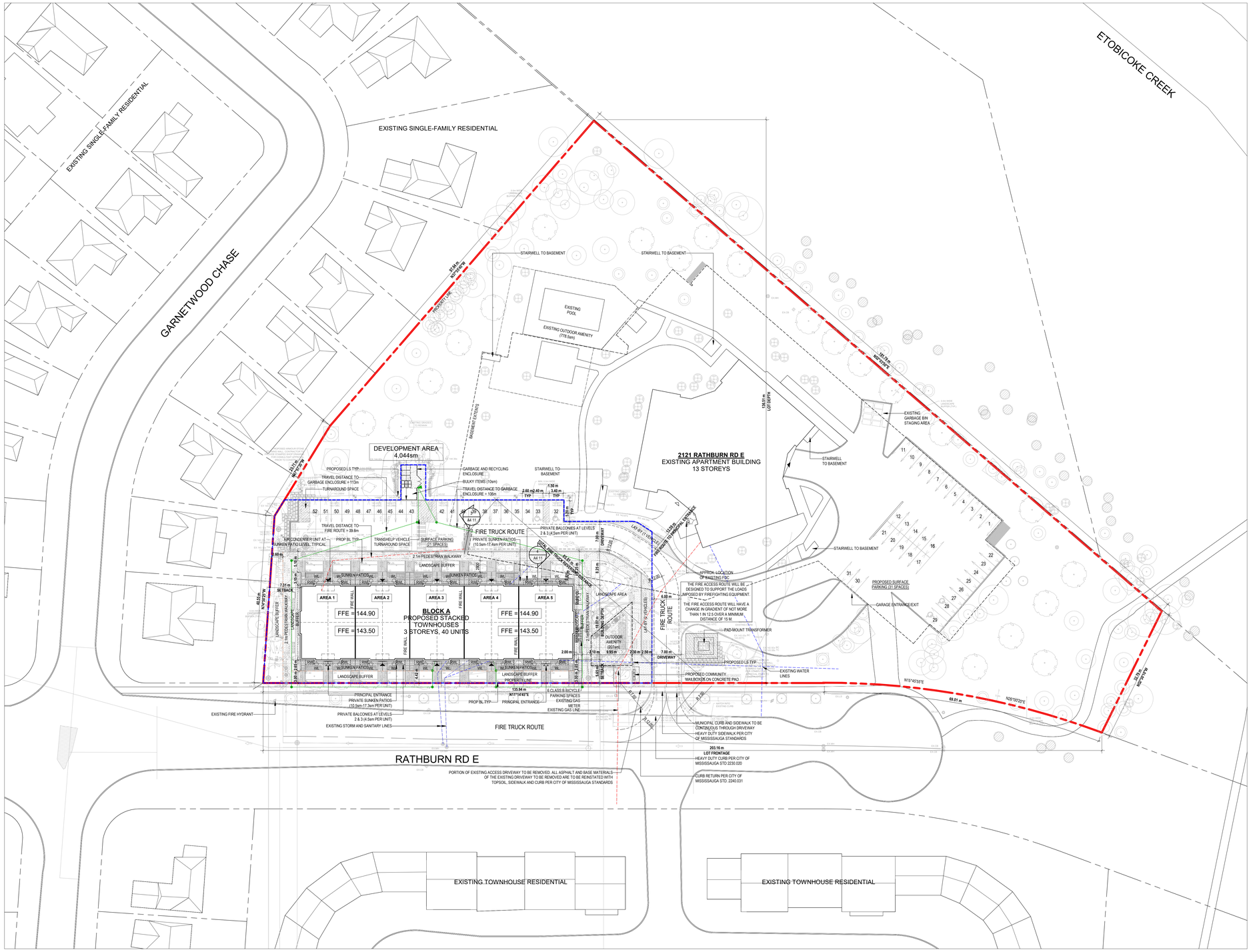

SITE PLAN
SCALE: 1 : 350
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KEY MAP



SITE AND BUILDING STATISTICS

ZONING DESIGNATION	RA4-1	
	AREA (sm)	**AREA (sf)**
GROSS LOT AREA DEVELOPMENT AREA	17,878 sm 4,044 sm	192,433 sf 43,524 sf
TOTAL GFA	**19,441 sm**	**209,269 sf**
LOT FRONTAGE LOT DEPTH EXISTING BUILDING HEIGHT	203.16 m 136.51 m 39.2 m (APPROX.)	667 ft 448 ft 129 ft (APPROX.)
PROPOSED BUILDING HEIGHT (ZONING) PROPOSED BUILDING HEIGHT (BUILDING PERMIT)	11.61 m 8.48 m	38 ft 27.8 ft

