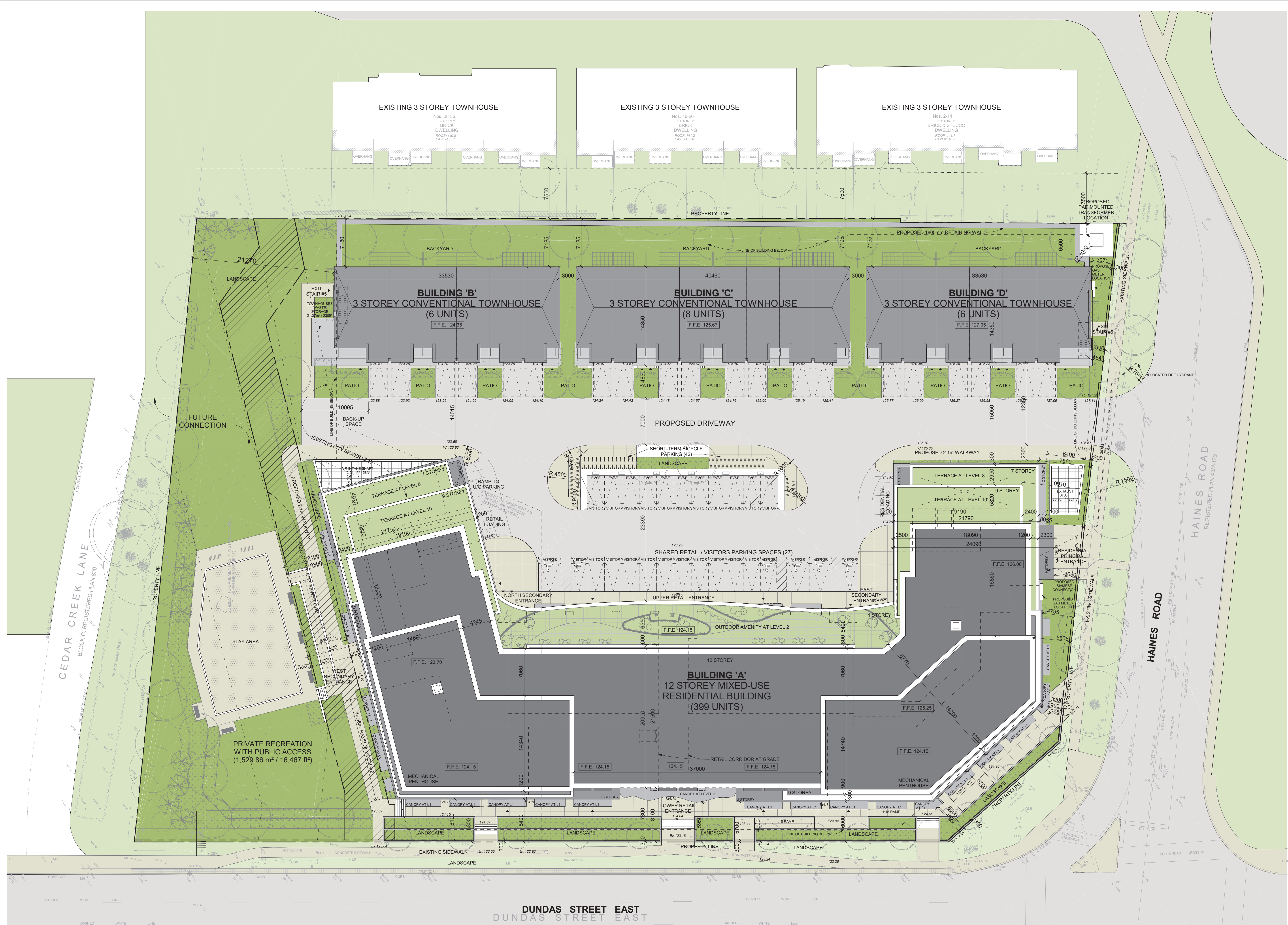


Oct. 25, 2022



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Date:

KIRKOR
ARCHITECTS AND PLANNERS

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

Revisions:
No. Revision Date:

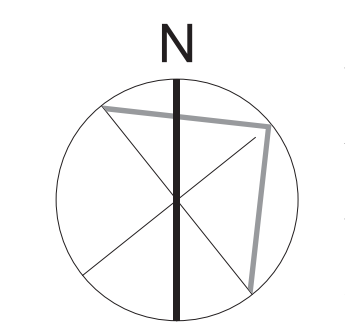
1	Rezoning Submission	Oct. 31, 2022
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No. Issued For: Date:

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.:



Site Plan 1
1 : 250 dA1.03

dA1.03

Plot Date: 10/25/2022 3:52:20 PM File Path: C:\Users\32021\1111911_005_Buochs Street East.dwg Plot Date: 10/25/2022 3:52:20 PM

Oct. 25, 2022

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Date:



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

Revisions:

No.:	Revision:	Date:
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1	Rezoning Submission	Oct. 31, 2022
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No.:	Issued For:	Date:
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Client:
KJC PROPERTIES INC.

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

Drawing Title:
Site Statistics

Scale:

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

dA1.04

805 DUNDAS STREET EAST Mississauga, Ontario Proposed Mixed-Use Development		Project No. 21-115-TT	
Project Statistics		October 25, 2022	
1.0	Legal Description SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 10 CONCESSION 1 NORTH OF DUNDAS STREET CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL		
2.0	Site Area Development Area Private Recreation with Public Access Total Site Area	acres 2.7660 3.1470	sq. m. 11,205.70 12,735.56
3.0	Proposed Residential GFA Gross Floor Area (GFA) Residential Non-Residential	sq. m. 3,859.49	sq. ft. 41,543
3.10	Proposed Residential GFA - 12 Storey Condominium - Building 'A'	sq. m. 2,828.21	sq. ft. 30,443
3.11	Proposed Residential GFA - 3 Storey Conventional Townhouses - Building 'W', 'C' & 'V'	sq. m. 3,859.49	sq. ft. 41,543
3.12	Total Residential GFA	sq. m. 32,905.77	sq. ft. 354,199
3.20	Proposed GFA - Retail	sq. m. 1,969.31	sq. ft. 21,197
3.30	Proposed Parking Garage GFA (Included elevator's lobby, vestibule & lockers storage.)	sq. m. 1,771.93	sq. ft. 19,073
3.40	Total GFA	sq. m. 36,647.01	sq. ft. 394,265
4.0	Proposed Density - FSI	Total GFA 36,647.01	Total Site Area 12,735.56 sq. m. FSI 2.88
5.0	Unit Count		
5.10	Units - Building 'A'	JR, 1 BR	2 BR
5.20	Units - Building 'W', 'C' & 'V'	3 BR	4 BR
5.30	Total Units	JR, 1 BR	2 BR
6.0	Vehicle Parking		
6.10	Parking Ratio Proposed		Ratio
6.20	Parking Required	Units	Ratio
6.30	Parking Provided	At Grade	Level P1
6.40	Accessible Parking Required	At Grade	Level P1
6.50	EVSE Parking Required	Percentage	EVSE Parking Required
6.60	EVSE Parking Provided	Percentage	EVSE Parking Provided
7.0	Bicycle Parking		
7.10	Bicycle Parking Ratio Proposed		Ratio
7.20	Bicycle Parking Proposed	Units	Ratio
7.30	Bicycle Parking Provided	Level 1	Level P1
8.0	Amenity Space		
8.10	Zoning Regulations - Indoor & Outdoor Amenity Space		Zoning Regulations
8.20	Amenity Space Required	Units	Ratio
8.30	Amenity Space Provided	At Grade - Outdoor Private Recreation with Public Access	Level 2 - Outdoor Amenity
9.0	Coverage	sq. m.	sq. ft.
10.0	Loading		No. of Loading
11.0	Building Height		

PART 1:
PLAN OF PART OF LOT 10
CONCESSION 1
NORTH OF DUNDAS STREET
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

Legal Description 3
dA1.04

General Note:

- I hereby certify that this drawing confirms in all respects to the site development plans Architect or Engineer's Signature (if applicable) and Professional seal.
- The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issue of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga.
- All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
- All rooftop mechanical units shall be screened from view by the applicant.
- Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the By-law Requirements and Building Code Requirements.
- The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
- Grades will be met with a 33% maximum slope at the property lines and within the site.
- All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
- Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.
- Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60m (196.8 ft.) of a residentially zoned property and must confirm to the Engineer Certified Lighting Plan.
- The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
- The Owner covenants and agrees to construct and install "shielded" lighting fixtures on the subject lands, in conformity with the Site Plan and Engineer Certified Lighting Plan to the satisfaction of the City of Mississauga.
- The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
- Where planting is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for sod
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
Or
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs
* Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees
* Terradrain 900 or approved equal
- The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading plan for this project and is to be approved by the Consulting Engineer for the project.
- Continuous 10 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
- All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.

Additional Site Plan Notes:

- Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of sign by-law 0054-2002, as amended, and a separate sign application will be required through the building division.
- The applicant is advised that they will be required to provide inspection staff 48 hours notice prior to commencement of any road construction.
- The applicant is advised that confirmation must be received from the Development Construction Section that they have made arrangements for a preconstruction meeting.
- Fire access route will be designed to support a load of not less than 11,363 kg. per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
- If the final course of asphalt paving is delayed, install a temporary lift of asphalt at ramps or curb cuts to provide barrier-free access.
- Prior to Site Plan Approval, the Detailed Noise Report shall determine the noise impacts associated with the mechanical equipment and ventilation systems (i.e. cooling towers, garage exhaust fans, emergency generator, HVAC units etc.) for the proposed buildings and the building(s) in the immediate vicinity to ensure that all mechanical equipment will meet the Ministry of the Environment, Conservation and Parks (MECP) guidelines for stationary noise sources.
- Prior to Site Plan Approval, sufficient securities will be required to ensure the construction of all noise mitigation features required and recommended in the Detailed Noise Report including, noise barriers, noise screens or any off-site stationary noise mitigation.
- Prior to Site Plan Approval, the following clause is to be included on the Site Plan: "The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' site features for noise control including, but not limited to noise walls and berms, the as constructed buildings, mechanical equipment and ventilation systems for the buildings on-site and the off-site stationary noise sources are in compliance with the Detailed Noise Report as prepared for the particular building and in compliance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines for transportation and stationary noise sources." The Acoustical Consultant shall also certify to the Planning and Building Department that the indoor noise levels and noise levels for outdoor living areas resultant from all transportation noise sources will meet Regional guideline conditions based on outside sound energy exposures outlined in the Detailed Noise Report for the subject building.
- Prior to the release of site plan securities, the Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' site features for noise control including, but not limited to noise walls and berms, the as constructed buildings, mechanical equipment and ventilation systems for the buildings on site and the off-site stationary noise sources are in compliance with the Detailed Noise Report as prepared for the particular building and in compliance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines for stationary noise sources. The Acoustical Consultant shall also certify to the Planning and Building Department that the indoor noise levels and noise levels for outdoor living areas resultant from all transportation noise sources will meet Regional guideline conditions based on outside sound energy exposures outlined in the Detailed Noise Study for the subject building and that no new noise impacts have been identified since the latest approved Detailed Noise Study.
- The site plan securities required by the Planning and Building Department will include \$5000 to secure for the Noise Certification to be prepared by a Professional Engineer with experience in environmental acoustics. The \$5000 securities shall only be released to the applicant when the required Noise Certification has been provided to the satisfaction of the Planning and Building Department.
- Prior to Site Plan Approval, the details of all noise screens and noise walls are to be provided to ascertain how they impact the site design, building designs and landscape design. Prior to Site Plan Approval, The Noise Consultant shall confirm that the design details of the noise walls/screens are in accordance with the specifications provided in the Detailed Noise Study and were these screens also provide a combined wind protection function, the Wind consultant shall also confirm that they are in accordance with the recommendations of the Quantitative Wind Study.
- The Applicant will provide a minimum of one (1) week written notice to the Manager of Park Planning, and the Manager of Storm Water Management, City of Mississauga, prior to initiating any construction activities within the adjoining parkland, which had been approved through the development application. The Applicant accepts the responsibility for arranging all necessary repairs to and the reinstatement of, the adjoining greenbelt land / storm water pond, due to damages incurred by the construction works associated with this application. The Applicant acknowledges that securities being held by the City will be released only upon completion of all construction activities and the repairs/reinstatement works for the parkland / storm water pond, to the satisfaction of Transportation and Works in consultation with the Community Services Department.

