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| 1   | 18.05.11 | OPA ZBA Submission 1 |
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DIXIE AND LAKESHORE  
(REZONING)

VANDYK GROUP OF COMPANIES

|   |   |  |   |  |   |  |
|---|---|--|---|--|---|--|
| ARCHITECTURAL CONSULTANT:   | PLANNING CONSULTANT:  | ENVIRONMENTAL CONSULTANT:  | SITE SERVICING AND GRADING CONSULTANT:  | LANDSCAPE CONSULTANT:  | TRAFFIC CONSULTANT:   | GEOTECHNICAL CONSULTANT:   |
| KOHN PARTNERSHIP ARCHITECTS INC.<br>116 SPADINA AVENUE, SUITE 501<br>TORONTO, ONTARIO<br>M5V 2K6<br><br>T: 416-703-6700<br>F: 416-703-6704<br>info@kohnarchitects.com | BOUSFIELDS INC<br>3 CHURCH STREET, SUITE 200<br>TORONTO, ONTARIO<br>M5E 1M2<br><br>T: 416-947-9744<br>F: 416-947-0781<br>BOUSFIELDS@BOUSFIELDS.CA | NOVUS ENVIRONMENTAL INC.<br>150 RESEARCH LANE, SUITE 105<br>GUELPH, ONTARIO<br>N1G 4T2<br><br>T: 226.706.8080<br>INFO@NOVUSENV.COM | COLE ENGINEERING GROUP LTD.<br>70 VALLEYWOOD DRIVE<br>MARKHAM, ONTARIO<br>L3R 4T5<br><br>T: 905.940.6161   416.987.6161<br>F: 905.940.2064<br>info@coleengineering.ca | BAKER TURNER INC.<br>8501 MISSISSAUGA ROAD, SUITE 300<br>BRAMPTON, ONTARIO,<br>L6Y 5G8<br><br>T: 905-453-9398<br>tba@bakerturner.com | BAGROUP INC.<br>300 - 45 ST. CLAIR AVE W,<br>TORONTO, ONTARIO<br>M4V 1K9<br><br>T: 416-961-7110<br>F: 416-961-9807<br>bagroup@bagroup.com | TORONTO INSPECTION LTD.<br>110 KONRAD CRES. UNIT 16<br>MARKHAM, ON<br>L3R 9X2<br><br>T: (905) 940-8509<br>til@torontoinpection.com |

| DRAWING LIST (OPA ZBA SET) |  |                   |
|----------------------------|--|-------------------|
| SHEET NUMBER               | SHEET NAME                             | Issue# (18.05.11) |
| A0 00                      | COVER SHEET                            | ■                 |
| A0 01                      | NOTICE SIGN                            | ■                 |
| A1 00                      | SITE PLAN AND SITE STATISTICS          | ■                 |
| A2 00                      | FLOOR PLANS-LEVEL 1&2                  | ■                 |
| A2 01                      | FLOOR PLANS - LEVEL 1 & 2              | ■                 |
| A2 02                      | FLOOR PLANS - LEVEL 3,4 & 5,4 TYPICAL  | ■                 |
| A2 03                      | FLOOR PLANS - LEVEL 7,8 & 9,10 TYPICAL | ■                 |
| A2 04                      | FLOOR PLANS - LEVEL 11-12 TYPICAL      | ■                 |
| A2 05                      | ROOF PLAN                              | ■                 |
| A4 00                      | ELEVATIONS                             | ■                 |
| A4 01                      | ELEVATIONS                             | ■                 |
| A5 00                      | BUILDING SECTIONS                      | ■                 |
| A5 01                      | BUILDING SECTION                       | ■                 |
| A6 00                      | PERSPECTIVES                           | ■                 |



Project:  
**Dixie and Lakeshore**

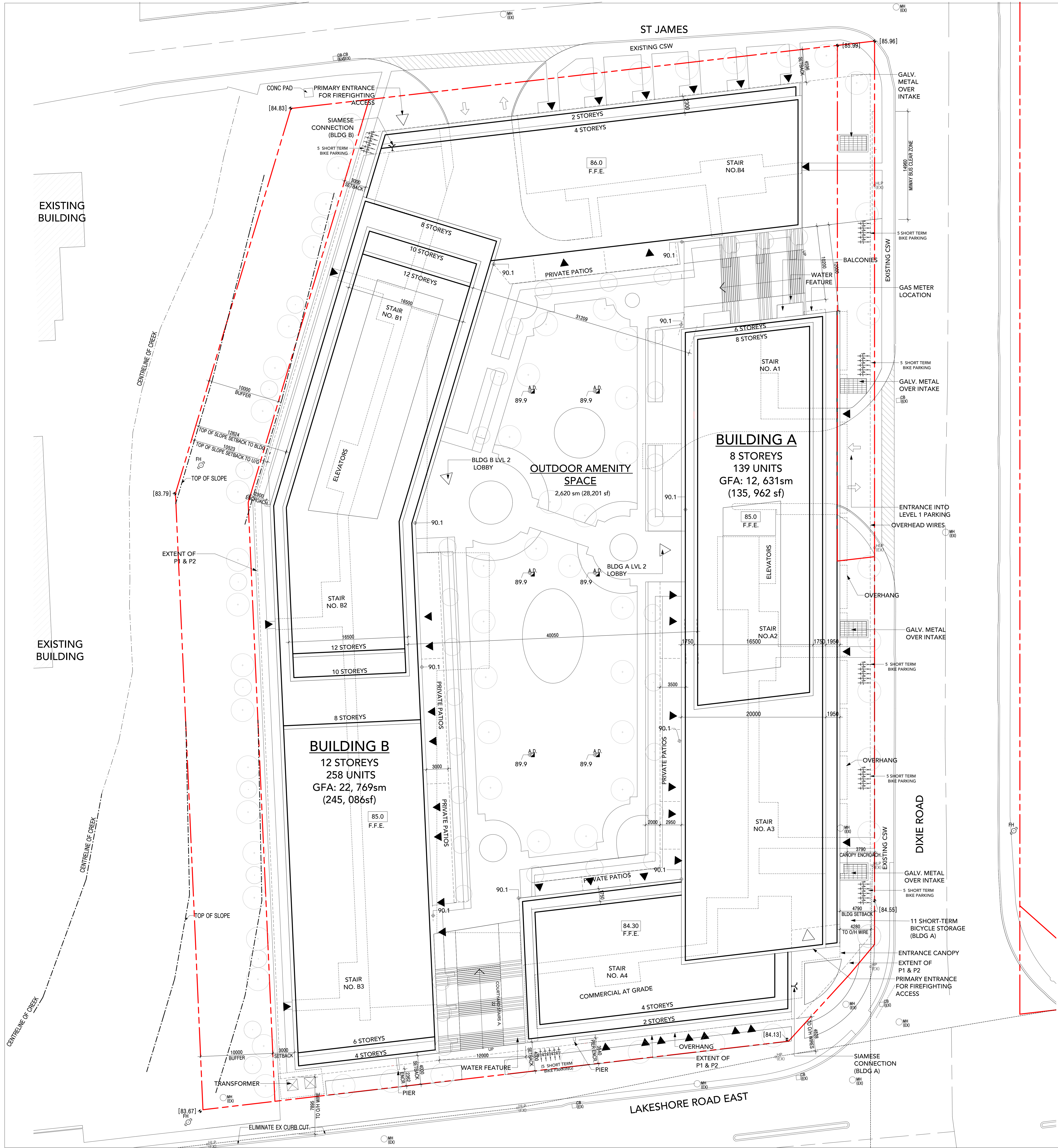
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO

Drawing Title:  
**COVER SHEET**

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|-----------------------|-------------|-------------|
| Drawn By:             | Checked By: | Project No. |
| DRW                   | CHK         | 17 124      |
| Date Plotted:         |             | Scale:      |
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Drawing No.:  
**A0 00**





| SITE STATISTICS  |     |     |     |           |              |
|--|-----|-----|-----|-----------|--------------|
| ZONING DESIGNATION:<br>PROPOSED REZONING FROM "C4-13" TO "G2" & "C4 EXCEPTION" |     |     |     |           |              |
| LOT AREA: 1.262 hectares   |     |     |     |           |              |
| FRONTAGE: 71.4 m   |     |     |     |           |              |
| GFA  | 1 B | 2 B | 3 B | AREA(sm)  | AREA (sf)    |
| BLDG A RES:  | 56  | 79  | 4   | 12,323 sm | (132,962 sf) |
| BLDG A COMM.:  |     |     |     | 308 sm    | (3,314 sf)   |
| BLDG B RES:  | 106 | 144 | 8   | 22,769 sm | (245,086 sf) |
| TOTAL:   | 162 | 223 | 12  | 35,401 sm | (381,048 sf) |
| BUILDING INFORMATION:  |     |     |     |           |              |

|                            |                          |
|----------------------------|--------------------------|
| COVERED AREA:              | 73%                      |
| PAVING (HARDSCAPING):      | PAVING AREA/LOT AREA     |
| LANDSCAPING (SOFTSCAPING): | LANDSCAPE AREA/ LOT AREA |
| FSI (FLOOR SPACE INDEX):   | 2.8                      |
| No. OF STOREYS:            | 12                       |
| HEIGHT:                    | 44.4 m                   |

| AMENITY SPACE:   | REQUIRED | PROPOSED |
|--|----------|----------|
| INDOOR AMENITY:<br>[5.0sm/Unit]                                | 2,223 sm | 1,976 sm |
| OUTDOOR AMENITY:<br>[2.5sm/Bedroom in<br>excess of unit count] | 618 sm   | 2620 sm  |
| TOTAL:   | 2841 sm  | 4596 sm  |

| PARKING SPACE RATES:  | REQUIRED | PROPOSED   |
|---|----------|--|
| RES. PARKING RATES BASED<br>ON ZONING BY-LAW 0225-2007<br>1.25/ 1 BEDROOM UNIT<br>1.40/ 2 BEDROOM UNIT<br>1.75/ 3 BEDROOM UNIT<br>0.2/ UNIT FOR VISITOR PARKING |          | COMM. PARKING RATES BASED<br>ON ZONING BY-LAW 0225-2007<br>4.3/100sm |

| PARKING SPACES:     | REQUIRED    | PROPOSED    |
|---------------------|-------------|-------------|
| STALL DIMENSION     | 2.6m x 5.2m | 2.6m x 5.2m |
| DRIVE AISLE WIDTH   | 7.0m        | 7.0m        |
| RESIDENTIAL:        | 536         | 537         |
| VISITOR/COMMERCIAL: | 91          | 92          |
| SHORT TERM:         | 0           | 1           |
| TOTAL SPACES:       | 627         | 630         |

| ACCESSIBLE PARKING:          | REQUIRED | PROPOSED |
|------------------------------|----------|----------|
| RES. (4% OF TOTAL VISITORS): | 3        | 4        |
| COMM. (4% OF TOTAL):         | 1        | 1        |

