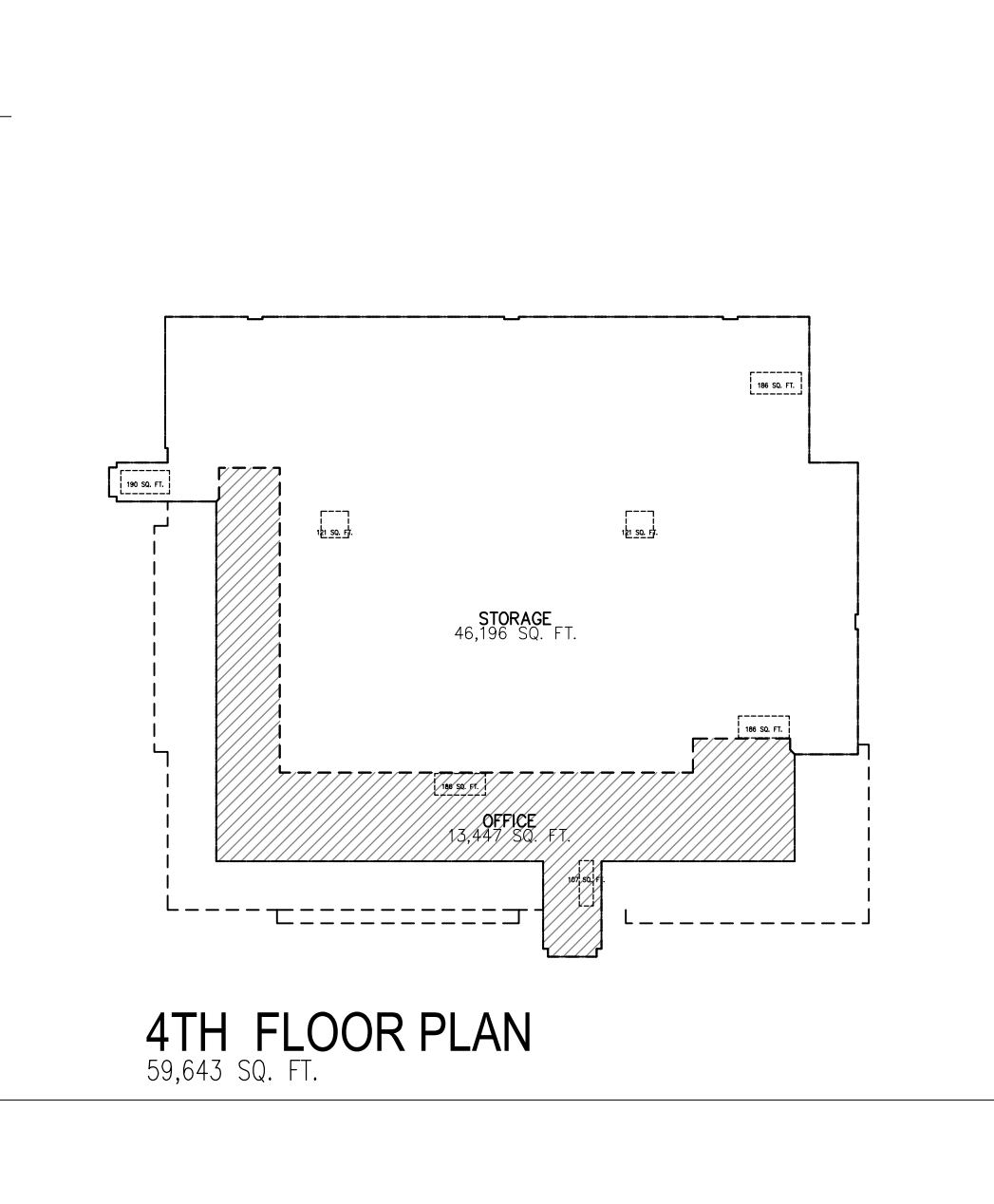
