



**2225 Erin Mills Parkway
Sheridan Centre:
Right of Way Package**

SHERIDAN CENTRE

ZONE A: BUILDING A

Road Classification:

- The proposed 15-storey building is bounded by Lincoln Green Way and Erin Mills Parkway.
- Lincoln Green Way is a Major Collector Road with a 20m right-of-way.
- Erin Mills Parkway is a Regional Arterial Road with a 45m right-of-way.
- See attached Schedules 5 and 8 from the Mississauga Official Plan.

Public Transit Facilities:

- Lincoln Green Way East of Erin Mills Pkwy – route 29 S, bus stop #0563 and route 71 E, bus stop #1682.
- Erin Mills Pkwy at Lincoln Green Way – route 13 N, bus stop 1757 and route 71 E.

Pedestrian and Cycling Facilities:

- Existing Multi Use Trail on Erin Mills.
- Crosswalk leading to the main entrance.
- 7 parking spaces are being provided.

On-Street Parking and Traffic Calming:

- No on-street parking is permitted.
- No traffic calming strategies are being provided.

All Above and Below Ground Utilities:

- See the attached Functional Servicing Report for all above and below ground utilities.

ZONE G: BUILDING G

Road Classification:

- The proposed 15-storey building is bounded by Fowler Drive from North Sheridan Way to Erin Mills Parkway.
- Fowler Drive is a Major Collector Road with a 26m right-of-way.

Public Transit Facilities:

- Sheridan Centre Bus Terminal Platform A
- Sheridan Centre Bus Terminal Platform B – route 29 S.
- Sheridan Centre Bus Terminal Platform C – route 71.

Pedestrian and Cycling Facilities:

- Existing sidewalk on Fowler Drive.
- Proposed new sidewalk leading to secondary entrance.
- 11 bicycle parking spaces are being provided.

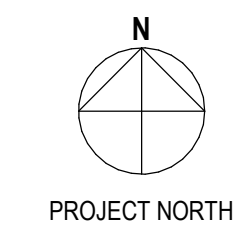
On-Street Parking and Traffic Calming:

- No on-street parking is permitted.
- No traffic calming strategies are being provided.

All Above and Below Ground Utilities:

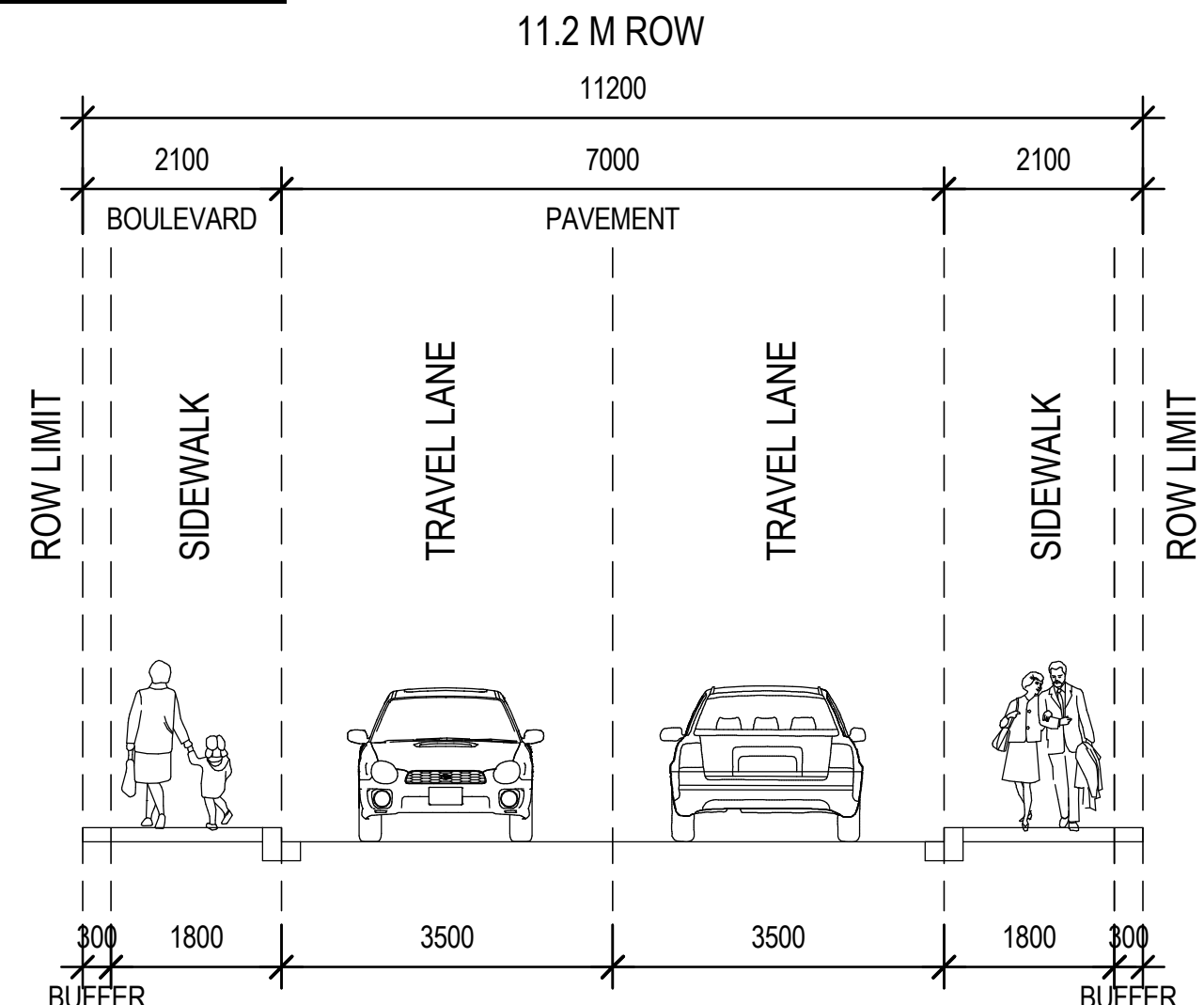
- See the attached Functional Servicing Report for all above and below ground utilities.

