

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT

1355 SILVER SPEAR RD.
MISSISSAUGA, ON.

DRAWINGS LIST:

SK-00	COVER PAGE
SK-01	SITE PLAN
SK-02	GROUND FLOOR -SITE-
SK-03	P1 LEVEL
SK-04	2nd FLOOR
SK-05	3rd + 4th FLOOR
SK-06	5th FLOOR

SK-07	6th FLOOR
SK-08	TYP. FLOORS 7th,8th & 9th.
SK-09	10th FLOOR
SK-10	11th FLOOR
SK-11	12th FLOOR
SK-12	MECH. PENTHOUSE

SK-13	EAST ELEVATION
SK-14	SOUTH ELEVATION
SK-15	WEST ELEVATION
SK-16	NORTH ELEVATION
SK-17	CROSS SECTIONS

COVER
PAGE

Scale	NTS
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK

Drawing No. SK-00

Date: 2017, Oct 17
File name: SILVER-SPA 2017-10-16.vzw

DRAWINGS FOR
PLANNING APPROVALS
ONLY

NOT FOR CONSTRUCTION

DRAWINGS NOT TO BE SCALED

DRAWING ISSUED FOR

DATE	DESCRIPTION
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ISSUED MAY 15, 2017
SITE PLAN APPLICATION

ISSUED OCT. 16, 2017
SITE PLAN APPLICATION

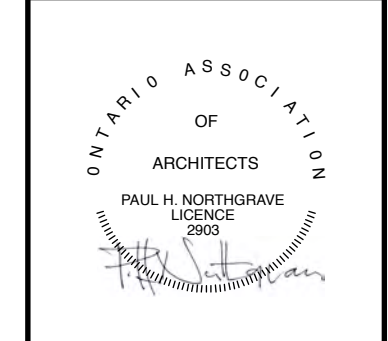
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TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS

SITE PLAN
FILE APPLICATION NUMBER
SP 16/056 W3

C of A DECISION FILE NUMBERS

OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
HALIFAX, NS.
TEL: 1-902-471-4510



NORTHGRAVE
ARCHITECT
INC.

66 GLOUCESTER STREET
TORONTO, ON. M4Y 1L5
TEL: 416-929-9495
FAX: 416-929-7270
info@northgrave.ca

CURRENT MUNICIPAL
ADDRESS OF SITE:
**1355 SILVER SPEAR RD.
MISSISSAUGA**

PROPOSED
RESIDENTIAL
RENTAL BUILDING
DEVELOPMENT

LEVEL P1 FLOOR PLAN

TOTAL FLOOR AREA	=	4,413 m ²
DEDUCTIONS	=	4,383 m ²
GROSS FLOOR AREA (GFA)		
APARTMENT DWELLING ZONE	=	30 m ²



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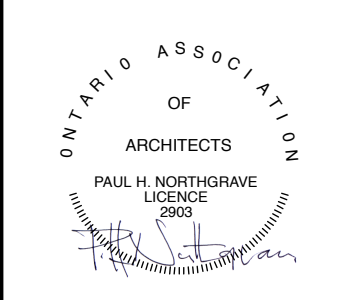
DATE	DESCRIPTION
ISSUED JAN. 07, 2016	SITE PLAN APPLICATION
ISSUED APR. 15, 2016	SITE PLAN APPLICATION
ISSUED MAY 15, 2017	SITE PLAN APPLICATION
ISSUED OCT. 04, 2017	ZONING REVIEW
ISSUED OCT. 16, 2017	SITE PLAN APPLICATION

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P1
LEVEL

Scale	1:200
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK

Drawing No.
SK-03

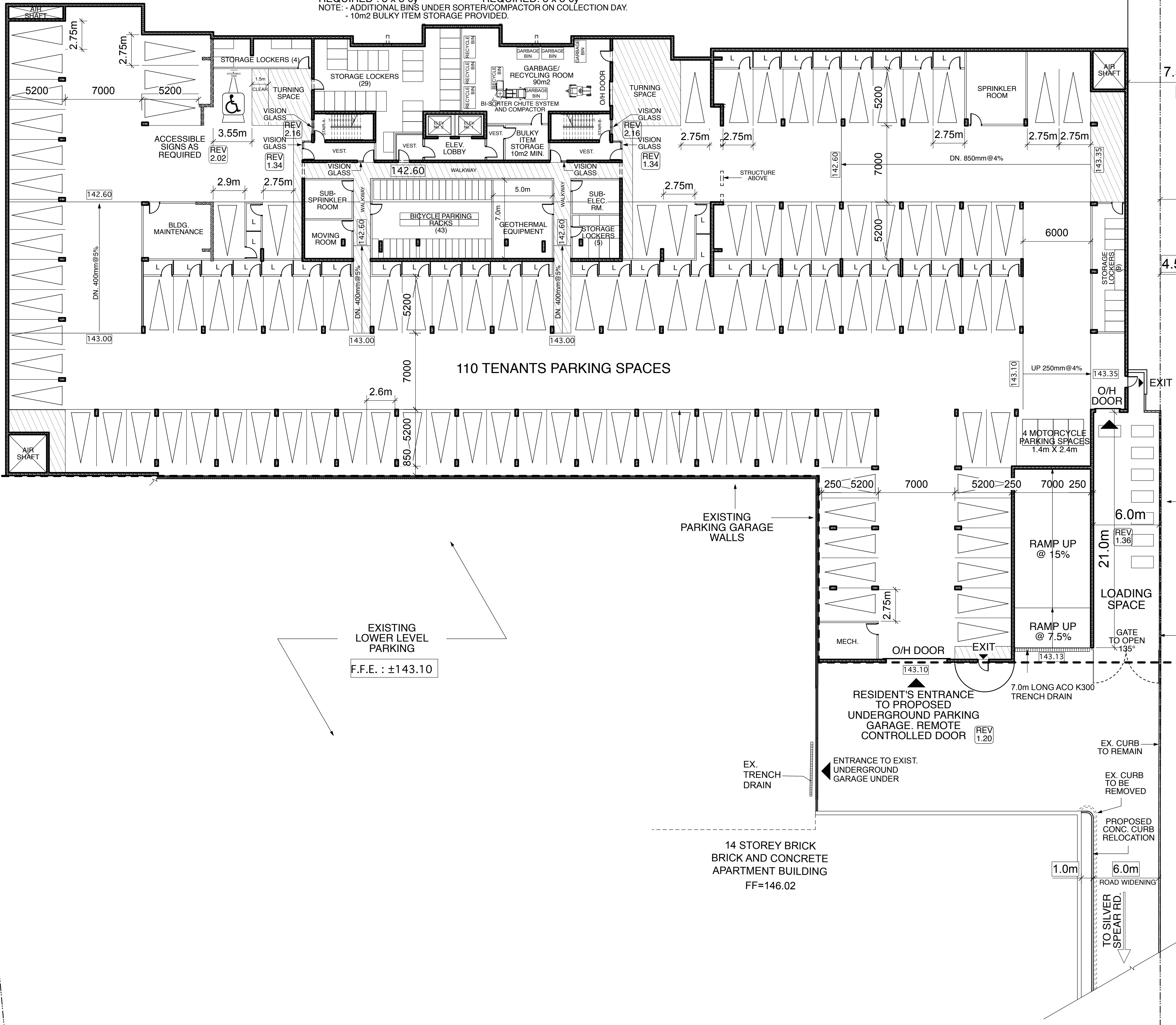
Date: 2017, Oct 17
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PROPOSED BUILDING.

