

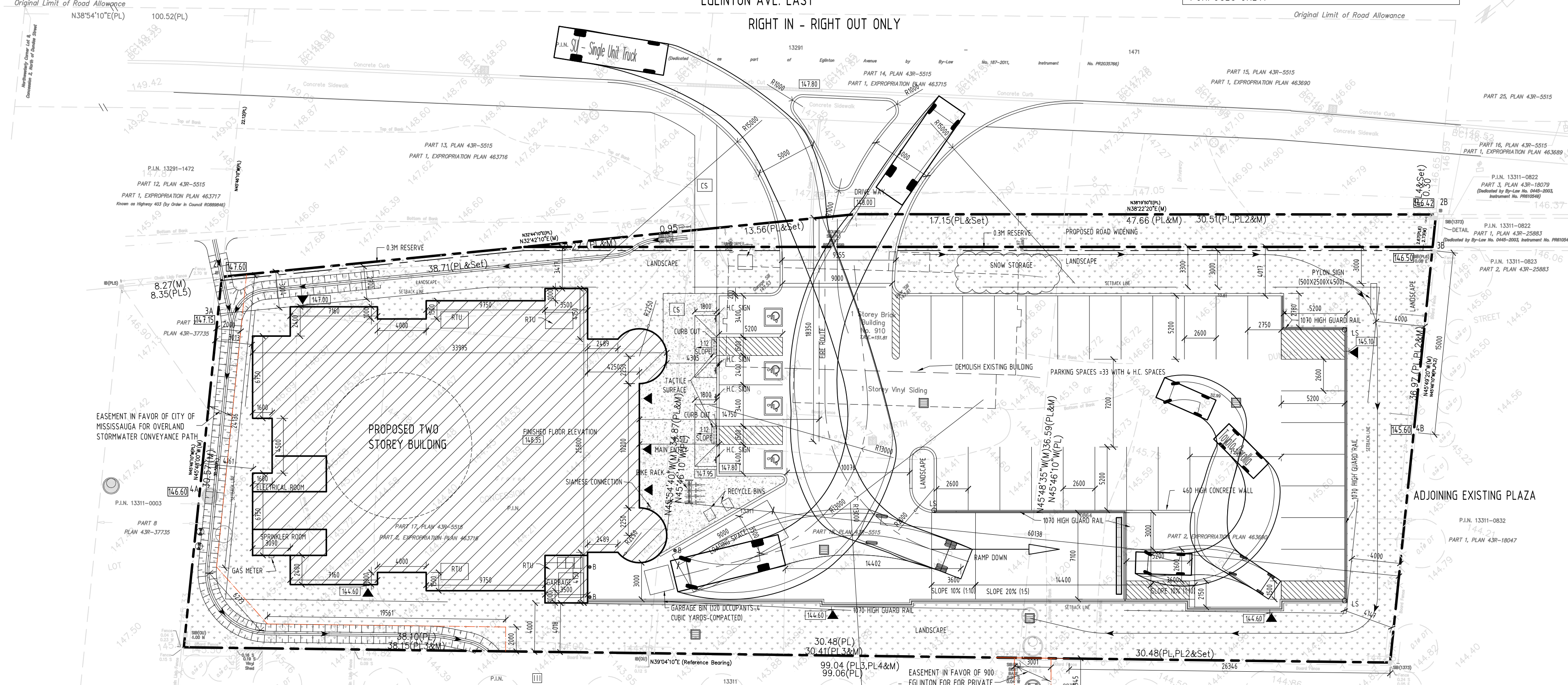
CONTEXT PLAN  
SCALE: NTS



KEY PLAN  
SCALE: NTS

EGLINTON AVENUE EAST (Road Allowance between Concession 2, North of Dundas Street and Lot 1, Concession 2, East of Hurontario Street)

SUBJECT'S REAL PROPERTY REPORT - PART 1  
Part of Lot 9  
CONCESSION 2  
NORTH OF DUNDAS STREET  
(Geographic Township of Toronto)  
CITY OF MISSISSAUGA  
Regional Municipality of Peel



NOTE: SIGNS ARE APPROVED UNDER A SEPARATE PERMIT PROCESS. SIGN INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY.

