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78 PARK STREET E. & 22-28 ANN STREET, PORT CREDIT



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REGISTERED PLAN PC-2
(EAST OF CREDIT RIVER)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200
5 0 5 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY
APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS
INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE
AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.
TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY
CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM--1928,
AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 379,
HAVING A PUBLISHED ELEVATION OF 82.771 metres.

NOTE
BOUNDARIES ARE COMPILED FROM PLAN OF SURVEY BY
RAVIS SURVEYING INC., O.L.S., DATED MAY 4, 2018.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
CLS	DENOTES	CONCRETE LIGHT STANDARD
FHT	DENOTES	TOP OF FIRE HYDRANT

• 0.20#D DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
• 0.20#C DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON
NOVEMBER 7, 2018.

NOVEMBER 15, 2018
DATE
BORYS KUBICKI
ONTARIO LAND SURVEYOR

PROJECT
78 PARK STREET E & 22-28 ANN
STREET
PORT CREDIT, MISSISSAUGA,
ONTARIO
Submission for Zoning By-law Amendment

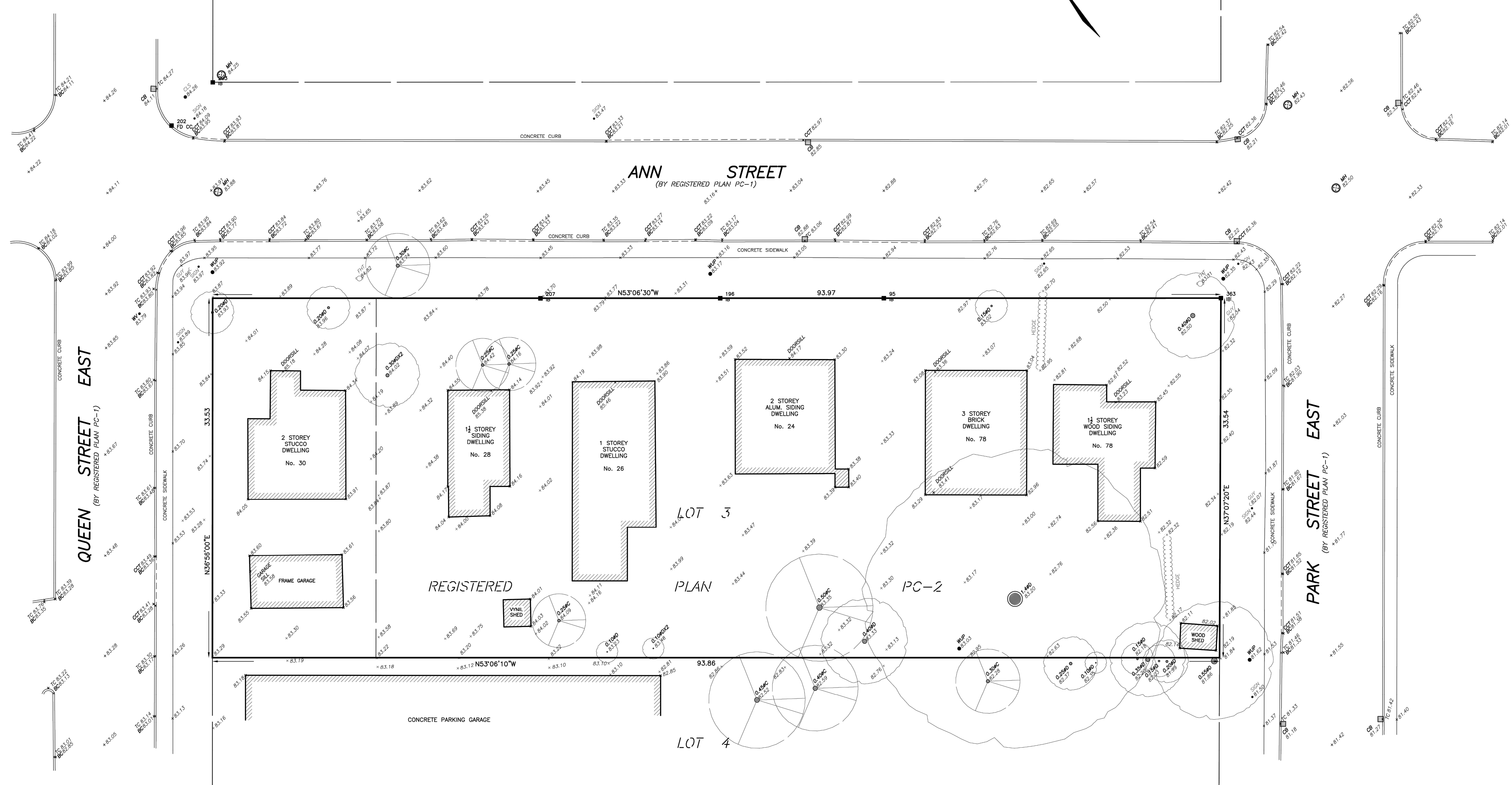
PRIME CONSULTANT
IBI GROUP ARCHITECTS
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0844
ibigroup.com

SHEET TITLE
A.010 - SURVEY PLAN

SHEET NUMBER
A.010

ISSUE

SCALE CHECK
1"=10'



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DEVELOPMENTS LIMITED

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ISSUES

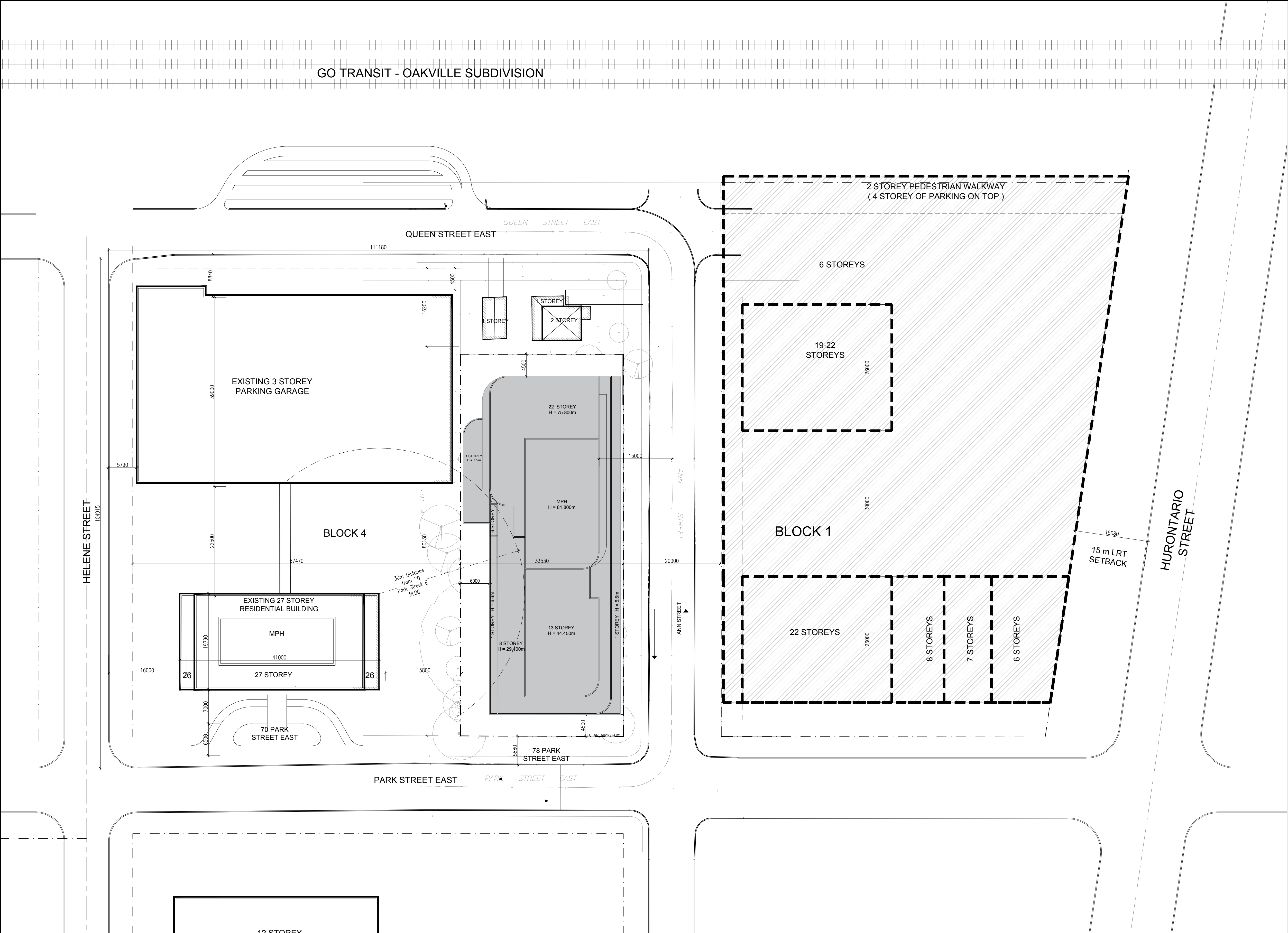
No.	DESCRIPTION	DATE
01	REZONING SUBMISSION	2019-05-22

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com
DRAWN BY: A.R. FILE No. 8019-T

SEAL

PROJECT NO.
116356
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

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SHEET TITLE
A.010 - SURVEY PLAN
SHEET NUMBER
A.010
ISSUE



Project Statistics

Site Area : 2,638.3 m² / 0.65 acres

Residential GFA : 23,538 m²

Non-Residential GFA : 664 m²

Total GFA : 24,160 m² Project FSI : 9.2

Units Breakdown:

Residential Units:

1 BR & 1BR+D : 91 units 2 BR & 2BR+D : 202 units

3 BR : 20 units

Work/Live Units:

Work/Live Units : 3

Total Number of Units : 316

Amenity Areas:

Required: 5.6 m² per Unit : 1,770 m²

Provided * : 4.3 m² per Unit : +/- 1,350 m²

Including: Indoor Amenity : +/- 800 m²

Outdoor Amenity : +/- 550 m²

Landscape Area ** : +/- 415 m²

Parking Spaces Provided :

227 Cars @ 4 below grade levels

Bicycle Parking Required

Short Term [0.08xUnits] : 26

Long Term [0.7xUnits] : 222

Bicycle Parking Provided

P1 Level : 99 bicycles

Grade : 14 bicycles

Mezzanine : 135

Short Term : 26 Bicycles

Long Term : 222 Bicycles

Total of 248

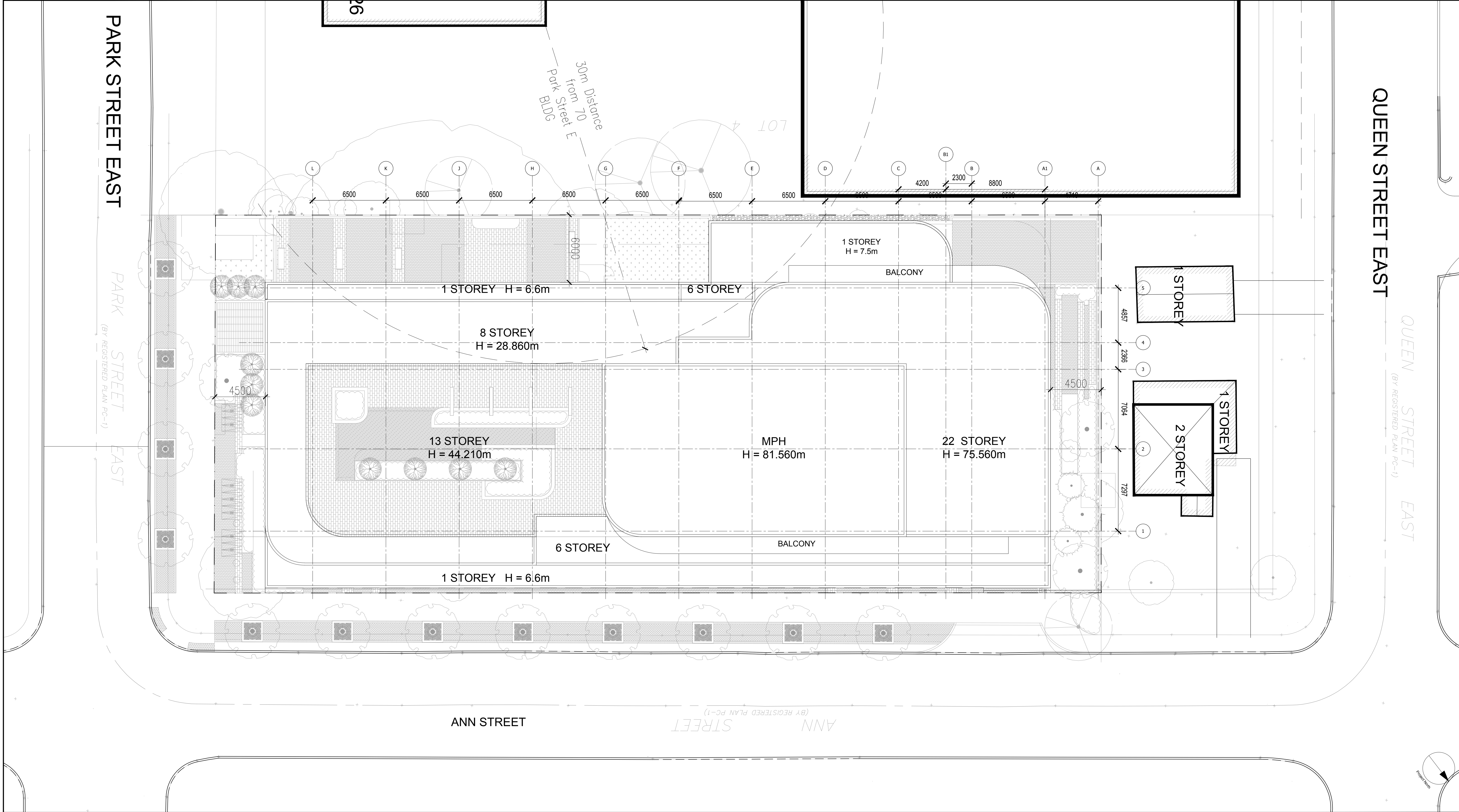
Loading Provided

1 Type 'G' Loading Space

* final numbers for amenity will be calculated through more detailed design as the amenity programming is refined and confirmed

** final numbers for landscaped area will be calculated through detailed design as the locations of transformer pads, etc. are confirmed.

