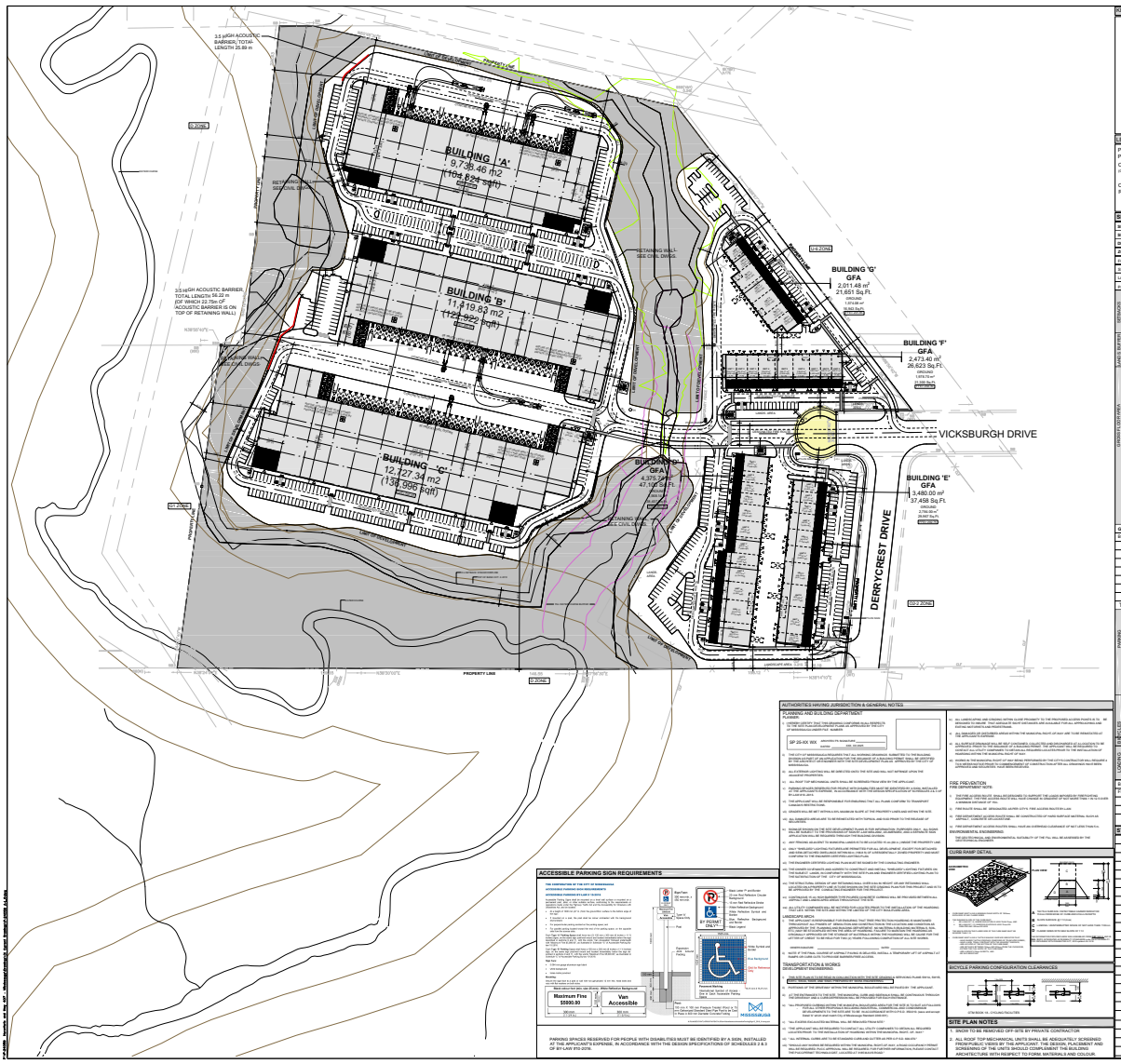

KEY MAP — SCALE: N.T.S.

LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF LOTS 11 AND 12
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	179,686.19 m2	or 43.41 acres	or 17.98 ha
SITE AREA W/ CUL DE SAC	174,728.72 m2	or 43.16 acres	or 17.47 ha
DEVELOPABLE SITE AREA	119,498.04 m2	or 28.92 acres	or 11.94 ha
ZONING	E 2 (CMU 2)(H-EC) (DEVELOPMENT)		
FOOTPRINT AREA	49,478.63 m2	or	488,800 sf
SITE COVERAGE	49,478.63 m2	or	39.32 %
LANDSCAPED AREA	21,966.14 m2	or	19.56 %
PAVED AREA	49,166.29 m2	or	41.29 %