Signature of Owner _____
Name of Owner _____
Date _____

General Notes 2
dA1.04

Site Statistics 1
dA1.04

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: CLEAR.
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:
M DENOTES SURVEY MONUMENT FOUND
M DENOTES SURVEY MONUMENT PLANTED
SB DENOTES STAIRS
SDB DENOTES SHORT STAIRS
CC DENOTES CONCRETE CURB
WT DENOTES WITNESS MONUMENT
S/W DENOTES SOUTH/WEST
S DENOTES SOUTH
E DENOTES EAST
W DENOTES WEST
FC DENOTES FENCE
CLF DENOTES CHAIN LINK FENCE
BF DENOTES BOARD FENCE
WF DENOTES WOOD FENCE
MF DENOTES METAL FENCE
MB DENOTES METAL BOLLARD
CB DENOTES CATCH BASIN
UP DENOTES UP
TS DENOTES TRAFFIC SIGN
FH DENOTES FIRE HYDRANT
HW DENOTES HAND WELL
C/W DENOTES CONCRETE WALKWAY
S/W DENOTES STONE WALKWAY
CB# DENOTES CONCRETE BLOCK RETAINING WALL
LAMP DENOTES LAMP POST
B DENOTES BILLIARD
TC DENOTES TOP OF CURB
TH DENOTES TOP OF WALL
GLB DENOTES GROUND LEVEL BOX
UBS DENOTES UTILITY BOX
LBS DENOTES LABEL BOX
NS DENOTES NEWSPAPER STAND
S/S DENOTES SIGN
WV DENOTES WATER VALVE
CONC DENOTES CONCRETE
P1 DENOTES PLAN 438-14243
P2 DENOTES PLAN 438-32247
P3 DENOTES PLAN 438-33847
DBS DENOTES DAVID B. SEARLES SURVEYING, O.L.S.
O.D. DENOTES OCCUPIED
* DENOTES ACCESSIBLE AND OBSTRUCTED
Ø 80.50 DENOTES TREE TRUNK DIAMETER
DENOTES TRANS NORTHERN PIPELINE EASEMENT
AS IN INST. NO. R0970404
DENOTES SEWER EASEMENT AS IN INST. NO. R0970404



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 N38°03'00"E,
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17
REF: 2011 WEST LONGITUDE MOND (ICRS) (GDA03).

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

POINT ID	NORTHING	EASTING
1	482942.36	613250.65
2	482942.36	613250.65
3	482942.36	613250.65
4	482942.36	613250.65

COORDINATES CANNOT IN THEMSELVES BE USED
TO RE-LOCATE CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN.
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS
OBSERVATIONS USING THE REAL TIME KINEMATIC (RTK) SERVICE.
UTM ZONE 17, NAD 83 (ICRS) 1997.02.
COORDINATES ARE TO UTM ACCURACY AS IN SEC. 14 (2),
DREG. 216/02.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED
FROM THE CITY OF MISSISSAUGA BENCH MARK 560.
ELEVATION = 108.024 m.
ON THE EAST FACE OF THE EAST PARAPET WALL OF THE EAST
STEPS OF THE ST. JOHN THE BAPTIST ARCHANGEL CHURCH ON
THE NORTH SIDE OF DUNDAS STREET EAST, 6M EAST OF
CANTREE 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 TREE
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 TITLE
ACT AND THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MAY, 2022.

MAY 30, 2022
DATE
AKSAN PILLER CORPORATION LTD.
ONTARIO LAND SURVEYORS
71-88-119 (1) 416-88-780 (2) 416-88-780
reference number: 22-24-1667-00

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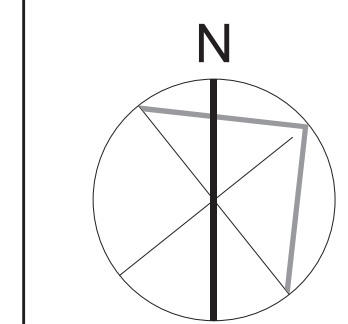
1	Rezoning Submission	Oct. 31, 2022
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Client:
KJC PROPERTIES INC.