CLIENT	EDENSHAW ANN DEVELOPMENTS LIMITED  EDENSHAW 129 Lakeshore Rd E. Suite 201, 2nd Floor Mississauga, ON	COPYRIGHT	ISSUES		* <i>Reference for Port Credit GO Station Scheme shown in this drawing is "Port Credit GO Station Southeast Area Master Plan Study October 2,2015 by METROLINX"</i>	SEAL	PROJECT	PRIME CONSULTANT			
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		is a member of the IBI Group of companies		01				REZONING SUBMISSION	2019-05-22		
							A.020 - CONTEXT PLAN & STATISTICS				
							1:400				
							SHEET NUMBER				
							ISSUE				
							A.020				



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01	REZONING SUBMISSION	2019-05-22

SEAL

PROJECT

78 PARK STREET E & 22-28 ANN STREET
PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

PROJECT NO:
116356

DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

PRIME CONSULTANT



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SHEET TITLE

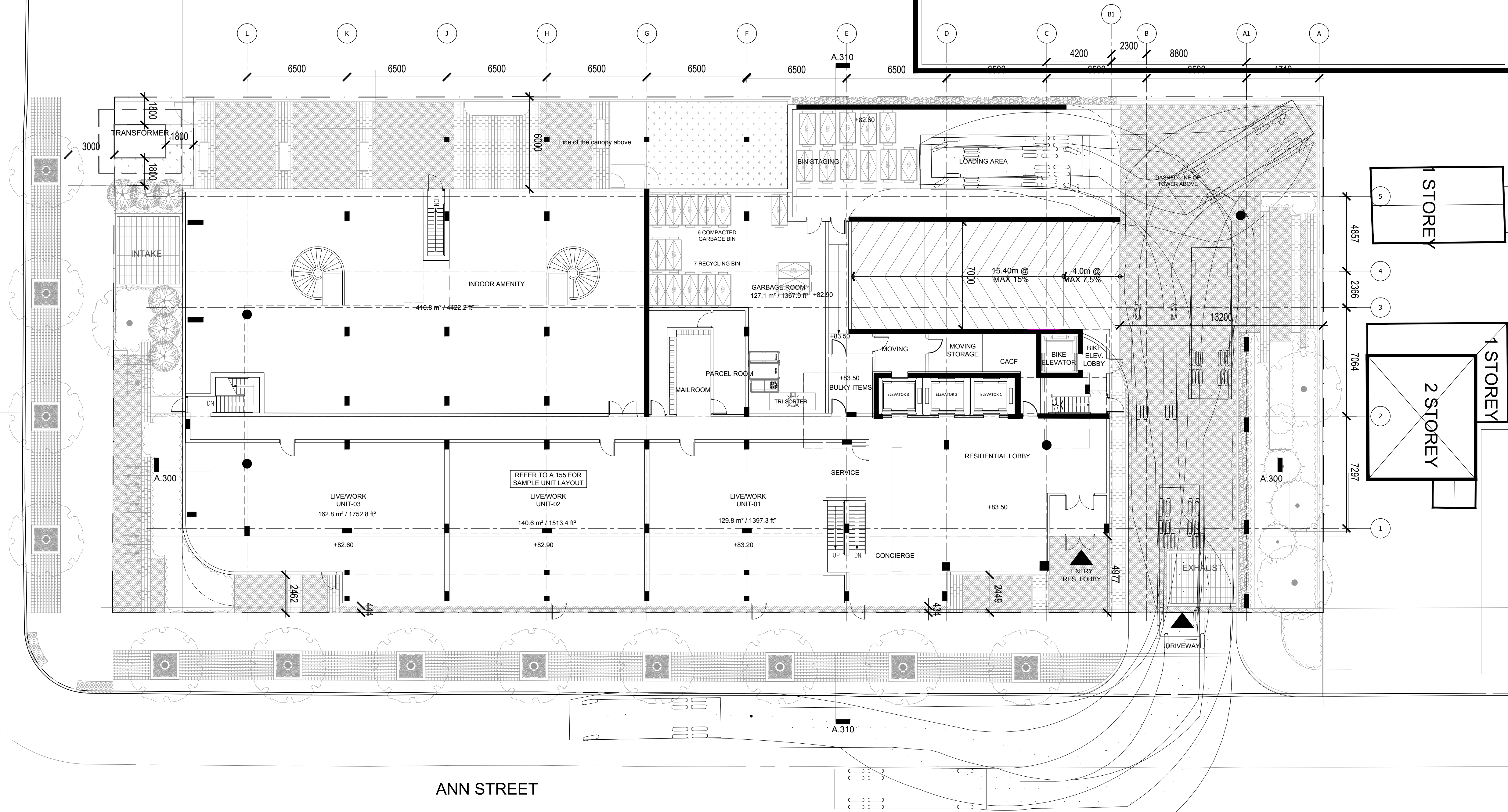
A.100-SITE PLAN
1:150

SHEET NUMBER ISSUE

A.100

PARK STREET EAST

QUEEN STREET EAST



ANN STREET

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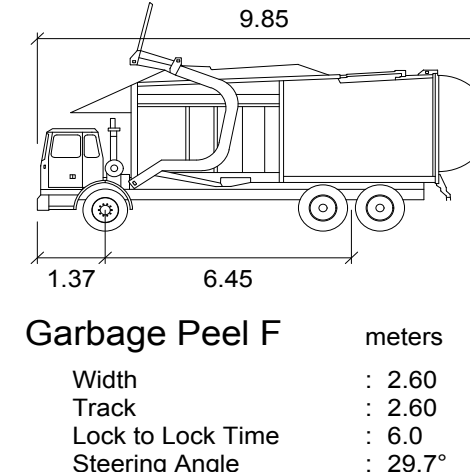
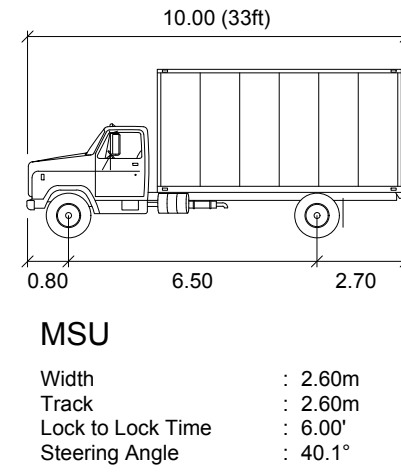
GARBAGE PICK-UP NOTES PER REGION OF PEEL:

- PROPERTY STAFF HAVE TO BE PRESENT TO JOCKEY THE BINS ON GARBAGE PICK-UP DAYS.
- GARBAGE BINS PICK-UP HAS TO BE SCHEDULED AT DIFFERENT DAYS FROM THE RECYCLING BINS PICK-UP.
- THE LOADING AREA TO ALSO SERVICE THE RESIDENTIAL MOVING AND THE RETAIL DELIVERIES. ACTIVITIES TO BE SCHEDULED BY PROPERTY MANAGEMENT.
- RETAIL DELIVERIES HAVE TO BE COORDINATED OUTSIDE THE 'REGION' RESIDENTIAL GARBAGE PICK-UP TIMES.

GARBAGE TRUCK PATH:

- PER REGION OF PEEL, THE TRUCK PATH CENTRE LINE RADIUS HAS TO BE 13.0m MIN.

- GARBAGE TRUCK CREATED PER REGION OF PEEL 'WASTE COLLECTION DESIGN STANDARD MANUAL'.
 - THE STANDARDS ASK FOR TRUCK TURNING CENTRELINE R=13.0m MIN.
- THE MOVING/ DELIVERY TRUCK PATHS ARE SIMILAR TO THE GARBAGE TRUCK PATHS



SEAL

PROJECT
78 PARK STREET E & 22-28 ANN STREET
PORT CREDIT, MISSISSAUGA, ONTARIO
Submission for Zoning By-law Amendment

PROJECT NO: 116356

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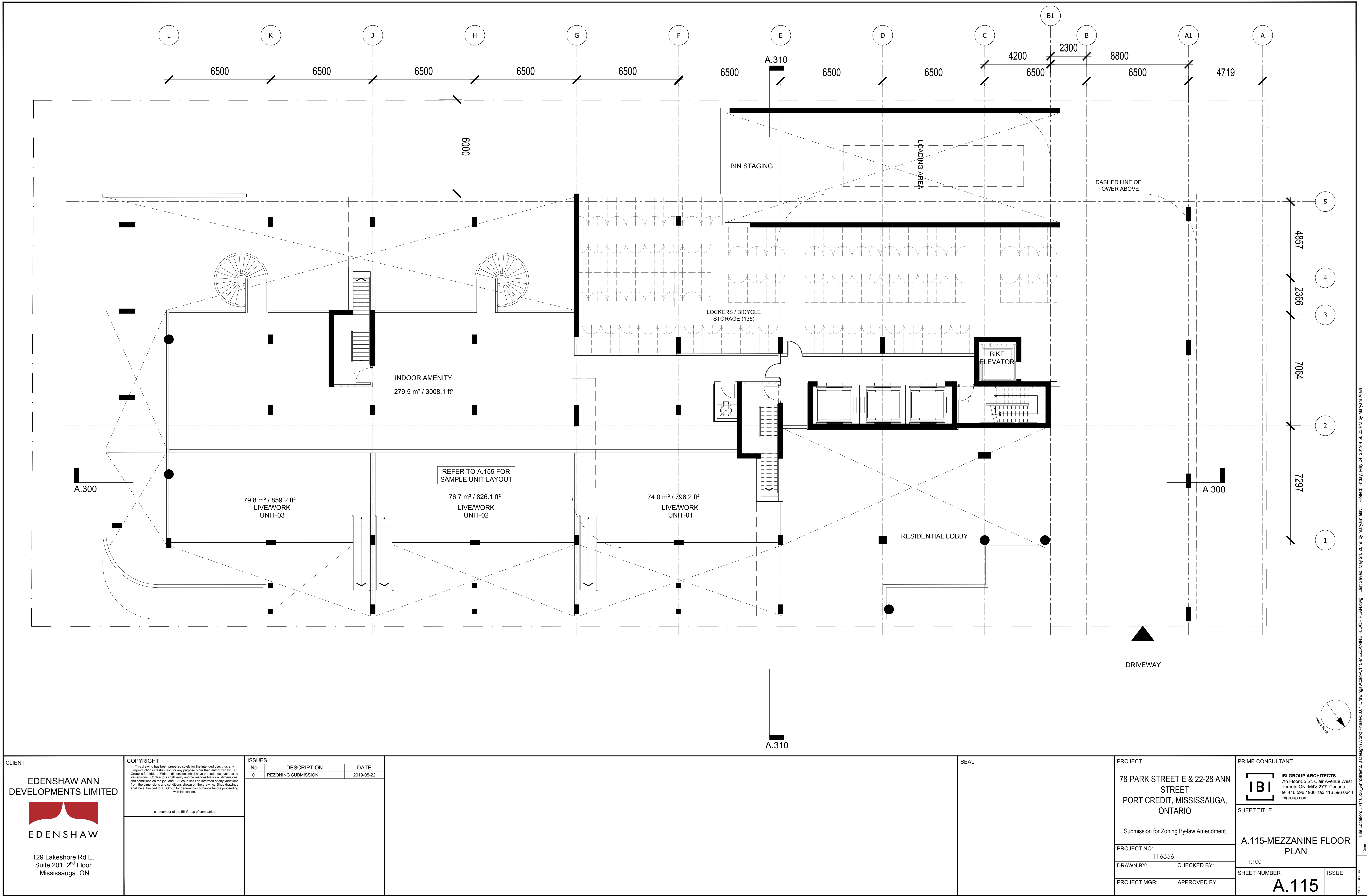
PROJECT MGR: APPROVED BY:

PRIME CONSULTANT
IBI **IBI GROUP ARCHITECTS**
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SHEET TITLE
A.110-GROUND FLOOR PLAN

1:150

SHEET NUMBER **A.110** ISSUE



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78 PARK STREET E & 22-28 ANN STREET
PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

