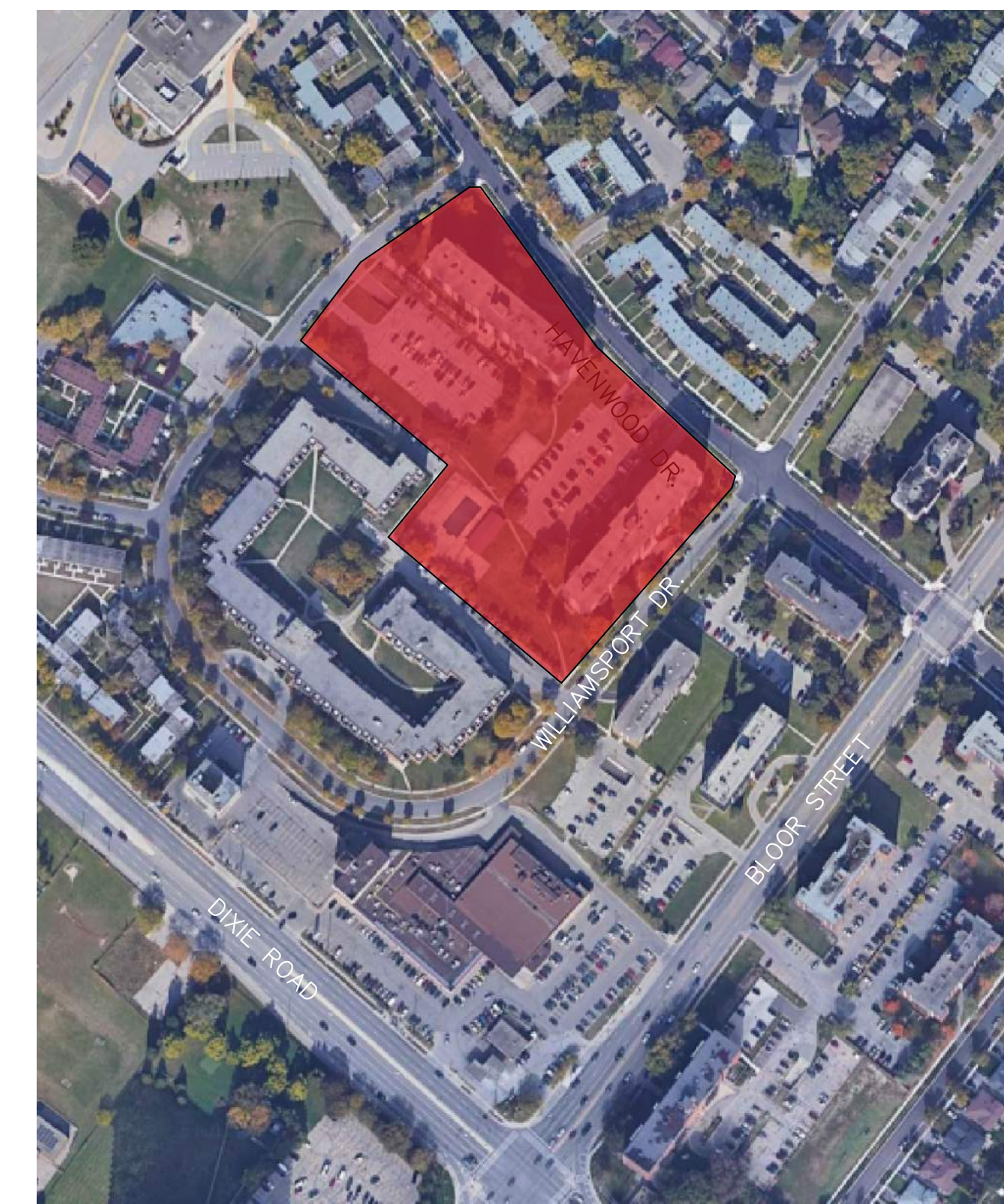


**3** SITE PLAN  
A101 1:400



**2** CONTEXT  
A101 N.T.S.

architectureunfolded 368 dufferin st., toronto, on, m6k 1t8, tel. (416) 601-5416

STATISTICS - Pacific Way: 10 Storeys 21\_15  
May 23, 2023

ZONING	N/A				
SITE AREA	TOTAL	m2	ft2	acres	density (PSF)
TOTAL CONST. AREA	PERMITTED	22,203.6	238,997	5.48	1.47
	PROPOSED				
	BASEMENT	1,281.4	13,793		
	GND	1,138.3	12,253		
	2ND-10TH	1,138.3 m2 x 9	112,213		
	TOTAL	12,664.4	136,318.3		parking not included
GFA	HAVENWOOD	10,869.4	116,997		
	WILLIAMSPORT	10,869.4	116,997		
	PROPOSED				
	BASEMENT	322.6	0.0		
	GND	666.1	7,170		
	2ND-10TH	1,102.3 m2 x 9	106,785		
	TOTAL	10,909.4	113,955.3		
	GRAND TOTAL	32,648.2	347,949.5		
NET LEASABLE	GND	643.6	6,928		
	2ND-10TH	1037.3 m2 x 9	100,489		
	TOTAL	9,979.3	107,416.2		
UNITS	HAVENWOOD	8	18	18+0	28
	WILLIAMSPORT				38
	PROPOSED				
	GND	0	1	7	2
	2ND-10TH	0	0	108	36
	TOTAL	0	1	115	38
	GRAND TOTAL	0%	1%	75%	25%
					0%
	EFFICIENCY	87.7%			
AMENITY	REQUIRED	Indoor	n/a		
		Outdoor	n/a		
	PROPOSED	Indoor RST/GND	414.2	4,458	
		Outdoor - Grade	2,781.1	29,935	
		Outdoor - Roof	812.5	8,745	
		Total	4,007.8	34,399.9	
HEIGHT	PERMITTED	n/a			
	PROPOSED	31.90			10 STOREYS
PARKING	REQUIRED	Residential	1.1 sp/unit	460	
		Visitor	0.2 sp/unit	84	
		Total		543	
	PROVIDED	Eye Surface (North)		87	
		New Surface (South)		119	
		Ext U/G - North		78	
		Ext U/G - South		74	
		New U/G		50	
		Total		408	
BICYCLE	REQUIRED	Long-Term	0.60 sp/unit	93	
		Short-Term		8	
		Total		101	
	PROVIDED	Long-Term		96	
		Short-Term		8	
		Total		104	

planning:  
Urban Strategies Inc.  
197 Spadina Ave. suite 400, Toronto, Ontario M5T 2C8

landscape:  
Land Art Design  
53 Mexico Avenue, Studio B, Toronto ON M8V 1R3

site services & traffic:  
LEA Consulting Ltd.  
425 Cochrane Drive, suite 100, Markham, Ontario, L3R 9W9

engineering:  
Grounded Engineering Inc.  
1 Barrigan Drive, Toronto, M4H 1G3

wind:  
S/R Consulting (Canada) Ltd  