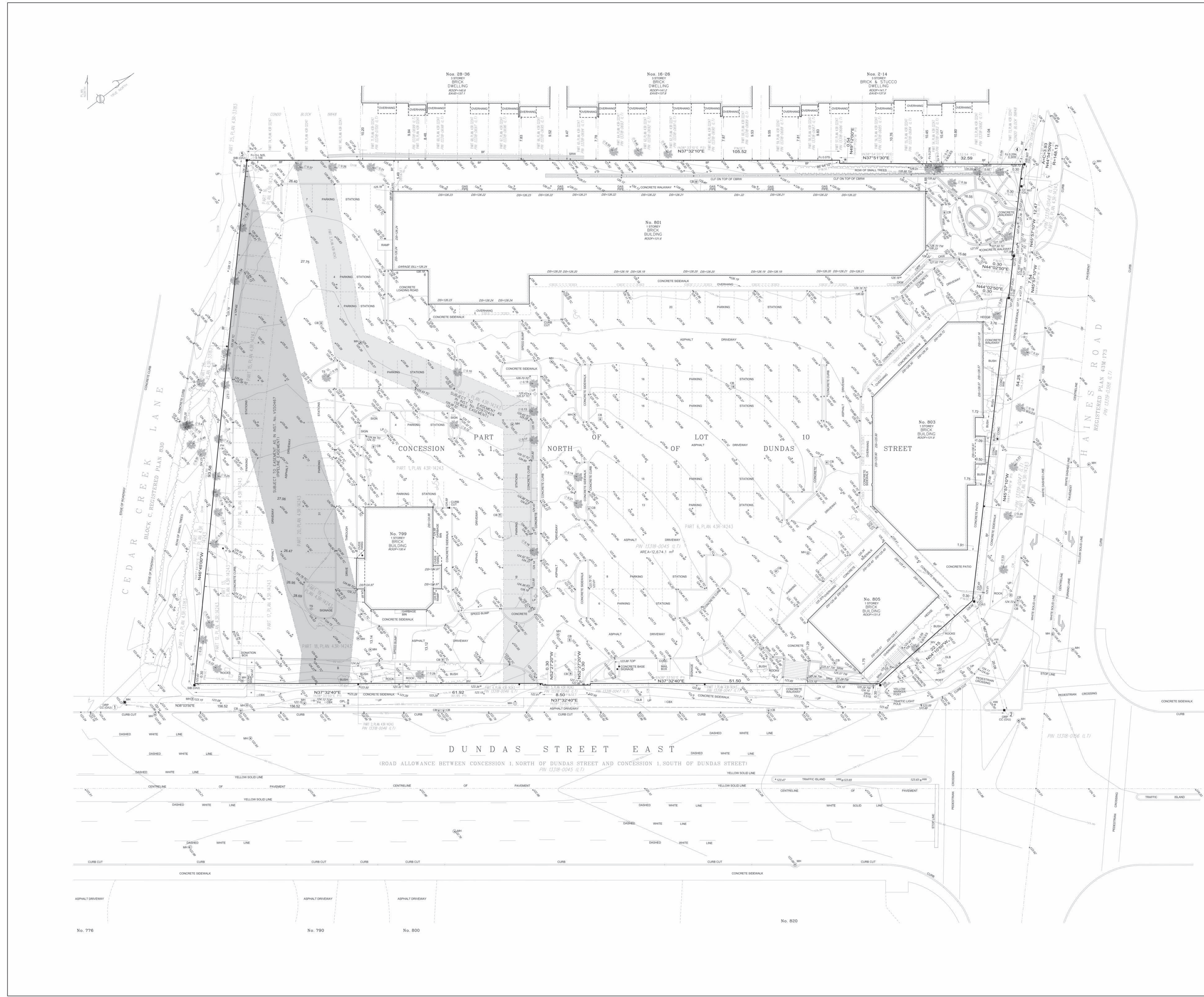
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
Site Survey

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



dA1.01



Site Survey 1
NTS dA1.01