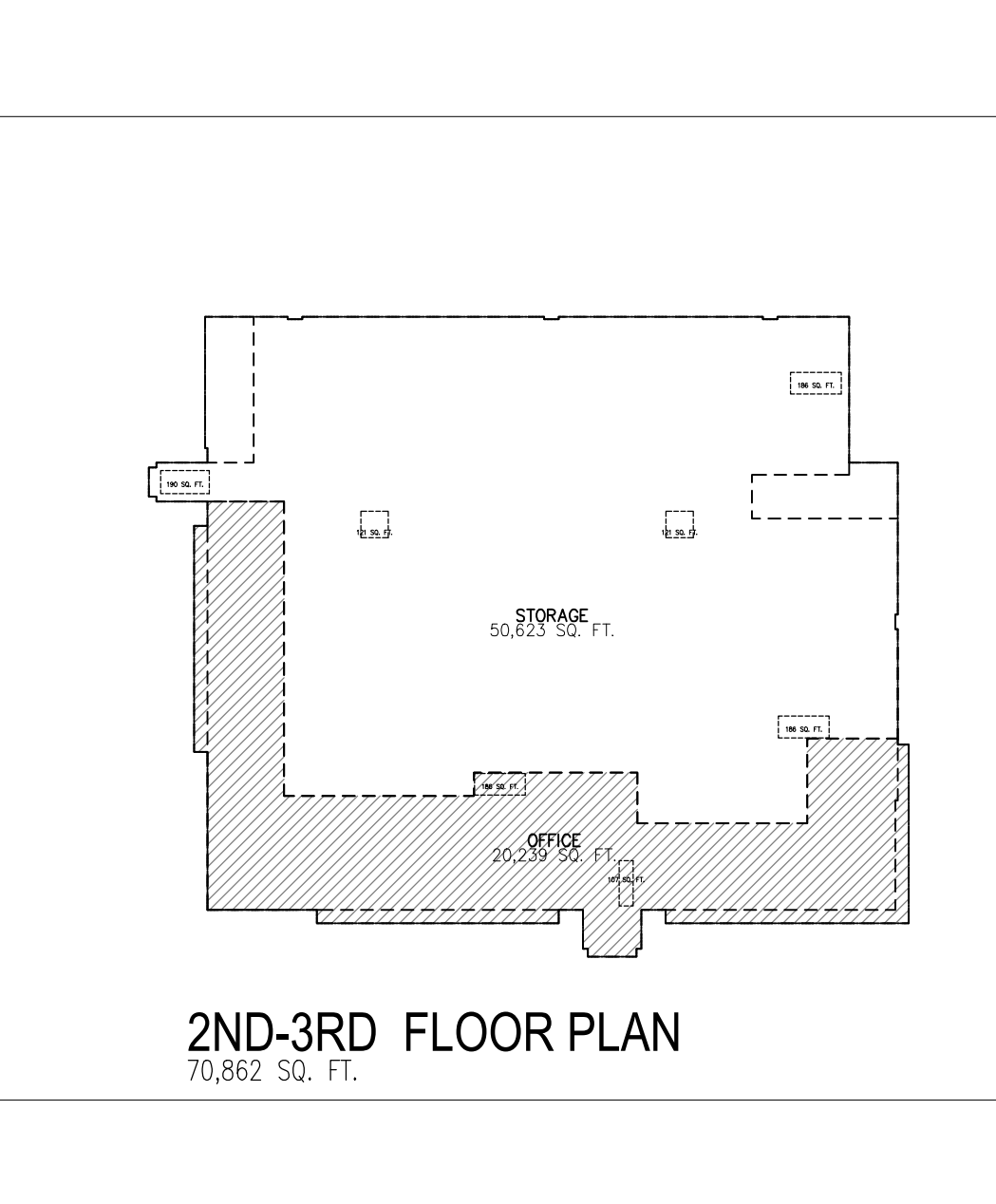
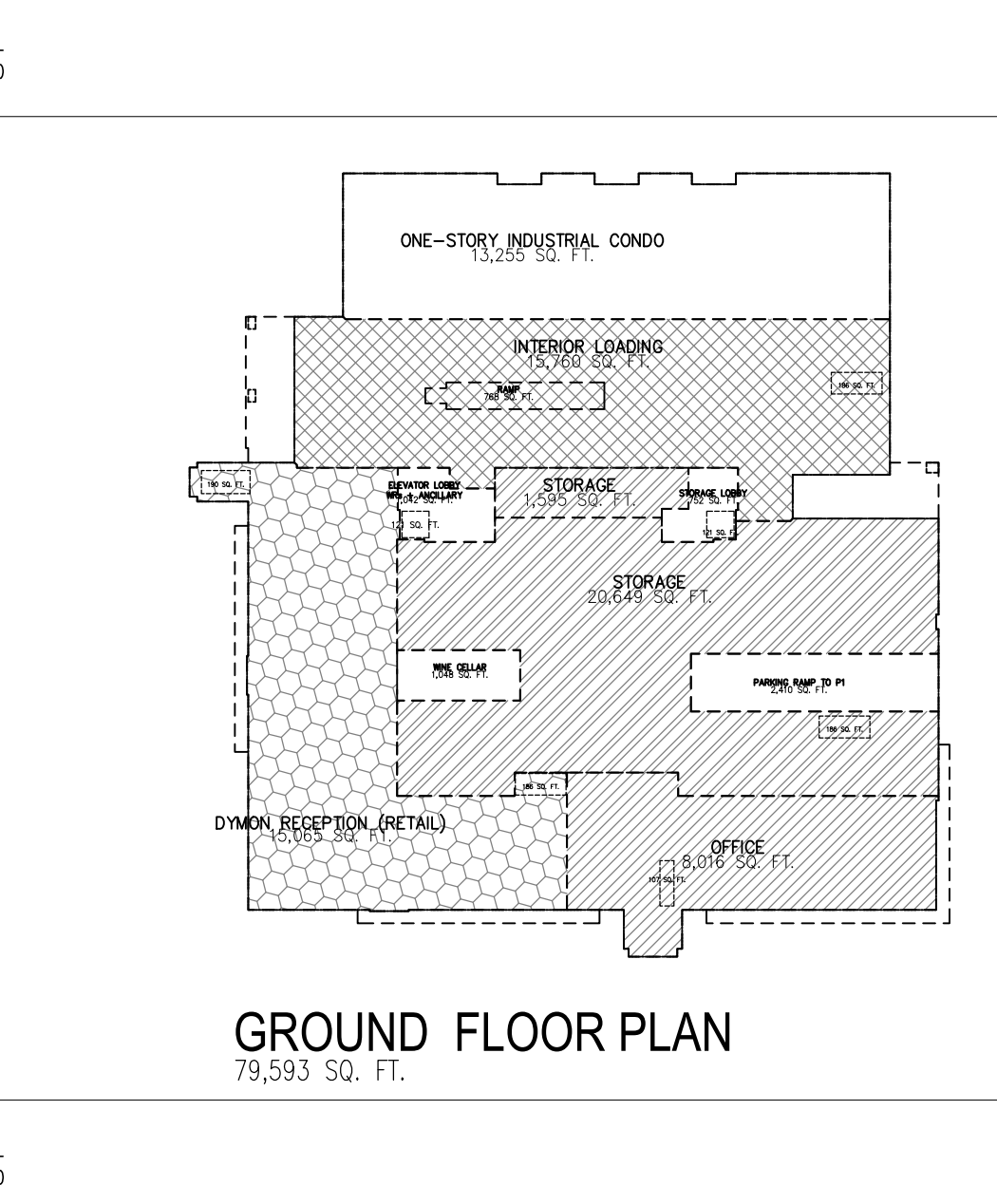
