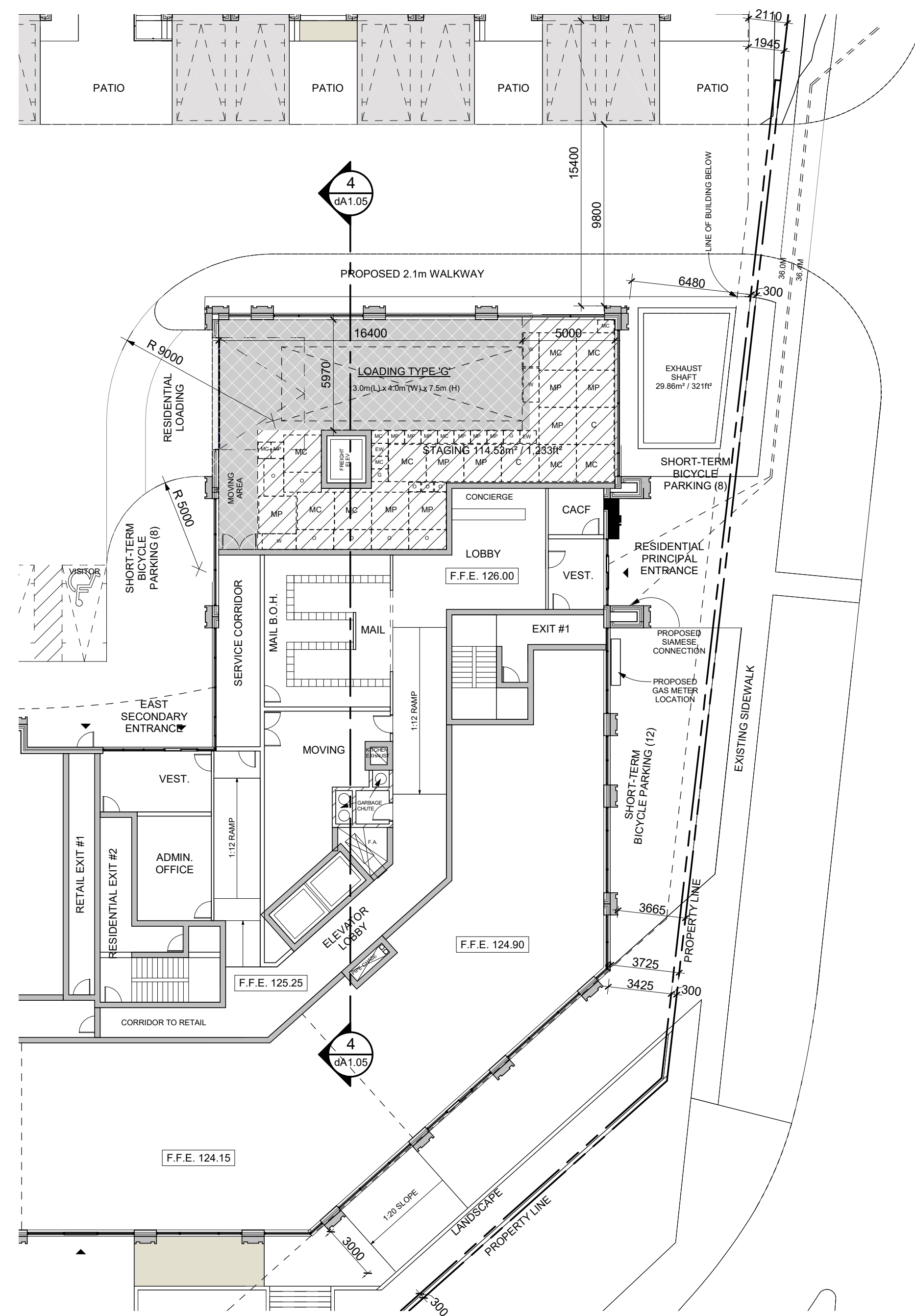
Weekly Anticipated Waste/Recycling Weight		kg
Retail Weekly Generation		66%
Cardboard		235.2
Cans/Bottles/Glass Jars		75.60
Mixed Fibres		100.80
Organic/Compost		168.00
E-waste, Light Bulbs, Scrap Metal, Batteries		6.40
Non-recyclable waste		252.00
Total Generation		604.80



Retail Waste Area and Loading - Floor Plan Level 1

1 : 200

2
dA1.06



Residential Loading - Floor Plan Level 1

1 : 200

1
dA1.06

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

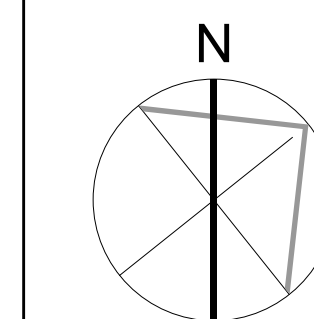
Revisions:		Date:
No.:	Revision:	

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Waste Management Plans

Scale:
1 : 200
Drawn by:
Author
Checked by:
Checker
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA1.06

Plot Date: 10/25/2022 3:42:25 PM File Path: C:\Users\j2021\1111921_1205_Dundas Street East.dwg Plot Date: 10/25/2022 3:42:25 PM

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings. This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

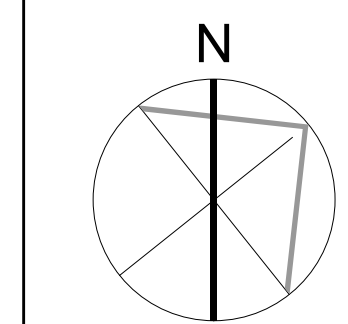
Revisions:		
No.:	Revision:	Date:
1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

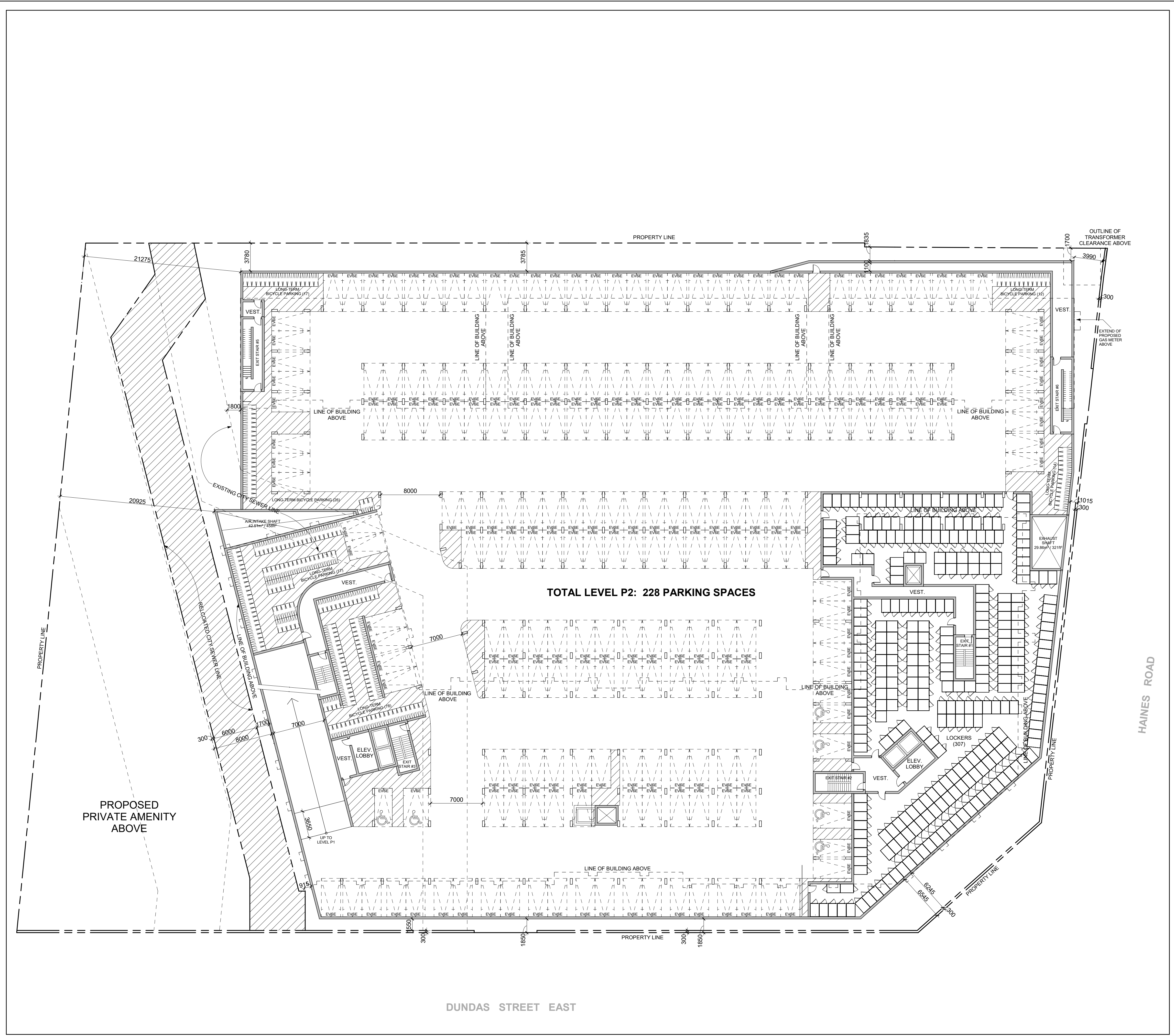
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Parking Floor Plan - Level P2

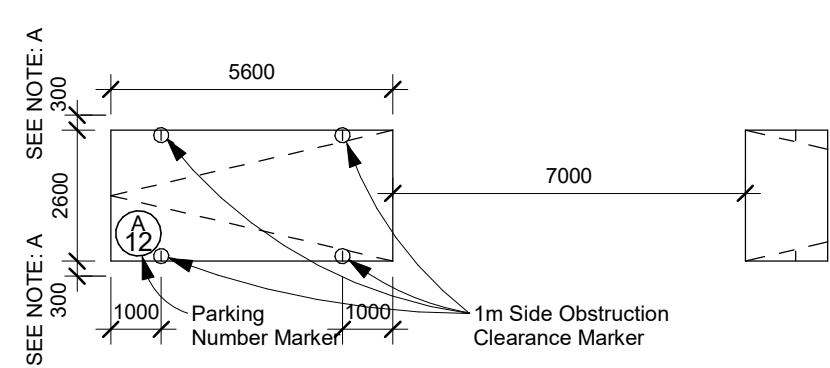
Scale:
As indicated
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



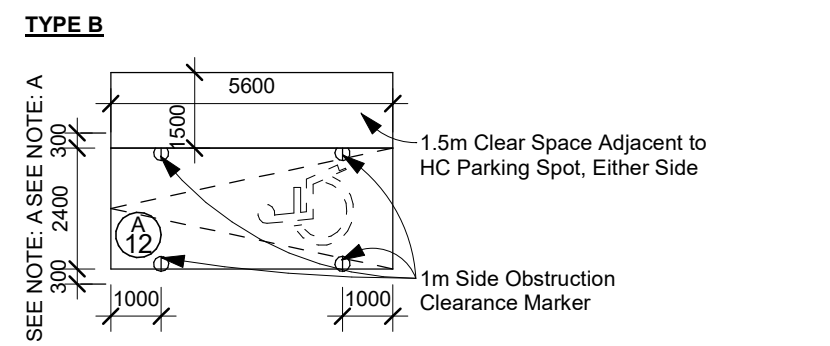
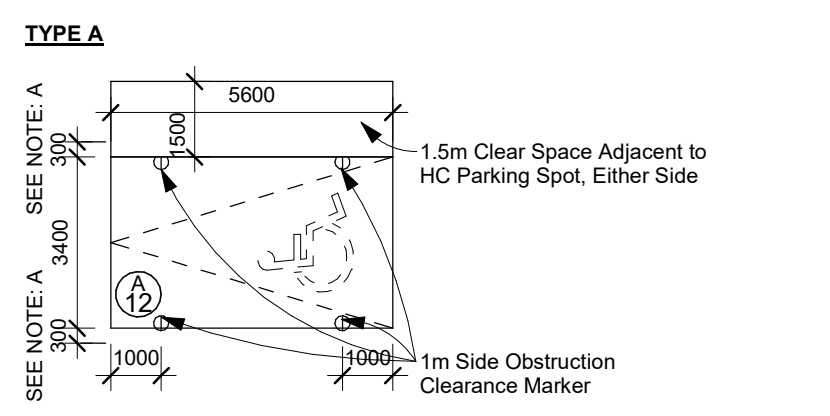
dA2.01



TYPICAL PARKING SPACE:
Drive Aisle @ 7m min.

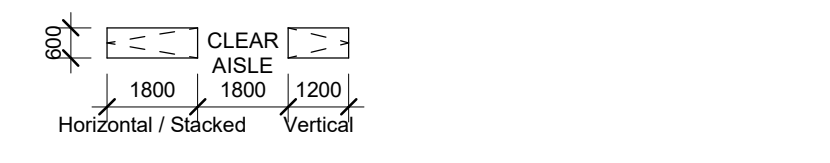


ACCESSIBLE PARKING SPACE:



NOTE: A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

BICYCLE PARKING SPACE LEGEND



CONVEX MIRROR



Parking Space Legend **2**
NTS dA2.01

Floor Plan - Level P2 **1**
1 : 250 dA2.01

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

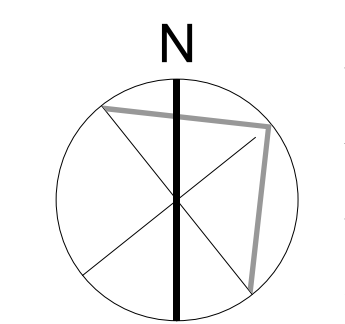
Revisions:		Date:
No.:	Revision:	

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

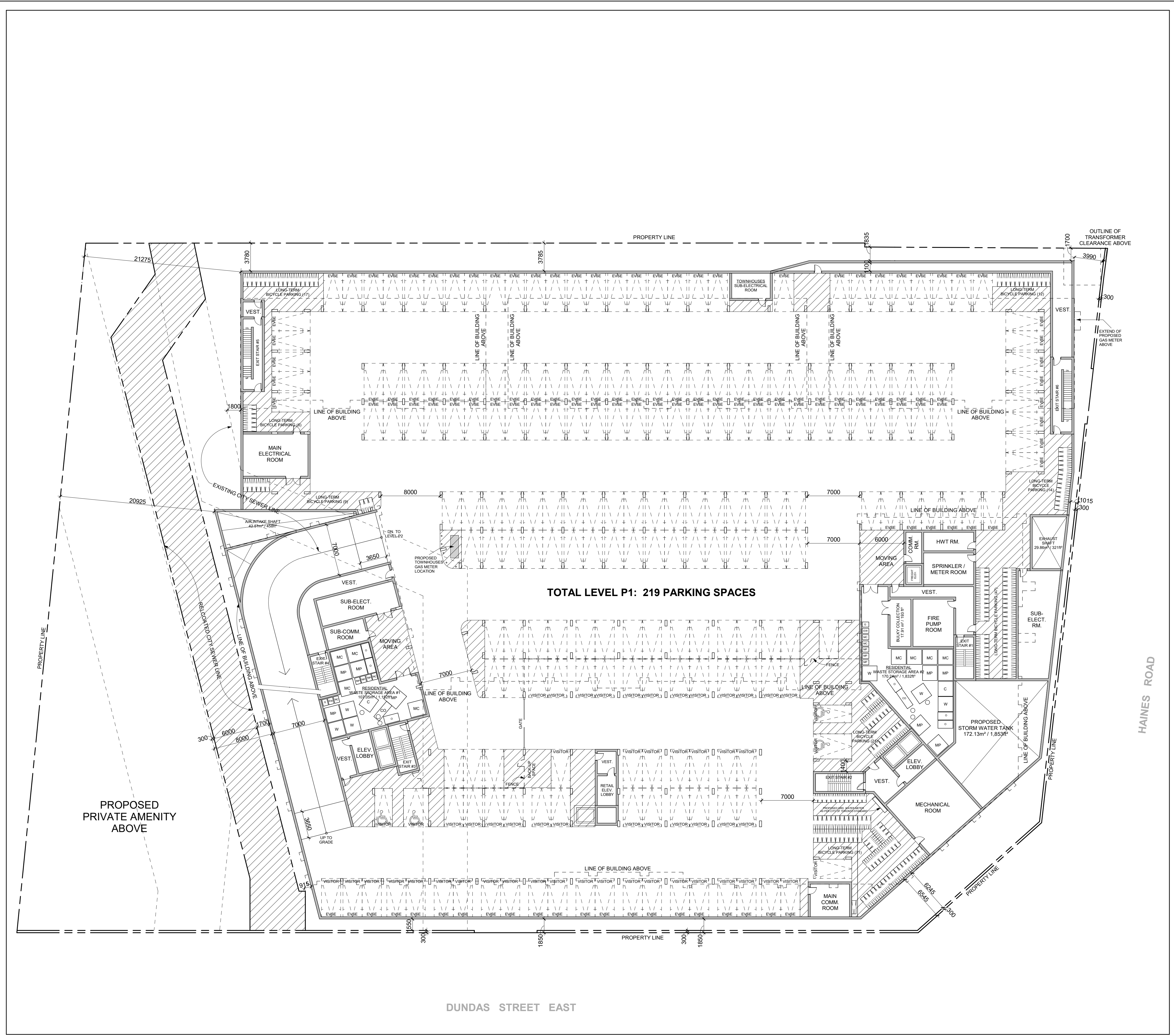
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Parking Floor Plan - Level P1

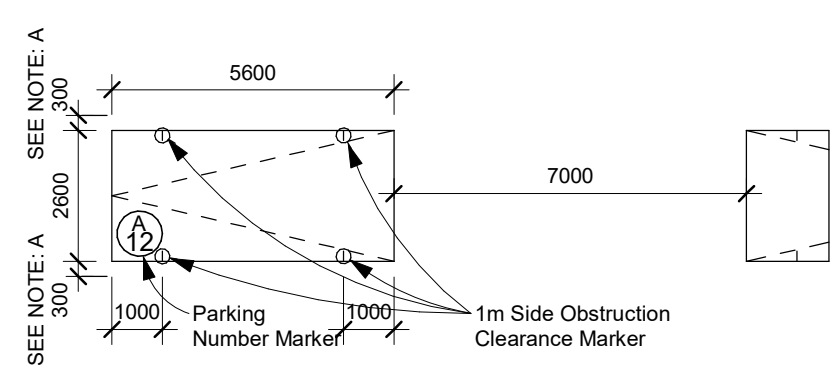
Scale:
As indicated
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



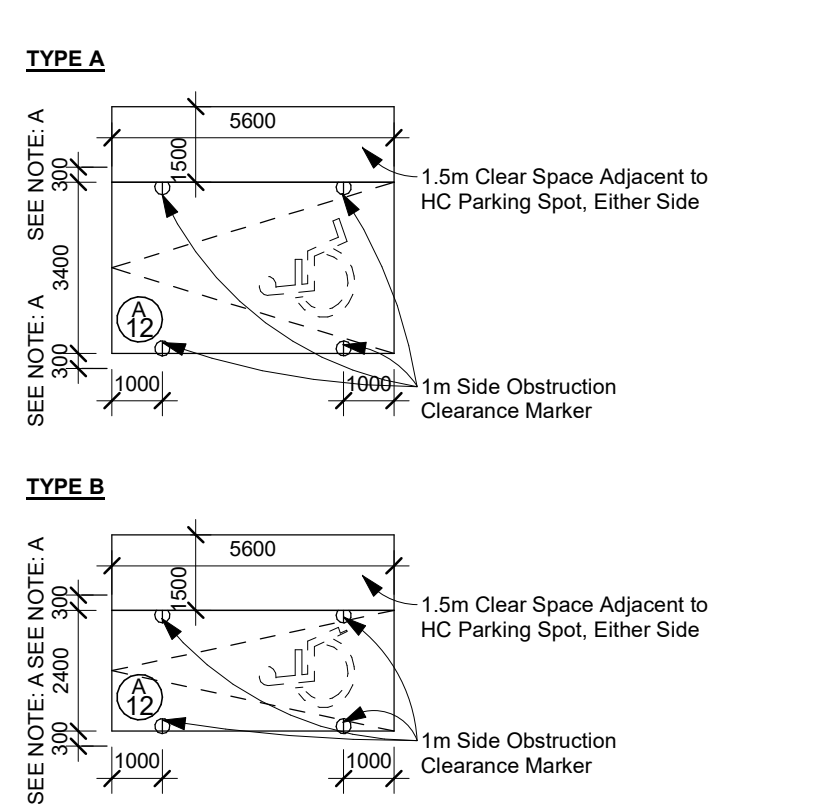
dA2.02



TYPICAL PARKING SPACE:
Drive Aisle @ 7m min.

