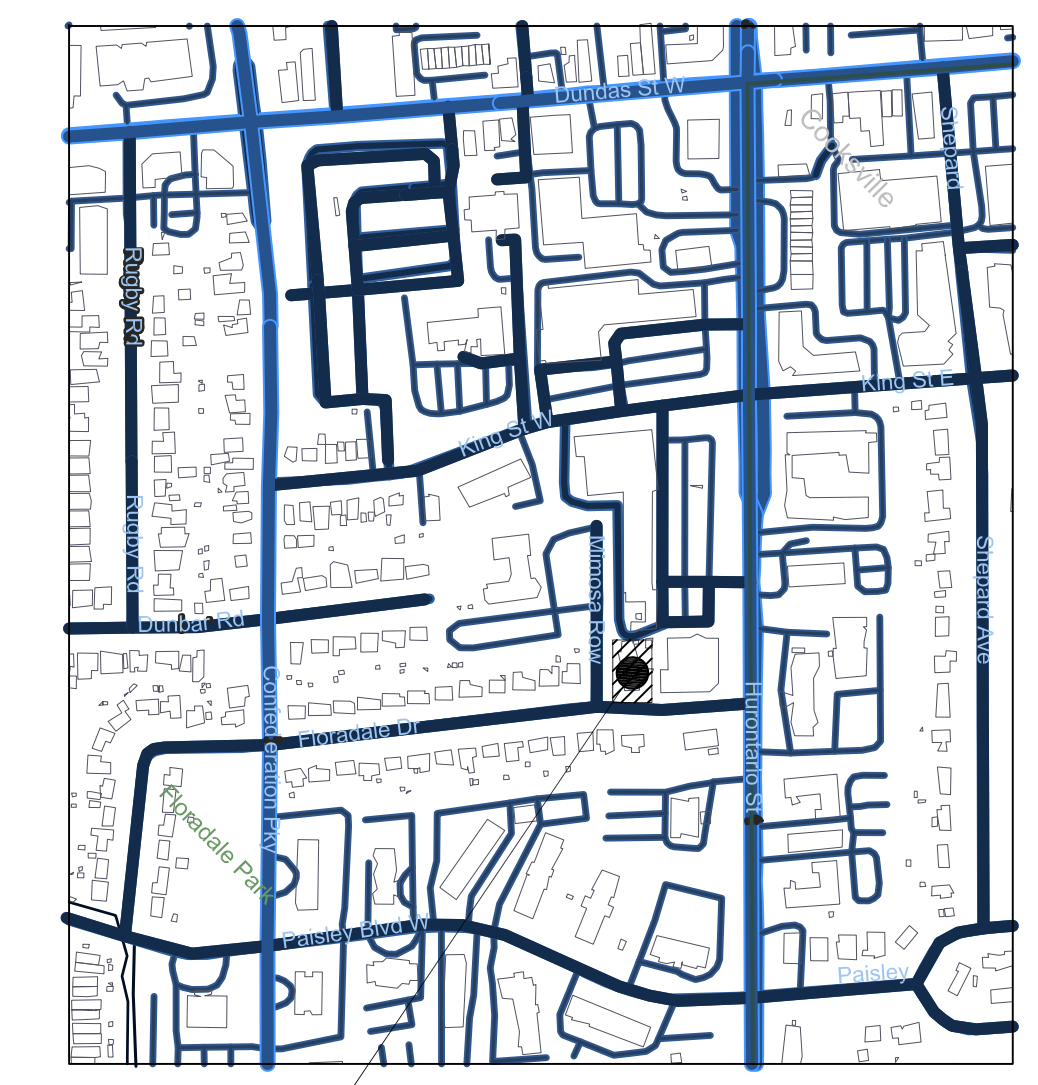


PLAN OF TOPOGRAPHY OF
 LOTS 1 AND 2
 REGISTERED PLAN 500
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1 : 150
 INFORMATION TAKEN FROM PLAN OF TOPOGRAPHIC SURVEY
 PREPARED BY T. STAUSKAS, O.L.S. - AUG. 2015



