

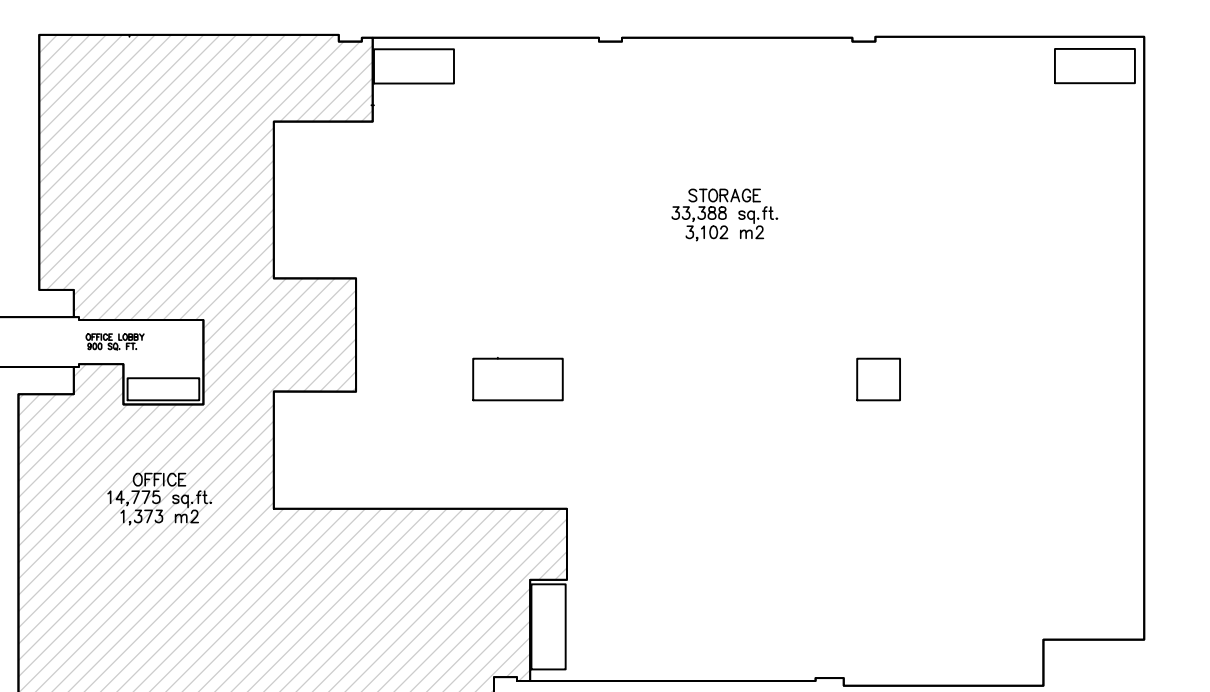
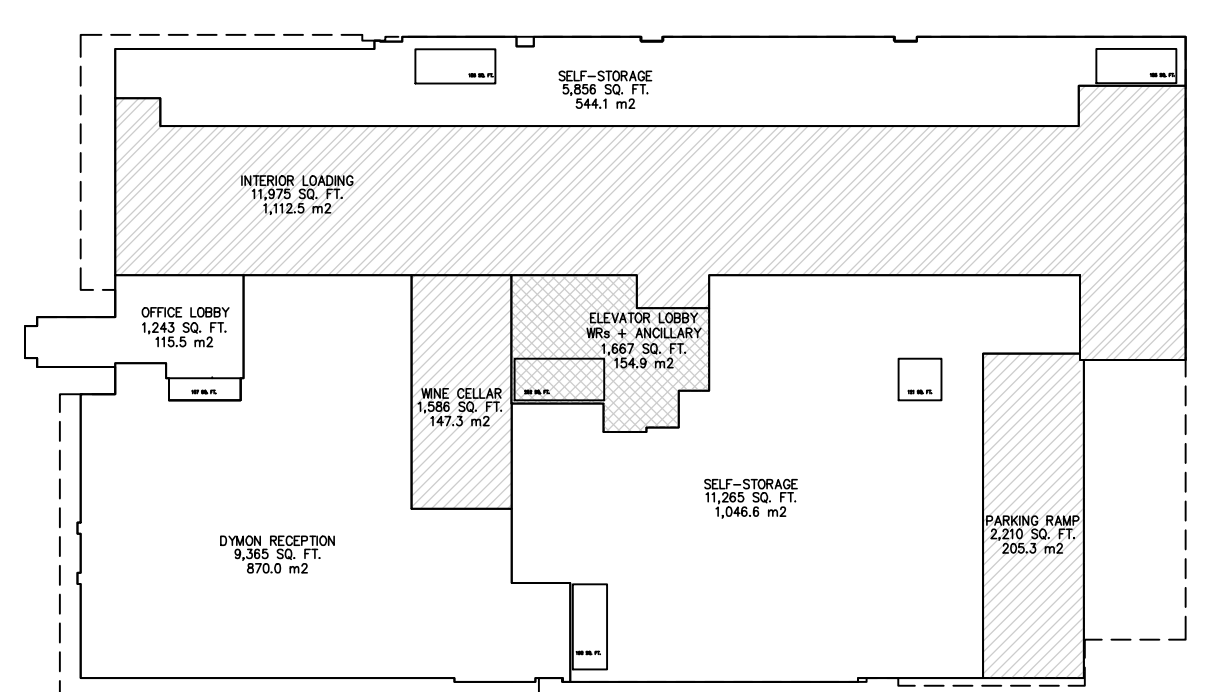
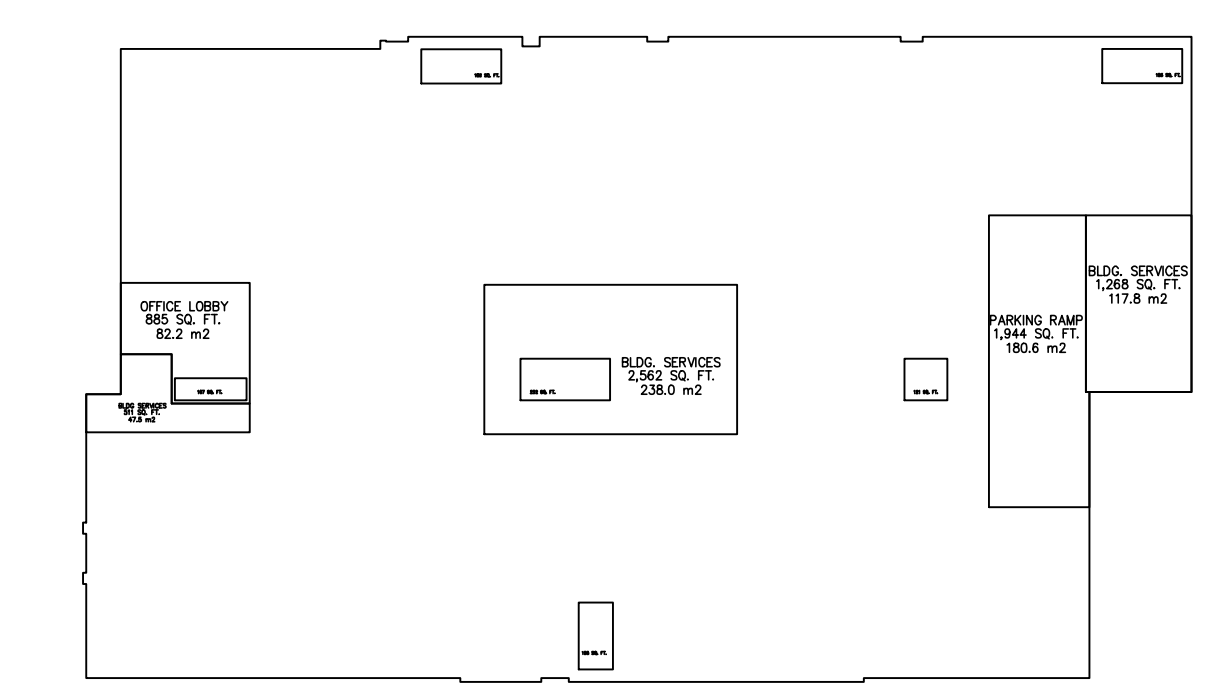
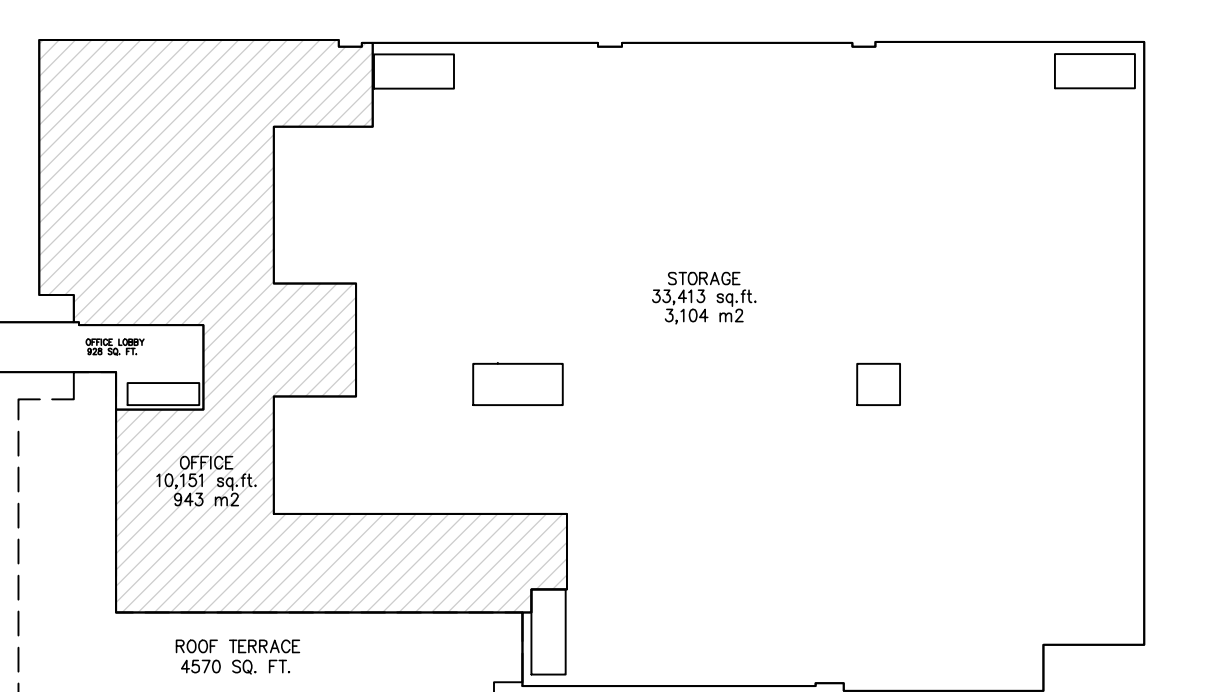
