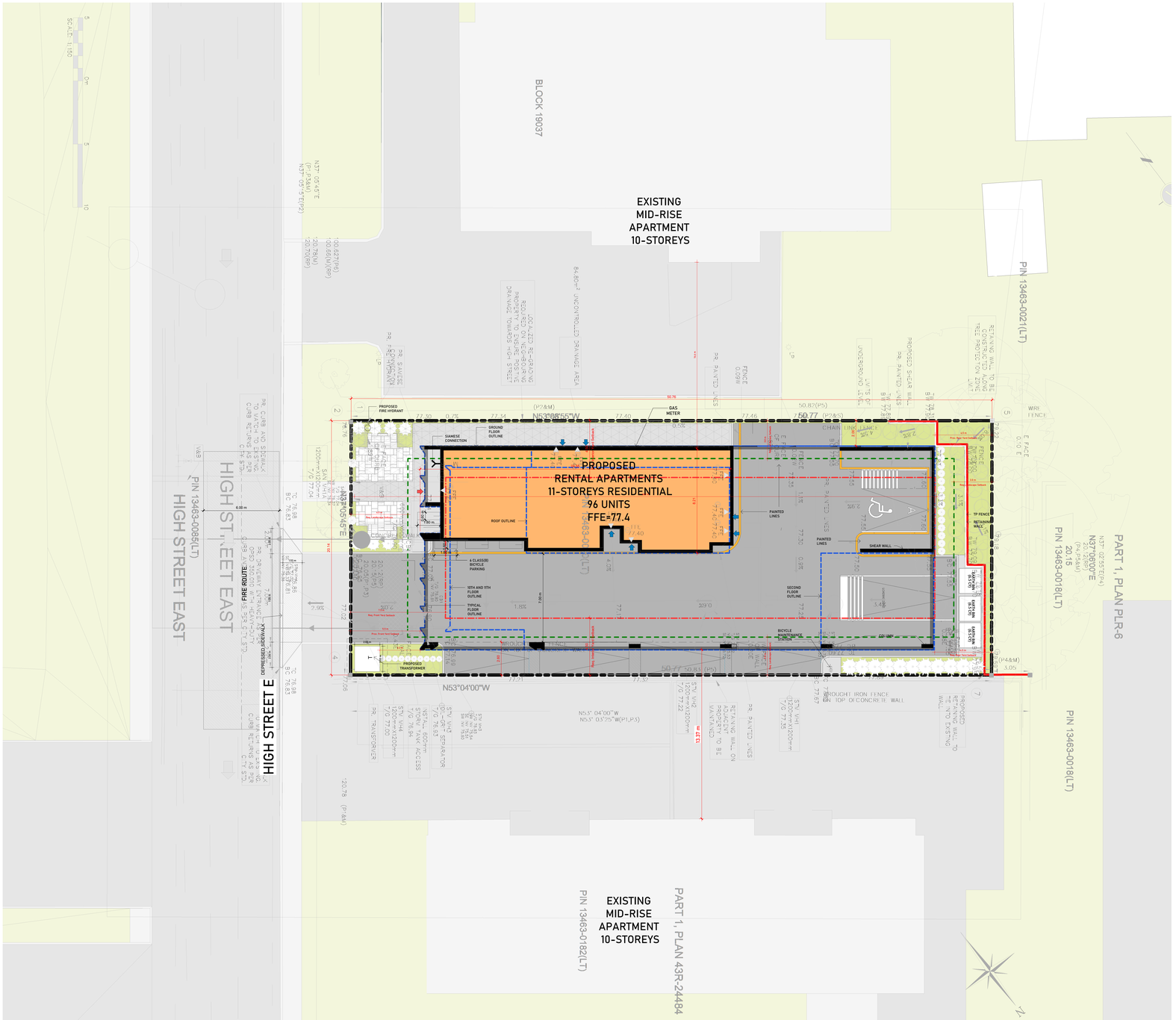


CAR PARKING

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 AISLE	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 m²	11003 ft²	0.102 hectare	100.0%