GARBAGE/RECYCLING BINS REQUIRED AS PER
REGION OF PEEL WASTE COLLECTION
DESIGN STANDARDS

SINGLE GARBAGE CHUTE WITH AN AUTOMATED
MECHANICAL SEPARATION SYSTEM TO DIVERT GARBAGE
AND RECYCLABLE MATERIALS INTO SEPARATE FRONT-END BINS.

FOR 128 UNITS USING 3-CUBIC YARD BINS (3-cy):
GARBAGE: 54 units /3-cy (compacted) RECYCLING: 45 units /3-cy (non-compacted)
REQUIRED: 3 x 3-cy REQUIRED: 3 x 3-cy
NOTE: - ADDITIONAL BINS UNDER SORTER/COMPACTOR ON COLLECTION DAY.
- 10m² BULKY ITEM STORAGE PROVIDED.



4.5m LANDSCAPE
BUFFER

4.572m SERVICES EASEMENTS
IN FAVOR OF:
THE BELL TELEPHONE COMPANY OF CANADA
& HYDRO-ELECTRIC COMMISSION OF THE
TOWNSHIP OF TORONTO

CONCEALED COLLECTION POINT AS PER
REGION OF PEEL WASTE COLLECTION
DESIGN STANDARDS:
- PERMANENT THREE-SIDED STRUCTURE WITHOUT ROOF.
- LOCKABLE GATES, TO SWING OPEN TO A MIN. 135°
- SOLID SURFACE, MAX. 2% SLOPE, REINFORCED CONCRETE PAD.
- BOLLARDS AS REQUIRED.
OF BINS [3-CUBIC YARDS (3-cy)] :
PROPOSED BUILDING :
- 3 FOR GARBAGE
- 3 FOR RECYCLING
EXISTING BUILDING :
- 5 FOR GARBAGE
- 4 FOR RECYCLING

HIGHEST # OF BINS AT COLLECTION
POINT FOR ONE STREAM ON
COLLECTION DAY = 8

1.8m H.
SCREEN
SEE LANDS.
DWGS

NOTE:
LOADING SPACE ACCESSED
FROM SILVER SPEAR
DRIVEWAY ONLY

GARBAGE ROUTE OF TRAVEL AS PER
REGION OF PEEL WASTE COLLECTION
DESIGN STANDARDS:
- SEE TRAFFIC CONSULTANT REPORT FOR ROUTE OF TRAVEL
AND TURNING & REVERSE RADII.
- NO GRADE ALONG THE WASTE COLLECTION VEHICLE ACCESS
ROUTE IS OVER 8%.
- ALL ROADS ARE DESIGNED TO HAVE A MIN. WIDTH OF 6.0m.
- INTERNAL ROADWAYS TO BE CONSTRUCTED OF HARD SURFACE
ASPHALT AND DESIGNED TO SUPPORT A MIN. OF 35 TONNES.
- THE WEIGHT OF A FULLY LOADED WASTE COLLECTION VEHICLE.
- A 18.0m STRAIGHT HEAD-ON APPROACH TO THE COLLECTION
AREA IS PROVIDED.
- THE APPROACH IS TO BE LEVEL (±2%) AND THE SAME WIDTH AS
THE COLLECTION AREA. REFER CIVIL ENG. DWGS. FOR GRADING
INFORMATION.

REFER TO CIVIL ENG. DWGS
FOR SILVER SPEAR ROADWAY
ACCESS MODIFICATIONS

4.5m LANDSCAPE
BUFFER

4.572m SERVICES EASEMENTS
IN FAVOR OF:
THE BELL TELEPHONE COMPANY OF CANADA
& HYDRO-ELECTRIC COMMISSION OF THE
TOWNSHIP OF TORONTO

NEW
CONSTRUCTION

NEW
CONSTRUCTION

EXISTING
LOWER LEVEL
PARKING
F.F.E. : ±143.10

EXISTING
PARKING GARAGE
WALLS

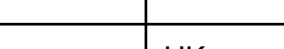
14 STOREY BRICK
AND CONCRETE
APARTMENT BUILDING
FF=146.02

RESIDENT'S ENTRANCE
TO PROPOSED
UNDERGROUND PARKING
GARAGE. REMOTE
CONTROLLED DOOR

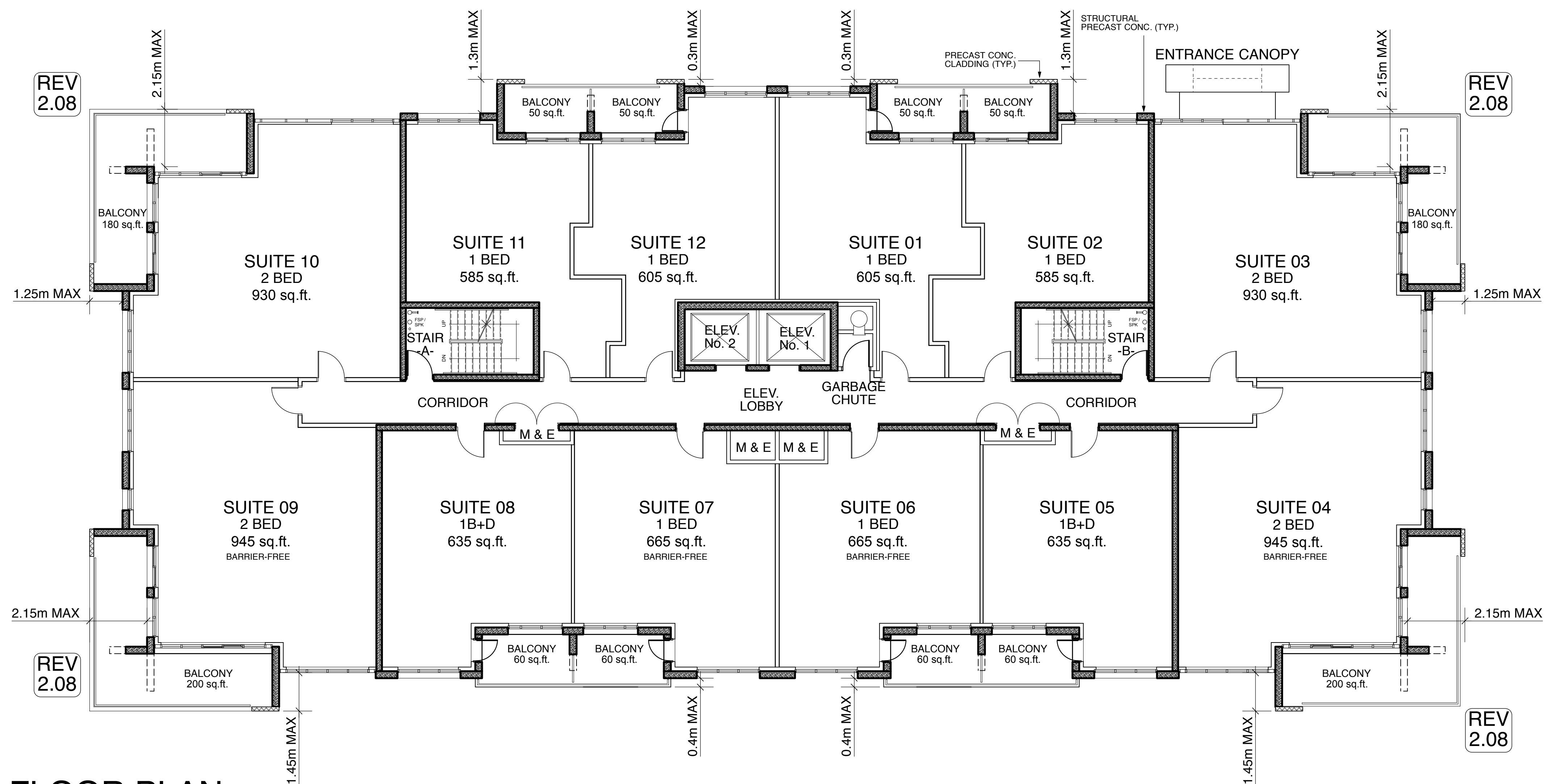
ENTRANCE TO EXIST.
UNDERGROUND
GARAGE UNDER

