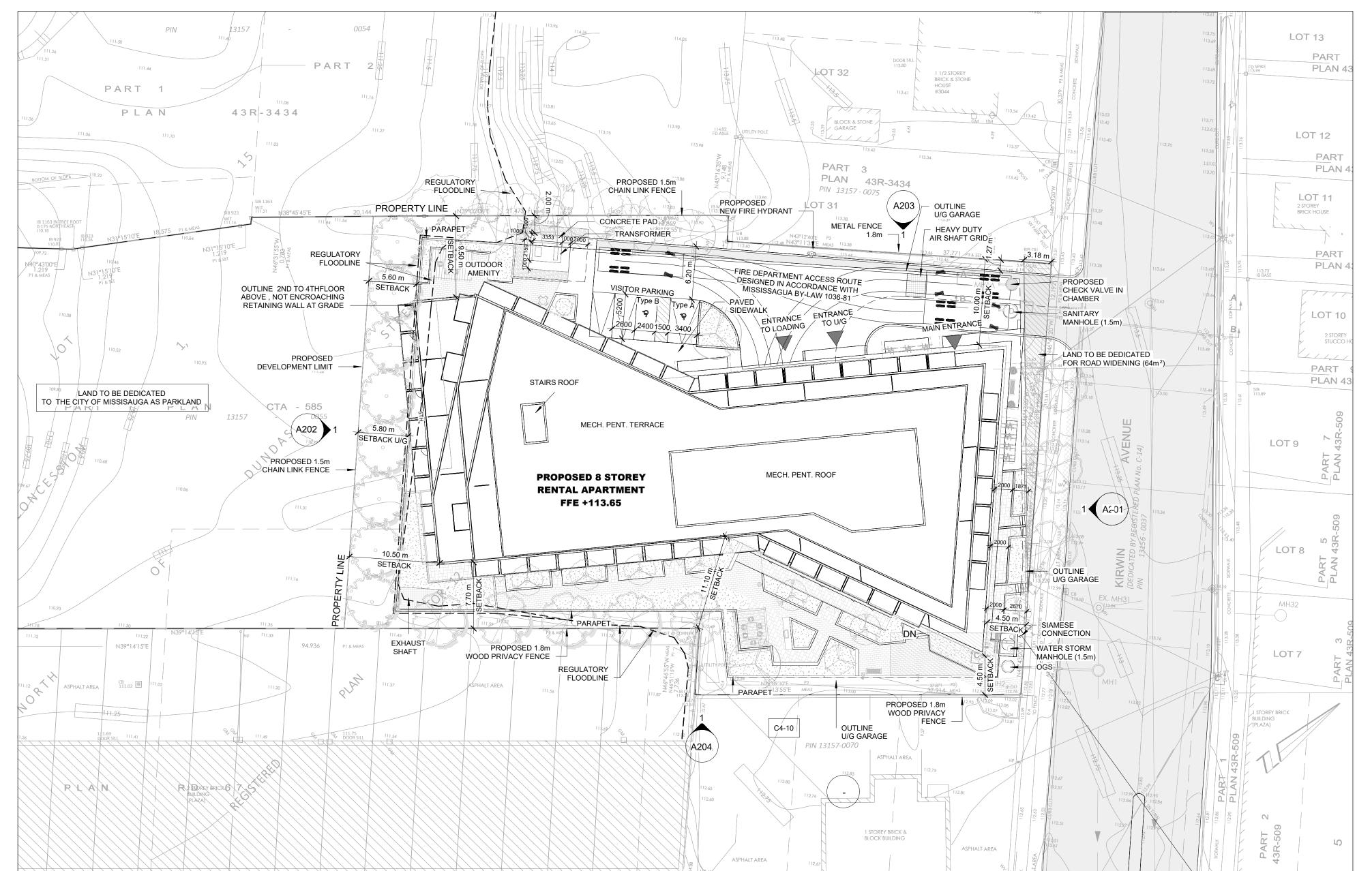


1. SATELLITE AERIAL VIEW

2. TOPOGRAPHIC AERIAL VIEW



3. SITE PLAN / 1:300

3016-3022 Kirwin Ave

Review: Sept 18th, 2023

Legal Description

ALL OF LOTS 27 TO 30 REGISTERED PLAN No. C-14 AND PART OF LOT 5 REGISTERED PLAN TOR-12 AND PART OF LOT 15 CONCESSION 1, NORTH OF DUNDAS TREET CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