NOTE:  
1. RATES BASED ON PART 3 OF BY LAW 0225-2007 TABLE 3.1.3.1  
2. TYPE A = 3.4mX5.2m, TYPE B 2.4mX5.2m, WITH 1.5m ACCESS AISLE

| BICYCLE PARKING SPACES:    | REQUIRED | PROPOSED |
|----------------------------|----------|----------|
| SHORT TERM:<br>[0.08/UNIT] | 33       | 35       |
| LONG TERM:<br>[0.7/UNIT]   | 278      | 278      |

NOTE:  
1. ALL SHORT TERM BICYCLE PARKING WILL BE LOCATED AT GRADE

| LOADING SPACE RATES:  | REQUIRED | PROPOSED |
|---|----------|----------|
| RES. LOADING IS 3.5M X 9.0M<br>COMM. LOADING IS 3.5M X 9.0M |          |          |

| LOADING SPACES: | REQUIRED | PROPOSED                |
|-----------------|----------|-------------------------|
| RESIDENTIAL:    | 1        | 3 (2 MOVING & 1 REFUSE) |
| COMMERCIAL:     | 1        | 0                       |

SURVEY INFORMATION:  
PLAN SURVEY OF LOTS 2, 23 & 24 AND PARTS OF LOTS 1, 3, & 22  
REGISTERED PLAN H-23  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

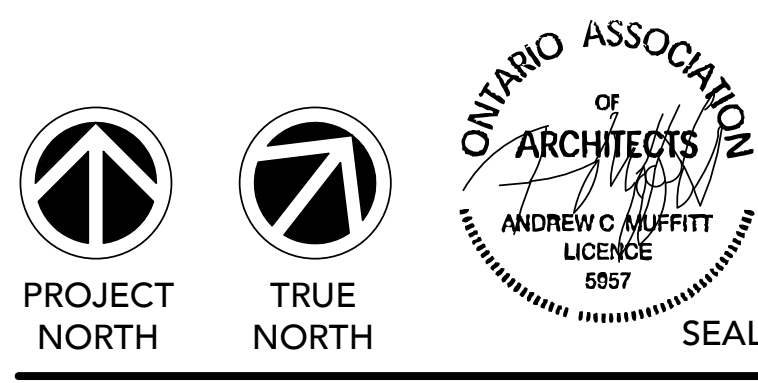
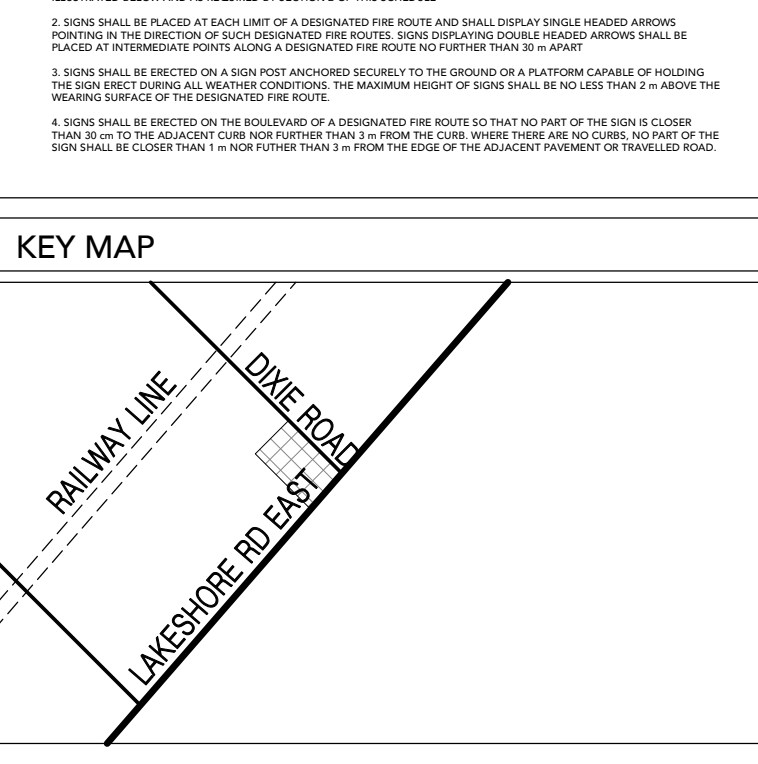
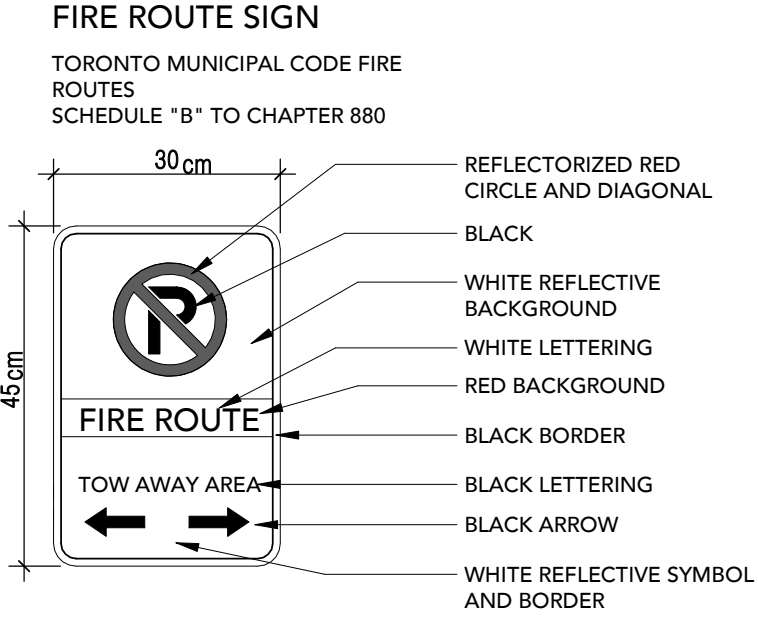
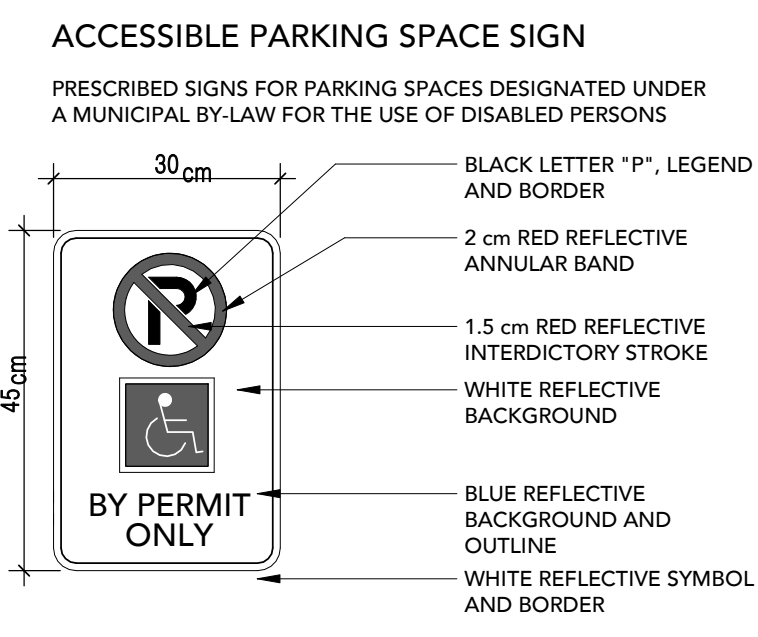
PREPARED BY:  
R. AVIS SURVEYING INC.  
235 YORKLAND BLVD  
TORONTO, ONTARIO  
T: 416-490-8352 F: 416-491-6206

| SITE SYMBOL AND SIGN LEGEND: |  |
|------------------------------|--|
|                              | PRINCIPLE ENTRANCE<br>(FOR FIRE FIGHTING OFF ACCESS ROUTE) |
|                              | ENTRANCE TO RETAIL OR GRADE RELATED<br>RESIDENTIAL UNIT    |
|                              | ACCESSIBLE CURB CUT  |
|                              | CATCH BASIN  |
|                              | AREA DRAIN   |
|                              | MANHOLE  |
|                              | FIRE HYDRANT   |
|                              | SIAMESE CONNECTIONS  |
|                              | ACCESSIBLE PARKING SIGNAGE                                 |
|                              | BARRIER FREE PARKING SPACE                                 |
|                              | FIRE ROUTE SIGNAGE   |
|                              | LIGHT STANDARD (EXTERIOR POLE FIXTURE)                     |
|                              | WALL MOUNTED EXTERIOR LIGHT FIXTURE                        |
|                              | PEDESTRIAN CROSSWALK                                       |
|                              | SLOT DRAIN   |