PROPOSED
CONC. CURB
RELOCATION

ROAD WIDENING
TO SILVER
SPEAR RD.



SK-04



TYP. 3RD+ 4TH FLOOR PLAN

AREA PER FLOOR = 919 m²
TOTAL FLOOR AREA (919x2) = 1,838 m²

DEDUCTIONS PER FLR = 42 m²
TOTAL DEDUCTIONS (42x2) = 84 m²

GROSS FLOOR AREA (GFA) APARTMENT DWELLING ZONE

PER FLOOR = 877 m²
TOTAL GFA (877x2) = 1,754 m²

UNITS per FLOOR = 12
TOTAL UNITS (12x2) = 24



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ISSUED MAY 15, 2017
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ZONING REVIEW

ISSUED OCT. 16, 2017
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SITE PLAN
FILE APPLICATION NUMBER
SP 16/056 W3

REV 2.05 C of a DECISION
FILE NUMBERS

REV 2.04 OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
HALIFAX, NS
TEL: 1-902-471-4510



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CURRENT MUNICIPAL
ADDRESS OF SITE:
1355 SILVER SPEAR RD.
MISSISSAUGA

PROPOSED
RESIDENTIAL
RENTAL BUILDING
DEVELOPMENT

3rd + 4th
FLOOR

Scale 1:100

Project Start Date JUNE / 2015

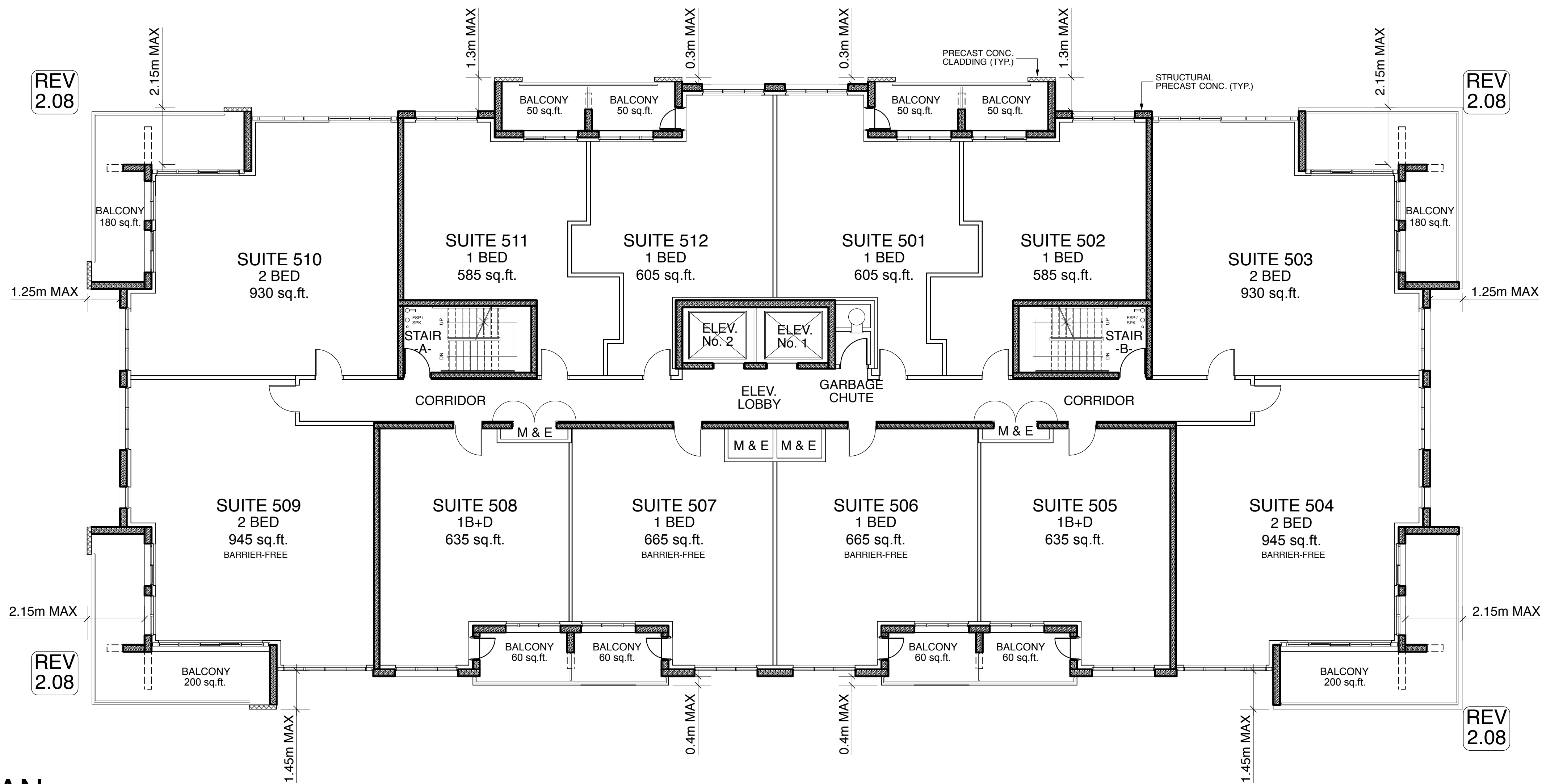
Job Code SILVER

Drawn By HK

Drawing No.