PROJECT NO:
116356

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

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SHEET TITLE

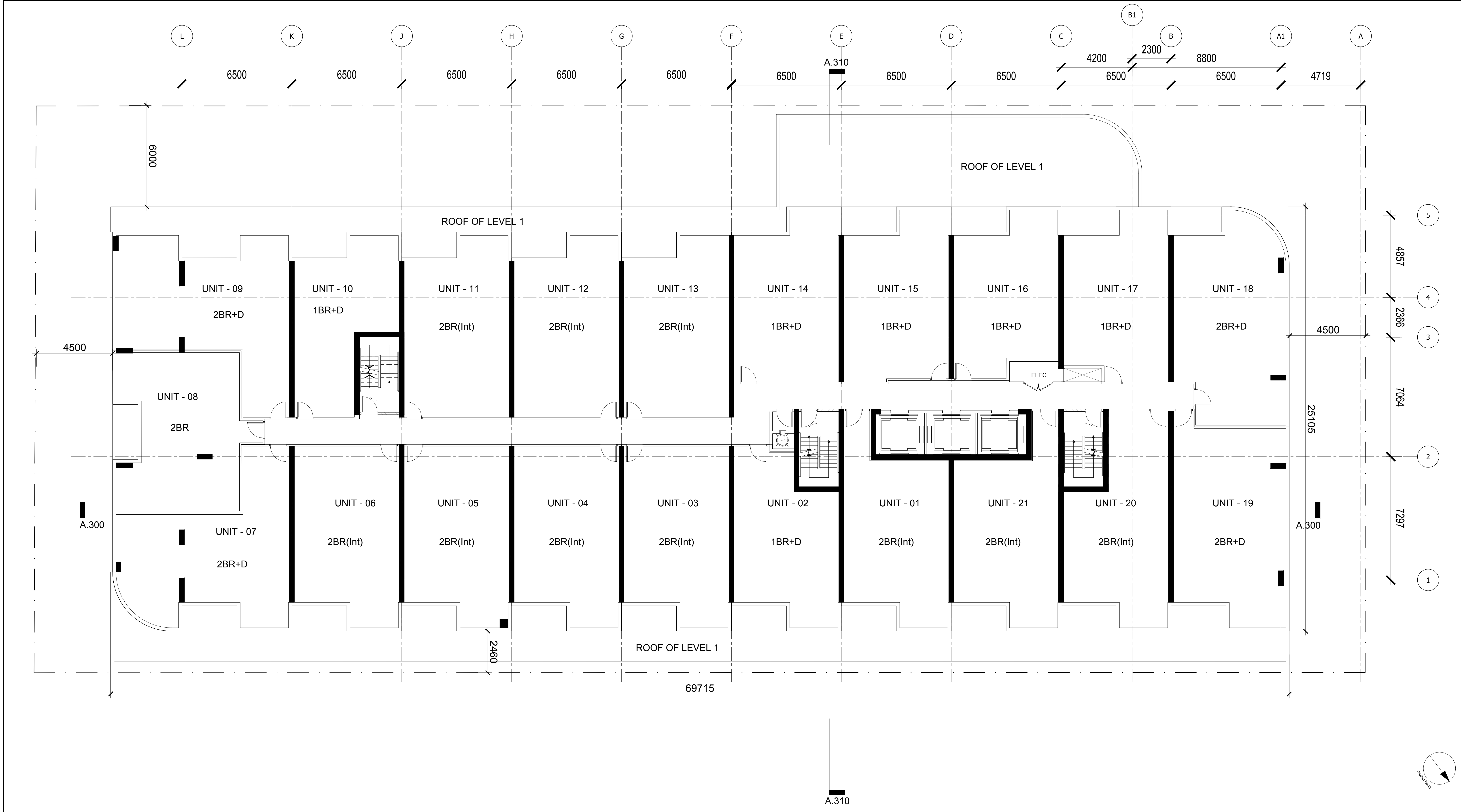
A.115-MEZZANINE FLOOR PLAN

1:100

SHEET NUMBER

ISSUE

A.115



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SEAL

PROJECT

78 PARK STREET E & 22-28 ANN STREET
PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

PROJECT NO:
116356

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

PRIME CONSULTANT

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SHEET TITLE

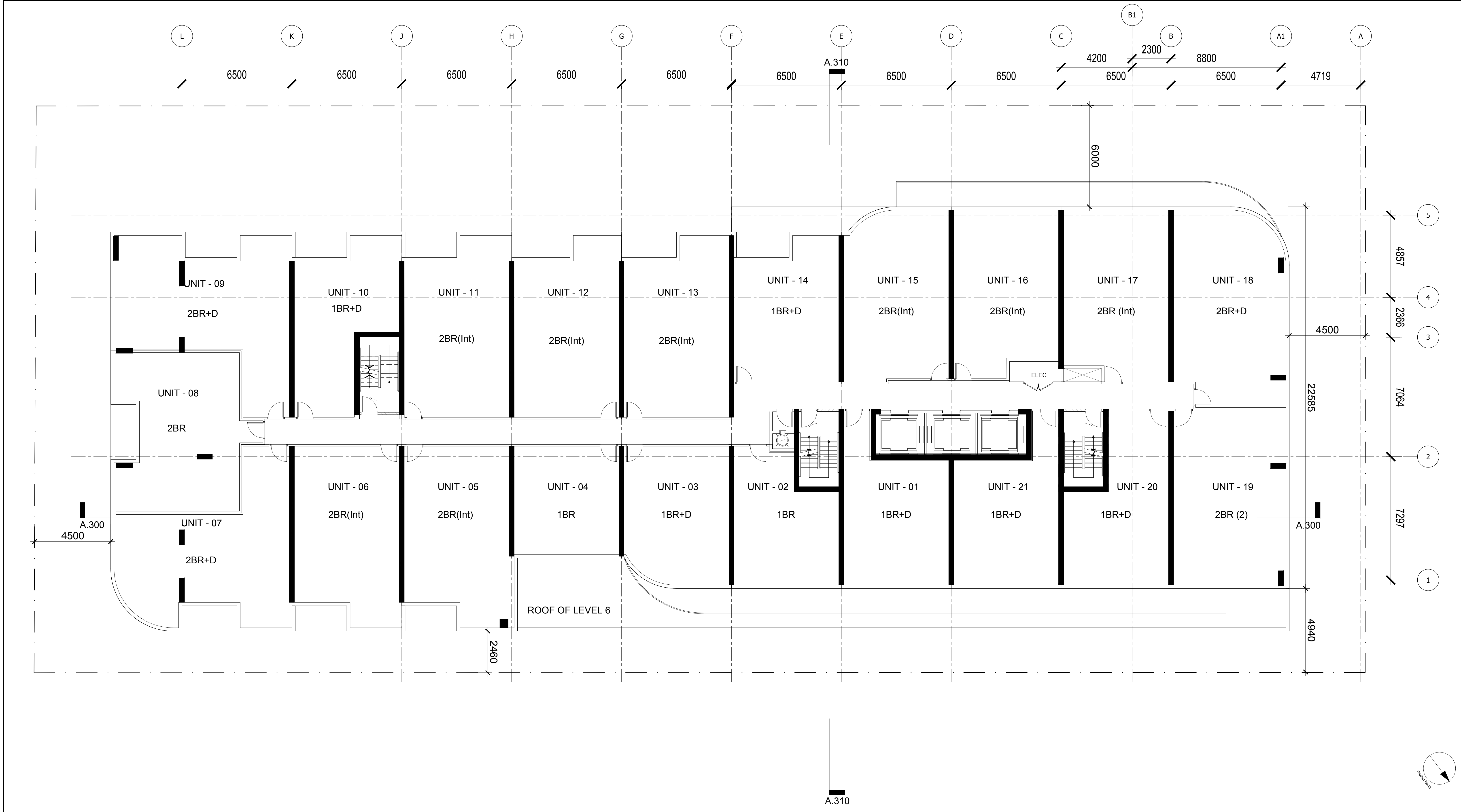
A.120-LEVEL 2 TO 6

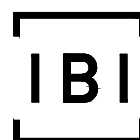
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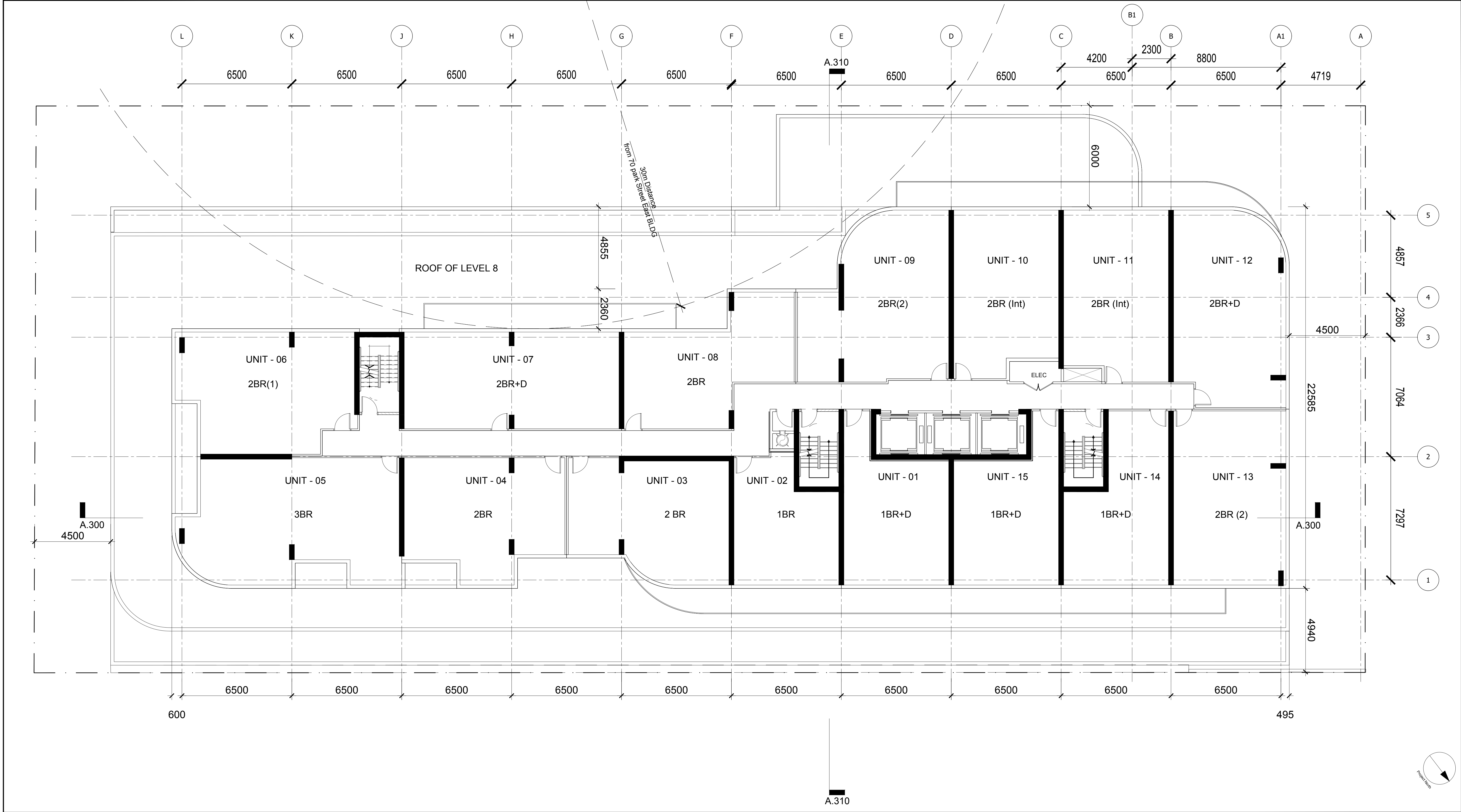
ISSUE

A.120



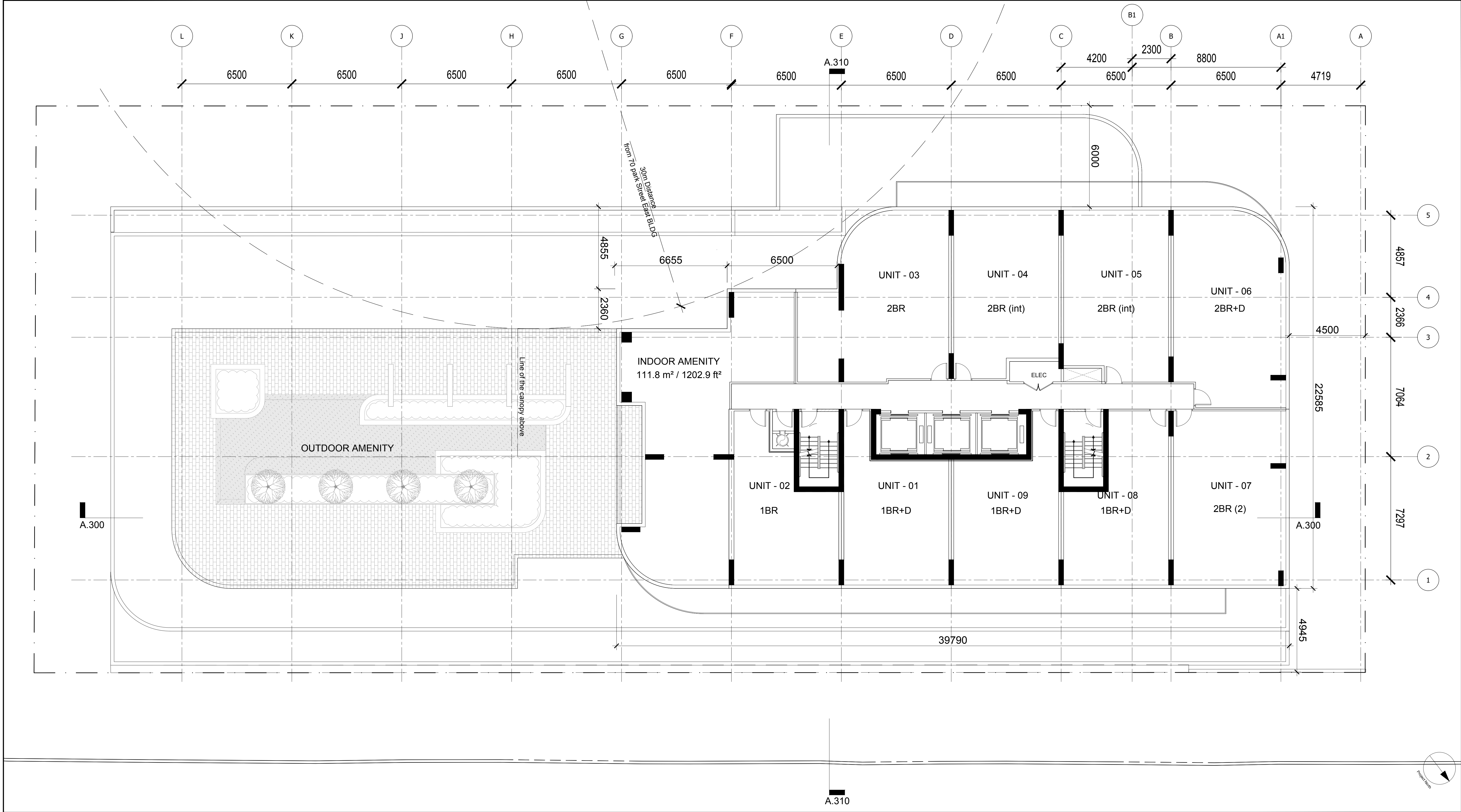
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	ISSUES													
	No.	DESCRIPTION	DATE											
	01	REZONING SUBMISSION	2019-05-22											
		SHEET TITLE A.125-LEVEL 7 TO 8												
		1:100												
		SHEET NUMBER A.125	ISSUE											

