

**SITE STATISTICS**

ZONING REGULATIONS - From Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations			
ZONE RM-10 (BACK TO BACK TOWNHOUSES)		EXCEPTION RM10-1 (DUNPAR DEVELOPMENT)	REXTON DEVELOPMENT
1. ZONE REGULATIONS	REQUIRED	REGULATIONS	PROPOSED
2.	MAXIMUM DWELLING HEIGHT		
3.	5.1 Measured to the mean height level between the eaves and the ridge of a sloped roof.	15.0 m. 3 Storeys.	9.53 m. 3 Storeys.
4.	6.0 MINIMUM FRONT YARD	7.50 m.	6.00 m
5.			
7.	7.0 MINIMUM EXTERIOR SIDE YARD	7.5 m.	N/A
8.			N/A
9.	8.0 MINIMUM INTERIOR SIDE YARD	4.5 m.	4.50 m (West) 2.77 m (East)
11.	12.2 MINIMUM PARKING SPACES		
12.	2.0 spaces per 4-4 bedroom unit = 8 parking spaces. 1.5 spaces per 6-2 bedroom unit = 9 spaces.	17 spaces	14 spaces per 10-3 bedroom units = 14 parking spaces.
13.	12.3 MINIMUM VISITOR PARKING SPACES		
14.	0.25 spaces per 10 units = 2.5 spaces.	2.5 spaces	0.2 spaces per 10 units = 2 spaces. (Includes 1 H/C space)
15.	13.0 PARKING AREAS SETBACKS		
16.	Minimum setback between a parking space and an interior side lot line and/or rear lot line.	3.0 metres	3.79 m (East)
17.	15.0 MINIMUM AMENITY AREA AND LANDSCAPE AREA		
18.	15.1 MINIMUM LANDSCAPE AREA	40% of lot area.	33 % (524.56 m <sup>2</sup> ) 25.95 % (412.57 m <sup>2</sup> )
19.	15.2 MINIMUM REQUIRED LANDSCAPED SOFT AREA	50% of landscaped area	62.04 % (255.96 m <sup>2</sup> )
20.	15.3 MINIMUM LANDSCAPED BUFFER ABUTTING ANY SIDE AND REAR LOT LINE	3.0 metres	0.67 m East yard. 2.65 m West yard.
21.	15.4 MINIMUM CONTIGUOUS AMENITY AREA	82.17 m <sup>2</sup> (5% of the lot area)	655 m <sup>2</sup> 23.78 m <sup>2</sup> (1.50% of the lot area)
22.	15.7 MINIMUM CONTIGUOUS PRIVATE OUTDOOR SPACE PER UNIT	6.0 m <sup>2</sup>	12.17 m <sup>2</sup>

**LEGAL DESCRIPTION**  
PART OF Lot 4  
Concession 5, West of Hurontario Street  
City of Mississauga  
Regional Municipality of Peel

**ZONING:** RM10 (Back to back & stacked townhouse)

**LOT AREA** 1,643.35 m<sup>2</sup> (17,689 FF) (0.406 ac)  
**EXCLUDING ROAD WIDENING** 1,589.57 m<sup>2</sup> (17,109.99 FF) (0.39 ac)

**BUILDING COVERAGE:**  
PERMITTED: N/A  
PROPOSED: 677.76 m<sup>2</sup> (9,448.13 FF) 55.22%

**DWELLING UNIT WIDTH:**  
MINIMUM PERMITTED: 4.5 m  
PROPOSED: 5.73 m

**LOT FRONTAGE:**  
REQUIRED (MIN.): 38.0 m  
PROPOSED: 38.04 m

**BUILDING G.F.A.:**  
FIRST FLOOR AREA 283.18 m<sup>2</sup> (3,048.12 FF)  
SECOND FLOOR AREA 877.76 m<sup>2</sup> (9,448.13 FF)  
THIRD FLOOR AREA 877.76 m<sup>2</sup> (9,448.13 FF)  
TOTAL GROSS AREA 2,038.70 m<sup>2</sup> (21,944.38 FF)

**SETBACKS** REQUIRED PROVIDED  
Front Yard (South) 7.5 m 6.00 m  
Rear Yard (North) 7.5 m 3.77 m  
Interior Side Yard (East) 4.5 m 2.77 m  
Interior Side Yard (West) 4.5 m 4.50 m

