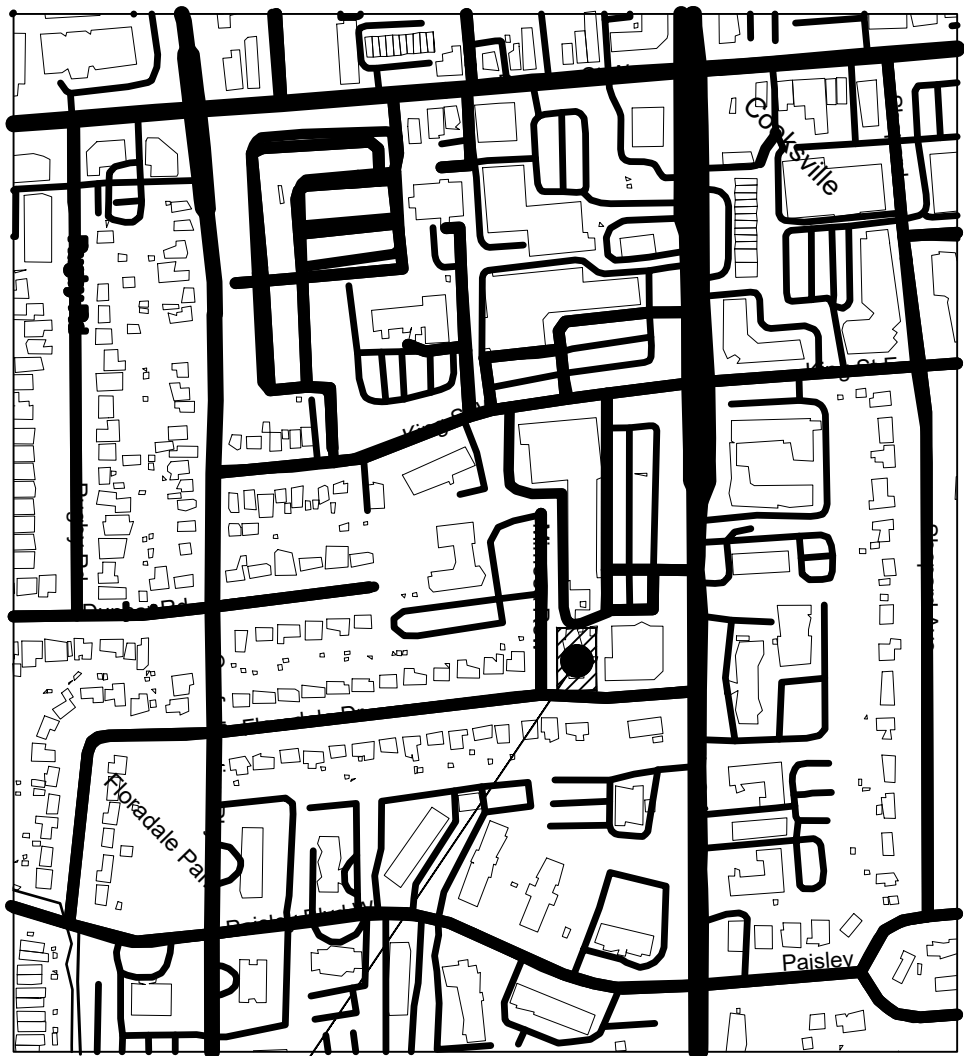


PLAN OF TOPOGRAPHY OF
LOTS 1 AND 2
REGISTERED PLAN 500
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEE
SCALE 1 : 150