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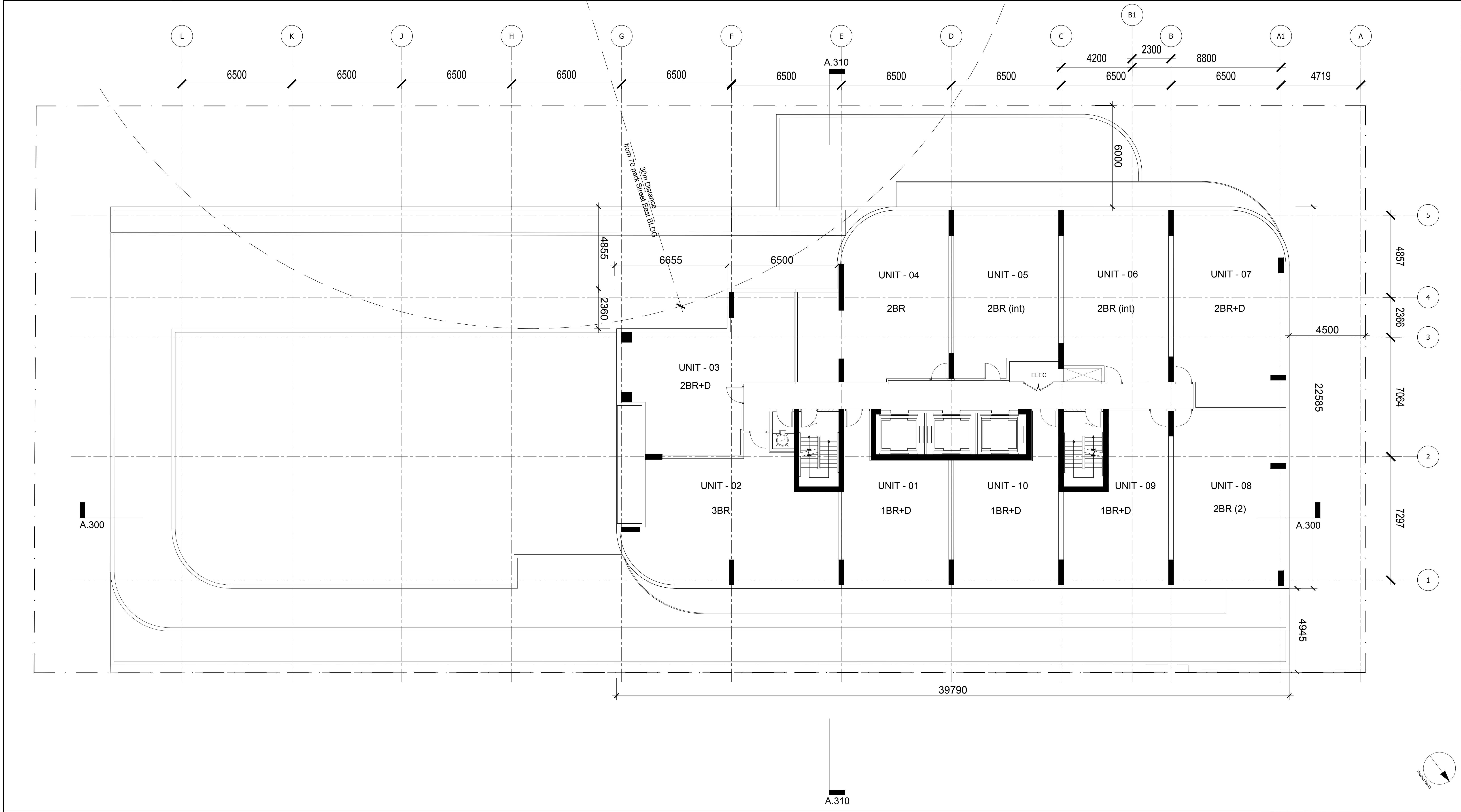
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01	REZONING SUBMISSION	2019-05-22											
SEAL	PROJECT 78 PARK STREET E & 22-28 ANN STREET PORT CREDIT, MISSISSAUGA, ONTARIO Submission for Zoning By-law Amendment PROJECT NO: 116356 DRAWN BY: CHECKED BY: PROJECT MGR: APPROVED BY: 	PRIME CONSULTANT  IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0844 ibigroup.com SHEET TITLE A.130-LEVEL 9 TO 13 1:100 SHEET NUMBER A.130 ISSUE											

File Location: J:\116356_AnnStreets.d DrawingA.130-LEVEL 9 TO 13.dwg Last Saved: May 23, 2019, by maymam alavi Plotted: Friday, May 24, 2019 4:56:25 PM by Maymam Alavi



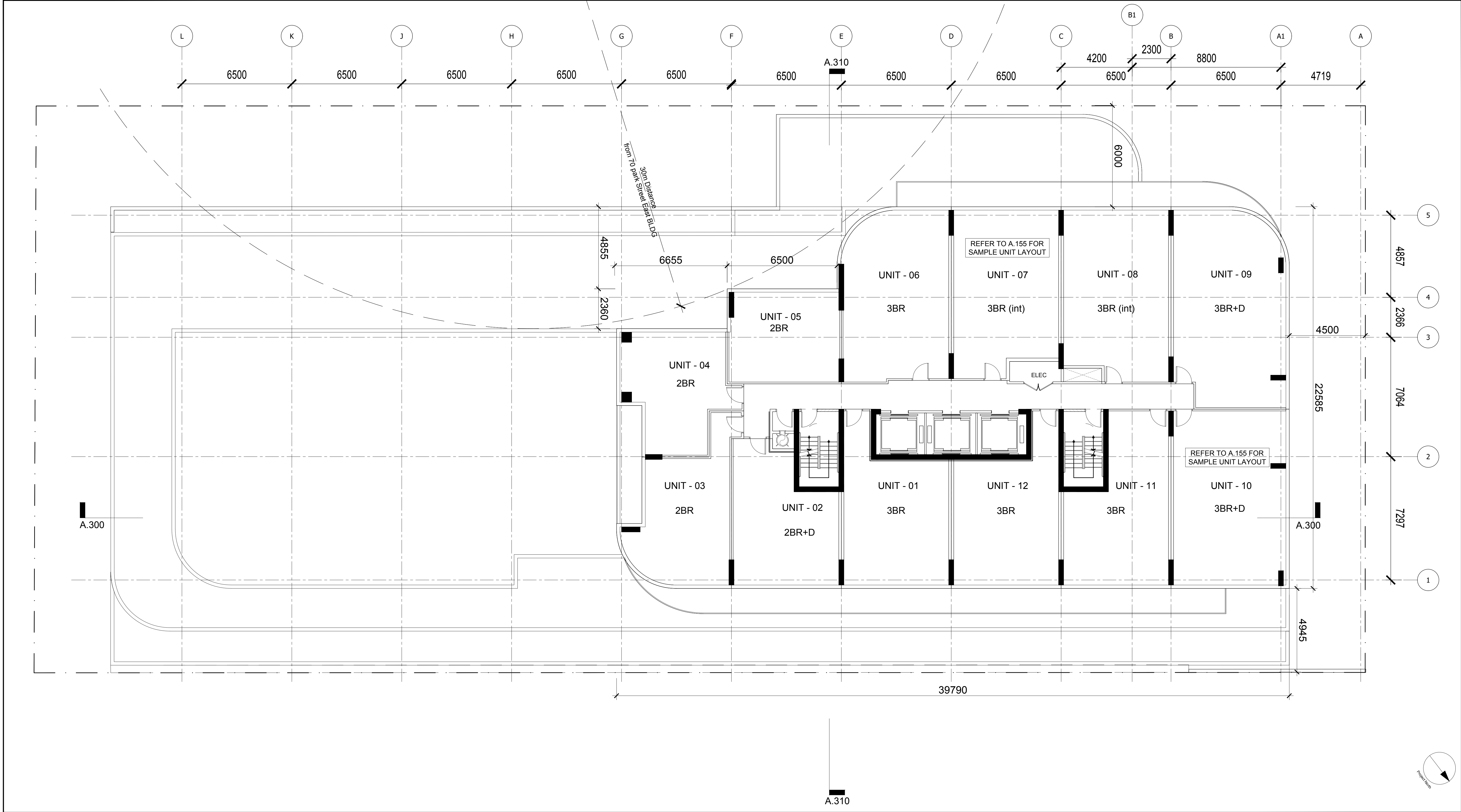
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		01	REZONING SUBMISSION	2019-05-22			A.135-LEVEL 14				
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						PROJECT NO: 116356		A.135			
						DRAWN BY:		CHECKED BY:			
						PROJECT MGR:		APPROVED BY:			

File Location: J:\116356_AnnStE\50.D1 Drawings\A\A.135-LEVEL 14.dwg
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Plotted: Friday, May 24, 2019 4:56:28 PM by Marjan Alavi
Scale: 1/16



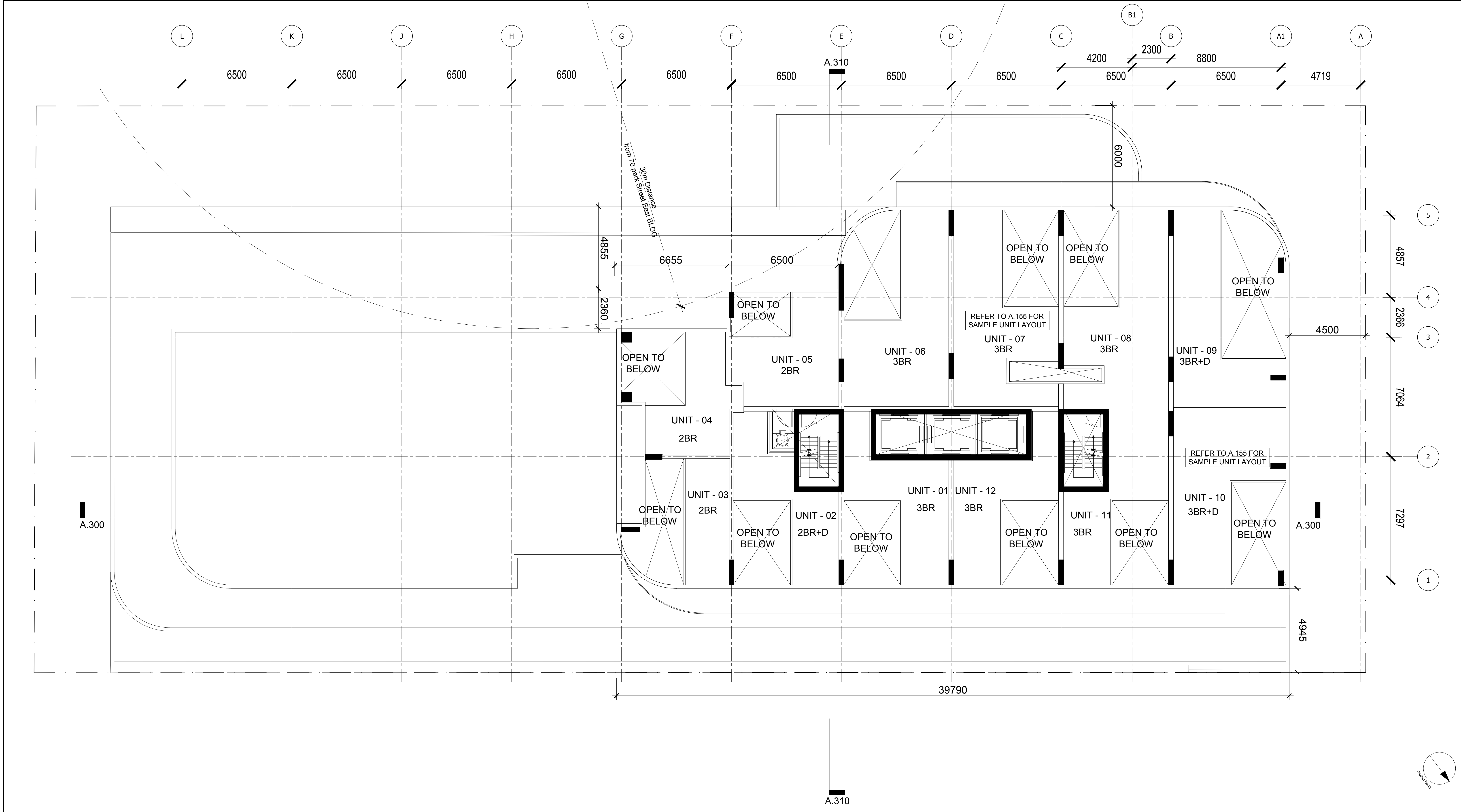
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	PROJECT 78 PARK STREET E & 22-28 ANN STREET PORT CREDIT, MISSISSAUGA, ONTARIO Submission for Zoning By-law Amendment PROJECT NO: 116356 DRAWN BY: CHECKED BY: PROJECT MGR: APPROVED BY: 	PRIME CONSULTANT  IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0844 ibigroup.com SHEET TITLE A.140-LEVEL 15 TO 21 1:100 SHEET NUMBER A.140 ISSUE											

File Location: J:\116356_AnnStreets5-D Design (Work) Phase\05-01 Drawings\A\A.140-LEVEL 15 TO 21.dwg Last Saved: May 23, 2019 4:56:28 PM by Maryam Alavi Plotted: Friday, May 24, 2019 4:56:28 PM by Maryam Alavi



