

CAR PARKING

DIMENSIONS:	
STANDARD (90°)	2.60 x 5.20 m
PARALLEL	2.60 x 6.7 m
BARRIER FREE TYPE (A)	3.40 x 5.20 m
BARRIER FREE TYPE (B)	2.40 x 5.20 m
WIDTH OF DRIVEWAYS:	
ONE-WAY AISLE	5.50 m
TWO-WAY AISI F	7 00 m

REQUIRED PARKING SPACES:

Refer to the WSP transportation study for parking rationale.

PROPOSED PARKING SPACES:

PROVIDED PARKING SPACES			
TYPE	DESCRIPTION	COUNT	
ACCESSIBLE PARKING	5.20m X 3.40m	1	
LOADING SPACE	9.00m x 3.50 m	1	
VISITOR PARKING	6.7m X 2.6m	4	
Grand total		6	

LOADING SPACES:

One loading space per apartment building containing a minimum of 30 dwelling units

Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m.

REQUIRED LOADING SPACES:
BUILDING CONTAINS 96
DWELLING UNITS REQUIRED LOADING SPACES = 1

SITE STATISTICS

SITE STATISTICS OVERALL				
DESCRIPTION	AREA (m²)	AREA (ft²)	AREA (HA)	PERCENTAGE (%)
OVERALL SITE	1022.21 m ²	11003 ft ²	0.102 hectare	100.0%

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDINGS			
PROPOSED BUILDING	184.05 m ²	1,981 ft ²	18%
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HARD LANDSCAPE			
ASPHALT	503.47 m ²	5,419 ft ²	49.25%
CURB	15.53 m²	167 ft ²	1.52%
PAVER	25.89 m²	279 ft ²	2.53%
SIDEWALK	175.46 m²	1,889 ft ²	17.16%
	720.35 m ²	7,754 ft ²	70.47%
SOFT LANDSCAPE			
LANDSCAPE	117.81 m²	1,268 ft ²	11.53%
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1,022.21 m²

11,003 ft²

100%

GFA & FSI

GFA / FSI			
	A (2)	A (5:2)	F01
Level	Area (m²)	Area (ft²)	FSI
BASEMENT	0.00 m ²	0.0 ft ²	0
LVL 1	0.00 m ²	0.0 ft ²	0
LVL 2	503.62 m²	5421.0 ft ²	0.49268
LVL 3-9	554.20 m²	5965.3 ft ²	0.542153
LVL 4	596.67 m²	6422.5 ft ²	0.583708
LVL 5	597.05 m²	6426.6 ft ²	0.584075
LVL 6	596.67 m²	6422.5 ft ²	0.583704
LVL 7	596.67 m²	6422.5 ft ²	0.583704
LVL 8	596.58 m²	6421.6 ft ²	0.58362
LVL 9	554.20 m²	5965.4 ft ²	0.54216
LVL 10	462.63 m²	4979.7 ft ²	0.452577
LVL 11	554.58 m²	5969.5 ft ²	0.542529
T/O ROOF DECK	0.00 m²	0.0 ft ²	0
Grand total	5612.89 m²	60416.6 ft ²	5.49091

BICYCLE PARKING

D.6 SPACES PER UNIT FOR CLASS (A)	PROVIDED BICYCLE PARKING			
	DESCRIPTION	COU		
THE GREATER	BIKE PARKING - CLASS (A)	58		

REQUIRED LOADING SPACES: BUILDING CONTAINS 96 UNITS CLASS (A) = 0.6 * 96 UNITS= 58 OF 0.05 SPACES
PER UNIT OR 6.0
Grand total BIKE PARKING - CLASS (A) 58
BIKE PARKING - CLASS (B) 6 CLASS (B) = 0.05 * 96 UNITS = 5

GROSS FLOOR AREA(APARTMENT ZONE)
THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR

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. (0174-2017)

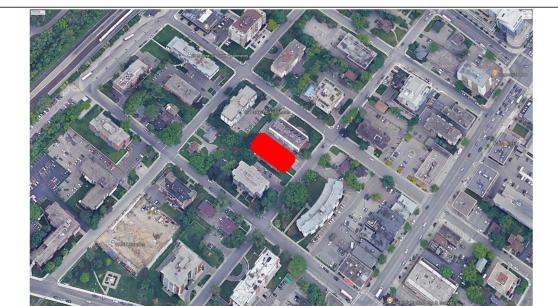
ZONING INFO

<u>CITY :</u> City of Missisauga <u>PROPERTY ADDRESS:</u> 50 High Street E, Mississauga **LOT AREA:** 1,022.21 m² **ZONE CODE**: RA1-6 **ZONE DESCRIPTION :** Apartment, Long-Term Care, Retirement

