BURNSIDE

60 Dundas Street E
Mississauga, Ontario

SPA Solid Waste Management Plan

ACLP - Dundas Street E
25 Watline Avenue, Suite 501
Mississauga ON M5E 1M2

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Mississauga, Ontario

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25 Watline Avenue, Suite 501
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R.J. Burnside & Associates Limited
1465 Pickering Parkway Suite 200
Pickering ON L1V 7G7 CANADA

December 2022
300053263.1000

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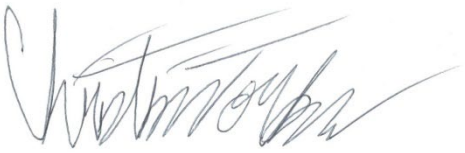
Record of Revisions

Revision	Date	Description
0	June 16, 2022	Submission for ZBA
1	December 9, 2022	Submission for SPA

R.J. Burnside & Associates Limited

Report Prepared By:



Christian Jordan, B.Sc.
Project Manager
CJ/JH:bs

Report Reviewed By:

James R. Hollingsworth, P.Eng.
QA/QC & Solid Waste Specialist

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Appendices

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1.0 Introduction

This document describes the Preliminary Solid Waste Management Plan (plan) developed for the proposed 60 Dundas Street East mixed-use development located in the Mississauga, Ontario. This plan is based on the Chamberlain Architect Services Limited drawing set dated October 26, 2022. The development's Site Plan may change during the ZBA process and prior to construction, though it is currently expected that the methods of handling solid waste as expressed in this report will not require significant revision. The overall Site Plan, Ground Floor Plan, and Statistics have been attached as Appendix A.

Although this plan does not include detailed drawings showing the number and size of bins, compactor, and chute systems, alongside the collection vehicles route, it outlines that development has the flexibility to accommodate the Region of Peel's design standards. Burnside will work with the architectural team to ensure the site's design features are shown to address Peel's waste management requirements for the updated SPA submission.

The development has a total property area of 10,734 m^2 and is comprised of:

1. 'Phase A': will be known as Tower A, providing 256 total residential units:
    - The 16-storey Tower A includes a ground-floor loading area and a shared underground parking area:
        - Tower A features retail spaces on the ground floor.

2. 'Phase B': consisting of 753 residential units (and no retail space):
    - Tower B is 27 storeys.
    - Tower C is 29 storeys.
    - Towers B and C share:
        - A podium (ground level through Level 14). This podium features townhouse units on the ground floor and mezzanine;
        - An underground parking area; and
        - A ground-floor waste storage room and loading area.

In preparing this report, Burnside has considered the following:

- Region of Peel – Waste Collection Design Standards Manual, dated 2020;
- Region of Peel – By-law No's. 35-2020, 35-2021;
- Waste Diversion Ontario – Continuous Improvement Fund (CIF) Report 219: Best Practices for the Storage and Collection of Recyclables in Multi-Residential Buildings, dated February 2011;

- Waste Diversion Ontario – Continuous Improvement Fund (CIF)
  Report 723: Multi-Residential Project Debriefing Series, dated March 14, 2014;
- Resource Recovery and Circular Economy Act, 2016; and
- Ontario Food and Organic Waste Framework, dated April 2018.

2.0 Residential Waste Collection and Storage

The Region of Peel Waste Collection Design Standards Manual document, hereinafter referred to as the 'Standards', outline the requirements to obtain approval. Following the Standards provides some flexibility to address future solid waste management needs and programs. In addition, the Region's waste collection services are preferable when considering the life cycle cost of the development.

This waste management plan is sufficiently flexible to allow future revision of the Region's waste collection processes, including privatization and changes that may occur in result of the Resource Recovery and Circular Economy Act.

In addition to the Region's Standards document, Burnside considered CIF Report 219 and Report 723 related to multi-unit residential buildings for their waste management effectiveness. Both reports made recommendations for the design and operation of new buildings. The findings of the CIF reports are consistent with the Standards.

2.1 Future Residential Waste Collection

Waste materials that are currently collected by the City may change as Individual Producer Responsibility (IPR) programs are developed under the Resource Recovery and Circular Economy Act (RRCEA). This may include additional takeback programs at retailers. Overall, it is expected that changes to the wastes collected can be accommodated within the waste storage areas available to residents.

2.2 Waste Storage Infrastructure

There will be a residential waste storage room on the ground floor of Tower A (Phase A), alongside a shared waste storage room for residents of Towers B and C (Phase B). The development will feature the following residential waste collection system:

- A single-chute system for each tower, accessible from Level 2 and above:
  - Controls at the chute access will be used to indicate the waste type (recycling or garbage) being disposed by the resident.
  - An interlock will prevent simultaneous access and access during maintenance.
- A bi-sorter will be installed on the chute (in the waste storage rooms) to direct the waste into a front-lift container for recycling (blue-box), or garbage.
- A compactor will minimize the number of bins required for garbage storage.
- 10 m^2 of contiguous space for the storage of bulky wastes will be included in each waste storage room.

- The garbage compactors for each tower will be locked and inaccessible to residents.
- Towers B and C (Phase B) feature fifteen ground floor 'townhouse' suites on their shared ground floor. These do not have access to the chute system for their waste. Instead, these residents will dispose of their wastes using a through-the-wall chute system leading into semi-automated carts in the waste room on the ground floor:
  - Carts (expected to be 360 L/95 gallon capacity or similar) will be required on the receiving end of the through-the-wall chutes to collect waste as it is deposited.
  - For the recycling waste stream, the carts will be dumped into the front-lift bins regularly. A cart tipper[1] will be used to assist maintenance staff with this task. Use of a cart tipper will reduce the likelihood of workplace accidents and reduce strain on maintenance staff. A space for this equipment is present in the shared garbage room for Phase B; see Appendix B.
  - For the garbage stream, front-lift bins will need to be 'pre-loaded' using the cart tipper to empty the cart into an empty garbage bin. The garbage bin can then be connected to the compactor/chute to be filled. This is expected to occur every time an empty (mostly) front-lift bin is connected to the compactor.

Figure 1: Through-the-Wall Chute

The front-load bins and semi-automated carts used to store materials will have castors/wheels to allow maintenance staff to move the bins as required.

The waste storage rooms (residential and commercial – see Section 4.0) will be rodent proof, properly ventilated[2], and include a hose bib and floor drain for periodically washing the room, equipment, and the waste containers (carts and bins). Should it be necessary, odour and insect issues can be addressed by:

- Increasing the ventilation (air changes per hour);
- Reducing the storage temperature (air conditioning);
- Adding odour neutralizer sprays in the waste room(s); and/or
- Increasing the cleaning efforts for the room, it's equipment, and the waste containers.

The Standards document incorporates waste storage requirements and contains additional design criteria to describe physical characteristics of the waste storage rooms, loading areas, and building requirements to accommodate waste collection vehicles.

[1] A cart tipper such as one from Vestil Manufacturing Corp. or similar will be used (example, https://www.vestil.com/product.php?FID=227, accessed December 2022).

[2] Per ASHRAE Standard 62, air exchange rate for waste storage rooms as one-cubic foot per minute per square foot of floor space (1 CFM/sq.ft.). Related Ontario Building Code requirements, particularly Section 3.6.3.3 – Linen and Refuse Chutes, must also be addressed.

2.3 Two Stream Waste Disposal

Each tower will provide a chute system (starting at level two) to facilitate the collection of recycling and garbage. It is recommended that posters are displayed near the chute door on each floor that educate the residents on waste diversion, reduction, and acceptable wastes.

The chutes will lead waste into their respective residential waste storage room. A bi-sorter will be installed on the bottom of each chute. The bi-sorter will feed:

- 4 yd^3 front load bins for recycling; and
- A compactor that loads 3 yd^3 front load bins for garbage.

Table 2 of Section 3.0 outlines the waste bin and equipment requirements for each development Phase. Maintenance staff will check the bins daily to ensure those reaching capacity are exchanged for empty units. Carts accepting through-the-wall chute wastes will also be checked and emptied as necessary into bins, as described in Section 2.2. Trained maintenance staff will control access to the waste storage room as there are safety concerns associated with the chutes, bi-sorter and, particularly, the garbage compactor.

