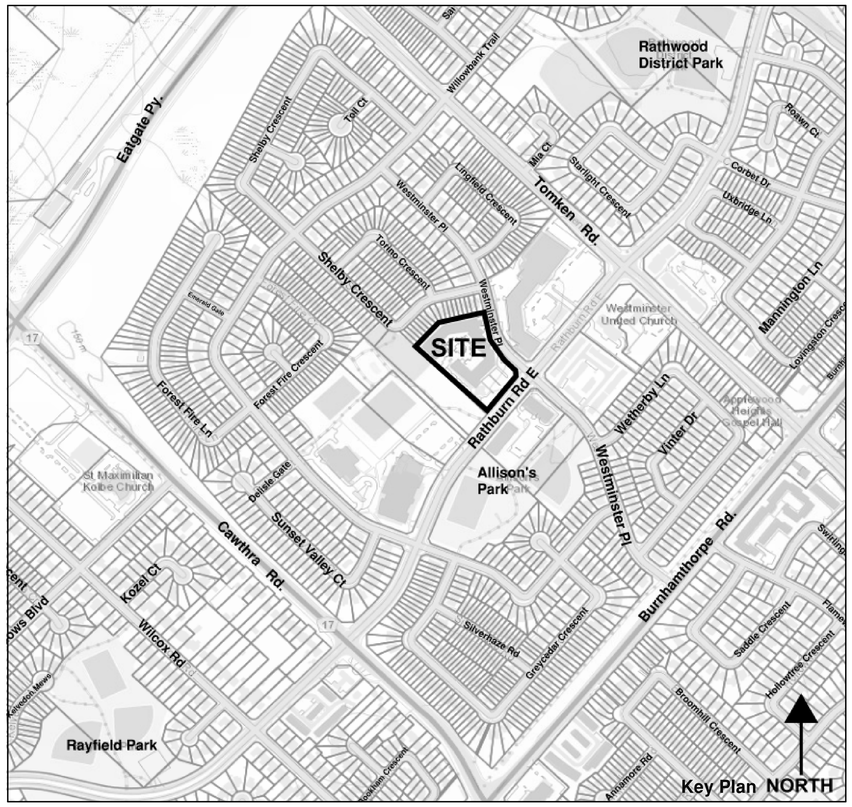
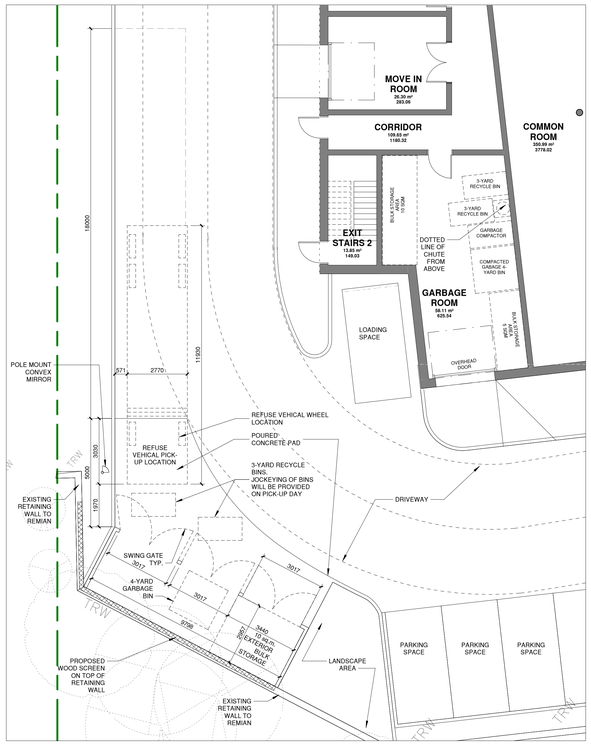


