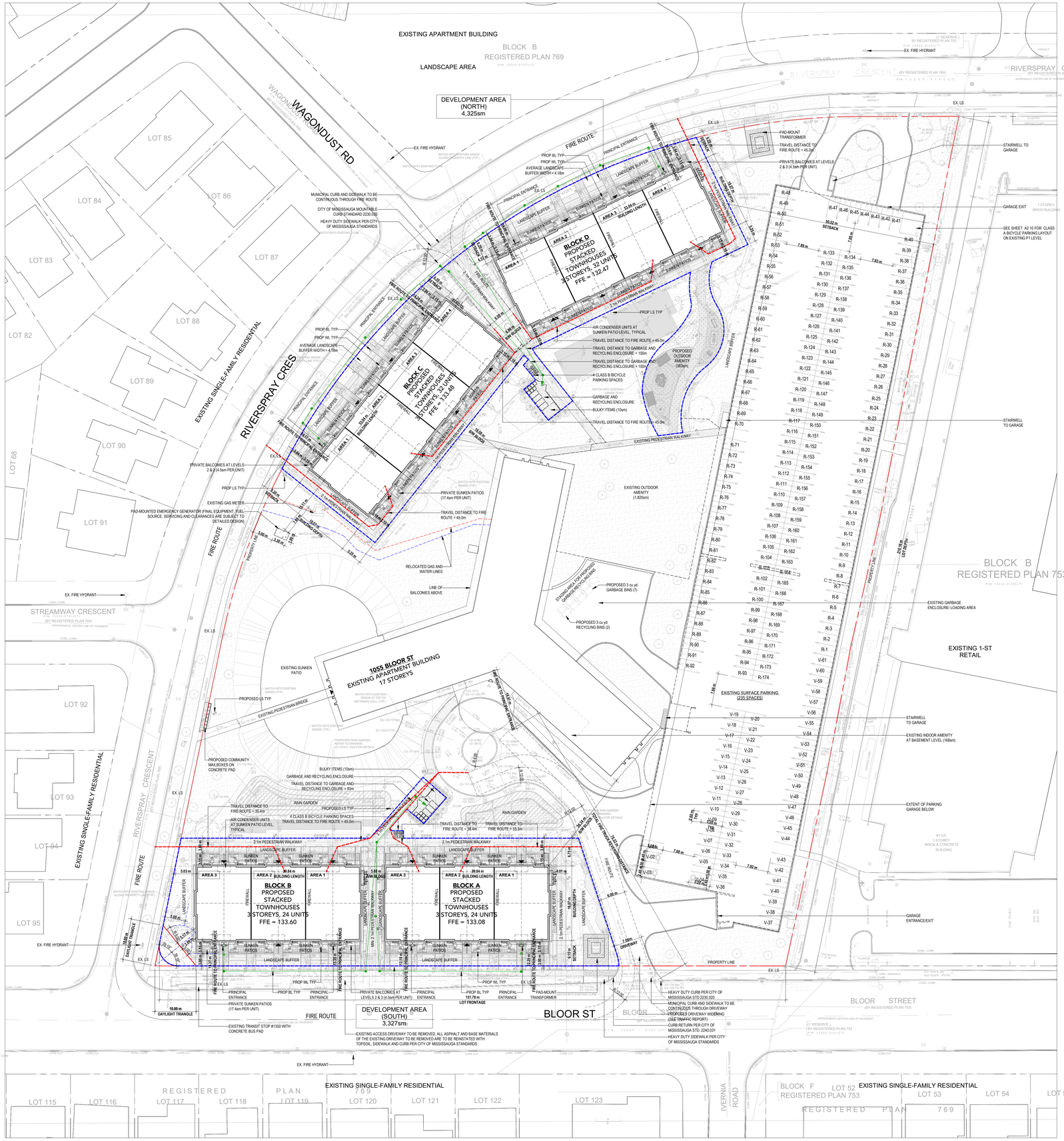

SITE PLAN
SCALE: 1 : 350
1
A1 00

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.

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.

KEY MAP



SITE AND BUILDING STATISTICS

EXISTING ZONING: RA5-1 — PROPOSED ZONING: RA5-1

	AREA (sm)	AREA (sf)
GROSS LOT AREA	28,234 sm	303,918 sf
DEVELOPMENT AREA	7,594 sm	81,741 sf
TOTAL GFA	**44,692 sm**	**481,060 sf**
LOT FRONTAGE	151.78 m	498 ft
LOT DEPTH	210.16 m	690 ft
EXISTING BUILDING HEIGHT	50.4 m (APPROX.)	165 ft (APPROX.)
BLOCK A BUILDING HEIGHT (ZONING)	12.06 m	39.6 ft
BLOCK B BUILDING HEIGHT (ZONING)	11.97 m	39.3 ft
BLOCK C BUILDING HEIGHT (ZONING)	12.22 m	40.1 ft
BLOCK D BUILDING HEIGHT (ZONING)	11.87 m	38.9 ft
BLOCK A BUILDING HEIGHT (BUILDING PERMIT)	7.78 m	25.5 ft
BLOCK B BUILDING HEIGHT (BUILDING PERMIT)	7.69 m	25.2 ft
BLOCK C BUILDING HEIGHT (BUILDING PERMIT)	7.94 m	26.1 ft
BLOCK D BUILDING HEIGHT (BUILDING PERMIT)	7.59 m	24.9 ft
No. OF STOREYS	**17 STOREYS EXISTING / 3 STOREYS PROPOSED**	
DENSITY (FSI)	1.6	(TOTAL GFA / GROSS LOT AREA)

