

SITE STATISTICS

| ZONING REGULATIONS - From Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations | | | |
|---|--|--|--|
| ZONE RM-10 (BACK TO BACK AND STACKED TOWNHOUSES) | | | REXTON DEVELOPMENT |
| 1. | ZONING REGULATIONS | REQUIRED | PROPOSED |
| 2. | MAXIMUM DWELLING HEIGHT | | |
| 3. | 5.1 Measured to the mean height level of a flat roof on top of a sloped roof. | 15.0 m. 3 Storeys. | 12.66 m. 4 Storeys. |
| 4. | 6.0 MINIMUM FRONT YARD | 7.50 m. | 3.78 m (South) |
| 5. | 7.0 MINIMUM EXTERIOR SIDE YARD | 4.5 m. | N/A |
| 6. | 8.0 MINIMUM INTERIOR SIDE YARD | 4.5 m. | 8.72 m (West) 1.20 m (East) |
| 7. | 12.2 MINIMUM PARKING SPACES | | |
| 8. | 2.0 spaces per 4-4 bedroom unit = 8 parking spaces. 1.5 spaces per 6-2 bedroom unit = 9 spaces. | 17 spaces | 18 spaces |
| 9. | 12.3 MINIMUM VISITOR PARKING SPACES | | |
| 10. | 0.25 spaces per 10 units = 2.5 spaces. | 2.5 spaces | 3 spaces (Includes 1 H/C space) |
| 11. | 13.0 PARKING AREAS SETBACKS | | |
| 12. | Minimum setback between a parking space and an interior side lot line and/or rear lot line. | 3.0 metres | 1.63 metres |
| 13. | 15.0 MINIMUM AMENITY AREA AND LANDSCAPE AREA | | |
| 14. | 15.1 MINIMUM LANDSCAPE AREA | 40 % of lot area. | 30.64 % (503.52 m ²) |
| 15. | 15.2 MINIMUM REQUIRED LANDSCAPED SOFT AREA | 50 % of landscaped area | 69.45 % (349.67 m ²) |
| 16. | 15.3 MINIMUM LANDSCAPED BUFFER ABUTTING ANY SIDE AND REAR LOT LINE | 3.0 metres | 1.20 m East yard. 1.22 m West yard. |
| 17. | 15.4 MINIMUM CONTIGUOUS AMENITY AREA | 82.17 m ² (5 % of the lot area) | 72.12 m ² outdoor. |
| 18. | 15.7 MINIMUM CONTIGUOUS PRIVATE OUTDOOR SPACE PER UNIT | 6.0 m ² | 6.60 m ² |

LEGAL DESCRIPTION

PART OF Lot 4
Concession 5, West of Hurontario Street
City of Mississauga
Regional Municipality of Peel

SITE STATISTICS

ZONING:
RM10 (Back to back & stacked townhouse)

LOT AREA: 1,643.35 m² (17,689 Ft²) (0.406 ac)

BUILDING COVERAGE:
PERMITTED: N/A
PROPOSED: 885.48 m² (9,531 Ft²) 53.88 %

DWELLING UNIT WIDTH:
MINIMUM PERMITTED: 4.5 m
PROPOSED: 5.73 m

LOT FRONTAGE:
REQUIRED (MIN.): 38.0 m
PROPOSED: 39.04 m

BUILDING G.F.A.:

| | |
|-------------------------|--|
| FIRST FLOOR AREA | 311.58 m ² (3,353.82 Ft ²) |
| SECOND FLOOR AREA | 882.42 m ² (9,498.29 Ft ²) |
| THIRD FLOOR AREA | 882.42 m ² (9,498.29 Ft ²) |
| FOURTH FLOOR AREA | 882.42 m ² (9,498.29 Ft ²) |
| TOTAL GROSS AREA | 2,958.84 m² (31,848.69 Ft²) |

SETBACKS:

| | REQUIRED | PROVIDED |
|---------------------------|----------|----------|
| Front Yard (South) | 4.5 m | 3.78 m |
| Rear Yard (North) | 7.5 m | 3.79 m |
| Interior Side Yard (East) | 2.5 m | 1.20 m |
| Interior Side Yard (West) | 2.5 m | 8.72 m |

PARKING SETBACKS:
East (to a Residential Zone) 4.5 m 1.63 m

BUILDING HEIGHT: MAXIMUM PERMITTED 15.0 m 3 Storeys
PROVIDED: 12.66 m 4 Storeys

PARKING:

REQUIRED:
2.0 spaces per 4-4 bedroom unit = 8 parking spaces
1.5 spaces per 6-2 bedroom unit = 9 spaces.
0.25 visitor spaces per 10 units = 2.5 spaces
Total: 20 spaces

PROVIDED:
21 spaces
Includes 3 visitor spaces:
1-V, 20-V and 21-V (H/C space)

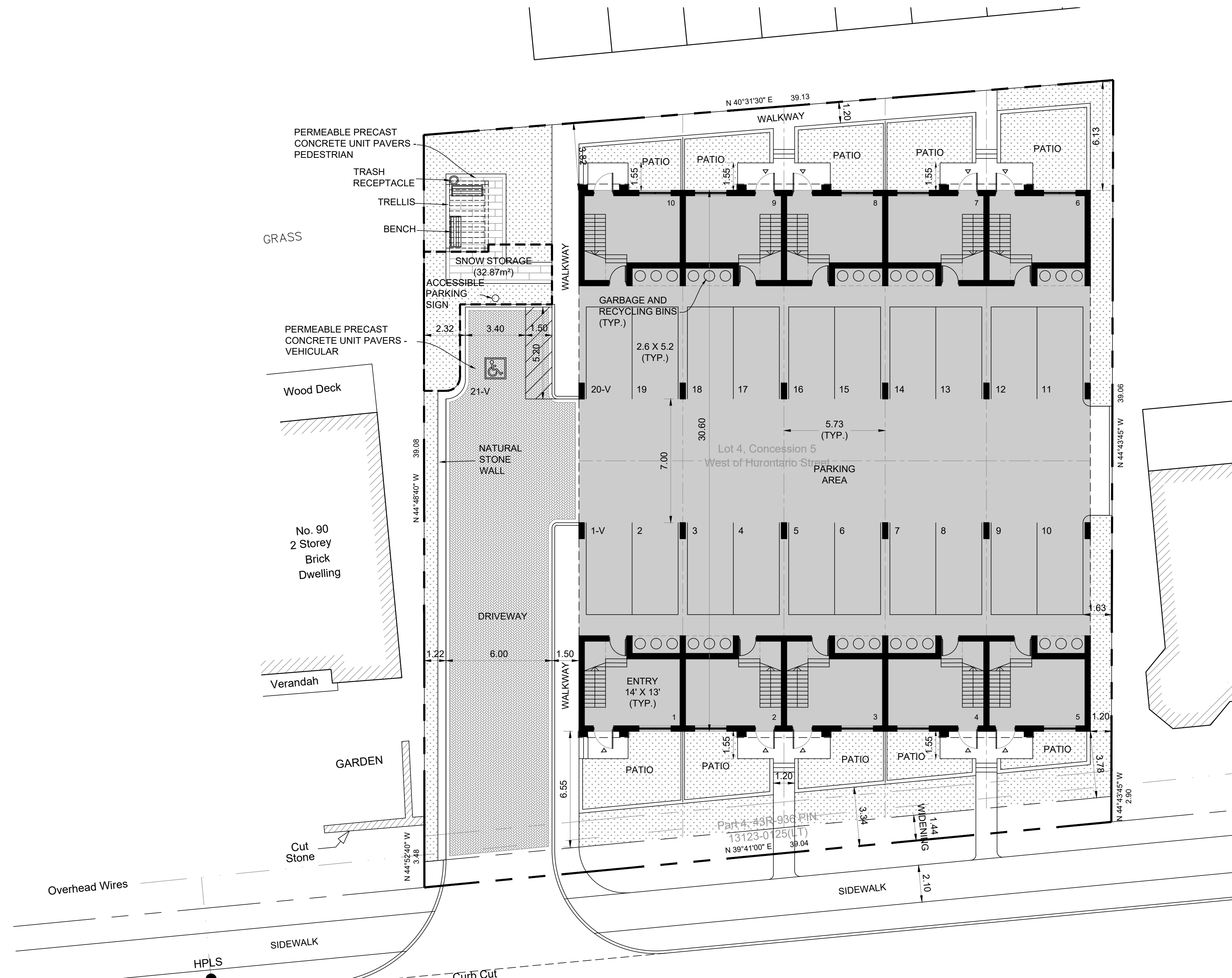
LANDSCAPE AREA:
MINIMUM REQUIRED 40 %
PROPOSED 30.64 % (503.52 m²)

SNOW STORAGE:
REQUIRED MIN.: 32.87 m² (2.00% of Lot Area)
PROVIDED: 32.87 m² (2.00% of Lot Area)

General Note:

- I hereby certify that this drawing confirms in all respects to the site development plans Architect or Engineer's Signature (if applicable) and Professional seal
- 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.
- All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
- All rooftop mechanical units shall be screened from view by the applicant.
- 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.
- The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
- Grades will be met with a 33% maximum slope at the property lines and within the site.
- All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
- 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.
- Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
- Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m (196.8 ft.) of a residentially zoned property and must conform to the Engineer Certified Lighting Plan.
- The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
- 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.
- The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
- 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
- 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.
- Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
- 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.