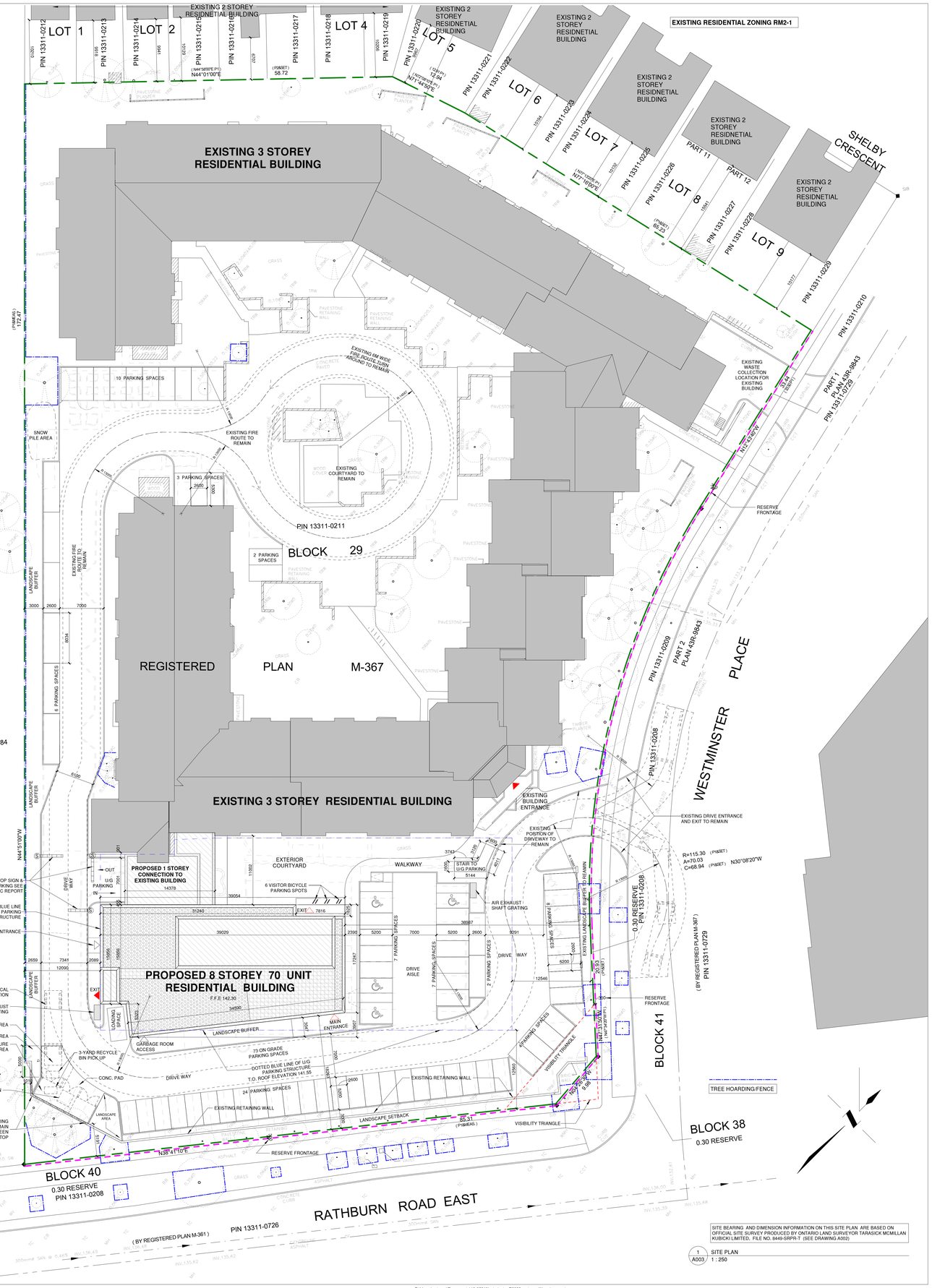
WASTE MANAGEMENT BIN REQUIREMENT CALCULATION

RECYCLABLE BIN @ ONE 3 YRD BIN PER 45 DWELLING UNITS
70 UNITS = 1.56 BINS TWO 3 YARD BINS WILL BE PROVIDED

COMPACTED GARBAGE BIN @ ONE 4 YRD BIN PER 72 DWELLING UNITS
70 UNITS = 0.97 BIN ONE 4 YARD BIN WILL BE PROVIDED



3 / A003 GROUND FLOOR GARBAGE ROOM PLAN
1 : 100



1 / A003 SITE PLAN
1 : 250

SITE BEARING AND DIMENSION INFORMATION ON THIS SITE PLAN ARE BASED ON OFFICIAL SITE SURVEY PRODUCED BY ONTARIO LAND SURVEYOR TARASICK MCMILLAN KUBICKI LIMITED, FILE NO. 8449-SRPR-T (SEE DRAWING A002)

KEARNS MANCINI ARCHITECTS
67 Mowat Avenue, Suite 432
Toronto, Ontario, M6K 3E3
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ONTARIO ASSOCIATION OF ARCHITECTS
JONATHAN M. KEARNS
LICENCE 3064

The General Contractor shall check and verify all dimensions and report all errors and ommissions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initiated by the Architect.

Certificate of Practice No.:	1796
Architect's BCIN:	3064

SPA	Permit	Tender	Contract	Construction

No.	Description	Chk'd	Date
1	Submit for Pre-application Review	KMAI	March 23, 2021
2	Issued For Client Use	KMAI	March 22, 2022
3	ISSUE FOR REZONING CO-ORDINATION	KMAI	APR 4, 2022
5	SITE STATISTICS UPDATE	KMAI	SEPT 7, 2022
6	SITE PLAN REVISIONS	KMAI	JAN 13, 2023
7	CORNER ENTRANCE UPDATE	KMAI	JAN 27, 2023
8	ISSUED FOR REZONING APPLICATION	KMAI	MARCH 3, 2023
9	KEY PLAN ADDED	KMAI	MAY 22,2023
10	WASTE MANAGEMENT DESIGN REVISION	KMAI	DEC 22, 2023
11	ISSUED FOR RE-ZONING RESUBMISSION	KMAI	JAN 19, 2024