SITE PLAN  
SCALE: 1 : 200

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Project:  
**Dixie and Lakeshore**  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
Drawing Title:  
**SITE PLAN AND SITE STATISTICS**

|                       |             |             |
|-----------------------|-------------|-------------|
| Drawn By:             | Checked By: | Project No. |
| DRW                   | CHK         | 17 124      |
| Date Plotted:         | Scale:      | As          |
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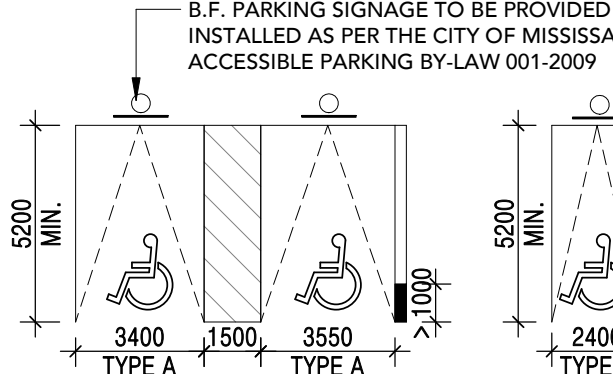
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## PROPOSED MIN. PARKING SPACE DIMEN

TYPICAL BARRIER-FREE ACCESSIBLE PARKING SPACE TYPE

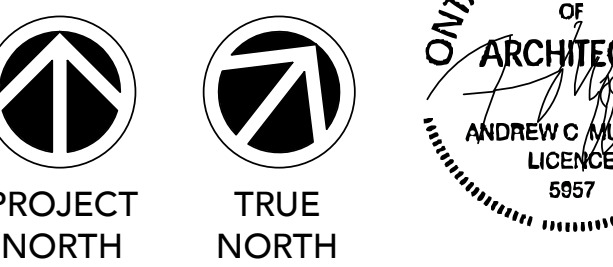
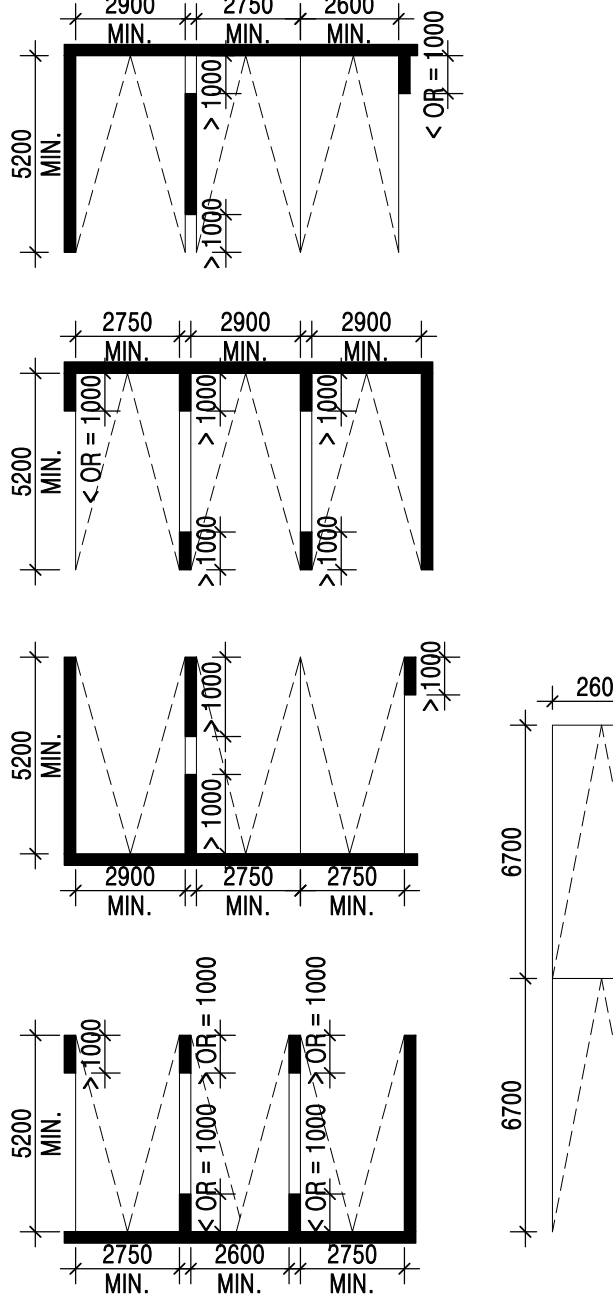
PER 3.1.1.4.5 BY-LAW 225-07 AS AMENDED



TYPICAL PARKING SPACES

PER 3.1.1.4.2 AND 3.1.1.4.3 AND 3.1.1.4.4 BY-LAW 225-07 AS

0000 0350 0000



# Dixie and Lakeshore

CANDYK GROUP OF COMPANIES

375 LAKESHORE ROAD EAST

MISSISSAUGA ON

Drawing Title: \_\_\_\_\_

## FLOOR PLANS-LEVEL

P1&amp;P2

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| Exam By | Checked By |
|---------|------------|

Drawn By: CHW Checked By: CHK

Date Plotted:

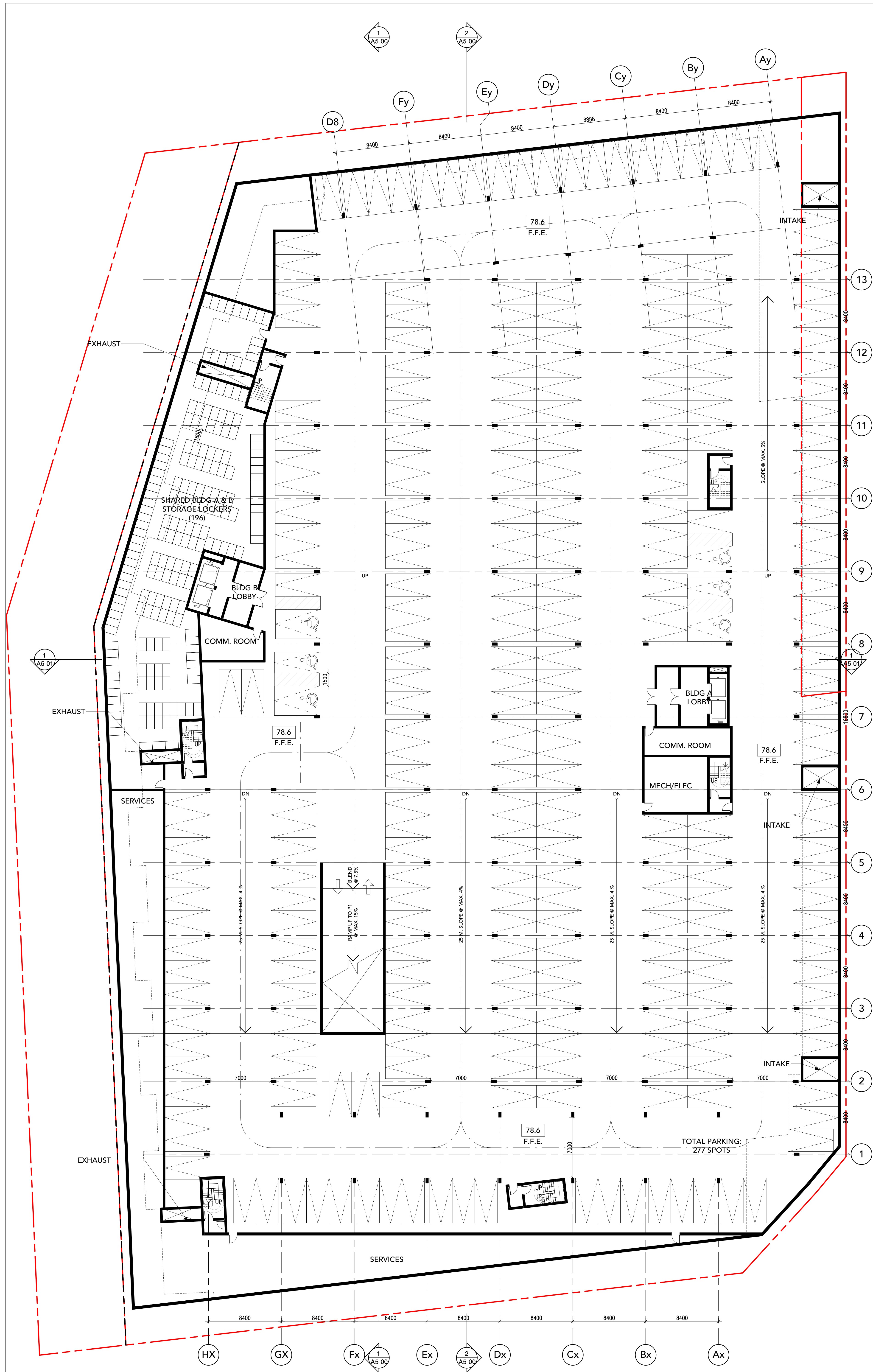
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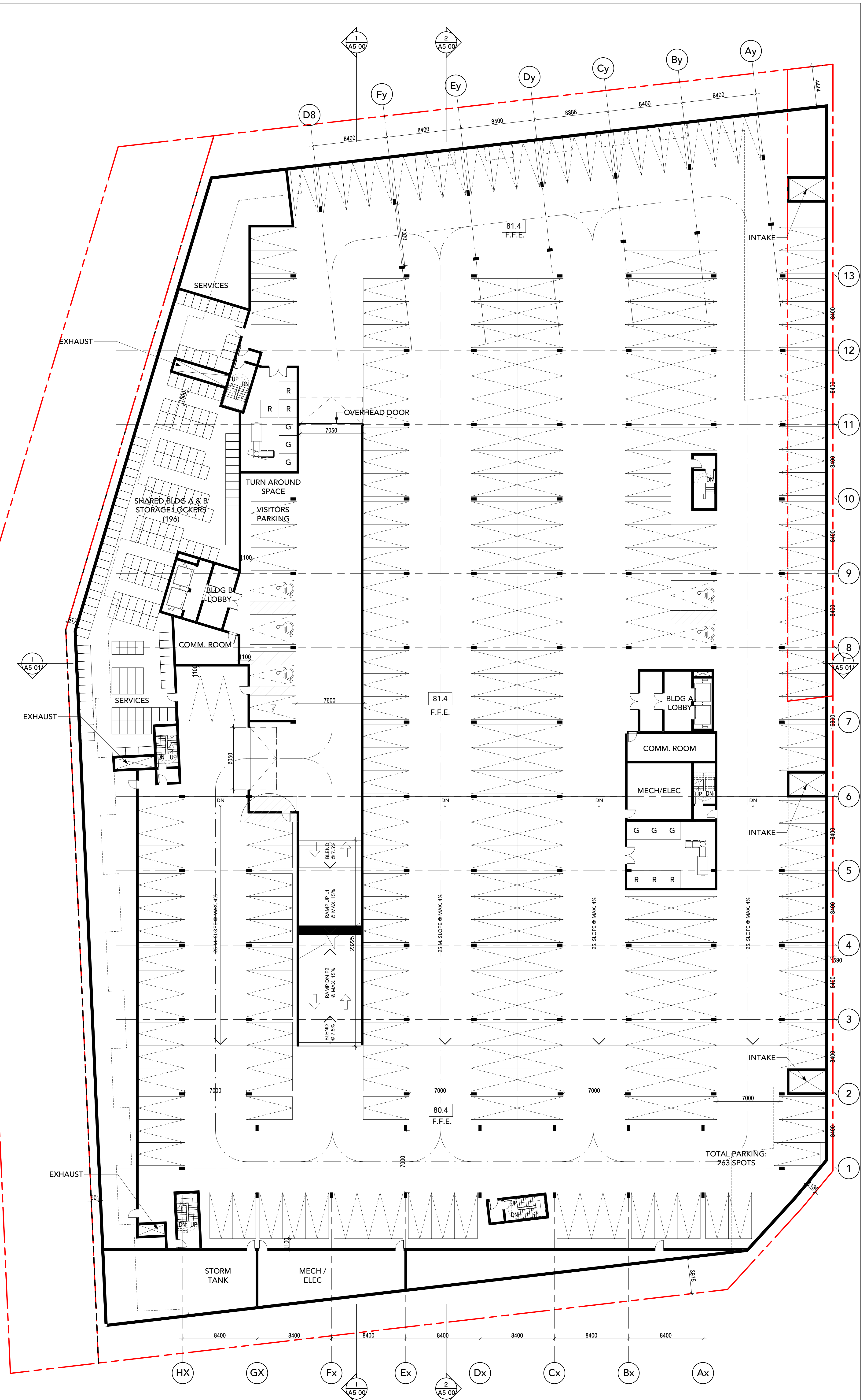
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FLOOR PLAN - LEVEL P2

