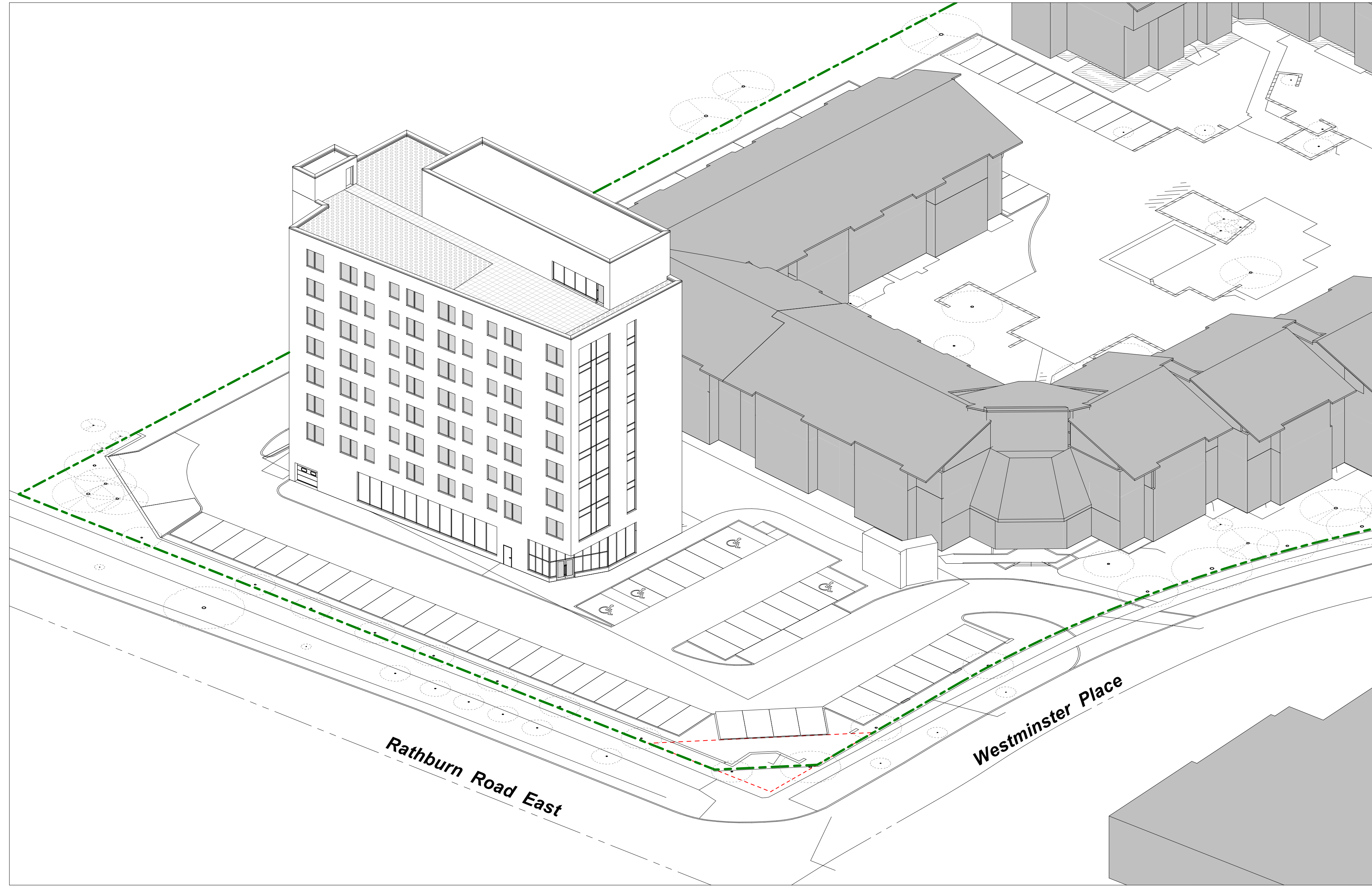


# WESTMINSTER ST. LUKE'S SENIORS AFFORDABLE HOUSING



PROPOSED BUILDING - VIEW FROM SOUTH - EAST



CONTEXT PLAN



PROPOSED BUILDING - VIEW FROM SOUTH - WEST

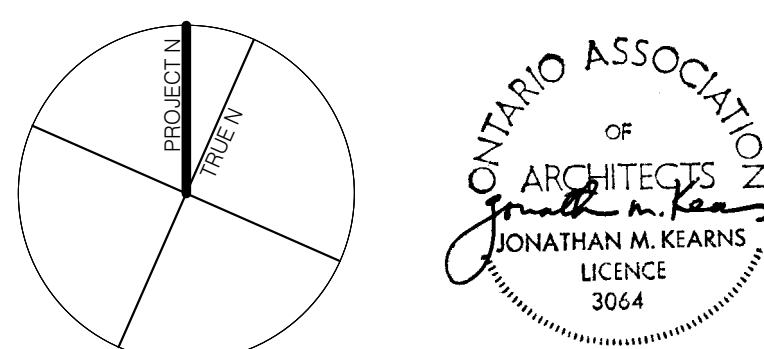
GFA CALCULATION		
FLOOR	GFA	AMENITY FLOOR AREA (INCLUDED IN GFA)
UG PARKING FLOOR	1,551.46 m <sup>2</sup>	0 m <sup>2</sup>
GROUND FLOOR	849.61 m <sup>2</sup>	347.15 m <sup>2</sup>
2 ND FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
3 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
4 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
5 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
6 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
7 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
8 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
MECH PENTHOUSE	229.98 m <sup>2</sup>	(exterior) 105.50 m <sup>2</sup>
<b>TOTAL PROPOSED</b>	<b>8,068.79 m<sup>2</sup></b>	<b>658.80 m<sup>2</sup></b>
TOTAL PROPOSED (EXCLUDES UG PARKING)	6,117.33 m <sup>2</sup>	
<b>TOTAL EXISTING</b>	<b>16,070.58 m<sup>2</sup></b>	
<b>GRAND TOTAL</b>	<b>22,187.91 m<sup>2</sup></b>	