INFORMATION TAKEN FROM PLAN OF TOPOGRAPHIC SURVEY
PREPARED BY T. STAUSSAS, OLS. - AUG. 2015



PROP. 6 STREET TOWNHOUSES
3 STOREY BRICK / STONE / SIDING
2463-2469 MIMOSA ROW
MISSISSAUGA, ONTARIO

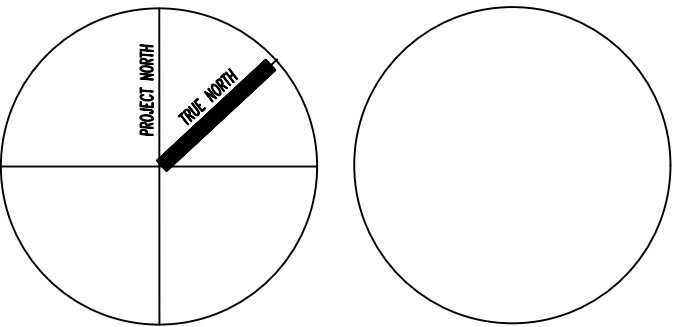
KEY PLAN
SCALE: N.T.S.

NOTE: This drawing is the property of the Architect and may not be reproduced or used without expressed consent of the architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

SET NUMBER

THESE DOCUMENTS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW, WHEN SO NOTED AND INSTALLED BY THE ARCHITECT :

- ☐ PRELIMINARY
- ☐ OFFICIAL PLAN AMENDMENT
- ☐ REZONING MEETING
- ☐ SITE PLAN CONTROL
- ☐ PERMIT
- ☐ TENDER
- ☐ CONTRACT
- ☐ CONSTRUCTION



The general contractor shall check and verify all dimensions and report all errors and omissions. Do not scale drawings.

8 REVISED FOR PLANNING APRIL 08, 2025

7 ISSUED FOR PLANNING APRIL 03, 2025

6 ISSUED FOR OZ/OPA 24-14-W7 AUG. 26, 2024

5 REVISED FOR CLIENT MAR 30, 2023

4 REVISED FOR CLIENT MAY 19, 2022

3 REVISED FOR PLANNING MEETING OCT. 8, 2020

2 ISSUED FOR PLANNING MEETING FEB. 15, 2017

1 APPROVED BY CLIENT NOV. 27, 2016

No Revisions Ch'd Date

PEDRO
PIMENTEL
ARCHITECT INC.

111 FLORADA DRIVE, MISSISSAUGA, ONTARIO
TEL: (905) 277 9054 FAX: (905) 277 2576

PROJECT

PROPOSED REZONING FOR RM5
6 STREET TOWNHOUSES 3 STOREY
BRICK/ STONE / SIDING FINISH

Applicant : Foxmar Development Ltd.
Owners names : Beata Lis, Ziggy Lis, Margaret Lis
Phone : 647 996-9302