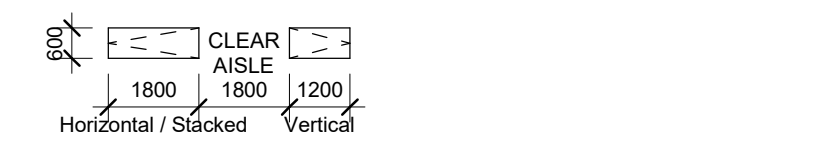


ACCESSIBLE PARKING SPACE:



NOTE: A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

BICYCLE PARKING SPACE LEGEND



CONVEX MIRROR



Parking Space Legend 2
NTS dA2.02

Floor Plan - Level P1 1
1 : 250 dA2.02

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way devalues or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings. This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400 Toronto, ON M3J 0H1

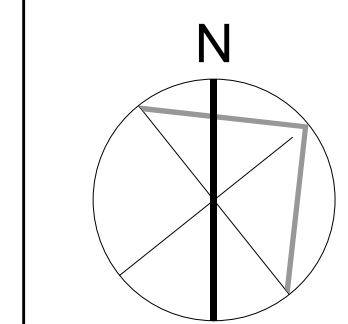
Revisions: No. Revision Date

No.	Revision	Date
1	Rezoning Submission	Oct. 31, 2022
No.	Issued For:	Date:

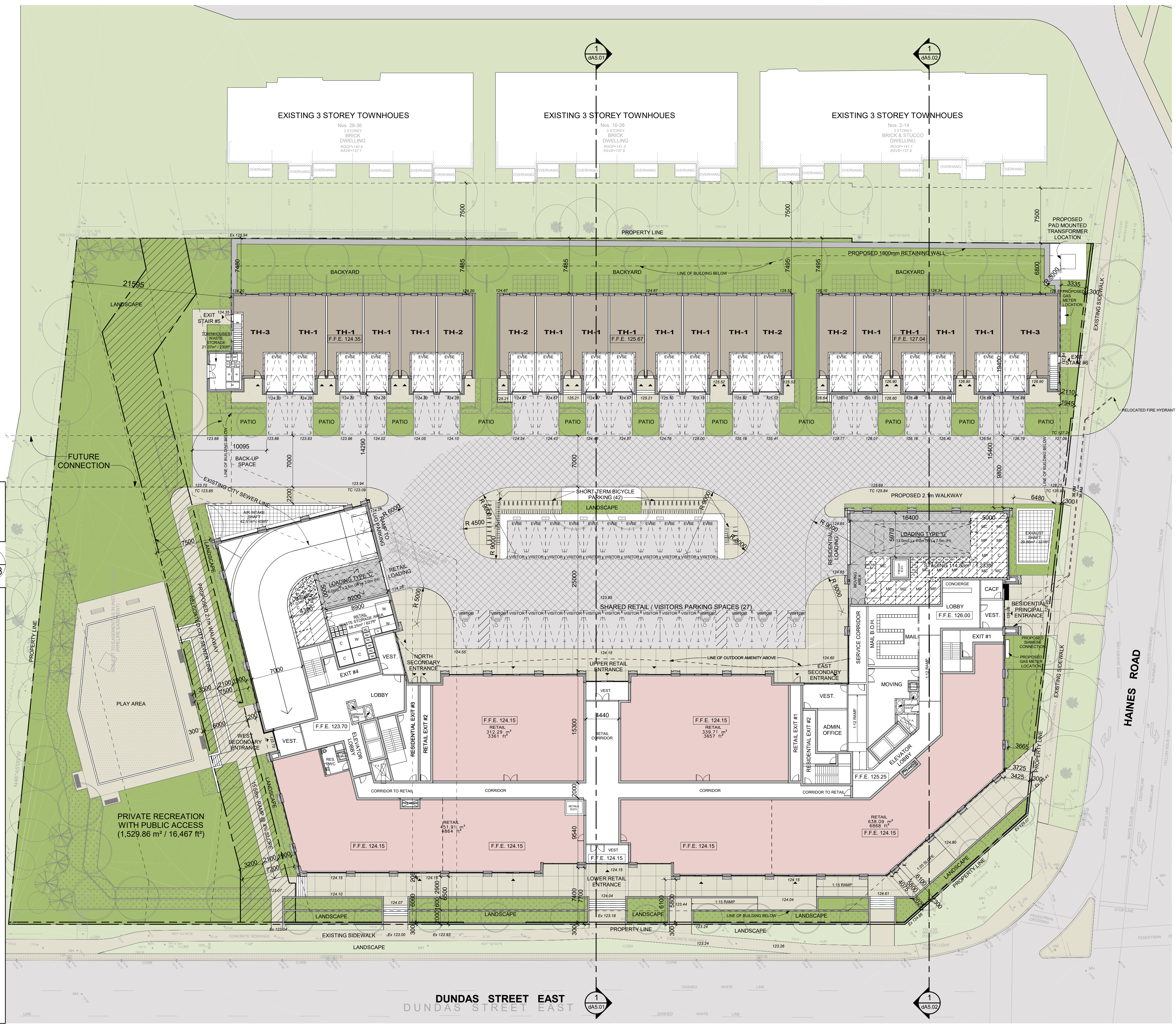
Client: KJC PROPERTIES INC. 805 Dundas Street East, Mississauga, ON. Proposed Residential Development

Floor Plan - Level 1

Scale: As indicated
Drawn by: G.H.
Checked by: G.H.
Project No.: 21-115
Date: Oct. 25, 2022
Drawing No.:



dA2.03



MAXIMUM POROSITY OF VENTILATION GRATES IS 20mm X 20mm.

Grates Porosity 3
NTS dA2.03

LOADING SPACE:
RESIDENTIAL:
1 OF TYPE 'G' - 13.0m X 4.0m X 6.1m CLEARANCE
RETAIL:
1 OF TYPE 'C' - 6.0m X 3.5m X 3.0m CLEARANCE

ACCESS ROUTE
PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.4m VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000kg. STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS:
(A) DESIGN CODE - ONTARIO BUILDING CODE
(B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
(C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICLE SPEEDS TO 15KM/H AND 20% FOR HIGHER SPEEDS

LOADING AREA
THE ENTIRE LOADING AREA MUST BE CONSTRUCTED OF 8" (0.2m) THICK REINFORCED CONCRETE, WITH GRADE NOT TO EXCEED 2%

TRAINED ON-SITE CUSTODIAL STAFF MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A SIGNAL PERSON WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES ON SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

Loading Notes 2
NTS dA2.03

Floor Plan Level 1 1
1 : 250 dA2.03

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

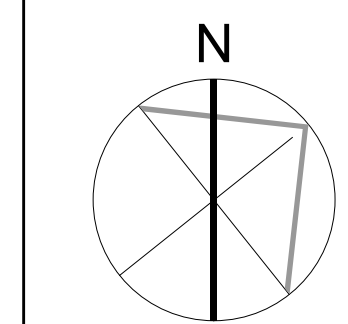
No.	Revision:	Date:

No.	Issued For:	Date:
1	Rezoning Submission	Oct. 31, 2022

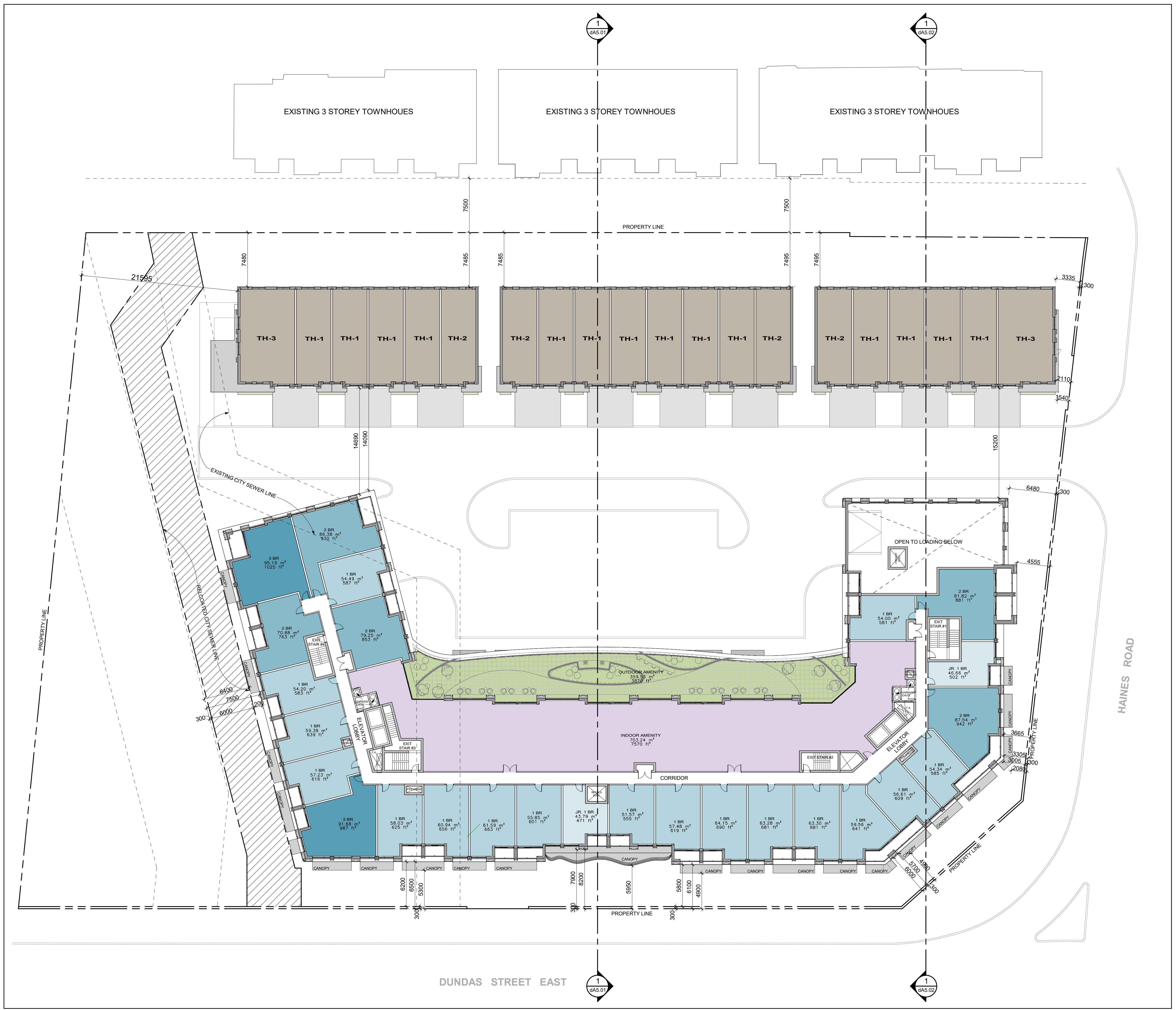
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Floor Plan - Level 2

Scale:
1 : 250
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA2.04



Floor Plan Level 2 1
1 : 250 dA2.04

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

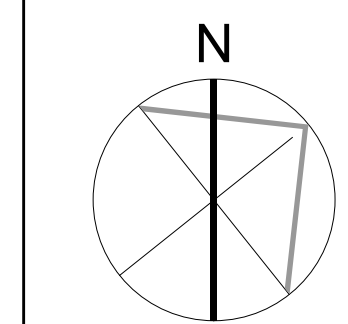
No.	Revision:	Date:

No.	Issued For:	Date:
1	Rezoning Submission	Oct. 31, 2022

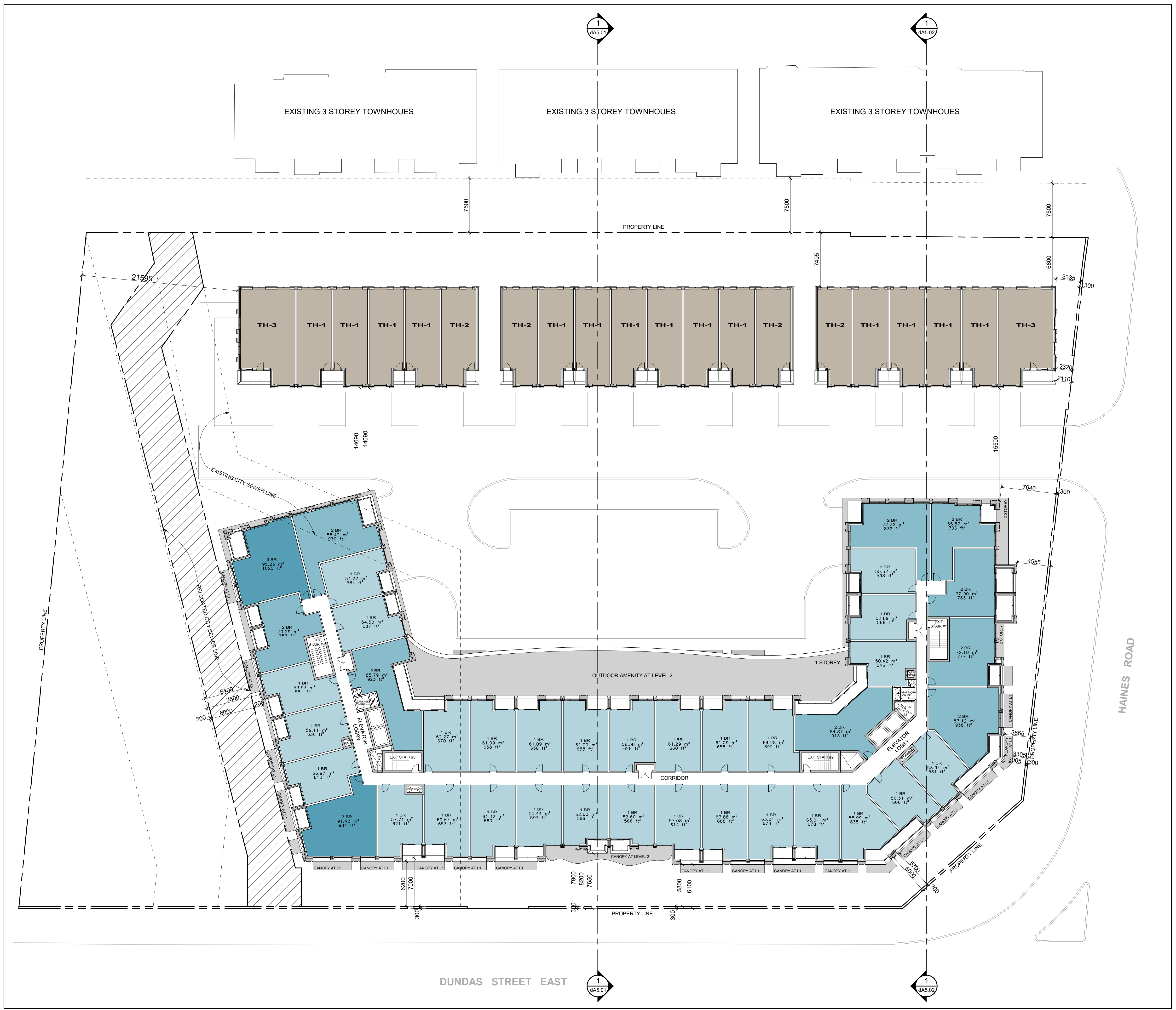
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - Level 3

Scale:
1 : 250
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA2.05



Floor Plan - Level 3 1
1 : 250 dA2.05

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

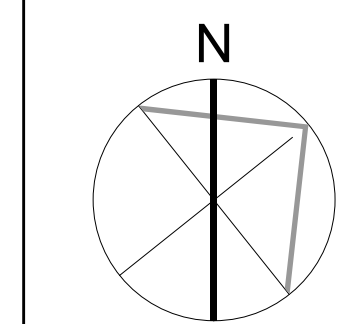
Revisions:		
No.:	Revision:	Date:

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

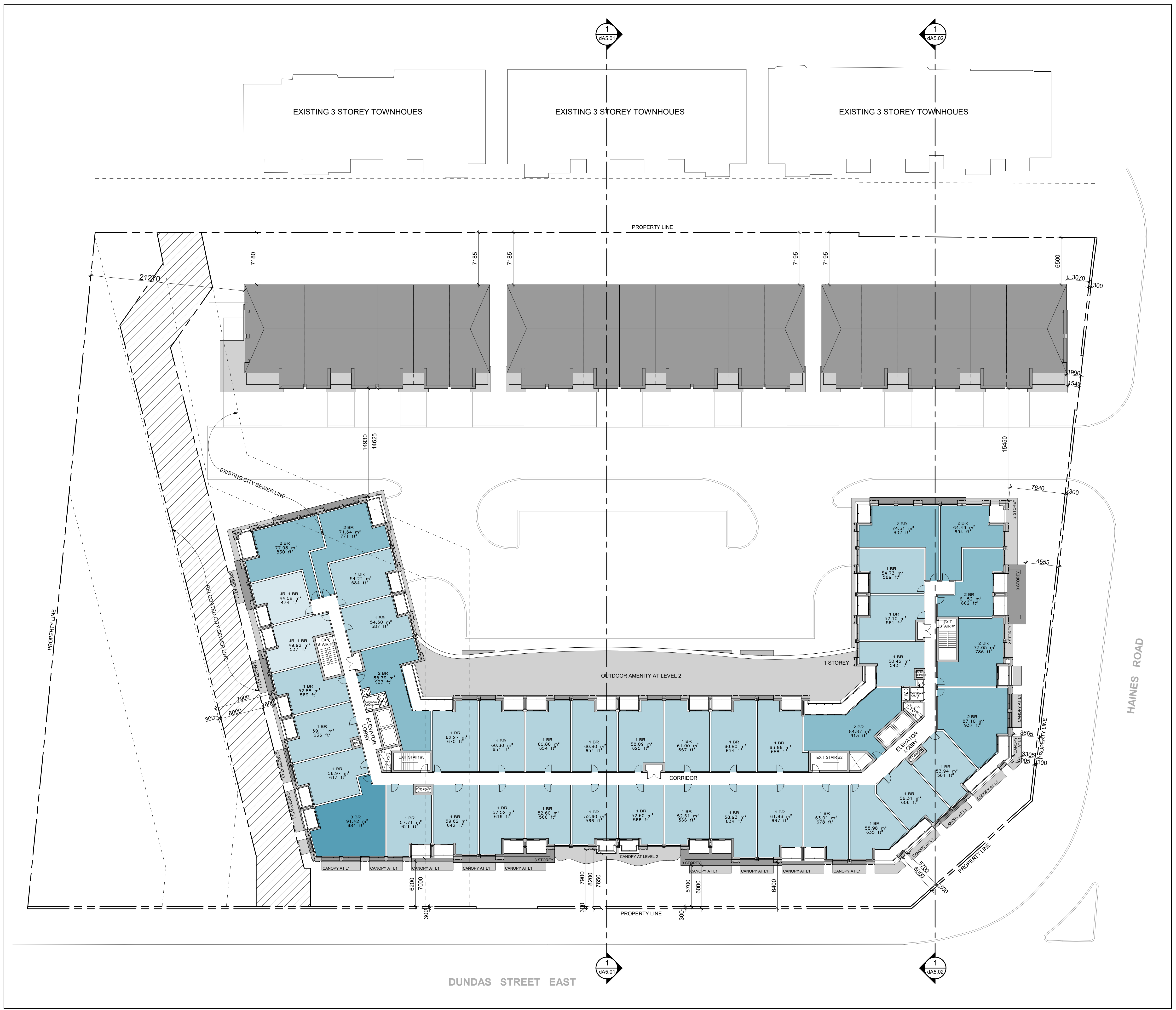
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - Level 4 & 5

Scale:
1 : 250
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA2.06



Floor Plan - Level 4 & 5 1
1 : 250 dA2.06

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		Date:
No.:	Revision:	Date:

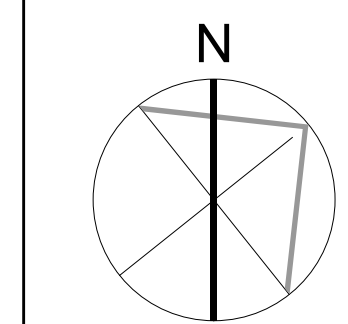
1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.