	REQUIRED	PROVIDED
BUILDING SETBACKS: FRONT YARD (DERRYCREST DRIVE)	7.50 m	26.39 m
BUILDING SETBACKS: REAR YARD (WEST)	7.50 m	33.78 m
BUILDING SETBACKS: EXTERIOR SIDE YARD (NORTH)	7.50 m	35.03 m
BUILDING SETBACKS: EXTERIOR SIDE YARD (SOUTH)	7.50 m	19.58 m
BUILDING SETBACKS: ALONG G1 ZONE	6.66 m	16.97 m
BUILDING SETBACKS: ALONG D ZONE	3.00 m	9.58 m
BUILDING SETBACKS: ALONG LH2 ZONE	3.00 m	6.01 m
BUILDING SETBACKS: ALONG G2-2 ZONE	3.00 m	9.00 m
BUILDING 'A'	9,738.46 m2	104,824 sf
MECH. / ELECTR. / STAIRS/ WR.	108.60 m2	1,167 sf
BUILDING 'B'	11,419.83 m2	122,922 sf
MECH. / ELECTR. / STAIRS/ WR.	108.60 m2	1,167 sf
BUILDING 'C'	12,727.34 m2	136,996 sf
MECH. / ELECTR. / STAIRS/ WR.	108.60 m2	1,167 sf
BUILDING 'D'	4,375.74 m2	47,100 sf
MECHANNE	721.63 m2	7,766 sf
GROUND FLOOR	3,501.09 m2	37,685 sf
MECH. / ELECTR. / STAIRS/ WR.	153.00 m2	1,647 sf
BUILDING 'E'	3,480.00 m2	37,458 sf
MECHANNE	644.29 m2	6,935 sf
GROUND FLOOR	2,708.63 m2	29,150 sf
MECH. / ELECTR. / STAIRS/ WR.	128.83 m2	2,458 sf
BUILDING 'F'	2,473.40 m2	26,623 sf
MECHANNE	428.33 m2	4,632 sf
GROUND FLOOR	1,920.09 m2	20,670 sf
MECH. / ELECTR. / STAIRS/ WR.	122.26 m2	2,316 sf
BUILDING 'G'	2,011.48 m2	21,651 sf
MECHANNE	386.87 m2	4,164 sf
GROUND FLOOR	1,520.09 m2	16,362 sf
MECH. / ELECTR. / STAIRS/ WR.	104.56 m2	1,126 sf
TOTAL GFA	49,226.23 m2	497,699 sf

GFA NON-RESIDENTIAL BREAKDOWN

BUILDING	TOTAL GFA	MEC ROOM GFA	GFA NON-RES
A	9,738.46 m2	108.60 m2	9,630.06 m2
B	11,419.83 m2	108.60 m2	11,311.43 m2
C	12,727.34 m2	108.60 m2	12,618.84 m2
D	4,375.74 m2	153.00 m2	4,225.74 m2
E	3,480.00 m2	128.61 m2	3,341.39 m2
F	2,473.40 m2	122.26 m2	2,351.14 m2
G	2,011.48 m2	104.56 m2	1,907.92 m2
TOTAL	46,226.23 m2	843.63 m2	45,381.62 m2

PARKING	REQUIRED	PROVIDED
BUILDING 'A'	159 spaces	137 spaces
BUILDING 'B'	126 spaces	139 spaces
BUILDING 'C'	161 spaces	195 spaces
BUILDING 'D'	69 spaces	139 spaces
BUILDING 'E'	39 spaces	74 spaces
BUILDING 'F'	26 spaces	39 spaces
BUILDING 'G'	22 spaces	64 spaces
TOTAL PARKING	616 spaces	807 spaces
ACCESSIBLE PARKING (Provision Rate for Parking Spaces: 201-1000) (2.0+2% of total)	16 spaces	29 spaces
BICYCLE PARKING: LONG TERM SPACES (Provision Rate for Parking Spaces: 201-1000) (0.5+0.25% of total) Bicy.Cat(a) 1a - 0 spaces; Bicy.Cat(a) 1b - 13 spaces; Bicy.Cat(a) 2a - 0 spaces; Bicy.Cat(a) 2b - 0 spaces; Bicy.Cat(b) 1 - 0 spaces; Bicy.Cat(b) 2 - 0 spaces; Bicy.Cat(b) 3 - 0 spaces; Bicy.Cat(b) 4a - 0 spaces	49 spaces	TBD during tenant fit-out
BICYCLE PARKING: SHORT TERM SPACES (Provision Rate for Parking Spaces: 201-1000) (0.1+0.05% of total)	Min. 2 spaces	88 spaces (6 rings)
LOADING: Greater than 200 m2 but less than or equal to 2,000 m2	1 Spaces	
Greater than 2,000 m2 but less than or equal to 7,500 m2	4 Spaces	
Greater than 7,500 m2 but less than or equal to 16,000 m2	9 Spaces	
TOTAL LOADING	14 spaces	64 spaces
BUILDING HEIGHT	N/A	XX.XX m
FLOOR SPACE INDEX (FSI)	1.0	XX.XX m