SCALE: 1 : 200

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A2 00

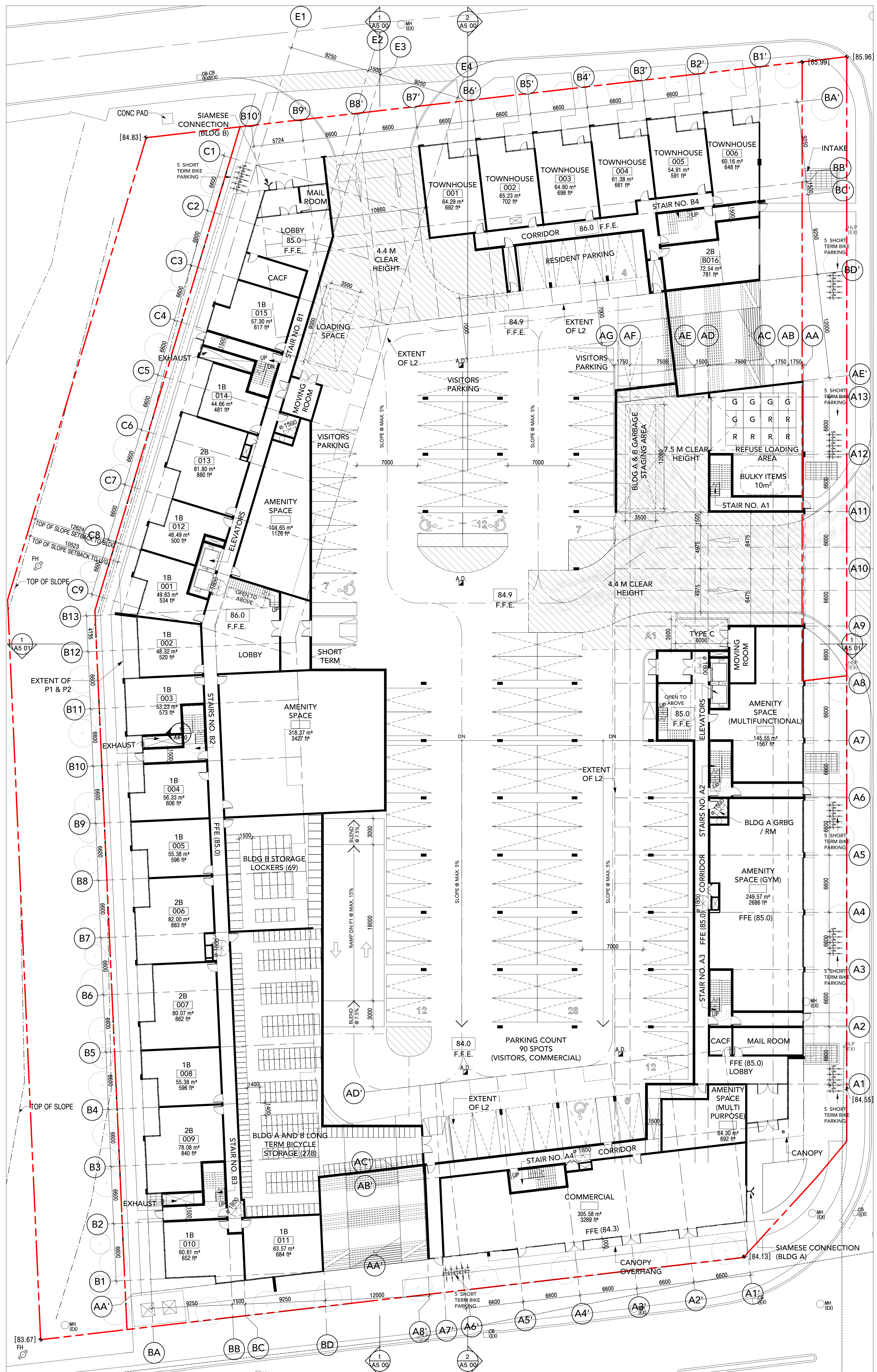
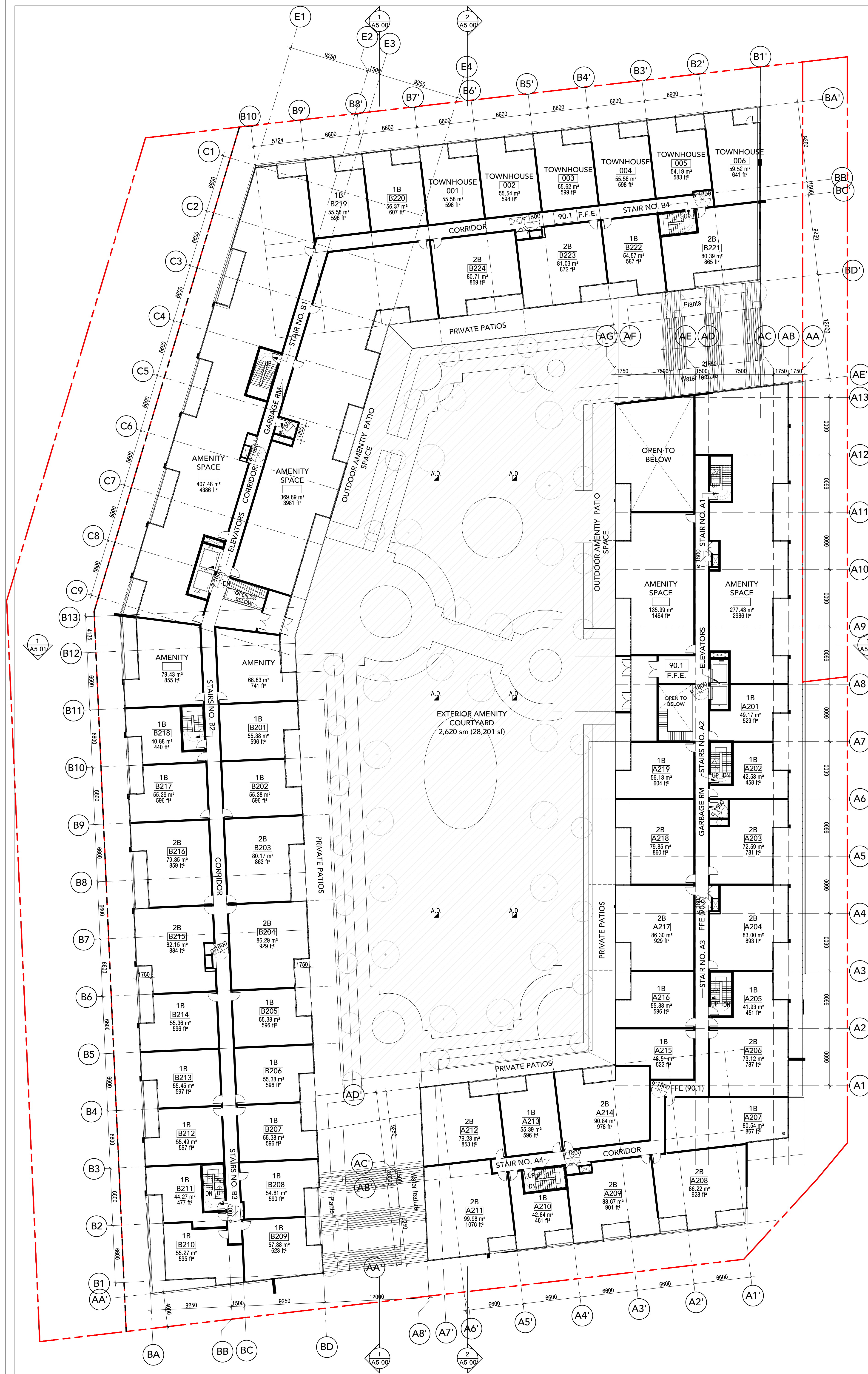