Curb & Gutter



Thomas Street

NOTE

Garbage and Recycling bins will be carried to the street individually by each tenant for municipal pick-up.

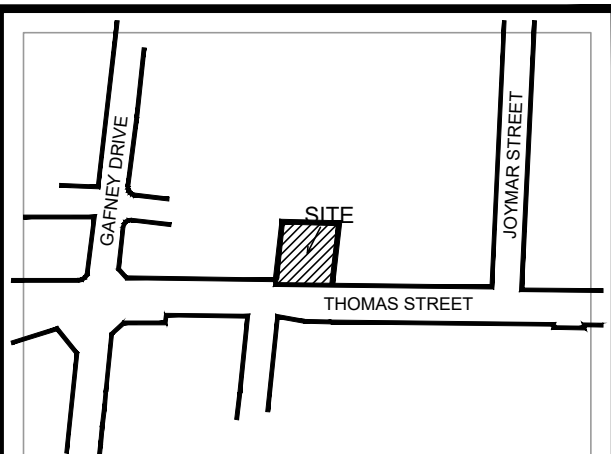
UNIT SIZES

| Unit | First Floor | Second Floor | Third Floor | Fourth Floor | Total |
|--------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------------------|
| 1 | 31.65m ² | 89.64m ² | 89.64m ² | 89.64m ² | 300.57m ² |
| 2 | 30.83m ² | 87.31m ² | 87.31m ² | 87.31m ² | 292.76m ² |
| 3 | 30.83m ² | 87.31m ² | 87.31m ² | 87.31m ² | 292.76m ² |
| 4 | 30.83m ² | 87.31m ² | 87.31m ² | 87.31m ² | 292.76m ² |
| 5 | 31.65m ² | 89.64m ² | 89.64m ² | 89.64m ² | 300.57m ² |
| 6 | 31.65m ² | 89.64m ² | 89.64m ² | 89.64m ² | 300.57m ² |
| 7 | 30.83m ² | 87.31m ² | 87.31m ² | 87.31m ² | 292.76m ² |
| 8 | 30.83m ² | 87.31m ² | 87.31m ² | 87.31m ² | 292.76m ² |
| 9 | 30.83m ² | 87.31m ² | 87.31m ² | 87.31m ² | 292.76m ² |
| 10 | 31.65m ² | 89.64m ² | 89.64m ² | 89.64m ² | 300.57m ² |
| Total | 311.58m² | 882.42m² | 882.42m² | 882.42m² | 2,958.84m² |

SITE PLAN

SCALE 1:150

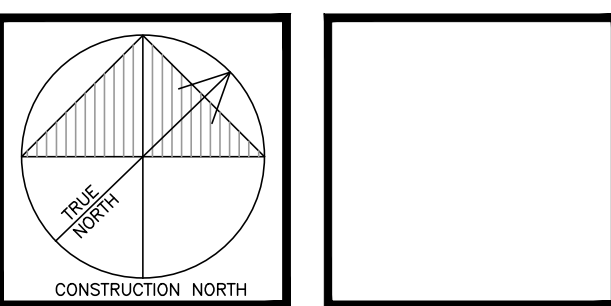
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.



KEY PLAN
N.T.S.

| NO. | DATE | REVISION/ISSUED FOR | BY |
|-----|-------------|------------------------------|----|
| 2 | JUN 03 2020 | SITE PLAN APPROVAL | |
| 1 | MAR 21 2019 | PRE-APPLICATION CONSULTATION | |

PROPOSED RESIDENTIAL DEVELOPMENT
86 THOMAS ST.
MISSISSAUGA, ON



WES SURDYKA
architect inc

3645 KEELE STREET, 2nd FLOOR, STE 108
TORONTO, ONTARIO M3J 1M8
TEL (416) 630-2254 FAX (416) 630-5741
E-mail: surdykaarchitect@bellnet.ca

SITE PLAN

| | | |
|-------------|-------------|---------------|
| DRAWN BY | PLOTTED | JULY 23, 2020 |
| SCALE | AS SHOWN | |
| START DATE | MAR 2019 | |
| PROJECT NO. | 18-12 | |
| DRAWING NO. | A1.0 | |