SK-05

Date: 2017, Oct 17
File name: SILVER-SPA 2017-10-16.vwx



5TH FLOOR PLAN

TOTAL FLOOR AREA = 919 m2

DEDUCTIONS = 42 m2

REV 2.09 GROSS FLOOR AREA (GFA)
APARTMENT DWELLING ZONE = 877 m2

UNITS per FLOOR = 12



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REV 2.05 SITE PLAN
FILE APPLICATION NUMBER
SP 16/056 W3

REV 2.04 C of A DECISION
FILE NUMBERS

OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
HALIFAX, NS
TEL: 1-902-471-4510



ONTARIO ASSOCIATION
OF
ARCHITECTS
PAUL H. NORTHGRAVE
LICENCE
2000



**NORTHGRAVE
ARCHITECT
INC.**

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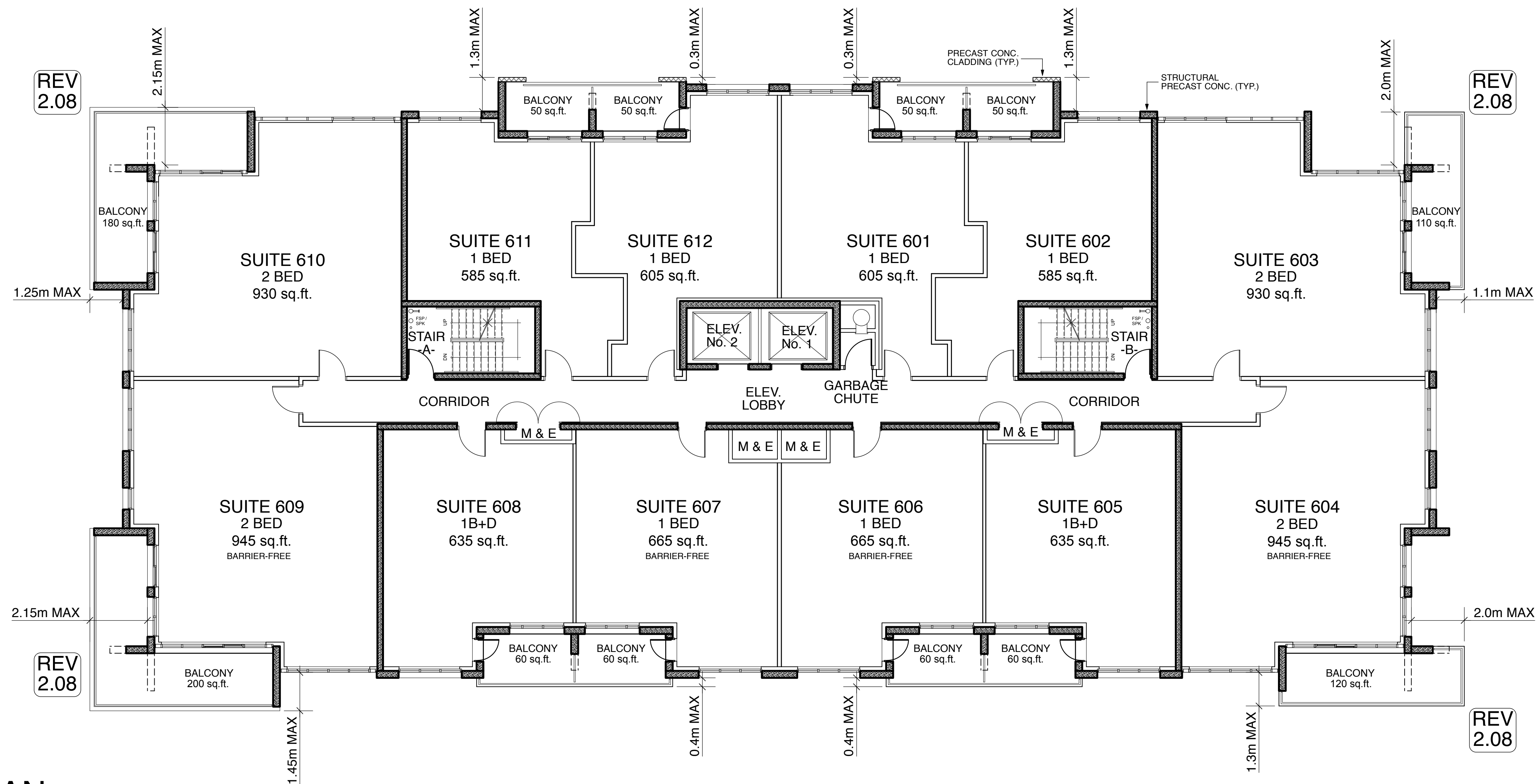
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MISSISSAUGA**

PROPOSED
RESIDENTIAL
RENTAL BUILDING
DEVELOPMENT

**5th
FLOOR**

Scale	1:100
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK
Drawing No.	SK-06

Date: 2017, Oct 17
File name: SILVER-SPA 2017-10-16.vwx



6TH FLOOR PLAN

TOTAL FLOOR AREA = 919 m2

DEDUCTIONS = 42 m2

REV 2.09 GROSS FLOOR AREA (GFA)
APARTMENT DWELLING ZONE = 877 m2

UNITS per FLOOR = 12



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SP 16/056 W3

REV 2.05 C of A DECISION
FILE NUMBERS

REV 2.04 OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
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ADDRESS OF SITE:
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MISSISSAUGA

