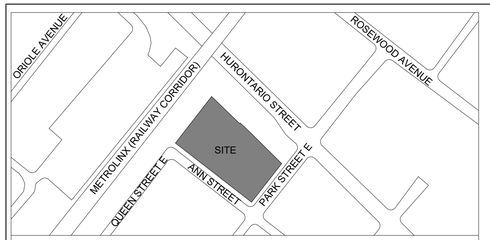


KEYPLAN SCALE 1:3000

WASTE COLLECTION NOTE:

1. THE BINS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7AM.
2. THE DRIVER IS NOT REQUIRED TO EXIT THE COLLECTION VEHICLE TO FACILITATE COLLECTION.
3. PROPERTY MANAGEMENT IS RESPONSIBLE FOR MOVING BINS DURING COLLECTION.
4. THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING BINS THAT ARE INACCESSIBLE TO THE COLLECTION VEHICLE.
5. PROPERTY MANAGEMENT MUST BE VISIBLE TO WASTE COLLECTION VEHICLE ON APPROACH TO THE COLLECTION POINT, OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.
6. THE GROUND OF THE COLLECTION POINT WILL BE MARKED TO SHOW PROPERTY MANAGEMENT STAFF AND WASTE COLLECTION VEHICLE DRIVERS WHERE BINS MUST BE STAGED TO BE LIFTED FOR COLLECTION.

TREE PROTECTION NOTE:

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. HOARDING MUST BE INSPECTED PRIOR TO THE REMOVAL OF ANY TREE HOARDING FROM THE SITE.

OWNER'S SIGNATURE: _____
DATE: _____

STATISTICS

LOT AREA - .732 HA
FLOOR AREA - 3,595m^2
PROPOSED GFA - 85,005m^2
REQUIRED LANDSCAPE AREA - 40% (2,927m^2)
PROPOSED LANDSCAPE AREA - 26% (1,951m^2)
PAVED AREA - 2,256m^2
REQUIRED PARKING SPACES - 1,467
PROVIDED PARKING SPACES - 583
REQUIRED LOADING SPACES - 1 TYPE 'G'
PROPOSED LOADING SPACES - 1 TYPE 'G', 1 TYPE 'B' AND 2 TYPE 'C'
SUITE SCHEDULE;
1BEDROOMS = 975
2 BEDROOMS = 354
SUITE SIZES;
1 BEDROOM AVERAGE = 48.23m^2 (520ft^2)
2 BEDROOM AVERAGE = 71.29m^2 (770ft^2)

NOTES:

1. REFER TO SITE GRADING PLAN PREPARED BY WSP C102, DATED 31 MAY 2023, FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.
2. REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
3. REFER TO THE TRAFFIC REPORT FOR ALL VEHICLE MOVEMENT DIAGRAMS.
4. CURB AND SIDEWALK AT THE VEHICULAR ACCESS POINT WILL BE BUILT AS PER CITY OF MISSISSAUGA STANDARDS.

CITY OF MISSISSAUGA STANDARD NOTES:

i) I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL.
ii) THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.
iii) ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
iv) ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
v) PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CORE REQUIREMENTS.
vi) THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
vii) GRADES WILL BE MET WITH 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
viii) ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
ix) SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
x) ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15cm (6.0 in.) INSIDE THE PROPERTY LINE.
xi) ONLY "SHEILDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60m (196.8 ft.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFIRM TO THE ENGINEER CERTIFIED LIGHTING PLAN.
xii) THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHEILDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE STATISFACTION OF THE CITY OF MISSISSAUGA.
xv) WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGRROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEER. UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:

- 15 cm OF DRAINAGE GRAVEL PLUS 40 cm TOPSOIL FOR SOD
- 15 cm OF DRAINAGE GRAVEL PLUS 60 cm TOPSOIL FOR SHRUBS
- 15 cm OF DRAINAGE GRAVEL PLUS 90 cm TOPSOIL FOR TREES

OR

- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 cm TOPSOIL FOR SOD
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 cm TOPSOIL FOR SCRUBS
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 cm TOPSOIL FOR TREES

*TERRADRAIN 900 OR APPROVED EQUAL

xvi) THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6m IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
xvii) CONTINUOUS 15 cm HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
xviii) ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMIT OF THE CITY BOULEVARD AREA.

MISSISSAUGA

Site Plan Application Process Guidelines

2.4.6 Condominium Declaration for Multiple Facility Residential Developments

The following note should be on the site plan drawing for all multiple residential developments.

Standard Signed Condominium Declaration for Multiple Family Residential Developments:

I hereby certify that the Landscape Plan conforms to the Site Grading and Drainage Plan for this application.

As follows:

DOMINIUM OF CANADA) IN THE MATTER OF A
PROVINCE OF ONTARIO) MULTIPLE RESIDENTIAL
) BUILDING DEVELOPMENT

REGIONAL MUNICIPALITY) ON THE PROPERTY LOCATED IN
OF PEEL) THE CITY OF MISSISSAUGA
) BEING KNOWN AS
TO WIT:) _____
) _____
) _____
) _____

I, _____

MAKE OATH AND SAY AS FOLLOWS:

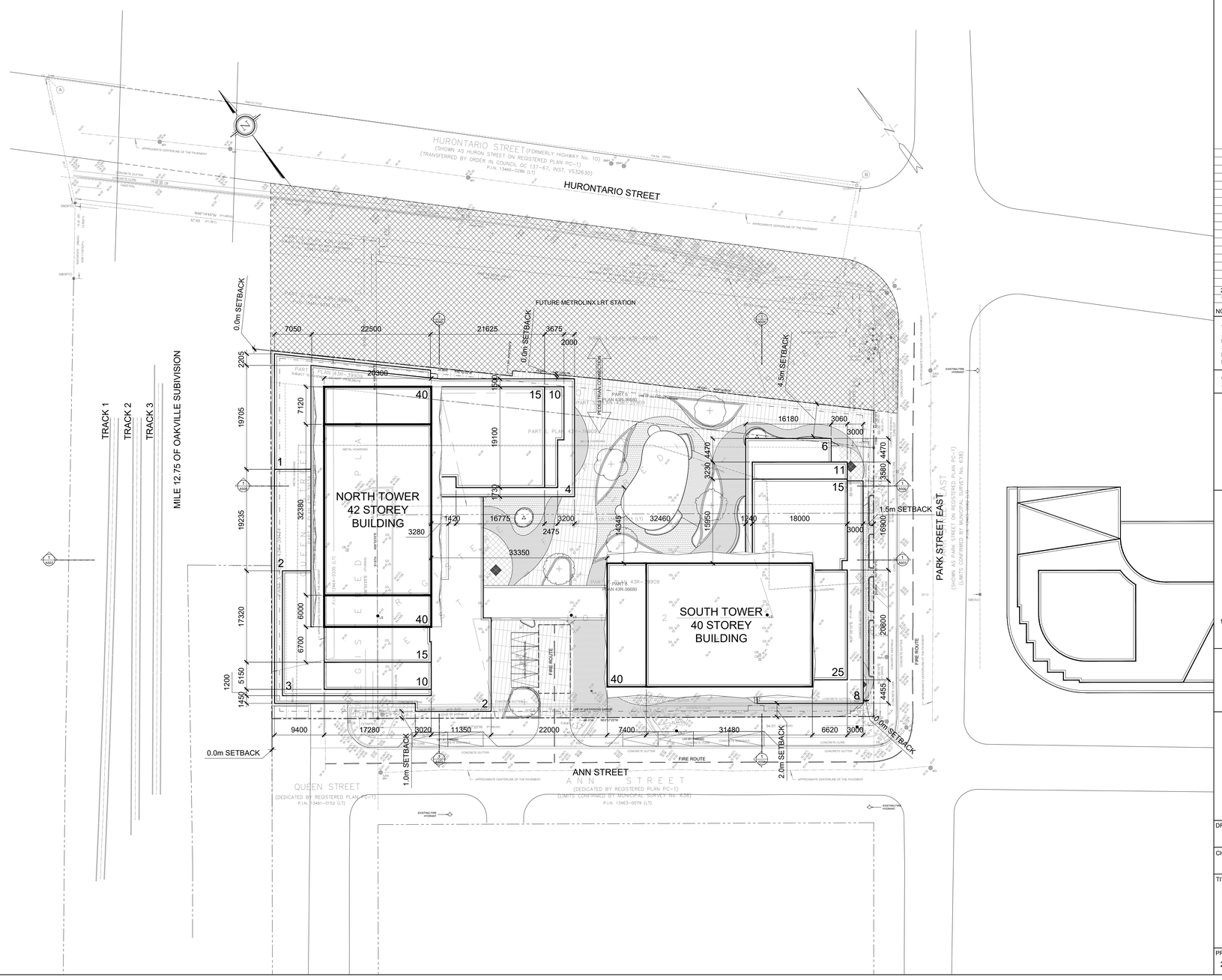
1. I AM THE PRESIDENT OF _____ WHICH IS THE OWNER AND BUILDER OF MULTI RESIDNIAL BUILDING(S) ON THE PROPERTY DESCRIBED ABOVE.

2. THAT THE SAID MULTI RESIDENTIAL BUILDING(S) IS BEING BUILT TO BE SOLD / RENTED AS CONDOMNIUM / RENTAL TOWNHOUSES / APARTMENTS (AS APPLICABLE).

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS ON THE SAME FORCE AND EFFECT AS IF I MAKE IT UNDER OATH.

DECLARED BEFORE ME AT THE) _____
_____) _____
) _____
IN THE MUNICIPALITY OF) _____
_____) _____
THIS_____ DAY OF _____) _____
20 _____.) _____
) _____

A COMMISSIONER ETC. _____



NO.	REVISIONS	DATE
2	RE-ISSUED FOR ZBA/OPA	31 MAY 2023
1	ISSUED FOR ZBA/OPA	4 FEBRUARY 2022

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
CORE ARCHITECTS INC.
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INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

PROJECT NAME:
88 PARK STREET EAST
42 STOREY MIXED-USE (RESIDENTIAL & RETAIL) BUILDING
PROJECT ADDRESS:
88 PARK STREET E, MISSISSAUGA
LEGAL DESCRIPTION:
PART OF QUEEN STREET LYING BETWEEN ANN STREET AND HURONTARIO STREET (CLOSED BY BY-LAW 116-78), PARTS 2, 3 AND 4 PLAN 43R-39134 AND PART OF LOT 1 AND ALL OF LOT 2, REGISTERED PLAN PC-2 (EAST OF CREDIT RIVER) IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL
OWNER:
EDENSHAW QUEEN DEVELOPMENTS LIMITED
OWNER'S ADDRESS:
129 LAKESHORE ROAD EAST, 2ND FLOOR MISSISSAUGA, ON, L5G 1E5 P: 905-990-3500 F:905-890-9501

88 PARK
STREET EAST
MISSUSSAUGA, ON

TRUE NORTH PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
DEAN POLETTI
LICENCE
4957

DRAWN	SCALE
G.S.	1:400
CHECKED	DATE
G.S.	DECEMBER 2021

TITLE
SITE PLAN

PROJECT NO.	DRAWING NO.
21-231	A100