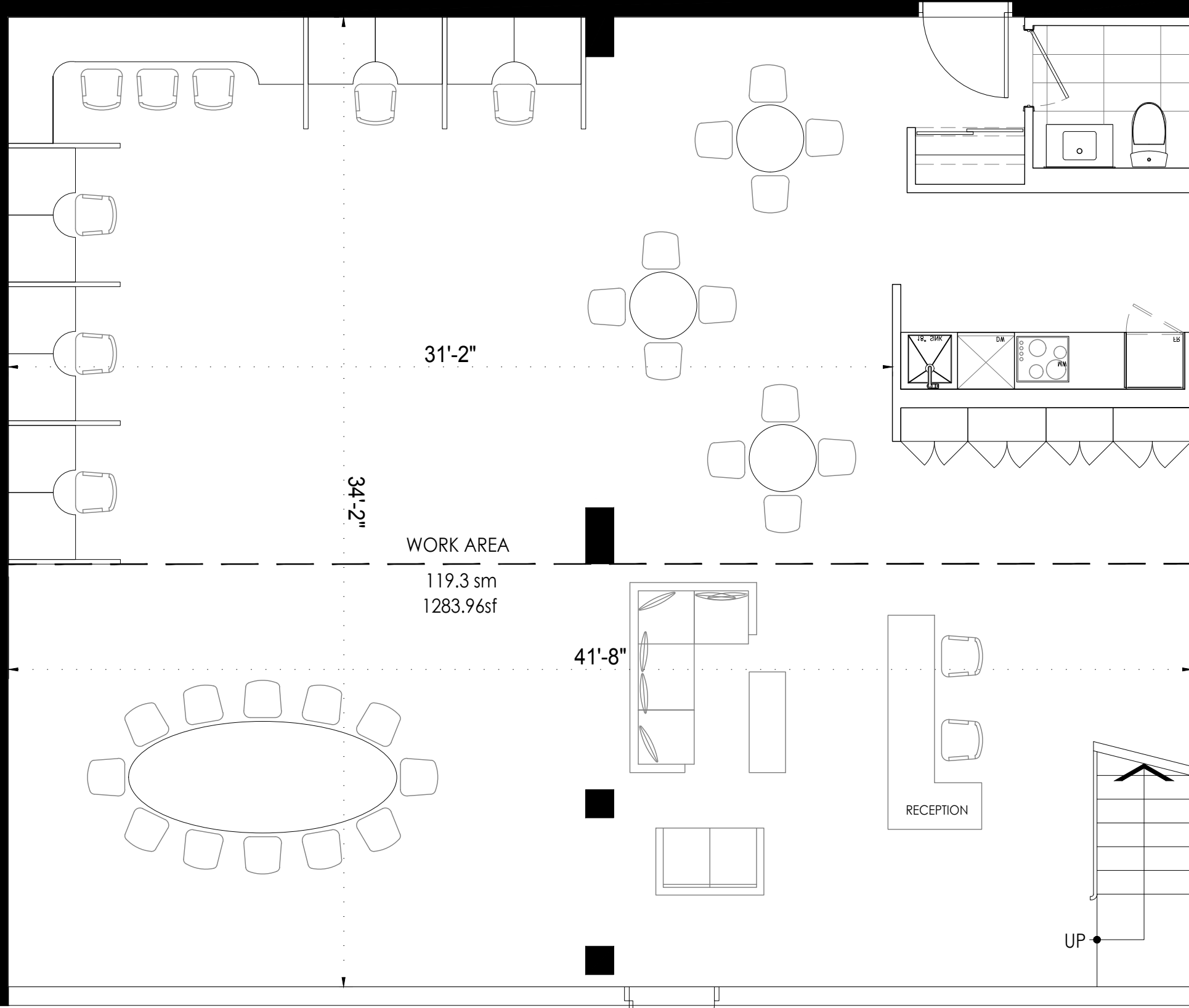
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78 PARK STREET E & 22-28 ANN STREET PORT CREDIT, MISSISSAUGA, ONTARIO Submission for Zoning By-law Amendment		 IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0844 ibigroup.com	SHEET TITLE														
PROJECT NO: 116356		A.145-LEVEL 22															
DRAWN BY:	CHECKED BY:	1:100															
PROJECT MGR:		APPROVED BY:		SHEET NUMBER		ISSUE											
				A.145													

File Location: J:\116356_AnnStreet5-D Design (Work) Phase01 Drawings\A.145-LEVEL 22.dwg Last Saved: May 24, 2019, by marjan.alaie Plotted: Friday, May 24, 2019 4:56:27 PM by Marjan Alaie

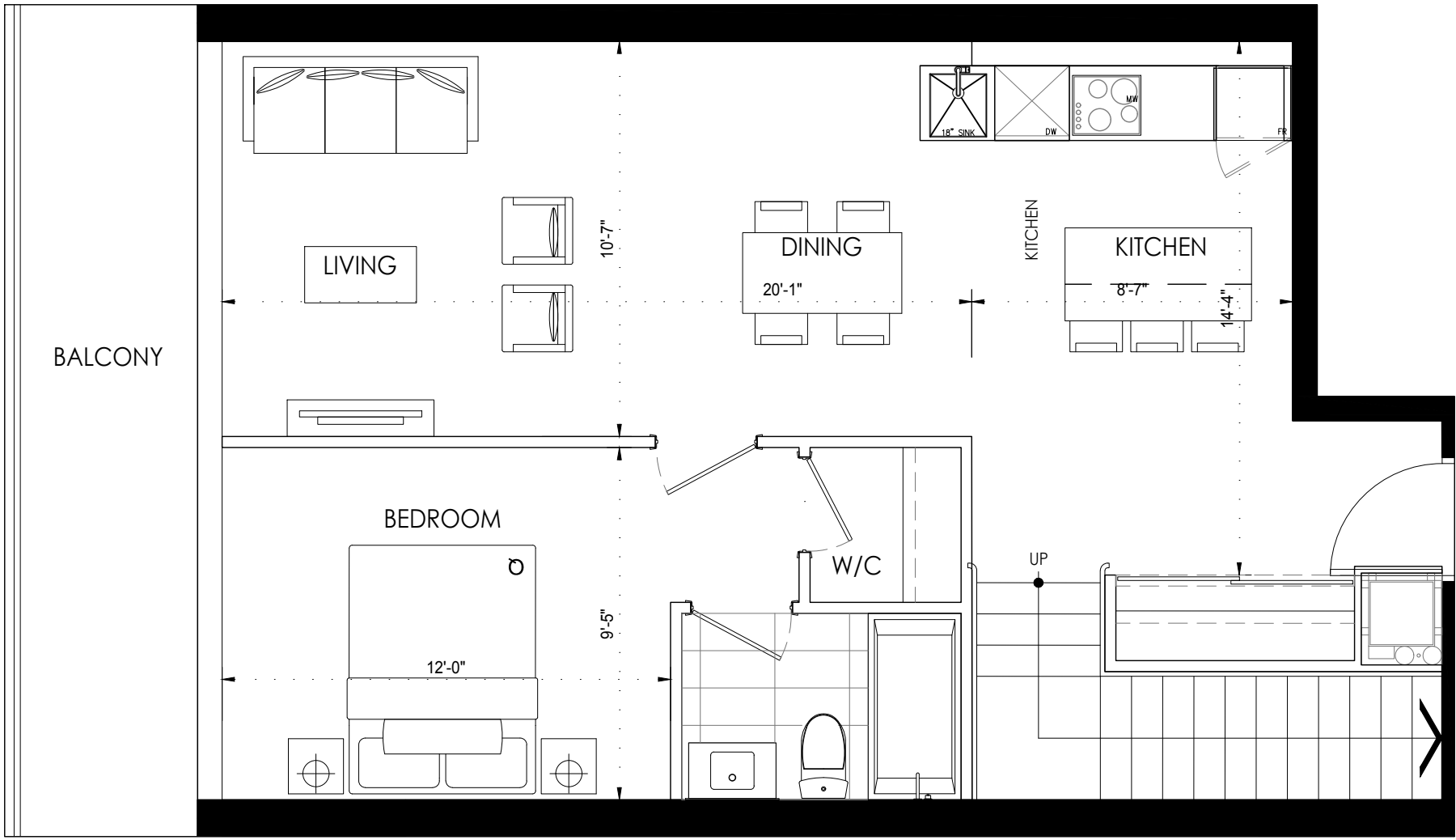


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		ISSUES														
		No.	DESCRIPTION	DATE												
		01	REZONING SUBMISSION	2019-05-22												
 IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com																
SHEET TITLE																
A.150 - LEVEL 22 - LOFT																
		1:100		SHEET NUMBER		ISSUE										
		A.150														

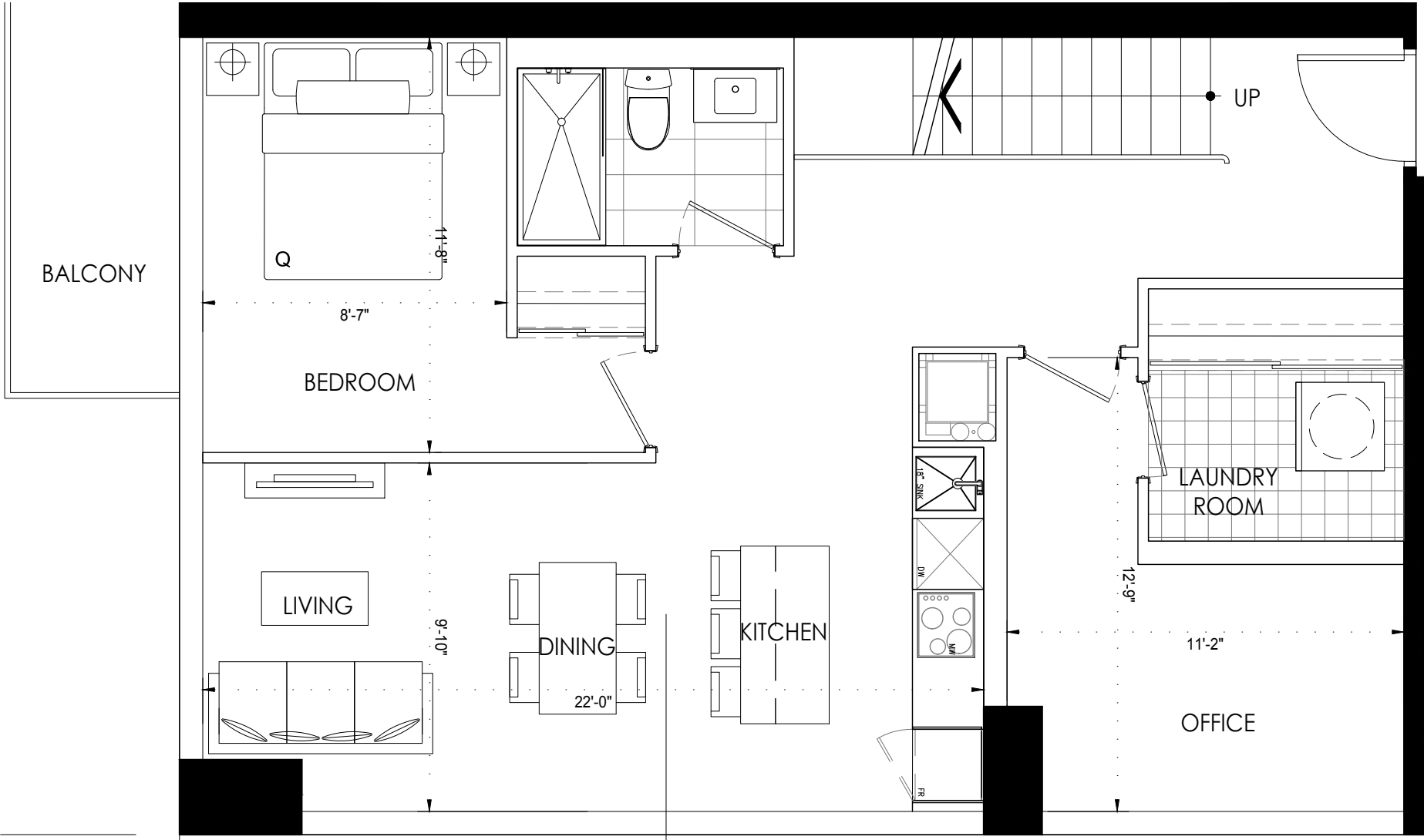
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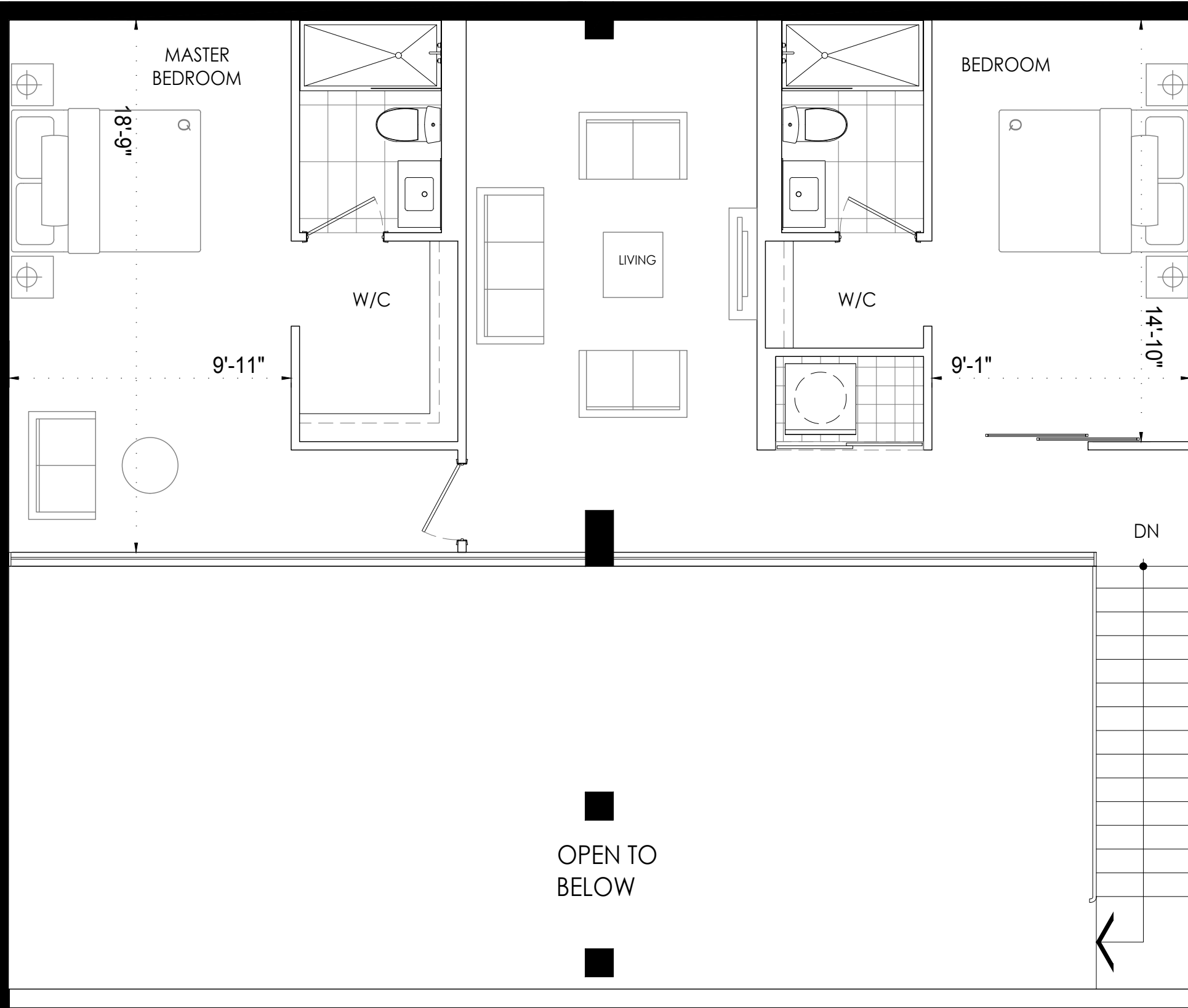
LIVE WORK UNITS - LEVEL 1



