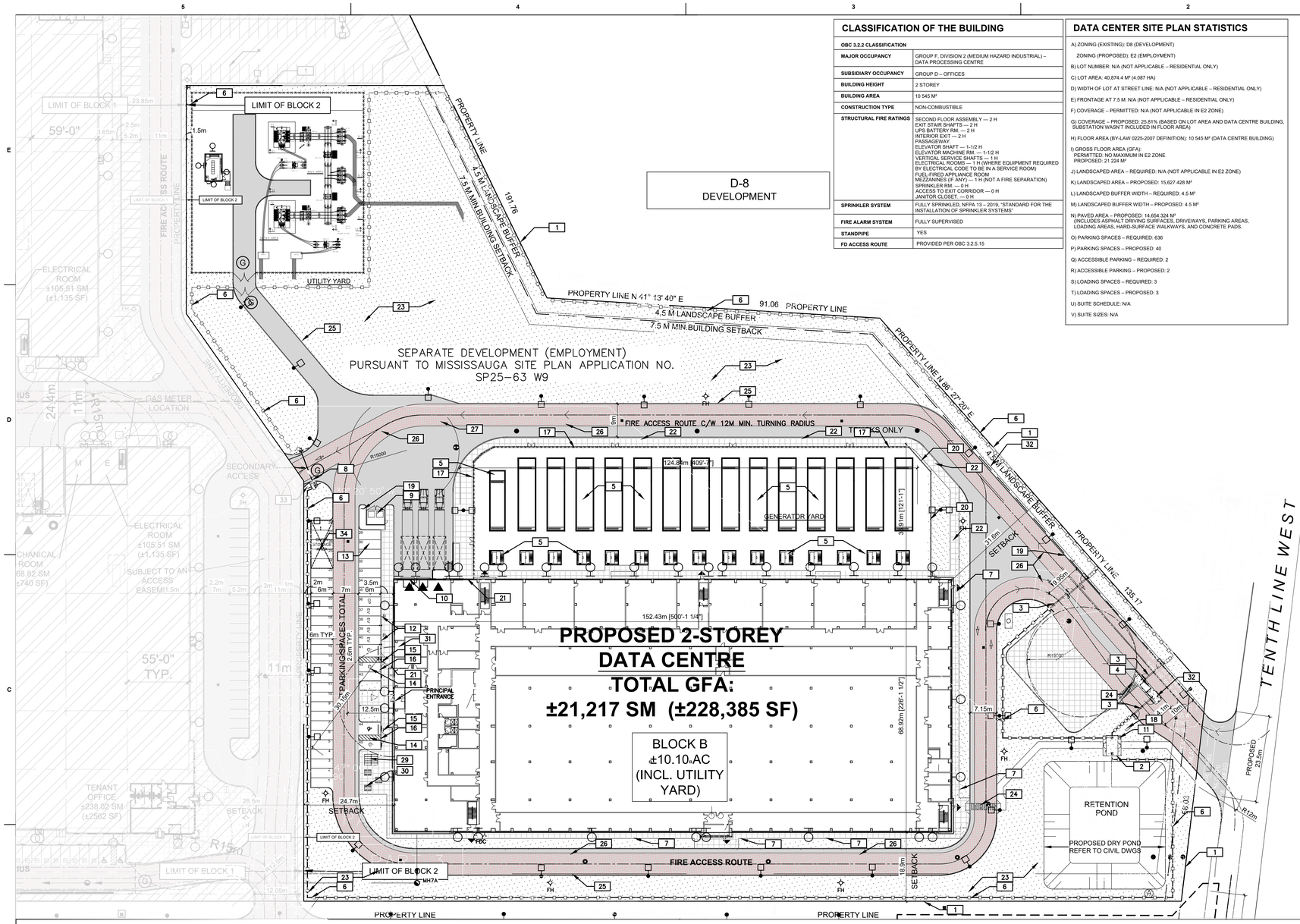


1 A100-4 SITE PLAN - DATA CENTRE
Scale 1 : 500

CLASSIFICATION OF THE BUILDING

OBC 3.2.2 CLASSIFICATION	
MAJOR OCCUPANCY	GROUP F, DIVISION 2 (MEDIUM HAZARD INDUSTRIAL) – DATA PROCESSING CENTRE
SUBSIDIARY OCCUPANCY	GROUP D – OFFICES
BUILDING HEIGHT	2 STOREY
BUILDING AREA	10 545 M²
CONSTRUCTION TYPE	NON-COMBUSTIBLE
STRUCTURAL FIRE RATINGS	SECOND FLOOR ASSEMBLY — 2 H EXIT STAIR SHAFTS — 2 H UPS BATTERY RM. — 2 H INTERIOR EXIT — 2 H PASSAGEWAY. ELEVATOR SHAFT — 1-1/2 H ELEVATOR MACHINE RM. — 1-1/2 H VERTICAL SERVICE SHAFTS — 1 H ELECTRICAL ROOMS — 1 H (WHERE EQUIPMENT REQUIRED BY ELECTRICAL CODE TO BE IN A SERVICE ROOM) FUEL-FIRED APPLIANCE ROOM MEZZANINES (IF ANY) — 1 H (NOT A FIRE SEPARATION) SPRINKLER RM. — 0 H ACCESS TO EXIT CORRIDOR — 0 H JANITOR CLOSET. — 0 H
SPRINKLER SYSTEM	FULLY SPRINKLED, NFPA 13 – 2019. "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS"
FIRE ALARM SYSTEM	FULLY SUPERVISED
STANDPIPE	YES
FD ACCESS ROUTE	PROVIDED PER OBC 3.2.5.15

