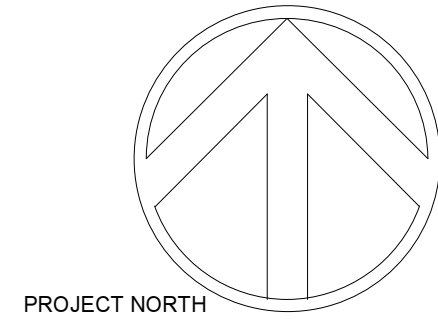


DUNDAS STREET WEST



REGISTERED PLAN: CON 1 525 PT LOT 31
PIN: 13425-0182

Sifton

SIFTON PROPERTIES LIMITED
1205 RIVERBEND ROAD, SUITE 300
LONDON, ON N6K 0G2

T: 519-434-1000
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SITE DATA		ZONE RM4-23	SITE/LOT AREA 10,249.44 M ²		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/W 13.0 m & 20 m)	10.024 m (DUNDAS STREET WEST)	YES		
			HEIGHT ON DUNDAS STREET BASED ON ESTABLISHED GRADE IS 15.45 m +/-	8.5 m (FIFTH LINE WEST)	YES		
3	MIN. INTERIOR SIDE YARD (WEST)	4.15.1	4.5 m (ABUTS INSTITUTIONAL)	4.5 m	YES		BASED ON CLOSEST BLDG. FACE
	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 MINOR VARIANCE AMENDMENT 'A' 24/11 WARD 2 TO REDUCE SETBACK TO 8.9 m
4	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 MINOR VARIANCE AMENDMENT 'A' 24/11 WARD 2 TO REDUCE SIDE YARD SETBACK TO 8.9 m. AS A RESULT, BALCONY WILL NOT ENCROACH IN SETBACK.
	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		
	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	0.0 m (DUNDAS ST. WEST)	YES		
5	MIN. ABOVE GRADE SEPARATION BETWEEN BUILDINGS	4.15.1	3.0 m (BUILDING HEIGHT LESS THAN 13 m)	+ 3.0 m	YES		
			9.0 m (HEIGHT B/W 13.0 m & 20 m)	+ 9.0 m	YES		
6	FSI APARTMENT DWELLING ZONE	4.15.1	0.4 MIN. TO 0.4 MAX.	16,343.25 sq.m/10,234.44 sq.m = 1.59	NO		CAPTURED IN AMENDMENT TO ALLOW FOR 1.59 MAX. FSI
7	HEIGHT MAX	4.10.2.23.2 (2)	3 STOREYS AND 10.1 m MAX	5 STOREYS AND 15.45 m +/- (DUNDAS STREET WEST) 5 STOREYS AND 18.5 m +/- (MECHANICAL PENTHOUSE - FIFTH LINE WEST)	NO		CAPTURED IN AMENDMENT TO ALLOW FOR 5 STOREYS AND 18.5 m MAXIMUM HEIGHT
8	# UNITS			PHASE 1: EXISTING BUILDING-45 LTC ROOMS PHASE 1 BUILDING-55 RETIREMENT TOTAL = 100 UNITS PHASE 2: PHASE 1 BUILDING-61 RETIREMENT PHASE 2 BUILDING-71 INDEPENDENT SENIORS UNITS TOTAL: 138			
9	USE	4.10.2.23.1	LONG TERM CARE/RETIREMENT DWELLING	RETIREMENT DWELLING	YES		
10	OFF STREET PARKING	3.1.2.1	0.5 / UNIT RETIREMENT HOME + 61 REQUIRED	34 PARKING GARAGE 33 GRADE TOTAL = 72	YES		
	OFF STREET PARKING DIMENSIONS	3.1.1.4.1, 3.1.1.5.1	2.6 x 5.2 (7.0 m AISLE)	2.6m x 5.2m (7.0m AISLE) TYPE 'A' B.F. - 3.4m x 5.2m C/W ACCESS AISLE 1.5m TYPE 'A' B.F. - 4.0m x 5.2m C/W ACCESS AISLE 1.5m TYPE 'B' B.F. - 2.4m x 5.2m C/W ACCESS AISLE 1.5m	YES		
	OFF STREET PARKING SETBACK	4.15.1	4.5 m MIN. (TO A STREET LINE) 3.0 m MIN. (ANY OTHER LOT LINE) 7.5 m MIN. (PARKING STRUCTURE PARTIALLY ABOVE GRADE TO LOT LINE)	2.66 m TO 5.5 m (FIFTH LINE WEST) 1.924 m TO 3.2 m (WEST) 10.024 m (DUNDAS STREET)	NO YES		CAPTURED IN AMENDMENT TO ALLOW FOR 1.924m PARKING SETBACK
11	LOADING SPACES	3.1.4.5	1 REQUIRED (3.5 m x 9.0 m L)	1 PROVIDED (3.5 m x 9.0 m)	YES		
12	MIN. SETBACK FOR WASTE ENCLOSURE/LOADING AREA TO STREET LINE MIN. SETBACK FOR WASTE ENCLOSURE/LOADING AREA TO DETACHED DWELLINGS	4.15.1	10 m MIN. 10 m MIN.	N/A + 40 m	N/A YES		
13	OUTDOOR STORAGE			N/A	N/A		
14	MIN. LANDSCAPED AREA	4.15.1	40% OF SITE = 4,099.24 sq.m	36,778.65 sq.m +/- (35.7% +/-) NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS	NO		CAPTURED IN AMENDMENT TO REDUCE MINIMUM LANDSCAPE AREA TO 36%.
15	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 - 1.924 m MIN. AT PARKING SOUTH - 4.4 m + AT PARKING	YES NO - WEST YES - SOUTH		EXIST. CONDITION TO BE CAPTURED IN AMENDMENT
17	AMENITY	4.15.1	GREATER OF 5.6M ² /UNIT (712.9 sq.m) OR 10% OF SITE AREA (1023.44 sq.m) MIN. 5% OF TOTAL REQUIRED AMENITY AREA TO BE PROVIDED IN ONE CONTIGUOUS AREA (50% OR 511.12 sq.m) MIN. AMENITY AREA TO BE PROVIDED OUTSIDE AT GRADE (55.0 sq.m)	EXTERIOR: 1062 sq.m +/- INTERIOR: 718.9 sq.m +/- TOTAL: 1841 sq.m +/- + 180% (COURTYARD) 660.493 sq.m 1062 sq.m +/-	YES YES YES		
18	BICYCLE PARKING		5% OF REQ'D CAR SPACES 5% OF T2 = 3.6	4 SPACES	YES		