2463-2469 MIMOSA ROW
MISSISSAUGA, ONTARIO

SITE PLAN SITE STATISTICS

Scale 1 : 200

Date DEC. , 2016

Drawn

Checked P P

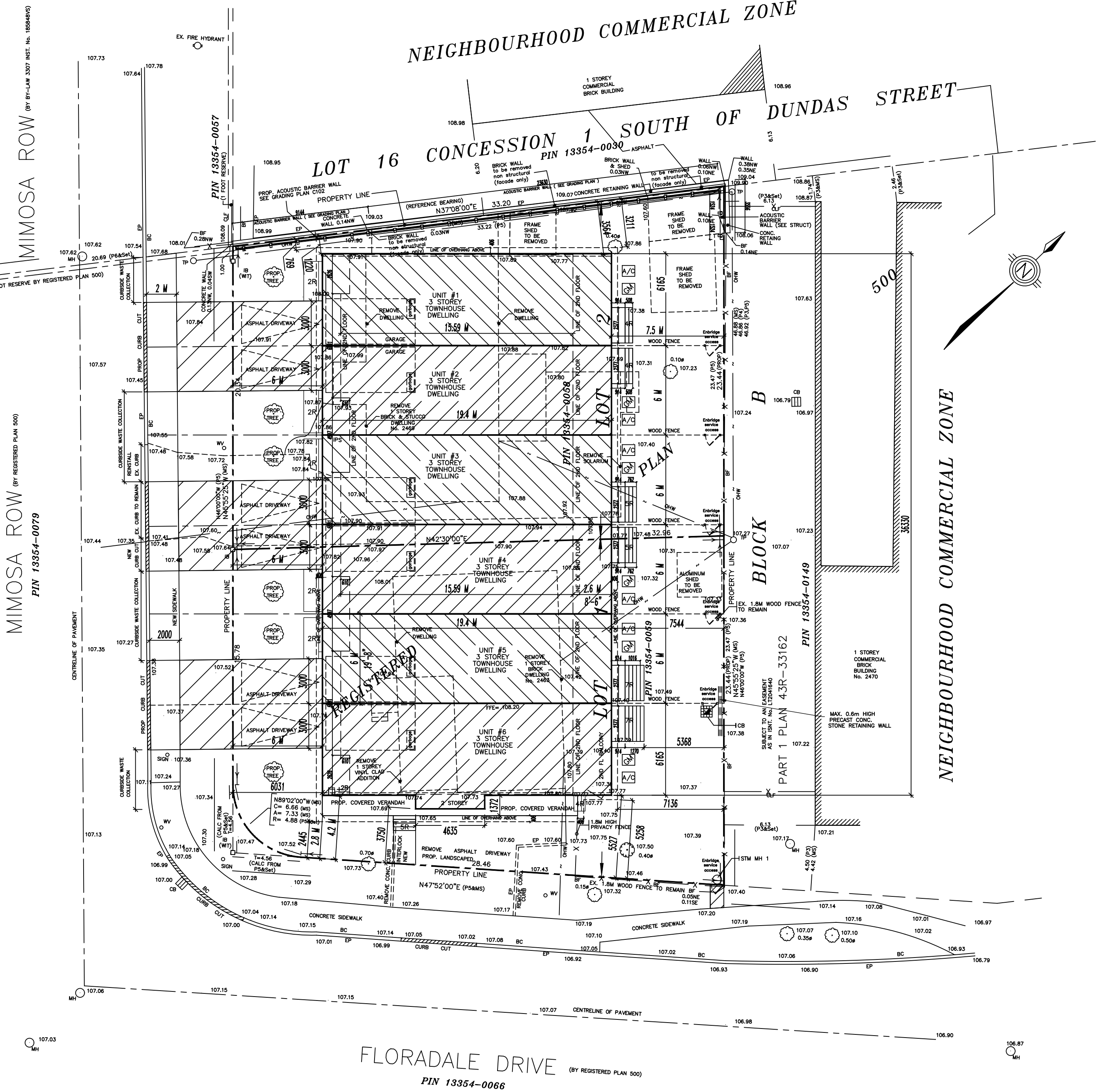
Reviewed

Printed

Project No/Drawing No

201640

A100



- LEGEND
- DENOTES GAS METER
 - DENOTES AIR CONDITIONING UNIT
 - DENOTES CATCH BASIN LOCATION
 - DENOTES MAN HOLE LOCATION

REZONING TO RM5 ZONE - FREE HOLD UNITS

REZONING TO RM5 ZONE	LOT No. LOT 1 + 2	REG. PLAN No. 500	LOT AREA 1,438.343 m2	LOT FRONTAGE 36.12 (118.5')	LOT DEPTH 33.20 (108.92')
DESCRIPTION	PERMITTED	%	PROPOSED	%	SETBACKS
MAX. GFA RESIDENTIAL	1,078.75m2	0.75 X LOT AREA	1,793.30m2 (INCLUDING GARAGE)	1.25 X LOT AREA	FRONT YARD 6.0m (GARAGE FACE)
UNIT #1 = 4 bedroom G.F.A.	301.63m2		301.63m2		REAR YARD 7.5m
UNIT #2 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #3 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #4 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #5 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #6 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
TOTAL G.F.A.	1,793.30m2 (INCLUDING GARAGE)		1,793.30m2 (INCLUDING GARAGE)		INTERIOR SIDE (north) 1.2m
COVERAGE AREA	726.38 m2	50.63 %	130 m2 GFA for 6 Garages	9.03 %	EXTERIOR SIDE (south) 4.5m
SOFT LANDSCAPE of total 646.23 m2	472.59 m2 = 32.85 % of lot area				ONE GARAGE PER UNIT GFA: 21.65 m2
PAVED AREA	108.10 m2	7.5 %			ONE ADDITIONAL PARKING SPACE ON EACH UNIT DRIVEWAY
No. OF STORES HEIGHT	3 STOREY 10.7m(35')				
WIDTH	14.80 m				
DEPTH	20 m				
GARAGE	STORAGE FOR WASTE CARS WILL BE INSIDE OF THE GARAGE				