PROPOSED
RESIDENTIAL
RENTAL BUILDING
DEVELOPMENT

6th
FLOOR

Scale 1:100

Project Start Date JUNE / 2015

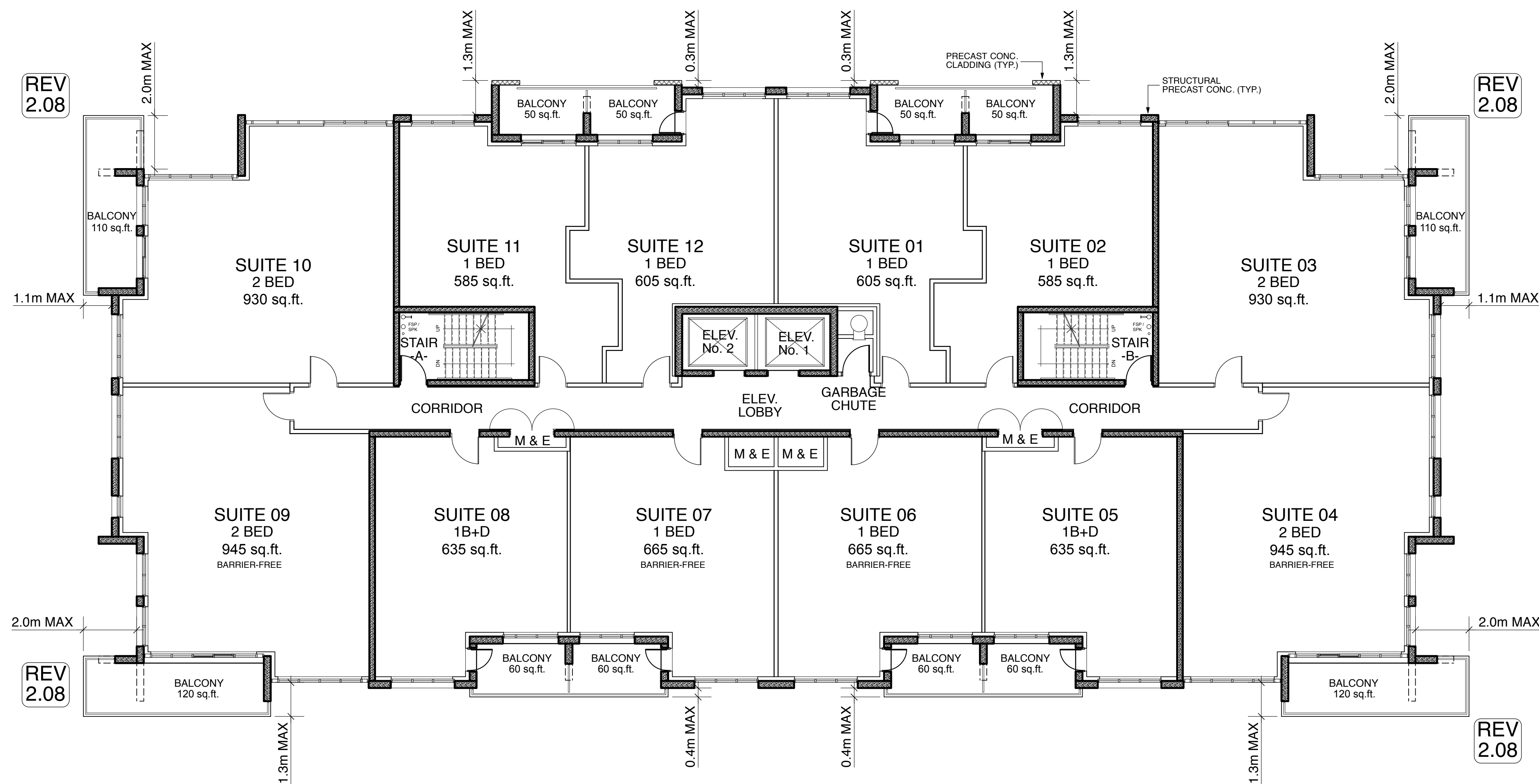
Job Code SILVER

Drawn By HK

Drawing No. SK-07

Date: 2017, Oct 17

File name: SILVER-SPA 2017-10-16.vwx



TYP. 7TH, 8TH + 9TH FLOOR PLAN

AREA PER FLOOR = 919 m²
TOTAL FLOOR AREA (919x3) = 2,757 m²

DEDUCTIONS PER FLR = 42 m²
TOTAL DEDUCTIONS (42x3) = 126 m²

GROSS FLOOR AREA (GFA) APARTMENT DWELLING ZONE

PER FLOOR = 877 m²
TOTAL GFA (877x3) = 2,631 m²

UNITS per FLOOR = 12
TOTAL UNITS (12x3) = 36



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SITE PLAN APPLICATION

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ISSUED OCT. 04, 2017
ZONING REVIEW

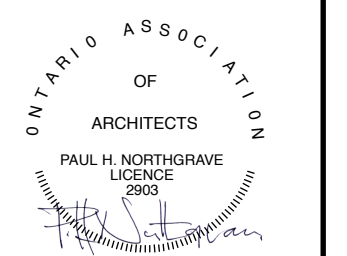
ISSUED OCT. 16, 2017
SITE PLAN APPLICATION

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SITE PLAN
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SP 16/056 W3

REV 2.05
C of a DECISION
FILE NUMBERS

REV 2.04
OWNER:
KILLAM PROPERTIES INC.
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HALIFAX, NS
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DEVELOPMENT

**TYP
FLOORS
7th, 8th, 9th**

Scale 1:100

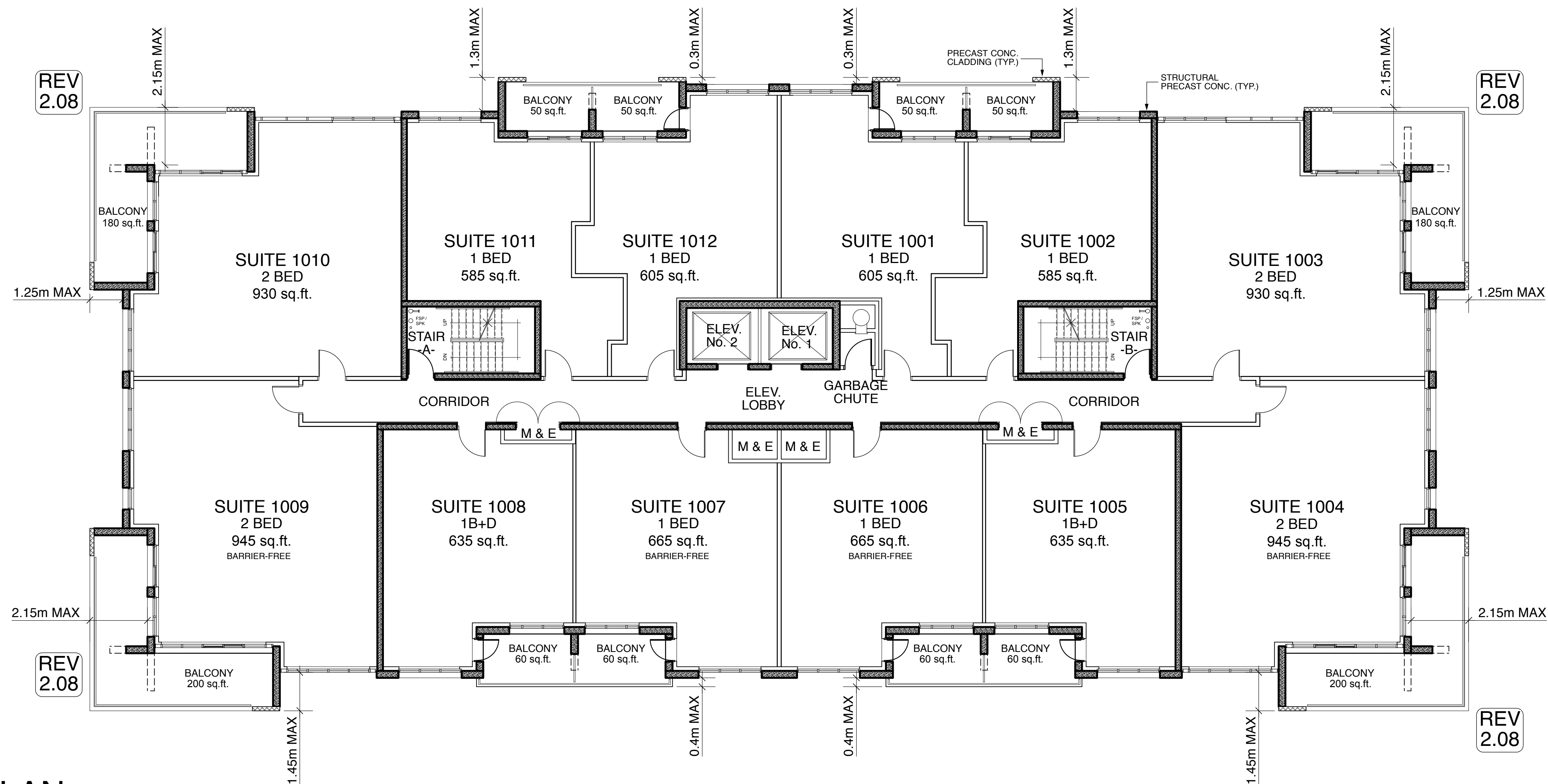
Project Start Date JUNE / 2015

Job Code SILVER

Drawn By HK

Drawing No.
SK-08

Date: 2017, Oct 17
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10TH FLOOR PLAN

TOTAL FLOOR AREA = 919 m²

DEDUCTIONS = 42 m²

REV 2.09 GROSS FLOOR AREA (GFA)
APARTMENT DWELLING ZONE = 877 m²

UNITS per FLOOR = 12



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REV 2.04 OWNER:
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DEVELOPMENT