12	ISSUED FOR RE-ZONING RESUBMISSION	KMAI	APR 04, 2024

City Application Number: ( )

Project Name:
Westminster St. Luke's Seniors Affordable Housing

Type of development : Residential

Municipal address:
4150 Westminster Place, Mississauga. Ontario

Legal description of the property:
(BLK 29 PLAN M-367 City of Mississauga, Regional Municipality of Peel)

Applicant : SHS Consulting
77 Bloor Street West, Toronto, Ontario
Tel: 905-763-7555

Owner: Saint Luke's Dixie Senior Residence Corporation
4150 Westminster Place
Tel: 905-273-3676 Ext 203

ZONING STATISTICS:

Building Tenure : Rental
Zoning: RA1-1
Lot area: 1.63702 (ha) 16370.21 sq.m.
Frontage: 92.124 m (Rathburn); 131.228 m (Westminster)
Lot coverage: Existing 4,748.7 sm (29.4%), New 5,311.7 (32.4%)
GFA : 22,187.91 sq.m.
Landscaped area proposed : 5067.97m2
Landscaped buffer width required: 3.0m
Landscaped buffer width proposed: 2.659m
Paved area: 4,867 sq.m
Parking spaces required: 221
Parking spaces proposed: 122
Accessible parking spaces required: 3
Accessible parking spaces proposed: 6
Number and types of units: 56 one-bedroom,
14 one-bedroom barrier-free
Suite sizes (m2) : 49 sq.m. to 50 sq.m

A) Landscape area has been reduced from 34% to 31%
B) Additional indoor amenity space in the amount of 658.8m2 is proposed. 658.8m2 / 70 units provides an additional 9.4 m2 per unit.

Project

St Luke's Seniors Affordable Housing

4150 Westminster Place
Mississauga ON

Scale	As indicated
Date Plotted	4/4/2024 5:02:49 PM
Drawn	Author
Checked	Checker

Project No. 18-078

Drawing No.

Site Plan

A003