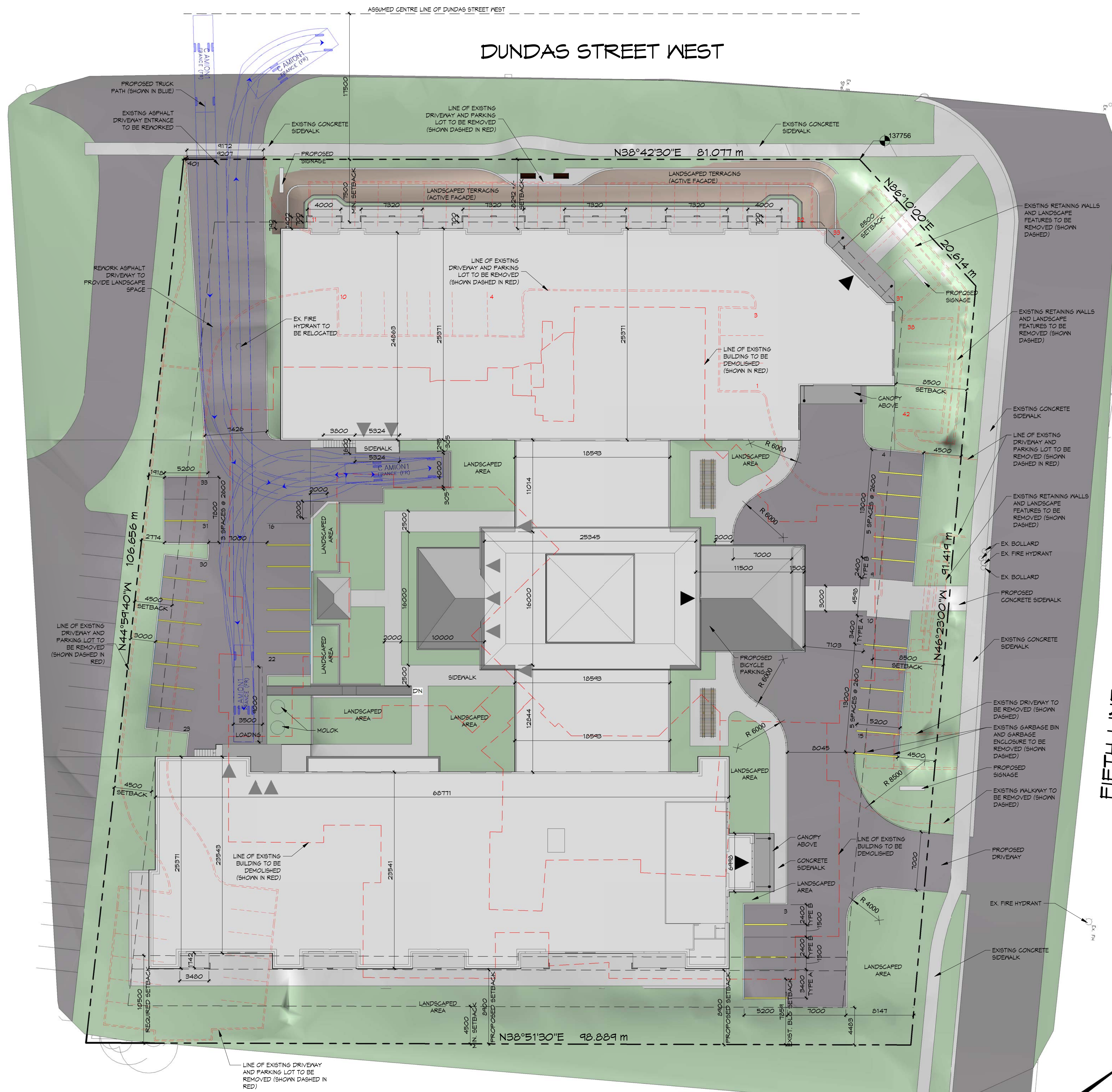


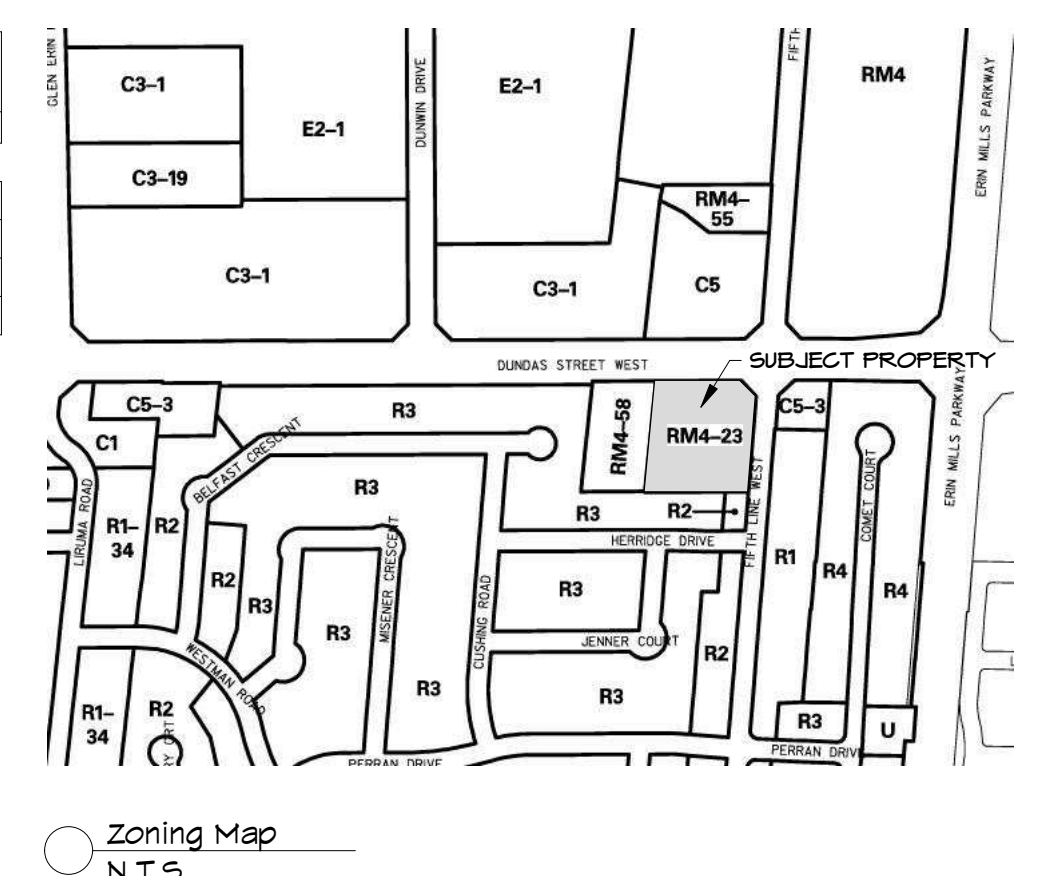
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1 Site
A102 1:250



SITE DATA		ZONE RM4-23	SITE AREA 10,245.602 M ²	REQUIRED	PROPOSED	COMPLIES	COMMENTS
1	MIN. LOT FRONTAGE	4.15.1	30 m	81.077 m (DUNDAS STREET WEST)	YES		
2	MIN. FRONT YARD/EXTERIOR SIDE	4.15.1	8.5 m (HEIGHT B/Y 13.0 m + 20 m)	8.24 m (DUNDAS STREET WEST)	NO		CAPTURED IN AMENDMENT TO REDUCE SETBACK TO 8.24 m
3	MIN. INTERIOR SIDE YARD (WEST)	4.15.1	4.5 m (ABUTS INSTITUTIONAL)	4.5 m (FIFTH LINE WEST)	YES		BASED ON CLOSEST BLDG. FACE
4	MIN. INTERIOR SIDE YARD (SOUTH)	4.15.1	7.5 m + 1.0 m FOR EACH ADDITIONAL 1.0 m OF DWELLING HEIGHT, OR PORTION THEREOF, EXCEEDING 10.0 m	8.9 m	NO		CAPTURED IN AMENDMENT TO REDUCE SETBACK TO 8.9 m
5	MAX. ENCROACHMENT OF A BALCONY OR CORNICE ABOVE THE FIRST STOREY INTO A REQUIRED YARD	4.15.1	1.0 m	1.435 m - SOUTH (BASED ON 10.5 m SETBACK)	NO		CAPTURED IN AMENDMENT TO REDUCE SIDE YARD SETBACK TO 8.9 m, AS A RESULT, BALCONY WILL NOT ENCROACH IN SETBACK
6	MAX. ENCROACHMENT INTO A REQUIRED YARD OF A BALCONY LOCATED ON THE FIRST STOREY THAT EACH SHALL HAVE A MAXIMUM WIDTH OF 6.0 m	4.15.1	1.8 m	N/A - SOUTH N/A - NORTH	N/A		
7	MAX. PROJECTION OF A BALCONY LOCATED ABOVE THE FIRST STOREY MEASURED FROM THE OUTERMOST FACE OR FACES OF THE BUILDING FROM WHICH THE BALCONY PROJECTS	4.15.1	1.0 m	1.402 m (DUNDAS ST. WEST)	NO		CAPTURED IN AMENDMENT TO ALLOW FOR 1.402m BALCONY PROJECTION
8	MIN. ABOVE GRADE SEPARATION BETWEEN BUILDINGS	4.15.1	3.0 m (BUILDING HEIGHT LESS THAN 13 m)	+ 3.0 m	YES		
9	FSI APARTMENT DWELLING ZONE	4.15.1	0.4 MIN. TO 0.9 MAX.	0.48237 sqm/10,245.60 sqm = 0.48	NO		CAPTURED IN AMENDMENT TO ALLOW FOR 0.43 MAX. FSI