FLOOR PLAN - LEVEL P1

SCALE: 1 : 200

1  
A2 00





# Kohn

Kohn Partnership Architects Inc.  
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6  
Tel 416.703.6700 www.kohnarchitects.com

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## PROPOSED MIN. PARKING SPACE DIMENSIONS

TYPICAL BARRIER-FREE ACCESSIBLE PARKING SPACE TYPE A & B  
PER 3.1.1.4.5 BY LAW 225.07 AS AMENDED

B.F. PARKING SIGNAGE TO BE PROVIDED AND INSTALLED AS PER THE CITY OF MISSISSAUGA'S ACCESSIBLE PARKING BY-LAW 001-2009

TYPICAL PARKING SPACES  
PER 3.1.1.4.2 AND 3.1.1.4.3 AND 3.1.1.4.4 BY LAW 225.07 AS AMENDED

PROJECT NORTH

TRUE NORTH

Project: **Dixie and Lakeshore**

VANDYK GROUP OF COMPANIES

1375 LAKESHORE ROAD EAST

MISSISSAUGA ONTARIO

Drawing Title: **FLOOR PLANS - LEVEL 1 & 2**

Drawn By: DRW  
Checked By: CHK  
Date Plotted: 5/11/2018 10:51:41 AM

Project No: 17 124  
Scale: 1 : 200  
Drawing No.: A2 01



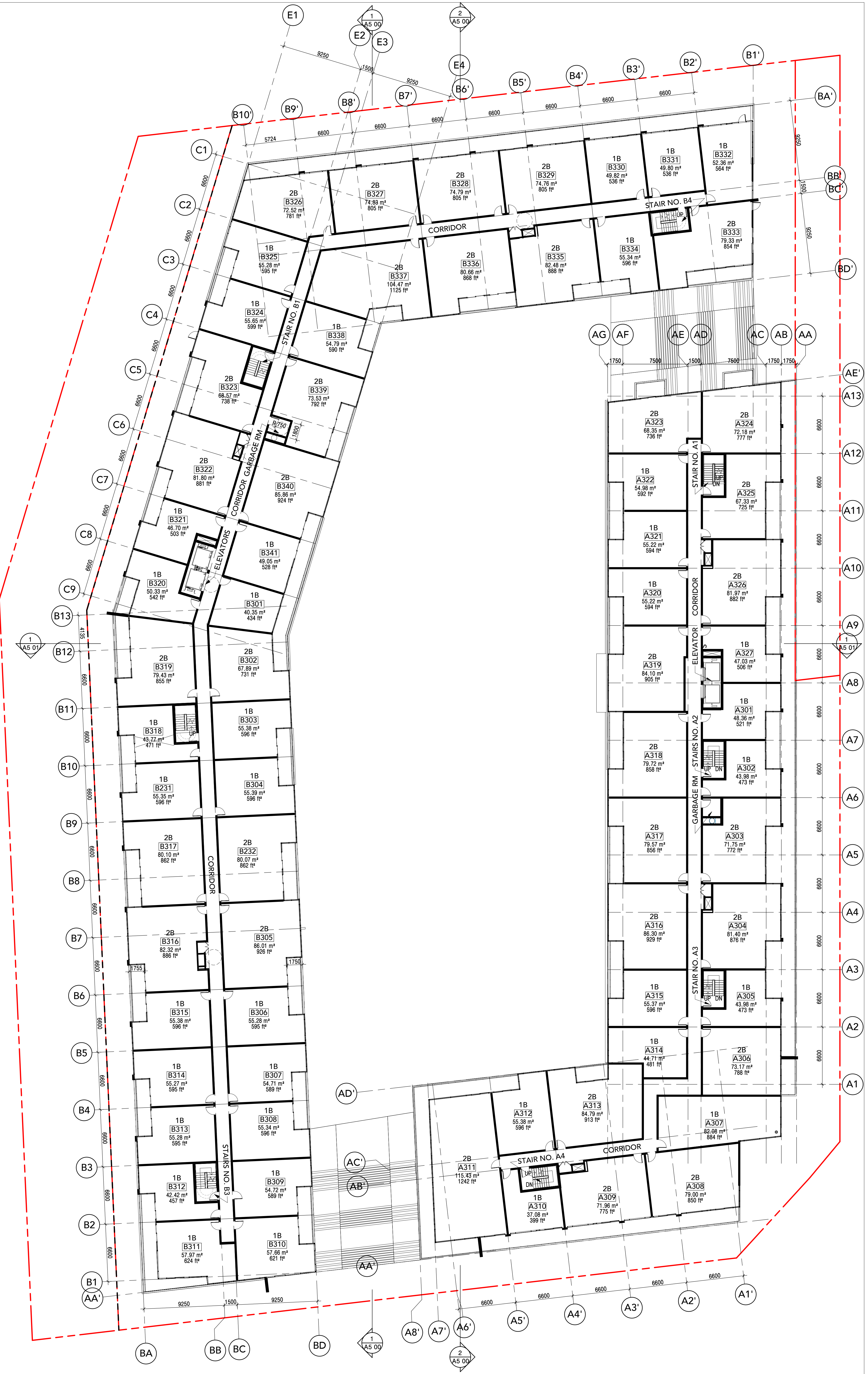
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FLOOR PLAN - LEVEL 5 AND 6  
SCALE: 1 : 200  
A2 02



FLOOR PLAN - LEVEL 3 AND 4  
SCALE: 1 : 200  
A2 02



Project: Dixie and Lakeshore

VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO

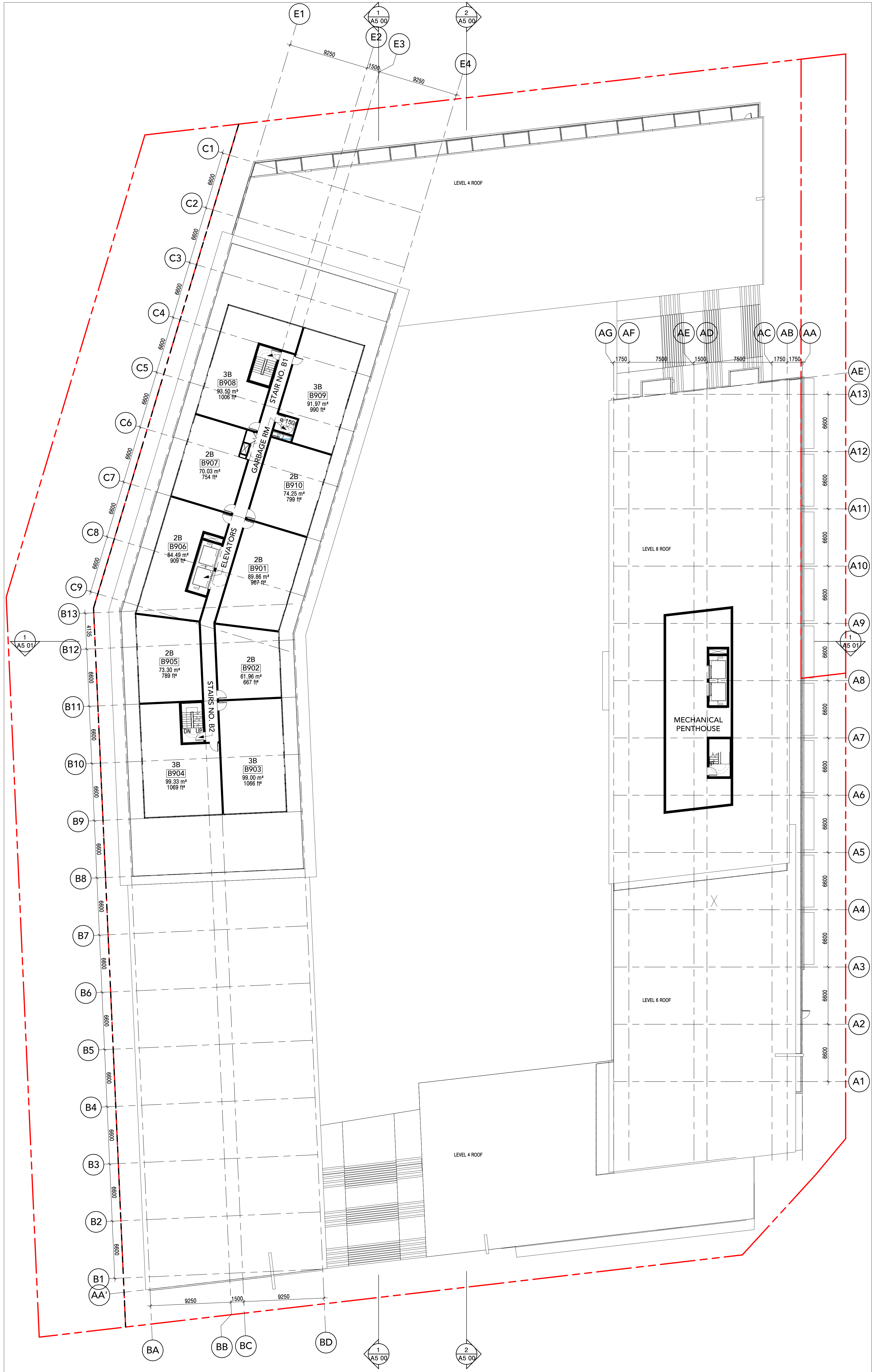
Drawing Title:  
FLOOR PLANS - LEVEL 3-4  
& 5-6 TYPICAL  
Drawing No.:  
A2 02