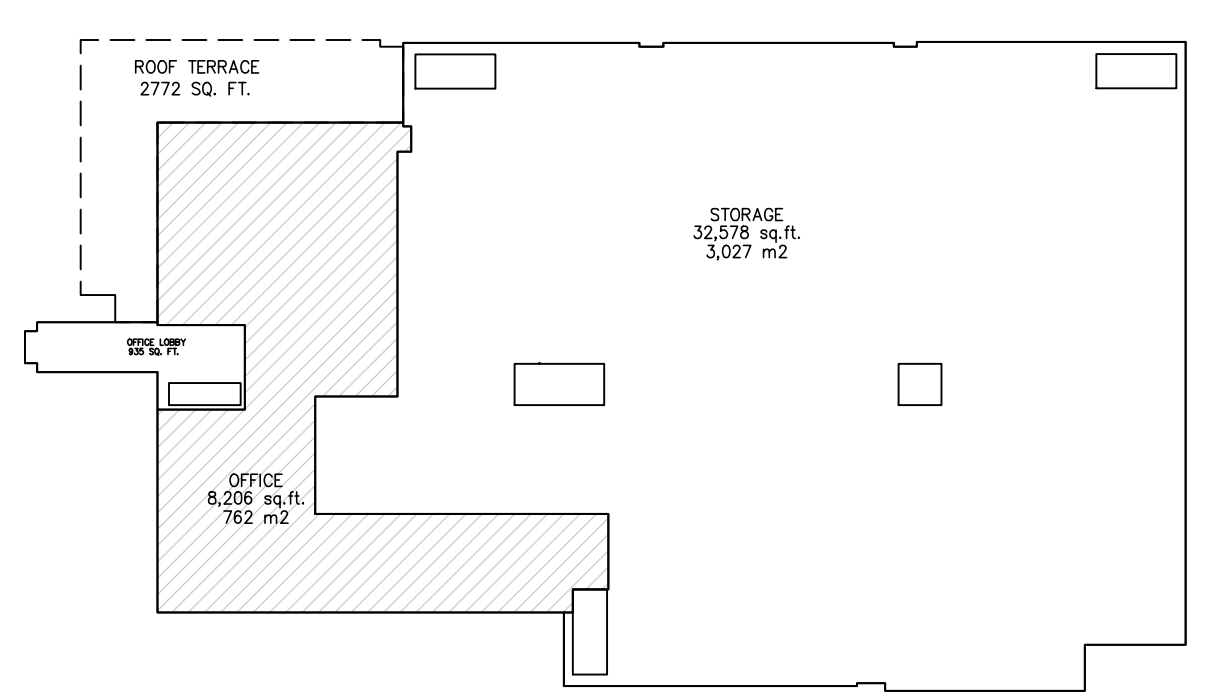
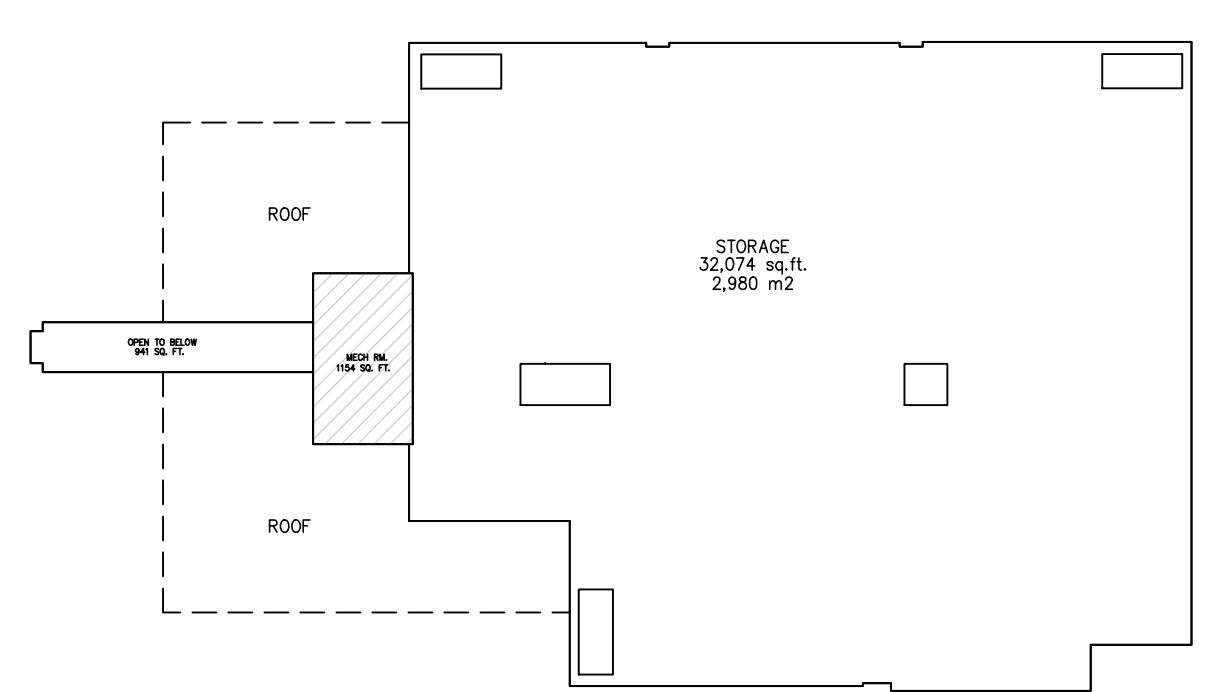
LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- CONCRETE / SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- DEPRESSED CURB
- TWISI
- 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
- NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)
- BOLLARD
- EXISTING CONCRETE/SIDEWALK
- DENOTES PAINTED LINES
- DENOTES FIRE ROUTE ACCESS
- PEDESTRIAN CROSSING DEMARCATION
- 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