10	HEIGHT MAX	4.10.2.23.2 (2)	3 STOREYS AND 10.7 m MAX	5 STOREYS AND 15.48 m +/- (DUNDAS STREET WEST) 5 STOREYS AND 18.3 m +/- (MECHANICAL PENTHOUSE - FIFTH LINE WEST)	NO		CAPTURED IN AMENDMENT TO ALLOW FOR 5 STOREYS AND 18.3 m MAXIMUM HEIGHT
11	# UNITS			TOTAL = 144			
12	USE	4.10.2.23.1	LONG TERM CARE/RETIREMENT DWELLING	RETIREMENT DWELLING	YES		
13	OFF STREET PARKING	3.1.2.1	0.5 / UNIT RETIREMENT HOME	37 PARKING GARAGE 33 GRADE TOTAL = 70	YES		
14	OFF STREET PARKING DIMENSIONS	3.1.1.4.1, 3.1.1.5.1	2.6 x 5.2 (7.0 m AISLE)	2.6 x 5.2 (7.0 m AISLE)	YES		
15	OFF STREET PARKING SETBACK	4.15.1	4.5 m MIN. (TO A STREET LINE) 3.0 m MIN. (ANY OTHER LOT LINE)	2.66 m TO 5.8 m (FIFTH LINE WEST) 1.348 m TO 3.0 m (WEST)	YES		EXIST. CONDITION TO BE CAPTURED IN AMENDMENT
16	LOADING SPACES	3.1.4.5	1 REQUIRED (3.5 m W x 4.0 m L)	1 PROVIDED (3.5 m x 4.0 m)	YES		
17	MIN. SETBACK FOR WASTE ENCLOSE/LOADING AREA TO STREET LINE	4.15.1	10 m MIN.	N/A	N/A		
18	MIN. SETBACK FOR WASTE ENCLOSE/LOADING AREA TO DETACHED DWELLINGS		10 m MIN.	+ 4.0 m	YES		
19	OUTDOOR STORAGE		N/A	N/A	N/A		
20	MIN. LANDSCAPED AREA	4.15.1	40% OF SITE = 4,098.24 sqm	3707.601 sqm +/- (36.18% +/-) NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS.	NO		CAPTURED IN AMENDMENT TO REDUCE MINIMUM LANDSCAPE AREA TO 36%.
21	BUFFER STRIPS	4.15.1, 2.1.25, 4.1.15.4	4.5 m STREET LINE/RESIDENTIAL 3.0 m OTHER LOT LINE	+ 4.5 m VARIES: WEST - 1.918 m MIN. AT PARKING SOUTH - 4.4 m + AT PARKING	YES		EXIST. CONDITION TO BE CAPTURED IN AMENDMENT
22	FENCES		---	---			
23	AMENITY	4.15.1	GREATER OF 5.6m ² /UNIT (806.4 sqm) OR 10% OF SITE AREA (1024.56 sqm)	EXTERIOR: 1093 sqm +/- INTERIOR: 920 sqm +/- TOTAL: 2013 sqm +/-	YES		
24	BICYCLE PARKING		5% OF REQ'D CAR SPACES 5% OF 70 = 3.5	4 SPACES	YES		
25	LOT AREA			10,245.602 sqm			

Count	Type	Level
37	2600 x 5200 90 deg	000 Level 0
3	2400 x 5200 90 deg Type B	001 Level 1
28	2600 x 5200 90 deg	001 Level 1
2	3400 x 5200 90 deg Type A	001 Level 1
Grand total: 72		

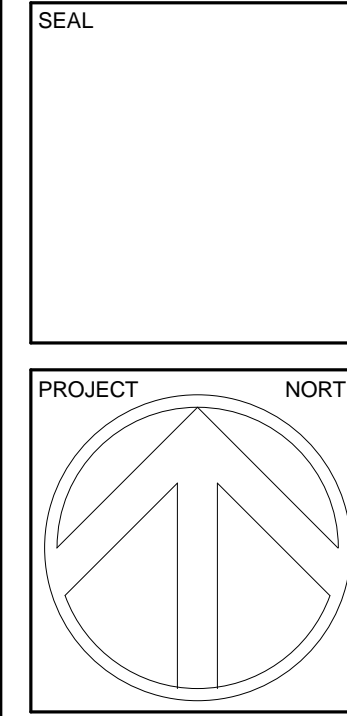


3 RE-ISSUED FOR PRE-ZONING APPLICATION 20160924
 2 ISSUED FOR PRE-ZONING APPLICATION 20151210
 1 ISSUED FOR SITE PLAN PRE-APPLICATION 20150921

REVISIONS DATE

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 www.fryettarchitect.com

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE AND FINISH DRAWINGS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCLARIFIED AREAS.
 ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE REFERRED TO HIS REQUEST. AND ARE TO BE REFERRED AT HIS REQUEST.
 DO NOT SCALE DRAWINGS.
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Erinview Redevelopment
 Dundas St. W. Mississauga, ON
Site Plan

STATUS: OPA/ ZBA
 PROJECT #: 15055
 CHKD: JEF
 DRAWN: JEF/TT
 SCALE: As indicated
 DATE DWN: 20150915
 SHEET #: 1 OF 10
 ISSUED: 20170106

A102