**PARKING SETBACKS:** East 3.0 m 3.79 m

**BUILDING HEIGHT:** MAXIMUM PERMITTED 15.0 m 3 Storeys  
PROVIDED: 9.53 m 3 Storeys

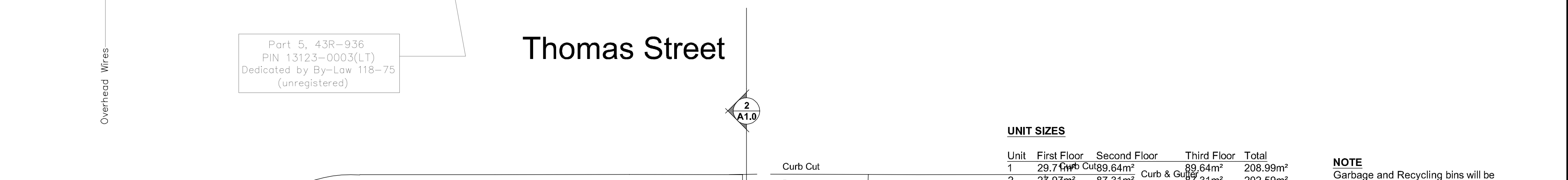
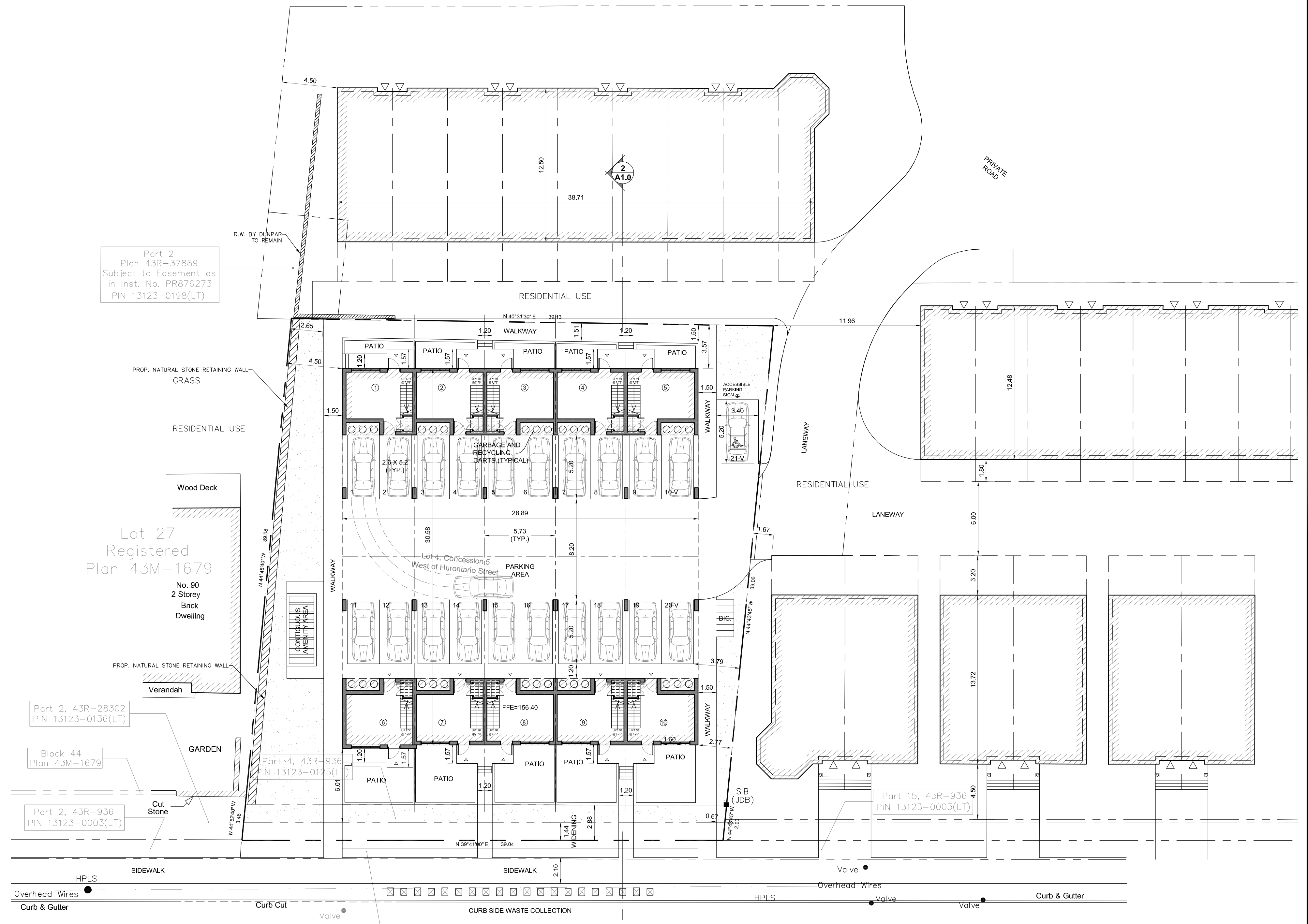
**PARKING:** REQUIRED: 2.0 spaces per 4-4 bedroom unit = 8 parking spaces  
1.5 spaces per 6-2 bedroom unit = 9 spaces  
0.25 visitor spaces per 10 units = 2.5 spaces  
Total: 20 spaces  
PROVIDED: 21 spaces  
Includes 3 visitor spaces: 10-V, 20-V and 21-V (H/C space)

