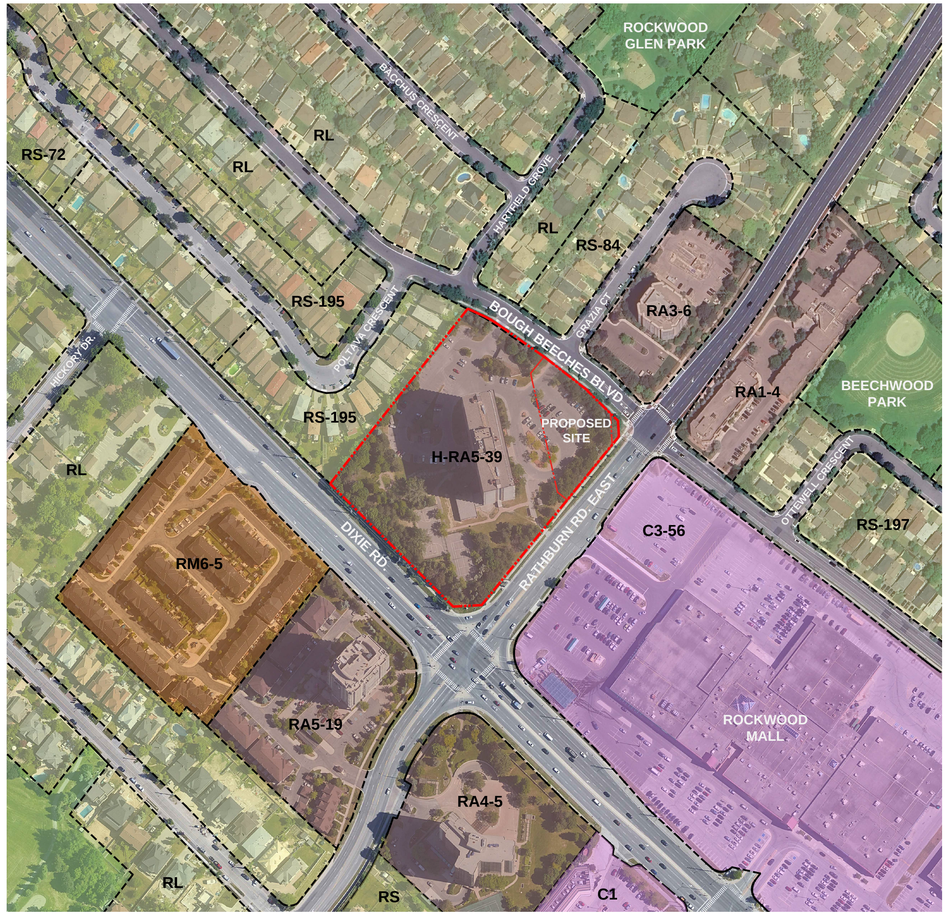
CONTEXT PLAN

1 : 2000



ZONING: H-RA5-39
LEGAL ADDRESS: PART OF LOT 5, DESIGNATED AS PART 2 ON PLAN 43R-9075, BEING ALL OF P.I.N 13303
PROPOSED TO BE ONE SINGLE BUILDING FOR THE PURPOSE OF FIRE, LIFE SAFETY MEASURES AS OUTLINED IN O.B.C. SECTION 3

PROJECT STATISTICS

EXISTING SITE STATISTICS - 1315 BOUGH BEECHES
June 30, 2026

MUNICIPAL ADDRESS	1315 BOUGH BEECHES MISSISSAUGA, ONTARIO	
EXISTING USE	RESIDENTIAL BUILDING	
GROSS SITE AREA	23,715 m²	255,267 ft²
ROAD WIDENING - SIGHT TRIANGLE & 0.3m RESERVE	91 m²	980 ft²
SEVERANCE AREA	3,274 m²	35,239 ft²
NET SITE AREA	20,350 m²	219,049 ft²

BUILDING HEIGHT	**EXISTING BUILDING**
STOREYS	20

GFA	**EXISTING BUILDING**	
RESIDENTIAL GFA	28,090 m²	302,357 ft²

FSI (TOTAL EXISTING GFA/NET SITE AREA)	**1.38**

UNIT MIX	**EXISTING BUILDING**	
	TOTAL = 270 SUITES	
1B	57	21%
2B	175	65%
3B	38	14%
TOTAL UNITS	**270**	**100.0%**

EXISTING RESIDENTIAL AMENITY	**EXISTING BUILDING**	
INDOOR	421 m²	4,536 ft²
OUTDOOR	1613 m²	17,360 ft²
TOTAL AMENITY AREA	**2,034 m²**	**21,896 ft²**
TOTAL AMENITY RATIO	**7.53 SQM/UNIT**	

