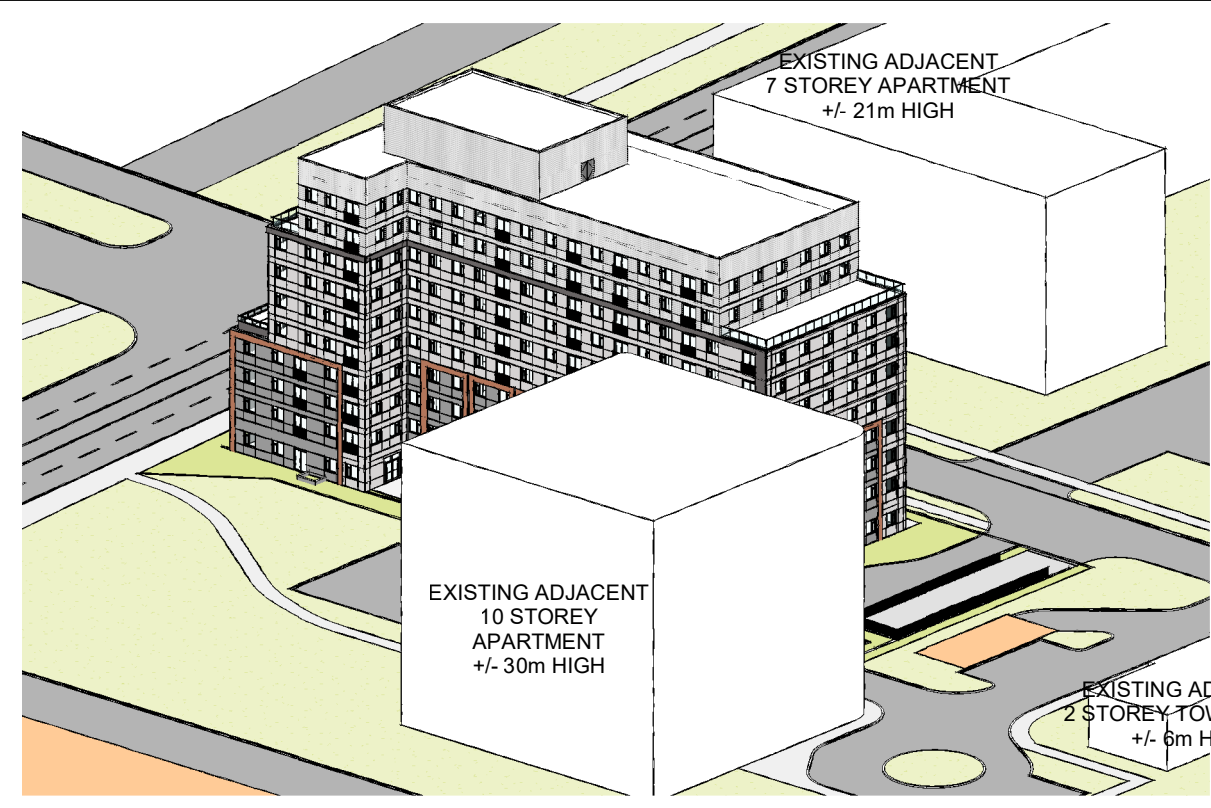