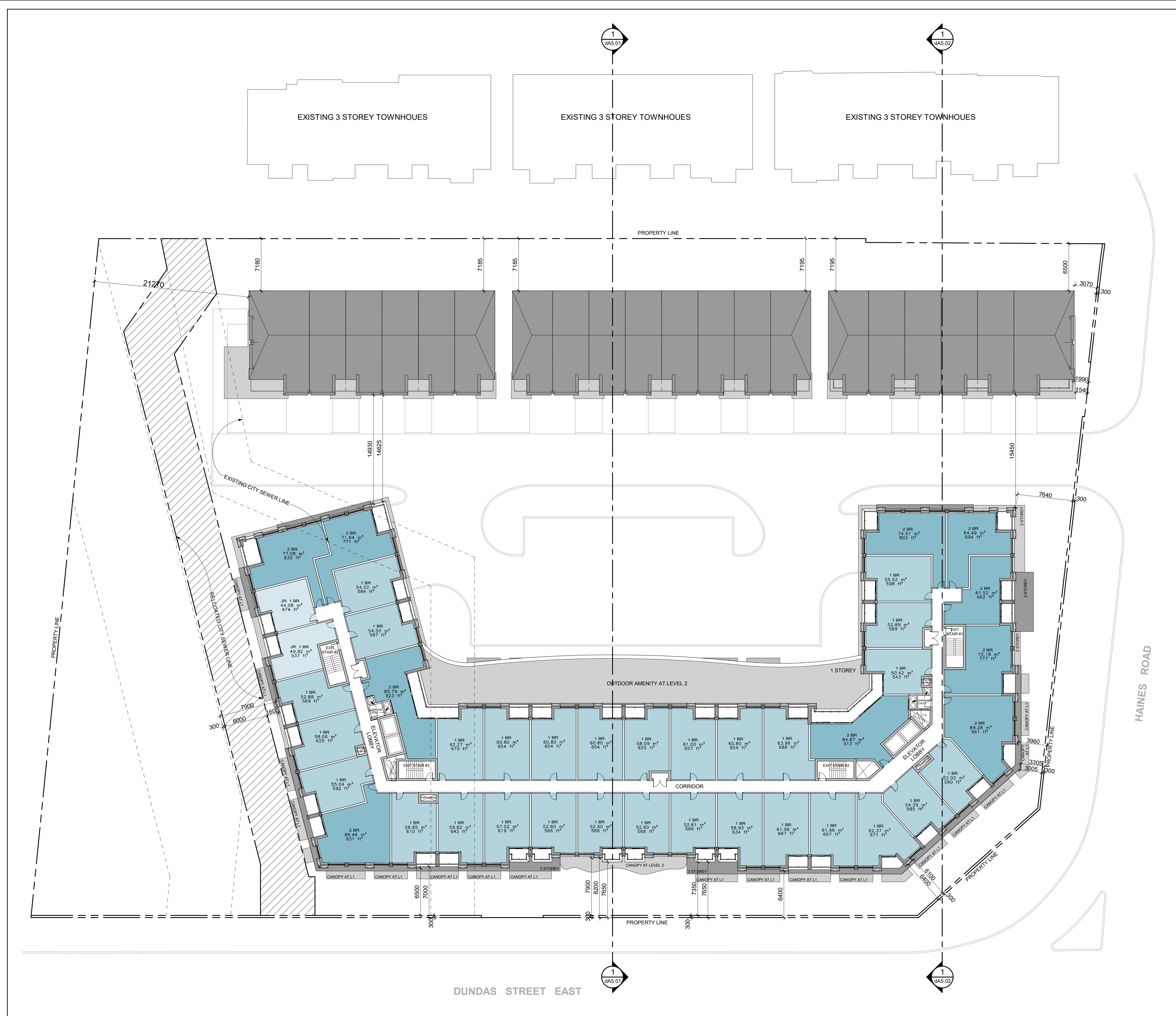
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - Level 6 & 7

Scale:
1 : 250
 Drawn by:
G.H.
 Checked by:
G.H.
 Project No.:
21-115
 Date:
Oct. 25, 2022
 Drawing No.:



dA2.07



Floor Plan - Level 6 & 7
1 : 250
1 dA2.07

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

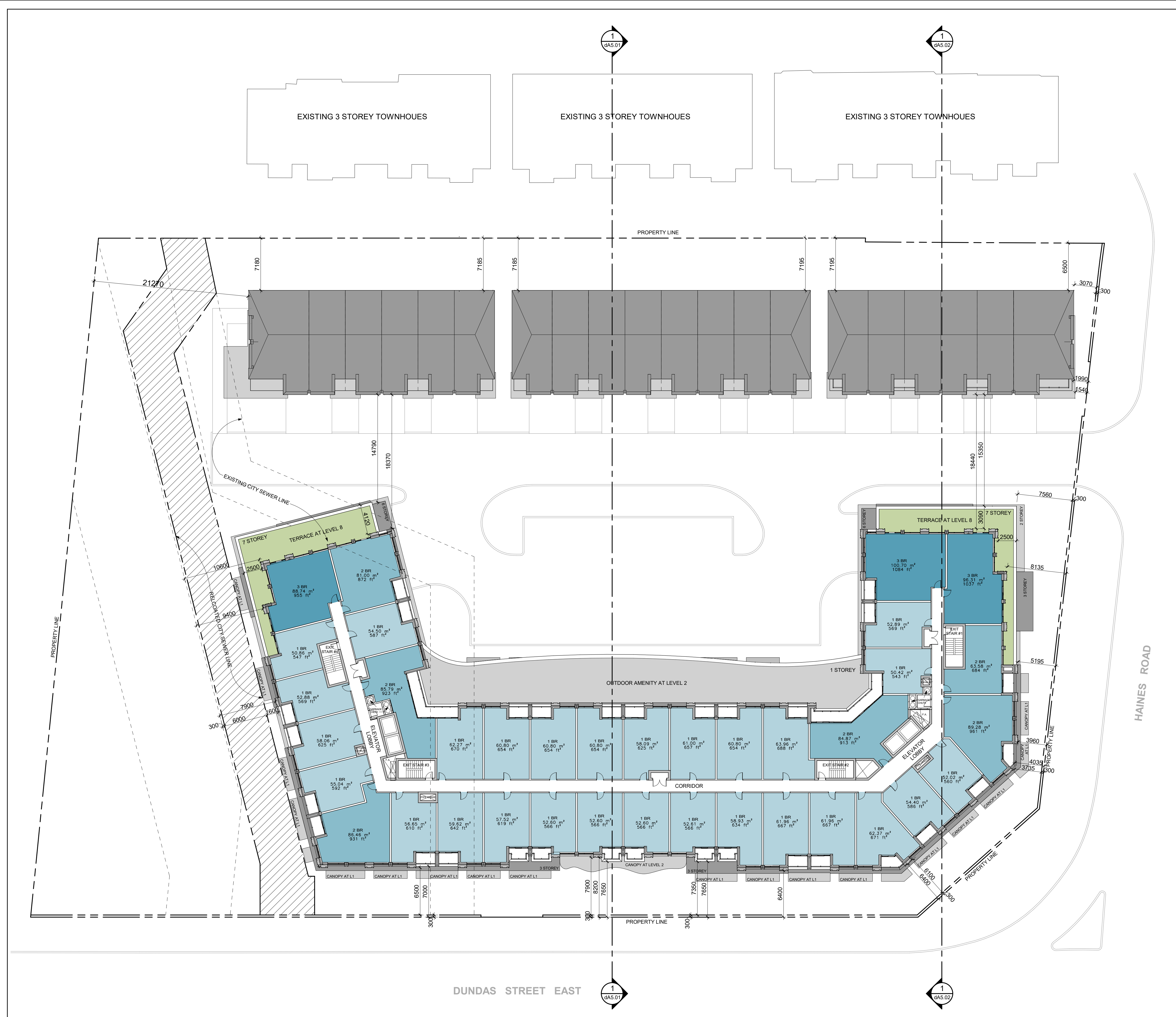
Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. Revision Date

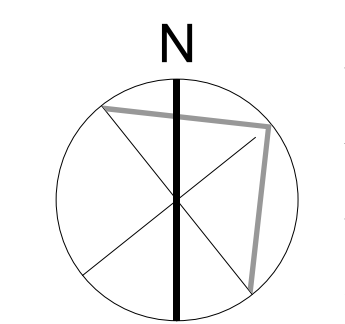
No.	Revision	Date
1	Rezoning Submission	Oct. 31, 2022
No.	Issued For:	Date:



DUNDAS STREET EAST

HAINES ROAD

Floor Plan - Level 8
1 : 250



dA2.08

Client: KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development
Drawing Title: Floor Plan - Level 8
Scale: 1 : 250
Drawn by: G.H.
Checked by: G.H.
Project No.: 21-115
Date: Oct. 25, 2022
Drawing No.: dA2.08

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

No.:	Issued For:	Date:
------	-------------	-------

Client:

KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - Level 9

Scale:

1 : 250

Drawn by:

G.H.

Checked by:

G.H.

Project No.:

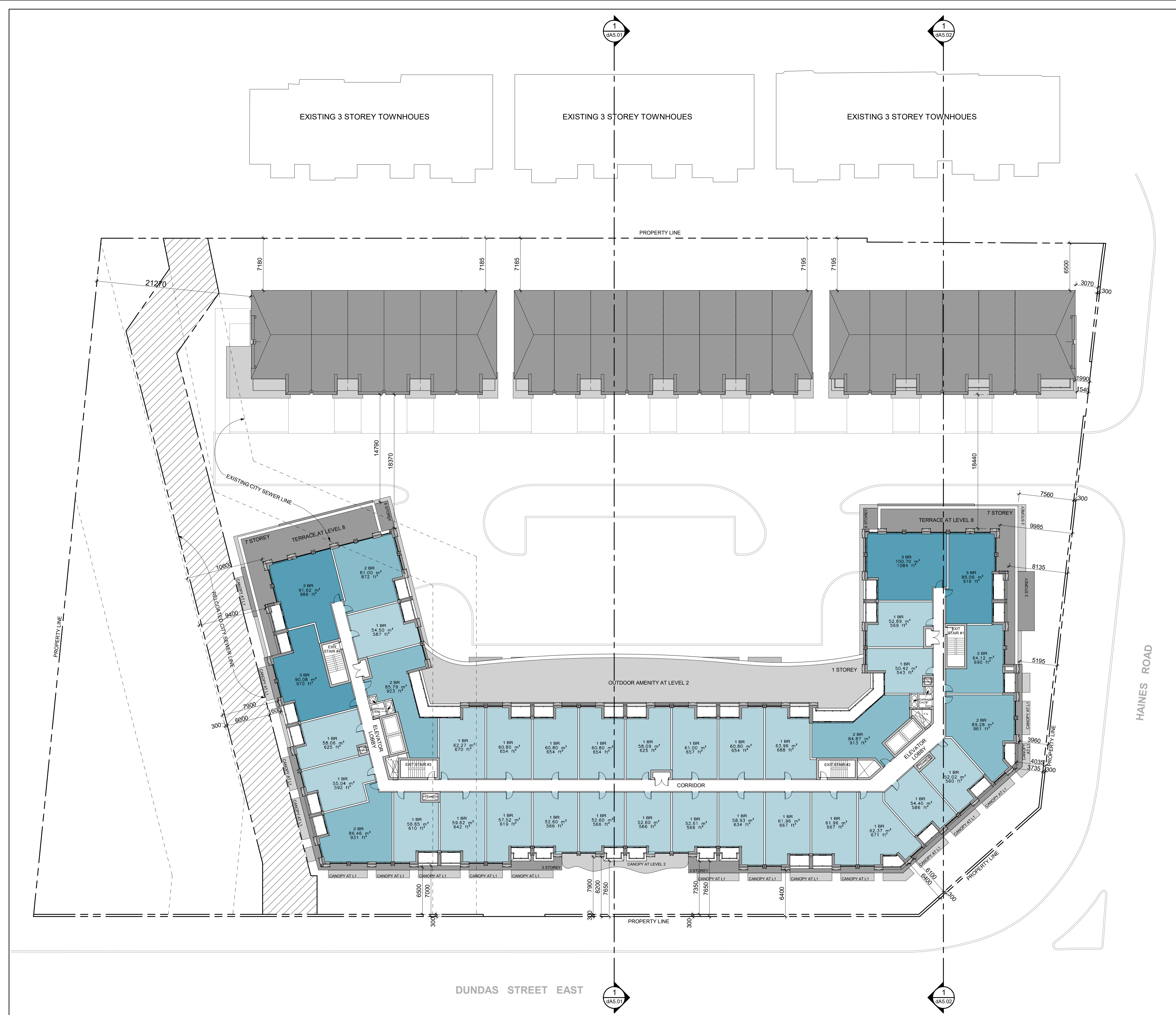
21-115

Date:

Oct. 25, 2022

Drawing No.:

dA2.09



Floor Plan - Level 9 1
1 : 250 dA2.09

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. Revision Date

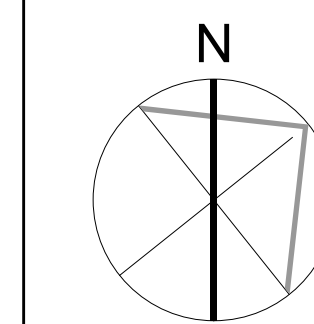
1	Rezoning Submission	Oct. 31, 2022
No.	Issued For:	Date:

Client:
KJC PROPERTIES INC.

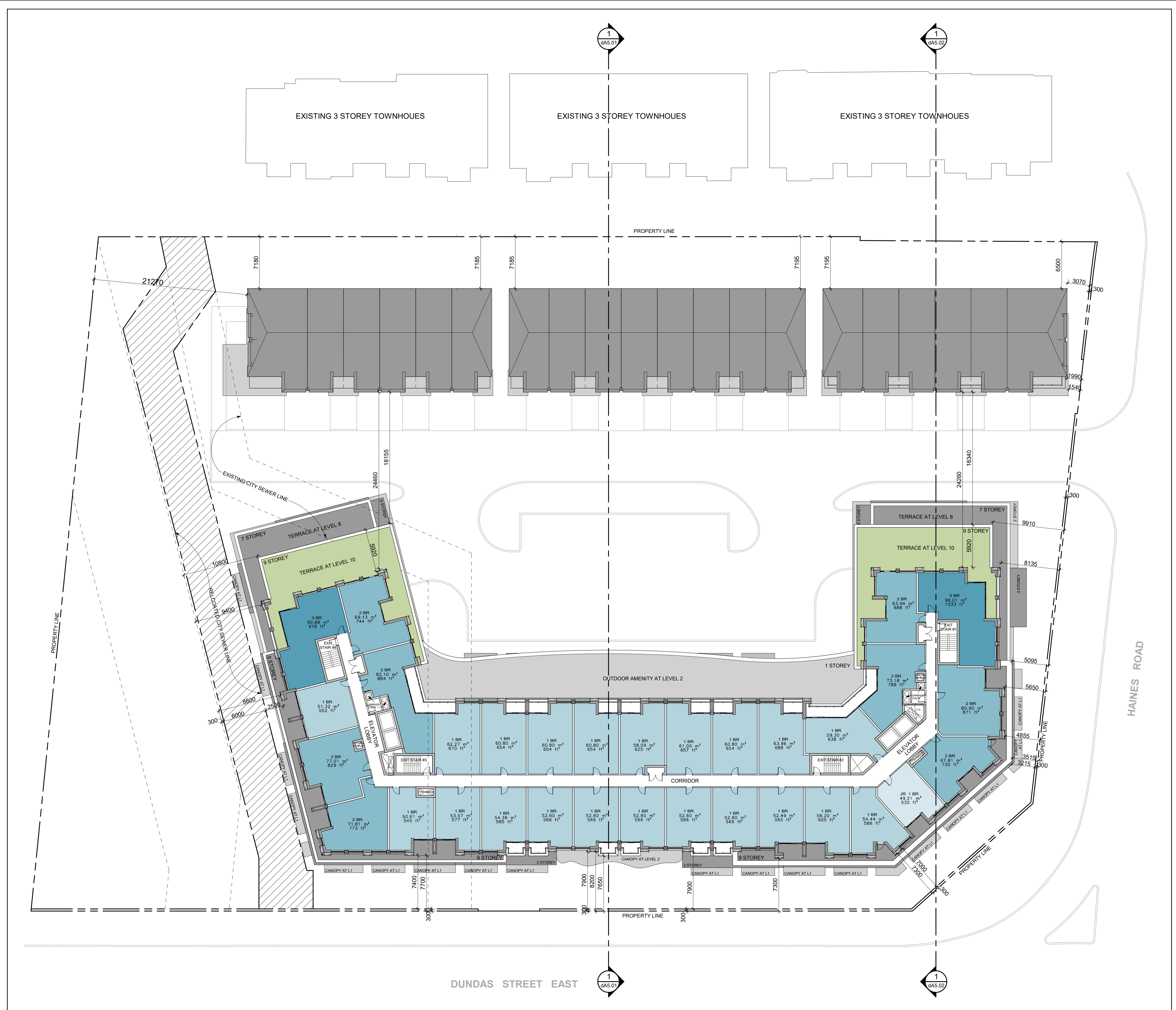
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - Level 10

Scale:
1 : 250
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA2.10



Floor Plan - Level 10
1 : 250

1
dA2.10

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

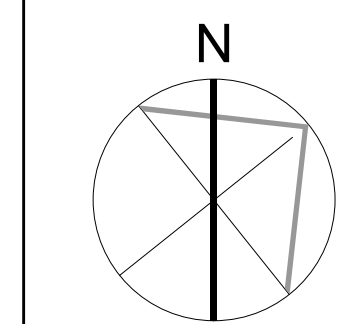
Revisions:		Date:
No.:	Revision:	

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

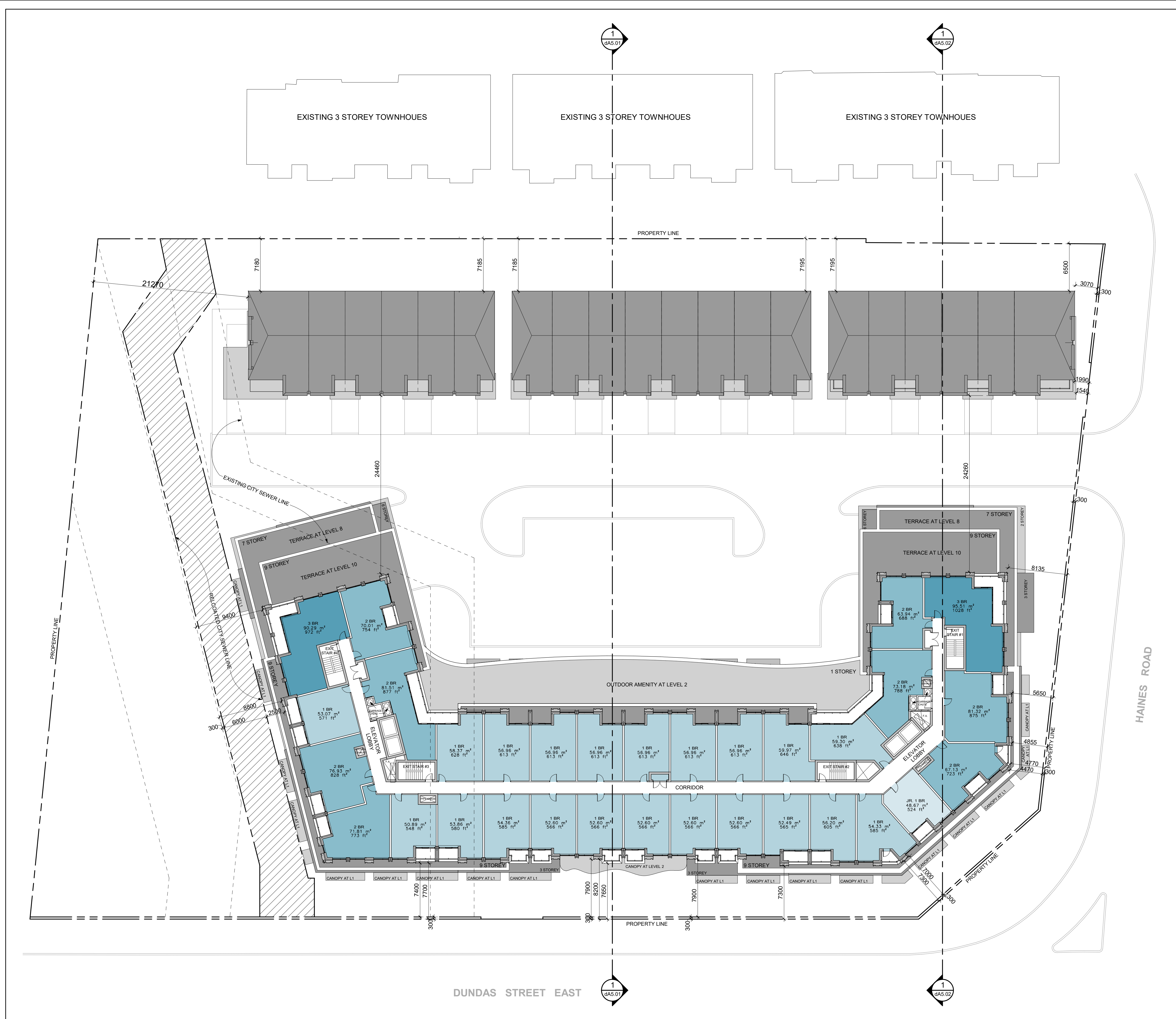
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - Level 11 & 12

Scale:
1 : 250
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA2.11



Floor Plan - Level 11 & 12
1 : 250
1
dA2.11

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

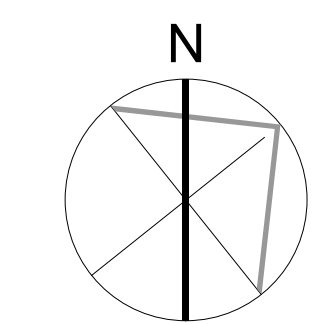
Revisions:
No.: Revision: Date:

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

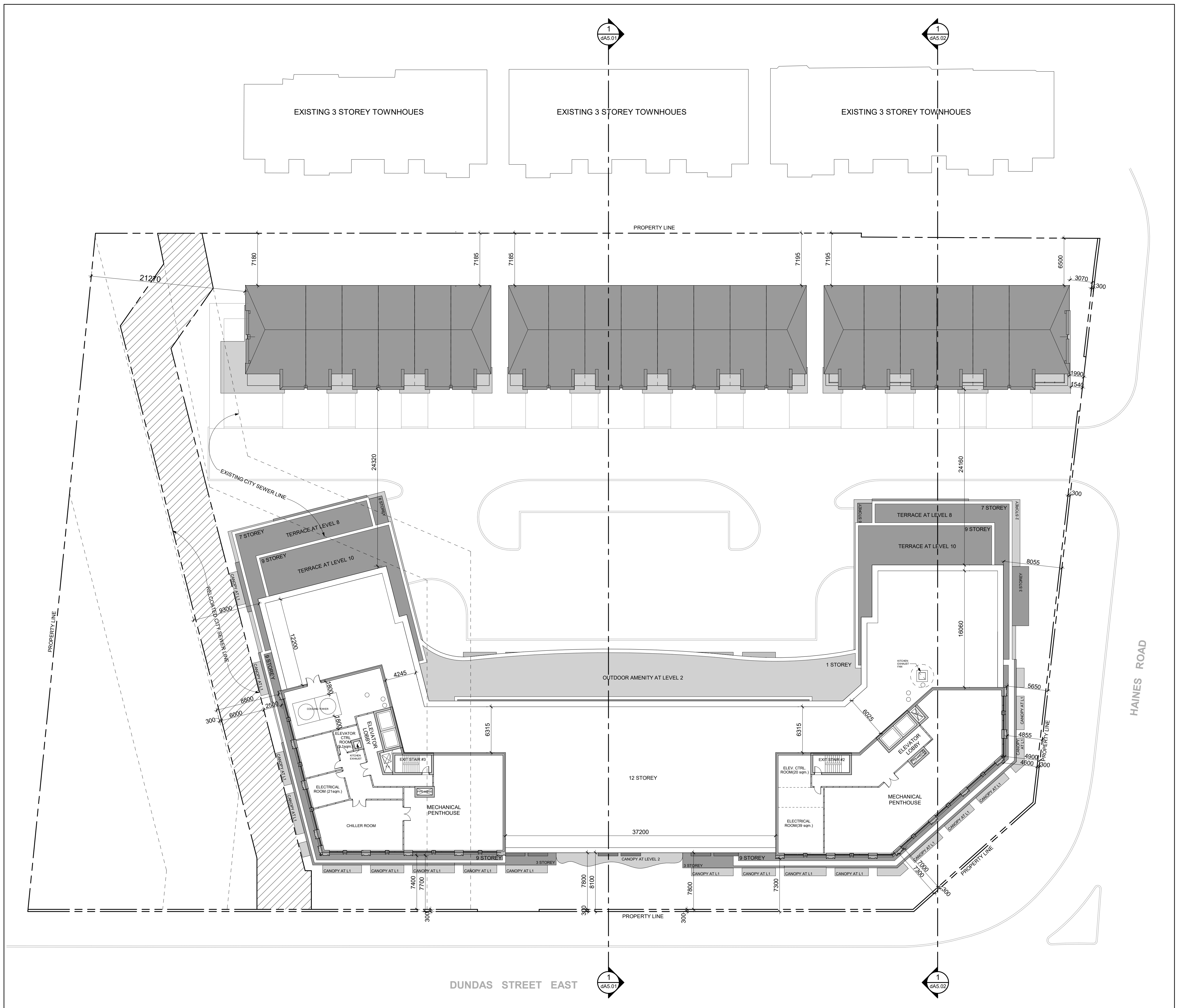
Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Floor Plan - MPH

Scale:
1 : 250
Drawn by:
G.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA2.12



Floor Plan - MPH 1
1 : 250 dA2.12

Plot Date: 10/25/2022 3:45:46 PM File Path: C:\Users\G201\11115211_805 Dundas Street East.dwg Plot Date: 10/25/2022 3:45:46 PM

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No. Revision Date

1 Rezoning Submission Oct. 31, 2022

No. Issued For Date

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Roof Plan

Scale:
1 : 250

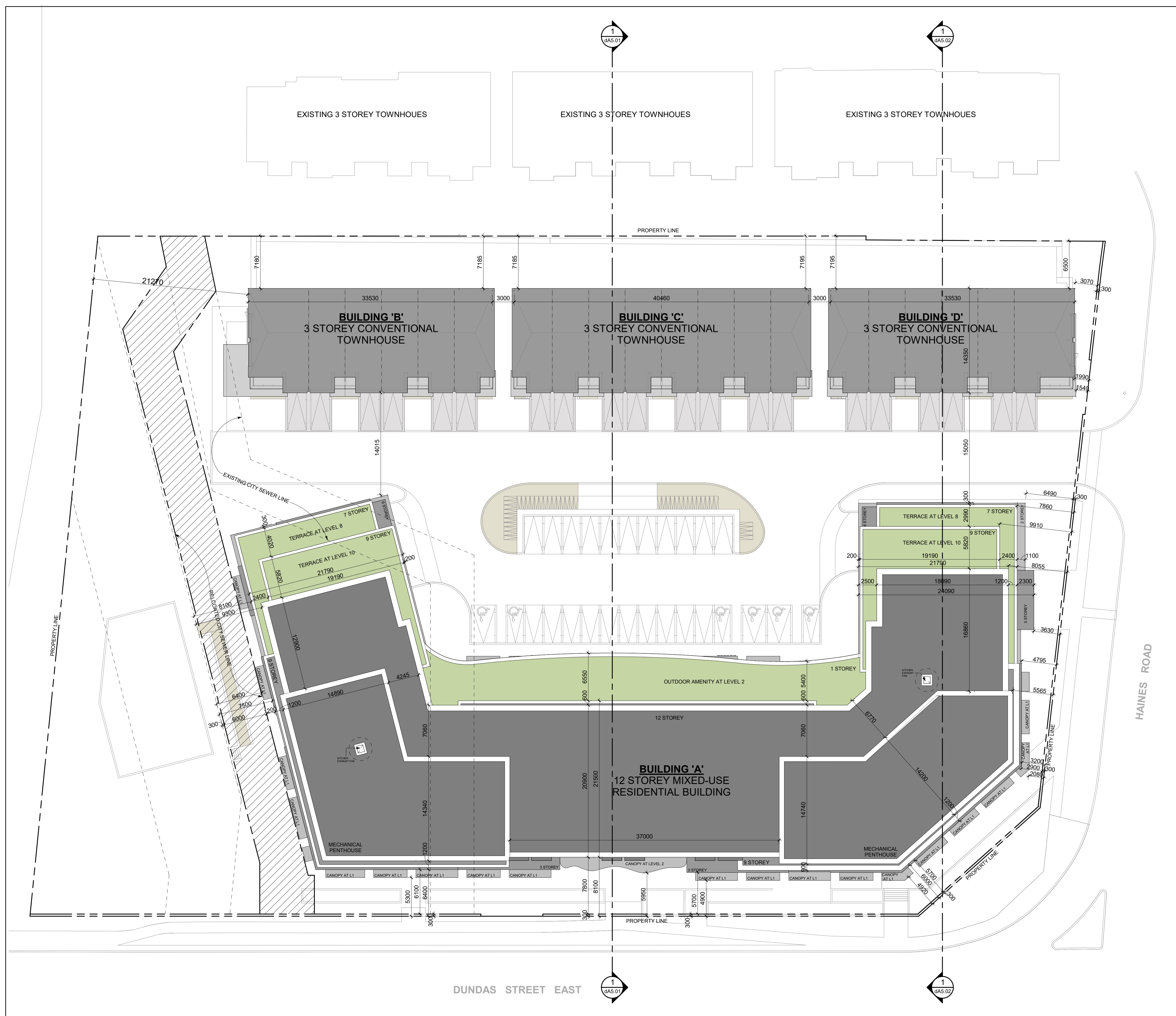
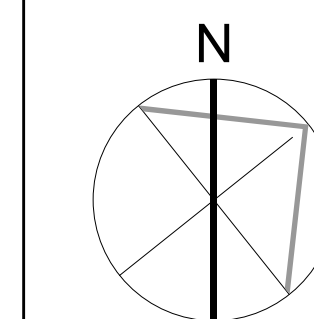
Drawn by:
G.H.

Checked by:
G.H.

Project No.:
21-115

Date:
Oct. 25, 2022

Drawing No.:



Roof Plan 1
1 : 250 dA2.13

dA2.13

Plot Date: 10/26/2022 2:43:08 PM File Path: C:\Users\jg201\OneDrive\Documents\21115\21115.dwg Plot Date: 10/26/2022 2:43:08 PM File Path: C:\Users\jg201\OneDrive\Documents\21115\21115.dwg

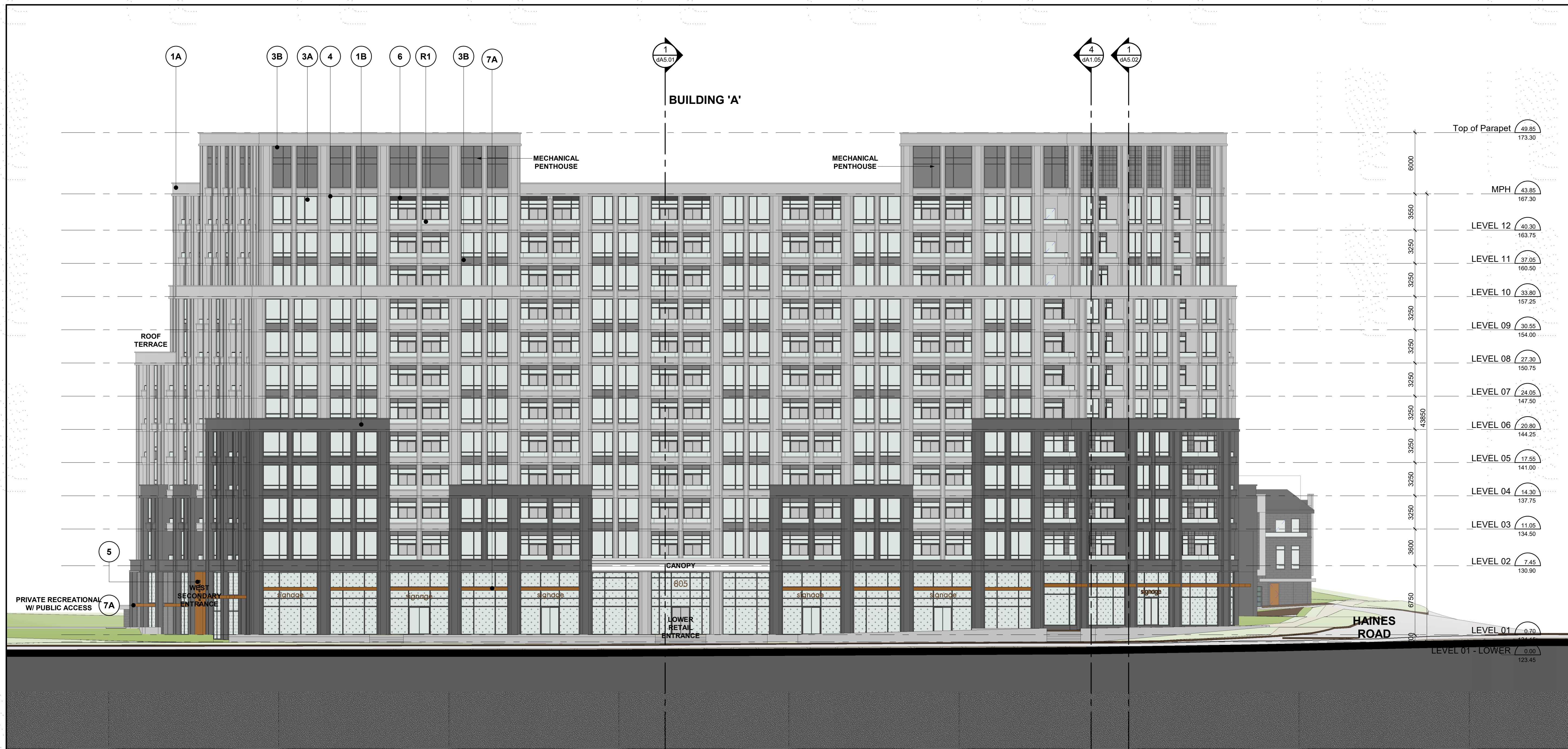
Oct. 25, 2022

EXTERIOR FINISH LEGEND

21115 - 805 DUNDAS STREET EAST

<p>ARCHITECTURAL PRE-CAST CONCRETE PANEL</p> <p>1A COLOUR : LIGHT MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>1B COLOUR : DARK MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>2 ARCHITECTURAL BRICK MASONRY COLOUR : DARK MANUFACTURER : MODULAR STYLE : MODULAR</p> <p>3A PREFINISHED WINDOW WALL SYSTEM - VISION PANEL GLAZING : CLEAR MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p> <p>3B PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL GLASS COLOUR : #3-4595 GRAY THORN - VITRO CLEAR 6MM MANUFACTURER : OPACICOAT-300 FRAMING : ALUMINUM</p> <p>3C PREFINISHED WINDOW WALL SYSTEM - FRITTED VISION PANEL GLAZING : BIRD1st ETCH 21 MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p>	<p>PREFINISHED WINDOW WALL - METAL PANELS / MULLION</p> <p>4 COLOUR : DARK MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>5 COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>6 MECHANICAL LOUVERS COLOUR : TO MATCH MANUFACTURER : -</p> <p>7A PREFINISHED CANOPY COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>7B PREFINISHED LIGHT COLOUR : LIGHT MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>8 ROOF - SOFFIT WITH ROOF SHINGLE COLOUR : DARK MANUFACTURER : -</p>	<p>PREFINISHED METAL ROOFING</p> <p>9A COLOUR : LIGHT MANUFACTURER : - METAL PANEL : ALUMINUM</p> <p>9B COLOUR : DARK MANUFACTURER : - METAL PANEL : ALUMINUM</p> <p>10A PREFINISHED LOADING DOOR COLOUR : TO MATCH MANUFACTURER : -</p> <p>10B TOWNHOUSE GARAGE DOOR COLOUR : DARK MANUFACTURER : - GLASS TYPE : TRANSLUCENT</p> <p>11 TOWNHOUSE ENTRY DOOR COLOUR : COPPER MANUFACTURER : -</p> <p>R1 RAILING W/ TINTED GLASS AND SLAB COVERS MATERIAL : PREFINISHED ALUMINUM GLASS TYPE : TEMPERED</p>
--	---	--

Exterior Finish Legend **2**
NTS dA4.01



South Elevation **1**
1 : 200 dA4.01

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. Revision Date

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
**Elevations -
Condominium**

Scale:
1 : 200
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA4.01

Plot Date: 10/25/2022 3:45:05 PM File Path: C:\Users\G301\11115211\205_Dundas Street East.dwg Plot Date: 10/25/2022 3:45:05 PM File Path: C:\Users\G301\11115211\205_Dundas Street East.dwg

Oct. 25, 2022

EXTERIOR FINISH LEGEND

21115 - 805 DUNDAS STREET EAST

<p>1A ARCHITECTURAL PRE-CAST CONCRETE PANEL COLOUR : LIGHT MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>1B ARCHITECTURAL PRE-CAST CONCRETE PANEL COLOUR : DARK MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>2 ARCHITECTURAL BRICK MASONRY COLOUR : DARK MANUFACTURER : MODULAR</p> <p>3A PREFINISHED WINDOW WALL SYSTEM - VISION PANEL GLAZING : CLEAR MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p> <p>3B PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL GLASS COLOUR : #3-4595 GRAY THORN - VITRO CLEAR 6MM MANUFACTURER : OPACICOAT-300 FRAMING : ALUMINUM</p> <p>3C PREFINISHED WINDOW WALL SYSTEM - FRITTED VISION PANEL GLAZING : BIRD1st ETCH 21 MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p>	<p>4 PREFINISHED WINDOW WALL - METAL PANELS / MULLION COLOUR : DARK MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>5 PREFINISHED WINDOW WALL - METAL PANELS COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>6 MECHANICAL LOUVERS COLOUR : TO MATCH MANUFACTURER : -</p> <p>7A PREFINISHED CANOPY COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>7B PREFINISHED CANOPY COLOUR : LIGHT MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>8 ROOF - SOFFIT WITH ROOF SHINGLE COLOUR : DARK MANUFACTURER : -</p>	<p>9A PREFINISHED METAL ROOFING COLOUR : LIGHT MANUFACTURER : - METAL PANEL : ALUMINUM</p> <p>9B PREFINISHED METAL ROOFING COLOUR : DARK MANUFACTURER : - METAL PANEL : ALUMINUM</p> <p>10A PREFINISHED LOADING DOOR COLOUR : TO MATCH MANUFACTURER : -</p> <p>10B TOWNHOUSE GARAGE DOOR COLOUR : DARK MANUFACTURER : - GLASS TYPE : TRANSLUCENT</p> <p>11 TOWNHOUSE ENTRY DOOR COLOUR : COPPER MANUFACTURER : -</p> <p>R1 RAILING W/ TINTED GLASS AND SLAB COVERS MATERIAL : PREFINISHED ALUMINUM GLASS TYPE : TEMPERED</p>
--	---	--

Exterior Finish Legend **2**
NTS dA4.02



North Elevation **1**
1 : 200 dA4.02

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. Revision Date

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
**Elevations -
Condominium**

Scale:
1 : 200
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA4.02

Plot Date: 10/25/2022 3:45:18 PM File Path: C:\Users\3201\1111921_205_Dundas Street East.dwg Plot Date: 10/25/2022 3:45:18 PM

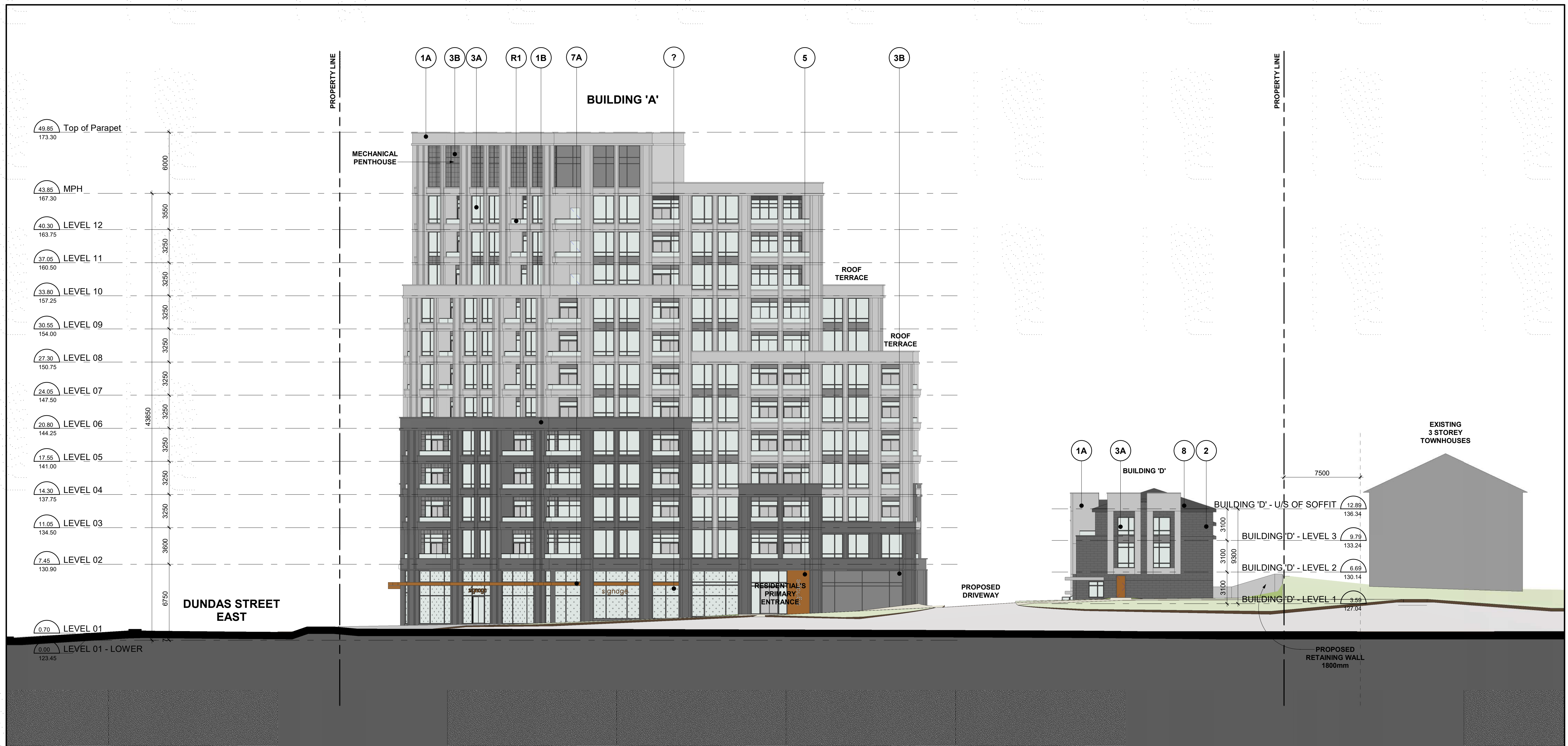
Oct. 25, 2022

EXTERIOR FINISH LEGEND

21115 - 805 DUNDAS STREET EAST

<p>ARCHITECTURAL PRE-CAST CONCRETE PANEL</p> <p>1A COLOUR : LIGHT MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>1B COLOUR : DARK MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>2 ARCHITECTURAL BRICK MASONRY COLOUR : DARK MANUFACTURER : MODULAR STYLE : MODULAR</p> <p>3A PREFINISHED WINDOW WALL SYSTEM - VISION PANEL GLAZING : CLEAR MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p> <p>3B PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL GLASS COLOUR : #3-4595 GRAY THORN - VITRO CLEAR 6MM MANUFACTURER : OPACICOAT-300 FRAMING : ALUMINUM</p> <p>3C PREFINISHED WINDOW WALL SYSTEM - FRITTED VISION PANEL GLAZING : BIRD1st ETCH 21 MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p>	<p>PREFINISHED WINDOW WALL - METAL PANELS / MULLION</p> <p>4 COLOUR : DARK MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>5 COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>6 MECHANICAL LOUVERS COLOUR : TO MATCH MANUFACTURER : -</p> <p>7A PREFINISHED CANOPY COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>7B PREFINISHED GLAZING COLOUR : LIGHT MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>8 ROOF - SOFFIT WITH ROOF SHINGLE COLOUR : DARK MANUFACTURER : -</p>	<p>PREFINISHED METAL ROOFING</p> <p>9A COLOUR : LIGHT MANUFACTURER : - METAL PANEL : ALUMINUM</p> <p>9B COLOUR : DARK MANUFACTURER : - METAL PANEL : ALUMINUM</p> <p>10A PREFINISHED LOADING DOOR COLOUR : TO MATCH MANUFACTURER : -</p> <p>10B TOWNHOUSE GARAGE DOOR COLOUR : DARK MANUFACTURER : - GLASS TYPE : TRANSLUCENT</p> <p>11 TOWNHOUSE ENTRY DOOR COLOUR : COPPER MANUFACTURER : -</p> <p>R1 RAILING W/ TINTED GLASS AND SLAB COVERS MATERIAL : PREFINISHED ALUMINUM GLASS TYPE : TEMPERED</p>
--	---	--