BUILDING HEIGHT CALCULATIONS

MAIN LEVEL: 143.50 ASL - 144.90 ASL (AS SHOWN ON SITE PLAN)
CONTEXT GRADE: 142.65 ASL (AVG. OF 12 GRADE POINTS, 0.85 m BELOW MAIN LEVEL)
BUILDING HEIGHT: 154.26 ASL (11.61 m ABOVE CONTEXT GRADE)

No. OF STOREYS	**13 STOREYS EXISTING / 3 STOREYS PROPOSED**	
DENSITY - PROPOSED (FSI)	1.1	(PROPOSED GFA / GROSS LOT AREA)
LANDSCAPE AREAS - *DEVELOPMENT AREA*		
BUILDING COVERAGE HARDSCAPE COVERAGE LANDSCAPE COVERAGE	1,219 sm (30.1%) 1,079 sm (26.7%) 1,745 sm (43.2%)	(BUILDING FOOTPRINT / DEV. AREA) (PAVING AREA / DEV. AREA (LANDSCAPE AREA / DEV. AREA)
LANDSCAPE AREAS - *GROSS LOT AREA*		
NON-LANDSCAPE AREA LANDSCAPE AREA SOFT LANDSCAPE AREA	6,333 sm (35.4%) 11,545 sm (64.6%) 9,512 sm (82.4%)	(NON-LANDSCAPE AREA / GROSS LOT AREA) (LANDSCAPE AREA / GROSS LOT AREA) (SOFT LANDSCAPE AREA / LANDSCAPE AREA)
LANDSCAPE BUFFER (RA5)	**REQUIRED**	**PROPOSED**
PROPOSED STACKED TH	4.50 m	3.00

EXISTING BUILDING STATISTICS (APPROXIMATE)

	GFA (sm)	GFA (sf)	UNITS
13-ST HIGH RISE (RENTAL)	14,671 sm	157,922 sf	139
TOTAL	**14,671 sm**	**157,922 sf**	**139**

PROPOSED GROSS FLOOR AREA

	GFA (sm)	GFA (sf)	
BLOCK A (RENTAL)	4,770 sm	51,347 sf	
TOTAL	**4,770 sm**	**51,347 sf**	

PROPOSED UNIT MIX AND COUNT

	3 BED	3 BED + DEN	4 BED	TOTAL
BLOCK A	20	16	4	40
TOTAL	**20** (50%)	**16** (40%)	**4** (10%)	**40**

AMENITY SPACES

AMENITY AREA REATES

PROPOSED STACKED TOWNHOUSES

CONTIGUOUS PRIVATE OUTDOOR SPACE / UNIT AT PATIO	10.5 - 17.3 sm
CONTIGUOUS PRIVATE OUTDOOR SPACE / UNIT AT BALCONY	2.2 sm
COMMUNAL OUTDOOR AMENITY SPACE	202 sm (5% OF SITE AREA)

INDOOR AMENITY	**EXISTING**	**RETAINED**
EXISTING APARTMENT	281 sm	281 sm

COMMUNAL OUTDOOR AMENITY	**REQUIRED**	**PROPOSED**
EXISTING APARTMENT (5.6sm/UNIT)	778 sm	778 sm
PROPOSED STACKED TH (5% OF SITE AREA)	202 sm	207 sm
TOTAL COMMUNAL OUTDOOR AMENITY	**980 sm**	**985 sm**
PRIVATE OUTDOOR AMENITY		
STACKED TH SUNKEN PATIOS (6.0sm/UNIT)	240 sm	307 sm
STACKED TH BALCONIES (4.5sm/UNIT)	180 sm	180 sm
TOTAL PRIVATE OUTDOOR AMENITY	**420 sm**	**487 sm**
TOTAL OUTDOOR AMENITY AREA	**1,400 sm**	**1,472 sm**

PARKING SPACES

	EXISTING	RETAINED	PROPOSED
SURFACE PARKING UNDERGROUND PARKING	25 SPACES 187 SPACES	0 SPACES 186 SPACES[1]	52 SPACES 0 SPACES
TOTAL SPACES	**212 SPACES**	**238 SPACES**	