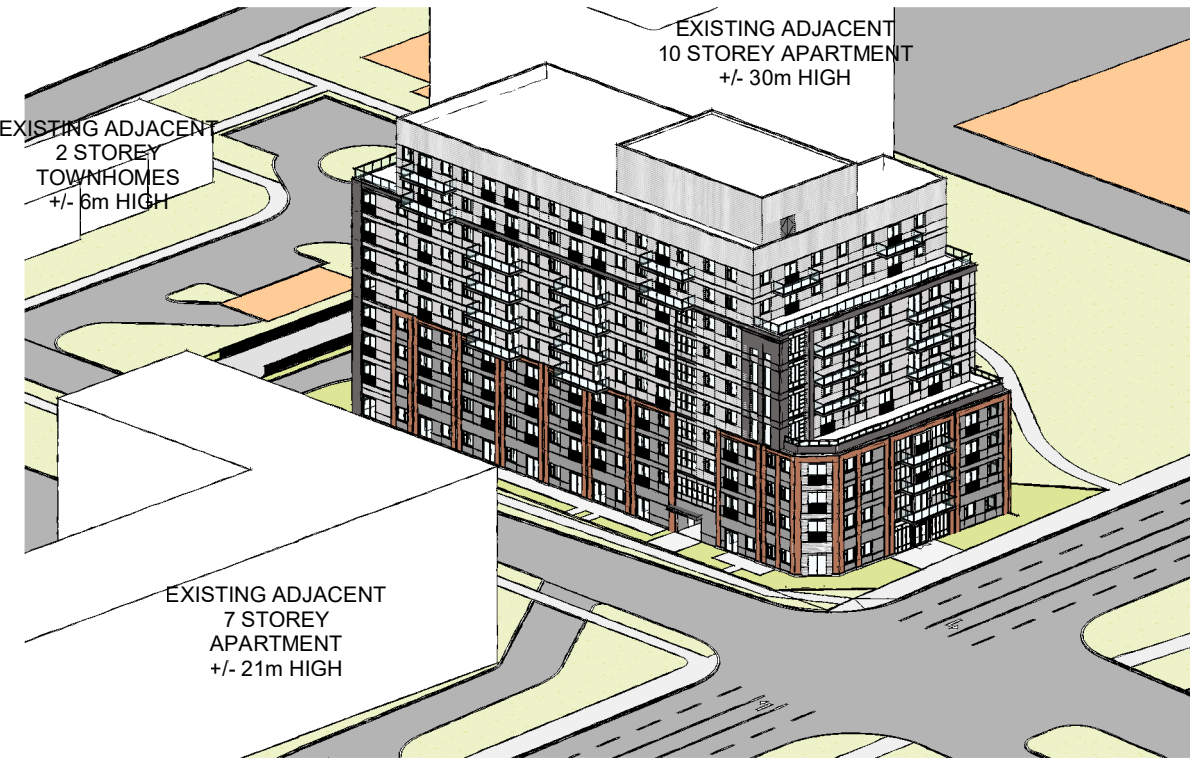


