

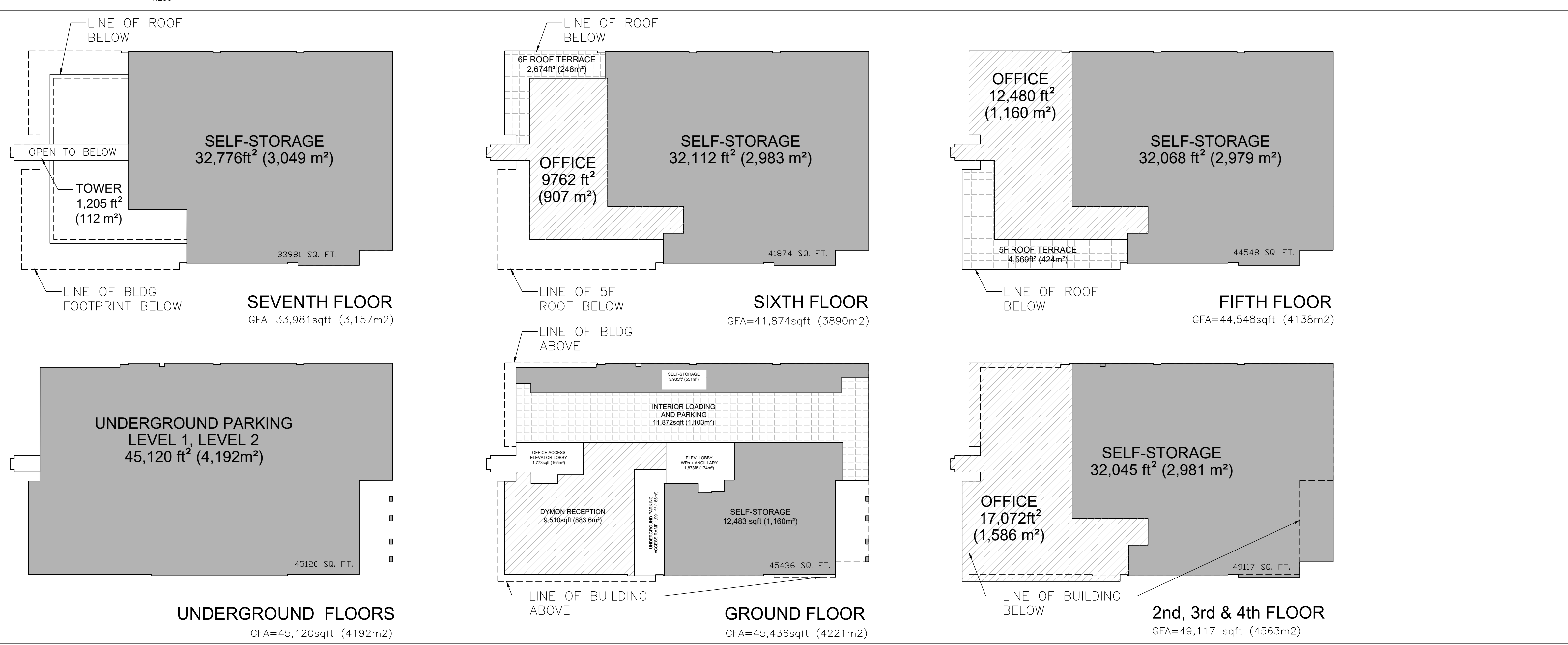
### LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- CONCRETE / SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- DEPRESSED CURB
- TWSI
- NEW TREE / VEGETATION (REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)
- EXISTING TREE (VEGETATION IS FOR REFERENCE ONLY. REFER TO LANDSCAPE PLAN)
- BARRIER FREE PARKING
- INTERIOR PARKING
- CATCH BASIN
- SIAMESE CONNECTION
- ENTRANCE / EXIT LOCATION
- TRANSFORMER
- FENCE & GATE
- MAN HOLE / CATCH BASIN
- LIGHT POLE (HYDRO)
- FIRE HYDRANT
- BOLLARD
- EXISTING CONCRETE/SIDEWALK
- DENOTES PAINTED LINES
- DENOTES FIRE ROUTE ACCESS
- TACTILE WALKING SURFACE INDICATOR
- PRINCIPAL ENTRANCE
- ONE-WAY SIGN
- NO ENTRY SIGN
- FIRE ROUTE ACCESS / NO PARKING SIGN
- TRAFFIC DIRECTION