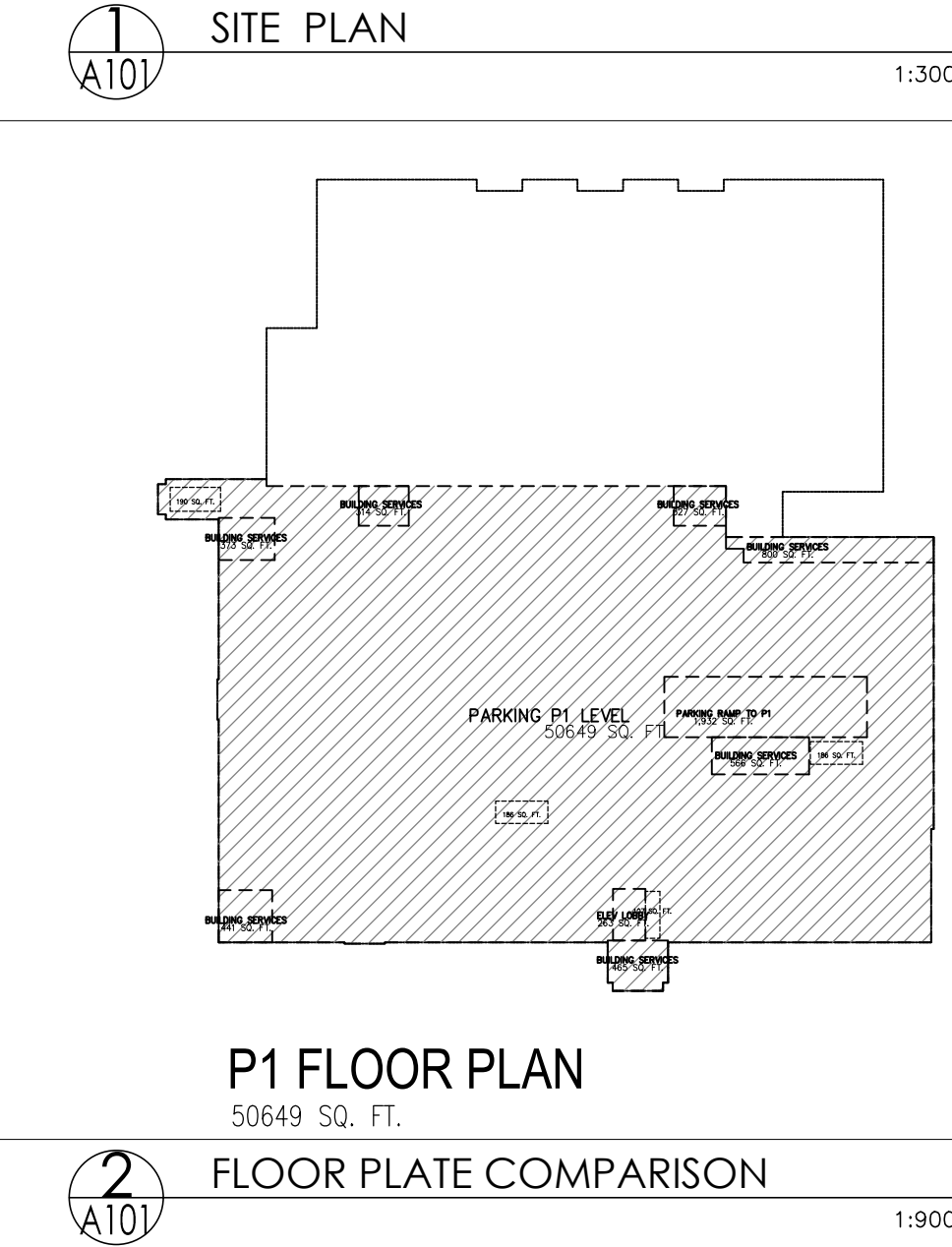