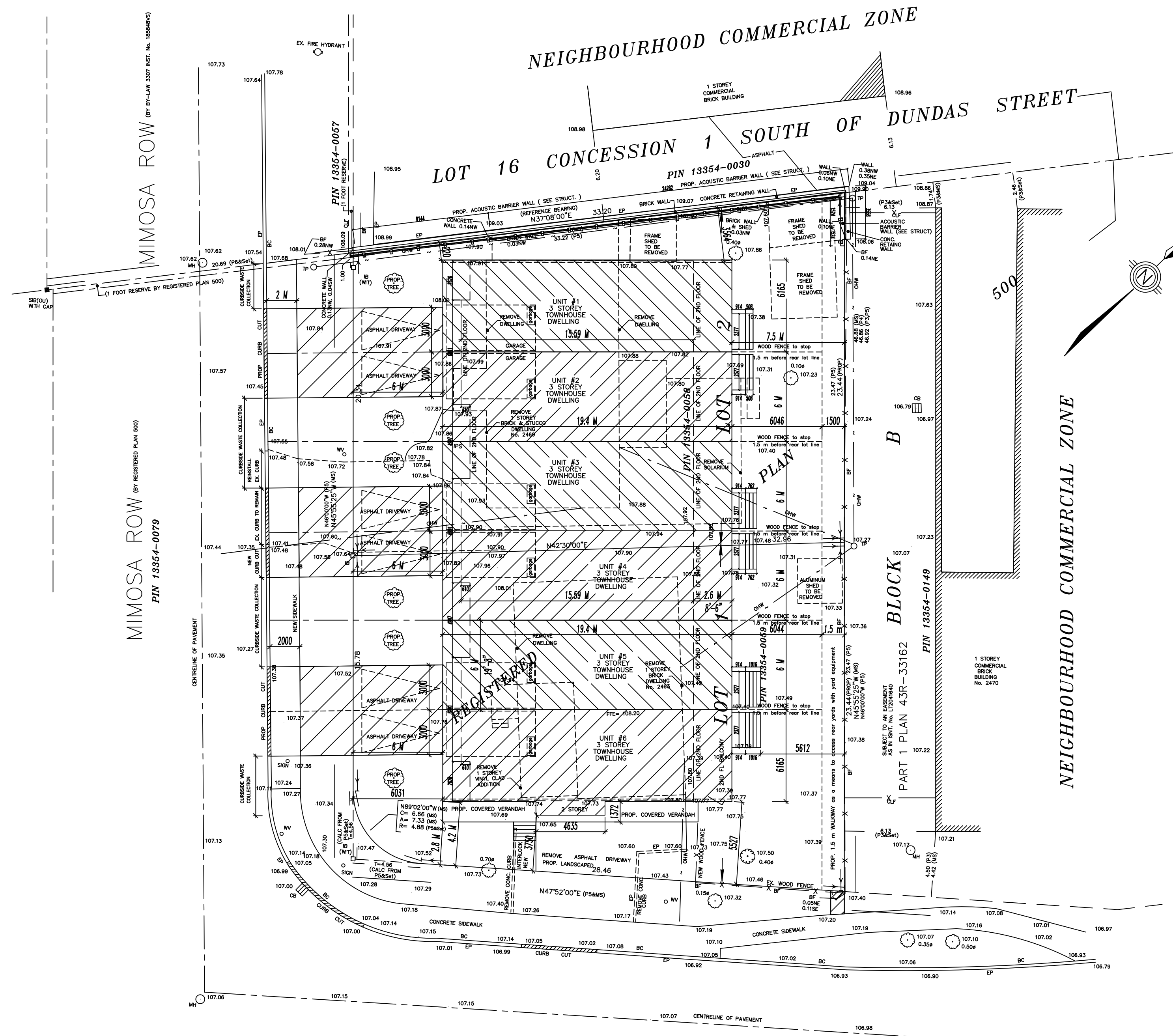
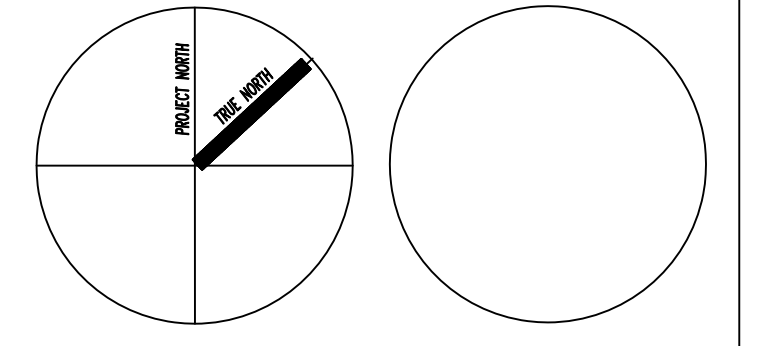
PROP. 6 STREET TOWNHOUSES
 3 STOREY BRICK / STONE / SIDING
 2463-2469 MIMOSA ROW
 MISSISSAUGA, ONTARIO