2.3.1 Waste Collection

Garbage and recyclables produced from residents will be collected in their respective Loading Area, each located on the ground level. Tower A (Phase A) will utilize its own loading area. Towers B and C (Phase B) will share a loading area. The Loading Area operational details are:

a) Both Phases (all Towers):

- Trained maintenance staff will be present during collection of all waste streams to organize bins so that the collection truck driver does not need to exit the vehicle.
- Provide a 6.5 m overhead clearance for the loading and staging areas.
- The approach and loading areas will have a maximum 2% slope[3].
- The path travelled by the collection vehicle(s), and the loading areas, will be able to support the fully loaded collection vehicle (35 tonnes)[4].

b) Phase A (Tower A):

- The loading area provides a 3-m deep staging area. This allows one bin to be collected while the vehicle is entirely within the indoor collection point:
  - To move bins between the staging area and the waste storage room, the vehicle must reverse for each bin being tipped, with the next bin being moved

[3] As indicated by the architect.
[4] As indicated by the architect.

into the proper location. This process will be repeated until all bins are collected.

c) Phase B (Towers B and C):

- The collection vehicle (truck) will not fully enter the loading area. The rear 2 m (+/-) of the truck will extend through the garage door during collection. The truck hopper is well forward of the garage door and will not hamper front-lift bin tipping.

On each collection day, prior to 7:00 a.m., maintenance staff will move the bins from the waste storage rooms to their respective Loading Area. The maintenance staff may use a ride-on tractor or a trash bin mover[5] to move bins within the Tower's. Staff will be present during collection to maneuver bins as the collection vehicles tips (empties) them. Once empty, staff will return bins to the waste storage room.

While the bins are in the Loading Area, there may not be a bin available for resident use in the waste storage rooms. The chute system can be 'locked out' to prevent disposal of that waste type (or all wastes) during collection. All residents will be made aware of the collection schedule so they can plan their disposal routine while minimizing waste stream contamination (i.e., garbage in recycling) and maximize diversion (avoiding recyclables in the garbage stream).

Waste collection vehicle turning path analysis figures are included separately with this submission.

2.3.2 Bulky Waste Disposal

A contiguous bulky waste storage room, at least 10 m^2 in size, is provided in each residential waste storage room. Bulky waste items such as used furniture, mattresses, appliances, etc. will be temporarily stored. This material will be collected by the Region as coordinated by the Property Manager. Residents will contact staff for escorted access.

Materials that are subject to a stewardship program or a Product Care Association and items such as automotive tires, paints, and electronics, will not be accepted as bulky waste.

[5] The WasteCaddy (https://www.djproducts.com/product/video-wastecaddy-efficient-trash-bin-mover/, accessed December 2022) is provided as an example.

2.3.3 Grounds Keeping, Maintenance, and Renovations

It is anticipated that waste generated by minor building maintenance activities, such as replacing broken fixtures, light bulbs, etc. (but excluding Section 2.4, Materials Not Collected), can be accommodated in the waste room.

Grounds' keeping is expected to be a contracted service. The service provider will remove the leaf and yard waste as part of their contract.

Construction contractors will typically undertake significant renovations or maintenance projects. It is expected that wastes generated during the work will be removed as part of their contract.

2.4 Materials Not Collected

Waste materials that are not accepted by the Region's multi-unit residential waste collection system will not be collected. Similarly, these materials will not be accepted or stored in the waste storage rooms.

Hazardous and Special Products (HSP) and Waste Electronics and Electrical Equipment (WEEE) are not accepted by the Region's collection vehicles. Residents with HSP or WEEE must return it to an appropriate recovery facility, such as retailers with take-back programs or to an accepting Regional Waste Management Facility. The residents are responsible for the storage and disposal of these materials.

3.0 Waste Management System Requirements

Recyclables and garbage will be collected by the Region separately and on different days each week. Garbage will be collected twice weekly while recyclables will only be collected once per week.

Burnside has based our waste storage container requirements (bin counts) on details outlined in the Region of Peel Standards:

- It is assumed that compacted 3 yd^3 garbage bins will be collected twice per week. Section 4.1.1 of the Standards indicates 54 residential units can be accommodated using one 3 yd^3 compacted garbage bin.
- Section 4.1.1 of the Standards indicates 60 residential units can be accommodated using one 4 yd^3 recycling bin.

Table 1: Waste Storage Room Requirements – Tower A (Phase A)

Quantity	Item	Use	Collection Frequency
5	4 yd^3 front load waste bin	Recycling (uncompacted)	Weekly
5	3 yd^3 front load waste bin (compaction type bin)	Garbage (compacted)	Twice Weekly
1	Waste Compactor	Compacts garbage into the 3 yd^3 front load bins	N/A

The Tower A waste storage room has sufficient room to facilitate all items listed above and allows for the repositioning of bins as they reach capacity, as show in Appendix B.

Table 2: Waste Storage Room Requirements – Towers B and C (Phase B)

Quantity	Item	Use	Collection Frequency
13	4 yd^3 front load waste bin	Recycling (uncompacted)	Weekly
14	3 yd^3 front load waste bin (compaction type bin)	Garbage (compacted)	Twice Weekly
2	Waste Compactor	Compacts garbage into the 3 yd^3 front load bins (one per each chute)	N/A
2	360 L semi-automated carts	Accept waste via through-the-wall chutes	N/A

Towers B and C waste storage room has sufficient space facilitate all items listed above and allows for the repositioning of bins as they reach capacity, as shown in Appendix B.

The waste storage room for Towers B and C is on the ground floor, within the shared podium of the Towers. The chute for Tower B enters the (plan) west end of the room while Tower C's chute is on the (plan) east end. Waste containers and equipment listed in Table 2 are stored in the middle of the shared area. The excess room area provides additional storage capacity and flexibility to address future needs.

4.0 Commercial Waste Management

Regional Standards require retail/commercial waste be stored and disposed (collected) separately from the residential waste stream. Tower A includes a cumulative retail/commercial floor space of approximately 860 m^2 split between separate areas located on the ground floor and mezzanine levels; Phase B (Towers B and C) is residential only. As a result, private waste collection services will be arranged for the retail/commercial area of Tower A. These arrangements will be made by the retail/commercial user(s) or may be coordinated by building management for collection with the residential waste stream.

Generally, commercial and retail waste streams for this type of development generate mainly cardboard and paper products. It is assumed each retail/commercial tenant will use their own waste carts for recycling and garbage (and perhaps organics). These will be stored in a Retail Waste Room adjacent to the Tower A loading area.

It is anticipated that once per week waste collection will be enough for the retail/commercial tenants. This could change depending on tenants' operations (quantities and characteristics of their waste).

Collection for retail/commercial areas at the site is to be facilitated by a private contractor. The Property Manager will coordinate the private collection to ensure it does not conflict with the Region's residential waste collection schedule.

5.0 Conclusions

From the research completed in preparing this report, Burnside believes that the 60 Dundas Street E mixed-use development can accommodate waste collection services. Further, the development's design provides the flexibility required to address future solid waste management systems, such as the addition of organics separation for the Region.

BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix A

Site Plans and Statistics

1 / A001 Site Plan
1 : 300

REQUIREMENTS

ZONING BY LAW:

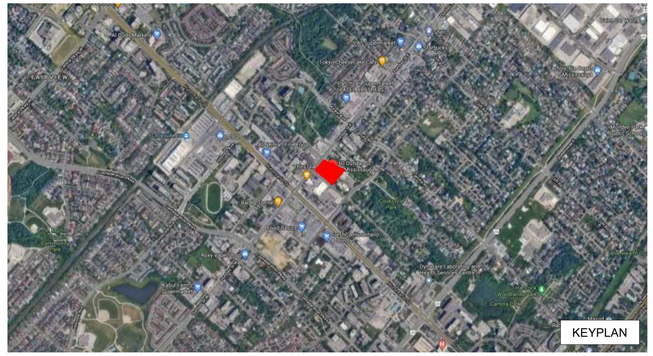
2.0	**CONDOMINIUM APARTMENT**	1.00 RESIDENT SPACE PER STUDIO UNIT 1.25 RESIDENT SPACES PER ONE-BEDROOM UNIT 1.40 RESIDENT SPACES PER TWO-BEDROOM UNIT 1.75 RESIDENT SPACES PER THREE-BEDROOM UNIT 0.20 VISITOR SPACES PER UNIT
3.0	RENTAL APARTMENT	1.00 RESIDENT SPACE PER STUDIO UNIT 1.18 RESIDENT SPACES PER ONE-BEDROOM UNIT 1.36 RESIDENT SPACES PER TWO-BEDROOM UNIT 1.50 RESIDENT SPACES PER THREE-BEDROOM UNIT 0.20 VISITOR SPACES PER UNIT
4.0	APARTMENT (WITH IN CC1 TO CC4)	1.0 RESIDENT SPACE PER UNIT 0.15 VISITOR SPACES PER UNIT
5.0	ARENA	1.0 SPACES PER 4 SEATS OF FIXED SEATING OR 2M OF BENCH SEATING
9.0	COMMUNITY CENTER	4.5 SPACES PER 100M2 EXCEPT FOR ARENA
41.2	RETAIL STORE (IN A C4 ZONE)	4.0 SPACES PER 100M2