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
HYD	HYDRANT + VALVE
FDC	FIRE DEPARTMENT CONNECTION / SIMMESE
CB	CATCH BASIN
SANMH	SANITARY MAN HOLE
CBMH	CATCH BASIN / MAN HOLE
SMH	STORM MAN HOLE
HUP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RACK (2-3 BIKES)
HT	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
P	ACCESSIBLE PARKING SPACE SIGNAGE
SNOW	SNOW STORAGE AREA
GARBAGE	REFUSE STORAGE BINS
	STOP SIGNS
HB	CONC. FILLED STEEL BOLLARDS, EXT. TYPE A, 914 mm HEIGHT & 168.3 mm DIAMETER
	LOADING SPACE 9.0 m x 3.5 m x 4.2 m H
	GAS METER
FIRE	FIRE ROUTE SIGNS

ACCESSIBLE PARKING SIGN REQUIREMENTS

PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULES 2 & 3 OF BY-LAW well 2015-0096.

AUTHORITIES HAVING JURISDICTION & GENERAL NOTES

PLANNING AND BUILDING DEPARTMENT

SP 25-00 WX

1. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS, SUBMITTED TO THE BUILDING DEPARTMENT, AT APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT, SHALL BE IDENTICAL TO THE DRAWINGS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT AT SITE PLAN APPROVAL MISSISSAUGA.
2. ALL EXTERIOR LIGHTING WILL BE DIRECTED INTO THE SITE AND WILL NOT INTRUDE UPON THE ADJACENT PROPERTIES.
3. ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
4. SCREENED MESH OR EQUIVALENT TO PROVIDE APPLICANTS WITH AND AT THE DISCRETION OF LOCAL MUSEUMS AT THE APPLICANTS EXPENSE, TO ACCOMMODATE ANY FUTURE ARCHAEOLOGICAL FINDS ENCOUNTERED DURING EXCAVATION.
5. ALL EXTERIOR LIGHTING WILL BE DIRECTED INTO THE SITE AND WILL NOT INTRUDE UPON THE ADJACENT PROPERTIES.
6. ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
7. GRADED WALLS SHALL NOT EXTEND ALONG MAJOR SLOPE OF THE PROPERTY LINES AND WITHIN THE SIDE YARDS.
8. ALL RAMMED EARTH AREAS ARE TO BE REINFORCED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
9. SIGNAGE DESIGN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT APPLICATION AND ARE SUBJECT TO THE SIGN BY-LAW. SIGN PERMIT APPLICATIONS WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
10. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 cm (6") INSIDE THE PROPERTY LINE.
11. ALL FENCING ADJACENT TO MUNICIPAL LANDS SHALL BE CONSTRUCTED OF WOOD BOARD ON WOOD FRAME AND SHALL BE MAINTAINED UNDILAPIDATED BY THE OWNER(S) OF LAND(S) FOR WHICH THE FENCE IS ERECTED. ALL FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE FENCING BY-LAW 0054-2002 AS AMENDED.
12. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6m IN HEIGHT, OR ANY RETAINING WALL SUPPORTING SURCHARGE LOADS, SHALL BE PREPARED BY A PROFESSIONAL ENGINEER AND SHALL BE PART OF THE APPROVED SITE PLAN. CONSTRUCTION DRAWINGS SHALL BE PROVIDED FOR BUILDING PERMIT.
13. CONTAINERS, IF ALL NON-PERMANENT TYPE (PLASTIC) AND MOBILE CURBING WILL BE PROVIDED BETWEEN ALL GARBAGE AND RECYCLING CONTAINERS AND THE DRIVEWAY.
14. ALL UTILITY COMPARTMENTS WILL BE NOTED FOR CLEARANCE PRIOR TO THE INSTALLATION OF THE ENGRAVING PLATES. THE APPLICANT SHALL CONTACT THE UTILITY COMPANIES FOR THE EXACT LOCATIONS.

LANDSCAPE AREAS

1. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED IN GOOD CONDITION AND IN THE LOCATION AS APPROVED BY THE CITY FOR THE DURATION OF CONSTRUCTION. ANY REMOVAL OR ENCROACHMENT WITHIN THE HOARDING IS TO BE APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS OR EQUIPMENT ARE TO BE STORED WITHIN THE HOARDING AT ANY TIME. ALL HOARDING MUST BE ERECTED AND APPROVED BY THE CITY PRIOR TO THE START OF ANY CONSTRUCTION ON SITE. THE HOARDING SHALL REMAIN UNTIL THE END OF THE CONSTRUCTION PERIOD.