LANDSCAPE AREAS - *DEVELOPMENT AREA*

BUILDING COVERAGE	3,422 sm (45%)	(BUILDING FOOTPRINT / DEV. AREA)
HARDSCAPE COVERAGE	2,815 sm (37%)	(PAVING AREA / DEV. AREA)
LANDSCAPE COVERAGE	1,357 sm (18%)	(LANDSCAPE AREA / DEV. AREA)

LANDSCAPE AREAS - *GROSS LOT AREA*

NON-LANDSCAPE AREA	15,891 sm (56.3%)	(NON-LANDSCAPE AREA / GROSS LOT AREA)
LANDSCAPE AREA	12,343 sm (43.7%)	(LANDSCAPE AREA / GROSS LOT AREA)
SOFT LANDSCAPE AREA	10,169 sm (82.4%)	(SOFT LANDSCAPE AREA / LANDSCAPE AREA)

LANDSCAPE BUFFER	REQUIRED	PROPOSED
PROPOSED STACKED TH	4.5 m	3.00 - 5.31 m

EXISTING BUILDING STATISTICS (APPROXIMATE)

	GFA (sm)	GFA (sf)	UNITS
17-ST HIGH RISE (RENTAL)	31,314 sm	337,061 sf	323
TOTAL	**31,314 sm**	**337,061 sf**	**323**

PROPOSED GROSS FLOOR AREA

	GFA (sm)	GFA (sf)
BLOCK A (RENTAL)	2,875 sm	30,950 sf
BLOCK B (RENTAL)	2,875 sm	30,950 sf
BLOCK C (RENTAL)	3,821 sm	41,129 sf
BLOCK D (RENTAL)	3,821 sm	41,129 sf
TOTAL	**13,392 sm**	**144,158 sf**

PROPOSED UNIT MIX AND COUNT

	3 BED	3 BED + DEN	4 BED	TOTAL
BLOCK A	12	8	4	24
BLOCK B	12	8	4	24
BLOCK C	16	12	4	32
BLOCK D	16	12	4	32
TOTAL	**56** (50%)	**40** (36%)	**16** (14%)	**112**

AMENITY SPACES

AMENITY AREA RATES

OUTDOOR EXISTING	OUTDOOR PROPOSED	PRIVATE OUTDOOR
5.6 sm/ UNIT	2.8 sm / UNIT	4.5 sm / UNIT

INDOOR EXISTING
0.52 sm/UNIT

INDOOR AMENITY	EXISTING	RETAINED
EXISTING APARTMENT	168 sm	168 sm
COMMUNAL OUTDOOR AMENITY	**REQUIRED**	**PROPOSED**
EXISTING APARTMENT (5.6sm/UNIT)	1,809 sm	1,825sm
PROPOSED STACKED TH (2.8sm/UNIT)	314 sm	383 sm
TOTAL COMMUNAL OUTDOOR AMENITY	**2,123 sm**	**2,208 sm**
PRIVATE OUTDOOR AMENITY		
STACKED TH SUNKEN PATIOS (6.0sm/UNIT)	672 sm	1,949 sm
STACKED TH BALCONIES (4.5sm/UNIT)	252 sm	504 sm
TOTAL PRIVATE OUTDOOR AMENITY	**924sm**	**2,453 sm**
TOTAL OUTDOOR AMENITY AREA	**3,047sm**	**4,661sm**

PARKING SPACES RATES

SURFACE RESIDENT PARKING	SURFACE RESIDENTIAL VISITOR PARKING
0.7 /UNIT	0.14/ UNIT
STACKED TH RESIDENT PARKING	STACKED TH RESIDENTIAL VISITOR PARKING
1.2/1 UNIT	0.13/ UNIT

PARKING SPACES	EXISTING	RETAINED
SURFACE PARKING	243 SPACES	235 SPACES
UNDERGROUND PARKING	216 SPACES	210 SPACES
TOTAL SPACES	**459 SPACES**	**445 SPACES**

BARRIER-FREE PARKING	REQUIRED	PROPOSED
REQUIRED VISITOR RATE 4% OF TOTAL REQUIRED		
SURFACE PARKING	4 SPACES	3 SPACES
UNDERGROUND PARKING	0 SPACES	0 SPACES

NOTE: REFER TO TRANSPORTATION IMPACT STUDY FOR FURTHER DETAILS.

BICYCLE PARKING SPACE RATES

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

BICYCLE PARKING SPACES	REQUIRED	PROPOSED
CLASS A	67 SPACES	67 SPACES
CLASS B	6 SPACES	8 SPACES
TOTAL SPACES	**73 SPACES**	**75 SPACES**

NOTE: BICYCLE REPAIR STATION PROVIDED ON P1 LEVEL

LOADING SPACE RATES

RESIDENTIAL LOADING

LOADING SPACES	EXISTING	RETAINED
RESIDENTIAL	1	1

SURVEY INFORMATION
PLAN OF SURVEY OF ALL OF BLOCK C
REGISTERED PLAN 769
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

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

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 25-49 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH | TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS — NICHOLAS MURPHY LICENCE 5557 — SEAL

Project:
1055 BLOOR STREET STACKED TOWNHOUSES

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	25-106
Date Plotted:	Scale:
2026-09-11 6:10:22 PM	As indicated
	Drawing No.:
	A1 00

Kohn

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	25/08/13	SPA SUBMISSION
2	26/01/23	SPA RESUBMISSION
3	26/05/06	SPA RESUBMISSION
4	26/09/11	ISSUED FOR ZBA/SPA RESUBMISSION

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