SITE PLAN
1:250



FLOOR PLATE COMPARISON
1:600

DESCRIPTION	PROPOSED	REQUIRED	COMPLIANCE	
DOWNING REGULATION (By Law 537-2016 OMB)				
Total Lot Area	7,983.0m ²	(8,353.7)	N/A	
Land Acquired from MTO	2,977.0m ²	(2,977.0)	YES	
Lot Area	10,011.0m ²	(10,757.7)	YES	
Building Footprint Area	4,558.3m ²	(49,063)	45.33% of lot area	
GFA per use				
Drive-through Interior Loading Area	1,132.5m ²	(11,976)	N/A	
Storage Lobby	158.0m ²	(1,365)	YES	
Reception & Retail Area	803.0m ²	(1,365)	YES	
Parking #1 Ramp Area	206.6m ²	(1,365)	YES	
Self Storage Ground to 7th Floor	20,006.7m ²	(270,300)	YES	
Office Ground to 4th Floor (include office lobby)	6,362.7m ²	(1,365)	YES	
Warehouse & Storage	4,189.7m ²	(45,098)	YES	
Parking Underground Level 1	4,189.7m ²	(45,098)	YES	
Parking Underground Level 2	4,189.7m ²	(45,098)	YES	
Total Building GFA (including P1 & P2)	28,054.6m²	(312,673)		
Building Setbacks				
Setback from the West property line - Front yard	16.0m	5.49'	14.0m (47' 11")	YES
Setback from the North property line - Side yard	7.31m	24'	4.5m (14' 9")	YES
Setback from the South property line - Side yard	19.70m	65'	7.0m (22' 10")	YES
Setback from the East property line - Rear yard	19.25m	63'	4.5m (14' 9")	YES
Building Height	31.3m (Average grading to top of parapet)	N/A	N/A	
Permitted uses	Retail, Office & Self Storage Warehouse	N/A	NO storage is not permitted	
Parking spaces	As per Parking Justification Report	198 spaces (14 at grade & 184 at underground level 1&2)	364	
Self Storage Warehouse area - 0.25 spaces per 100m ² of GFA			49	
Retail area - 2.24 spaces per 100m ² of GFA			39	
Office area - 1.64 spaces per 100m ² of GFA			96	
Accessible Parking Spaces	Total provided: 19 spaces (14 at grade & 4 at UG level 1&2)	9	YES	
Bicycle Parking Spaces	Total provided: 22 spaces (10 short term & 12 long term)	8	YES	
Landscaping Buffers	Landscaped abutting Hurontario St	7.5m (Average)	N/A	
Landscaped abutting North boundary	3.0m	N/A	N/A	
Landscaped abutting East boundary	4.5m	N/A	N/A	
Landscaped abutting South boundary	3.0m	N/A	N/A	
Loading	1 elevator loading and parking	4	NO	
Drive Aisle Width	6.0m (two-way)	6.0m	YES	
Landscaping	Plant Area (hard landscape)	1,222.0m ²	(13,134)	
Landscaped Area (soft landscape)	1,246.9m ²	(13,434)	12.48%	
GFA per floor				
Ground Floor	4,189.7m ²	(45,098)	100%	
2nd Floor	4,189.7m ²	(45,098)	100%	