Drawn By: Author  
Checked By: Checker  
Date Plotted: 5/11/2018 11:21:19 AM  
Project No.: 17 124  
Scale: 1 : 200  
Drawing No.: A2 02



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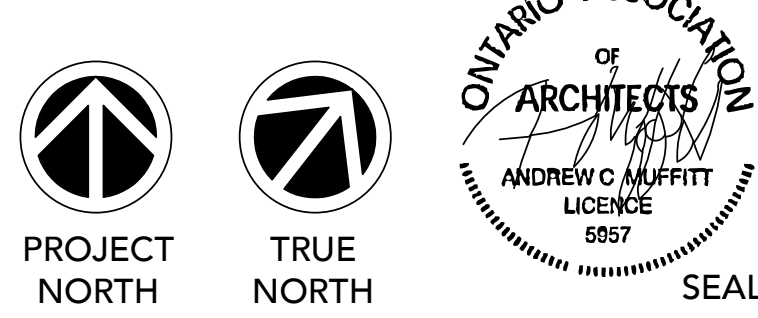
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FLOOR PLAN - LEVEL 9 AND 10  
SCALE: 1 : 200



FLOOR PLAN - LEVEL 7 AND 8  
SCALE: 1 : 200

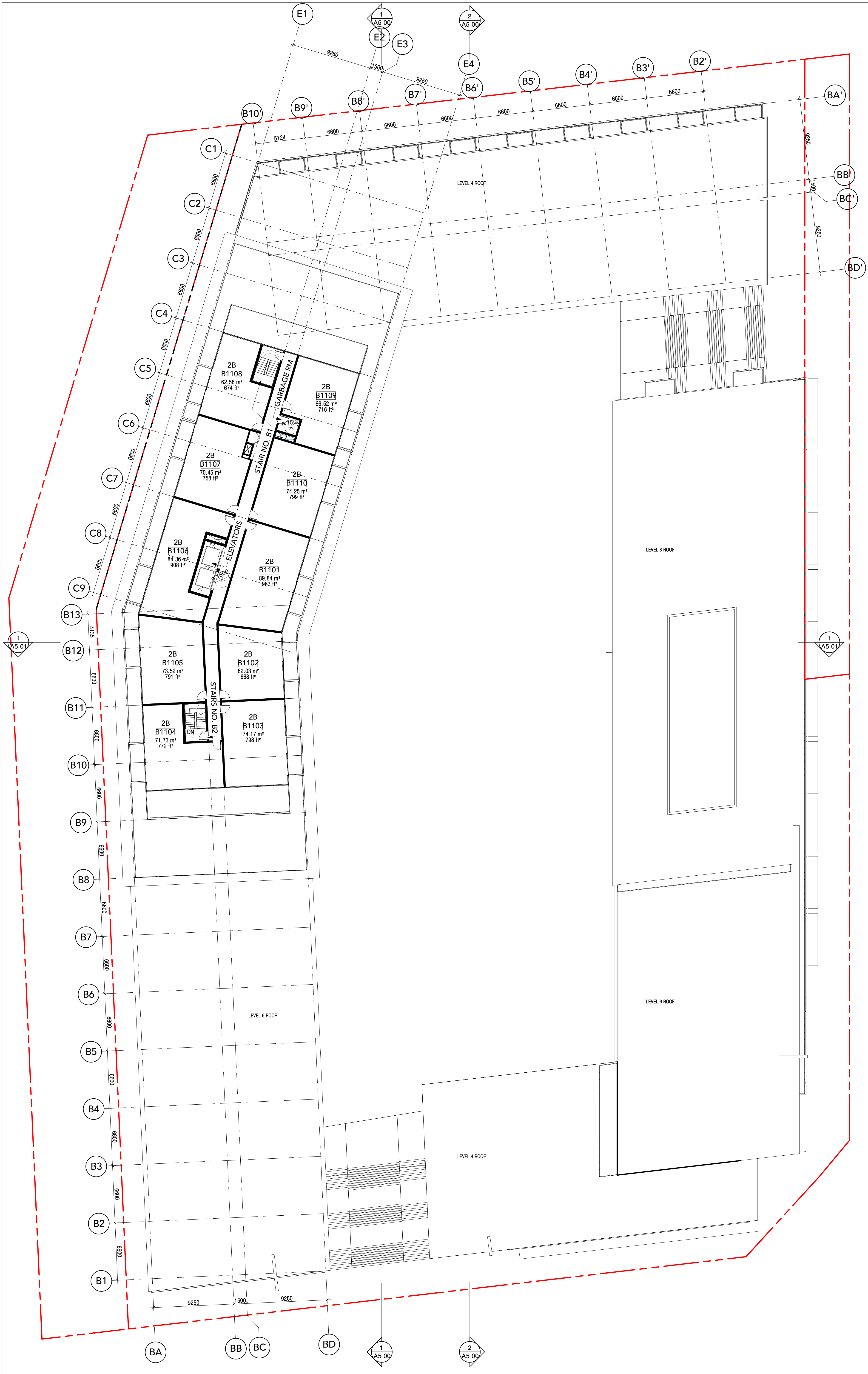


Project:  
**Dixie and Lakeshore**  
  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
Drawing Title:  
**FLOOR PLANS - LEVEL 7-8  
& 9-10 TYPICAL**  
Drawn By: Author  
Checked By: Checker  
Date Plotted: 5/11/2018 11:08:02 AM  
Project No: 17 124  
Scale: 1 : 200  
Drawing No.: A2 03

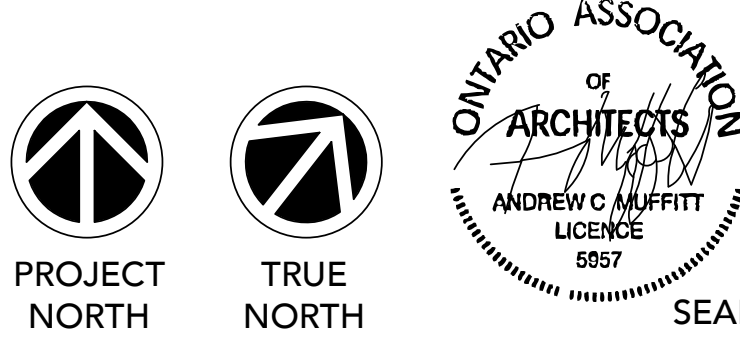


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FLOOR PLAN - LEVEL 11-12  
SCALE: 1 : 200



Project:  
**Dixie and Lakeshore**  
  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
  
Drawing Title:  
**FLOOR PLANS - LEVEL 11-12 TYPICAL**  
  
Drawn By: Author  
Checked By: Checker  
Date Plotted: 5/11/2018 10:58:29 AM  
Project No.: 17 124  
Scale: 1 : 200  
Drawing No.: 1



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ROOF PLAN 1  
SCALE: 1 : 200 A2 05



Project:  
**Dixie and Lakeshore**  
  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
Drawing Title:  
**ROOF PLAN**

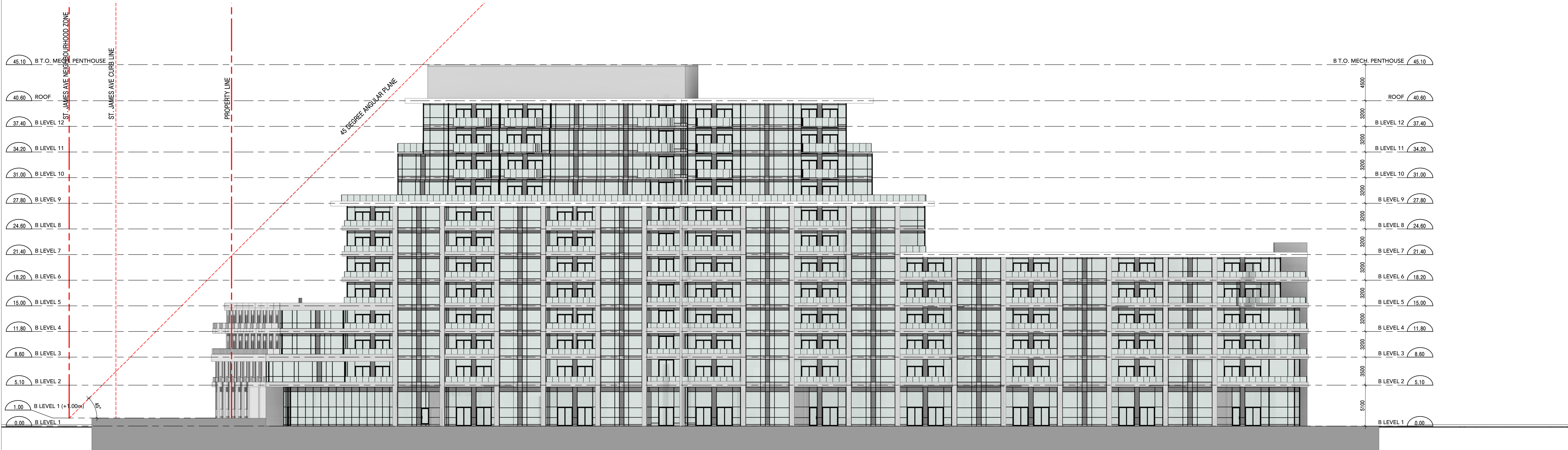
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A2 05