LOFT UNIT 7 @ L22

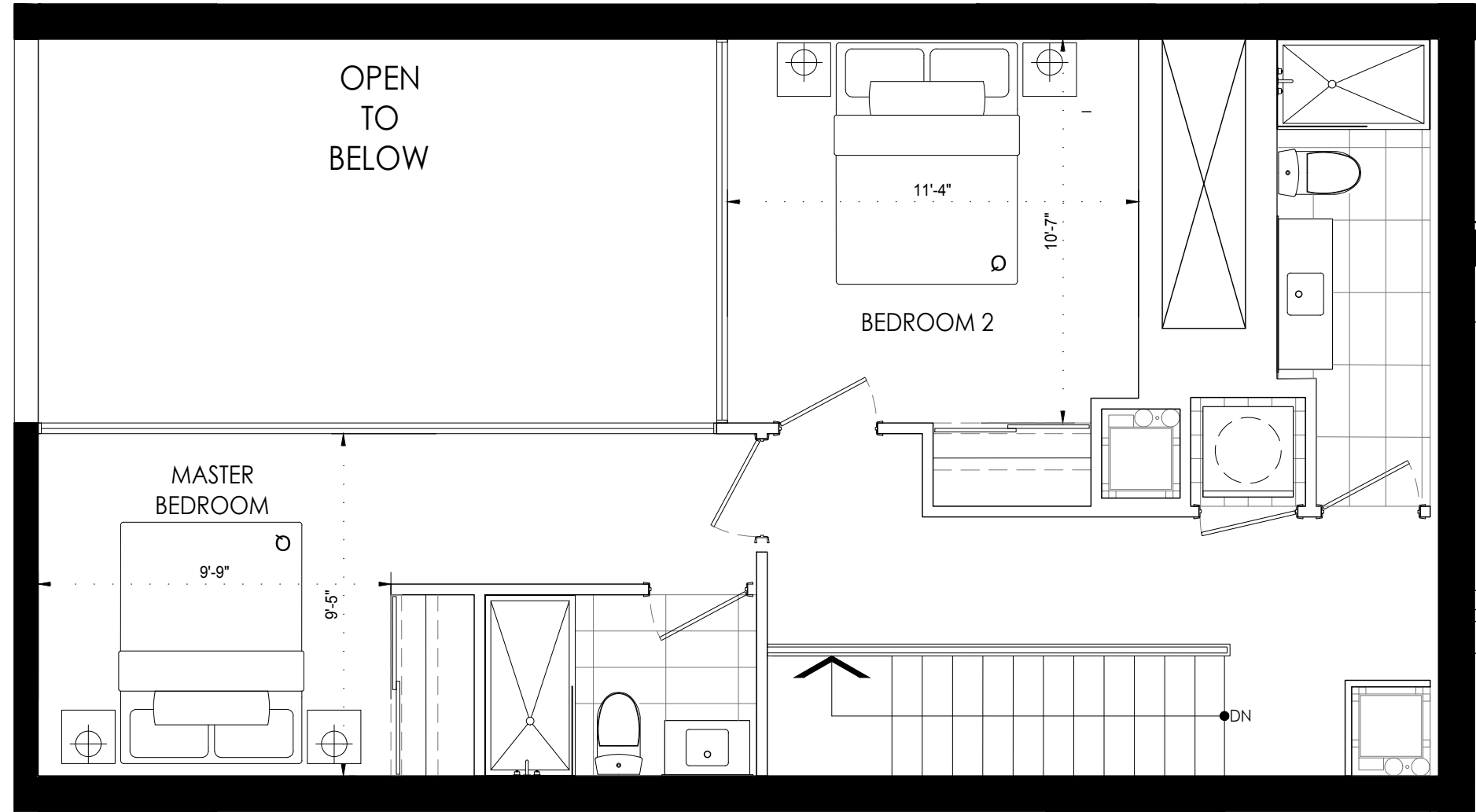


LOFT UNIT 10 @ L22



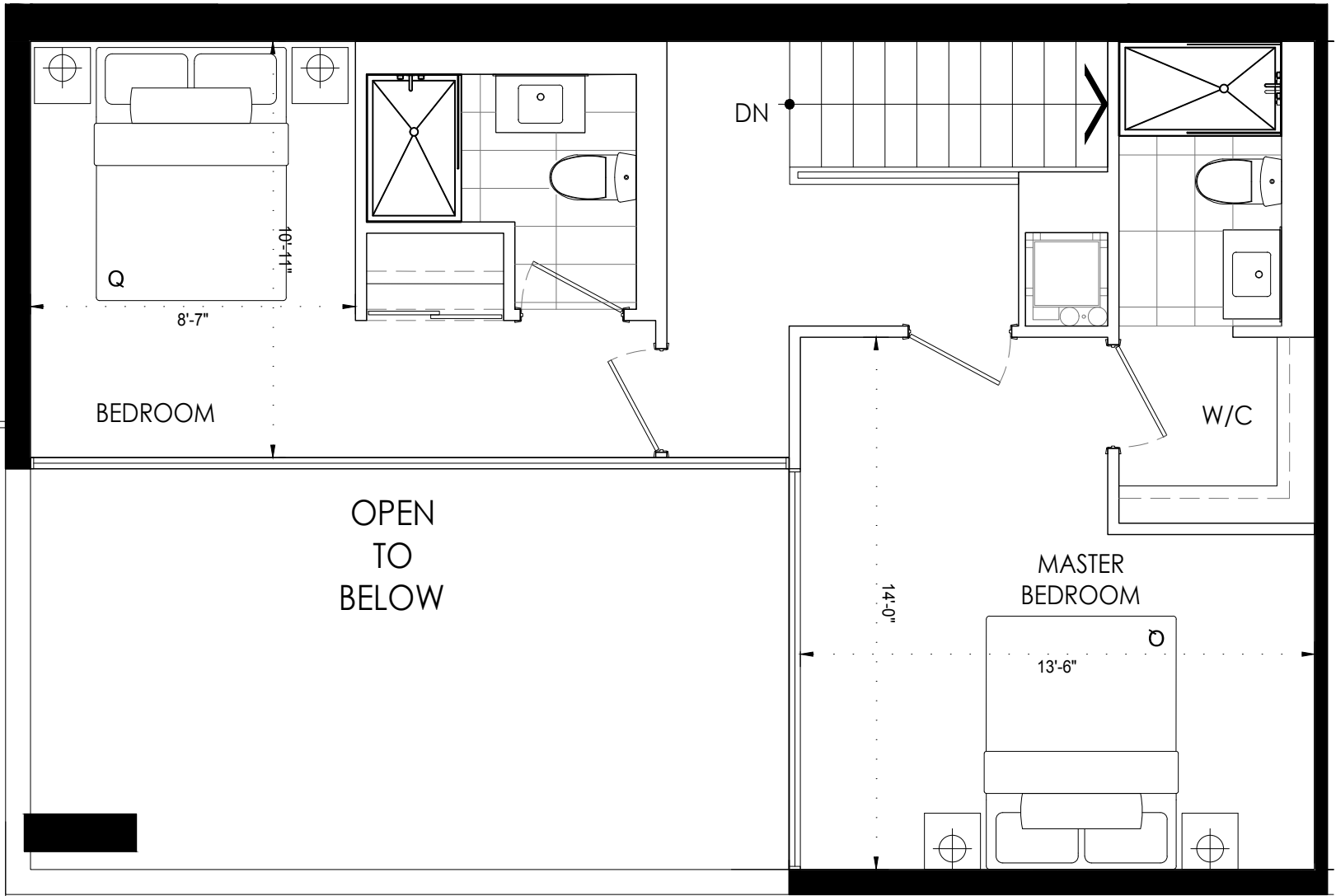
LIVE WORK UNITS - MEZZANINE

AREA: ~210 m² (2260 sf²)



LOFT UNIT 7 @ L22 - MEZZANINE

AREA: ~120 m² (1290 sf²)



LOFT UNIT 10 @ L22 - MEZZANINE

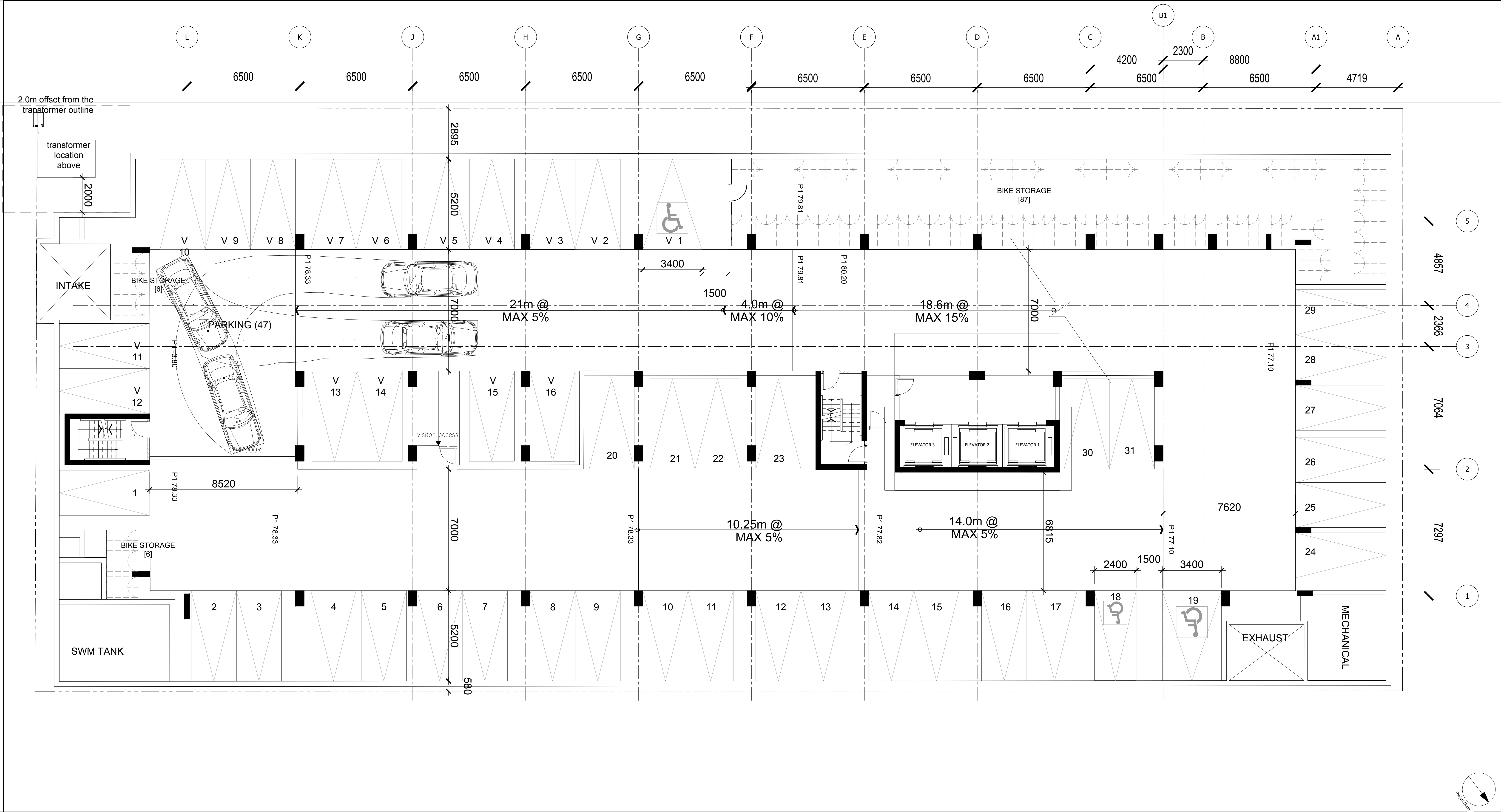
AREA: ~120 m² (1290 sf²)

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PROJECT MGR:	APPROVED BY:

78 PARK STREET E & 22-28 ANN STREET PORT CREDIT, MISSISSAUGA, ONTARIO	
Submission for Zoning By-law Amendment	
A.155 - SAMPLE UNIT LAYOUTS	
1:100	
SHEET NUMBER A.155	ISSUE

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PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