DATA CENTER SITE PLAN STATISTICS

A) ZONING (EXISTING): D8 (DEVELOPMENT)
ZONING (PROPOSED): E2 (EMPLOYMENT)

B) LOT NUMBER: N/A (NOT APPLICABLE – RESIDENTIAL ONLY)

C) LOT AREA: 40,874.4 M² (4.087 HA)

D) WIDTH OF LOT AT STREET LINE: N/A (NOT APPLICABLE – RESIDENTIAL ONLY)

E) FRONTAGE AT 7.5 M: N/A (NOT APPLICABLE – RESIDENTIAL ONLY)

F) COVERAGE – PERMITTED: N/A (NOT APPLICABLE IN E2 ZONE)

G) COVERAGE – PROPOSED: 25.81% (BASED ON LOT AREA AND DATA CENTRE BUILDING, SUBSTATION WASN'T INCLUDED IN FLOOR AREA)

H) FLOOR AREA (BY-LAW 0225-2007 DEFINITION): 10 545 M² (DATA CENTRE BUILDING)

I) GROSS FLOOR AREA (GFA):
PERMITTED: NO MAXIMUM IN E2 ZONE
PROPOSED: 21 224 M²

J) LANDSCAPED AREA – REQUIRED: N/A (NOT APPLICABLE IN E2 ZONE)

K) LANDSCAPED AREA – PROPOSED: 15,627.428 M²

L) LANDSCAPED BUFFER WIDTH – REQUIRED: 4.5 M²

M) LANDSCAPED BUFFER WIDTH – PROPOSED: 4.5 M²

N) PAVED AREA – PROPOSED: 14,654.324 M²
(INCLUDES ASPHALT DRIVING SURFACES, DRIVEWAYS, PARKING AREAS, LOADING AREAS, HARD-SURFACE WALKWAYS, AND CONCRETE PADS.