BARRIER-FREE PARKING

REQUIRED RATE 4% OF TOTAL REQUIRED	EXISTING	RETAINED	PROPOSED
SURFACE PARKING UNDERGROUND PARKING	2 SPACES 0 SPACES	2 SPACES 0 SPACES	2 SPACES 0 SPACES
TOTAL SPACES	**2 SPACES**	**4 SPACES**	

NOTE: REFER TO TRANSPORTATION IMPACT STUDY FOR FURTHER DETAILS
1. ONE UNDERGROUND PARKING SPACE REMOVED TO MAKE ROOM FOR CLASS A BICYCLE PARKING SPACES.

BICYCLE PARKING SPACE RATES

REQUIRED CLASS A RATE 0.6 SPACES / UNIT	REQUIRED CLASS B RATE GREATER OF 0.05 SPACES / UNIT OR 6.0 SPACES

BICYCLE PARKING SPACES	REQUIRED	PROPOSED
CLASS A CLASS B	24 SPACES 6 SPACES	24 SPACES 6 SPACES
TOTAL SPACES	**30 SPACES**	**30 SPACES**

NOTE: BICYCLE REPAIR STATION PROVIDED ON P1 LEVEL.

LOADING SPACES

	EXISTING	PROPOSED
RESIDENTIAL	1	0

SURVEY INFORMATION
PLAN OF SURVEY OF ALL OF BLOCK HHH
REGISTERED PLAN M-60
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

PREPARED BY:
R. AVIS SURVEYING INC.
TORONTO, ON
T: (416) 490-8352

GRADING INFORMATION
REFER TO THE SITE GRADING PLAN PREPARED BY ENVISION CONSULTANTS LTD DRAWING C-101 FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.

ACOUSTIC INFORMATION
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.

MISSISSAUGA STANDARD SITE PLAN APPROVAL NOTES

I. WE HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS.

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.

IV. ALL EXTERIOR LIGHTING WILL BE DIRECTED INTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

V. 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 BLW 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 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 OWNER TO ENSURE THAT THE DESIGN AND CONSTRUCTION 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 60 CM TOPSOIL FOR SOD
- 1.5 M OF DRAINAGE GRAVEL PLUS 1.5 M OF TOPSOIL FOR SHRUBS
- 15 CM OF DRAINAGE GRAVEL PLUS 80 CM FOR TREES OR
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1000 KPA PLUS 40 CM TOPSOIL FOR SOD
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1000 KPA PLUS 80 CM TOPSOIL FOR SHRUBS
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1000 KPA PLUS 80 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.

Kohn

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Tel 416.703.6700 www.kohnarchitects.com

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS, WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE.

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	25/09/08	ISSUED FOR SPA
2	26/03/04	REISSUED FOR SPA
3	26/07/15	REISSUED FOR SPA
4	26/09/04	ISSUED FOR ZBA

SITE PLAN SYMBOL LEGEND

	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
AD	AREA DRAIN
FD	FLOOR DRAIN
RD	ROOF DRAIN
SD	SCUPPER DRAIN
TD	TRENCH DRAIN
MH	MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
LS	LIGHT STANDARD
WL	WALL LIGHT
BL	BOLLARD LIGHT
	BARRIER FREE CURB CUT
	BARRIER FREE TURNAROUND SPACE
HC	ACCESSIBLE PARKING SIGNAGE
FR	FIRE ROUTE SIGNAGE
	PEDESTRIAN WALKWAY
RWL	RAIN WATER LEADER

SITE PLAN APPLICATION #: SP 25-54 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH
TRUE NORTH
ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MUFFITT
LICENCE 5557
SEAL

Project:
2105 RATHBURN ROAD EAST, BLOCK A

CAPREIT APARTMENTS INC.

11 CHURCH STREET, TORONTO, ON M5E 1W1
Tel 416.861.9404 hello@capreit.net

Drawing Title:
SITE PLAN AND SITE STATISTICS

Project Manager Team:	Project No.
AN	25-107
Date Plotted:	Scale:
2026-09-04 11:48:38 AM	As indicated

Drawing No.:
A1 00

FILE NAME:Autodesk Docs://2510_212 Rathburn_ACC/2510_212 Rathburn.rvt

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