Table 8: Recomended Minimum Bike Parking Requirements

Land Use	Bicycle Requirement Class	
	CLASS A (LONG-TERM)	CLASS B (SHORT-TERM)
Residential apartments and multi-unit dwellings	0.8 spaces per unit	Minimum 6 spaces for visitors
Retail	0.5 per 500m² (GFA)	1.0 per 500m² (GFA)
Business office	0.5 per 500m² (GFA)	0.5 per 500m² (GFA)
Medical office	0.5 per 500m² (GFA)	0.5 per 500m²
Employment	0.5 per 500m² (GFA)	Minimum 2 spaces
Elementary school, secondary school	1 per 15 students	1 for every 10 students
Post-secondary school	1 per 15 students	1 per 15 students
Institutional	0.5 per 500m² (GFA)	0.5 per 500m² (GFA)

GROSS FLOOR AREA (GFA)

MEANS THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR BELOW ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS OF THE BUILDING INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS
BUT EXCLUDING ANY PART OF THE BUILDING USED FOR:
- MECHANICAL FLOOR AREA,
- STAIRWELLS,
- ELEVATORS,
- MOTOR VEHICLE PARKING,
- BICYCLE PARKING,
- STORAGE LOCKERS,
- BELOW-GRADE STORAGE,
- ANY ENCLOSED AREA USED FOR THE COLLECTION OR STORAGE OF DISPOSABLE OR RECYCLABLE WASTE GENERATED WITHIN THE BUILDING,
- COMMON FACILITIES FOR THE USE OF THE RESIDENTS OF THE BUILDING,
- A DAY CARE AND AMENITY AREA. (0174-2017)



GROSS CONSTRUCTABLE AREA

LEVEL	GCA - GROSS CONSTRUCTABLE AREA Area	AREA SF
1 T/O GROUND FLOOR	47406 ft²	47406 ft²
1.5 MEZZANINE / TH SEC FLR	27806 ft²	27806 ft²
2ND FLOOR	45240 ft²	45240 ft²
3RD FLOOR	41010 ft²	41010 ft²
4TH FLOOR	40566 ft²	40566 ft²
5TH FLOOR	40160 ft²	40160 ft²
6TH FLOOR	40160 ft²	40160 ft²
7TH FLOOR	40242 ft²	40242 ft²
8TH FLOOR	40242 ft²	40242 ft²
9TH FLOOR	40242 ft²	40242 ft²
10TH FLOOR	40242 ft²	40242 ft²
11TH FLOOR	40242 ft²	40242 ft²
12TH FLOOR	40076 ft²	40076 ft²
13TH FLOOR	40076 ft²	40076 ft²
14TH FLOOR	39660 ft²	39660 ft²
15TH FLOOR	33561 ft²	33561 ft²
16TH FLOOR	31995 ft²	31995 ft²
17TH FLOOR	26801 ft²	26801 ft²
18TH FLOOR	18240 ft²	18240 ft²
19TH FLOOR	18240 ft²	18240 ft²
20TH FLOOR	18240 ft²	18240 ft²
21ST FLOOR	18240 ft²	18240 ft²
22ND FLOOR	18240 ft²	18240 ft²
23RD FLOOR	18240 ft²	18240 ft²
24TH FLOOR	18240 ft²	18240 ft²
25TH FLOOR	18240 ft²	18240 ft²
26TH FLOOR	18240 ft²	18240 ft²
27TH FLOOR	18240 ft²	18240 ft²
28TH FLOOR	17720 ft²	17720 ft²
29TH FLOOR	9120 ft²	9120 ft²
ROOF PLAN	8600 ft²	8600 ft²
Grand total: 2948	913566 ft²	913566 ft²

ZONING SUMMARY:

	PROPOSED
• Allowed Density	
• Unit Density / hectare	
• Allowed GFA	58827 sq.m.
• Allowed Building Height	
• Tower A	101.76 m
• Tower B	95.06 m
• Tower C	58.21 m
• Number of Storeys	
• Tower A	16 storey
• Tower B	27 storey
• Tower C	29 storey
• Coverage	
• Building	3954.49 sq.m.(36.8%)
• Hard Landscape	3500.20 sq.m.(32.6%)
• Soft Landscape	3279.44 sq.m.(30.6%)

PARKING:

	RATIO PER	*PROPOSED*
• Dwelling Unit	0.71	717 spaces
• Visitor	*0.15	146 spaces
• Commercial		--
*4.0 APARTMENT (WITH IN CC1 TO CC4)		1.0 resident space/ unit 0.15 visitor space/ unit

2.1.27 Minimum Height Requirement

All buildings containing a residential dwelling unit that are zoned C4 and are located within the hatched area identified on Schedule 2.1.27 of this By-law, shall have a minimum height of three storeys. (0325-2008), (0050-2013/LPAT Order 2020 June 08

GROSS FLOOR AREA

GFA - GROSS FLOOR AREA Area	AREA SF	% BY AREA	FSI
GFA			
668959 ft²	668959 ft²	73%	5.789857
NON-GFA			
244607 ft²	244607 ft²	27%	2.117078
913566 ft²	913566 ft²	100%	7.906935

GROSS FLOOR AREA - PHASE A

GFA - GROSS FLOOR AREA Area	AREA SF	% BY AREA	FSI
GFA			
199559 ft²	199559 ft²	74%	1.727184
NON-GFA			
68893 ft²	68893 ft²	26%	0.59627
268451 ft²	268451 ft²	100%	2.323454

GROSS FLOOR AREA - PHASE B

GFA - GROSS FLOOR AREA Area	AREA SF	% BY AREA	FSI
GFA			
469401 ft²	469401 ft²	73%	4.062673
NON-GFA			
175714 ft²	175714 ft²	27%	1.520807
645114 ft²	645114 ft²	100%	5.583481

PARKING SCHEDULE

Comments	Count
UG 1	
BLDG - A	70
BLDG - B	91
	161
UG 2	
BLDG - A	76
BLDG - B	99
	175
UG 3	
BLDG - A	76
BLDG - B	99
	175
UG 4	
BLDG - A	76
BLDG - B	99
	175
UG 5	
BLDG - A	76
BLDG - B	99
	175
Grand total: 861	861

PARKING

Comments	Count	NOTE 4
BLDG - A		
BLDG - A	273	TENANT
BLDG - A	23	TENANT - ACC
BLDG - A	76	VISITOR
BLDG - A	2	VISITOR - ACC
BLDG - A: 374	374	
BLDG - B		
BLDG - B	376	TENANT
BLDG - B	61	TENANT - ACC
BLDG - B	45	VISITOR
BLDG - B	5	VISITOR - ACC
BLDG - B: 487	487	
Grand total: 861	861	

LOCKERS

Description	Depth	Width	Count	Area
Building A				
5' x 5'	1.5	1.5 m	67	2.3 m²
			67	
Building B				
5' x 5'	1.5	1.5 m	145	2.3 m²
			145	
212			212	

BICYCLE PARKING

LT / ST	Count	Description
1		
LT	128	600mm x 1800mm
ST	42	600mm x 1800mm
	170	
2		
LT	212	600mm x 1800mm
ST	42	600mm x 1800mm
	254	
Grand total	424	

UNIT MIX - FULL DEVELOPEMENT

Name	Area	Count	% BY COUNT
A			
1 BR	461 ft² ... 679 ft²	142	14%
2 BR	808 ft² ... 1086 ft²	87	9%
PNTH	1265 ft² ... 1378 ft²	4	0%
STUDIO	397 ft² ... 576 ft²	23	2%
B			
1 BR	458 ft² ... 728 ft²	450	45%
2 BR	711 ft² ... 1079 ft²	208	21%
STUDIO	335 ft² ... 483 ft²	80	8%
TOWNHOUSE	567 ft² ... 1012 ft²	15	1%
		1009	100%

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT - BUILDING A	1608.49 m²	17314 ft²	15.0%
BUILDING FOOTPRINT - BUILDING B	2496.48 m²	26872 ft²	23.3%
HARD LANDSCAPE			
ASPHALT	1308.50 m²	14085 ft²	12.2%
CURB	1211.88 m²	13045 ft²	11.3%
PAVER 2x2	317.43 m²	3417 ft²	3.0%
SIDEWALK	557.97 m²	6006 ft²	5.2%
SOFT LANDSCAPE			
LANDSCAPE	3235.14 m²	34823 ft²	30.1%
	10735.88 m²	115560 ft²	100.0%
PROPERTY	10734.19 m²	115542 ft²	100.0%