O) PARKING SPACES – REQUIRED: 636

P) PARKING SPACES – PROPOSED: 40

Q) ACCESSIBLE PARKING – REQUIRED: 2

R) ACCESSIBLE PARKING – PROPOSED: 2

S) LOADING SPACES – REQUIRED: 3

T) LOADING SPACES – PROPOSED: 3

U) SUITE SCHEDULE: N/A

V) SUITE SIZES: N/A

SITE PLAN NOTES

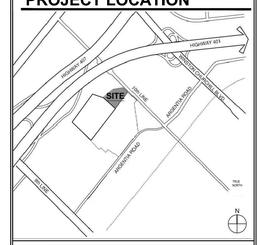
#	
1.	PROPERTY LINE.
2.	PEDESTRIAN PORTAL/BIKE GATE
3.	BI-FOLDING GATES
4.	PREFAB GUARD HOUSE
5.	OUTDOOR GENERATOR YARD EQUIPMENT ON CONCRETE PADS, SEE ELECTRICAL
6.	8' AMERISTAR SECURITY FENCE
7.	PEDESTRIAN CONCRETE WALKWAY
8.	AUTOMATED K-RATED BARRIER ARM BAR
9.	GARBAGE BIN ENCLOSURE
10.	LOADING SPACES
11.	MAIL BOX
12.	EV PARKING SIGNAGE
13.	2.85m WIDE X 6.0m WIDE MIN. PARKING SPACE, PAINTED STRIPING PER MUNICIPAL STANDARDS
14.	ACCESSIBLE PARKING SPACE PAINTED STRIPING PER MUNICIPAL STANDARDS
15.	ACCESSIBLE PARKING SIGN. SIGNS AT TYPE A TO INCLUDE ' VAN ACCESSIBLE DESIGNATION.
16.	ACCESSIBLE CURB RAMP TYPICAL REFER TO DETAIL 3/A100-4
17.	8' CHAIN LINK FENCE
18.	MONUMENT SIGN
19.	DIRECTIONAL SIGNAGE
20.	SCREEN WALL AT GENERATOR YARD
21.	SIAMESE CONNECTION
22.	2.2m MIN. WIDE SIDEWALK TYPICAL U.N.O.
23.	LANDSCAPED AREA SEE LANDSCAPE DRAWINGS
24.	PEDESTRIAN WALKWAY, PAINTED STRIPING PER MUNICIPAL STANDARDS
25.	0.15m HIGH CONCRETE CURB
26.	6.0m MIN WIDE FIRE ACCESS ROUTE W/ 12.0m MIN. TURNING RADIUS
27.	HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS ALONG FIRE ACCESS
28.	ROUTE OR TRUCK ACCESS. SEE CIVIL DRAWINGS
29.	SHORT TERM BICYCLE PARKING SPACES. SEE LANDSCAPE DRAWINGS.
30.	EMPLOYEE AMENITY AREA. SEE LANDSCAPE DRAWINGS FOR SITE FURNITURE
31.	LONG TERM BICYCLE PARKING SPACES.
32.	RETAINING WALL; REFER TO STRUCTURAL & CIVIL DRAWINGS
33.	KNOX BOX
34.	SNOW REMOVAL AREA

PRIOR TO SITE PLAN APPROVAL, THE FOLLOWING NOTE SHALL BE PROVIDED ON THE SITE PLAN:

THE ACOUSTICAL CONSULTANT SHALL CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE "AS CONSTRUCTED" SITE FEATURES FOR NOISE AND VIBRATION CONTROL INCLUDING, BUT NOT LIMITED TO, NOISE WALLS AND BERMS, THE AS CONSTRUCTED BUILDINGS, MECHANICAL EQUIPMENT, AND VENTILATION SYSTEMS FOR THE BUILDINGS ON-SITE, AND THE OFF-SITE STATIONARY NOISE SOURCES ARE IN COMPLIANCE WITH THE DETAILED NOISE REPORT AS PREPARED FOR THE PARTICULAR BUILDING AND IN COMPLIANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) GUIDELINES FOR TRANSPORTATION AND STATIONARY NOISE SOURCES. THE ACOUSTICAL CONSULTANT SHALL ALSO CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE INDOOR NOISE LEVELS AND NOISE LEVELS FOR OUTDOOR LIVING AREAS RESULTANT FROM ALL TRANSPORTATION NOISE SOURCES WILL MEET REGIONAL GUIDELINE CONDITIONS BASED ON OUTSIDE SOUND ENERGY EXPOSURES OUTLINED IN THE DETAILED NOISE REPORT FOR THE SUBJECT BUILDING AND THAT NO NEW NOISE IMPACTS HAVE BEEN IDENTIFIED SINCE THE LATEST APPROVED DETAILED NOISE STUDY.