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SHEET TITLE

A.160-P1 PLAN

1:100

SHEET NUMBER **A.160** **ISSUE**

PROJECT NO: 116356

DRAWN BY: **CHECKED BY:**

PROJECT MGR: **APPROVED BY:**

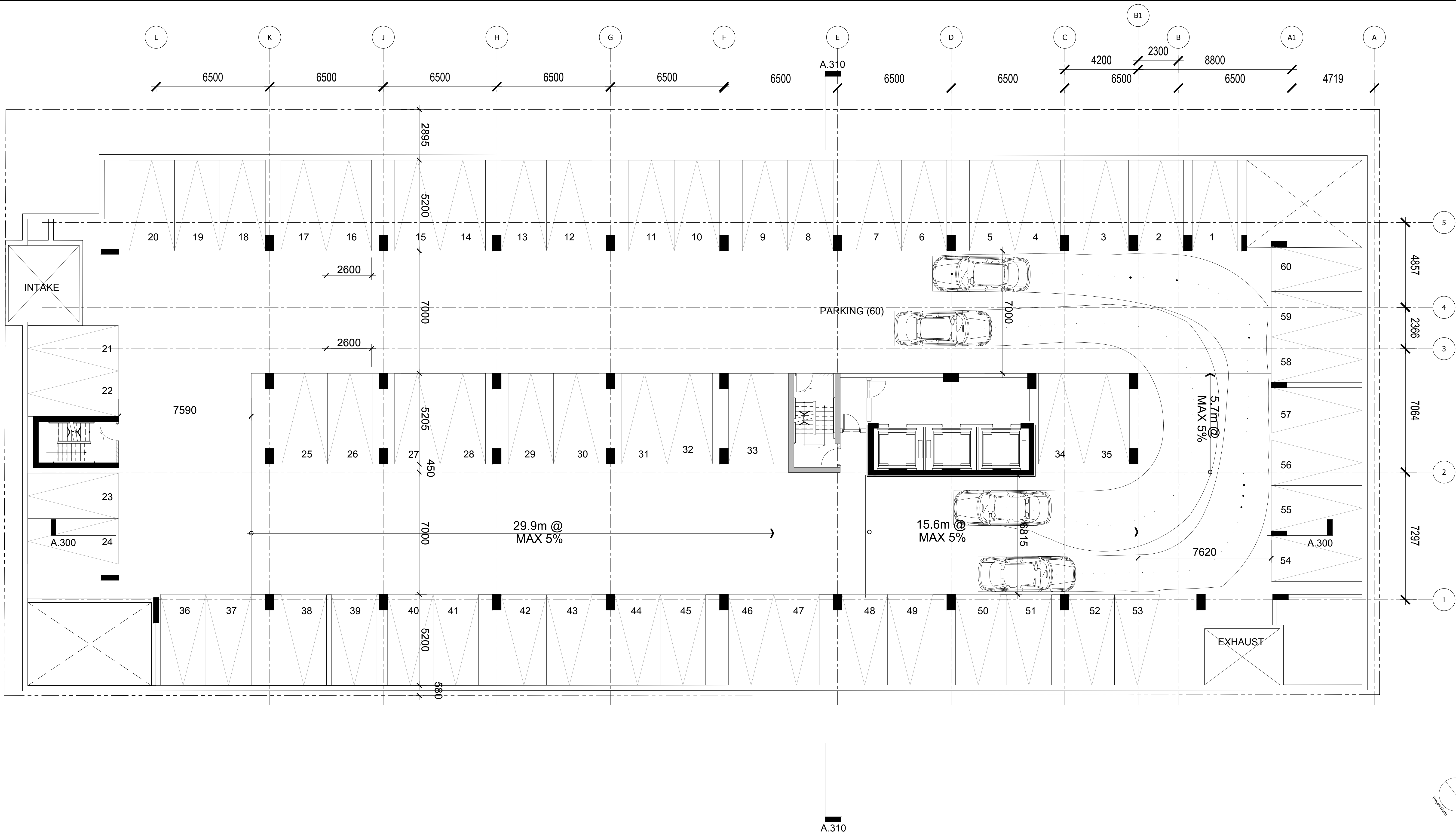
Scale

5600

1100 3200

P

Width : 2000
Track : 2000
Lock to Lock Time : 6.0
Steering Angle : 35.9



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ISSUES		
No.	DESCRIPTION	DATE
01	REZONING SUBMISSION	2019-05-22

SEAL

P

Width : 2000
Track : 2000
Lock to Lock Time : 6.0
Steering Angle : 36.2

mm

5600

1100 3200

PROJECT

78 PARK STREET E & 22-28 ANN STREET
PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

PROJECT NO: 116356

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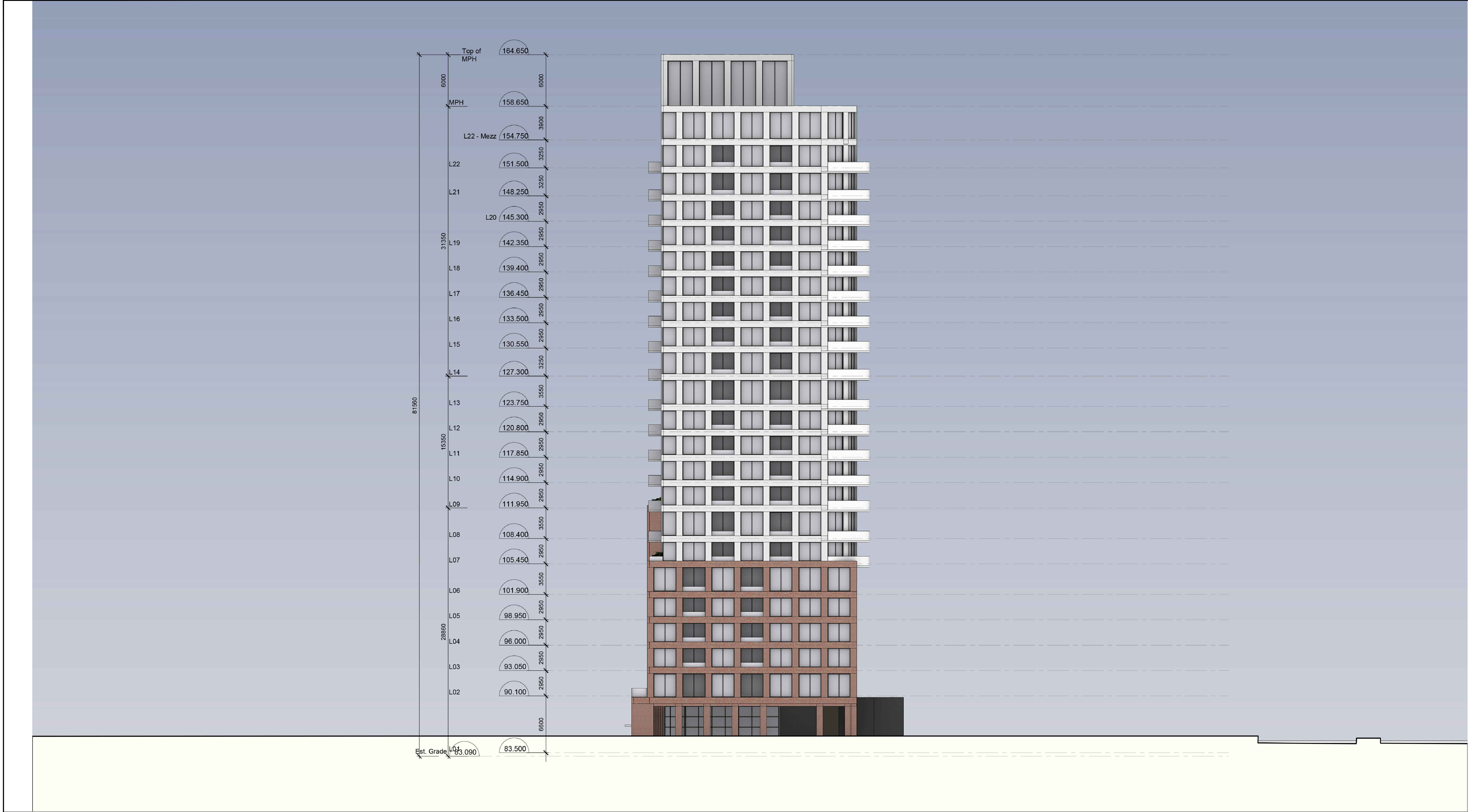
SHEET TITLE

A.170-P2-P4 PLAN

1:100

SHEET NUMBER **ISSUE**

A.170



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PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

PROJECT NO:
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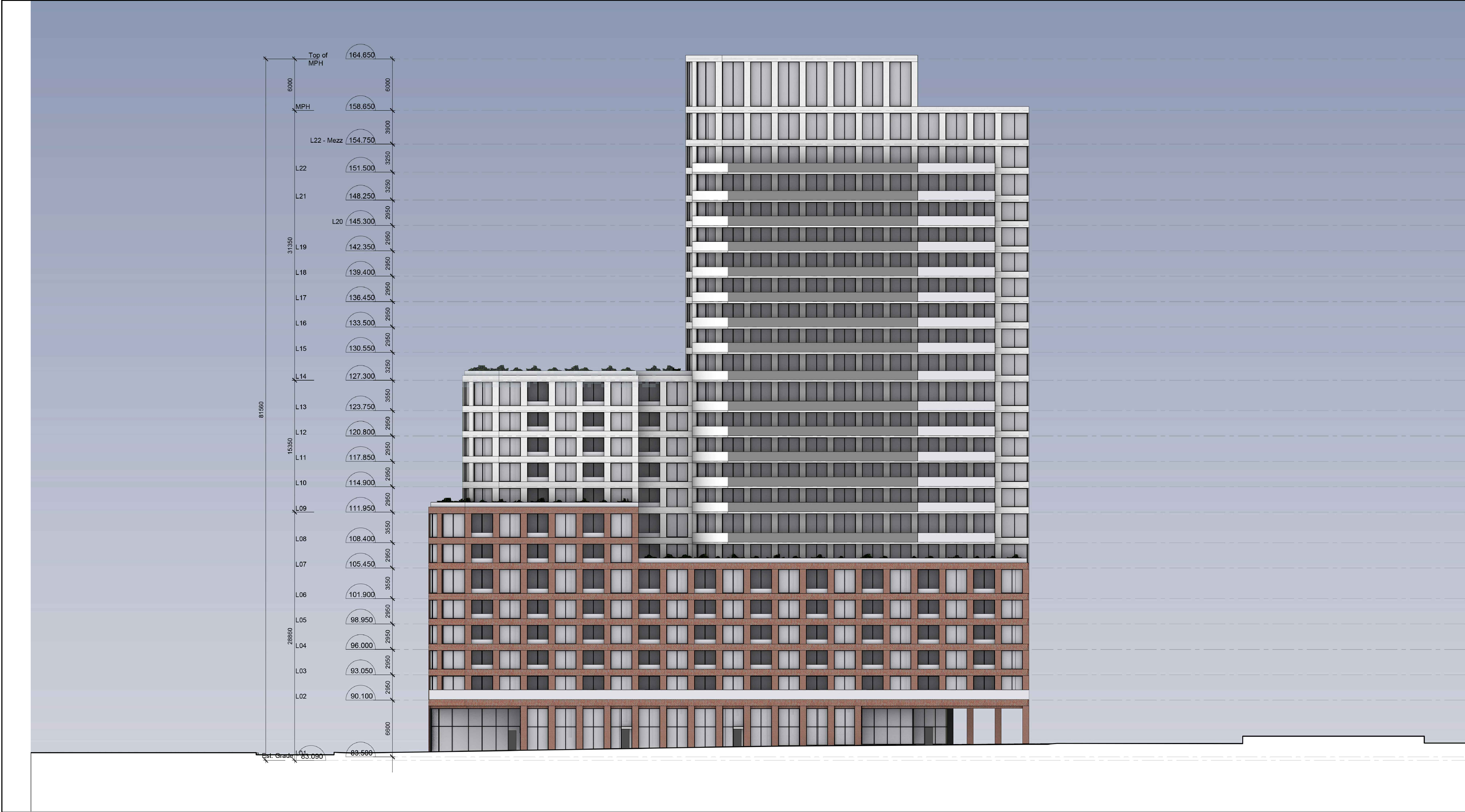
SHEET TITLE

A.200 - BUILDING ELEVATIONS - NORTH

1:200

SHEET NUMBER ISSUE

A.200



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No.	DESCRIPTION	DATE
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PROJECT

78 PARK STREET E & 22-28 ANN STREET
PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

PROJECT NO:
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PROJECT MGR: APPROVED BY:

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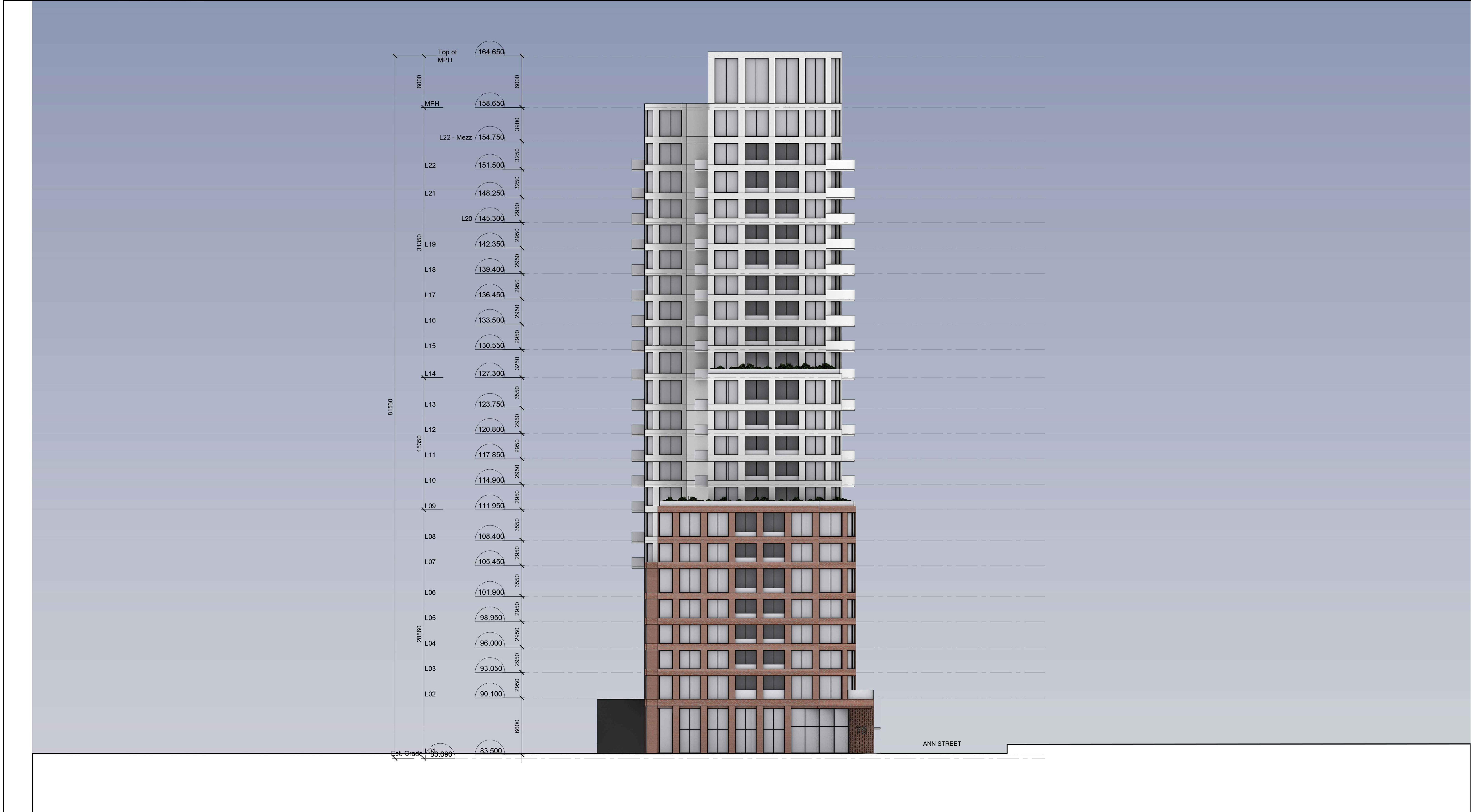
SHEET TITLE