SCALE 1 : 250

BOUNDARY INFORMATION FROM SURVEY BY: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS COMPLETED ON FEBRUARY 4th, 2020

1 SITE PLAN



2 FLOOR PLATE COMPARISON

#### SITE STATISTIC

LEGAL DESCRIPTION OF PROPERTY  
PART OF THE WEST HALF OF LOT 7  
CONCRESSION 3, HURONTARIO STREET  
SURVEYED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED  
ONTARIO LAND SURVEYORS

ZONING REGULATION	PROPOSED	REQUIRED
Lot Area	7,983.8m	[85,937ft] N/A
Land acquired from MTO	2,027.25m	[21,821ft] N/A
Total Lot Area	10,011.05m	[107,757ft] N/A
Front Yard Setback	16.6m	14.0m
Side Yard Setbacks	7.1m 15.8m 19.2m	4.5m (North) 7.0m (South) 4.5m
Rear Yard Setback	19.2m	4.5m
Building Height	33.3m Average grading to top of roof	N/A
Self-Storage Warehouse, Reception and Retail	25 at grade 0.6 spaces per sm of GFA	132
Third-party Office	Including 7 interior Parking/Loading 188 Including 6 at grade, 88 at underground Level 1 and 94 at underground Level 2	223
Accessible Parking Space	9 included in count above (2 at grade, 1 interior loading, 6 at underground Level 1 & 2)	9
Landscaped abutting Hurontario St	7.5m (Average)	N/A
Landscaped abutting North boundary	3.0m	N/A
Landscaped abutting East boundary	4.5m	N/A
Landscaped abutting South boundary	3.0m	N/A
Bicycle Parking Space Retail	8 exterior (short term) 10 interior at underground levels	8
Loading	1 exterior 1 interior Loading and Parking	4
Drive Aisle Width	7.0m (two-way) 4.0m (one-way)	7.0m
Paved Area	3,364.05m	[36,210ft] 33.60%
Landscaped Area	2,238.05m	[24,090ft] 22.36%
Building Area	2,171.65m	[23,375ft] 21.71%
Self-storage Ground to 7th Floor	19,465.05m	[211,445ft] 19.47%
Office Ground to 7th Floor	6,988.65m	[75,254ft] 6.99%
Parking Underground Level 1 & 2	8,383.65m	[90,240ft] 8.38%
Total Building	37,208.85m	[400,512ft] 37.21%
<b>Gross Floor Area (GFA)</b>		
Building Footprint (Includes Int. Loading & Parking and Loading Dock, and Ramp down to Underground Level 1)	4,567.15m	[49,160ft] 45.67% of lot areas
Underground Level 1	602.05m	[6,480ft] 1.6%
Stairs Ground floor to 7th	323.35m	[3,480ft] 0.9%
Elevators Ground floor to 7th	133.85m	[1,445ft] 0.36%
Stairs Underground Level 1 & 2	293.95m	[3,142ft] 0.79%
Elevators Lobby Underground Level 1 & 2	333.05m	[3,584ft] 0.89%
Mechanical & Electrical & Service Areas	342.25m	[3,683ft] 1%
Elevators Lobby/ Ancillary Space Ground floor Self-storage	1,102.95m	[11,873ft] 11.03%
Interior Loading & Parking and Loading Dock	883.55m	[9,510ft] 8.84%
Dymon Reception & Retail	18,739.65m	[202,712ft] 18.74%
Total Self-storage Ground to 7th (***)	6,823.75m	[73,450ft] 6.82%
Total Office Ground to 7th Floor (***)	111.55m	[1,200ft] 0.3%
Feature Stair/Tower 7th Floor	111.55m	[1,200ft] 0.3%
Total GFA 7-storey Building	37,208.85m	[400,512ft] 100%
Total GFA (***)	36,105.85m	[388,640ft]
(***) Excludes Elevators and Stairs (2nd to 7th floor)		
(****) Excludes Interior Loading & Parking and Loading Dock		
Total GFA Underground Level 1 & 2 (****)	7,675.55m	[82,618ft]
(****) Excludes Elevators, Stairs, Mechanical, Electrical, Service Areas		