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-05-07
2	CLIENT REVIEW	2021-11-19
3	DARC Sub	2021-11-24
4	DARC COOR	2022-01-13
5	CLIENT REVIEW	2022-06-13
6	CLIENT REVIEW	2022-09-09
7	CLIENT REVIEW	2022-10-26

SEAL

CONSTRUCTION NORTH

TRUE NORTH

60 Dundas Appartments

60 Dundas St. E,
Mississauga, ON

SHEET NAME

SITE PLAN

START DATE: Issue Date
DRAWN BY: ME / CC / DM / SS
CHECKED BY: JMC
SCALE: As indicated
PROJECT NO.: 121022
DRAWING: A001

Autodesk Docs://60 Dundas/121022 - 60 Dundas - SD - SITE & UNDERGROUND.rvt
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DEDUCTABLES AS PER ZONING BY LAW - GROSS FLOOR AREA DEFINITION

LEVEL	GCA - GROSS CONSTRUCTABLE AREA		COMMON AREAS (LOBBY, VEST., CORR.)		ELEVATOR SHAFT		SERVICES (CHUTE, MECH&ELEC)		EGRESS STAIRS	
	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2
A			A		A		A		A	
1 T/O GROUND FLOOR	17230 ft²	1600.73 m²	3313 ft²	307.82 m²	235 ft²	21.81 m²	992 ft²	92.12 m²	500 ft²	46.46 m²
1.5 MEZZANINE / TH SEC FLR	4890 ft²	454.31 m²	348 ft²	32.30 m²	278 ft²	25.79 m²	63 ft²	5.85 m²	352 ft²	32.68 m²
2ND FLOOR	20322 ft²	1888.00 m²	738 ft²	68.57 m²	278 ft²	25.79 m²	102 ft²	9.51 m²	313 ft²	29.05 m²
3RD FLOOR	16092 ft²	1495.01 m²	902 ft²	83.77 m²	278 ft²	25.79 m²	102 ft²	9.51 m²	610 ft²	56.65 m²
4TH FLOOR	15648 ft²	1453.75 m²	902 ft²	83.77 m²	278 ft²	25.79 m²	102 ft²	9.51 m²	358 ft²	33.28 m²
5TH FLOOR	15648 ft²	1453.75 m²	902 ft²	83.77 m²	278 ft²	25.79 m²	102 ft²	9.51 m²	358 ft²	33.28 m²
6TH FLOOR	15648 ft²	1453.75 m²	902 ft²	83.77 m²	278 ft²	25.79 m²	102 ft²	9.51 m²	358 ft²	33.28 m²
7TH FLOOR	15729 ft²	1461.30 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
8TH FLOOR	15729 ft²	1461.30 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
9TH FLOOR	15729 ft²	1461.30 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
10TH FLOOR	15729 ft²	1461.30 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
11TH FLOOR	15729 ft²	1461.30 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
12TH FLOOR	15563 ft²	1445.88 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
13TH FLOOR	15563 ft²	1445.88 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
14TH FLOOR	15563 ft²	1445.88 m²	862 ft²	80.05 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
15TH FLOOR	15321 ft²	1423.37 m²	733 ft²	68.07 m²	278 ft²	25.79 m²	88 ft²	8.14 m²	358 ft²	33.28 m²
16TH FLOOR	13755 ft²	1277.85 m²	673 ft²	62.50 m²	278 ft²	25.79 m²	106 ft²	9.84 m²	358 ft²	33.28 m²
17TH FLOOR	8561 ft²	795.30 m²	674 ft²	62.60 m²	278 ft²	25.79 m²	7247 ft²	673.25 m²	362 ft²	33.66 m²
A: 830	268451 ft²	24939.96 m²	16979 ft²	1577.38 m²	4955 ft²	460.30 m²	9708 ft²	901.86 m²	6793 ft²	631.09 m²
B			B		B		B		B	
1 T/O GROUND FLOOR	30176 ft²	2803.46 m²	5106 ft²	474.36 m²	537 ft²	49.85 m²	837 ft²	77.75 m²	1366 ft²	126.94 m²
1.5 MEZZANINE / TH SEC FLR	22916 ft²	2128.96 m²	459 ft²	42.69 m²	553 ft²	51.34 m²	198 ft²	18.41 m²	546 ft²	50.76 m²
2ND FLOOR	24918 ft²	2314.95 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
3RD FLOOR	24918 ft²	2314.95 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
4TH FLOOR	24918 ft²	2314.95 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
5TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
6TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
7TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
8TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
9TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
10TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
11TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
12TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
13TH FLOOR	24512 ft²	2277.26 m²	1916 ft²	178.02 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
14TH FLOOR	24096 ft²	2238.61 m²	1047 ft²	97.28 m²	556 ft²	51.63 m²	214 ft²	19.87 m²	563 ft²	52.35 m²
15TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
16TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
17TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
18TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
19TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
20TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
21ST FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
22ND FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
23RD FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
24TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
25TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
26TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
27TH FLOOR	18240 ft²	1694.57 m²	1073 ft²	99.70 m²	556 ft²	51.63 m²	214 ft²	19.89 m²	563 ft²	52.35 m²
28TH FLOOR	17720 ft²	1646.24 m²	906 ft²	84.16 m²	556 ft²	51.63 m²	2343 ft²	217.69 m²	574 ft²	53.31 m²
29TH FLOOR	9120 ft²	847.28 m²	537 ft²	49.85 m²	278 ft²	25.81 m²	107 ft²	9.94 m²	282 ft²	26.17 m²
ROOF PLAN	8600 ft²	798.95 m²	369 ft²	34.31 m²	278 ft²	25.81 m²	2236 ft²	207.74 m²	292 ft²	27.13 m²
B: 2118	645114 ft²	59933.08 m²	45369 ft²	4214.91 m²	16649 ft²	1546.78 m²	11284 ft²	1048.35 m²	17711 ft²	1645.38 m²
Grand total: 2948	913566 ft²	84873.04 m²	62348 ft²	5792.29 m²	21604 ft²	2007.08 m²	20992 ft²	1950.21 m²	24504 ft²	2276.47 m²

LEVEL	INDOOR AMENITY		OUTDOOR AMENITY IN-BUILD (INCL BAL.)		LOADING & GARBAGE		BICYCLE (STORAGE)		LOCKERS (SELLABLE)		GFA - GROSS FLOOR AREA	
	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2
A	A		A		A		A		A		A	
1 T/O GROUND FLOOR	0 ft²	0.00 m²	0 ft²	0.00 m²	1918 ft²	178.17 m²	558 ft²	51.83 m²	399 ft²	37.1 m²	9315 ft²	865.44 m²
1.5 MEZZANINE / TH SEC FLR	852 ft²	79.14 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	2998 ft²	278.55 m²
2ND FLOOR	9896 ft²	919.37 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	8995 ft²	835.71 m²
3RD FLOOR	3624 ft²	336.66 m²	1088 ft²	101.12 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	9489 ft²	881.52 m²
4TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13201 ft²	1226.40 m²
5TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13201 ft²	1226.40 m²
6TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13201 ft²	1226.40 m²
7TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.04 m²
8TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.04 m²
9TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.04 m²
10TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.04 m²
11TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.04 m²
12TH FLOOR	0 ft²	0.00 m²	807 ft²	75.02 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13171 ft²	1223.60 m²
13TH FLOOR	0 ft²	0.00 m²	807 ft²	75.02 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13171 ft²	1223.60 m²
14TH FLOOR	0 ft²	0.00 m²	807 ft²	75.02 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13171 ft²	1223.60 m²
15TH FLOOR	0 ft²	0.00 m²	2374 ft²	220.51 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	11491 ft²	1067.57 m²
16TH FLOOR	0 ft²	0.00 m²	807 ft²	75.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	11533 ft²	1071.44 m²
17TH FLOOR	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	0 ft²	0.00 m²
A: 830	14372 ft²	1335.17 m²	13150 ft²	1221.69 m²	1918 ft²	178.17 m²	558 ft²	51.83 m²	399 ft²	37.1 m²	199621 ft²	18545.39 m²
B	B		B		B		B		B		B	
1 T/O GROUND FLOOR	1236 ft²	114.81 m²	3304 ft²	306.99 m²	5014 ft²	465.79 m²	793 ft²	73.68 m²	449 ft²	41.7 m²	11534 ft²	1071.57 m²
1.5 MEZZANINE / TH SEC FLR	8960 ft²	832.38 m²	1156 ft²	107.41 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	11044 ft²	1025.98 m²
2ND FLOOR	0 ft²	0.00 m²	1590 ft²	147.70 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19303 ft²	1793.35 m²
3RD FLOOR	0 ft²	0.00 m²	1590 ft²	147.70 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19303 ft²	1793.35 m²
4TH FLOOR	0 ft²	0.00 m²	1590 ft²	147.70 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19303 ft²	1793.35 m²
5TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
6TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
7TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
8TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
9TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
10TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
11TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
12TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
13TH FLOOR	0 ft²	0.00 m²	1214 ft²	112.81 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	775 ft²	72.0 m²	19273 ft²	1790.56 m²
14TH FLOOR	6300 ft²	585.27 m²	6908 ft²	641.79 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	8508 ft²	790.44 m²
15TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
16TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
17TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
18TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
19TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
20TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
21ST FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
22ND FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
23RD FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
24TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
25TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
26TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
27TH FLOOR	0 ft²	0.00 m²	1052 ft²	97.75 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	14782 ft²	1373.26 m²
28TH FLOOR	0 ft²	0.00 m²	5951 ft²	552.82 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	7391 ft²	686.63 m²
29TH FLOOR	0 ft²	0.00 m²	526 ft²	48.88 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	7391 ft²	686.63 m²
ROOF PLAN	0 ft²	0.00 m²	5424 ft²	503.95 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	0 ft²	0.00 m²
B: 2118	16495 ft²	1532.45 m²	52646 ft²	4891.00 m²	5014 ft²	465.79 m²	793 ft²	73.68 m²	9752 ft²	906.0 m²	469401 ft²	43608.74 m²
Grand total: 2948	30867 ft²	2867.62 m²	65796 ft²	6112.68 m²	6932 ft²	643.96 m²	1351 ft²	125.51 m²	10151 ft²	943.1 m²	669021 ft²	62154.13 m²