NO.	ISSUED	DATE
1	RE-ZONING APPLICATION	2021.10.01
2	REVISION FOR IBA	2022.09.12
3	CLIENT REVIEW (COORD)	2022.12.08
4	CLIENT REVIEW	2023.02.08
5	CLIENT REVIEW	2023.02.24



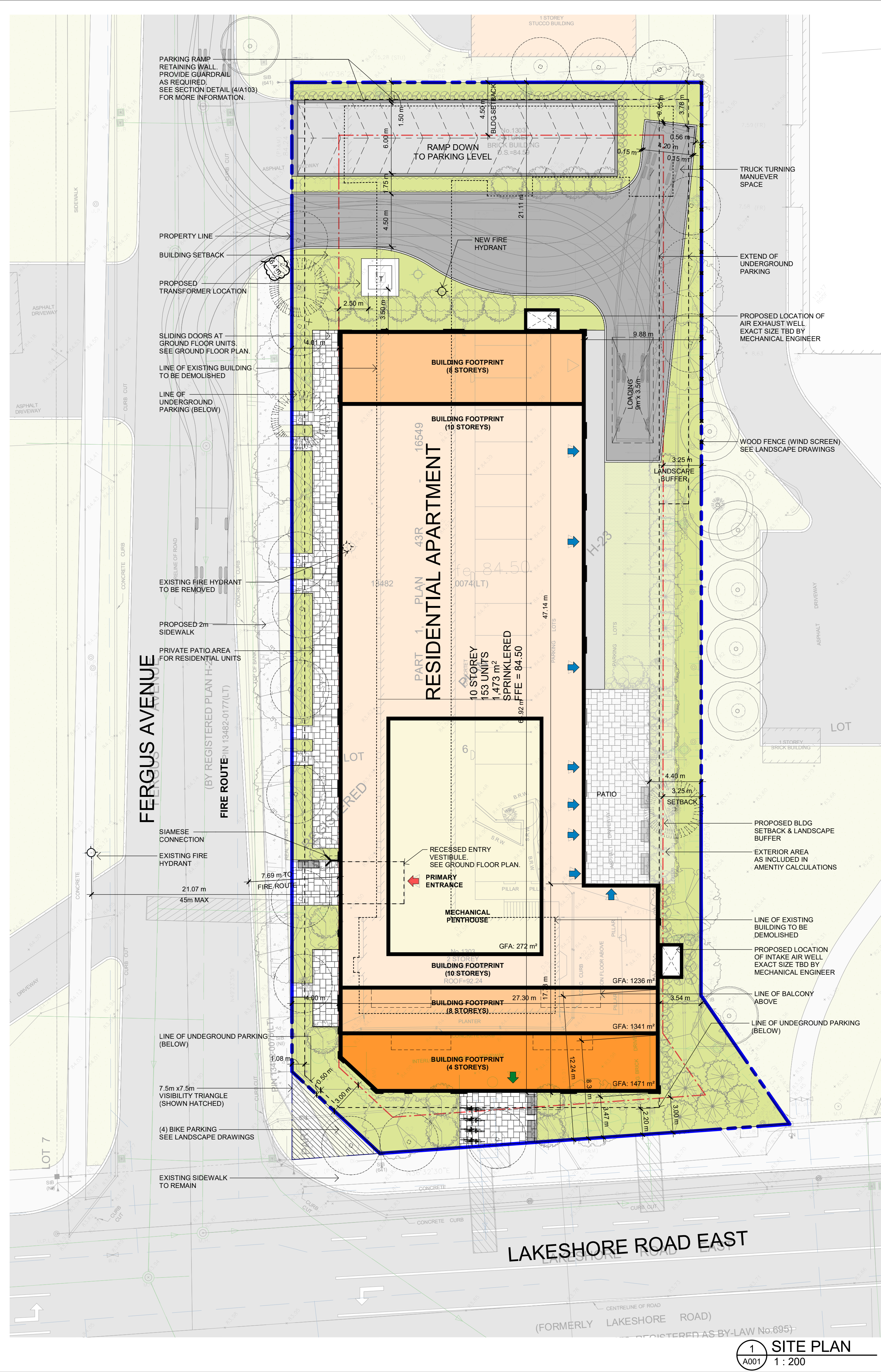
**3 AXONOMETRIC PERSPECTIVE 1**  
A001

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



**4 AXONOMETRIC PERSPECTIVE 2**  
A001

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



**CONTEXT PLAN**

**LEGAL DESCRIPTION**

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

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

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

**ZONING DATA**

**ZONING BY-LAW 0225-2007**  
ZONE: RA3  
SITE AREA = 3170.61 m<sup>2</sup>

**ITEMS NOTED IN RED TEXT DO NOT COMPLY WITH CURRENT ZONING. SITE SPECIFIC ZONING MAY BE REQUIRED.**

REGULATIONS	RA3 ZONE	PROPOSED
MINIMUM LOT FRONTAGE	30 meters	35 meters
FLOOR SPACE INDEX	0.5 MIN. / 1.0 MAX.	4.2
MAXIMUM HEIGHT	38.0 m (12 storeys)	34 meters (10 storeys)
MINIMUM FRONT YARD	< 13m high < 20m high > 20m high	7.5 m 8.5 m 10.5 m
MINIMUM EXTERIOR SIDE YARD	< 13m high < 20m high > 20m high	7.5 m 8.5 m 10.5 m
MINIMUM INTERIOR SIDE YARD	< 13m high < 20m high > 20m high	4.5 m 6.0 m 9.5 m
Abutting Res. Zone		4.5 m 3.25 m
MINIMUM REAR YARD	< 13m high < 20m high > 20m high	7.5 m 10.0 m 15.0 m
Abutting Res. Zone		4.5 m 19 m