KEY PLAN
 SCALE: N.T.S.

NOTE: This drawing is the property of the Architect and may not be reproduced or used without expressed consent of the architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

SET NUMBER

- PRELIMINARY
- OFFICIAL PLAN AMENDMENT
- REZONING MEETING
- SITE PLAN CONTROL
- PERMIT
- TENDER
- CONTRACT
- CONSTRUCTION



REZONING TO RM5 ZONE - FREE HOLD UNITS

REZONING TO RMS ZONE	LOT No. LOT 1 + 2	REG. PLAN No. 500	LOT AREA 1,438.343 m ²	LOT FRONTAGE 36.12 (118.5')	LOT DEPTH 33.20 (108.92')
DESCRIPTION	PERMITTED	%	PROPOSED	%	SETBACKS PERMITTED PROPOSED
MAX. GFA RESIDENTIAL	1,078.75m ²	0.75 X LOT AREA	1,793.30m ² (INCLUDING GARAGE)	1.25 X LOT AREA	FRONT YARD 6.0m (GARAGE FACE) REAR YARD 7.5m (WOOD STEPS) REAR YARD (TO 1.5 m PATH) 6.0m INTERIOR SIDE (north) 1.2m EXTERIOR SIDE (south) 4.5m
UNIT #1 = 4 bedroom G.F.A.			301.63m ²		
UNIT #2 = 4 bedroom G.F.A.			295.60m ²		
UNIT #3 = 4 bedroom G.F.A.			295.60m ²		
UNIT #4 = 4 bedroom G.F.A.			295.60m ²		
UNIT #5 = 4 bedroom G.F.A.			295.60m ²		
UNIT #6 = 4 bedroom G.F.A.			295.60m ²		
TOTAL G.F.A.			1,793.30m ²	130 m ² GFA for 6 Garages	
COVERAGE AREA			726.38 m ²	50.63 %	
SOFT LANDSCAPE of total 646.23 m ²			472.59 m ² = 32.85 % of lot area	7.5 %	
PAVED AREA			108.10 m ²	7.5 %	ONE GARAGE PER UNIT GFA: 21.65 m ² ONE ADDITIONAL PARKING SPACE ON EACH UNIT DRIVEWAY
No. OF STORES HEIGHT	10.7m(35')		3 STOREY 10.7m(35')		
WIDTH	20 m		14.80 m		TOTAL GARAGES 6 CARS
DEPTH	20 m		16.65 m		TOTAL PARKING SPACES 12 SPACES
GARBAGE			STORAGE FOR WASTE CARTS WILL BE INSIDE OF THE GARAGE		

FRONT YARD (MIMOSA): LANDSCAPE CALCULATIONS

LANDSCAPED SOFT AREA:
 Total Soft Landscaped Area: 41.59 m² (23.15 %)
 Total hard Landscaped Area: 138.08 m² (76.85 %)

FRONT YARD (FLORADALE DRIVE):
 LANDSCAPED SOFT AREA:
 Total Soft Landscaped Area: 65.84 m² (92.15 %)
 Total hard Landscaped Area: 5.61 m² (7.85 %)

SIDE YARD:
 LANDSCAPED SOFT AREA:
 Total Soft Landscaped Area: 46.79 m² (100 %)
 Total hard Landscaped Area: 138.08 m² (0.00 %)

REAR YARD:
 LANDSCAPED SOFT AREA:
 Total Soft Landscaped Area: 318.37 m² (91.40 %)
 Total hard Landscaped Area: 29.95 m² (8.60 %)

It is not the intent of the applicant to register an easement for the 1.5m pathway at the rear of the property.