SIGNATURE OF OWNER

I HAVE READ AND AGREE TO COMPLY WITH THE ABOVE CONDITIONS AND REQUIREMENTS

SIGNATURE OF APPLICANT / PRINTED NAME OF APPLICANT

TRANSPORTATION & WORKS
DEVELOPMENT ENGINEERING

1. PRIOR TO THE ISSUANCE OF BUILDING PERMIT, THE SITE GRADING AND SERVICING PLANS SHALL BE TO THE SATISFACTION OF THE TRANSPORTATION AND WORKS DEPARTMENT.
2. PURCHASE OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE REQUIRED. THE APPLICANT SHALL
3. AT THE TIME PHASE 2 IS THE SITE, THE MUNICIPAL CURB AND SIDEWALK SHALL BE CONSTRUCTED THROUGH THE DRIVEWAY AND A CURB DEPRESSION SHALL BE PROVIDED FOR ELECTRICAL SERVICE.
4. THE APPLICANT IS RESPONSIBLE FOR ALL MUNICIPAL INFRASTRUCTURE, DAMAGED DUE TO SILT AND DEBRIS RUNOFF, EROSION OR OTHER CONSTRUCTION RELATED ACTIVITIES. ALL DAMAGED INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY PRIOR TO THE ASSUMPTION OF THE SERVICES AND SUBDIVISION.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS SUBMITTED TO TRANSPORTATION AND WORKS DEPARTMENT ARE CONSISTENT WITH ONE ANOTHER.
6. THE APPLICANT WILL BE RESPONSIBLE FOR PROVIDING THAT ALL PLANS CONFORM TO TRANSPORTATION AND WORKS DEPARTMENT STANDARDS AND REQUIREMENTS.
7. ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
8. ALL EXTERIOR LIGHTING WILL BE DIRECTED INTO THE SITE AND WILL NOT INTRUDE UPON THE ADJACENT PROPERTIES.
9. ALL LANDSCAPING AND GRADING WITHIN 10.0M PROXIMITY TO THE PROVINCIAL ACCESS POINTS IS TO BE SUBJECT TO REVIEW AND APPROVAL BY MTO AND MUST BE COMPLETED AS ALL APPROACHING AND EXISTING MOTORISTS AND PEDESTRIANS.
10. ALL SIGNAGE AND LIGHTING WITHIN THE MUNICIPAL RIGHT-OF-WAY MAY TO BE REMOVED AT THE OWNER'S EXPENSE.
11. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT ALL LOCATIONS TO MY SATISFACTION OF THE ENGINEER OF A RESPONSIBLE PERSON. THE APPLICANT WILL BE REQUIRED TO CARRY OUT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATIONS PRIOR TO THE INSTALLATION OF ANY SERVICES. ALL COSTS ARE TO BE BORNE BY THE APPLICANT.
12. WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE A TCS MESSENGER NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SIGNED BY THE CITY.

FIRE PREVENTION
FIRE DEPARTMENT NOTE:

1. THE FIRE ACCESS ROUTE SHALL BE DESIGNATED TO SUPPORT THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT. FOR FIRE ACCESS ROUTES WALL HEIGHT CHANGE IN EXCESS OF NOT MORE THAN 1 IN 12 OVER A MINIMUM DISTANCE OF 15m.
2. FIRE ROUTE SIGNS, SEE ENGINEERING AS PER CITY'S FIRE ACCESS ROUTES BY-LAW.
3. FIRE DEPARTMENT ACCESS ROUTE SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR INTERLOCKING BRICK.
4. FIRE DEPARTMENT ACCESS ROUTES SHALL HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5m.

ENVIRONMENTAL ENGINEERING

THE LEED PROVISIONAL AND ENVIRONMENTAL SUITABILITY OF THE FILL WILL BE ASSESSED BY THE ENVIRONMENTAL ENGINEER.

CURB RAMP DETAIL

BICYCLE PARKING CONFIGURATION CLEARANCES

SITE PLAN NOTES

1. SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
2. ALL ROOF TOP MECHANICAL UNITS SHALL BE ADEQUATELY SCREENED FROM VIEW BY THE APPLICANT TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT AT THE SITE PLAN APPROVAL STAGE. ALL SCREENING SHALL BE ARCHITECTURE WITH RESPECT TO FORM, MATERIALS AND COLOUR.

No.	ISSUED	DATE

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
t: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION

HWY 10 & HWY 407

MISSISSAUGA, ON

SITE PLAN
INDUSTRIAL DEVELOPMENT

DATE	DRAWN BY	CHECKED	SCALE
DEC. 2024	HP	JP	1:1000

PROJECT No. P-24058

DRAWING No. A-1.0