**ENCROACHMENTS & PROJECTIONS**

Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	1.8 m	1.8 m
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	Front: 3.0 m Exterior Side: 0.5 m Interior Side: 3.0 m Rear: 1.5 m
Minimum setback from a waste enclosure/loading area to a street line	10.0 m	10.0 m

**MINIMUM LANDSCAPED AREA, LANDSCAPE BUFFER**

Minimum landscaped area	40 % of lot area	27%
Landscape Buffer	Front: 4.5 m Exterior Side: 4.5 m Interior Side: 3.0 m Rear: 4.5 m	3.0 m 4.0 m 3.0 m 1.5 m

**GENERAL PROVISIONS**

MINIMUM CENTRELINE SETBACK	DESIGNATED ROW: 35 meters	17.5 metres + required yard/ setback	11.3 m (Fergus Ave.) 18.7 m (Lakeshore Road E)
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**ENCROACHMENT OF EAVES**

Maximum of 0.45 metres into any required yard	N/A
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**ROOFTOP BALCONY**

Shall be setback 1.2 metres from all exterior edges of a building structure	N/A
May be 0.0 metres where the exterior edge of the building faces a street and the building is located in a non-residential zone or the exterior edge of the balcony does not abut a Residential Zone and the building is located in a non-residential zone	N/A

**PARKING**

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

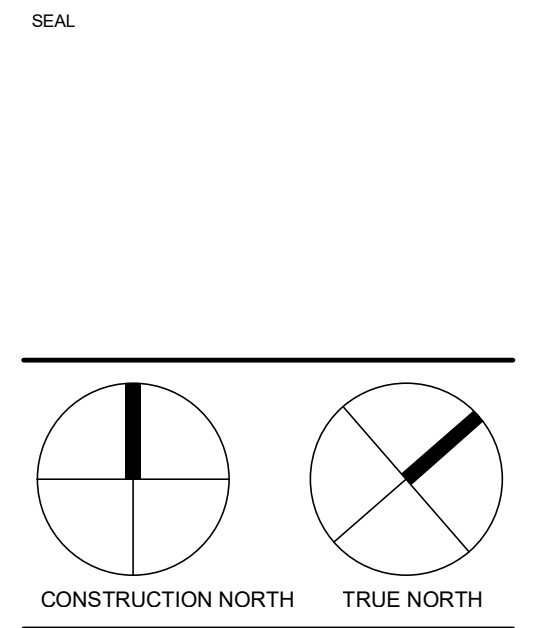
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.

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

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

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MAKING ANY CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INNOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

SEAL



**RESIDENTIAL MID-RISE**

1303 LAKESHORE RD E  
MISSISSAUGA, ON

SHEET NAME

**SITE PLAN**

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

**A001**

**SITE LEGEND**

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

**SITE STATISTICS**

DESCRIPTION	AREA (SM)	AREA (SF)	%
<b>BUILDING FOOTPRINT</b>			
BLDG FOOTPRINT	1470.87 m <sup>2</sup>	15830 ft <sup>2</sup>	46.4%
HARD LANDSCAPE			
ASPHALT	338.77 m <sup>2</sup>	3646 ft <sup>2</sup>	10.7%
CURB	16.93 m <sup>2</sup>	182 ft <sup>2</sup>	0.5%
PARKING RAMP	177.06 m <sup>2</sup>	1906 ft <sup>2</sup>	5.6%
PAVER	264.00 m <sup>2</sup>	2842 ft <sup>2</sup>	8.3%
SIDEWALK	49.53 m <sup>2</sup>	533 ft <sup>2</sup>	1.6%
SOFT LANDSCAPE			
LANDSCAPE	846.29 m <sup>2</sup>	9109 ft <sup>2</sup>	26.7%
OVERALL SITE	3170.61 m <sup>2</sup>	34128 ft <sup>2</sup>	100.0%

\* CURRENT ZONING REQUIRES MIN. 40% LANDSCAPE AREA.