SELLABLE AREA CATEGORIES

LEVEL	UNITS AREA		RETAIL SELLABLE		COMMERCIAL SELLABLE		LOCKERS (SELLABLE)		SELLABLE AREA	
	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2
A	A		A		A		A		A	
1 T/O GROUND FLOOR	0 ft²	0.00 m²	9315 ft²	865.44 m²	0 ft²	0.00 m²	399 ft²	37.1 m²	9715 ft²	902.5 m²
1.5 MEZZANINE / TH SEC FLR	0 ft²	0.00 m²	2998 ft²	278.55 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	2998 ft²	278.5 m²
2ND FLOOR	0 ft²	0.00 m²	0 ft²	0.00 m²	8995 ft²	835.71 m²	0 ft²	0.0 m²	8995 ft²	835.7 m²
3RD FLOOR	9489 ft²	881.52 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	9489 ft²	881.5 m²
4TH FLOOR	13201 ft²	1226.40 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13201 ft²	1226.4 m²
5TH FLOOR	13201 ft²	1226.40 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13201 ft²	1226.4 m²
6TH FLOOR	13201 ft²	1226.40 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13201 ft²	1226.4 m²
7TH FLOOR	13337 ft²	1239.04 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.0 m²
8TH FLOOR	13337 ft²	1239.04 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.0 m²
9TH FLOOR	13337 ft²	1239.04 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.0 m²
10TH FLOOR	13337 ft²	1239.04 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.0 m²
11TH FLOOR	13337 ft²	1239.04 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13337 ft²	1239.0 m²
12TH FLOOR	13171 ft²	1223.60 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13171 ft²	1223.6 m²
13TH FLOOR	13171 ft²	1223.60 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13171 ft²	1223.6 m²
14TH FLOOR	13171 ft²	1223.60 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	13171 ft²	1223.6 m²
15TH FLOOR	11491 ft²	1067.57 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	11491 ft²	1067.6 m²
16TH FLOOR	11533 ft²	1071.44 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	11533 ft²	1071.4 m²
17TH FLOOR	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.00 m²	0 ft²	0.0 m²	0 ft²	0.0 m²
A: 830	178312 ft²	16565.70 m²	12314 ft²	1143.99 m²	8995 ft²	835.71 m²	399 ft²	37.1 m²	200020 ft²	18582.5 m²
B	B		12314 ft²	1143.99 m²	8995 ft²	835.71 m²	B		B	
1 T/O GROUND FLOOR	11534 ft²	1071.57 m²					449 ft²	41.7 m²	11984 ft²	1113.3 m²
1.5 MEZZANINE / TH SEC FLR	11044 ft²	1025.98 m²					0 ft²	0.0 m²	11044 ft²	1026.0 m²
2ND FLOOR	19303 ft²	1793.35 m²					775 ft²	72.0 m²	20079 ft²	1865.4 m²
3RD FLOOR	19303 ft²	1793.35 m²					775 ft²	72.0 m²	20079 ft²	1865.4 m²
4TH FLOOR	19303 ft²	1793.35 m²					775 ft²	72.0 m²	20079 ft²	1865.4 m²
5TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
6TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
7TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
8TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
9TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
10TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
11TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
12TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
13TH FLOOR	19273 ft²	1790.56 m²					775 ft²	72.0 m²	20049 ft²	1862.6 m²
14TH FLOOR	8508 ft²	790.44 m²					0 ft²	0.0 m²	8508 ft²	790.4 m²
15TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
16TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
17TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
18TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
19TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
20TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
21ST FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
22ND FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
23RD FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
24TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
25TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
26TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
27TH FLOOR	14782 ft²	1373.26 m²					0 ft²	0.0 m²	14782 ft²	1373.3 m²
28TH FLOOR	7391 ft²	686.63 m²					0 ft²	0.0 m²	7391 ft²	686.6 m²
29TH FLOOR	7391 ft²	686.63 m²					0 ft²	0.0 m²	7391 ft²	686.6 m²
ROOF PLAN	0 ft²	0.00 m²					0 ft²	0.0 m²	0 ft²	0.0 m²
B: 2118	469401 ft²	43608.74 m²					9752 ft²	906.0 m²	479153 ft²	44514.7 m²
Grand total: 2948	647712 ft²	60174.44 m²					10151 ft²	943.1 m²	679173 ft²	63097.2 m²

LEVEL	GCA - GROSS CONSTRUCTABLE AREA		LOCKERS (SELLABLE)		BIKE STORAGE		COMMON AREAS (LOBBY,VEST,CORR.)		ELEVATOR SHAFT		STAIR AREA		SERVICES (MECH & ELEC)		PARKING AREA	
	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2	Area	AREA m2
UG A			UG A		UG A		UG A		UG A		UG A		UG A		UG A	
UG 1	38090 ft²	3538.7 m²	333 ft²	30.9 m²	1684 ft²	156.5 m²	531 ft²	49.3 m²	280 ft²	26.0 m²	454 ft²	42.2 m²	152 ft²	14.2 m²	34656 ft²	3219.7 m²
UG 2	38102 ft²	3539.8 m²	889 ft²	82.6 m²	0 ft²	0.0 m²	528 ft²	49.1 m²	263 ft²	24.4 m²	454 ft²	42.2 m²	158 ft²	14.7 m²	35810 ft²	3326.9 m²
UG 3	38102 ft²	3539.8 m²	889 ft²	82.6 m²	0 ft²	0.0 m²	528 ft²	49.1 m²	263 ft²	24.4 m²	454 ft²	42.2 m²	158 ft²	14.7 m²	35810 ft²	3326.9 m²
UG 4	38102 ft²	3539.8 m²	889 ft²	82.6 m²	0 ft²	0.0 m²	528 ft²	49.1 m²	263 ft²	24.4 m²	454 ft²	42.2 m²	158 ft²	14.7 m²	35810 ft²	3326.9 m²
UG 5	38102 ft²	3539.8 m²	889 ft²	82.6 m²	0 ft²	0.0 m²	528 ft²	49.1 m²	263 ft²	24.4 m²	454 ft²	42.2 m²	158 ft²	14.7 m²	35810 ft²	3326.9 m²
UG A: 63	190499 ft²	17697.9 m²	3888 ft²	361.2 m²	1684 ft²	156.5 m²	2644 ft²	245.6 m²	1332 ft²	123.8 m²	2269 ft²	210.8 m²	785 ft²	72.9 m²	177897 ft²	16527.1 m²
UG B			UG B		UG B		UG B		UG B		UG B		UG B		UG B	
UG 1	44034 ft²	4090.9 m²	528 ft²	49.0 m²	3341 ft²	310.4 m²	982 ft²	91.2 m²	541 ft²	50.3 m²	572 ft²	53.1 m²	61 ft²	5.7 m²	38009 ft²	3531.2 m²
UG 2	44045 ft²	4091.9 m²	1686 ft²	156.6 m²	0 ft²	0.0 m²	1017 ft²	94.4 m²	558 ft²	51.8 m²	569 ft²	52.9 m²	552 ft²	51.3 m²	39664 ft²	3684.9 m²
UG 3	44045 ft²	4091.9 m²	1686 ft²	156.6 m²	0 ft²	0.0 m²	1017 ft²	94.4 m²	558 ft²	51.8 m²	569 ft²	52.9 m²	552 ft²	51.3 m²	39664 ft²	3684.9 m²
UG 4	44045 ft²	4091.9 m²	1686 ft²	156.6 m²	0 ft²	0.0 m²	1017 ft²	94.4 m²	558 ft²	51.8 m²	569 ft²	52.9 m²	552 ft²	51.3 m²	39664 ft²	3684.9 m²
UG 5	44045 ft²	4091.9 m²	1686 ft²	156.6 m²	0 ft²	0.0 m²	1017 ft²	94.4 m²	558 ft²	51.8 m²	569 ft²	52.9 m²	552 ft²	51.3 m²	39664 ft²	3684.9 m²
UG B: 81	220215 ft²	20458.6 m²	7272 ft²	675.6 m²	3341 ft²	310.4 m²	5048 ft²	469.0 m²	2773 ft²	257.6 m²	2848 ft²	264.6 m²	2269 ft²	210.8 m²	196665 ft²	18270.7 m²
Grand total: 144	410713 ft²	38156.5 m²	11160 ft²	1036.8 m²	5025 ft²	466.8 m²	7692 ft²	714.6 m²	4105 ft²	381.3 m²	5116 ft²	475.3 m²	3054 ft²	283.7 m²	374561 ft²	34797.9 m²