**LANDSCAPE AREA** MINIMUM REQUIRED 40 %  
PROPOSED 25.95 % (412.57 m<sup>2</sup>)

**SNOW STORAGE** REQUIRED MIN: 32.87 m<sup>2</sup> (2.00 % of Lot Area)  
PROVIDED: 32.87 m<sup>2</sup> (2.00 % of Lot Area)

**HARD SURFACING WALKWAYS:** 243.68 m<sup>2</sup>  
**PARKING:** 318.42 m<sup>2</sup>  
**DRIVEWAY:** 279.29 m<sup>2</sup>  
**PATIO:** 151.01 m<sup>2</sup>  
**AMENITY SPACE:** 23.78 m<sup>2</sup>  
**BICYCLE RACK:** 4.2 m<sup>2</sup>  
**TOTAL:** 1,020.38 m<sup>2</sup>

WES SURDYKA architect inc		PROPOSED RESIDENTIAL DEVELOPMENT		OBC REFERENCE	
ITEM	ONTARIO BUILDING CODE DATA MATRIX	PART 11	PART 3	PART 9	PART 9
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	3.1.1.1 TO 11.4	2.1.1	2.1.1	2.1.1
2	MAJOR OCCUPANCY(S) C	3.1.2.1.(1)	9.1.2	9.1.2	9.1.2
3	BUILDING AREA (m <sup>2</sup> ) EXISTING 0 NEW 877.76 TOTAL 877.76	1.1.3.2	1.1.3.2	1.1.3.2	1.1.3.2
4	GROSS AREA (m <sup>2</sup> ) EXISTING 0 NEW 2038.70 TOTAL 2038.70	1.1.3.2	1.1.3.2	1.1.3.2	1.1.3.2
5	NUMBER OF STOREYS ABOVE GRADE: 3 BELOW GRADE: 0	3.2.1.1 & 1.1.3.2	2.1.1.3	2.1.1.3	2.1.1.3
6	NUMBER OF STREET/ACCESS ROUTES 1	3.2.2.10 & 3.2.2.5	9.10.19	9.10.19	9.10.19
7	BUILDING CLASSIFICATION 3.2.2.44	3.2.2.20-83	9.10.4	9.10.4	9.10.4
8	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING	3.2.2.20-83	9.10.8	9.10.8	9.10.8
9	STAIRCASE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9	N/A	N/A	N/A
10	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4	9.10.17.2	9.10.17.2	9.10.17.2
11	WATER SERVICE/SUPPLY IS ADEQUATE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.5.7	N/A	N/A	N/A
12	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N/A	N/A	N/A
13	PERMITTED CONSTRUCTION <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.20-83	9.10.6	9.10.6	9.10.6
14	ACTUAL CONSTRUCTION <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.1.1.(3)-(6)	9.10.4.1	9.10.4.1	9.10.4.1
15	OCCUPANT LOAD BASED ON <input type="checkbox"/> m <sup>2</sup> /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.1.6	9.9.1.3	9.9.1.3	9.9.1.3
16	MEZZANINE AREA (m <sup>2</sup> ) 0	N/A	3.2.1.1.(3)	9.10.4.1	9.10.4.1
17	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2.(1)&3.3.1.19	9.10.3.3	9.10.3.3	9.10.3.3
18	REQUIRED FIRE RESISTANCE <input type="checkbox"/> HORIZONTAL ASSEMBLIES <input type="checkbox"/> VERTICAL ASSEMBLIES <input type="checkbox"/> WALLS <input type="checkbox"/> ROOF	3.2.2.20-83	3.2.1.4	9.10.8	9.10.9
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS	3.2.3.1.D	9.10.14	9.10.14	9.10.14