100 Stone Road West, suite 201, Guelph, Ontario N1G 5L3

waste:  
Prognatech Waste Solutions  
264 Bronte St. S. Unit 16 Milton, ON L9T 1Y8

geotechnical & environmental:  
Terrapoint  
11 Indell Lane, Brampton, Ontario, L6L 3Y3

surveyor:  
Schaeffer-Bridson-Bennet Ltd.  
64 Jardin Drive, Concord, Ontario, L4K 3P3

OWNER:  
Staight Investments  
1400-328 Bloor Street West, Centre Tower, Toronto, Ontario M8X 2X3

project:  
Pacific way  
3480 Havenwood Drive and 1485 Williamsport Drive  
Mississauga, Ontario L4X 2M8

**1** STATISTICS  
A101 N.T.S.

The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the designer.

These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide unambiguous clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "based for Contractor".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

2. ZBA Submission 23-05-24  
1. ZBA Submission 09-11-22  
submissions: dd-mm-yy

architectural team :

mark zwicker  
ihab daakour  
olena kobets-singh

planning:  
Urban Strategies Inc.  
197 Spadina Ave. suite 400, Toronto, Ontario M5T 2C8

landscape:  
Land Art Design  
53 Mexico Avenue, Studio B, Toronto ON M8V 1R3

site services & traffic:  
LEA Consulting Ltd.  
425 Cochrane Drive, suite 100, Markham, Ontario, L3R 9W9

engineering:  
Grounded Engineering Inc.  
1 Barrigan Drive, Toronto, M4H 1G3

wind:  
S/R Consulting (Canada) Ltd  
100 Stone Road West, suite 201, Guelph, Ontario N1G 5L3

waste:  
Prognatech Waste Solutions  
264 Bronte St. S. Unit 16 Milton, ON L9T 1Y8

geotechnical & environmental:  
Terrapoint  
11 Indell Lane, Brampton, Ontario, L6L 3Y3

surveyor:  
Schaeffer-Bridson-Bennet Ltd.  
64 Jardin Drive, Concord, Ontario, L4K 3P3

OWNER:  
Staight Investments  
1400-328 Bloor Street West, Centre Tower, Toronto, Ontario M8X 2X3

project:  
Pacific way  
3480 Havenwood Drive and 1485 Williamsport Drive  
Mississauga, Ontario L4X 2M8

site plan

2021 date:  
1:400 scale:  
21-15 project:  
NA drawing by:

