



FRONT ELEVATION 8.35m MODEL



CITY PARK HOMES

PROPOSED RESIDENTIAL DEVELOPMENT

WEALTHY PLACE & PRIMATE ROAD, MISSISSAUGA, ONTARIO

16-1353

3/16"=1'0"

JUNE 07 2017 SEPT. 19/18
AUG 30 2018 OCT 22/18



FRONT ELEVATION 7.75m MODEL

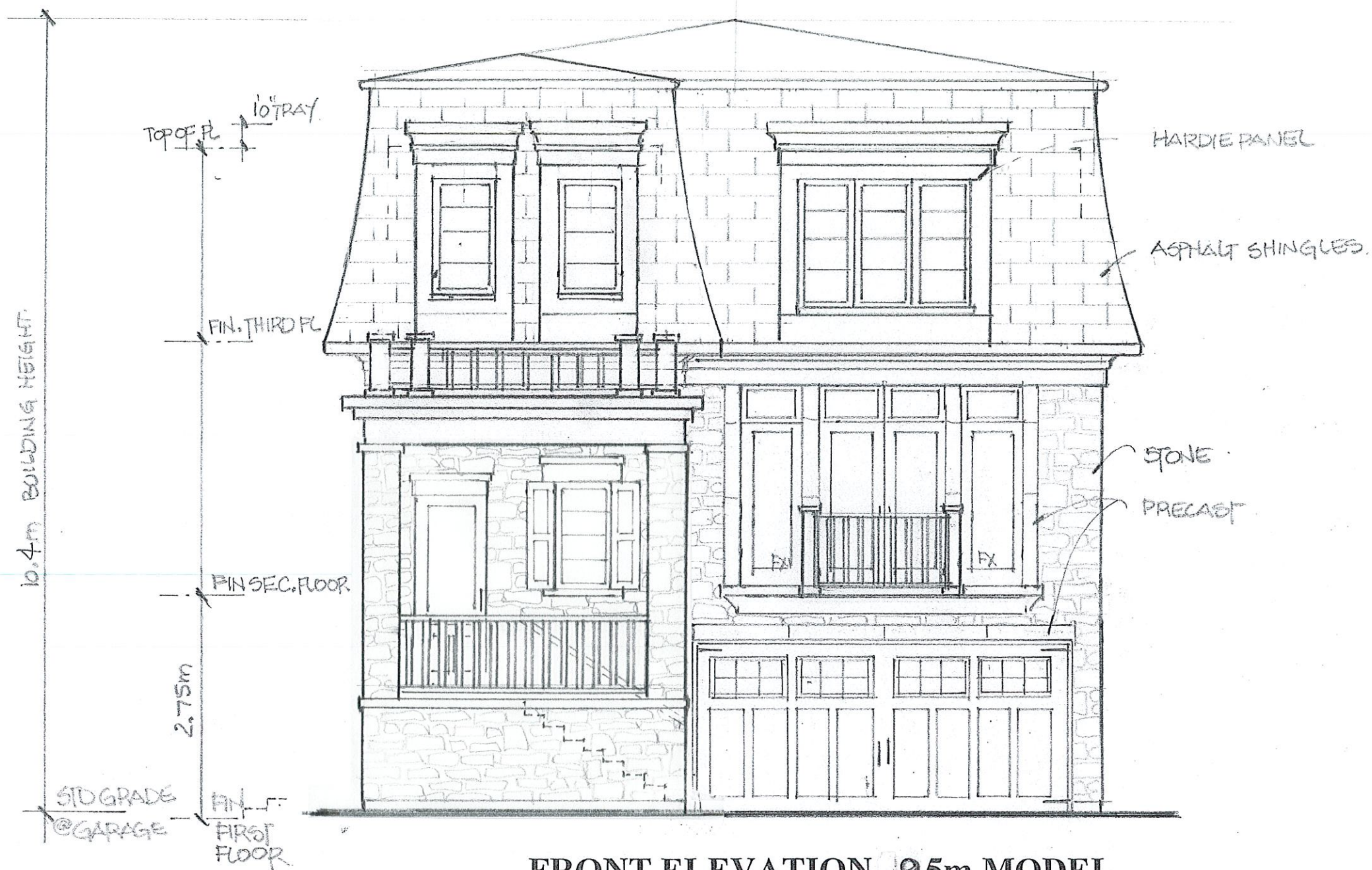
CITY PARK HOMES

PROPOSED RESIDENTIAL DEVELOPMENT
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16-1353

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FRONT ELEVATION 9.5m MODEL



CITY PARK HOMES

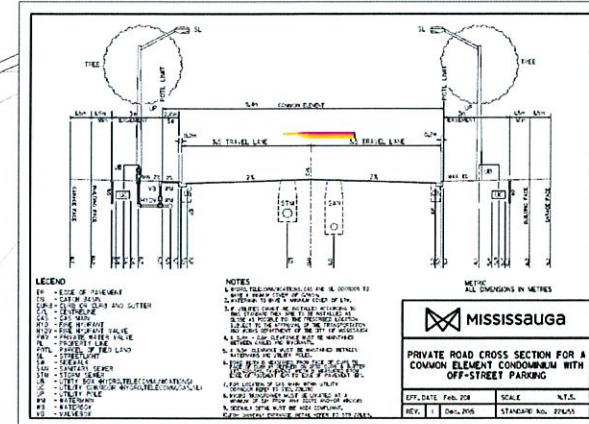
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SITE STATISTICS -FOR TOTAL SITE	
GROSS SITE AREA	12659.20 3.128 Ac 1.266 Ho
MTO(EXPROPRIATED LAND),	-1180.02m ² 0.292 Ac 0.118 Ho
3m (REGION WIDENING)	- 374.05m ² 0.092 Ac 0.037 Ho
16m EASEMENT	-296.87m ² 0.073 Ac 0.029 Ho
NET SITE AREA (including common element condominium single lots 1-18 & freehold single lots 19-26)	10808.26 2.671 Ac 1.081 Ho
TOTAL PROPOSED GFA (including common element condominium single lots 1-18 & freehold single lots 19-26)	6396.38 m ²
TOTAL DENSITY	26 UNITS/1.081 HA = 24.05 UPH/HA 26 UNITS/2.671 AC = 9.734 UPA/AC
FLOOR SPACE INDEX(FSI)	$\frac{\text{Gross floor area}}{\text{Gross site area}} = \frac{6396.38}{12659.20} = 0.5092$

Prediction Location	Resultant Sound Level (dBA)				
	S5	S6	S7	S8	S9
Lot 1	2.8	2.5	2.2	2.0	--
Lot 2	No acoustic barrier required				
Lot 8	2.0	--	--	--	--
Lot 7	No acoustic barrier required				
Lot 9	2.0	--	--	--	--

SITE STATISTICS - COMMON ELEMENT CONDOMINIUM (LOTS 1-18)	
ZONING : R-XX	
NET SITE AREA (LOTS 1-18)	852.2 2.10 0.85
BUILDING COVERAGE (including Porch)	337.7 39.6
LANDSCAPED OPEN SPACE	210.4 24.6
ROADS, DRIVEWAYS, PARKING (including Sidewalks, D/W visitor parking)	304.2 35.7

	SITE STATISTICS - FREEHOLD LOTS FRONTING ON PRIMATE ROAD (LOTS 19-26)	
	ZONING : R-XX	
5.96 m ² 8 Ac 2 Ha	NET SITE AREA (LOTS 19-26)	2284.30 m ² 0.564 Ac 0.228 Ha
2.26 m ² 2% 5%	BUILDING COVERAGE (including Porch)	823.40 m ² 36.05%
2.26 m ² 5%	LANDSCAPED OPEN SPACE	1170.50 m ² 51.24%
2.44 m ² 0%	ROADS, DRIVEWAYS, PARKING (including Sidewalks)	290.40 m ² 12.71%

	PARKING	REQUIRE
	REQUIRED PARKING ⑧ 2 SPACES PER UNIT (18 LOTS)	36
	RESIDENT PARKING 1 PER LOT ON DRIVEWAY FOR LOTS 5-11,18 1 PER LOT IN ATTACHED GARAGE FOR LOTS 5-11,18 2 PER LOT ON DRIVEWAY FOR LOTS 1-4,12-17 2 PER LOT IN ATTACHED GARAGE FOR LOTS 1-4,12-17	
	VISITOR PARKING VISITOR PARKING REQUIRED 18 LOTS X 0.25/LOT	05
	VISITOR PARKING PROVIDED (INCLUDED 1 REQUIRED TYPE A ACCESSIBLE PARKING)	