CONTEXT PLAN

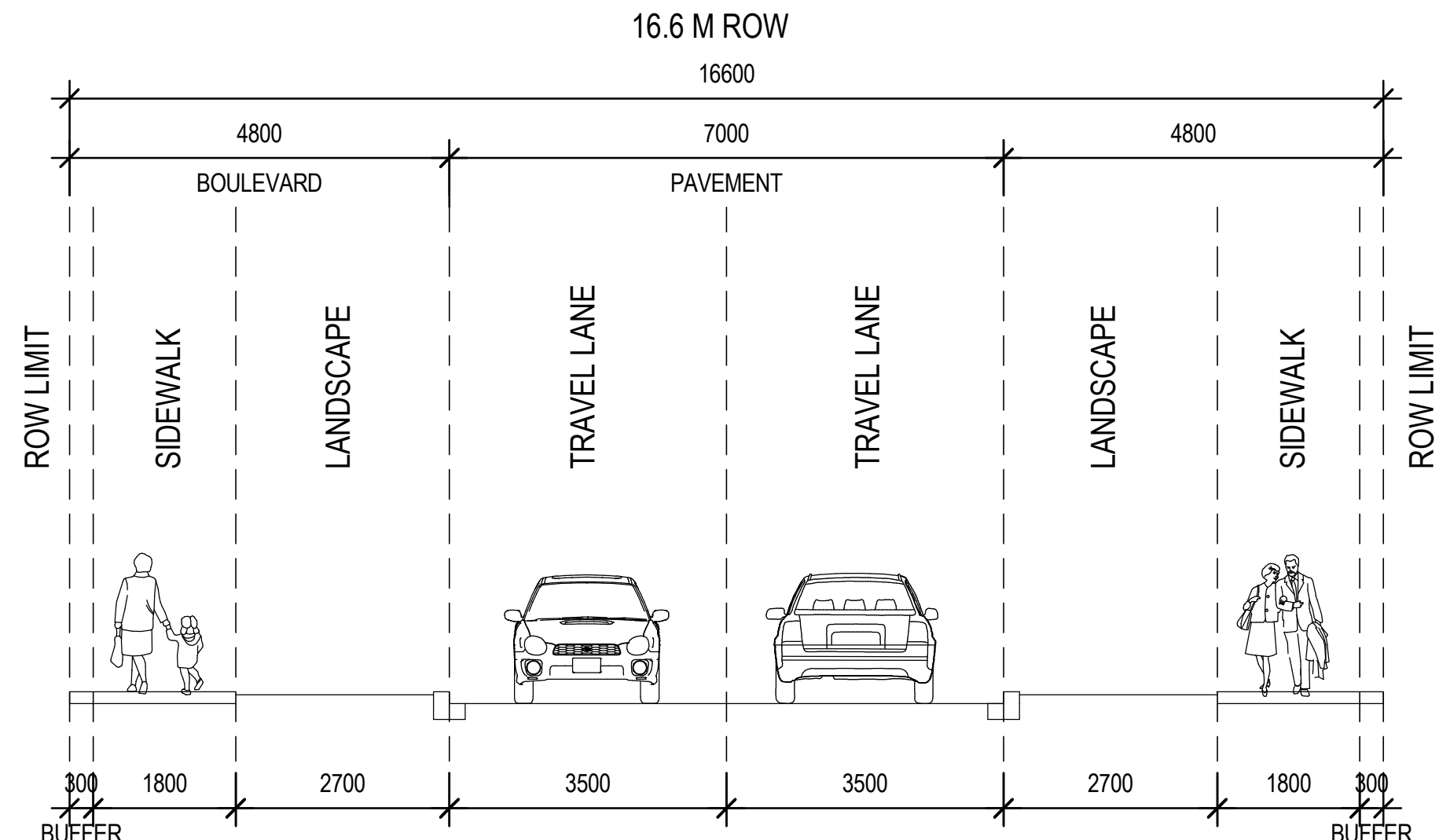


OVER ALL 2225 ERIN MILLS PARKWAY PROPERTY LINE
PROPOSED ZONE G BOUNDARY LINE
SUBJECT PROPERTY

ROW SECTIONS



ROW SECTION 1
1 : 75



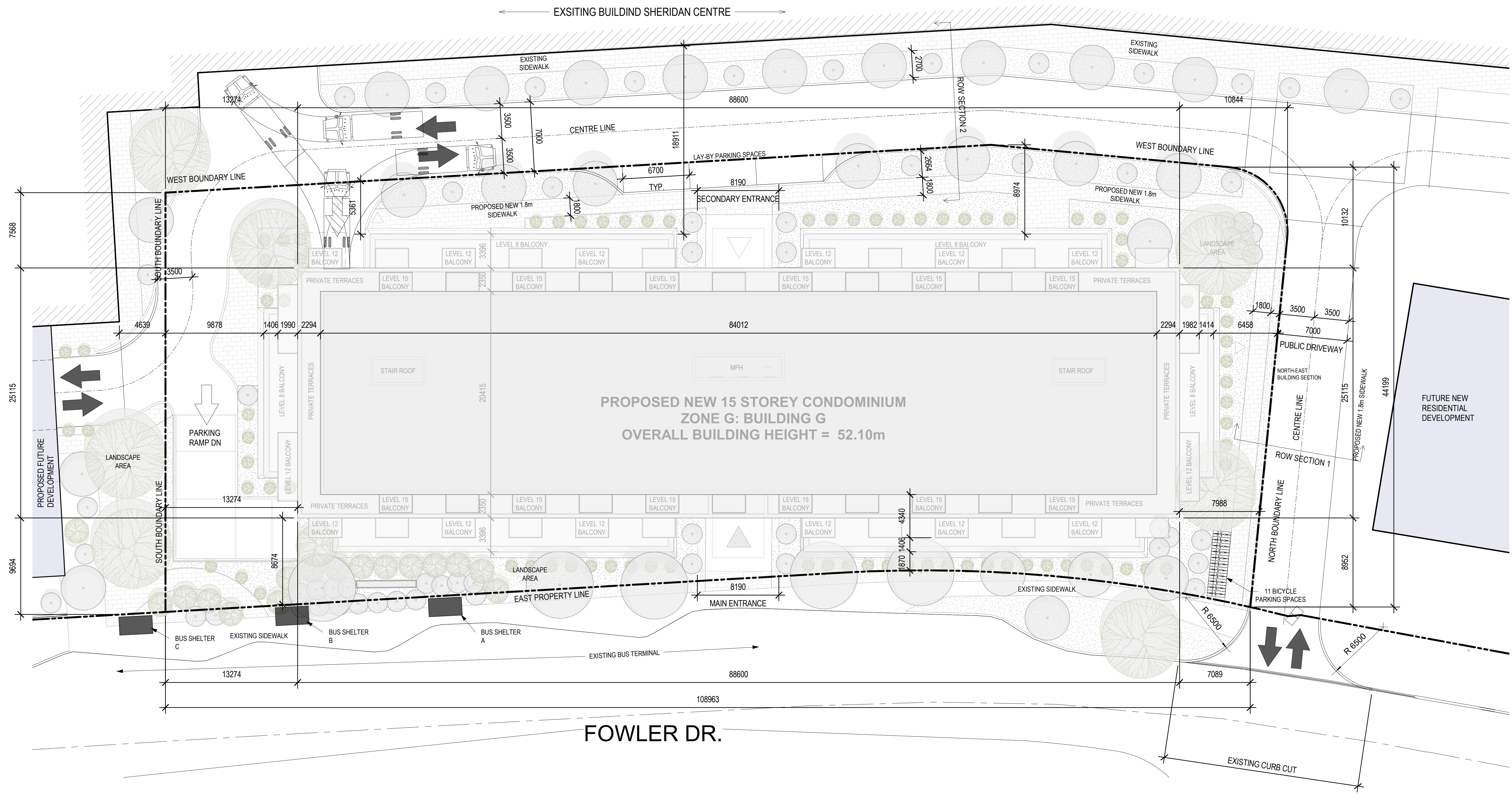
ROW SECTION 2
1 : 75

LEGEND

- BUILDING SECONDARY ENTRANCE
- BUILDING EXIT
- BUILDING ENTRANCE
- BLOCK BOUNDARY LINE
- PROPERTY LINE
- RAMP TO UNDERGROUND PARKING LEVELS
- OVERHEAD DOOR
- PRIVATE DRIVEWAY

PLAN OF SURVEY AND TOPOGRAPHY

PART OF LOT 14, RANGE 3 CREDIT INDIAN RESERVE
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL



PROPOSED NEW 15 STOREY CONDOMINIUM
ZONE G: BUILDING G
OVERALL BUILDING HEIGHT = 52.10m

No.	DESCRIPTION	DATE
REVISION RECORD		
ISSUED RECORD		



2225 ERIN MILLS PARKWAY PROPOSED
 NEW CONDOMINIUM TOWER ZONE G
 35 CAMYTHRA AVE.

SCALE: As indicated NORTH

DRAWING TITLE: **ROW PLAN**

CLIENT: 105 SIX POINT ROAD ETOBICOKE ON M8Z 2X3
 TEL: 416.236.9800 | FAX: 416.236.9080

DRAWN BY: Author PAGE NO. A-001H
 CHECKED BY: Checker
 DATE: 07/07/23

IN PROGRESS
ISSUED FOR COORDINATION
 2023-07-07

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