Exterior Finish Legend **2**
NTS dA4.03



East Elevation **1**
1 : 200 dA4.03

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. Revision Date

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
**Elevations -
Condominium**

Scale:
1 : 200
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA4.03

Plot Date: 10/26/2022 2:02:02 PM File Path: C:\Users\3201\1111921_205_Dundas Street East.dwg Plot Date: 10/26/2022 2:02:02 PM

Oct. 25, 2022

EXTERIOR FINISH LEGEND

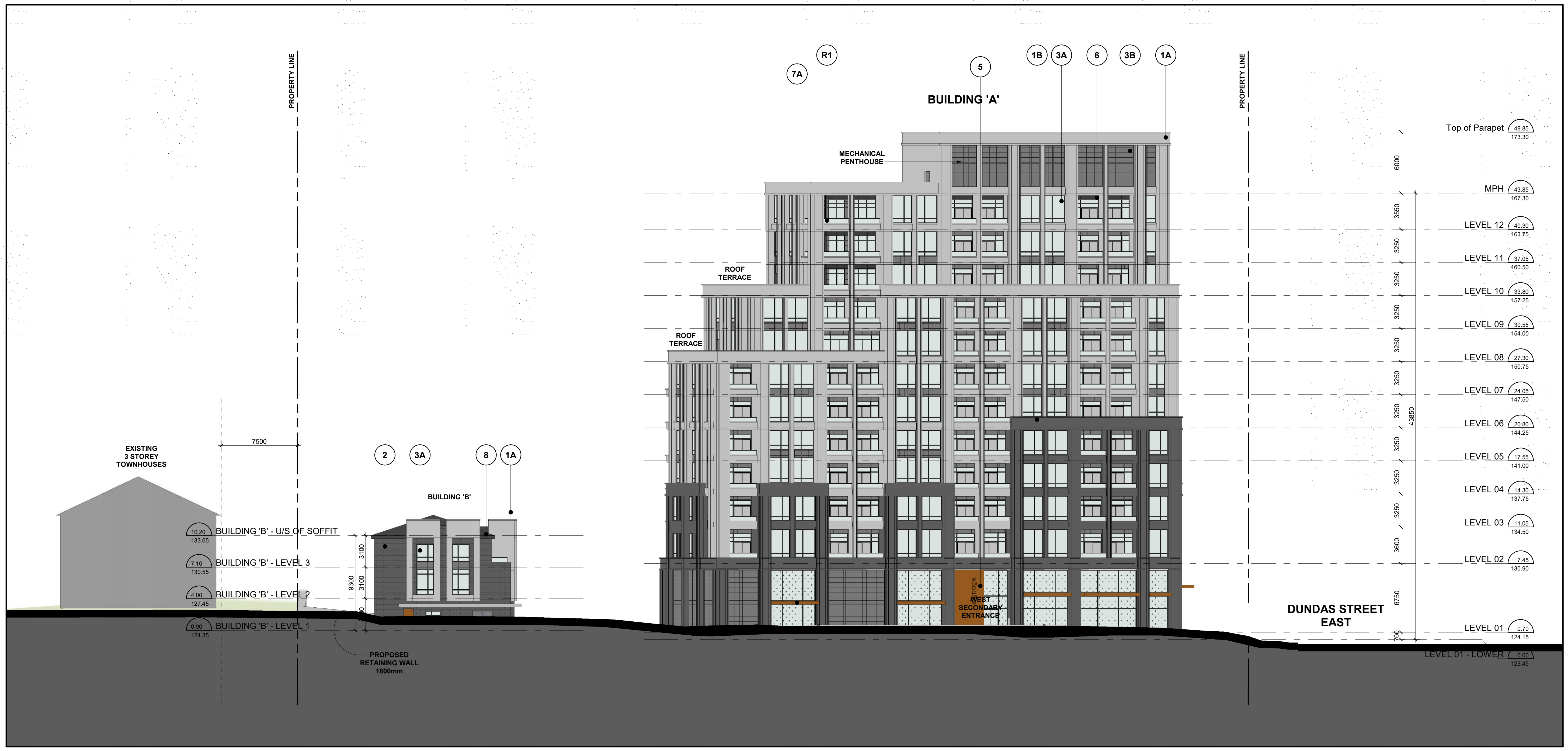
21115 - 805 DUNDAS STREET EAST

<p>1A ARCHITECTURAL PRE-CAST CONCRETE PANEL COLOUR : LIGHT MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>1B ARCHITECTURAL PRE-CAST CONCRETE PANEL COLOUR : DARK MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>2 ARCHITECTURAL BRICK MASONRY COLOUR : DARK MANUFACTURER : MODULAR</p> <p>3A PREFINISHED WINDOW WALL SYSTEM - VISION PANEL GLAZING : CLEAR MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p> <p>3B PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL GLASS COLOUR : #3-4595 GRAY THORN - VITRO CLEAR 6MM MANUFACTURER : OPACICOAT-300 FRAMING : ALUMINUM</p> <p>3C PREFINISHED WINDOW WALL SYSTEM - FRITTED VISION PANEL GLAZING : BIRD1st ETCH 21 MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p>	<p>4 PREFINISHED WINDOW WALL - METAL PANELS / MULLION COLOUR : DARK MANUFACTURER : PREFINISHED ALUMINUM</p> <p>5 PREFINISHED WINDOW WALL - METAL PANELS COLOUR : COPPER MANUFACTURER : PREFINISHED ALUMINUM</p> <p>6 MECHANICAL LOUVERS COLOUR : TO MATCH MANUFACTURER : -</p> <p>7A PREFINISHED CANOPY COLOUR : COPPER MANUFACTURER : PREFINISHED ALUMINUM</p> <p>7B PREFINISHED CANOPY COLOUR : LIGHT MANUFACTURER : PREFINISHED ALUMINUM</p> <p>8 ROOF - SOFFIT WITH ROOF SHINGLE COLOUR : DARK MANUFACTURER : -</p>	<p>9A PREFINISHED METAL ROOFING COLOUR : LIGHT MANUFACTURER : ALUMINUM</p> <p>9B PREFINISHED METAL ROOFING COLOUR : DARK MANUFACTURER : ALUMINUM</p> <p>10A PREFINISHED LOADING DOOR COLOUR : TO MATCH MANUFACTURER : -</p> <p>10B TOWNHOUSE GARAGE DOOR COLOUR : DARK MANUFACTURER : TRANSLUCENT</p> <p>11 TOWNHOUSE ENTRY DOOR COLOUR : COPPER MANUFACTURER : -</p> <p>R1 RAILING W/ TINTED GLASS AND SLAB COVERS MATERIAL : PREFINISHED ALUMINUM GLASS TYPE : TEMPERED</p>
--	---	---

Exterior Finish Legend **2**
NTS dA4.04

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



West Elevation **1**
1 : 200 dA4.04

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. Revision Date

1	Rezoning Submission	Oct. 31, 2022
No.	Issued For	Date

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Elevations - Condominium
Scale:
1 : 200
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA4.04

Plot Date: 10/26/2022 2:15:25 PM File Path: C:\Users\G201\11115211\2025_Dundas Street East_R172022_1.dwg

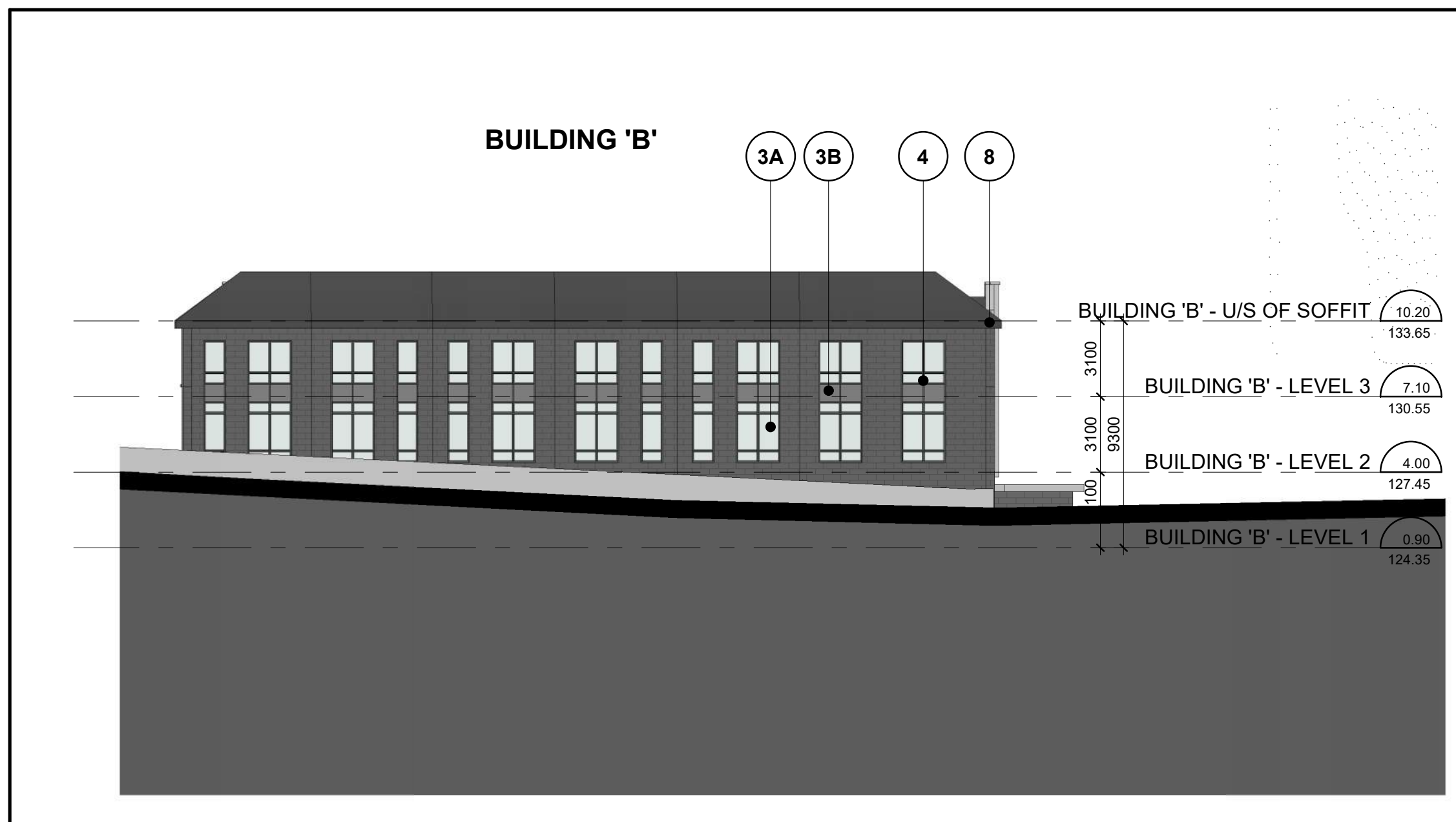
Oct. 25, 2022



Townhouse C&D - South Elevation **5**
1 : 200 dA4.05



Townhouse B - South Elevation **4**
1 : 200 dA4.05



Townhouse B - North Elevation **3**
1 : 200 dA4.05



Townhouse C&D - North Elevation **2**
1 : 200 dA4.05

EXTERIOR FINISH LEGEND

21115 - 805 DUNDAS STREET EAST

- 1A** **ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR : LIGHT
MANUFACTURER : RES PRECAST INC.
STYLE : SANDBLASTED
- 1B** **ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR : DARK
MANUFACTURER : RES PRECAST INC.
STYLE : SANDBLASTED
- 2** **ARCHITECTURAL BRICK MASONRY**
COLOUR : DARK
MANUFACTURER :
STYLE : MODULAR
- 3A** **PREFINISHED WINDOW WALL SYSTEM - VISION PANEL**
GLAZING : CLEAR
MANUFACTURER : GUARDIAN SUNGUARD
FRAMING : ALUMINUM
- 3B** **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL**
GLASS COLOUR : #3-4595 GRAY THORN - VITRO CLEAR 6MM
MANUFACTURER : OPACI-COAT-300
FRAMING : ALUMINUM
- 3C** **PREFINISHED WINDOW WALL SYSTEM - FRITTED VISION PANEL**
GLAZING : BIRD HETCH 21
MANUFACTURER : GUARDIAN SUNGUARD
FRAMING : ALUMINUM
- 4** **PREFINISHED WINDOW WALL - METAL PANELS / MULLION**
COLOUR : DARK
MANUFACTURER :
METAL PANEL : PREFINISHED ALUMINUM
- 5** **PREFINISHED WINDOW WALL - METAL PANELS**
COLOUR : COPPER
MANUFACTURER :
METAL PANEL : PREFINISHED ALUMINUM
- 6** **MECHANICAL LOUVERS**
COLOUR : TO MATCH
MANUFACTURER : -
- 7A** **PREFINISHED CANOPY**
COLOUR : COPPER
MANUFACTURER :
METAL PANEL : PREFINISHED ALUMINUM
- 7B** **PREFINISHED CANOPY**
COLOUR : LIGHT
MANUFACTURER :
METAL PANEL : PREFINISHED ALUMINUM
- 8** **ROOF - SOFFIT WITH ROOF SHINGLE**
COLOUR : DARK
MANUFACTURER : -
- 9A** **PREFINISHED METAL ROOFING**
COLOUR : LIGHT
MANUFACTURER :
METAL PANEL : ALUMINUM
- 9B** **PREFINISHED METAL ROOFING**
COLOUR : DARK
MANUFACTURER :
METAL PANEL : ALUMINUM
- 10A** **PREFINISHED LOADING DOOR**
COLOUR : TO MATCH
MANUFACTURER : -
- 10B** **TOWNHOUSE GARAGE DOOR**
COLOUR : DARK
MANUFACTURER :
GLASS TYPE : TRANSLUCENT
- 11** **TOWNHOUSE ENTRY DOOR**
COLOUR : COPPER
MANUFACTURER : -
- R1** **RAILING W/ TINTED GLASS AND SLAB COVERS**
MATERIAL : PREFINISHED ALUMINUM
GLASS TYPE : TEMPERED

Exterior Finish Legend **1**
NTS dA4.05

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		
No.:	Revision:	Date:
1	Rezoning Submission	Oct. 31, 2022

No.:	Issued For:	Date:
1	Rezoning Submission	Oct. 31, 2022

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Elevations - Townhouses

Scale:
1 : 200
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA4.05

Plot Date: 10/25/2022 3:42:48 PM File Path: C:\Users\j2021\OneDrive\Documents\21115\21115.dwg Plot Date: 10/25/2022 3:42:48 PM

Oct. 25, 2022

EXTERIOR FINISH LEGEND

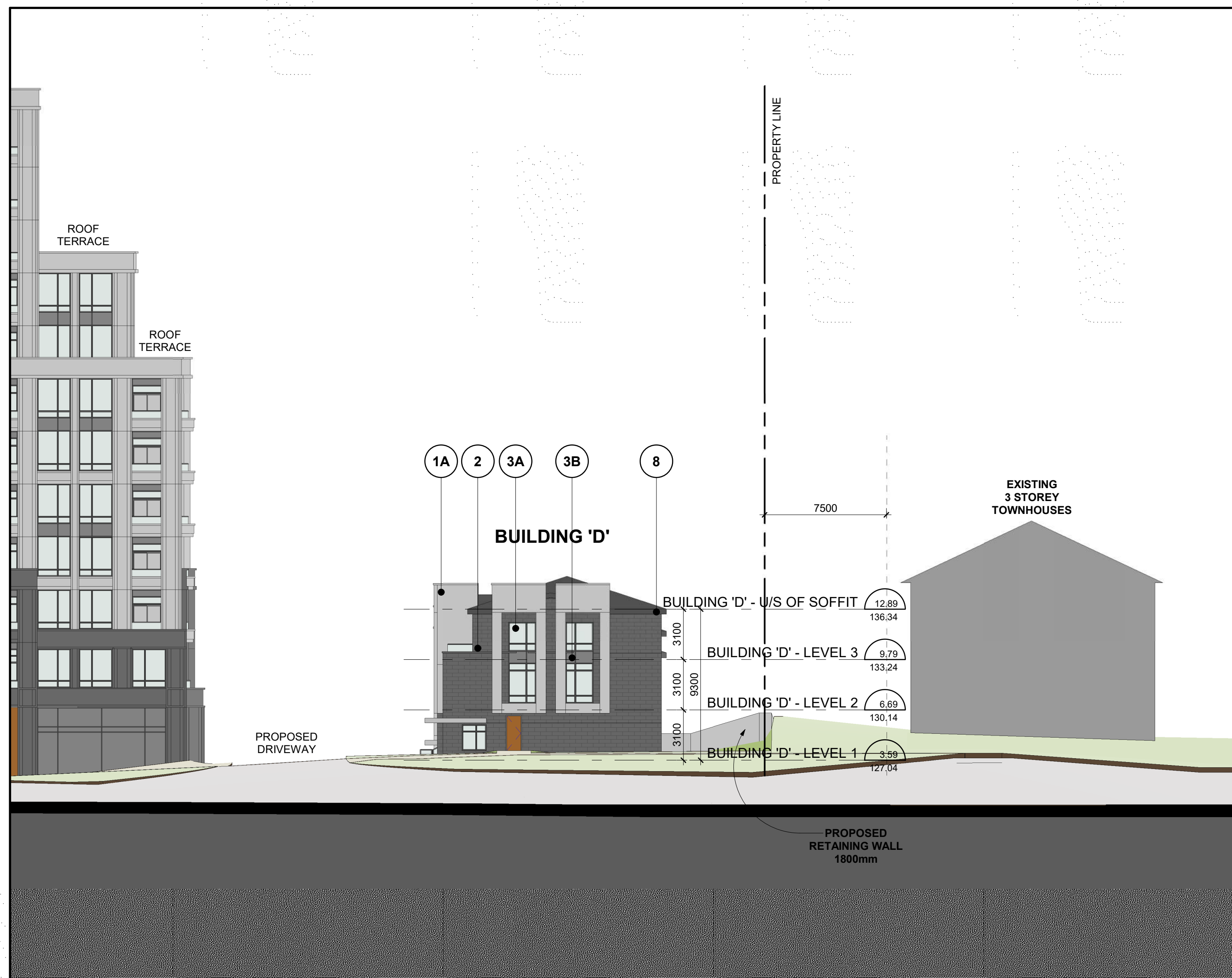
21115 - 805 DUNDAS STREET EAST

<p>1A ARCHITECTURAL PRE-CAST CONCRETE PANEL COLOUR : LIGHT MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>1B ARCHITECTURAL PRE-CAST CONCRETE PANEL COLOUR : DARK MANUFACTURER : RES PRECAST INC. STYLE : SANDBLASTED</p> <p>2 ARCHITECTURAL BRICK MASONRY COLOUR : DARK MANUFACTURER : MODULAR</p> <p>3A PREFINISHED WINDOW WALL SYSTEM - VISION PANEL GLAZING : CLEAR MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p> <p>3B PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDEL PANEL GLASS COLOUR : #3-4595 GRAY THORN - VITRO CLEAR 6MM MANUFACTURER : OPACI-COAT-300 FRAMING : ALUMINUM</p> <p>3C PREFINISHED WINDOW WALL SYSTEM - FRITTED VISION PANEL GLAZING : BIRD1st ETCH 21 MANUFACTURER : GUARDIAN SUNGUARD FRAMING : ALUMINUM</p>	<p>4 PREFINISHED WINDOW WALL - METAL PANELS / MULLION COLOUR : DARK MANUFACTURER : PREFINISHED ALUMINUM METAL PANEL : PREFINISHED ALUMINUM</p> <p>5 PREFINISHED WINDOW WALL - METAL PANELS COLOUR : COPPER MANUFACTURER : PREFINISHED ALUMINUM METAL PANEL : PREFINISHED ALUMINUM</p> <p>6 MECHANICAL LOUVERS COLOUR : TO MATCH MANUFACTURER : -</p> <p>7A PREFINISHED CANOPY COLOUR : COPPER MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>7B PREFINISHED CANOPY COLOUR : LIGHT MANUFACTURER : - METAL PANEL : PREFINISHED ALUMINUM</p> <p>8 ROOF - SOFFIT WITH ROOF SHINGLE COLOUR : DARK MANUFACTURER : -</p>	<p>9A PREFINISHED METAL ROOFING COLOUR : LIGHT MANUFACTURER : ALUMINUM METAL PANEL : ALUMINUM</p> <p>9B PREFINISHED METAL ROOFING COLOUR : DARK MANUFACTURER : ALUMINUM METAL PANEL : ALUMINUM</p> <p>10A PREFINISHED LOADING DOOR COLOUR : TO MATCH MANUFACTURER : -</p> <p>10B TOWNHOUSE GARAGE DOOR COLOUR : DARK MANUFACTURER : - GLASS TYPE : TRANSLUCENT</p> <p>11 TOWNHOUSE ENTRY DOOR COLOUR : COPPER MANUFACTURER : -</p> <p>R1 RAILING W/ TINTED GLASS AND SLAB COVERS MATERIAL : PREFINISHED ALUMINUM GLASS TYPE : TEMPERED</p>
--	---	--