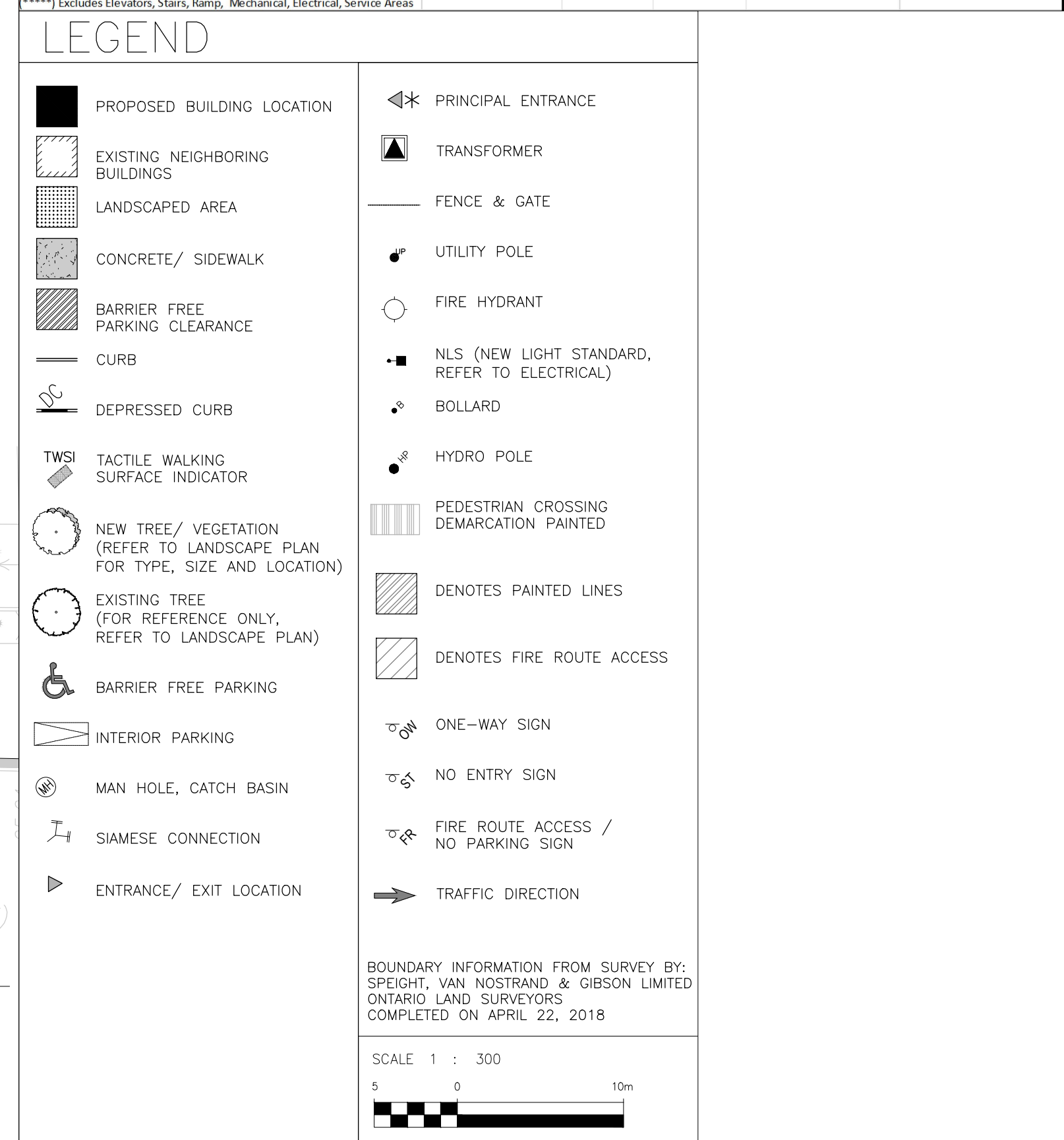