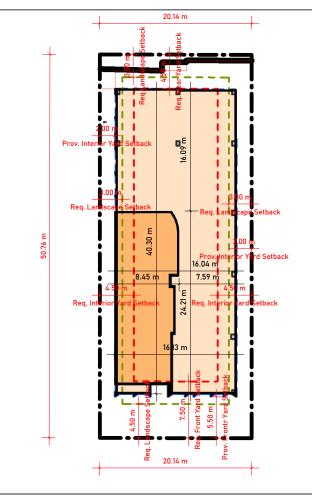
ZONE CATEGORY : Residential **BY-LAW :** 0225-2007 **DESIGNATION:** Residential High Density **Z-Area:** Z08

	REQUIRED	PROPOSED	
LOT AREA (MIN.)	-	1,022.21 m²	
LOT FRONTAGE (MIN.)	30.00 m	20.14 m	
LOT COVERAGE (MAX)	-	18.00 %	
** BUILDING HEIGHT			
• MINIMUM	-	40.00	
MAXIMUM	13.00 m - 4 Storeys	40.80m - 11 Store	
** LANDSCAPE BUFFER			
LANDSCAPING BUFFER ABUTING A STREET	4.50 m	4.80 m	
LANDSCAPING BUFFER ABUTING LOT LINE	3.00 m	0.00 m	
MINIMUM LANDSCAPED AREA	40% OF LOT AREA	32.74%	
** REQUIRED YARDS (MIN.)			
FRONT YARD SETBACK (MIN.)	7.50 m	5.50 m	
REAR YARD SETBACK (MIN.)	4.50 m	4.50 m	
INTERIOR SIDE YARD SETBACK (MIN.)	4.50 m	2.00 m	
EXTERIOR SIDE YARD SETBACK (MIN.)	7.50 m		
EXTERIOR SIDE YARD SETBACK(MAX.)	-	-	
** AMENITY SPACES			
TOTAL AMENITY SPACES AREA	The greater of 5.6m2 per dwelling unit or 10% of the site area = 476 m2	580.86 m	
AMENITY OUTDOOR AREA	Min. 55 m2	73.9 m2	

KEY PLAN

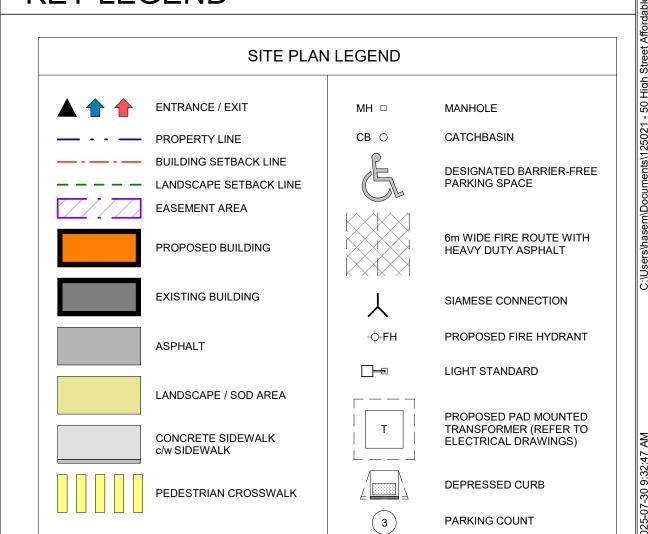


SETBACK PLAN



SETBACK PLAN 1:500

KEY LEGEND





Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1) Burlington, Ontario. L7M 0W9

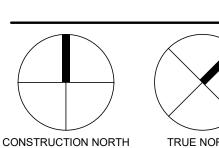
Phone: 905.631.7777 www.chamberlainIPD.com

NO. ISSUED

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY

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73.9 m2



50 High Street Affordable

50 High Street E,

Mississauga

SITE PLAN

START DATE	April 2025
DRAWN BY	MK
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	125021