10th
FLOOR

Scale 1:100

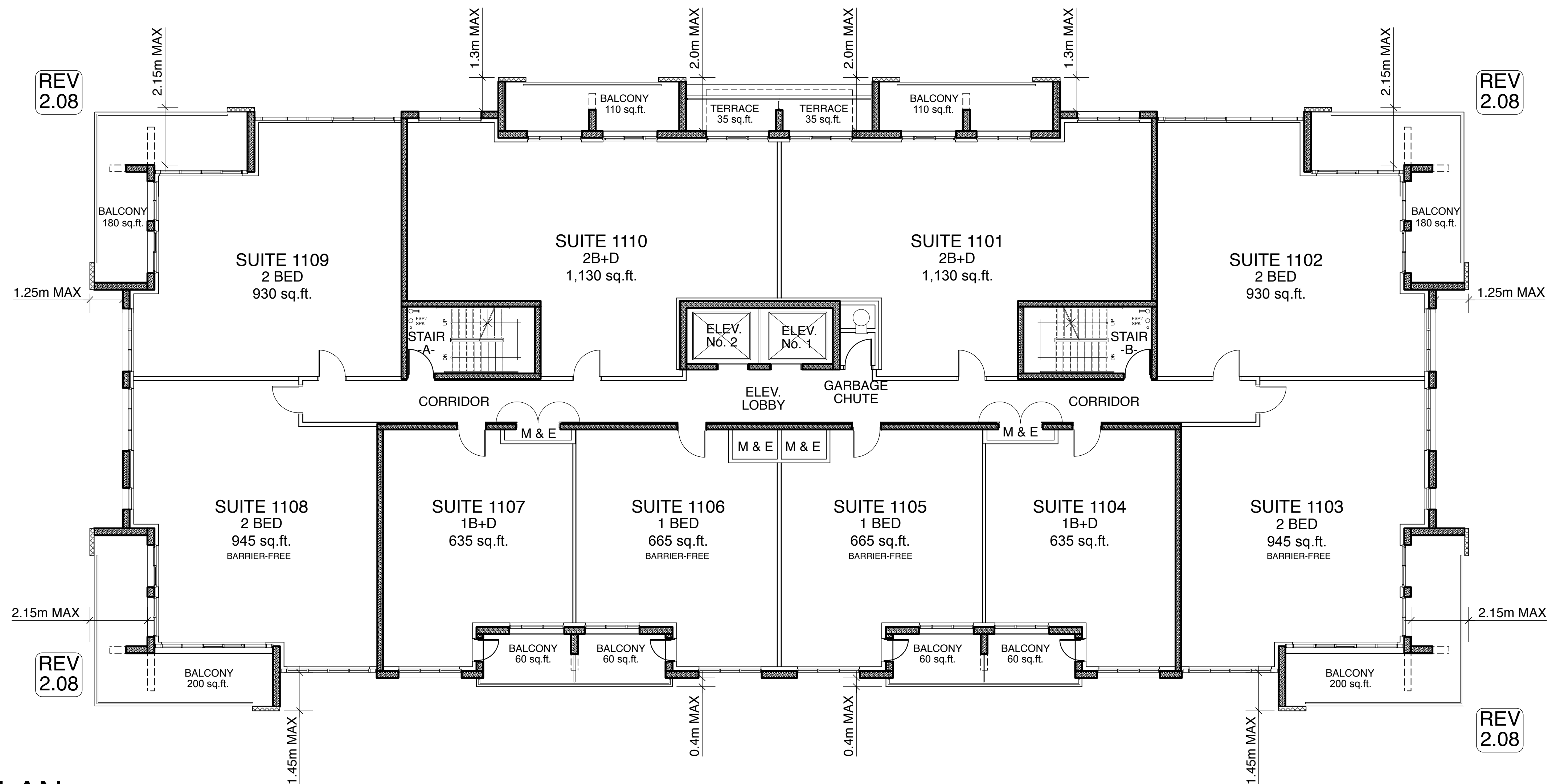
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Drawing No.
SK-09

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11TH FLOOR PLAN

TOTAL FLOOR AREA = 907 m2

DEDUCTIONS = 42 m2

REV 2.09 GROSS FLOOR AREA (GFA)
APARTMENT DWELLING ZONE = 865 m2

UNITS per FLOOR = 10



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REV 2.04 C of a DECISION
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REV 2.04 OWNER:
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DEVELOPMENT