Building and		
Lot Depth	131.4 m	
Lot Frontage	50.3 m	
Net Site Area	3,923.0 m ²	42,228 sf
Road Widening Area	12.0 m²	129 sf
Parkland Dedication	2,450.0 m ²	26,372 sf
Gross Site Area	6,385.0 m ²	68,730 sf

Building Footprint Buiding Height Gross Floor Area	(Based on GFA - Apartment Zone)	1,703.0 m² 25.5 m 10,520.0 m²	*Mech. Pent. Excluded
Lot Coverage (%)	(Based on Gross Site Area)	27%	
Lot Coverage (%)	(Based on Net Site Area)	43%	
FSI	(GFA / Gross Site Area)	1.65	
FSI	(GFA / Net Site Area)	2.68	

Proposed Areas	Floor	(m²)	GFA* (m²)	l otal (ft²)
	Ground Floor	1,583.0	930.0	10,011
	2nd Floor	1,585.0	1,525.0	16,415
	3rd Floor	1,703.0	1,628.0	17,524
	4th Floor	1,508.0	1,448.0	15,587
	5th Floor	1,427.0	1,367.0	14,715
	6th Floor	1,370.0	1,297.0	13,961
	7th Floor	1,311.0	1,265.0	13,617
	8th Floor	1,106.0	1,060.0	11,410
	Total GFA	11,593.0	10,520.0	113,240

*Gross Floor Area (GFA) - Apartment Zone 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.

** Gross Construction Area (GCA) - The total enclosed area of a floor or building measured to the outside surface of the permanent exterior walls of the building or structure or to a predetermined surface, or plane as in the case of overhangs and projections to the outside surface of the building.

Unit Count		Units	1 Bed	2 Bed	3 Bed
	Ground Floor	10	6	4	
	2nd Floor	18	17	1	
	3rd Floor	23	21	1	1
	4th Floor	22	18	4	C
	5th Floor	20	15	5	
	6th Floor	19	14	5	
	7th Floor	18	12	6	
	8th Floor	16	14	1	1
	Total Units	146	117	27	
			80.1%	18.5%	1.4%

Parking Required			UNITS	F	PARKING	RATIC
Rental Residential @0.8 per unit			146		117	0.80
				Tot:	117	
Rental Visitors @ 0.2 per unit			146		29	0.20
Total Vehicular Parking Required				Tot:	146	
Parking Provided (estimated)						
	At Grade	P1 Level	P2 Level	Su	b Total	Ratio
Residential	0	55	87		142	0.97
Residential Visitor	4	25	0		29	0.20
	4	80	87		171	
Total Vehicular Parking Provided				Tot:	171	1.17

Required						
	Ratio					
Short Term Residential	0.08 x	unit			12	
Long Term Residential	0.7 x	unit			102	
				Tot:	114	
Provided (estimated)						
	At Grade	P1 Level				
Short Term Residential	14	0				
Long Term Residential	0	100				
				Tot:	114	
Landscaped Area						
Soft Landscaping			912.0 m²		23%	
Hard Landscaping			760.0 m ²		19%	
Green Roof			466.0 m ²		12%	
Total Landscape			2138.0 m ²		54%	
Amenity Area						
Amenity Area Required						
5.6 m² per unit			817.6 m²			
Total Amenities Required			817.6 m²			

330.0 m²

100.0 m² 450.0 m²

880.0 m²

6.0 sqm x unit

Amenity Area Provided (estimated)

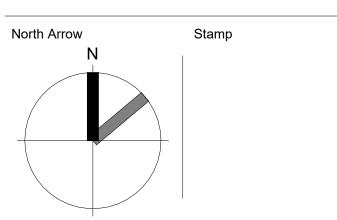
Total Amenities

3016 **KIRWIN AVE**

3016-3022 Kirwin Avenue Mississauga - ON - Canada

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No.	Description	Date
1	ISSUED FOR OPA/ZBA	2021/03/10
10	ISSUED FOR OPA/ZBA	2022/12/22
11	ISSUED FOR OPA/ZBA	2023/11/06





197 SPADINA AVE · SUITE 500

Project No: 20009 1:300 Feb. 04, 2020 Date: Drawn by:

Drawing Title

SITE PLAN & STATS

Drawing Number

A001