VEHICULAR PARKING	**EXISTING BUILDING**
RESIDENTIAL PARKING	243 (0.9 SPACES/UNIT)
VISITOR PARKING	54 (0.2 SPACES/UNIT)
TOTAL PARKING	**297 SPACES**

ACCESSIBLE PARKING	**EXISTING BUILDING**
VISITOR ACCESSIBLE PARKING	2 SPACES

** These stalls are included in the overall totals above*

PROPOSED SITE STATISTICS - 1315 BOUGH BEECHES
June 30, 2026

MUNICIPAL ADDRESS	1315 BOUGH BEECHES MISSISSAUGA, ONTARIO	
PROPOSED USE	RESIDENTIAL BUILDING	
ROAD WIDENING - SIGHT TRIANGLE & 0.3m RESERVE	91 m²	980 ft²
SEVERANCE AREA	3,274 m²	35,239 ft²

BUILDING HEIGHT	**PROPOSED BUILDING**
STOREYS	13
METERS (TOP OF LAST RES. FLOOR)	46.80 m
METRES (INCL. MPH ROOF)	53.80 m

GFA	**PROPOSED BUILDING**	
RESIDENTIAL GFA	10,428 m²	112,243 ft²

FSI (TOTAL PROP. GFA/SEVERANCE AREA)	**3.19**

UNIT MIX	**PROPOSED BUILDING**	
	TOTAL = 144 SUITES	
STUDIO	12	8.33%
1B	24	16.67%
1B+D	37	25.69%
2B	59	40.97%
3B	12	8.33%
TOTAL UNITS	**144**	**100.0%**

PROPOSED RESIDENTIAL AMENITY	**PROPOSED BUILDING**	
INDOOR	464 m²	4,993 ft²
OUTDOOR	343 m²	3,688 ft²
TOTAL AMENITY AREA	**807 m²**	**8,681 ft²**
TOTAL AMENITY RATIO	**5.60 SQM/UNIT**	

VEHICULAR PARKING	**PROPOSED BUILDING**	
	REQUIRED	**PROVIDED**
RESIDENTIAL PARKING	130 (0.9 SPACES/UNIT)	144 (1.0 SPACES/UNIT)
VISITOR PARKING	29 (0.2 SPACES/UNIT)	15 (0.10 SPACES/UNIT)
TOTAL PARKING	**159 SPACES**	**159 SPACES**

ELECTRICAL VEHICULAR PARKING	**PROPOSED BUILDING**	
	REQUIRED	**PROVIDED**
RESIDENTIAL PARKING	26 SPACES (20% OF REQ.)	26 SPACES
VISITOR PARKING	3 SPACES (10% OF REQ.)	0 SPACES
TOTAL PARKING	**29 SPACES**	**26 SPACES**

ACCESSIBLE PARKING	**PROPOSED BUILDING**	
	REQUIRED	**PROVIDED**
VISITOR ACCESSIBLE PARKING	2 SPACES (4% OF REQ.)	2 SPACES

** These stalls are included in the overall totals above*

BICYCLE PARKING	**PROPOSED BUILDING**	
	REQUIRED	**PROVIDED**
RESIDENTIAL LONG-TERM	87 (0.6 SPACES/UNIT)	87 SPACES
RESIDENTIAL SHORT-TERM	8 (0.05 SPACES/UNIT)	8 SPACES
TOTAL	**95 SPACES**	**95 SPACES**

LOADING	**PROPOSED BUILDING**
	PROVIDED
PROPOSED BUILDING	1 x TYPE "G" (L12m, W3.5m, H7.5m)

WASTE MANAGEMENT	**PROPOSED BUILDING**	
	REQUIRED	**PROVIDED**
WASTE BINS	3 (1 BIN PER 54 UNITS)	3
RECYCLING BINS	4 (1 BIN PER 45 UNITS)	4
TOTAL	**7**	**7**

CLIENT

1315 Bough Beeches Boulevard Limited
2700 Dufferin Street, Unit 50
Toronto ON
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Arcadis Architects (Canada) Inc.

APPLICATION NUMBERS
OZ/OPA 26-5 W3

ISSUES

No.	DESCRIPTION	DATE
1	OPA/ZBA SUBMISSION	2026-03-13
2	OPA/ZBA-2 SUBMISSION	2026-06-30

KEY PLAN

CONSULTANTS

SEAL

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PROJECT

1315 BOUGH BEECHES BOULEVARD

PROJECT NO: 30280666

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
CONTEXT PLAN &
SITE STATISTICS

SCALE
N/A

DATE
2026-06-24

SHEET NUMBER
A001

ISSUE

SCALE CHECK 1 in 10mm