SITE STATISTICS			
GENERAL INFORMATION OF PROPERTY			
LOT #1 REGISTRATION COMPLED PLAN 1542			
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF HILL			
SURVEYED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED			
ONTARIO LAND SURVEYORS 2018			
ZONING REGULATION (By-law 527-2016 (OHS) REFERRED TO ZONE)			
PROPOSED	PERMITTED	REQUIREMENTS	COMPLIANCE
Total Lot Area 23,971.0m <sup>2</sup> 5,913.3m <sup>2</sup> (25.95%) 18,057.7m <sup>2</sup> (74.05%) Building Footprint Area 2,800.0m <sup>2</sup> (11.73%) 33.33% of lot area			
GFA per uses			
Drive-through Loading Area 1,043.2m <sup>2</sup> (4.35%) Storage Utility 165.2m <sup>2</sup> (0.69%) Reception & Retail Area 1,799.6m <sup>2</sup> (7.51%) Parking Ramp Area 223.0m <sup>2</sup> (0.93%) Self Storage Ground to 4th Floor 15,436.2m <sup>2</sup> (64.43%) Self Storage Ground to 4th Floor 15,436.2m <sup>2</sup> (64.43%) Wine Cellar & Lounge 97.4m <sup>2</sup> (0.41%) Industrial Goods Self Storage 1,231.4m <sup>2</sup> (5.14%)	1,043.2m <sup>2</sup> (4.35%) 165.2m <sup>2</sup> (0.69%) 1,799.6m <sup>2</sup> (7.51%) 223.0m <sup>2</sup> (0.93%) 15,436.2m <sup>2</sup> (64.43%) 15,436.2m <sup>2</sup> (64.43%) 97.4m <sup>2</sup> (0.41%) 1,231.4m <sup>2</sup> (5.14%)	(15,700%) (11,796%) (15,067%) (12,436%) (16,019%) (15,945%) (1,048%) (13,259%)	N/A
<b>Total Building GFA per uses (excluding P1)</b>			
<b>25,953.8m<sup>2</sup></b> <b>(279,365%)</b>			
Building Setbacks			
Setback from North Line - Front yard 44.6m Setback from Rear yard 45.36m (to 20m easement) Setback from Dundas Street West - Exterior Side yard 12.27m Setback from north property line - Interior Side yard 21.47m Building Height 4 storeys	44.6m 45.36m (to 20m easement) 12.27m 21.47m 4 storeys	7.5m 7.5m 7.5m 7.5m 21.3m (5-storey building)	YES YES YES YES YES
Permitted uses			
Retail, Offices & Self Storage Warehouse			
Parking spaces			
As per Parking Classification Report Industrial uses (Self Storage Warehouse) - 0.25 per 300m <sup>2</sup> net floor area Retail - 4.3 per 300m <sup>2</sup> net floor area Office - 1.0 per 300m <sup>2</sup> net floor area Industrial Goods - 1.6 per 300m <sup>2</sup> net floor area	292 99 123 20	Total required: 8 spaces (8 type A & 4 type B) (8 type A & 4 type B) Total required: 23 spaces (20 long term & 3 short term)	NO YES YES YES
Accessible Parking Spaces			
Total provided: 12 spaces (8 type A & 4 type B) (8 type A & 4 type B)		Total required: 8 spaces (4 type A & 4 type B)	YES
Bicycle Parking Spaces			
Total provided: 38 spaces (36 type A & 2 type B)		Total required: 23 spaces (20 long term & 3 short term)	YES
Landscaping			