FRONT YARD (MIMOSA): LANDSCAPE CALCULATIONS

LANDSCAPED SOFT AREA:	1 - Front Yard area: 179.67 m2
Total Soft Landscaped Area: 41.59 m2	2 - Porch areas (incl. steps): 0 m2
(23.15 %)	3 - Walkway (incl. steps) : 29.98 m2
Total hard Landscaped Area: 138.08 m2	4 - Driveway : 108.10 m2
(76.85 %)	5 - Other hard surfaces : 0 m2

FRONT YARD (FLORADA DRIVE):

LANDSCAPED SOFT AREA:	1 - Front Yard area: 71.45 m2
Total Soft Landscaped Area: 65.84 m2	2 - Porch areas (incl. steps): 0 m2
(92.15 %)	3 - Walkway (incl. steps) : 5.61 m2
Total hard Landscaped Area: 5.61 m2	4 - Driveway : 0 m2
(7.85 %)	5 - Other hard surfaces : 0 m2

SIDE YARD:

LANDSCAPED SOFT AREA:	1 - Side Yard area: 46.79 m2
Total Soft Landscaped Area: 46.79 m2	2 - Porch areas (incl. steps): 0 m2
(100 %)	3 - Walkway (incl. steps) : 0 m2
Total hard Landscaped Area: 138.08 m2	4 - Driveway : 0 m2
(0.00 %)	5 - Other hard surfaces : 0 m2

REAR YARD:

LANDSCAPED SOFT AREA:	1 - Rear Yard area: 348.32 m2
Total Soft Landscaped Area: 318.37 m2	2 - Porch areas (incl. steps): 29.95 m2
(91.40 %)	3 - Walkway (incl. steps) : 0 m2
Total hard Landscaped Area: 29.95 m2	4 - Driveway : 0 m2
(8.60 %)	5 - Other hard surfaces : 0 m2

It is not the intent of the applicant to register an easement for the 1.5m pathway at the rear of the property.

EXISTING ZONING OF R3

EX. ZONING R3 ZONE	LOT No. LOT 1 + 2	REG. PLAN No. 500	LOT AREA 1,438.343 m2	LOT FRONTAGE 36.12 (118.5')	LOT DEPTH 33.20 (108.92')
DESCRIPTION	PERMITTED	%	PROPOSED	%	SETBACKS
MAX. COVERAGE RESIDENTIAL	503.42 m2	35 %	726.58 m2	50.5 %	FRONT YARD 6.0m
UNIT #1 = 4 bedroom G.F.A.	301.63m2		301.63m2		REAR YARD 7.5m
UNIT #2 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #3 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #4 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #5 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
UNIT #6 = 4 bedroom G.F.A.	295.60m2		295.60m2		REAR YARD (WOOD STEPS) 5.37m
TOTAL G.F.A.	1,793.30m2 (INCLUDING GARAGE)		1,793.30m2 (INCLUDING GARAGE)		INTERIOR SIDE (north) 1.8m
GFA RESIDENTIAL	N/A		1,793.3 m2		EXTERIOR SIDE (south) 6.0m
SOFT LANDSCAPE of total 646.23 m2	472.59 m2 = 32.85 % of lot area				ONE GARAGE PER UNIT GFA: 21.65 m2
PAVED AREA	108.10 m2	7.5 %			ONE ADDITIONAL PARKING SPACE ON EACH UNIT DRIVEWAY
No. OF STORES HEIGHT	3 STOREY 10.7m(35')				
WIDTH	14.80 m				
DEPTH	20 m				
GARAGE	STORAGE FOR WASTE CARS WILL BE INSIDE OF THE GARAGE				