LEGEND

- FP FIRE HYDRANT
- FP FLAG POLE
- EB EXISTING BOREHOLE
- EBH EXISTING BOREHOLE
- EBH BOREHOLE
- EBH MANHOLE
- EBH SPOT ELEVATION (EXISTING)
- EBH SPOT ELEVATION (PROPOSED)
- EBH BOLLARD
- EBH WUP WOODEN UTILITY POLE
- LS LIGHT STANDARD
- LS BOREHOLES
- LS SPOT ELEVATION (EXISTING)
- LS SPOT ELEVATION (PROPOSED)
- LS BOLLARD
- LS WUP WOODEN UTILITY POLE
- CG EXISTING CONTOUR GRADING LINE
- CG PROPOSED CONTOUR GRADING LINE
- BE BUILDING ENTRANCES
- CP CONCRETE CURB
- PP PAINTED PARKING LINE
- DS DIRECTION OF SURFACE DRAINAGE
- US UNDERGROUND STORM WATER LINE
- UL UNDERGROUND WATER LINE
- UG UNDERGROUND GAS LINE
- PL PROPERTY LINE
- USL UNDERGROUND SANITARY LINE
- OE OVERHEAD ELECTRICAL LINE
- 18 18 in or 12 in HIGH CONSTRUCTION BLACK VINYL CHAINLINK FENCE
- UH UNDERGROUND HYDRO LINE
- UB UNDERGROUND BELL CONDUIT
- PR PROPOSED BUILDING
- ER EXISTING BUILDING TO BE REMOVED
- TS TACTILE SURFACE INDICATOR
- CF CONCRETE FLOOR
- CP CONCRETE PAVEMENT
- NS NEW SOIL
- OS OVERLAND FLOW ROUTE
- CS CONCRETE SIDEWALK

OWNER'S NOTE:  
WE AGREE TO IMPLEMENT THE APPROVED SITE AND LANDSCAPE PLANS WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERSTANDING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC SITE INSPECTIONS. UPON COMPLETION OF THE WORKS WE WILL FORWARD TO THE CITY OF MISSISSAUGA A COPY OF THE COMPLETION NOTIFICATION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE INSPECTION FEE.  
THE LANDSCAPE ARCHITECT OR CONSULTING ENGINEER WILL PROVIDE CERTIFICATION TO INDICATE THAT:  
- THE RECOMMENDATIONS OUTLINED IN THE ACCESSION, VEGETATION STUDY HAVE BEEN IMPLEMENTED IN ACCORDANCE WITH THE STUDY - THE ENGINEERING CERTIFICATE LIGHTING PLAN AND THE LOG TERMINALS FOR THIS PROJECT HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.  
ANY REVISION TO THE SITE PLAN, LANDSCAPE PLANS AND ENGINEER CERTIFIED LIGHTING PLAN (IF APPLICABLE) WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, DEVELOPMENT AND DESIGN DIVISION, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF THE WORKS.  
WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND ASSESS TO DETERMINE THE CITY AND ITS AUTHORIZED AGENTS AND SAVE THEM HARMLESS FROM ANY AND ALL ACTIONS ARISING OUT OF THE EXERCISE BY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN TO THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

TREE PROTECTION NOTE:  
THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION 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 CORRECT TO BE ISSUED 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: \_\_\_\_\_  
SIGN NOTE:  
SIGNS ARE APPROVED UNDER A SEPARATE PERMIT PROCESS. SIGN INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY.