UNIT MIX - PHASE A			
Name	Area	Count	% BY COUNT
A			
1 BR	461 ft² ... 679 ft²	142	55%
2 BR	808 ft² ... 1086 ft²	87	34%
PNTH	1265 ft² ... 1378 ft²	4	2%
STUDIO	397 ft² ... 576 ft²	23	9%
		256	100%

UNIT MIX - PHASE B			
Name	Area	Count	% BY COUNT
B			
1 BR	458 ft² ... 728 ft²	450	60%
2 BR	711 ft² ... 1079 ft²	208	28%
STUDIO	335 ft² ... 483 ft²	80	11%
TOWNHOUSE	567 ft² ... 1012 ft²	15	2%
		753	100%

UNIT MIX - FULL DEVELOPEMENT			
Name	Area	Count	% BY COUNT
A			
1 BR	461 ft² ... 679 ft²	142	14%
2 BR	808 ft² ... 1086 ft²	87	9%
PNTH	1265 ft² ... 1378 ft²	4	0%
STUDIO	397 ft² ... 576 ft²	23	2%
B			
1 BR	458 ft² ... 728 ft²	450	45%
2 BR	711 ft² ... 1079 ft²	208	21%
STUDIO	335 ft² ... 483 ft²	80	8%
TOWNHOUSE	567 ft² ... 1012 ft²	15	1%
		1009	100%

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT - BUILDING A	1608.49 m²	17314 ft²	15.0%
BUILDING FOOTPRINT - BUILDING B	2496.48 m²	26872 ft²	23.3%
HARD LANDSCAPE			
ASPHALT	1308.50 m²	14085 ft²	12.2%
CURB	1211.88 m²	13045 ft²	11.3%
PAVER 2x2	317.43 m²	3417 ft²	3.0%
SIDEWALK	557.97 m²	6006 ft²	5.2%
SOFT LANDSCAPE			
LANDSCAPE	3233.59 m²	34806 ft²	30.1%
	10734.34 m²	115543 ft²	100.0%
PROPERTY	10734.19 m²	115542 ft²	100.0%

PARKING		
Comments	Count	NOTE 4
BLDG - A		
BLDG - A	273	TENANT
BLDG - A	23	TENANT - ACC
BLDG - A	76	VISITOR
BLDG - A	2	VISITOR - ACC
BLDG - A: 374	374	
BLDG - B		
BLDG - B	376	TENANT
BLDG - B	61	TENANT - ACC
BLDG - B	45	VISITOR
BLDG - B	5	VISITOR - ACC
BLDG - B: 487	487	
Grand total: 861	861	

BICYCLE PARKING		
LT / ST	Count	Description
1		
LT	128	600mm x 1800mm
ST	42	600mm x 1800mm
	170	
2		
LT	212	600mm x 1800mm
ST	42	600mm x 1800mm
	254	
Grand total	424	

LOCKERS				
Description	Depth	Width	Count	Area
Building A				
5' x 5'	1.5	1.5 m	67	2.3 m²
			67	
Building B				
5' x 5'	1.5	1.5 m	145	2.3 m²
			145	
212			212	

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Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

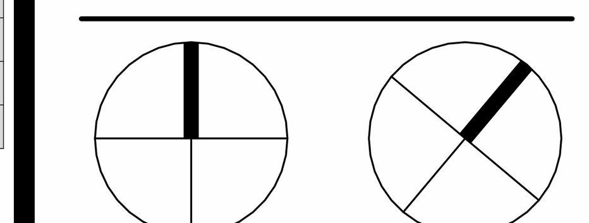
4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-05-07
2	CLIENT REVIEW	2021-11-19
3	DARC Sub	2021-11-24
4	DARC COOR	2022-01-13
5	CLIENT REVIEW	2022-06-13
6	CLIENT REVIEW	2022-09-09