**UNIT SIZES**

Unit	First Floor	Second Floor	Third Floor	Total
1	29.79m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	204.41m <sup>2</sup>
2	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
3	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
4	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
5	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
6	29.71m <sup>2</sup>	89.64m <sup>2</sup>	89.64m <sup>2</sup>	208.99m <sup>2</sup>
7	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
8	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
9	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
10	27.97m <sup>2</sup>	87.31m <sup>2</sup>	87.31m <sup>2</sup>	202.59m <sup>2</sup>
Total	283.18m <sup>2</sup>	877.76m <sup>2</sup>	877.76m <sup>2</sup>	2,038.70m <sup>2</sup>

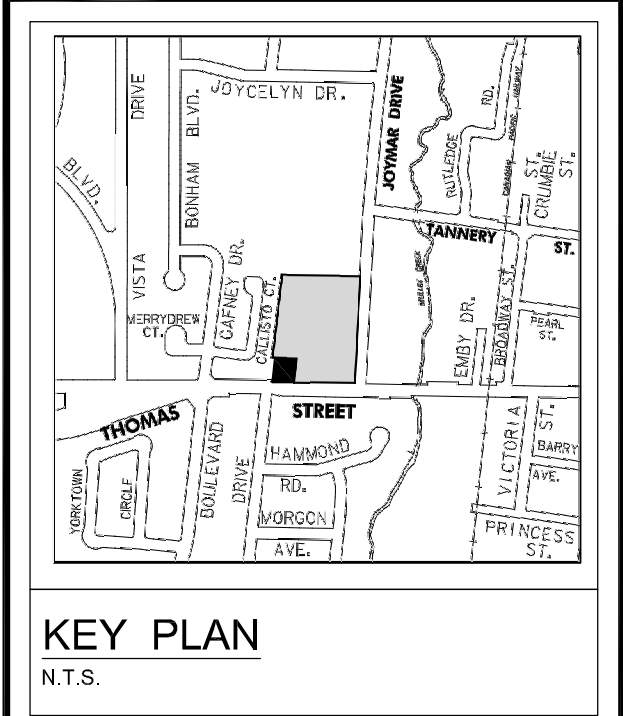
**NOTE**  
Garbage and Recycling bins will be carried to the street individually by each tenant for private pick-up.

**NOTE:**  
If the final course of asphalt paving is delayed, install a temporary lift of asphalt at ramps or curb cuts to provide barrier-free access.

**1 SITE PLAN**  
SCALE 1:200

**2 SITE SECTION**  
SCALE 1:300

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.



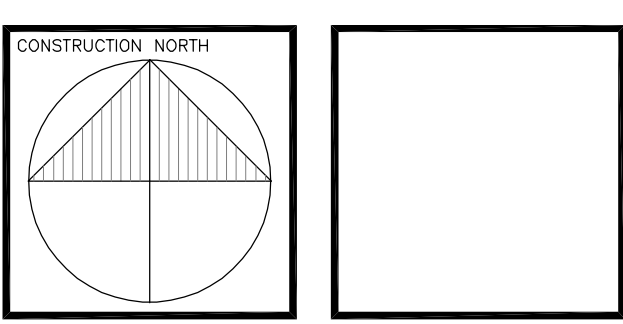
**KEY PLAN**  
N.T.S.

OWNER:  
REXTON DEVELOPMENTS LTD.  
4101 STEELES AVE. #201  
TORONTO, ON M3N 1V7

SITE PLAN APPLICATION NUMBER: OZ 20 11 & SP 22-122 W11

NO.	DATE	REVISION/ISSUED FOR
1	MAR 21 2019	PRE-APPLICATION CONSULTATION
2	JUN 03 2020	SITE PLAN APPROVAL
3	JULY 09 2021	SITE PLAN APPROVAL COMMENTS
4	FEB 22 2024	SITE PLAN APPROVAL COMMENTS

**PROPOSED RESIDENTIAL DEVELOPMENT**  
**86 THOMAS ST.**  
MISSISSAUGA, ON



**WES SURDYKA architect inc**

3645 KEELE STREET, 2nd FLOOR, STE 108  
TORONTO ONTARIO M3J 1M8  
TEL (416) 630-2254 FAX (416) 630-5741  
E-mail: surdykaarchitect@belineat.ca

**SITE PLAN**

DRAWN BY	DATE	DRAWING NO.
PLOTTED	FEB 22, 2024	A1.0
SCALE	AS SHOWN	
START DATE	MAR 2019	
PROJECT NO.	18-12	