**GFA**

LEVEL	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
GROUND FLOOR	1448 m <sup>2</sup>	15585 ft <sup>2</sup>
LVL 2	1468 m <sup>2</sup>	15800 ft <sup>2</sup>
LVL 3	1467 m <sup>2</sup>	15791 ft <sup>2</sup>
LVL 4	1467 m <sup>2</sup>	15791 ft <sup>2</sup>
LVL 5	1326 m <sup>2</sup>	14276 ft <sup>2</sup>
LVL 6	1326 m <sup>2</sup>	14276 ft <sup>2</sup>
LVL 7	1326 m <sup>2</sup>	14276 ft <sup>2</sup>
LVL 8	1326 m <sup>2</sup>	14276 ft <sup>2</sup>
LVL 9	1105 m <sup>2</sup>	11899 ft <sup>2</sup>
LVL 10	1105 m <sup>2</sup>	11899 ft <sup>2</sup>
PARKING LEVEL P1	20 m <sup>2</sup>	215 ft <sup>2</sup>
T/O ROOF DECK	272 m <sup>2</sup>	2925 ft <sup>2</sup>
GRAND TOTAL	13658 m <sup>2</sup>	147013 ft <sup>2</sup>

**GFA (BELOW GRADE)**

Level	Area (SM)	Area (SF)
PARKING LEVEL P1	2538.06 m <sup>2</sup>	27319 ft <sup>2</sup>
PARKING LEVEL P2	2538.06 m <sup>2</sup>	27319 ft <sup>2</sup>
PARKING LEVEL P3	2538.06 m <sup>2</sup>	27319 ft <sup>2</sup>
Grand total	7614.19 m <sup>2</sup>	81958 ft <sup>2</sup>

**PARKING & AMENITY STATISTICS**

**AMENITY CALCULATIONS**

NAME	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
SHARED (GROUND FLOOR)		
EXTERIOR PATIO & GREEN SPACE	241.7 m <sup>2</sup>	2602 ft <sup>2</sup>
INDOOR AMENITY	189.5 m <sup>2</sup>	2040 ft <sup>2</sup>
SHARED (FIFTH FLOOR)		
INDOOR AMENITY	47.0 m <sup>2</sup>	506 ft <sup>2</sup>
ROOFTOP TERRACE	107.0 m <sup>2</sup>	1151 ft <sup>2</sup>
PRIVATE BALCONY / TERRACE	432.6 m <sup>2</sup>	4656 ft <sup>2</sup>
	432.6 m <sup>2</sup>	4656 ft <sup>2</sup>
	1017.8 m <sup>2</sup>	10955 ft <sup>2</sup>

**VEHICLE PARKING**

DESCRIPTION	COUNT
VISITOR	
PARKING LEVEL P1	
ACCESSIBLE A - 3.4m x 5.8m	1
ACCESSIBLE B - 2.4m x 5.8m	1
TYPICAL PARKING - 2.8m x 5.8m	32
RESIDENT	
PARKING LEVEL P1	
5.6m X 2.6m	25
EV PARKING - 2.6m x 5.6m	2
PARKING LEVEL P2	
5.6m X 2.6m	63
ACCESSIBLE A - 3.4m x 5.8m	1
ACCESSIBLE B - 2.4m x 5.8m	1
PARKING LEVEL P3	
5.6m X 2.6m	69
	161
	195

**BICYCLE PARKING**

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

**PROPOSED AMENITY REQUIREMENTS**

REQUIRED AREA: 5.6m<sup>2</sup> / UNIT  
5.6m<sup>2</sup> x 153 UNITS = **856.8 m<sup>2</sup> REQ.**

MIN. CONTIGUOUS AREA: 50%  
856.8 m<sup>2</sup> x 50% = **428.4 m<sup>2</sup>**

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

**PROPOSED PARKING REQUIREMENTS**

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

PARKING PROVIDED

**198 TOTAL PARKING SPACES PROVIDED**

**BICYCLE PARKING REQUIREMENTS**

CLASS A (ENCLOSED) 92 SPACES  
(0.6 SPACES PER UNIT)  
CLASS B (OUTDOOR) 8 SPACES  
(0.05 SPACES / UNIT)

**TOTAL REQUIRED 100 SPACES**