SEAL



CONSTRUCTION NORTH TRUE NORTH

60 Dundas Appartments

60 Dundas St. E,
Mississauga, ON

SHEET NAME

SITE STATS

START DATE: Issue Date

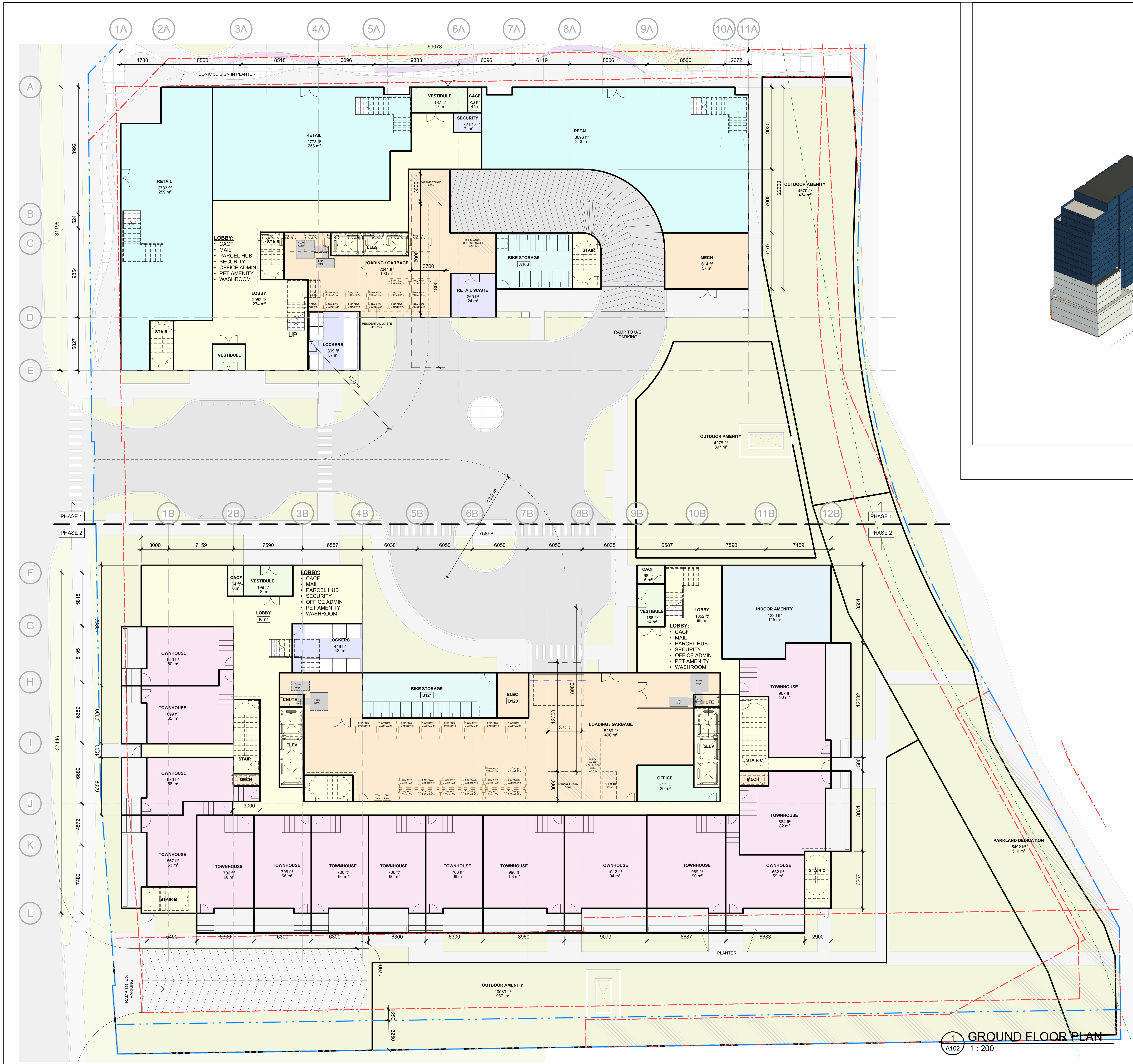
DRAWN BY: ME / CC / DM

CHECKED BY: JMC

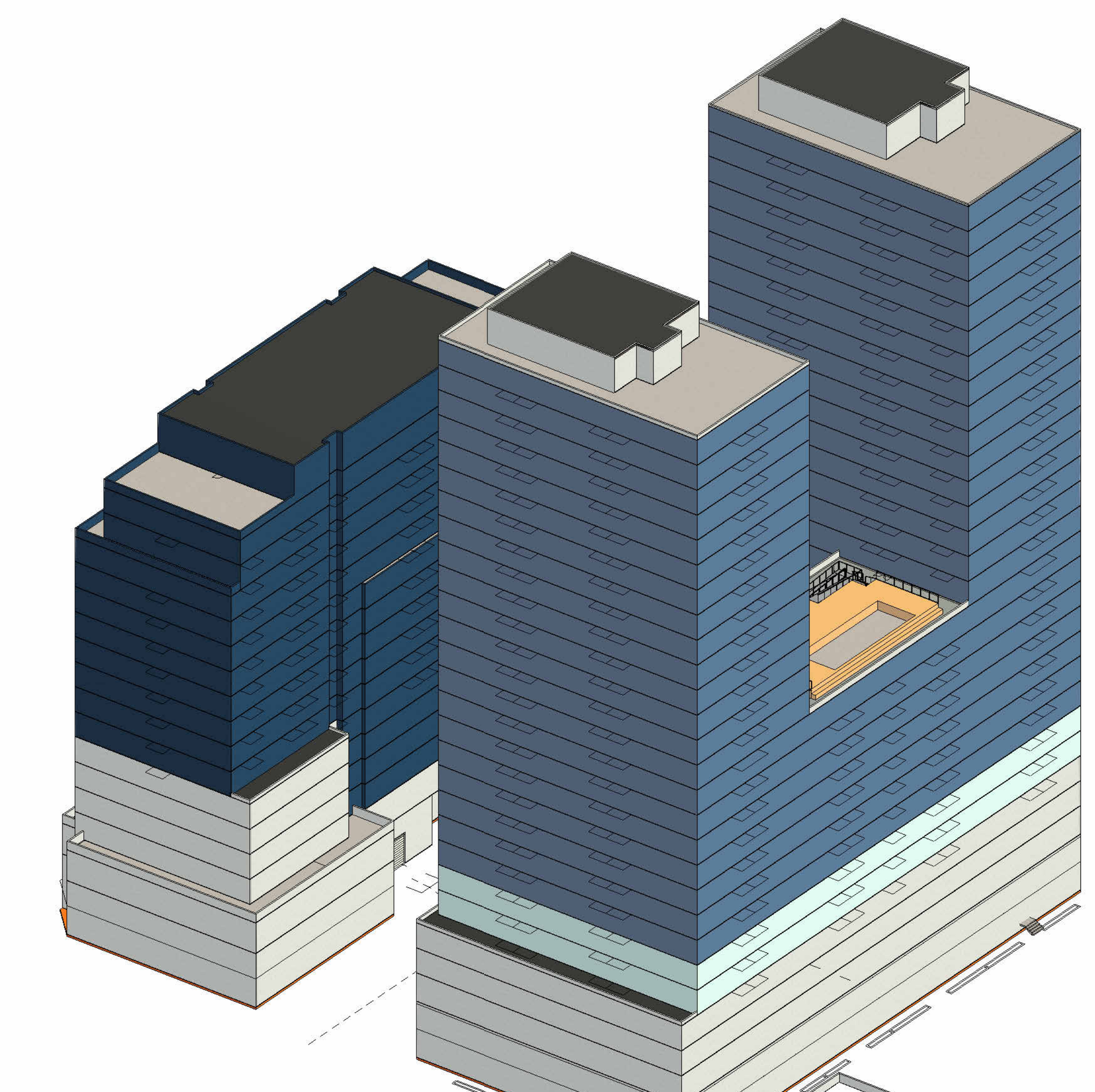
SCALE

PROJECT NO.: 121022

DRAWING: A001a



1 GROUND FLOOR PLAN
A102 1 : 200



2 3D - Axo A
A102

UNIT MIX Phase A				
Name	Area	AREA SF	Count	% BY COUNT
PHASE 1				
1 BR	82102 ft²	461 ft² ... 679 ft²	142	55%
2 BR	80613 ft²	808 ft² ... 1086 ft²	87	34%
PNTH	5287 ft²	1265 ft² ... 1378 ft²	4	2%
STUDIO	10311 ft²	397 ft² ... 576 ft²	23	9%
PHASE 1: 256	178312 ft²			
Grand total: 256	178312 ft²			

UNIT MIX Phase B			
Name	Area	Count	% BY COUNT
PHASE 2			
1 BR	242091 ft²	450	60%
2 BR	172992 ft²	208	28%
STUDIO	31740 ft²	80	11%
TOWNHOUSE	11534 ft²	15	2%
PHASE 2: 753	458357 ft²		
Grand total: 753	458357 ft²		

UNIT MIX			
Name	Area	Count	% BY COUNT
1 BR	324193 ft²	592	59%
2 BR	253604 ft²	295	29%
PNTH	5287 ft²	4	0%
STUDIO	42051 ft²	103	10%
TOWNHOUSE	11534 ft²	15	1%
Grand total: 1009	636669 ft²		

UNIT MIX - TOWNHOUSES	
Number	Area
B102	1213 ft²
B103	1253 ft²
B104	1311 ft²
B105	1229 ft²
B106	1391 ft²
B107	1391 ft²
B108	1391 ft²
B109	1391 ft²
B110	1391 ft²
B111	1990 ft²
B112	2020 ft²
B113	1931 ft²
B114	1633 ft²
B115	1670 ft²
B116	1375 ft²
Grand total	22578 ft²

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-11-19
2	DARC Sub	2021-11-24
3	DARC COOR	2022-01-13
4	REZONING SUB	2022-02-25
5	CLIENT REVIEW	2022-09-09
6	CLIENT REVIEW	2022-10-26