Landscaped abutting New Line 7.5m Landscaped abutting Dundas Street West 7.5m Loading 1 storey & 1 Exterior Loading 7.0m (two-way) Drive Aisle Width 7.0m (two-way)	7.5m 7.5m 1 storey & 1 Exterior Loading 7.0m (two-way)	7.5m 7.5m N/A 7.0m	YES YES YES YES
Landscaping			
Fenced Area (not landscaped) 7,020.0m <sup>2</sup> Landscaped Area (not landscaped) 6,554.9m <sup>2</sup>	7,020.0m <sup>2</sup> 6,554.9m <sup>2</sup>	32.20% 36.13%	N/A N/A
GFA per floor			
Ground Floor 7,394.4m <sup>2</sup> (30.85%) 2nd Floor 6,983.3m <sup>2</sup> (29.12%) 3rd Floor 6,983.3m <sup>2</sup> (29.12%) 4th Floor 6,705.4m <sup>2</sup> (27.98%) Parking Level 1 2,800.0m <sup>2</sup> (11.73%)	7,394.4m <sup>2</sup> (30.85%) 6,983.3m <sup>2</sup> (29.12%) 6,983.3m <sup>2</sup> (29.12%) 6,705.4m <sup>2</sup> (27.98%) 2,800.0m <sup>2</sup> (11.73%)	(30.85%) (29.12%) (29.12%) (27.98%) (11.73%)	100% 100% 100% 100% 100%
<b>Total Building GFA (including P1)</b>			
<b>26,032.0m<sup>2</sup></b>	<b>(280,904%)</b>		
One-storey Industrial Condo			
1,211.4m <sup>2</sup> (4.63%) 1,581.3m <sup>2</sup> (6.60%)	(13,254%) (17,924%)	5% 7%	2% 3%
GFA breakdown per uses			
Stairs Ground Floor to 4th (Self-Storage) 138.2m <sup>2</sup> (0.53%) Stairs Ground Floor to 4th (Office) 70.3m <sup>2</sup> (0.27%) Elevators Ground Floor to 4th (Self-Storage) 89.5m <sup>2</sup> (0.34%) Stairs & Elevators Underground Level 1 293.8m <sup>2</sup> (1.14%) Elevators Lobby Underground Level 1 34.4m <sup>2</sup> (0.13%) Mechanical & Electrical Services Area 139.3m <sup>2</sup> (0.54%) Elevators Lobby/Auxiliary Space Ground Floor Self-storage 166.7m <sup>2</sup> (0.69%) Interior Loading & Parking and Loading Dock 1,484.2m <sup>2</sup> (5.78%) Dymon Reception & Retail 1,299.6m <sup>2</sup> (5.01%)	138.2m <sup>2</sup> (0.53%) 70.3m <sup>2</sup> (0.27%) 89.5m <sup>2</sup> (0.34%) 293.8m <sup>2</sup> (1.14%) 34.4m <sup>2</sup> (0.13%) 139.3m <sup>2</sup> (0.54%) 166.7m <sup>2</sup> (0.69%) 1,484.2m <sup>2</sup> (5.78%) 1,299.6m <sup>2</sup> (5.01%)	(1,488.0%) (296%) (364%) (2,474%) (374%) (1,816%) (1,794%) (15,762%) (15,945%)	0.5% 0.3% 0.3% 0.2% 0.1% 0.5% 0.7% 5.8% 5.4%
<b>Total Self-storage Ground to 4th (***)</b>			
15,388.0m <sup>2</sup>	(64.01%)	100%	
<b>Total Office Ground to 4th (***)</b>			
5,644.6m <sup>2</sup>	(21.68%)	27%	
<b>Total GFA 4-storey Building</b>			
<b>21,032.6m<sup>2</sup></b>	<b>(279,365%)</b>		<b>99%</b>
<b>Total GFA (****)</b>			
<b>26,485.7m<sup>2</sup></b>	<b>(285,054%)</b>		
**** Excludes Elevation and Stairs			
***** Excludes Interior Loading & Parking and Loading dock			
<b>Total GFA Underground Level 1 (*****)</b>			
<b>4,099.6m<sup>2</sup></b>	<b>(44,138%)</b>		
*****) Excludes Elevators, Stairs, Ramp, Mechanical, Electrical Services Area			