11th
FLOOR

Scale 1:100

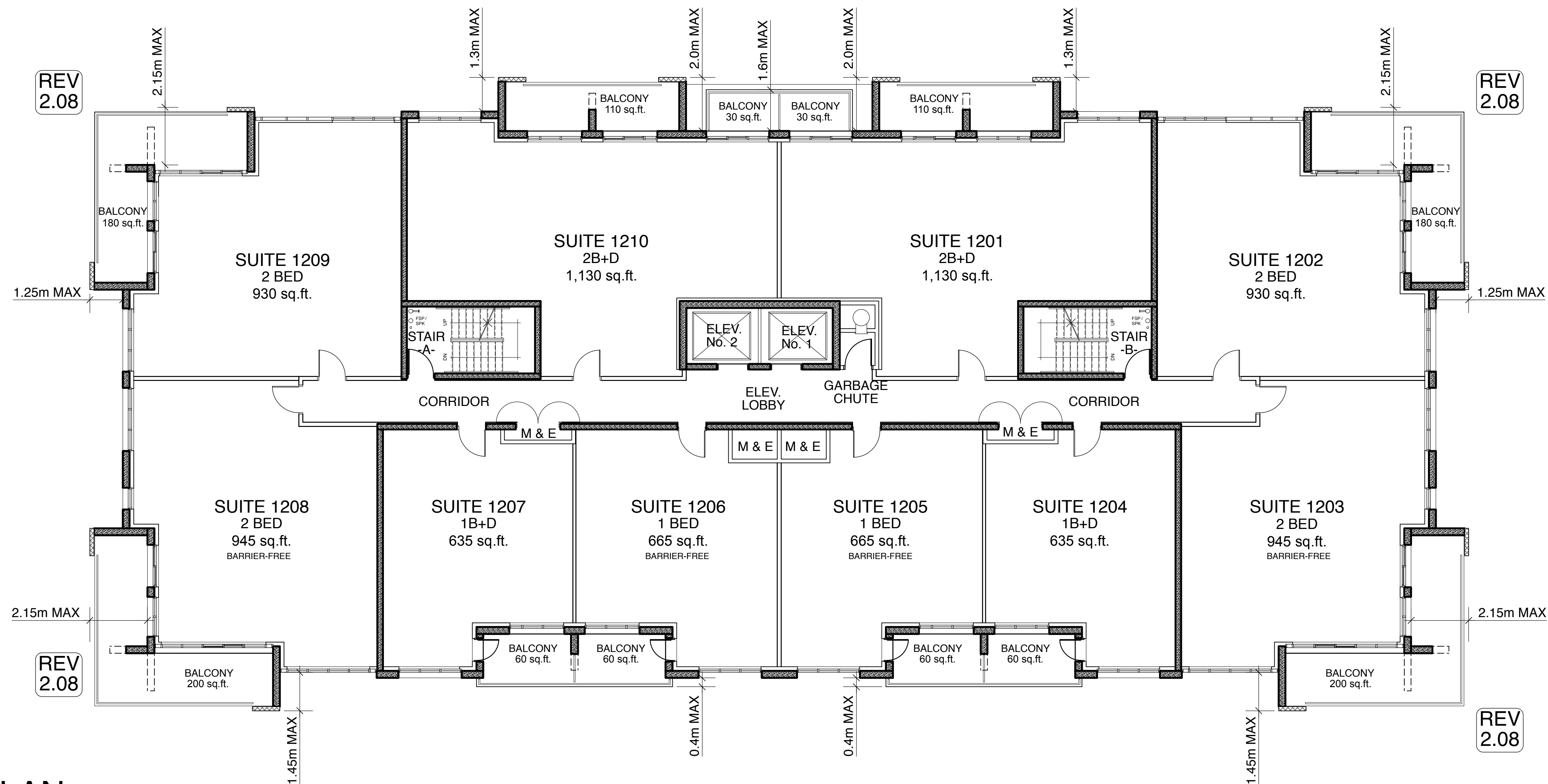
Project Start Date JUNE / 2015

Job Code SILVER

Drawn By HK

Drawing No.
SK-10

Date: 2017, Oct 17
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12TH FLOOR PLAN

TOTAL FLOOR AREA = 907 m2

DEDUCTIONS = 42 m2

REV 2.09 GROSS FLOOR AREA (GFA)
APARTMENT DWELLING ZONE = 865 m2

UNITS per FLOOR = 10



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REV 2.05 C of a DECISION
FILE NUMBERS

REV 2.04 OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
HALIFAX, NS
TEL: 1-902-471-4510



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PROPOSED
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DEVELOPMENT

12th
FLOOR

Scale 1:100

Project Start Date JUNE / 2015

Job Code SILVER

Drawn By HK

Drawing No.
SK-11

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OWNER: KILLAM PROPERTIES INC. 3700 KEMPT RD., SUITE 100 HALIFAX, NS TEL: 1-902-471-4510	
ON TARIO ASSOCIATION OF ARCHITECTS PAUL H. NORTHGRAVE LICENCE 2008	
NORTHGRAVE ARCHITECT INC. 66 GLOUCESTER STREET TORONTO, ON, M5E 1L5 TEL: 416-929-9495 FAX: 416-929-7270 info@northgrave.ca	
CURRENT MUNICIPAL ADDRESS OF SITE: 1355 SILVER SPEAR RD. MISSISSAUGA	
PROPOSED RESIDENTIAL RENTAL BUILDING DEVELOPMENT	
EAST ELEVATION	
Scale	1:200
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK
Drawing No.	SK-13

SILVER SPEAR ROAD

EXISTING GRADE
@ W. PROP.: 146.09

EXISTING
SIDEWALK

PROPERTY LINE

EXISTING BLDG
DROP OFF
ZONE

EXISTING
14 STOREY RESIDENTIAL BUILDING
(RENTAL)

EXISTING
DRIVEWAY

EXISTING SURFACE PARKING

EXISTING
DRIVEWAY

EXISTING GRADE
@ PARKING: 145.92

EXISTING GRADE @ P1 LEVEL: 143.10

SURFACE PARKING
[26.63]

PROPOSED
WALKWAY
(CONC.)

RIBBED PRECAST
CONC. DARK GREY

1200mm HIGH RAILING ON
CONC. RETAINING WALL BEYOND.
SEE LANDSCAPE DWGS. FOR DETAILS.

GLASS AND PRECAST
CONCRETE BALCONY
RAILING. (TYP.)

GLASS RAILING
& METAL PANEL
SLAB COVER
(TYP.)

4.5m MIN.
LANDSCAPE
BUFFER

DIXIE ROAD

PROPERTY LINE

GLASS AND PRECAST
CONCRETE BALCONY
RAILING. (TYP.)

EXISTING GRADE
@ E. PROP.
147.50

PROPOSED ASPHALT
MULTI-USE
TRAIL. CONNECT TO
EXISTING TRAIL. SEE
CIVIL ENG. DWGS.

PROPOSED CURB AND
GUTTER.
SEE CIVIL
ENG. DWGS.

EXISTING
CONCRETE
ISLAND

CENTERLINE OF ORIGINAL ROAD ALLOWANCE

T.O. M-PENT ROOF	0.5m
T.O. M-PENT FLR SLAB	3.8m
T.O. MAIN ROOF	0.5m
T.O. 12th FLR SLAB	3.9m
T.O. 11th FLR SLAB	3.1m
T.O. 10th FLR SLAB	3.1m
T.O. 9th FLR SLAB	3.1m
T.O. 8th FLR SLAB	3.1m
T.O. 7th FLR SLAB	3.1m
T.O. 6th FLR SLAB	3.1m
T.O. 5th FLR SLAB	3.1m
T.O. 4th FLR SLAB	3.1m
T.O. 3rd FLR SLAB	3.1m
50.19 T.O. 2nd FLR SLAB	3.3m
146.89 T.O. GRND FLR SLAB	4.2m
142.69 T.O. P1 LEVEL SLAB	

SOUTH ELEVATION

LEGEND

- PRECAST CONCRETE: WHITE
- PRECAST CONCRETE: LIGHT GREY (BENJAMIN MOORE 2127-60 FEATHER GREY)
- PRECAST CONCRETE: DARK GREY (BENJAMIN MOORE 2127-50 PIKE'S PEAK GREY)
- WINDOW AND RAILING GLASS: VERY LIGHT GREEN TINT
- BACK PAINTED GLASS: GREY (INKAN LIMITED HARMONY GREY 3-820)
- WINDOW FRAME, METAL PANEL, BALCONY SLAB COVER AND LOUVRES: SILVER (PPG UCFX10144E ACRYNAR SILVERSMITH)
- FROSTED GLASS

DRAWINGS FOR
PLANNING APPROVALS
ONLY
NOT FOR CONSTRUCTION
DRAWINGS NOT TO BE SCALED

DATE	DESCRIPTION
ISSUED JAN. 07, 2016	SITE PLAN APPLICATION
ISSUED APR. 15, 2016	SITE PLAN APPLICATION
ISSUED MAY 15, 2017	SITE PLAN APPLICATION
ISSUED OCT. 16, 2017	SITE PLAN APPLICATION

BUILDING PERMIT ISSUANCE SHALL BE SUBJECT
TO THE BUILDING PERMIT DRAWINGS NOT BEING
IN CONVICTION WITH THESE APPROVED
PLANS AND DRAWINGS INCLUDING BUT NOT
LIMITED TO THE EXTERIOR DESIGN OF THE
BUILDING AND EXTERIOR BUILDING MATERIALS

SITE PLAN
FILE APPLICATION NUMBER
SP 16/056 W3

C of A DECISION
FILE NUMBERS

OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
HALIFAX, NS
TEL: 1-902-471-4510