6 Leswyn Road Toronto, Ontario, M6A 1K2 tel (416)256-4440 fax (416)256-4449

Design Architect TACT Architecture Inc 660R College Street (Rear Lane) Toronto ON, M6G 1B8 tel: (416) 516-1949

Planning, Urban Design & Landscape Architect MHBC Planning, Urban Design & Landscape Architecture 7050 Weston Road, Suite 230, Woodbridge ON, L4L 8G7 tel: (905) 761-5588

Civil Engineer C.F. Crozier & Associates Consulting Engineers 211 Yonge Street, Suite 301, Toronto ON, M5B 1M4 tel: (416) 477-3392

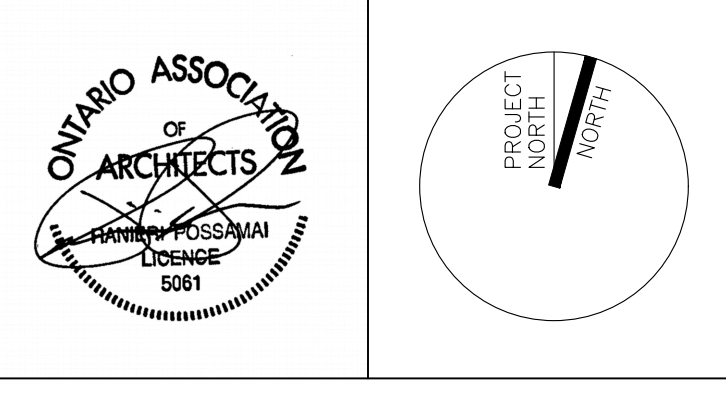
Structural Engineer Dorian Engineering Consultants Inc. 7560 Airport Road, Unit 13, Mississauga ON, L4T 4H4 tel: (905) 671-4377

Mechanical Engineer Brumar Engineering Services Ltd. 25-120 West Beaver Creek, Richmond Hill ON, L4B 1L2 tel: (905) 771-7798

Electrical Engineer Hudson Engineering Ltd. 2901 Steeles Ave W Unit 26, Toronto ON M3J 3A5 tel: (416) 663-5470

NO.	DATE	DESCRIPTION
6	NOV/03/22	SPA SUBMISSION
5	OCT 25/ 22	REVISED LOADING RAMP & STAIRS
4	OCT 21/ 22	REVISED FOR COORDINATION
3	OCT 06/ 22	REVISED FOR REVIEW & COORDINATION
2	SEPT 12/ 22	ISSUED FOR REVIEW
1	AUG 02 2022	REVISED PER SPA COMMENTS

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. PRINTS ARE NOT TO BE SCALED.



DYMON CAPITAL CORP. 2-1830 WALKLEY ROAD OTTAWA ON, K1H 8K3

PROJECT NAME 7 STOREY SELF STORAGE, OFFICE & RETAIL 6333 HURONTARIO STREET MISSISSAUGA ON

DRAWN BY AT

CHECKED BY R.P.

DATE November 3, 2022

SCALE AS NOTED

DRAWING TITLE

PROJECT NO. DRAWING NO.

22-08 A101