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
10 AVIVA WAY
SUITE 400
MARKHAM, ONTARIO
L6G 0G1
T 905.470.7000
F 905.470.2500
www.petroff.com

PROJECT LOCATION



LEGAL DESCRIPTION

FOR LEGAL SURVEY INFORMATION REFER TO:
PART OF LOT 14
CONCESSION 10, NEW SURVEY
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY GENESIS LAND SURVEYING INC.,
10 FOUR SEASONS PLACE, 10TH FLOOR,
TORONTO, ON M9B 6H7 DATED OCTOBER 16, 2024,

SITE SPECIFIC ZONING TO BE VERIFIED UPON CONSULTATION WITH CITY OF MISSISSAUGA. LAYOUT IS SUBJECT TO IMPLEMENTATION OF ENVIRONMENTAL, STORM WATER MANAGEMENT, ETC. REQUIREMENTS UPON CONSULTATION WITH AUTHORITIES HAVING JURISDICTION

ADDITIONAL SITE WORKS

NOTE:
FOR LANDSCAPE AND SITE FURNITURE INFORMATION, REFER TO DRAWINGS BY MHBC LANDSCAPE.

FOR GRADING AND SERVICING INFORMATION, REFER TO DRAWINGS BY MTE CONSULTANTS.

FOR SITE PHOTOMETRIC AND ELECTRICAL INFORMATION, REFER TO DRAWINGS BY HAMMERSCHLAG & JOFFE.

FOR TRAFFIC SIGNAGE AND DESIGN REFER TO DRAWINGS BY TYLIN.

NOTE:
FIRE ACCESS ROUTE TO BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.

ROUTE TO BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED

7700 TENTH LINE WEST - DATA CENTRE

ZONING CATEGORY	EMPLOYMENT - E2 (EXISTING:D-8)			
PROPOSED USE	INDUSTRIAL BUSINESS			
SITE AREA AND COVERAGE	PROPOSED			
	(m2)		(AC)	
GROSS SITE AREA	345,112.27		85.27	
BLOCK B - DATA CENTRE LAND	40,874.40		10.10	
	PROPOSED			
	(m2)		(ft2)	
DATA CENTRE - LEVEL 1	10,608.50		114192.5	
DATA CENTRE - LEVEL 2	10,608.50		114192.5	
TOTAL BUILDING FOOTPRINT	10,608.50		114192.5	
TOTAL BUILDING GFA	21,217.00		228,385	
LOT COVERAGE			25.99%	
PARKING REQUIREMENTS (0225-2007 PART 3 TABLE 3.1.2.2.)				
MIN. PARKING SPACE DIMENSIONS	STANDARD - 2.6m x 5.2m			
MIN. AISLE WIDTH	7.0m			
	PROPOSED		REQUIRED	
DATA CENTRE	45		637	
ACCESSIBLE PARKING SPACES				
DATA CENTRE	4		4	
ELECTRIC VEHICLE PARKING SPACES (1 EV CHARGER PER 1000.000 SF GFA)				
DATA CENTRE	4		3	
BICYCLE PARKING REQUIRMENETS (0225-2007 PART 3 TABLE 3.1.6.6.)				
	PROPOSED		REQUIRED	
	CLASS A	CLASS B	CLASS A	CLASS B
	22	10	22	2
MIN. BICYCLE PARKING SPACE DIMENSIONS	1.8m x0.6m			
LOADING SPACE REQUIREMENTS (0225-2007 PART 3 TABLE 3.1.4.3.)				
	PROPOSED		REQUIRED	
LOADING SPACES	3		3	
TOTAL NO. OF LOADING SPACES	>15		15	
MIN. LOADING SPACE DIMENSIONS	3.5m x 9.0m			

REV #	DATE	REVISION TITLE
1	AUG 15, 2025	ISSUED FOR SPA
2	MAR 4, 2026	ISSUED FOR SPA
3	JULY 4, 2026	ISSUED FOR SPA
4	SEP 10, 2026	ISSUED FOR SPA