RESIDENTIAL UNIT TYPE BREAKDOWN			
FLOOR	1 BED	1 BED BF	FLOOR TOTAL
GROUND FLOOR	0	0	0
2ND FLOOR	8	2	10
3TH FLOOR	8	2	10
4TH FLOOR	8	2	10
5TH FLOOR	8	2	10
6TH FLOOR	8	2	10
7TH FLOOR	8	2	10
8TH FLOOR	8	2	10
MECH PENTHOUSE	0	0	0
<b>TOTAL PROPOSED</b>	<b>56</b>	<b>14</b>	<b>70</b>
<b>TOTAL EXISTING</b>			<b>190</b>
<b>TOTAL</b>			<b>260</b>

PARKING			
PARKING COUNT	NO.	NO. OR BF SPACES INCLUDED	
PROPOSED ON GRADE	73	4	
PROPOSED UNDERGROUND	49	2	
<b>TOTAL</b>	<b>122</b>	<b>6</b>	
<b>PARKING RATIO</b>			
NO. OF EXISTING RESIDENTIAL UNITS	190		
NO. OF PROPOSED NEW RESIDENTIAL UNITS	70		
<b>TOTAL</b>	<b>260</b>		
<b>PARKING RATIO</b>	<b>0.47</b>		

ARCHITECTURAL DRAWING LIST	
A000	Project Information & Statistics
A001	3D Views
A002	Existing Site Survey
A003	Site Plan
A004	UG Parking and Ground Floor Plan
A005	2nd-8th Floor Plan and Roof Plan
A006	Building Elevations
A007	Building Elevations

67 Mount Avenue, Suite 432  
Toronto, Ontario, M6K 3E3  
T: 416.338.5666 F: 416.338.8626  
kma.com



The General Contractor shall check and verify all dimensions and report all errors and omissions. Do not scale drawings. These documents shall only be used for the purposes indicated below, when as noted and initiated by the Architect.

Certificate of Practice No.: 1796  
Architect's BCIN: 3064

SPA Permit Tender Contract Construction

No.	Description	Chk'd	Date
1	Submit for Pre-application Review	KMAI	March 23, 2021
2	Issued For Client Use	KMAI	March 22, 2022
3	ISSUE FOR RE-ZONING CO-ORDINATION	KMAI	APR 4, 2022
4	GFA CALCULATION UPDATE	KMAI	JUL 25, 2022
5	SITE STATISTICS UPDATE	KMAI	SEPT 7, 2022
6	SITE PLAN REVISIONS	KMAI	JAN 13, 2023
7	CORNER ENTRANCE UPDATE	KMAI	JAN 27, 2023
8	ISSUED FOR RE-ZONING APPLICATION	KMAI	MARCH 13, 2023
11	ISSUED FOR RE-ZONING RESUBMISSION	KMAI	JAN 15, 2024
12	ISSUED FOR RE-ZONING RESUBMISSION	KMAI	APR 04, 2024

**City Application Number:** ( )

**Project Name:**  
Westminster St. Luke's Seniors  
Affordable Housing

**Type of development:** Residential

**Municipal address:**  
4150 Westminster Place, Mississauga,  
Ontario

**Legal description of the property:**  
(BLK 29 PLAN M-367 City of Mississauga,  
Regional Municipality of Peel)

**Applicant:** SHS Consulting  
77 Bloor Street West, Toronto, Ontario  
Tel: 905-763-7555

**Owner:** Saint Luke's Divine Senior Residence Corporation  
4150 Westminster Place  
Tel: 905-273-3676 Ext 203

**ZONING STATISTICS:**

Building Tenure: Rental  
Zoning: RA-1-1  
Lot area: 1,637.02 (ha) 10,070.21 sq.m.  
Frontage: 92.124 m (Rathburn), 131.228 m (Westminster)  
Lot coverage: Existing 4,748.7 sm (29.4%), New 5,311.7 (32.4%)  
GFA: 22,187.91 sq.m.  
Landscaped area proposed: 5,067.97m<sup>2</sup>  
Landscaped buffer width required: 3.0m  
Landscaped buffer width proposed: 2.65m  
Paved area: 4,867 sq.m.  
Parking spaces required: 122  
Parking spaces proposed: 121  
Accessible parking spaces required: 3  
Accessible parking spaces proposed: 6  
Number and types of units: 56 one-bedroom,  
14 one-bedroom barrier-free  
Suite sizes (m<sup>2</sup>): 49 sq.m. to 50 sq.m.

A) Landscape area has been reduced from 34% to 31%  
B) Additional indoor amenity space in the amount of 656.8m<sup>2</sup> is proposed. 656.8m<sup>2</sup> / 70 units provides an additional 9.4 m<sup>2</sup> per unit.

Project  
**St Luke's Seniors  
Affordable Housing**

4150 Westminster Place  
Mississauga ON

Scale: As Indicated  
Date Plotted: 4/4/2024 9:02:45 PM  
Drawn: Author  
Checked: Checker

Project No: 18-078  
Drawing No.

Project Information &  
Statistics

**A000**