GENERAL NOTE:  
I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE IF APPLICABLE AND PROFESSIONAL SEAL.  
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 CITY DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.  
ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRADE UPON THE ADJACENT PROPERTIES.  
ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.  
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 CODE REQUIREMENTS.  
THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.  
GRADES WILL BE SET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.  
ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOIL PROUD TO THE RELEASE OF SECURITIES.  
SEWAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SINKS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 055-2005, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.  
ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 6.1M (20 FT) INSIDE THE PROPERTY LINE.  
ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60.1M (200 FT) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.  
THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.  
THE APPLICANT AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.  
THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS. 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 UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEER. UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:  
- 75 CH OF DRAINAGE GRAVEL PLUS 40 CM TOPSOIL FOR SOIL  
- 75 CH OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHRUBS  
- 75 CH OF DRAINAGE GRAVEL PLUS 90 CM FOR TREES OR  
- PREPARED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOIL  
- PREPARED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR SHRUBS  
- PREPARED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 90 CM TOPSOIL FOR TREES  
- TERRAZZO OR 900 OR APPROVED EQUAL.  
THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M 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.  
CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.  
ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE AREA OF THE CITY BOLLARDWAY AREA.  
PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULES 2 & 3 OF BY-LAW 001-2009

- SITE PLAN NOTES
- INFORMATION ON THIS SITE PLAN WAS OBTAINED FROM TOPOGRAPHIC SURVEY OF PART OF LOT 9 CONCESSION 2, NORTH OF DUNDAS STREET, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL PREPARED BY GTA SURVEYING INC. (ONTARIO LAND SURVEYOR 9003 STEELLES AVE W, UNIT #12, TORONTO, ONTARIO, DATED OCTOBER 11, 2017).
  - ALL FIRE ROADS SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 15.3kN/m² PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 10% OVER A MIN. DISTANCE OF 10M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0M AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0M.
  - FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW 1536-81 AS AMENDED, PRIOR TO OCCUPANCY OF THE BUILDING.
  - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRADE UPON THE ADJACENT PROPERTIES.
  - ALL EXISTING FILL AND CONTAMINATED SOIL TO BE REMOVED FROM SITE.
  - ENTRANCES, WALKWAYS, RAMPS, CURB CUTS AND FLUSH THRESHOLD FOR ACCESS TO AND FROM THE BUILDING BY DISABLED PERSONS MUST BE PROVIDED AND CONFORM TO CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND CITY OF MISSISSAUGA 2015 FACILITY ACCESSIBILITY DESIGN STANDARDS. DESIGN AND NUMBER OF BARRIER FREE PARKING SPACES ARE TO CONFORM TO AMENDMENT #8 TO ZONING BY-LAW 025-2017.
  - PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH DESIGN SPECIFICATION OF SCHEDULES 2 & 3 OF BY-LAW 001-2009.
  - FOR REGION OF PEEL COLLECTION, FOR OCCUPANT LOAD OF 80 PERSONS, 4 CURB YARD GARAGE BIN (2.0M X 0.9M X 1.2M) AND 3 RECYCLING CARTS (89 CM X 69 CM X 110 CM) ARE PROVIDED.
  - THE STORAGE OF WASTE IN OUTDOOR AREAS OR FREE STANDING BINS IS NOT PERMITTED.

EXISTING ZONING - D	PROPOSED ZONING - E2 WITH EXCEPTIONS	REQUIRED	PROPOSED
MINIMUM FRONT YARD	7.5 M	3.0 M	3.0 M
MINIMUM EXTERIOR SIDE YARD	7.5 M	3.0 M	3.0 M
MINIMUM INTERIOR SIDE YARD	7.5 M	3.0 M	3.0 M
MINIMUM REAR YARD	7.5 M	4.0 M	3.0 M
LANDSCAPE BUFFER - STREET LINE	4.5 M	3.0 M	3.0 M
LANDSCAPE BUFFER - EMPLOYMENT ZONE	0.0 M	3.0 M	3.0 M