PROJECT NO: 25026.00
DRAWN BY: TY
CHECKED BY: RCB

■ NOT RELEASED FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION

PROJECT TITLE:
7700 TENTH LINE WEST
MISSISSAUGA, ON
TOR00394
INDUSTRIAL DEVELOPMENT

PROLOGIS

Prologis Inc. (Canada)
185 The West Mall, Suite 700, Toronto
647-258-2600
Tony Nguyen: Tnguyen4@prologis.com
https://www.prologis.com

SHEET TITLE:
SITE PLAN
DATA CENTRE
SP 25-63 W9

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS — ALI HANDY — LICENCE 6768

SHEET NO.
A.100-4

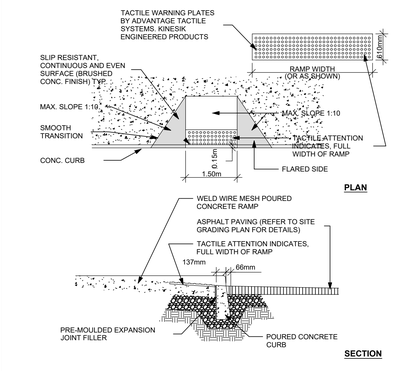
i. I hereby certify that this drawing confirms in all respects to the site development plans. Include Architect or Engineer's Signature (if applicable) and Professional seal

ONTARIO ASSOCIATION OF ARCHITECTS — LICENCE 6768

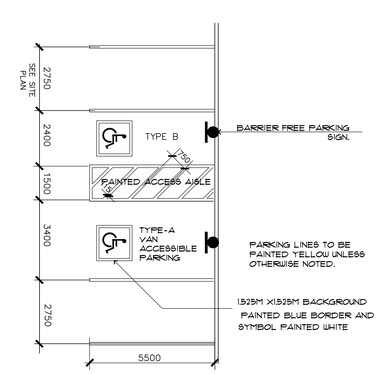
ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL

ii. The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga.
iii. All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
iv. All rooftop mechanical units shall be screened from view by the applicant.
v. Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the By-law Requirements and Building Code Requirements.
vi. The applicant will be responsible for ensuring that all plan conform to Transport Canada's restrictions.
vii. Grades will be met with a 33% maximum slope at the property lines and within the site.
viii. All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
ix. Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.
x. Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
xi. Only shielded lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m of a residentially zoned property and must conform to the Engineer Certified Lighting Plan.
xii. The Engineer Certified Lighting Plan must be signed by the Consulting Engineer.
xiii. The Owner covenants and agrees to construct and install shielded lighting fixtures on the subject lands, in conformity with the Site Plan and Engineer Certified Lighting Plan to the satisfaction of the City of Mississauga.
xiv. Where planting is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for sod
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
- 15 cm of drainage gravel plus 90 cm for trees Or
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees *Terradrain 900 or approved equal

xv. The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading plan for this project and is to be approved by the Consulting Engineer for the project.
xvi. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
xvii. All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.



3 A100-4 TYP. CURB DEPRESSION DETAIL
Scale 1 : NTS



2 A100-4 BARRIER FREE PARKING STALL LAYOUT
Scale 1 : NTS

SITE LEGEND

△	PRINCIPAL ENTRANCE		HEAVY DUTY ASPHALT
▲	LOADING DOCK DOOR		CONCRETE PAVEMENT
○	DRIVE-IN DOOR		CONCRETE SIDEWALK
	PROPERTY LINE		FIRE TRUCK ROUTE
	FENCE		CATCH BASIN SEE CIVIL DWGS
	FIRE ACCESS ROUTE		MANHOLE SEE CIVIL DWGS
	ACCESSIBLE PARKING SPACE		TRAFFIC SIGNAGE
EV	HYBRID AND LOW EMMISION VEHICLE PARKING SPACE		LIGHT STANDARD SEE ELECTRICAL DWGS
B	BOLLARD		WALL MOUNTED LIGHT FIXTURE SEE ELECTRICAL DWGS
FH	FIRE HYDRANT	FDC	FIRE DEPARTMENT CONNECTION
CP	CAR POOL VEHICLE PARKING SPACE		