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDINGS			
PROPOSED BUILDING	183.14 m²	1,971 ft²	17.92%
	183.14 m²	1,971 ft²	17.92%
HARD LANDSCAPE			
ASPHALT	589.14 m²	6,341 ft²	57.64%
CURB	7.64 m²	82 ft²	0.75%
PAVER	24.30 m²	262 ft²	2.38%
SIDEWALK	91.63 m²	986 ft²	8.96%
	712.71 m²	7,672 ft²	69.73%
SOFT LANDSCAPE			
LANDSCAPE	126.32 m²	1,360 ft²	12.36%
	126.32 m²	1,360 ft²	12.36%
	1,022.16 m²	11,002 ft²	100%

GFA & FSI

GFA / FSI			
Level	Area (m²)	Area (ft²)	FSI
Not Placed	0.00 m²	0.0 ft²	0
BASEMENT	0.00 m²	0.0 ft²	0
LVL 1	0.00 m²	0.0 ft²	0
LVL 2	492.28 m²	5298.9 ft²	0.481582
LVL 3	567.26 m²	6105.9 ft²	0.55493
LVL 4	606.40 m²	6527.2 ft²	0.59322
LVL 5	604.02 m²	6501.6 ft²	0.590889
LVL 6	606.40 m²	6527.2 ft²	0.59322
LVL 7	606.40 m²	6527.2 ft²	0.59322
LVL 8	606.40 m²	6527.2 ft²	0.59322
LVL 9	567.26 m²	6105.9 ft²	0.55493
LVL 10	431.03 m²	4639.5 ft²	0.421659
LVL 11	548.72 m²	5906.4 ft²	0.536795
T/O ROOF DECK	0.00 m²	0.0 ft²	0
Grand total	5636.15 m²	60667.0 ft²	5.513666

BICYCLE PARKING

0.6 SPACES PER UNIT FOR CLASS (A)

THE GREATER OF 0.05 SPACES PER UNIT OR 6.0 SPACES FOR CLASS (B)

PROVIDED BICYCLE PARKING	
DESCRIPTION	COUNT
BIKE PARKING - CLASS (A)	58
BIKE PARKING - CLASS (B)	6
Grand total	64

REQUIRED LOADING SPACES:
BUILDING CONTAINS 96 UNITS

CLASS (A) = 0.6 * 96 UNITS= 58 SPACES

CLASS (B) = 0.05 * 96 UNITS = 5 SPACES

GROSS FLOOR AREA(APARTMENT ZONE)
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.
(0174-2017)

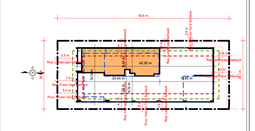
ZONING INFO

CITY : City of Missisauga
PROPERTY ADDRESS: 50 High Street E, Mississauga
LOT AREA : 1,022.21 m²
ZONE CODE : RA1-6
ZONE DESCRIPTION : Apartment, Long-Term Care, Retirement Buildings
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	-	40.80m - 11 Storeys
• MAXIMUM	13.00 m - 4 Storeys	
**** 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 = 478 m2	580.86 m2
• AMENITY OUTDOOR AREA	Min. 55 m2	73.9 m2

KEY PLAN

SETBACK PLAN



SETBACK PLAN
1 : 500

KEY LEGEND

SITE PLAN LEGEND

- ENTRANCE / EXIT
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- EASEMENT AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT
- LANDSCAPE / SOD AREA
- CONCRETE SIDEWALK c/w SIDEWALK
- PEDESTRIAN CROSSWALK
- MH MANHOLE
- CB CATCHBASIN
- DESIGNATED BARRIER-FREE PARKING SPACE
- 6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
- SIAMESE CONNECTION
- FH PROPOSED FIRE HYDRANT
- LIGHT STANDARD
- T PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
- DEPRESSED CURB
- 3 PARKING COUNT

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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

Phone: 905.631.7777

www.chamberlainPD.com

NO.	ISSUED	DATE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE PROCEEDING WITH WORK. REPORT ALL ERRORS OR OMISSIONS OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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Owner

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
STEPHEN A. MAURO
LICENCE
8514

CONSTRUCTION NORTH | TRUE NORTH

PROJECT

50 High Street Affordable

50 High Street E, Mississauga

SHEET NAME

SITE PLAN

START DATE	April 2025
DRAWN BY	MK
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	125021
DRAWING	A.001

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