LOT AREA = 3453.7 SQM  
PROBABLE ROAD WIDENING AREA = 163.5 SQM  
NET LOT AREA = 3290.2 SQM  
PROPOSED BUILDING AREA = 1094.5 SQM (21.6%)  
PROPOSED FRONT YARD SET BACK = 3.0 M  
PROPOSED REAR YARD SET BACK = 3.0 M  
PROPOSED WEST YARD SET BACK = 3.0 M  
PROPOSED EAST YARD SET BACK = 4.2 M

ADJOINING EXISTING MONTESSORI BUILDING  
SURVEYOR'S CERTIFICATE  
ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN REGISTRATION NO. 2034301

LEGEND (Survey)  
# DENOTES SURVEY MONUMENT SET  
N, S, E, W SURVEY MONUMENT FOUND NORTH, SOUTH, EAST, WEST  
M MEASURED  
IB IRON BAR  
SIB STANDARD IRON BAR  
O ORIGIN UNKNOWN  
PL PLAN 4390-5515  
PL2 EXPROPRIATION PLAN 463690  
PL3 PLAN 4390-5515  
PL4 PLAN 4390-5515  
PL5 PLAN 4390-5515  
PL6 PLAN 4390-5515

LEGEND (Survey) Continued  
TOP OF CURB  
BOTTOM OF CURB  
CONCRETE TIE  
CEMENTIOUS TIE  
BRICK BOND  
LIGHT BATH  
LIGHT STANDARD  
MANHOLE  
UTILITY POLE  
TOP OF ROOF ELEVATION

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
ELEVATION NOTE  
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 1050 LOCATED ON THE EAST SET HORIZONTALLY AT THE BASE OF A 750MM DIAMETER CONCRETE TRAFFIC POLE AT THE SOUTH-WEST CORNER OF TOMKEN ROAD AND EGLINTON AVENUE, EAST, HAVING A PUBLISHED ELEVATION OF 142.834 METRES  
BEARING NOTE  
ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF P.L. 13311-0864, HAVING A BEARING OF

THIS PLAN WAS PREPARED FOR ANTI PART 2 - SURVEY REPORT  
1) PLEASE NOTE LOCATION OF FE  
2) REGISTERED EASEMENTS AND/  
3) THIS PLAN DOES NOT CERTIFY BY-LAW

IGTA  
Geomatics Toronto  
7003 Steeles Ave. West, Unit 12, Toronto, ON M3J 4S7  
(416) 679-0572  
E-MAIL: info@igta.com  
DRAWN: M.C. CHECKED: P.W. PROJECT: 174

FINISHED FLOOR ELEVATION = 148.00  
GRADE ELEVATION 1A = 143.39  
GRADE ELEVATION 1B = 145.77  
GRADE ELEVATION 2A = 147.60  
GRADE ELEVATION 2B = 146.42  
GRADE ELEVATION 3A = 147.15  
GRADE ELEVATION 3B = 146.50  
GRADE ELEVATION 4A = 146.60  
GRADE ELEVATION 4B = 145.60  
SUM OF GRADE ELEVATIONS = 1176.03  
DIVIDE BY 8 = 147.00  
AVERAGE GRADE = 147.00

PROPOSED SITE PLAN  
SCALE: 1:250

**ANTRIX** ARCHITECTS INC.  
1109 BRITANNIA RD. E., MISSISSAUGA  
ON L4W 3X1. PHONE 905 564 1154  
FAX 888 501 0265

PROJECT  
PROPOSED PLACE OF WORSHIP

900 EGLINTON AVE. E., MISSISSAUGA, ONTARIO

RE-ISSUED FOR REZONING	26-02-2020
ISSUED FOR OPA/REZONING	04-02-2019
DRAWN BY	NL
SCALE	SCALE 1:250
PROJECT NO.	1736
DRAWING TITLE & NO.	PROPOSED SITE PLAN & CONTEXT PLAN A100

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.