EXISTING ZONING OF R3

EX. ZONING R3 ZONE	LOT No. LOT 1 + 2	REG. PLAN No. 500	LOT AREA 1,438.343 m ²	LOT FRONTAGE 36.12 (118.5')	LOT DEPTH 33.20 (108.92')
DESCRIPTION	PERMITTED	%	PROPOSED	%	SETBACKS PERMITTED PROPOSED
MAX. COVERAGE RESIDENTIAL	503.42 m ²	35 %	726.38 m ²	50.5 %	FRONT YARD 6.0m REAR YARD 7.5m (WOOD STEPS) REAR YARD (TO 1.5 m PATH) 6.0m INTERIOR SIDE (north) 1.8m EXTERIOR SIDE (south) 6.0m
UNIT #1 = 4 bedroom G.F.A.			301.63m ²		
UNIT #2 = 4 bedroom G.F.A.			295.60m ²		
UNIT #3 = 4 bedroom G.F.A.			295.60m ²		
UNIT #4 = 4 bedroom G.F.A.			295.60m ²		
UNIT #5 = 4 bedroom G.F.A.			295.60m ²		
UNIT #6 = 4 bedroom G.F.A.			295.60m ²		
TOTAL G.F.A.			1,793.30m ²	130 m ² GFA for 6 Garages	
GFA RESIDENTIAL	N/A		1,793.3 m ²	N/A	
SOFT LANDSCAPE of total 646.23 m ²			472.59 m ² = 32.85 % of lot area		
PAVED AREA			108.10 m ²	7.5 %	ONE GARAGE PER UNIT GFA: 21.65 m ² ONE ADDITIONAL PARKING SPACE ON EACH UNIT DRIVEWAY
No. OF STORES HEIGHT	10.7m(35')		3 STOREY 10.7m(35')		
WIDTH	20 m		14.80 m		TOTAL GARAGES 6 CARS
DEPTH	20 m		16.65 m		TOTAL PARKING SPACES 12 SPACES
GARBAGE			STORAGE FOR WASTE CARTS WILL BE INSIDE OF THE GARAGE		

FLORADALE DRIVE (BY REGISTERED PLAN 500)
 PIN 13354-0066

1 SITE PLAN
 A1 SCALE: 1:200

7		
6 ISSUED FOR CLIENT		AUG. 26, 2024
5 REVISED FOR CLIENT		MAR 30, 2023
4 REVISED FOR CLIENT		MAY 19, 2022
3 REVISED FOR PLANNING MEETING		OCT. 8, 2020
2 ISSUED FOR PLANNING MEETING		FEB. 15, 2017
1 APPROVED BY CLIENT		NOV. 27, 2016

No Revisions Ch'd Date

PEDRO PIMENTEL ARCHITECT INC.

111 FLORADALE DRIVE, MISSISSAUGA, ONTARIO
 TEL: (905) 277 9054 FAX: (905) 277 2576

PROPOSED REZONING FOR RM5
 6 STREET TOWNHOUSES 3 STOREY
 BRICK / STONE / SIDING FINISH

Applicant : Foxmar Development Ltd.
 Owners names : Beata Lis, Ziggy Lis, Margaret Lis
 Lis Phone : 647 996-9302

2463-2469 MIMOSA ROW
 MISSISSAUGA, ONTARIO

SITE PLAN
 SITE STATISTICS

Scale 1 : 200
 Date DEC., 2016
 Drawn P P
 Revised
 Printed
 Project No./Drawing No
 201640

A1