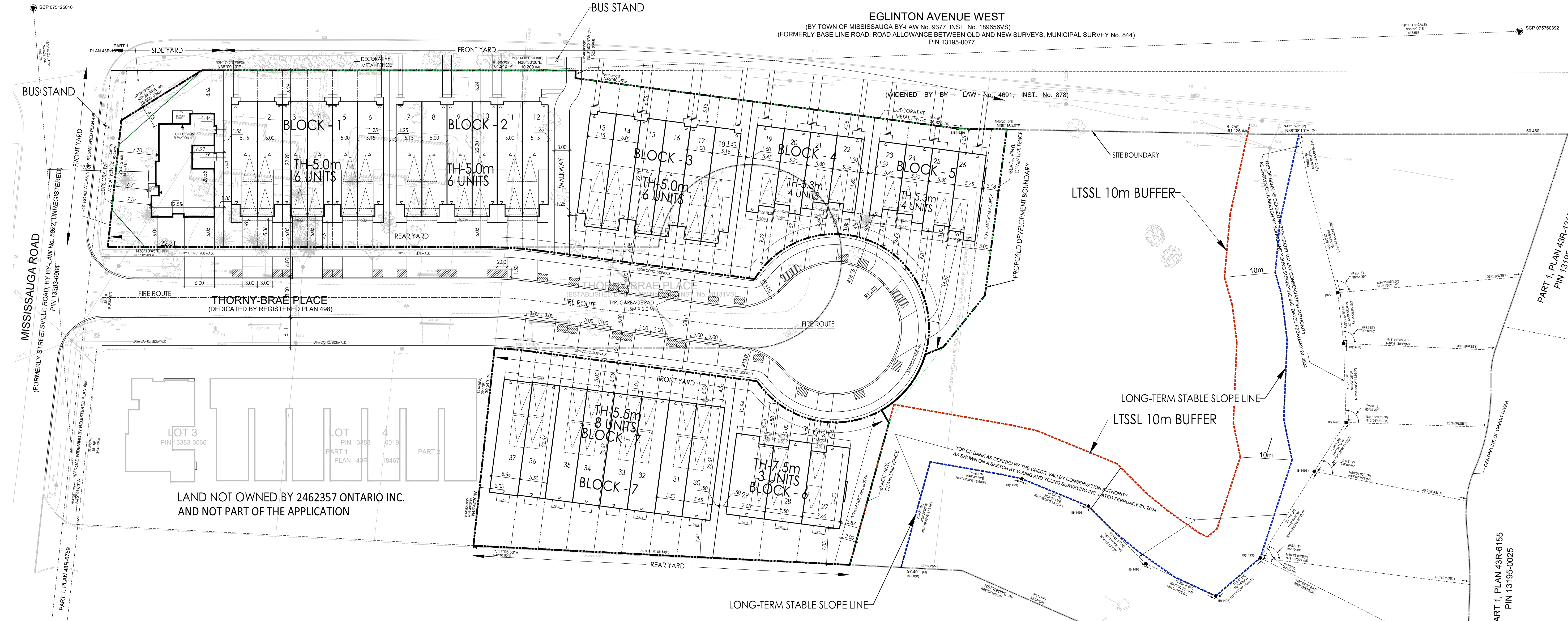


NOTES:

1. EXISTING BUS STOP ALONG MISSISSAUGA ROAD IS TO REMAIN IN ITS CURRENT LOCATION.



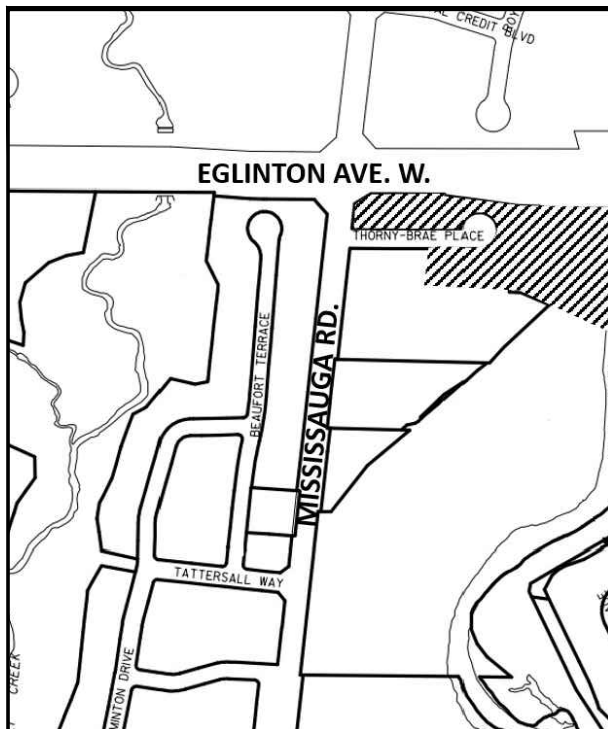
Proposed Statistics																																												
No.	Lot #	Lot 1 *	Block 1**						Block 2**						Block 3**						Block 4**						Block 5						Block 6						Block 7					
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37					
1	Lot Area (m2)	607.43	235.93	176.05	176.05	176.04	176.03	225.30	225.29	176.00	175.99	176.00	176.73	241.25	267.24	175.00	175.00	175.00	175.00	232.75	239.58	152.65	134.58	166.89	173.35	150.27	185.71	362.43	368.46	222.20	315.62	259.71	202.57	204.99	207.42	209.84	212.27	214.70	312.42					
2	Lot Frontage (m)	27.95	6.70	5.00	5.00	5.00	5.00	6.40	6.40	5.00	5.00	5.00	6.46	9.15	5.00	5.00	5.00	5.00	6.65	6.95	5.30	5.30	6.95	6.95	5.30	5.30	8.83	13.32	7.50	9.16	7.15	5.50	5.50	5.50	5.50	5.50	5.50	8.21						
3	Front Yard (m)	7.57	6.26	6.26	6.26	6.26	6.26	6.26	6.24	6.24	6.24	6.24	6.24	6.24	6.05	6.05	6.05	6.05	6.05	6.05	4.55	4.55	4.55	4.55	4.55	4.55	4.55	4.65	4.55	4.62	6.88	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05					
4	Side Yard (m)	Int: 1.44 Ext: 4.55	Int: 1.55	NA	NA	NA	NA	Int: 1.25	Int: 1.25	NA	NA	NA	NA	Int: 1.25	Int: 1.25	NA	NA	NA	NA	Int: 1.5	Int: 1.5	NA	NA	Int: 1.5	Int: 1.5	NA	NA	int: 3.08	int: 3.87	NA	Int: 1.5	Int: 1.5	NA	NA	NA	NA	NA	NA	int: 2.05					
5	Rear Yard (m)	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	6.05	9.72	5.57	4.68	4.54	4.84	6.62	9.81	16.87	7.05	7.67	8.26	7.41	7.89	8.33	8.77	9.21	9.65	10.10	10.39					
6	Height (m & Storey)	11m & 2 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey	14m & 3 storey						
7	Landscape Area (m2)	332.60	95.78	39.65	39.64	39.63	39.62	85.15	85.14	39.59	39.52	39.65	39.65	99.75	127.10	38.59	38.59	38.59	38.59	89.43	102.08	31.10	31.38	64.86	66.89	39.66	42.95	200.79	218.79	71.00	157.35	109.50	55.98	58.41	60.83	63.26	65.69	68.11	161.77					
8	Landscape Area (% of lot area)	55%	41%	23%	23%	23%	23%	38%	38%	22%	22%	23%	22%	41%	48%	22%	22%	22%	22%	38%	43%	20%	23%	39%	39%	26%	23%	55%	59%	32%	50%	42%	28%	28%	29%	30%	31%	32%	52%					
9	Floor Area (Incl. garage) (m2)	202.68	112.95	109.96	109.96	109.96	109.96	112.95	112.95	109.96	109.96	109.96	109.96	112.95	112.95	109.96	109.96	109.96	109.96	112.95	89.73	83.15	76.00	76.10	76.10	76.00	83.15	89.73	123.97	121.51	123.97	128.09	124.68	124.68	124.68	124.68	124.68	124.68	128.09					
10	GFA (not incl. garage) (m2)	365.88	279.61	271.40	271.40	271.40	271.40	279.61	279.61	271.40	271.40	271.40	271.40	279.61	279.61	271.40	271.40	271.40	271.40	279.61	258.50	238.75	217.33	217.63	217.63	217.33	238.75	258.50	330.36	322.75	330.35	335.45	335.45	335.45	335.45	335.45	335.45	335.45	335.45	335.45				
11	GFA (times the lot area)	0.60	1.19	1.54	1.54	1.54	1.54	1.24	1.24	1.54	1.54	1.54	1.54	1.16	1.05	1.55	1.55	1.55	1.55	1.20	1.08	1.56	1.61	1.30	1.26	1.45	1.29	0.71	0.90	1.45	1.05	1.29	1.66	1.64	1.62	1.60	1.58	1.56	1.07					
12	Parking Spaces	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3				
13	Driveway Width (m)	6	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3				

* For the single lot (1), the front yard is considered the lot line abutting Mississauga Road, the exterior side yard is considered the lot line abutting Eglinton Avenue W., and the rear yard is considered the lot line abutting Thorny Brae Place.

For the purpose of determining front lot line and exterior side lot line abutting a street, a daylight triangle is deemed not to exist provided that the minimum distance of the prescribed setbacks, in the By-Law is maintained.

** For the dual frontage towns, front yard is considered the lot line abutting Eglinton Avenue W., and the rear yard is considered the lot line abutting Thorny Brae Place.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN ARCHITECTS INC.



KEY MAP N.T.S.

	1745, 1765 & 1775 THORNEY BAY PLACE	
1	Total Site Area	21,026 m ² 2.10 Ha
2	Greenlands	12366.1 m ² 1.23 Ha
3	Net Developable Area	8659.90 m ² 0.87 Ha
4	Proposed Development Area	8614.60 m ² 0.86 Ha

PLAN OF SURVEY OF
PART OF LOT 1 AND
ALL OF LOT 2
REGISTERED PLAN 498 AND
PART OF LOTS 3 AND 4, RANGE 5
NORTH OF DUNDAS STREET,
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	OWN	CHK
1	SITE PLAN REVISION	MAY 25 2017	AA	AA
2	SITE PLAN REVISION	NOV 29 2017	AA	AA
3	SITE PLAN REVISION FOR SUBMISSION	DEC 04 2017	AA	AA
4	REVISED DEVELOPMENT BOUNDARY	FEB 08 2019	RP	AA
5	ISSUED FOR IBA	MAR 20 2019	RP	AA

RN DESIGN LTD.
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
T: 905-738-3177 | F: 905-738-5449

I, NELSON CLUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS / CATEGORIES.

QUALIFIED DESIGNER BCN: 21030
FIRM BCN: 26995
DATE: MAR 20 2019

CLIENT
2462357 Ontario inc.
Pace Developments

PROJECT/LOCATION
1745, 1765 and 1775 Thorny Brae Place, Mississauga ON

DRAWING
CONCEPT PLAN

DATE OCT-31-2018	SCALE 1:400
DRAWN BY RP	CHECKED BY SAHM
PROJECT NUMBER 16041	DRAWING NUMBER SP100