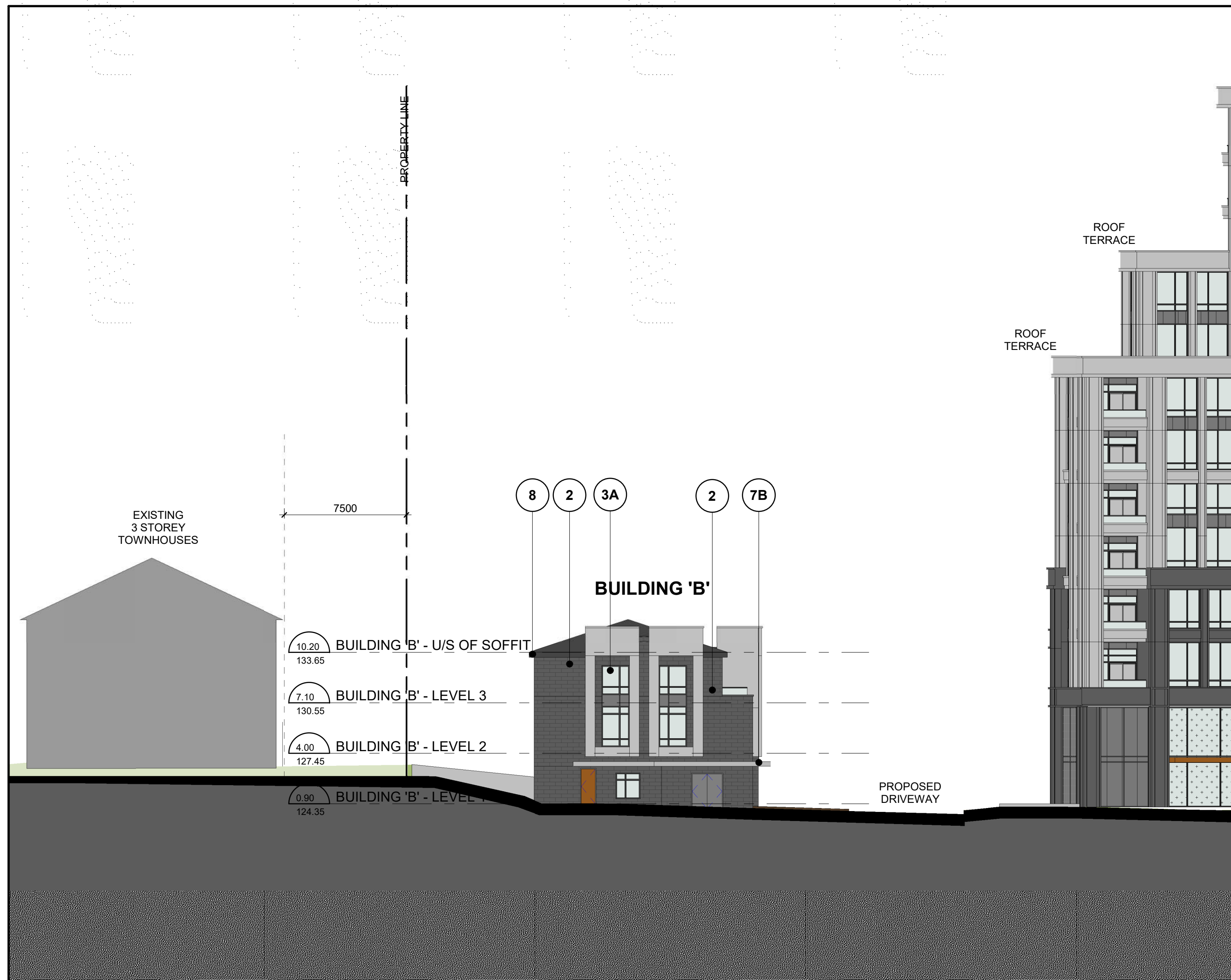
Exterior Finish Legend **2**
NTS dA4.06

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



Townhouse - East Elevation **2**
1 : 200 dA4.06



Townhouse - West Elevation **1**
1 : 200 dA4.06

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		
No.	Revision:	Date:
1	Rezoning Submission	Oct. 31, 2022
No.	Issued For:	Date:

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Elevations - Townhouses

Scale:
1 : 200
Drawn by:
D.S.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA4.06

Plot Date: 10/26/2022 2:32:45 PM File Path: C:\Users\jg201\OneDrive\Documents\21115\21115.dwg Plot Date: 10/26/2022 2:32:45 PM File Path: C:\Users\jg201\OneDrive\Documents\21115\21115.dwg

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

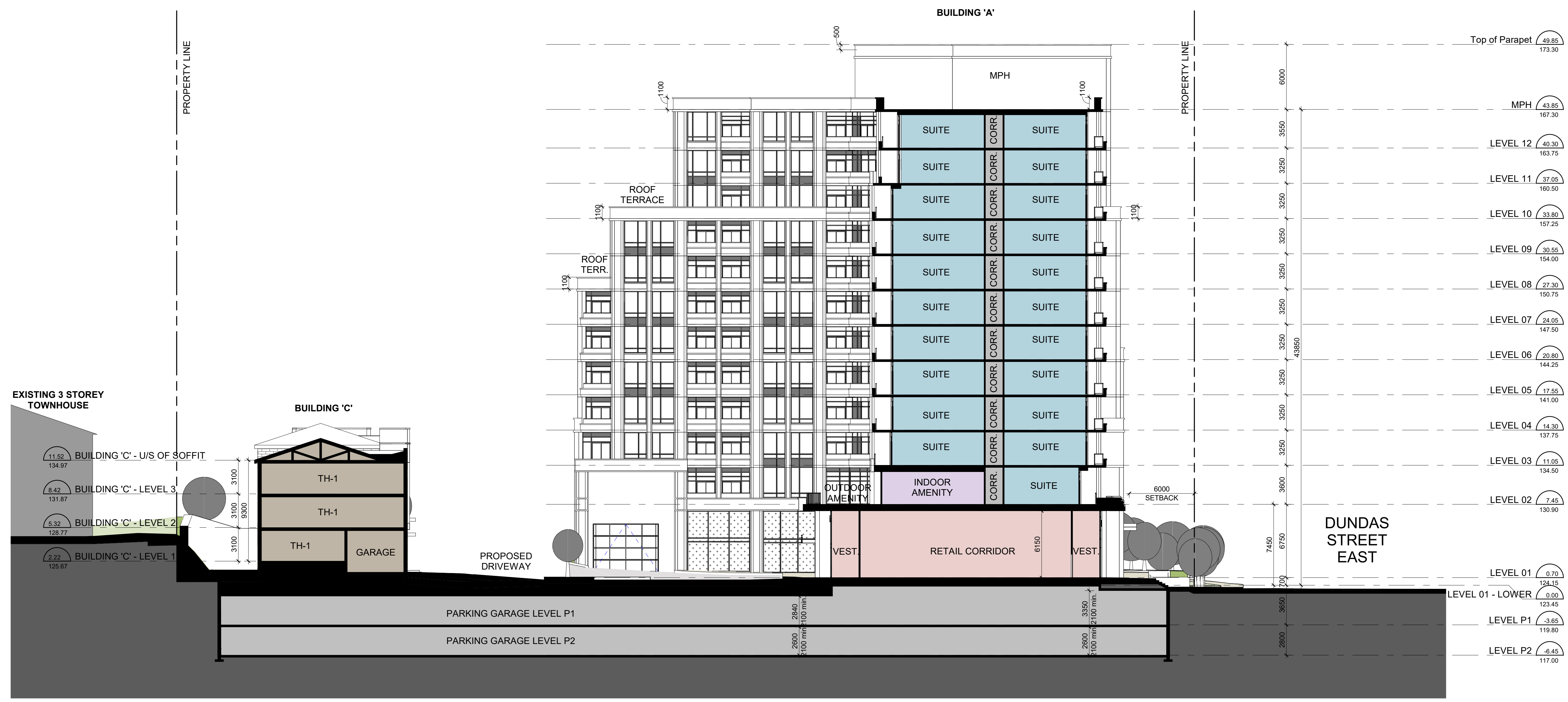
Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:



1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

No.:	Issued For:	Date:

Client:

KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:

Building Section 'A'

Scale:

1 : 200

Drawn by:

D.H.

Checked by:

G.H.

Project No.:

21-115

Date:

Oct. 25, 2022

Drawing No.:

1

Building Section 'A' **1**
1 : 200 **dA5.01**

dA5.01

Plot Date: 10/26/2022 2:25:13 PM File Path: C:\Users\j2021\111521_205_Dundas Street East_07/2022_1.pptx

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

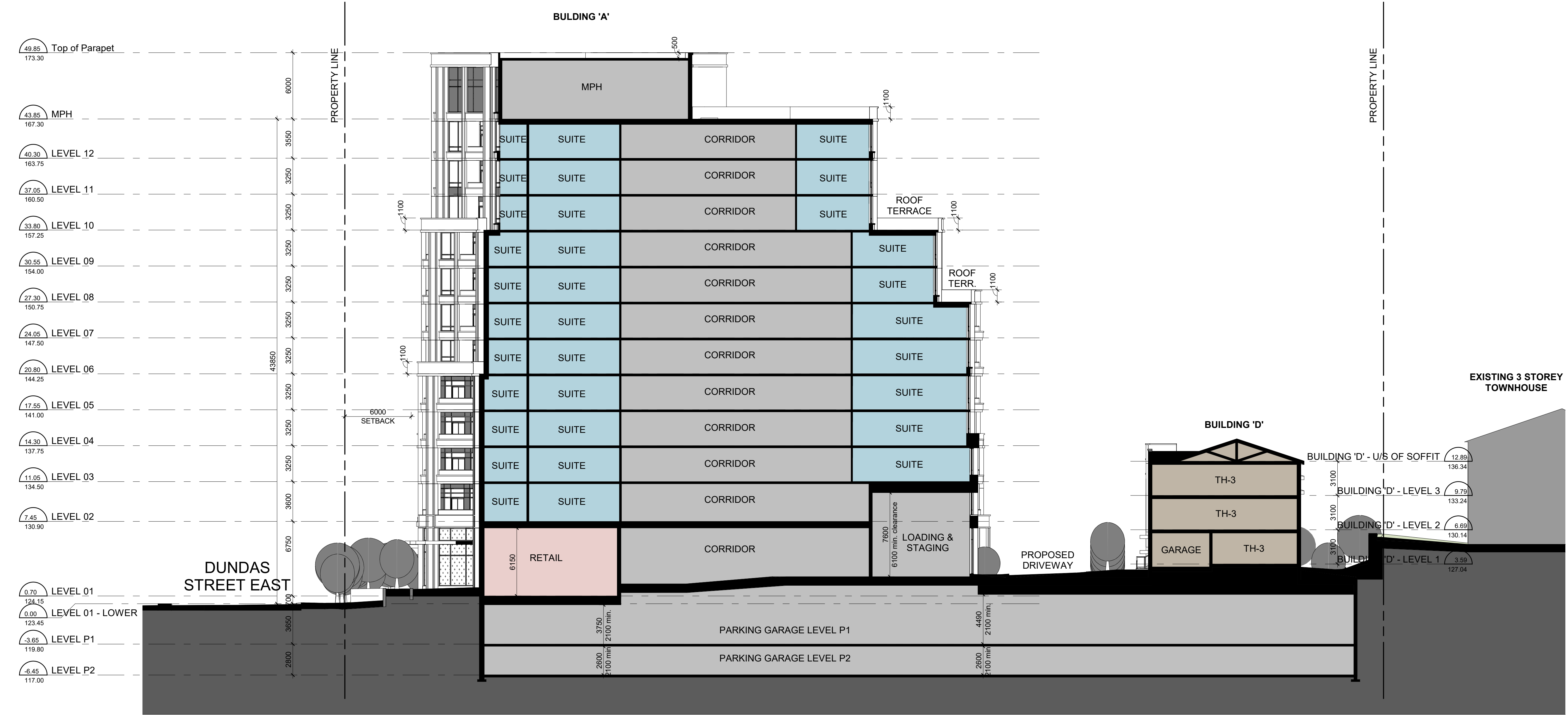
Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		
No.:	Revision:	Date:



1	Rezoning Submission	Oct. 31, 2022

No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Building Section 'B'

Scale:
1 : 200
Drawn by:
D.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

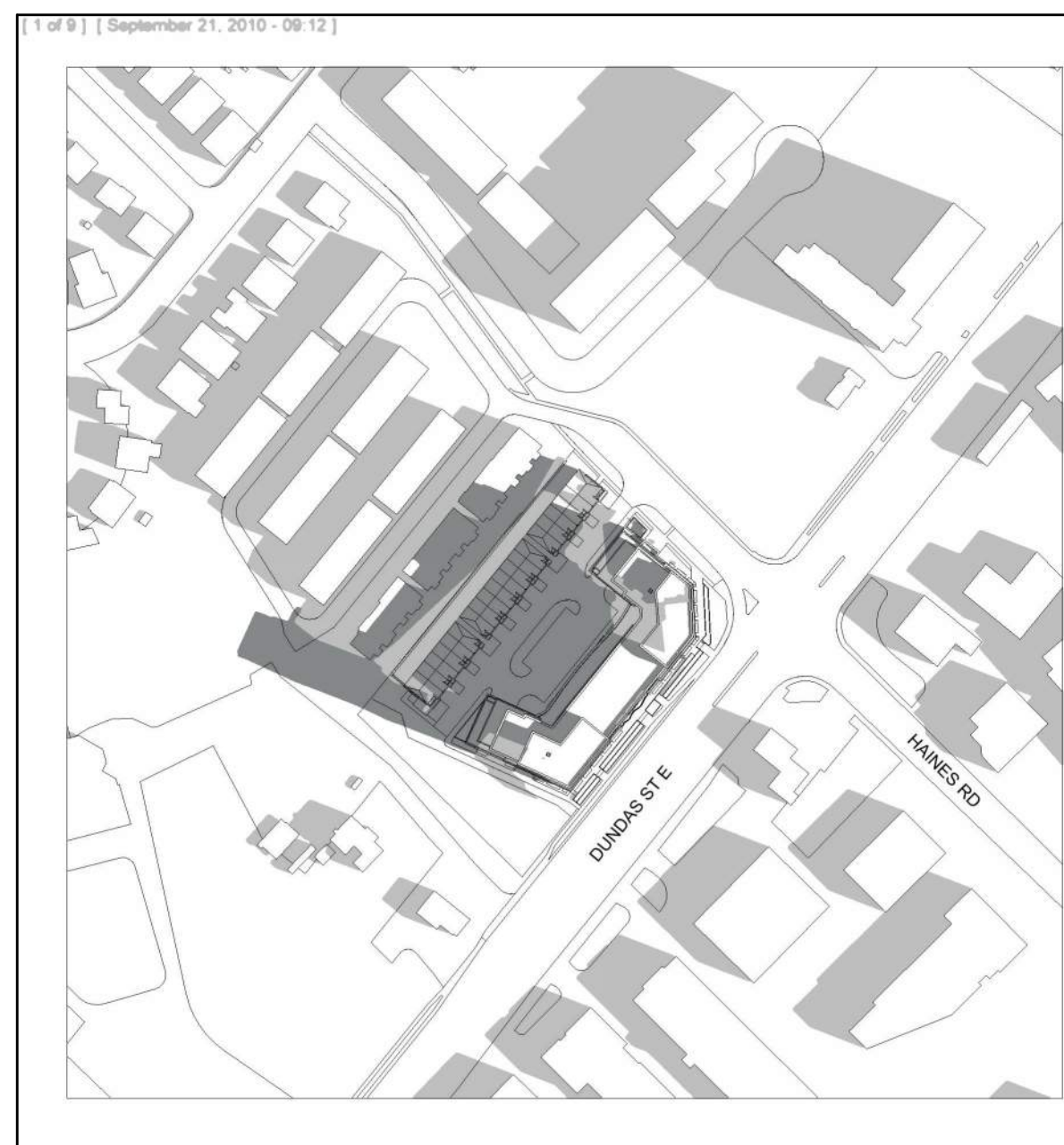
Plot Date: 10/26/2022 2:13:43 PM File Path: C:\Users\j2021\111521\205 Dundas Street East_RZ2022.dwg



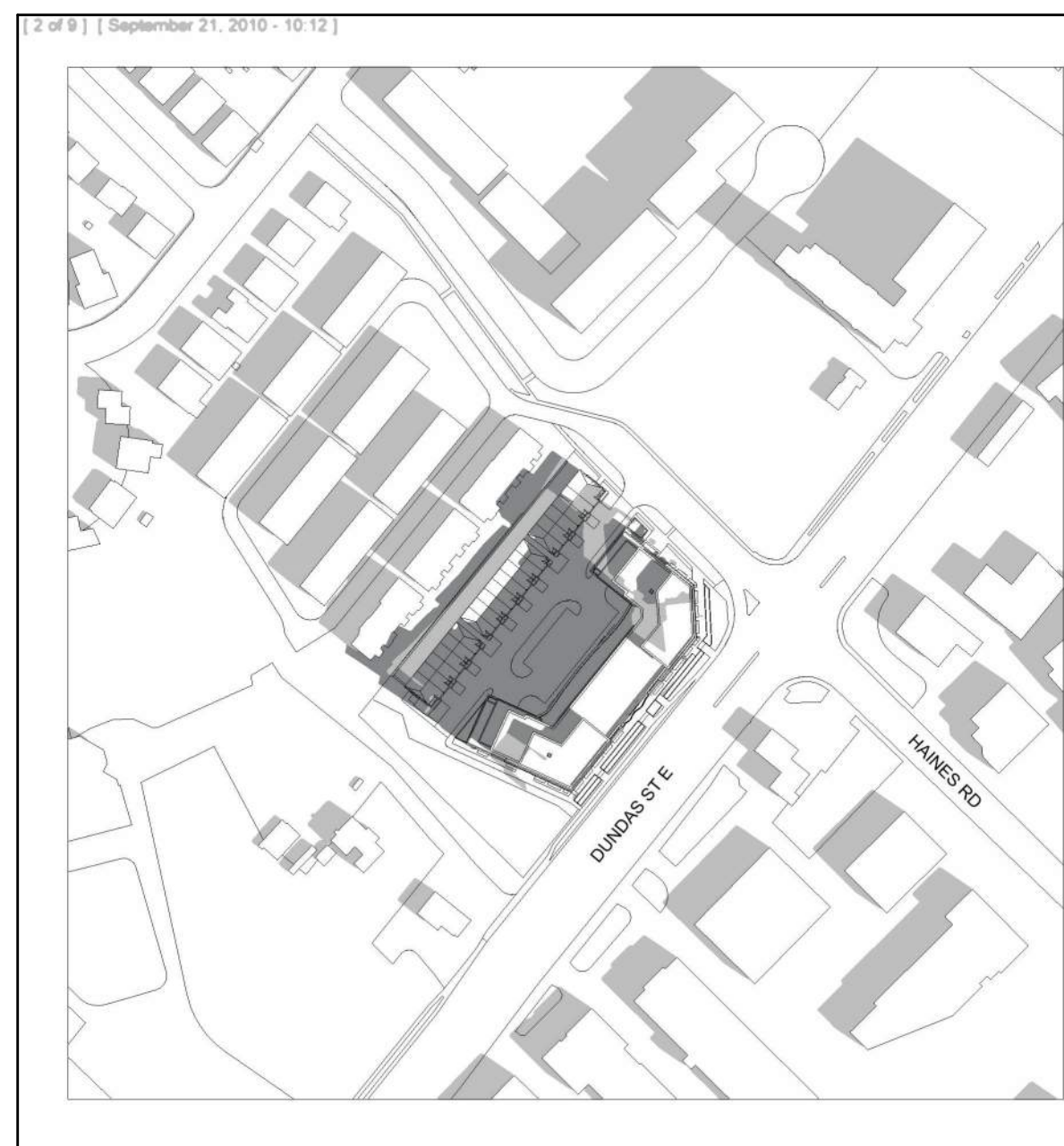
March/September 21 - 7:05am (DST) **2**
NTS dA6.01a