A.210 - BUILDING ELEVATIONS - EAST

1:200

SHEET NUMBER ISSUE

A.210



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SEAL

PROJECT

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SHEET TITLE

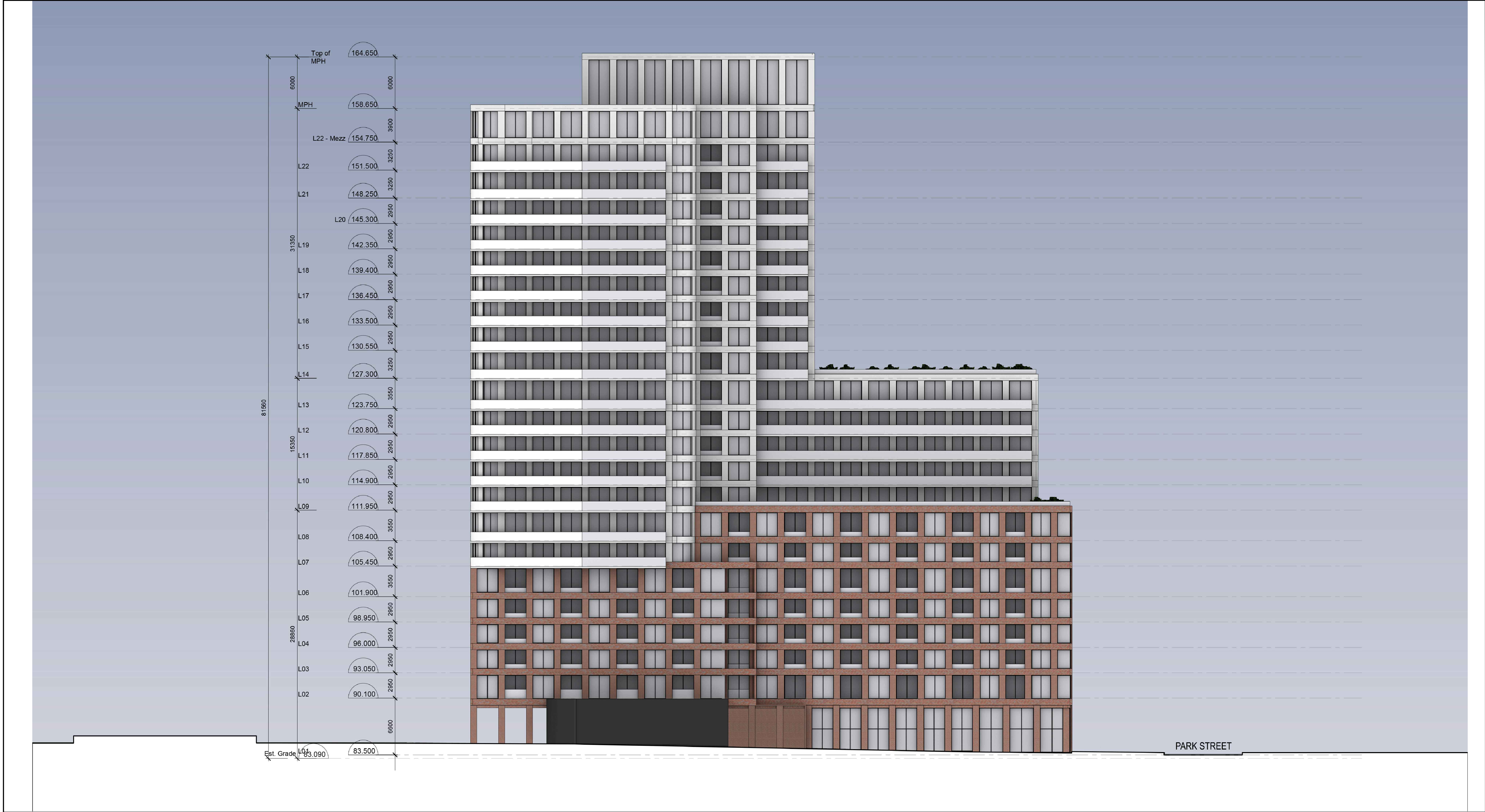
A.220 - BUILDING ELEVATIONS - SOUTH

1:200

SHEET NUMBER

A.220

ISSUE



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PORT CREDIT, MISSISSAUGA, ONTARIO

Submission for Zoning By-law Amendment

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SHEET TITLE

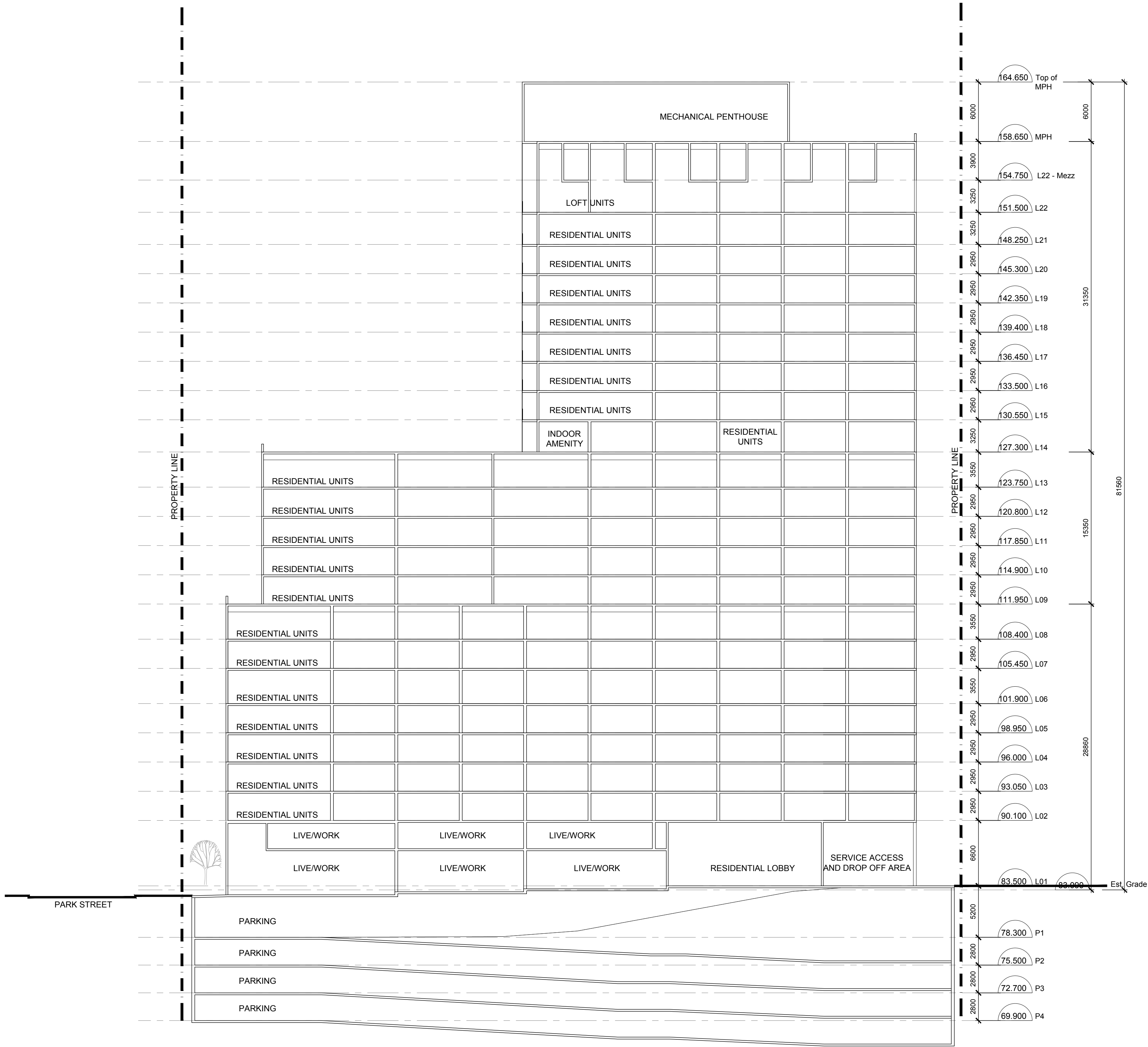
A.230 - BUILDING ELEVATIONS - WEST

1:200

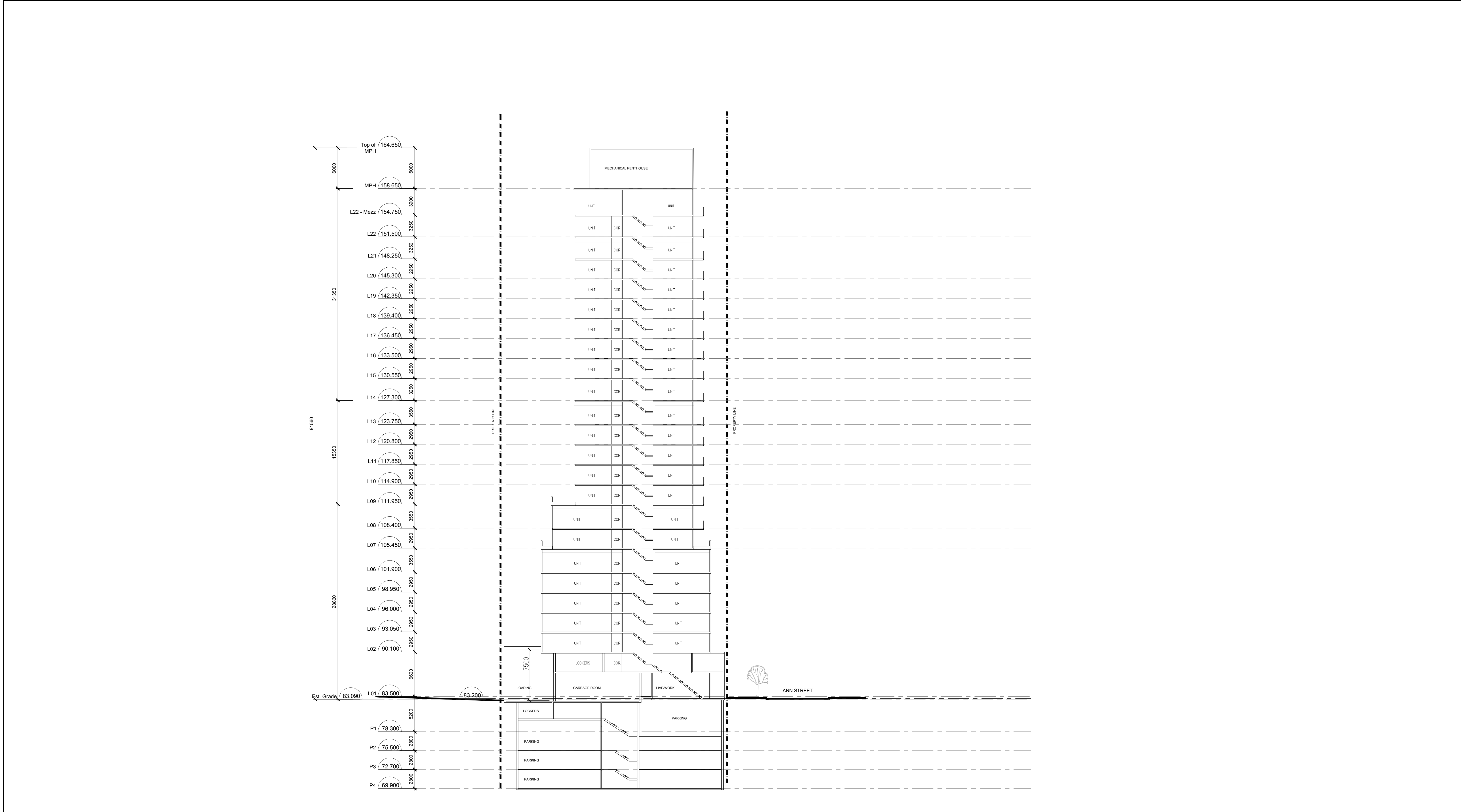
SHEET NUMBER

A.230

ISSUE



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							1:250					
							SHEET NUMBER					
							A.300					
							ISSUE					



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		No.	DESCRIPTION	DATE													
		01	REZONING SUBMISSION	2019-05-22													
78 PARK STREET E & 22-28 ANN STREET PORT CREDIT, MISSISSAUGA, ONTARIO Submission for Zoning By-law Amendment		 IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0844 ibigroup.com	SHEET TITLE														
PROJECT NO: 116356		A.310-SECTION															
DRAWN BY:	CHECKED BY:	1:250															
PROJECT MGR:		APPROVED BY:		SHEET NUMBER		ISSUE											
				A.310													