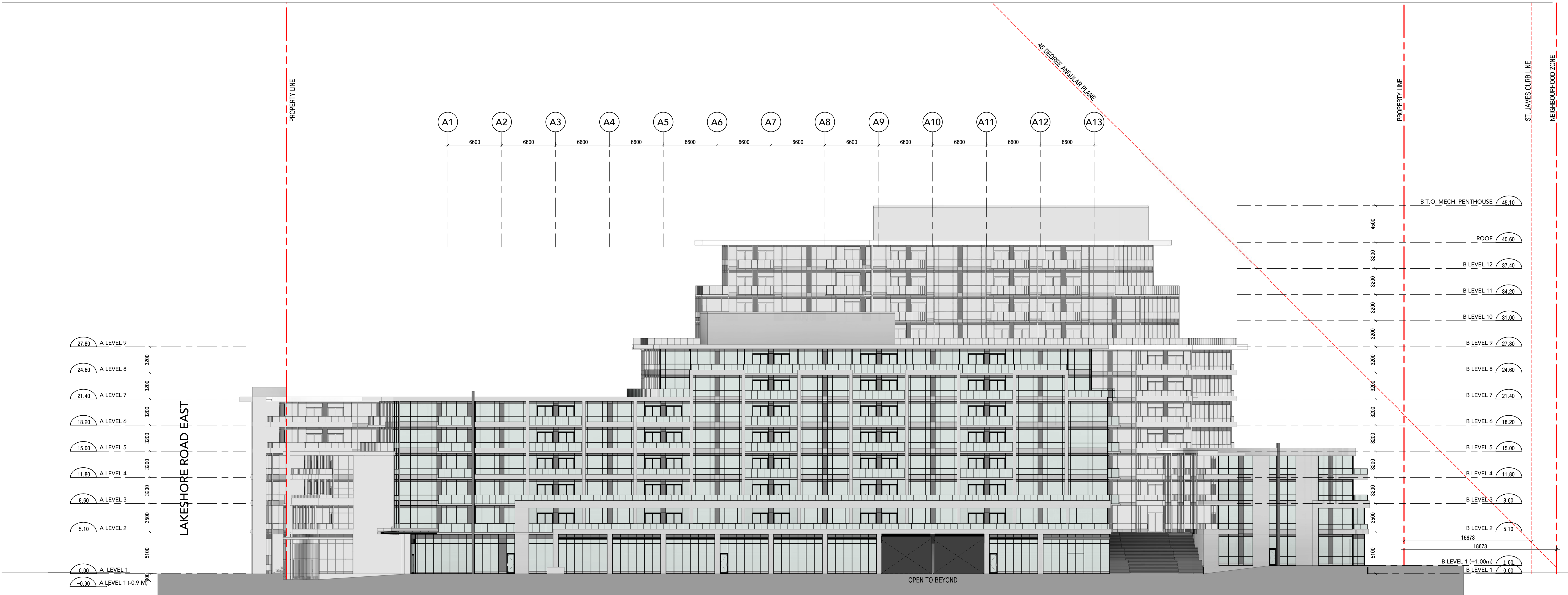


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WEST ELEVATION 2  
SCALE: 1 : 200 A4.00



EAST ELEVATION 1  
SCALE: 1 : 200 A4.00



Project:  
**Dixie and Lakeshore**  
  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
Drawing Title:  
**ELEVATIONS**

Drawn By: DRW  
Checked By: CHK  
Date Plotted: 2018-05-11 10:59:05 AM  
Project No: 17 124  
Scale: 1 : 200  
Drawing No.: 1



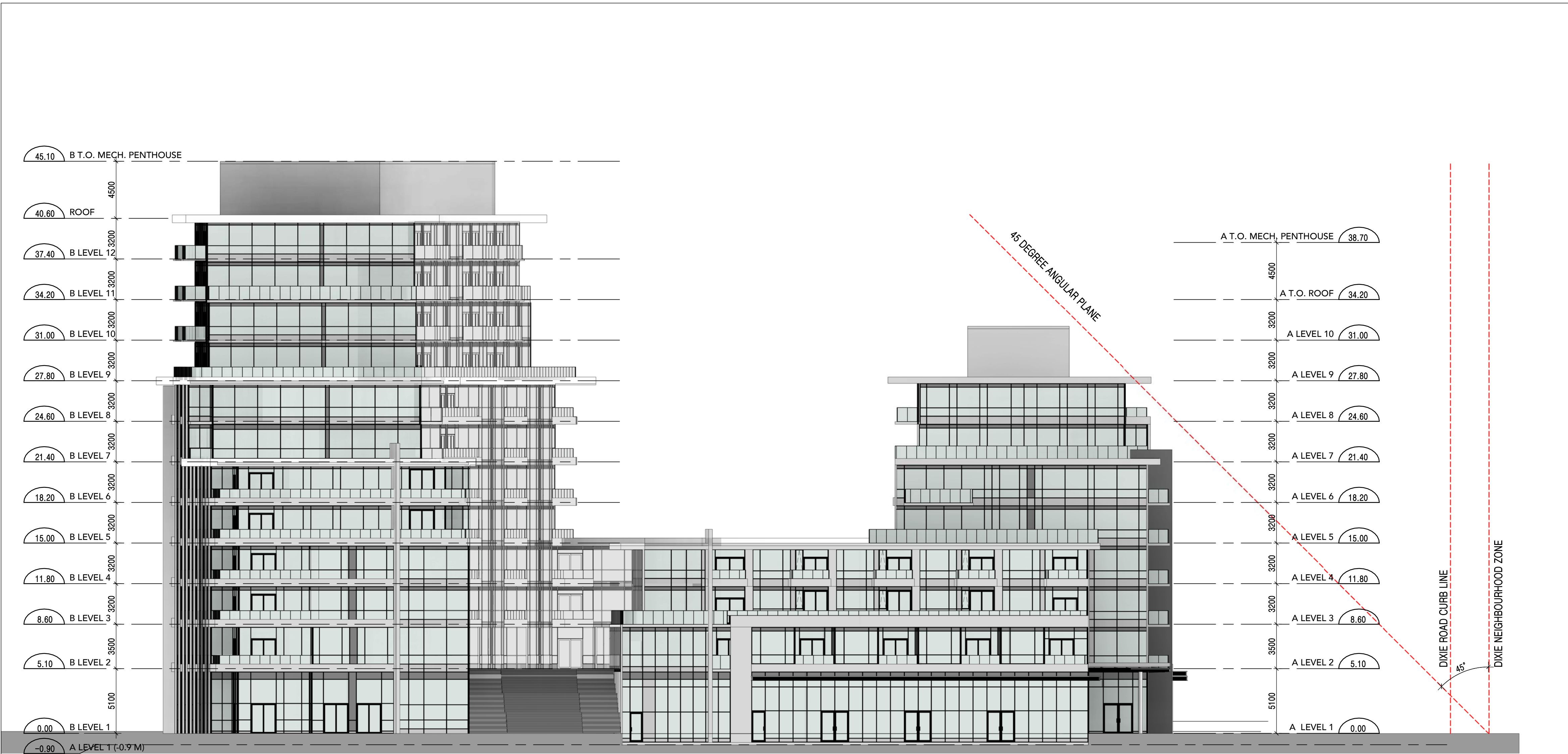
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NORTH ELEVATION  
SCALE: 1 : 200