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Planning, Urban Design & Landscape Architect

MHBC Planning, Urban Design & Landscape Architecture  
7050 Weston Road, Suite 230,  
Woodbridge ON, L4L 8G1  
tel: (905) 761-5588

Civil Engineer

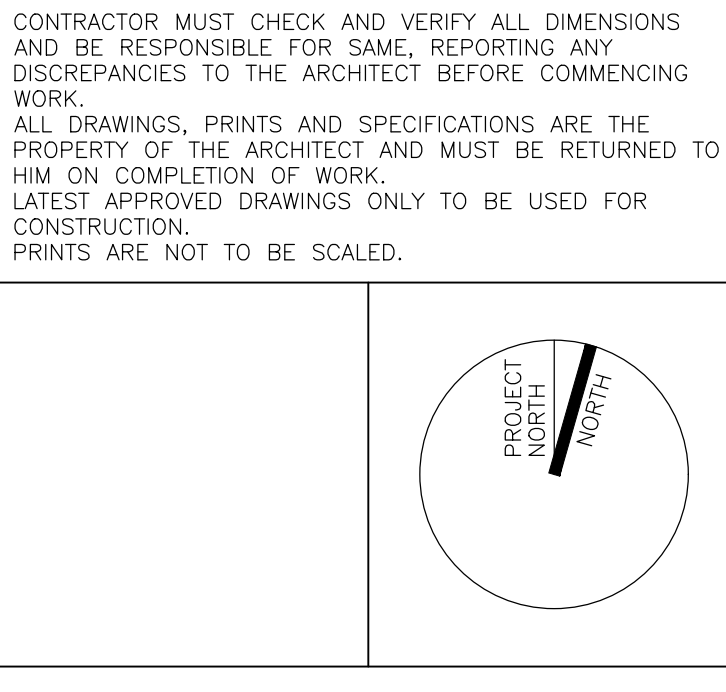
C.F. Crozier & Associates  
Consulting Engineers  
211 Yonge Street, Suite 301,  
Toronto ON, M5B 1M4  
tel: (416) 477-3392

NO.	DATE	DESCRIPTION
13	JULY 31, 23	FOR REVIEW & SUBMISSION
12	JULY 25, 23	FOR CIVIL COORDINATION
11	JULY 20, 23	DELETE P2 PARKING/ REVISD SITE PLAN INFO
10	JULY 17, 23	REVISED STAIRS FOR COORDINATION
9	JUN 29, 23	REVISED FOR COORDINATION
8	JUN 14, 23	REVISED SOUTH ENTRANCE
7	JUN 05, 23	FOR COORDINATION
6	MAY 31, 23	SPA PROGRESS FOR COORDINATION
5	APR 13, 23	REVISED CONCEPT PLAN R3
4	DEC 04, 22	REVISED CONCEPT PLAN R2
3	OCT 28, 22	REVISED CONCEPT PLAN R1
2	OCT 19, 22	REVISED TO MTD COMMENTS
1	SEPT 02, 22	ISSUED FOR REVIEW

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  
**4 STOREY SELF STORAGE FACILITY  
& 1 STOREY INDUSTRIAL CONDO**  
3855 DUNDAS ST. WEST  
MISSISSAUGA ON

DRAWN BY AT

CHECKED BY R.P.

DATE July 25, 2023

SCALE AS NOTED

DRAWING TITLE

**SITE PLAN**

PROJECT NO. **22-06**

DRAWING NO. **A101**