SEAL

CONSTRUCTION NORTH　TRUE NORTH

60 Dundas Appartments

60 Dundas St. E,
Mississauga, ON

SHEET NAME

GROUND FLOOR

START DATE	Issue Date
DRAWN BY	ME / CC / DM / SS
CHECKED BY	JMC
SCALE	1 : 200
PROJECT NO.	121022
DRAWING	A102

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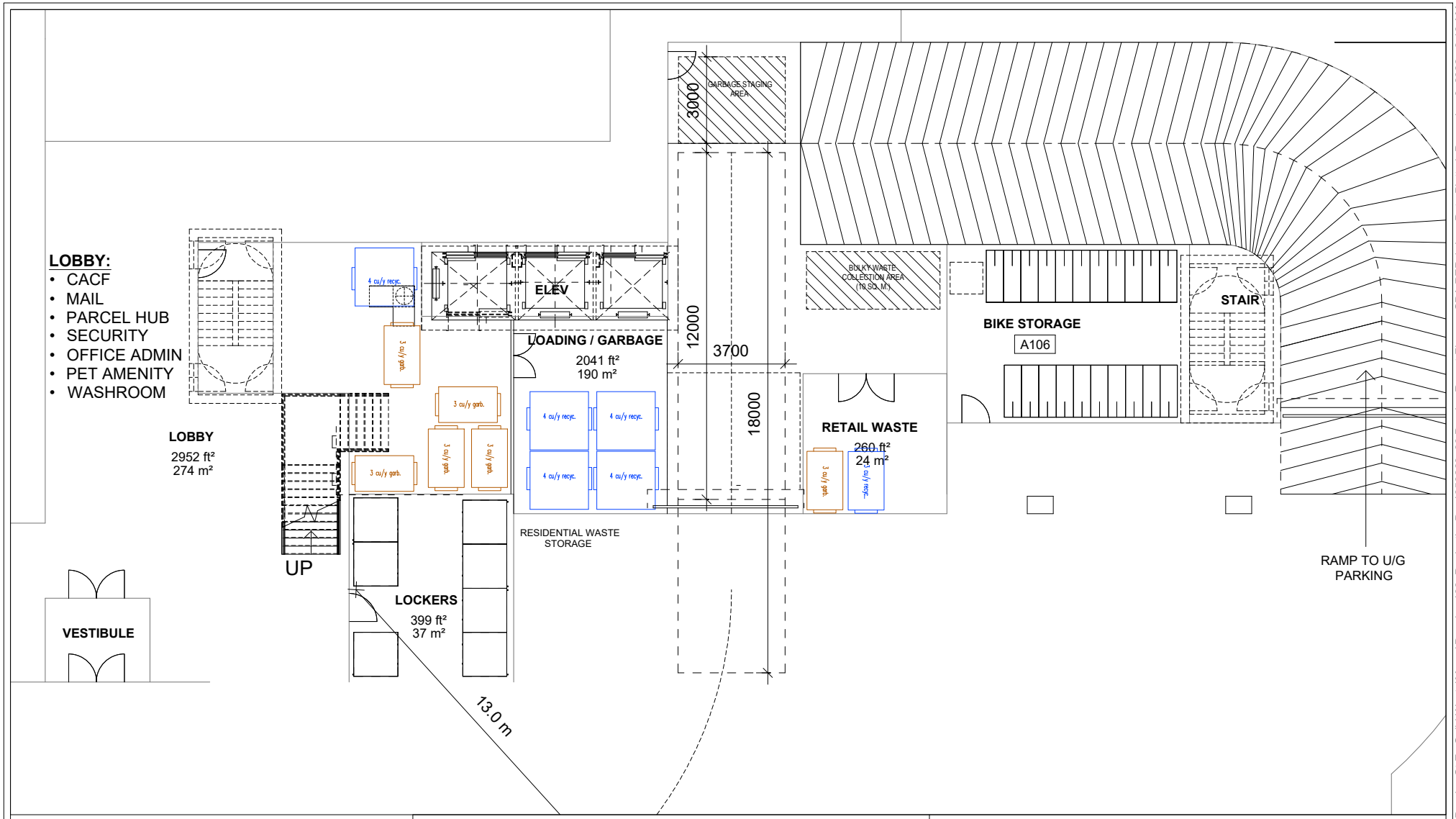
BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix B

Waste Storage Room and Loading Areas



NOTES:

- BASED UPON THE CHAMBERLAIN ARCHITECT SERVICES LIMITED 'GROUND FLOOR' DRAWING (NO. A102), DATED OCTOBER 26, 2022.
- BIN DIMENSIONS BASED UPON REGION OF PEEL WASTE COLLECTION DESIGN STANDARDS MANUAL, APPENDIX 6.

BURNSIDE

Client

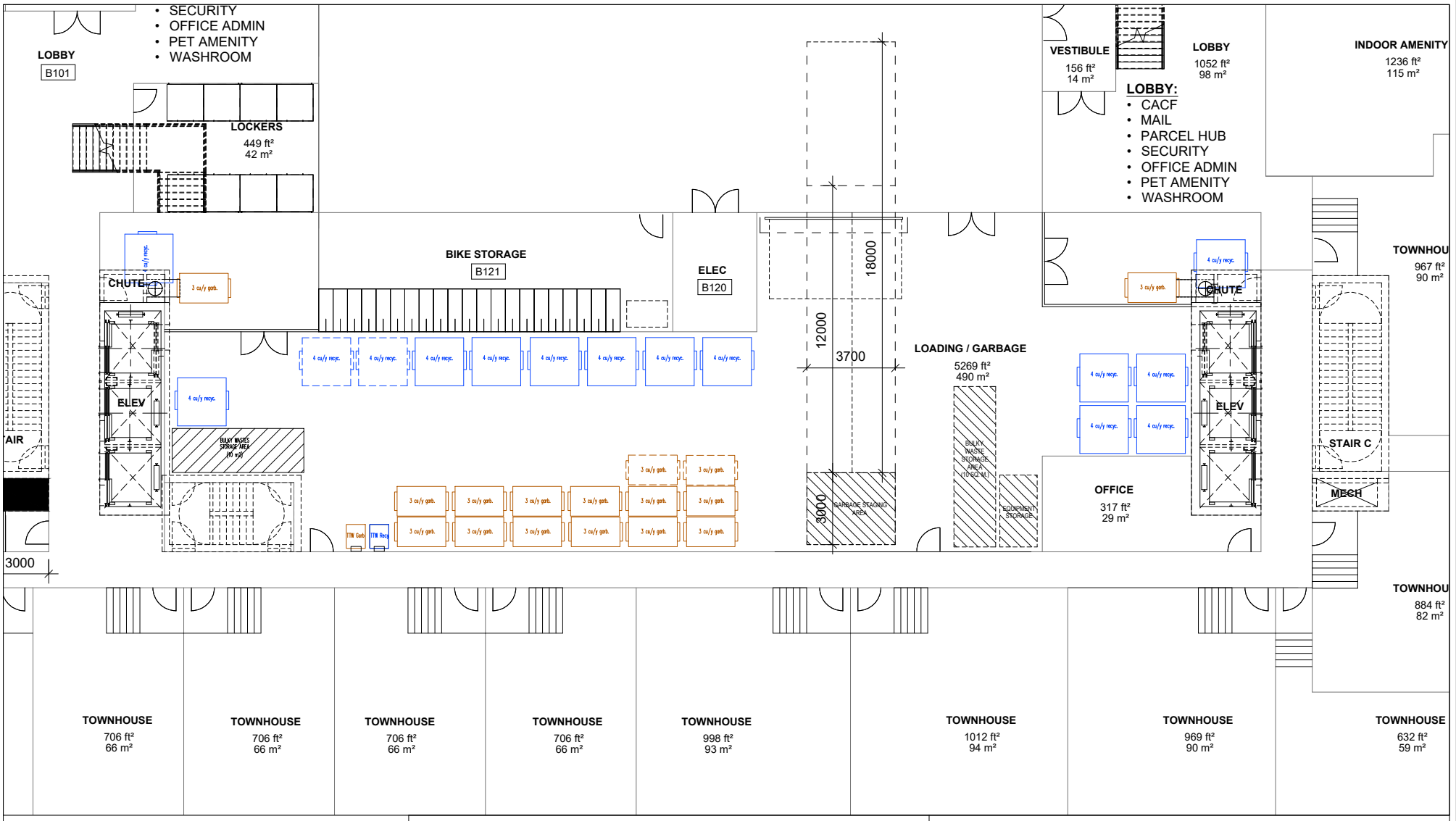
ACLP - 60 DUNDAS STREET E

Figure Title

TOWER A

60 DUNDAS STREET EAST
WASTE MANAGEMENT PLANNING SERVICES

Drawn	Checked	Date	Figure No.
CJ	JH	DECEMBER 2022	1
Scale		Project No.	
N.T.S.		300053263.1000	



NOTES:

- BASED UPON THE CHAMBERLAIN ARCHITECT SERVICES LIMITED 'GROUND FLOOR' DRAWING (NO. A102), DATED OCTOBER 26, 2022.
- BIN DIMENSIONS BASED UPON REGION OF PEEL WASTE COLLECTION DESIGN STANDARDS MANUAL, APPENDIX 6.

BURNSIDE

Client

ACLP - 60 DUNDAS STREET E

Figure Title

TOWERS B & C

60 DUNDAS STREET EAST
WASTE MANAGEMENT PLANNING SERVICES

Drawn	Checked	Date	Figure No.
CJ	JH	DECEMBER 2022	2
Scale		Project No.	
N.T.S.		300053263.1000	

R.J. Burnside & Associates Limited