3rd Floor	4,189.7m ²	(45,098)	100%	
4th Floor	4,189.7m ²	(45,098)	100%	
5th Floor	4,189.7m ²	(45,098)	100%	
6th Floor	4,189.7m ²	(45,098)	100%	
7th Floor	4,189.7m ²	(45,098)	100%	
Total Building GFA (including P1 & P2)	28,054.6m²	(312,673)		
Roof Areas				
5th Floor Roof Terrace	424.6m ²	(4,576)	Concrete pavers	
6th Floor Roof Terrace	207.2m ²	(2,276)	Concrete pavers	
7th Floor above Storage area	701.2m ²	(7,548)	Inverted roof	
Total Roof Area	1,333.0m²	(14,398)		
GFA Breakdown per use				
Stairs Ground Floor to 7th	301.0m ²	(3,265.0)	1.0%	
Elevator Ground Floor to 7th (Self Storage)	282.0m ²	(3,014.0)	0.9%	
Elevator Ground Floor to 6th (Office)	50.0m ²	(535.0)	0.2%	
Stairs & Ramp Underground Level 1 & 2	97.0m ²	(1,044.0)	0.3%	
Elevator Lobby / Ancillary Space Ground Floor Self-storage	164.0m ²	(1,750.0)	0.5%	
Mechanical & Electrical Service Area	181.0m ²	(1,931.0)	0.6%	
Elevator Lobby / Ancillary Space Ground Floor Self-storage	154.0m ²	(1,647.0)	0.5%	
Interior Loading & Trucking and Loading Dock	1,112.0m ²	(11,976.0)	3.8%	
Dymon Reception & Retail	803.0m ²	(8,581.0)	2.8%	
Total Self-storage Ground to 7th (****)	15,469.7m²	(165,170)	67%	
Total Office Ground to 6th floor (****)	5,823.3m²	(62,485)	20%	
Total GFA ****	21,293.0m²	(227,655)	77%	
Total GFA 7-story Building	28,054.6m²	(312,673)	100%	
Total GFA (****)	27,561.0m²	(294,761)		
**** Excludes Elevators and Stairs (Stairs 7th floor)				
***** Excludes Interior Loading & Parking and loading dock				
Total GFA Underground Level 1 (*****)	7,303.3m²	(77,516)		
*****) Excludes Elevators, Stairs, Ramp, Mechanical, Electrical, Service Area				

GLOBAL architect inc.

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. 1550 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
10	MAY/17/23	FOR SPA SUBMISSION #2
9	APR/05/23	REVISED GF LOADING AREA
8	APR/03/23	FOR COORDINATION
7	MAR/09/23	REVISED CONCEPT PLAN
6	MAY/03/23	FOR REVIEW & COORDINATION
5	APR/03/23	FOR COORDINATION
4	MAR/10/23	REVISED CONCEPT PLAN
3	NOV/03/22	SPA SUBMISSION
2	OCT 24/ 22	FOR REVIEW & COORDINATION
1	SEPT 21/ 22	FOR REVIEW & COORDINATION

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.

ONTARIO ASSOCIATION OF ARCHITECTS

DYMON STORAGE

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: March 8, 2023.

SCALE: AS NOTED

DRAWING TITLE: **SITE PLAN**

PROJECT NO. **22-08** DRAWING NO. **A101**