SITE STATISTICS		ZONE RM4-23	SITE AREA 10,234.44 M ² (1.02 HA.)		EXISTING BUILDING (PRIORITY DEVELOPMENT)	NEW BUILDING	TOTAL (COMPLETED CONSTRUCTION)
LOT COVERAGE	N/A	35.7%	22.3%	15.4%	38.2%		
FLOOR AREA	N/A	3,654.87 sq.m	2,293.87 sq.m	1,626.00 sq.m	3,404.67 sq.m		
GROSS FLOOR AREA	MIN. FSI: 0.4 THEREFORE, MIN. G.F.A. = 4,099.77 sq.m MAX. FSI: 0.4 THEREFORE, MAX. G.F.A. = 4,110.00 sq.m	FSI = 10.212/47.10 234.44 +/- 1.00	FSI = 7.5/4.20/10 234.44 +/- 0.75	FSI = 5.966/80/10 234.44 +/- 0.58	FSI = 13.486/60/10 234.44 +/- 1.32		

SITE PLAN STANDARD NOTES:

- I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER 02 17/01 K2. PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULES 2 & 3 OF BY-LAW 001-2008.
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 004-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW 1036-91 AS AMENDED.
- FIRE ACCESS ROUTE WILL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOGSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11 363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 (3%) OVER A MINIMUM DISTANCE OF 15m.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
A. FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE, OR
B. FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD 350.010.
- THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE GRADING PLAN PREPARED BY MTE ENGINEERING, PROJECT NO. 40602-100, DWG. 403.1

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.



Erinview Redevelopment - Retirement Residence

2132 Dundas St. W., Mississauga, ON

Site Plan

STATUS: OPA/ ZBA
PROJECT #: 15055
DATE: 02/17/21
DRAWN: SV
SCALE: As Indicated
DATE: 2017/10/11
ISSUED: 2018/07/06

A102.