1  
A4 01



SOUTH ELEVATION  
SCALE: 1 : 200

2  
A4 01

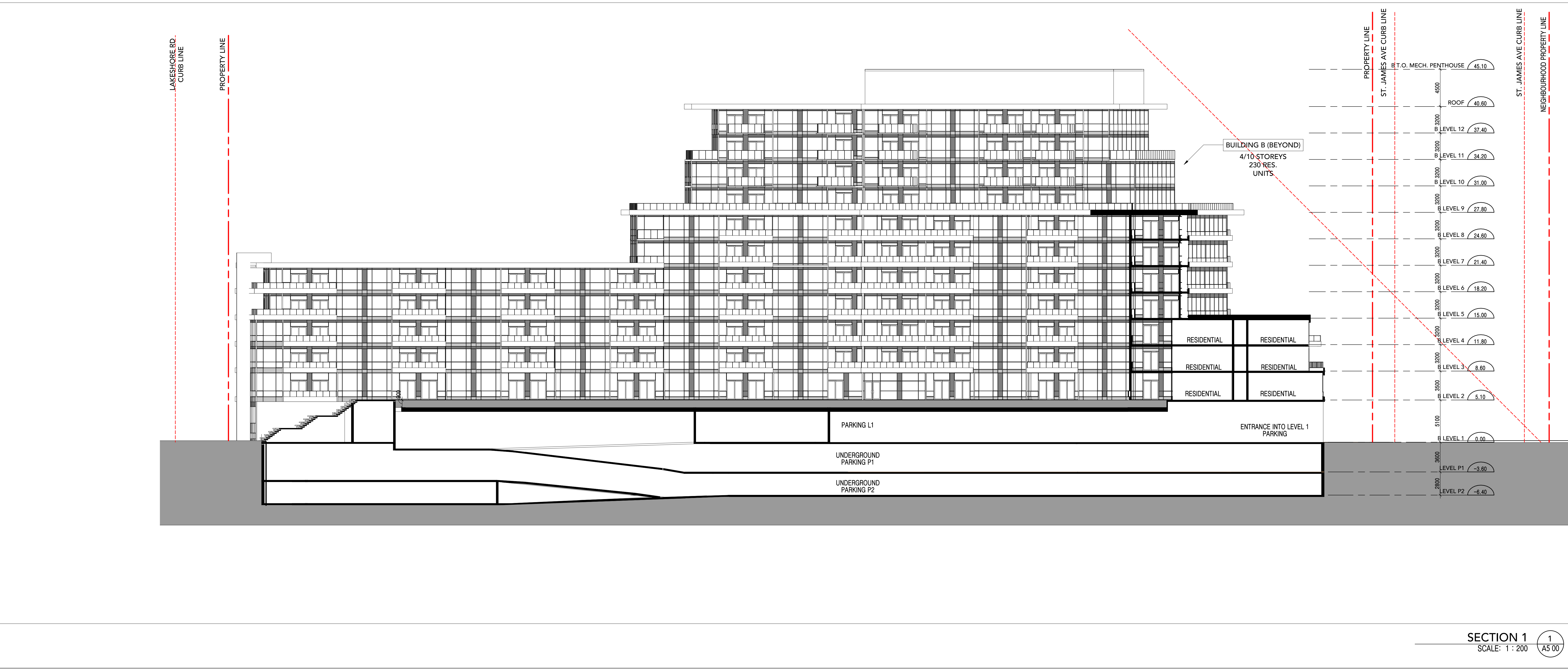
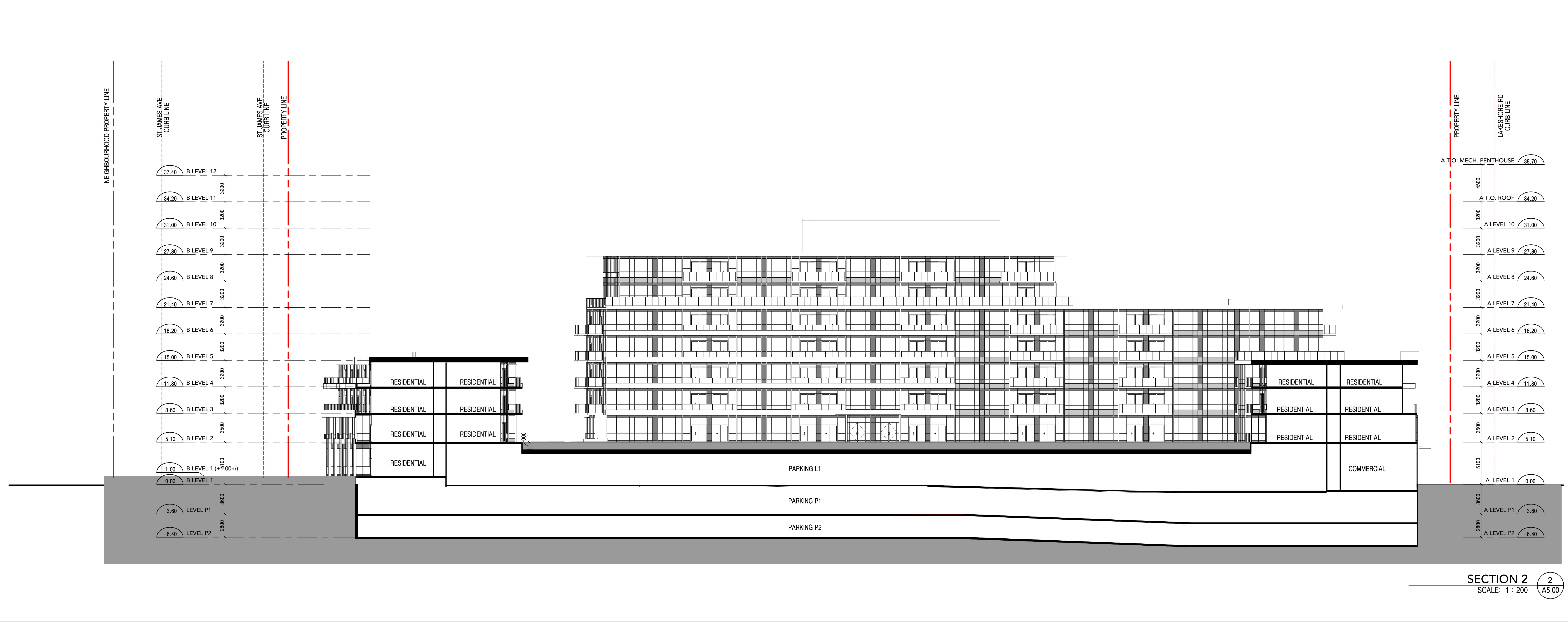


Project:  
**Dixie and Lakeshore**  
  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
Drawing Title:  
**ELEVATIONS**  
  
Drawn By: Author  
Checked By: Checker  
Date Plotted: 2018-05-11 10:54:50 AM  
Project No.: 17 124  
Scale: 1 : 200  
Drawing No.: A4 01



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Project:  
**Dixie and Lakeshore**

VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO

Drawing Title:  
**BUILDING SECTIONS**

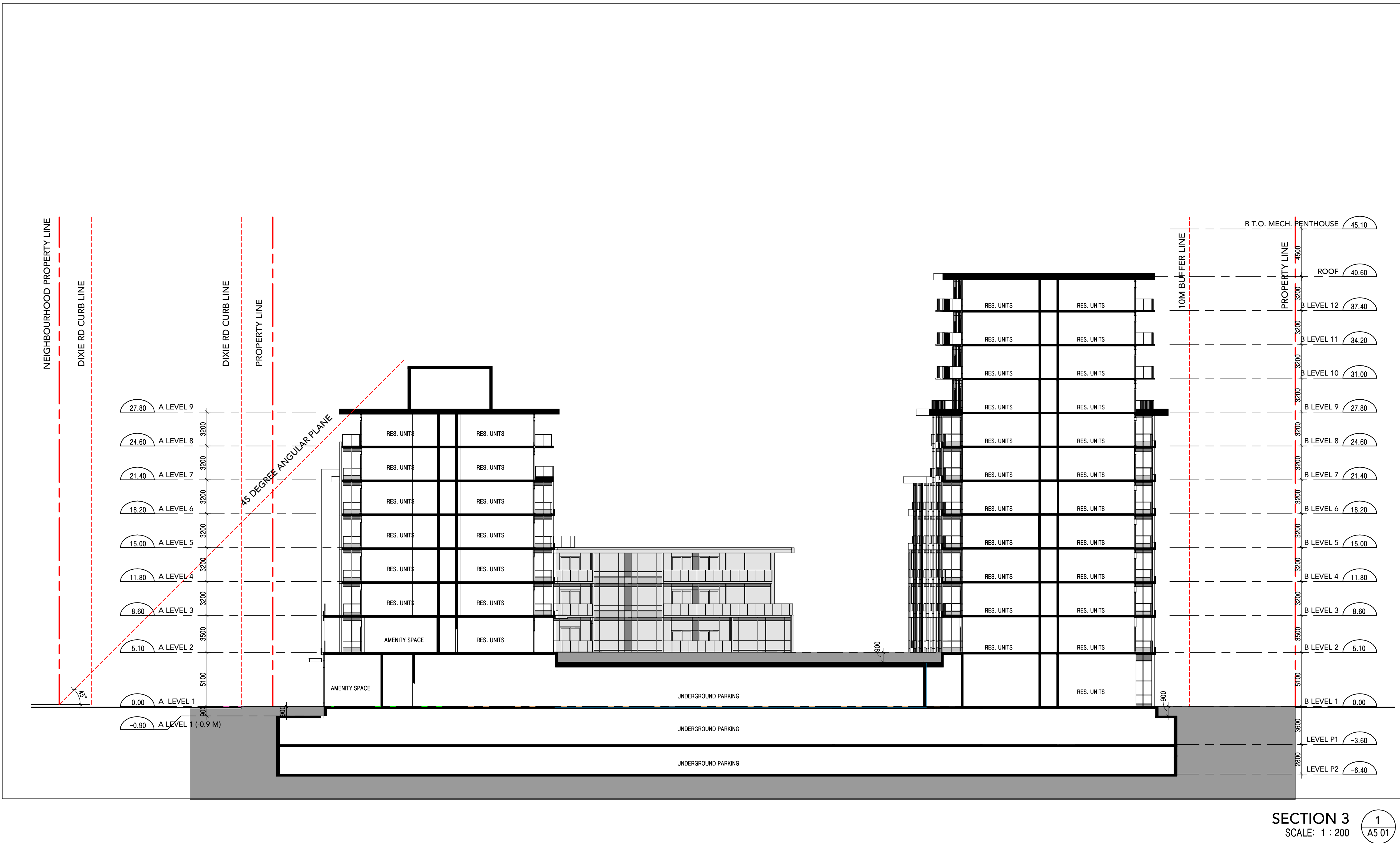
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Project:  
**Dixie and Lakeshore**  
  
VANDYK GROUP OF COMPANIES  
1375 LAKESHORE ROAD EAST  
MISSISSAUGA ONTARIO  
Drawing Title:  
**BUILDING SECTION**  
  
Drawn By: Author  
Checked By: Checker  
Date Plotted: 2018-05-11 10:49:41 AM  
Project No: 17 124  
Scale: 1 : 200  
Drawing No.: A5 01





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Project:  
**Dixie and Lakeshore**

VANDYK GROUP OF COMPANIES

1375 LAKESHORE ROAD EAST

MISSISSAUGA

ONTARIO

Drawing Title:  
**PERSPECTIVES**

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| Author                | Checker     | 17 124      |
| Date Plotted:         |             | Scale:      |
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Drawing No.:

**A6 00**