		LOT #	LOT AREA (m ²)	COVERAGE (m ²)	(Proposed) Maximum	HEIGHT Maximum (m)
CD PROVIDED	08 08 20 20	19	314.32	101.12	232.26	10.20
		20	276.00	99.80	232.26	10.20
		21	276.00	99.80	232.26	10.20
		22	276.00	99.80	232.26	10.20
		23	276.00	99.80	232.26	10.20
		24	276.00	99.80	232.26	10.20
		25	276.00	99.80	232.26	10.20
	26	313.98	123.48	278.71	10.20	
		LOT #	FRONTAGE AT 7.5 (m)	LANDSCAPE OPEN SPACE (m ²)	FRONT LANDSCAPED AREA (m ²)	
07		19	15.85	176.90	40.82	
		20	12.00	139.90	23.92	
		21	12.00	139.90	23.92	
		22	12.00	139.90	23.92	
		23	12.00	139.90	23.92	
	24	12.00	139.90	23.92		

LOT#	LOT AREA (m ²)	BUILDING COVERAGE (m ²)	GFA (Proposed) (Proposed) Maximum	FRONTAGE AT 7.5 (m)
1	428.98	140.63	315.87	12.94
2	304.27	124.26	289.00	10.85
3	293.68	116.11	269.42	10.85
4	284.05	108.00	246.19	10.94
5	286.35	94.03	226.75	11.95
6	249.87	98.24	236.90	10.15
7	249.87	98.24	236.90	10.15
8	325.33	98.24	236.90	14.05
9	364.87	95.49	236.90	11.21
10	252.09	94.76	228.50	9.60
11	291.53	94.76	228.50	11.40
12	345.71	114.21	255.48	12.61
13	276.00	99.80	232.26	12.00
14	276.00	99.80	232.26	12.00
15	276.00	99.80	232.26	12.00
16	276.00	99.80	232.26	12.00
17	286.60	99.80	232.26	12.00
18	382.09	104.36	241.66	12.97

BUILDING HEIGHT	26	13.00	154.22	26.84	
Maximum (m)	DENSITY	8 UNITS = 35.05 UpHA 0.228 HA			
10.20	TOTAL GFA (Maximum) :	1904.53 m ²			
10.20	FLOOR SPACE INDEX (FSI)	Gross floor area Gross site area = 1904.53 = 2294.50 = 0.834			
10.20	NOTE:				
10.20	The lot frontage, lot area, and lot coverage as				
10.20	currently shown are not certified.				
10.20	The lot frontage, lot area calculations will be certified				
10.20	by an accredited Ontario Land Surveyor at the time of				
10.20	creating the parcels of land through the registration of				
10.20	a reference plan when the Condominium application is				
10.20	processed.				
10.20	NOTE:				
10.20	The building coverage, landscape open space & front				

KEY PLAN
NTS

16/12/2016	CE	Added 12 m reserve, road surface and fence per driveway
05/01/2016	CE	Updated grading to working info. per city drawing
05/01/2016	CE	Added utility easement. Updated driveway to State Road House at Lot 30
05/01/2016	CE	Updated photos around layout and site status
01/06/2016	SA	LANDSCAPE CO-ORDINATION
15/01/2017	SP	ADDED WELDING SHED 20'X10'
15/01/2017	SA	SEE EXISTENCES REVIEWED BY PER PLANNER
15/01/2017	SP	EXISTENCES REVIEWING CO-ORDINATION
05/01/2017	SP	REVISED AS PER SURVEY
05/01/2017	SP	SHOWN C/A INDEX TO CLAN
05/01/2017	SP	ADDED UP AND DOWN STAIRS
05/01/2017	SP	PRELIMINARY SITE PLAN W/ 1/2" AND COMPROMISED LINES
04/01/2017	SP	PRELIMINARY SITE PLAN

Date: 04/01/2017
Ref.
Description

Revisions

Drawn	SP	
Date	04/25/17	
Checked		
Approved		
Printed		
CAD File		

CAD File: 161353-SP14.DWG

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry the work in accordance with the Contract Documents.

Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work.

Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty.

Do not scale drawings.

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SP

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WEALTHY PLACE
PROPOSED COMMON ELEMENT
CONDOMINIUM SINGLE-
DETACHED DEVELOPMENT
(LOTS 1-18)
& FREEHOLD SINGLE- DETACHED
DEVELOPMENT (LOTS 19-26)

CITY OF MISSISSAUGA,
ONTARIO

Sheet
Title
SITE PLAN

Scales
1:300