March/September 21 - 8:35am (DST) **3**
NTS dA6.01a



March/September 21 - 9:12am (DST) **4**
NTS dA6.01a



March/September 21 - 10:12am (DST) **5**
NTS dA6.01a



March/September 21 - 11:12am (DST) **6**
NTS dA6.01a



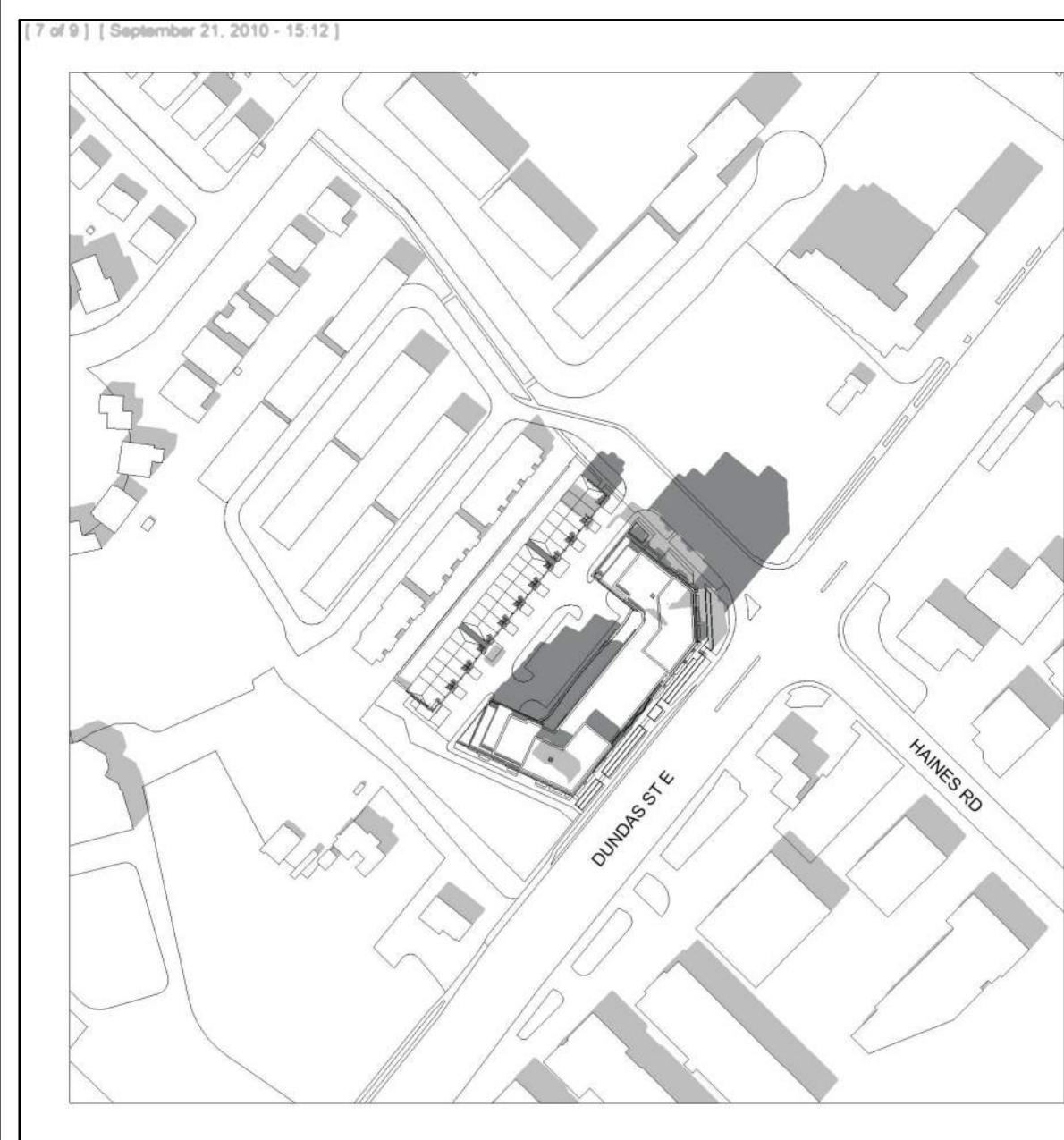
March/September 21 - 12:12pm (DST) **7**
NTS dA6.01a



March/September 21 - 13:12pm (DST) **8**
NTS dA6.01a



March/September 21 - 14:12pm (DST) **9**
NTS dA6.01a



March/September 21 - 15:12pm (DST) **10**
NTS dA6.01a



March/September 21 - 16:12pm (DST) **11**
NTS dA6.01a



March/September 21 - 17:12pm (DST) **12**
NTS dA6.01a



March/September 21 - 17:48pm (DST) **13**
NTS dA6.01a

Sun Angles:
Sun Angles are based on the Latitude and Longitude of Mississauga, Ontario, Canada as defined in the software.
Latitude:
Longitude:
Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours
UT denotes Universal Time
i.e. Greenwich Mean Time
Software Used:
Autodesk Revit Architectural 2021

Shadow Study on MARCH / SEPTEMBER 21
Sun Shadow Timing: MARCH / SEPTEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:05	Rise
8:35	Rise + 1.5 hr.
9:12	SN - 4 hr.
10:12	SN - 3 hr.
11:12	SN - 2 hr.
12:12	SN - 1 hr.
13:12	Solar Noon (SN)
14:12	SN + 1 hr.
15:12	SN + 2 hr.
16:12	SN + 3 hr.
17:12	SN + 4 hr.
17:48	Set - 1.5 hr.
19:18	Set

Shadow Study on JUNE 21
Sun Shadow Timing: JUNE 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
5:37	Rise
7:07	Rise + 1.5 hr.
7:20	SN - 6 hr.
8:20	SN - 5 hr.
9:20	SN - 4 hr.
10:20	SN - 3 hr.
11:20	SN - 2 hr.
12:20	SN - 1 hr.
13:20	Solar Noon (SN)
14:20	SN + 1 hr.
15:20	SN + 2 hr.
16:20	SN + 3 hr.
17:20	SN + 4 hr.
18:20	SN + 5 hr.
19:20	SN + 6 hr.
19:33	Set - 1.5 hr.
21:03	Set

Shadow Study on DECEMBER 21
Sun Shadow Timing: DECEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:49	Rise
9:19	Rise + 1.5 hr.
10:17	SN - 3 hr.
11:17	SN - 2 hr.
12:17	Solar Noon (SN)
13:17	SN + 1 hr.
14:17	SN + 2 hr.
15:15	Set - 1.5 hr.
16:45	Set

Shadow Study Standards 1
NTS dA6.01a

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No.: Revision: Date:

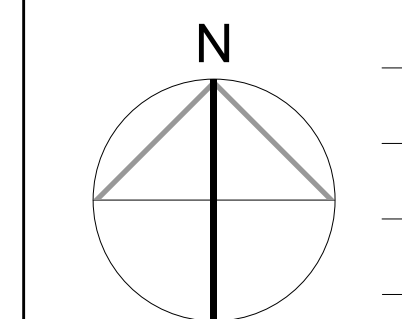
1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
**Sun Shadow Study -
March/September 21**

Scale:
Drawn by:
D.H.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:



dA6.01a

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

Plot Date: 10/25/2022 3:42:11 PM File Path: C:\Users\3201\1111911205_Dundas Street East_R2202_1100040301.rvt



March/September 21 - 19:18pm (DST) **2**

NTS dA6.01b

Sun Angles:

Sun Angles are based on the Latitude and Longitude of Mississauga, Ontario, Canada as defined in the software.

Latitude:
Longitude:

Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours

UT denotes Universal Time
i.e. Greenwich Mean Time

Software Used:
Autodesk Revit Architectural 2021

Shadow Study on MARCH / SEPTEMBER 21

Sun Shadow Timing: MARCH / SEPTEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:05	Rise
8:35	Rise + 1.5 hr.
9:12	SN - 4 hr.
10:12	SN - 3 hr.
11:12	SN - 2 hr.
12:12	SN - 1 hr.
13:12	Solar Noon (SN)
14:12	SN + 1 hr.
15:12	SN + 2 hr.
16:12	SN + 3 hr.
17:12	SN + 4 hr.
17:48	Set - 1.5 hr.
19:18	Set

Shadow Study on JUNE 21

Sun Shadow Timing: JUNE 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
5:37	Rise
7:07	Rise + 1.5 hr.
7:20	SN - 6 hr.
8:20	SN - 5 hr.
9:20	SN - 4 hr.
10:20	SN - 3 hr.
11:20	SN - 2 hr.
12:20	SN - 1 hr.
13:20	Solar Noon (SN)
14:20	SN + 1 hr.
15:20	SN + 2 hr.
16:20	SN + 3 hr.
17:20	SN + 4 hr.
18:20	SN + 5 hr.
19:20	SN + 6 hr.
19:33	Set - 1.5 hr.
21:03	Set

Shadow Study on DECEMBER 21

Sun Shadow Timing: DECEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:49	Rise
9:19	Rise + 1.5 hr.
10:17	SN - 3 hr.
11:17	SN - 2 hr.
12:17	Solar Noon (SN)
13:17	SN + 1 hr.
14:17	SN + 2 hr.
15:15	Set - 1.5 hr.
16:45	Set

Shadow Study Standards **1**

NTS dA6.01b

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.: Revision: Date:

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

No.: Issued For: Date:

Client:

KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:

**Sun Shadow Study -
March/September 21**

Scale:

Drawn by:

D.H.

Checked by:

G.H.

Project No.:

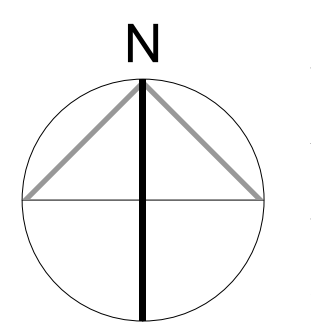
21-115

Date:

Oct. 25, 2022

Drawing No.:

dA6.01b



Oct. 25, 2022



June 21 - 5:37am (DST) 2
NTS dA6.02a



June 21 - 7:07am (DST) 3
NTS dA6.02a



June 21 - 7:20am (DST) 4
NTS dA6.02a



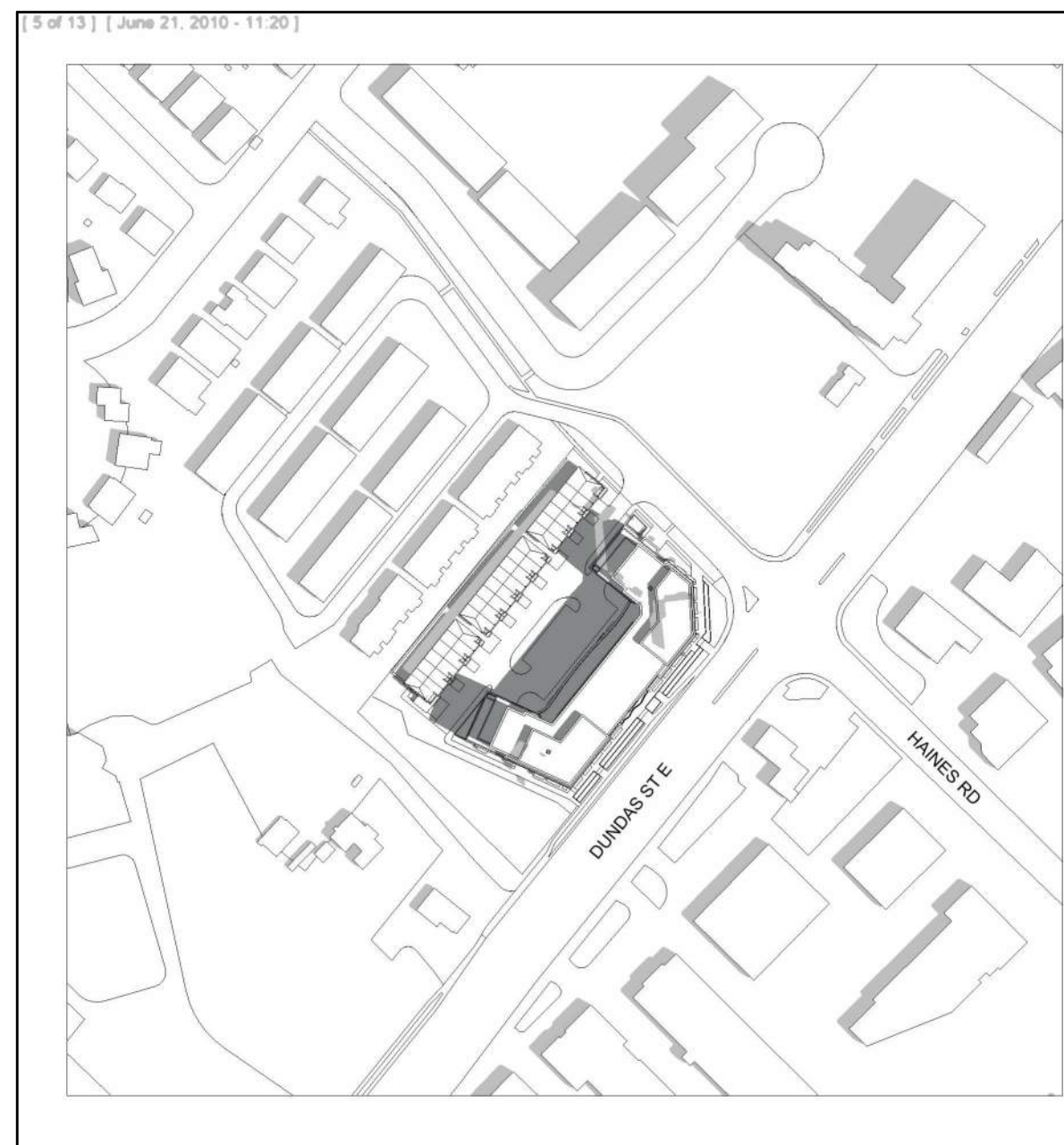
June 21 - 8:20am (DST) 5
NTS dA6.02a



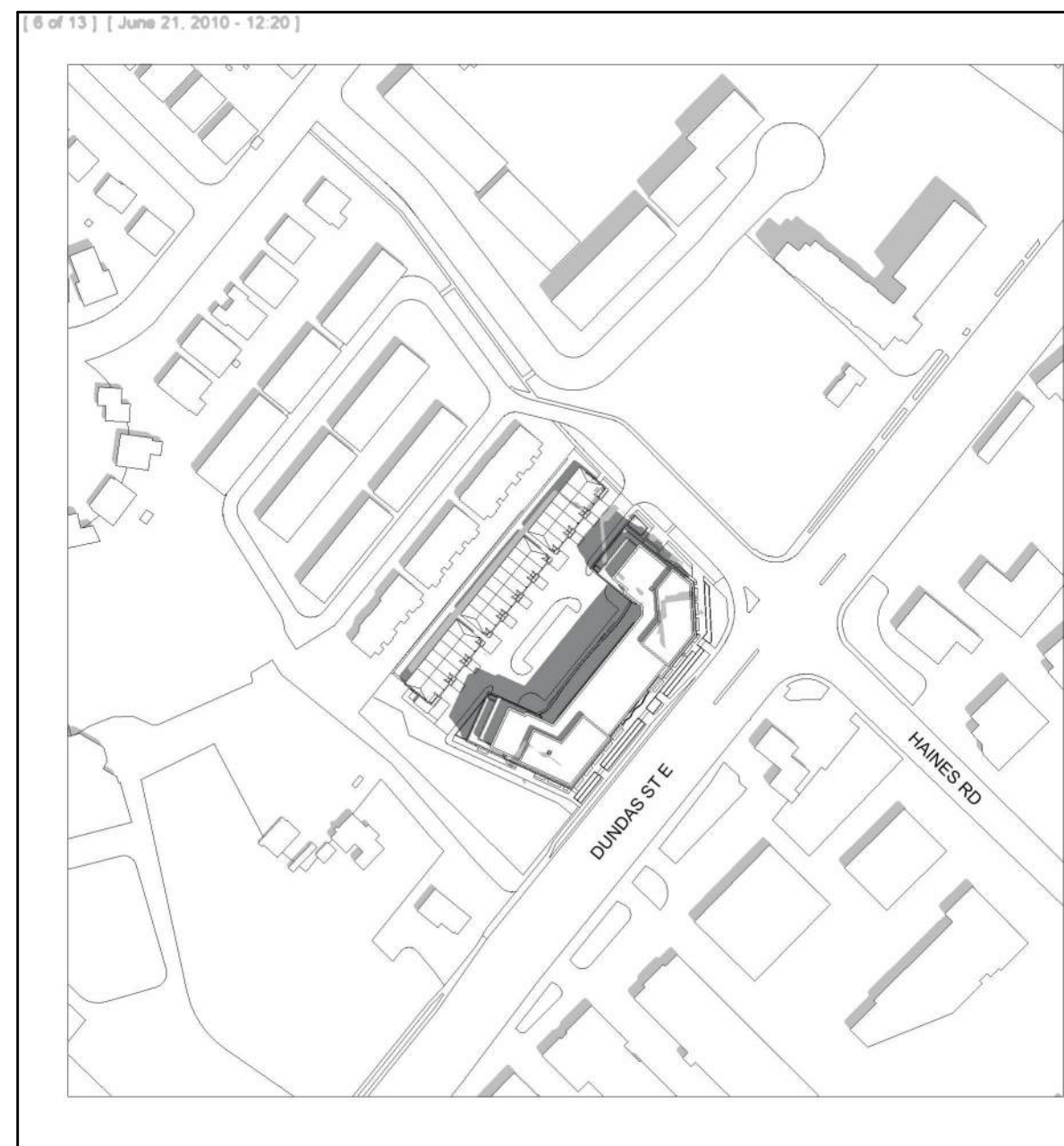
June 21 - 9:20am (DST) 6
NTS dA6.02a



June 21 - 10:20am (DST) 7
NTS dA6.02a



June 21 - 11:20am (DST) 8
NTS dA6.02a



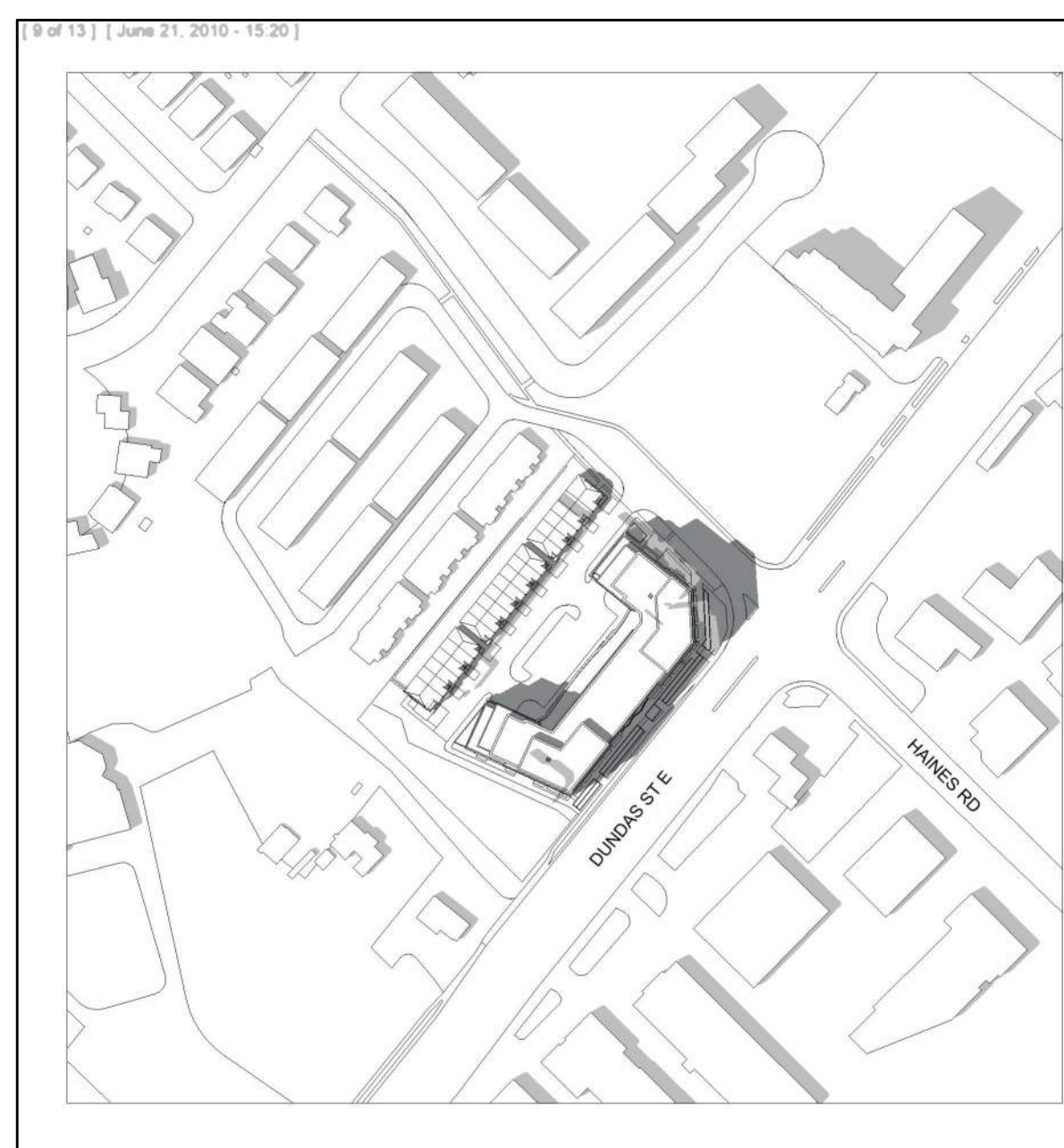
June 21 - 12:20pm (DST) 9
NTS dA6.02a



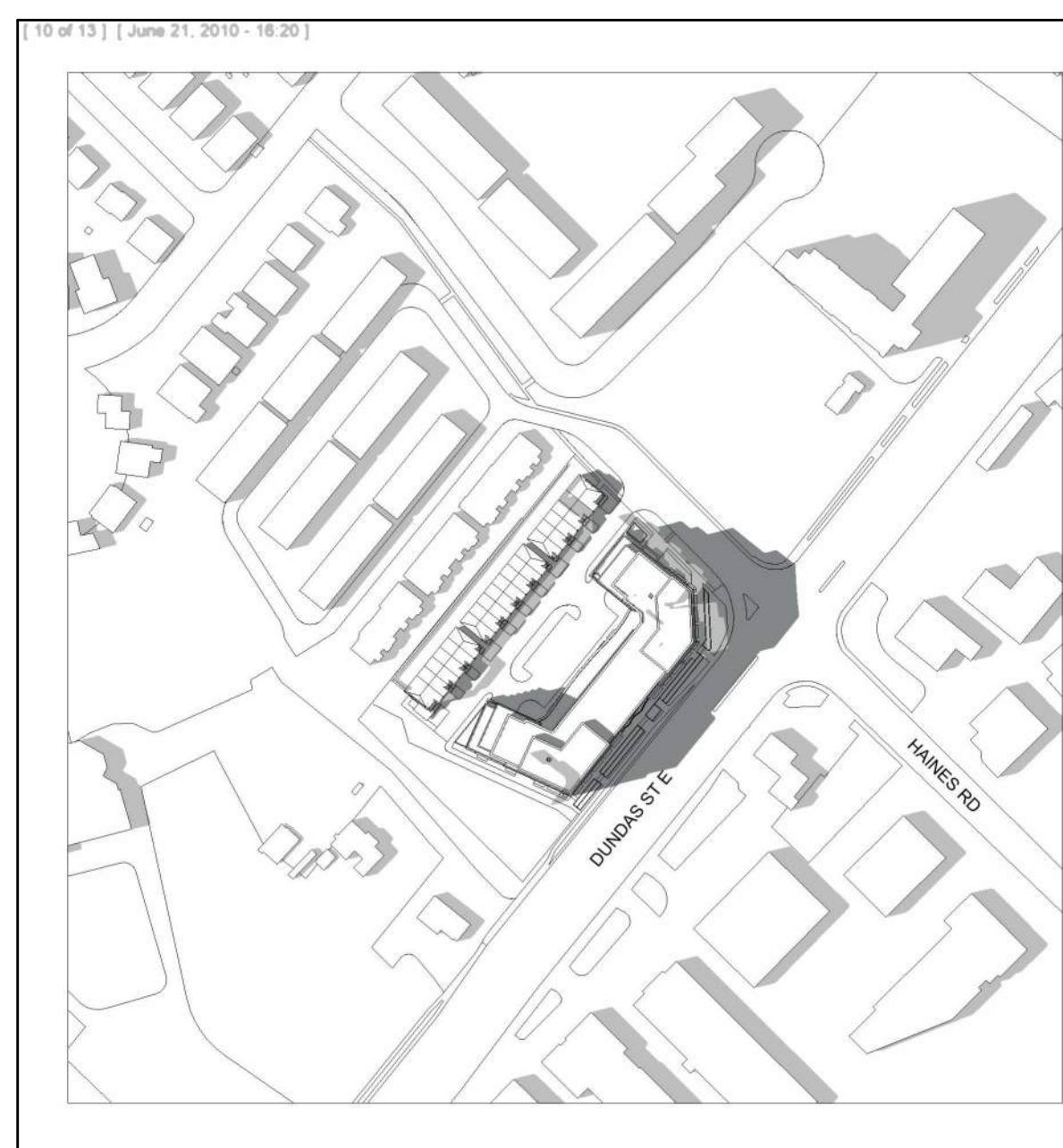
June 21 - 13:20pm (DST) 10
NTS dA6.02a



June 21 - 14:20pm (DST) 11
NTS dA6.02a



June 21 - 15:20pm (DST) 12
NTS dA6.02a



June 21 - 16:20pm (DST) 13
NTS dA6.02a

Sun Angles:
Sun Angles are based on the Latitude and Longitude of Mississauga, Ontario, Canada as defined in the software.

Latitude:
Longitude:

Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours

UT denotes Universal Time
i.e. Greenwich Mean Time

Software Used:
Autodesk Revit Architectural 2021

Shadow Study on MARCH / SEPTEMBER 21
Sun Shadow Timing: MARCH / SEPTEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:05	Rise
8:35	Rise + 1.5 hr.
9:12	SN - 4 hr.
10:12	SN - 3 hr.
11:12	SN - 2 hr.
12:12	SN - 1 hr.
13:12	Solar Noon (SN)
14:12	SN + 1 hr.
15:12	SN + 2 hr.
16:12	SN + 3 hr.
17:12	SN + 4 hr.
17:48	Set - 1.5 hr.
19:18	Set

Shadow Study on JUNE 21
Sun Shadow Timing: JUNE 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
5:37	Rise
7:07	Rise + 1.5 hr.
7:20	SN - 6 hr.
8:20	SN - 5 hr.
9:20	SN - 4 hr.
10:20	SN - 3 hr.
11:20	SN - 2 hr.
12:20	SN - 1 hr.
13:20	Solar Noon (SN)
14:20	SN + 1 hr.
15:20	SN + 2 hr.
16:20	SN + 3 hr.
17:20	SN + 4 hr.
18:20	SN + 5 hr.
19:20	SN + 6 hr.
19:33	Set - 1.5 hr.
21:03	Set

Shadow Study on DECEMBER 21
Sun Shadow Timing: DECEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:49	Rise
9:19	Rise + 1.5 hr.
10:17	SN - 3 hr.
11:17	SN - 2 hr.
12:17	Solar Noon (SN)
13:17	SN + 1 hr.
14:17	SN + 2 hr.
15:15	Set - 1.5 hr.
16:45	Set

Shadow Study Standards 1
NTS dA6.02a



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No.: Revision: Date:

1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Sun Shadow Study - June 21

Scale:

Drawn by:
D.H.

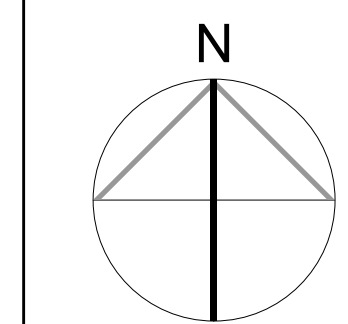
Checked by:
G.H.

Project No.:

21-115

Date:
Oct. 25, 2022

Drawing No.:



dA6.02a

Plot Date: 10/25/2022 3:47:13 PM File Path: C:\Users\3201\1111911205_Dundas Street East_R2202_1100040301.rvt



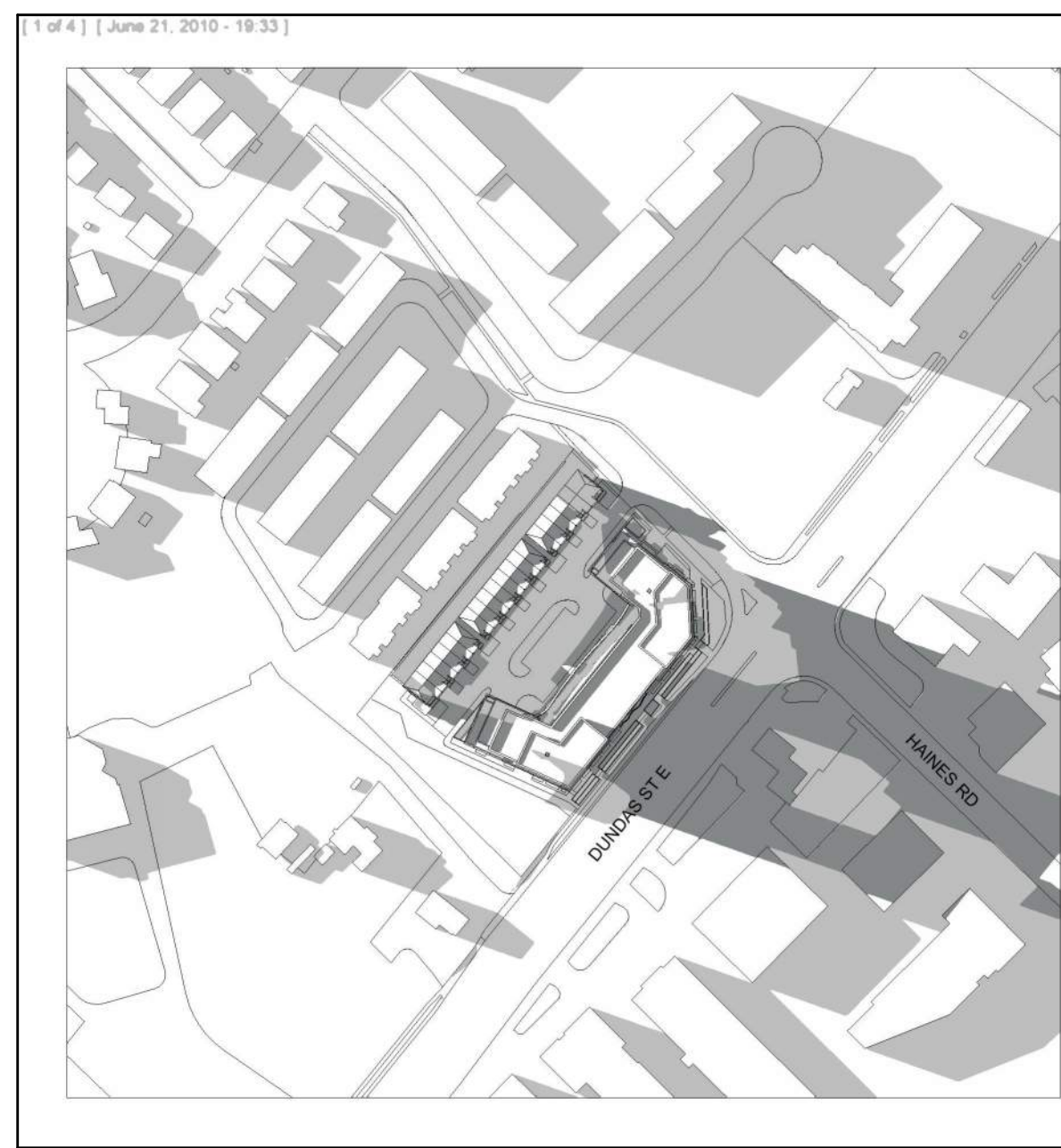
June 21 - 17:20pm (DST) **2**
NTS dA6.02b



June 21 - 18:20pm (DST) **3**
NTS dA6.02b



June 21 - 19:20pm (DST) **4**
NTS dA6.02b



June 21 - 19:33pm (DST) **5**
NTS dA6.02b



June 21 - 21:03pm (DST) **6**
NTS dA6.02b

Sun Angles:
Sun Angles are based on the Latitude and Longitude of Mississauga, Ontario, Canada as defined in the software.
Latitude:
Longitude:
Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours
UT denotes Universal Time
i.e. Greenwich Mean Time
Software Used:
Autodesk Revit Architectural 2021

Shadow Study on **MARCH / SEPTEMBER 21**
Sun Shadow Timing: MARCH / SEPTEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:05	Rise
8:35	Rise + 1.5 hr.
9:12	SN - 4 hr.
10:12	SN - 3 hr.
11:12	SN - 2 hr.
12:12	SN - 1 hr.
13:12	Solar Noon (SN)
14:12	SN + 1 hr.
15:12	SN + 2 hr.
16:12	SN + 3 hr.
17:12	SN + 4 hr.
17:48	Set - 1.5 hr.
19:18	Set

Shadow Study on **JUNE 21**
Sun Shadow Timing: JUNE 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
5:37	Rise
7:07	Rise + 1.5 hr.
7:20	SN - 6 hr.
8:20	SN - 5 hr.
9:20	SN - 4 hr.
10:20	SN - 3 hr.
11:20	SN - 2 hr.
12:20	SN - 1 hr.
13:20	Solar Noon (SN)
14:20	SN + 1 hr.
15:20	SN + 2 hr.
16:20	SN + 3 hr.
17:20	SN + 4 hr.
18:20	SN + 5 hr.
19:20	SN + 6 hr.
19:33	Set - 1.5 hr.
21:03	Set

Shadow Study on **DECEMBER 21**
Sun Shadow Timing: DECEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:49	Rise
9:19	Rise + 1.5 hr.
10:17	SN - 3 hr.
11:17	SN - 2 hr.
12:17	Solar Noon (SN)
13:17	SN + 1 hr.
14:17	SN + 2 hr.
15:15	Set - 1.5 hr.
16:45	Set

Shadow Study Standards **1**
NTS dA6.02b

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

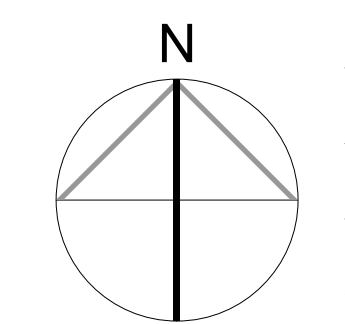
Revisions:
No.: Revision: Date:

No.:	Revision:	Date:
1	Rezoning Submission	Oct. 31, 2022

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Sun Shadow Study - June 21
Scale:

Drawn by: D.H.
Checked by: G.H.
Project No.: 21-115
Date: Oct. 25, 2022
Drawing No.:



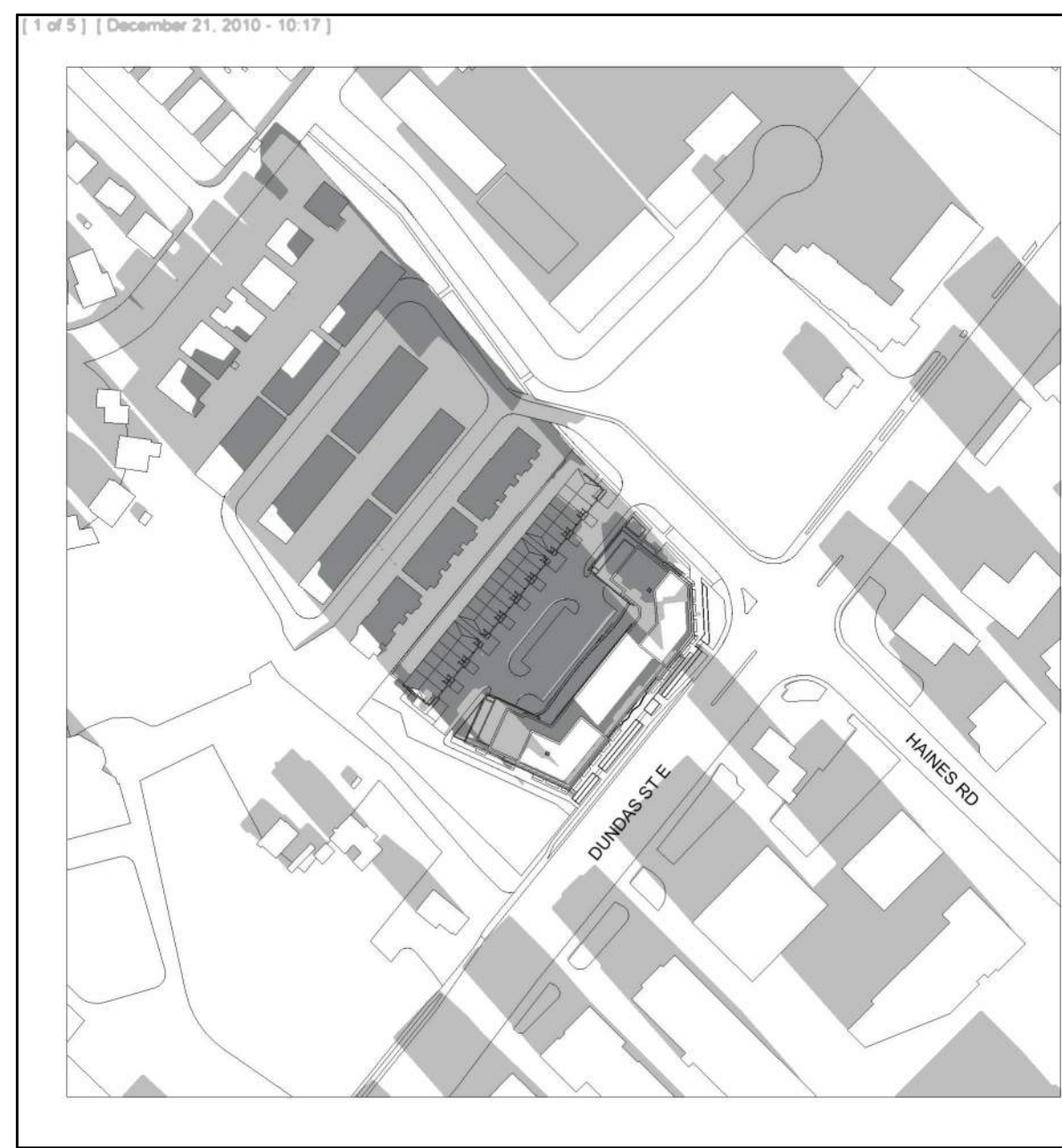
dA6.02b



December 21 - 7:49am (DST) **2**
NTS dA6.03a



December 21 - 9:19am (DST) **3**
NTS dA6.03a



December 21 - 10:17am (DST) **4**
NTS dA6.03a



December 21 - 11:17am (DST) **5**
NTS dA6.03a



December 21 - 12:17pm (DST) **6**
NTS dA6.03a



December 21 - 13:17pm (DST) **7**
NTS dA6.03a



December 21 - 14:17pm (DST) **8**
NTS dA6.03a



December 21 - 15:15pm (DST) **9**
NTS dA6.03a



December 21 - 16:45pm (DST) **10**
NTS dA6.03a

Sun Angles:
Sun Angles are based on the Latitude and Longitude of Mississauga, Ontario, Canada as defined in the software.
Latitude:
Longitude:
Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours
UT denotes Universal Time
i.e. Greenwich Mean Time
Software Used:
Autodesk Revit Architectural 2021

Shadow Study on MARCH / SEPTEMBER 21
Sun Shadow Timing: MARCH / SEPTEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:05	Rise
8:35	Rise + 1.5 hr.
9:12	SN - 4 hr.
10:12	SN - 3 hr.
11:12	SN - 2 hr.
12:12	SN - 1 hr.
13:12	Solar Noon (SN)
14:12	SN + 1 hr.
15:12	SN + 2 hr.
16:12	SN + 3 hr.
17:12	SN + 4 hr.
17:48	Set - 1.5 hr.
19:18	Set

Shadow Study on JUNE 21
Sun Shadow Timing: JUNE 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
5:37	Rise
7:07	Rise + 1.5 hr.
7:20	SN - 6 hr.
8:20	SN - 5 hr.
9:20	SN - 4 hr.
10:20	SN - 3 hr.
11:20	SN - 2 hr.
12:20	SN - 1 hr.
13:20	Solar Noon (SN)
14:20	SN + 1 hr.
15:20	SN + 2 hr.
16:20	SN + 3 hr.
17:20	SN + 4 hr.
18:20	SN + 5 hr.
19:20	SN + 6 hr.
19:33	Set - 1.5 hr.
21:03	Set

Shadow Study on DECEMBER 21
Sun Shadow Timing: DECEMBER 21
from 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT	COMMENTS
7:49	Rise
9:19	Rise + 1.5 hr.
10:17	SN - 3 hr.
11:17	SN - 2 hr.
12:17	Solar Noon (SN)
13:17	SN + 1 hr.
14:17	SN + 2 hr.
15:15	Set - 1.5 hr.
16:45	Set

Shadow Study Standards **1**
NTS dA6.03a

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

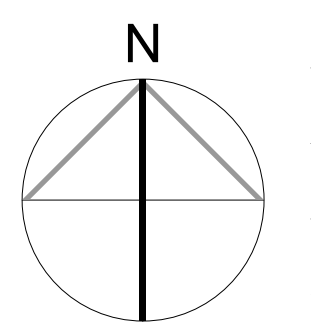
Revisions:
No.: Revision: Date:

No.	Revision	Date
1	Rezoning Submission	Oct. 31, 2022

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Sun Shadow Study - December 21

Scale:
Drawn by: D.H.
Checked by: G.H.
Project No.: 21-115
Date: Oct. 25, 2022
Drawing No.:



dA6.03a



South West View - Along Dundas Street East 4
NTS dA7.01



South East View - Along Dundas Street East 3
NTS dA7.01



Private Terrace 2
NTS dA7.01



East View - Townhouse Front Overall 1
NTS dA7.01

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		
No.:	Revision:	Date:

1	Rezoning Submission	Oct. 31, 2022

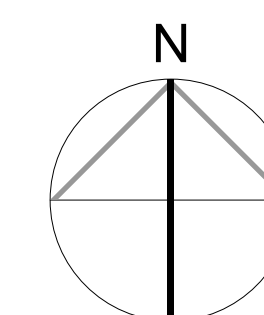
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.

805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Perspective Views

Scale:	
Drawn by:	S.Y.
Checked by:	G.H.
Project No.:	21-115
Date:	Oct. 25, 2022
Drawing No.:	dA7.01



dA7.01



East View - Primary Residential Entrance Along Haines Road 4
NTS dA7.02



South View - Lower Retail Entrance Along Dundas Street East 2
NTS dA7.02



North East View - Upper Retail Entrance at Parking 3
NTS dA7.02



North West View - Upper Retail Entrance at Parking 1
NTS dA7.02

Oct. 25, 2022

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:

1	Rezoning Submission	Oct. 31, 2022
---	---------------------	---------------

No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Perspective Views

Scale:
Drawn by:
S.Y.
Checked by:
G.H.
Project No.:
21-115
Date:
Oct. 25, 2022
Drawing No.:

dA7.02

Plot Date: 10/26/2022 2:42:27 PM File Path: C:\Users\jg201\OneDrive\Documents\21115\21-115\21-115.dwg