**NORTHGRAVE
ARCHITECT
INC.**

66 GLOUCESTER STREET
TORONTO, ON, M4Y 1L5
TEL: 416-929-9495
FAX: 416-929-7270
info@northgrave.ca

CURRENT MUNICIPAL
ADDRESS OF SITE:
1355 SILVER SPEAR RD.
MISSISSAUGA

PROPOSED
RESIDENTIAL
RENTAL BUILDING
DEVELOPMENT

SOUTH
ELEVATION

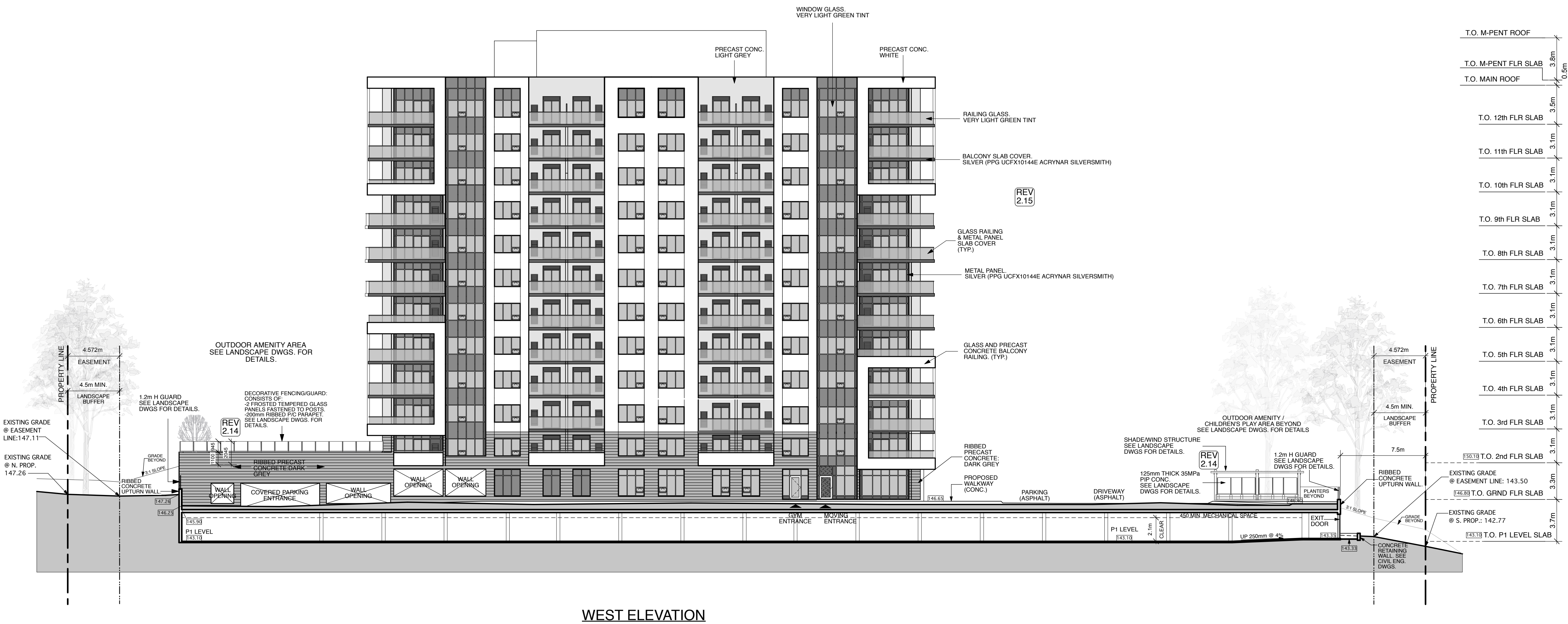
Scale	1:200
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK

Drawing No.
SK-14

Date: 2017, Oct 17
File name: SILVER-SPA 2017-10-16.vwx

LEGEND

- PRECAST CONCRETE: WHITE
- PRECAST CONCRETE: LIGHT GREY (BENJAMIN MOORE 2127-60 FEATHER GREY)
- PRECAST CONCRETE: DARK GREY (BENJAMIN MOORE 2127-50 PIKE'S PEAK GREY)
- WINDOW AND RAILING GLASS: VERY LIGHT GREEN TINT
- BACK PAINTED GLASS: GREY (INKAN LIMITED HARMONY GREY 3-820)
- WINDOW FRAME, METAL PANEL, BALCONY SLAB COVER AND LOUVRES: SILVER (PPG UCFX10144E ACRYNAR SILVERSMITH)
- FROSTED GLASS



REV 1.26

BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONVICTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.

SITE PLAN
FILE APPLICATION NUMBER
SP 16/056 W3

C of A DECISION
FILE NUMBERS

OWNER:
KILLAM PROPERTIES INC.
3700 KEMPT RD., SUITE 100
HALIFAX, NS
TEL: 1-902-471-4510



**NORTHGRAVE
ARCHITECT
INC.**

66 GLOUCESTER STREET
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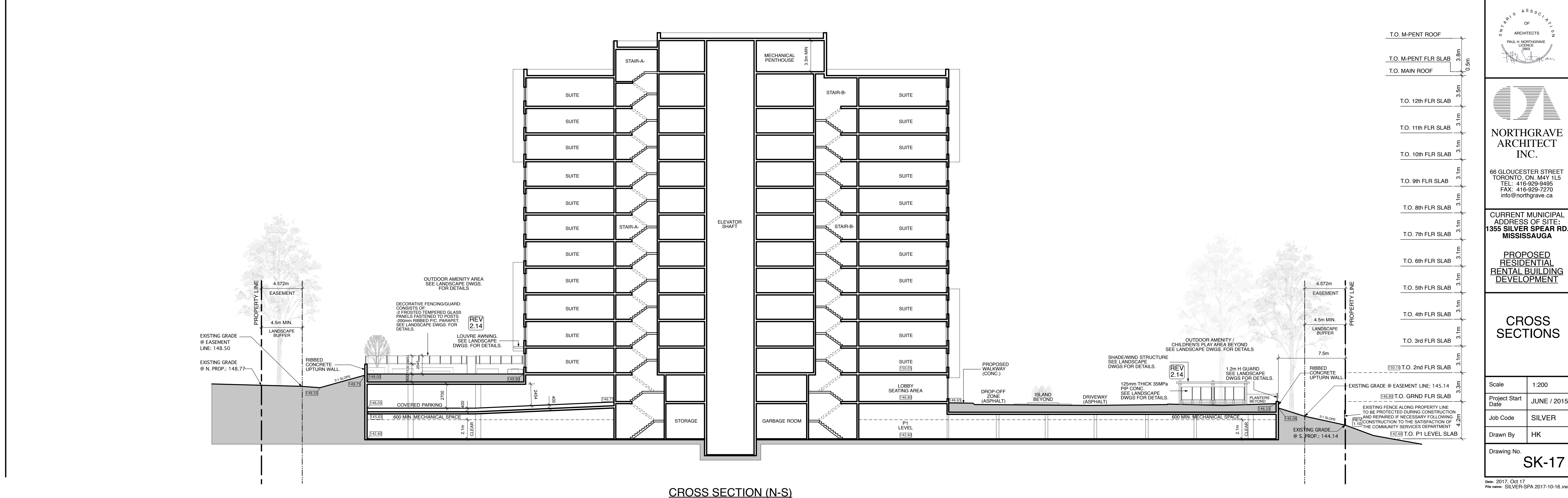
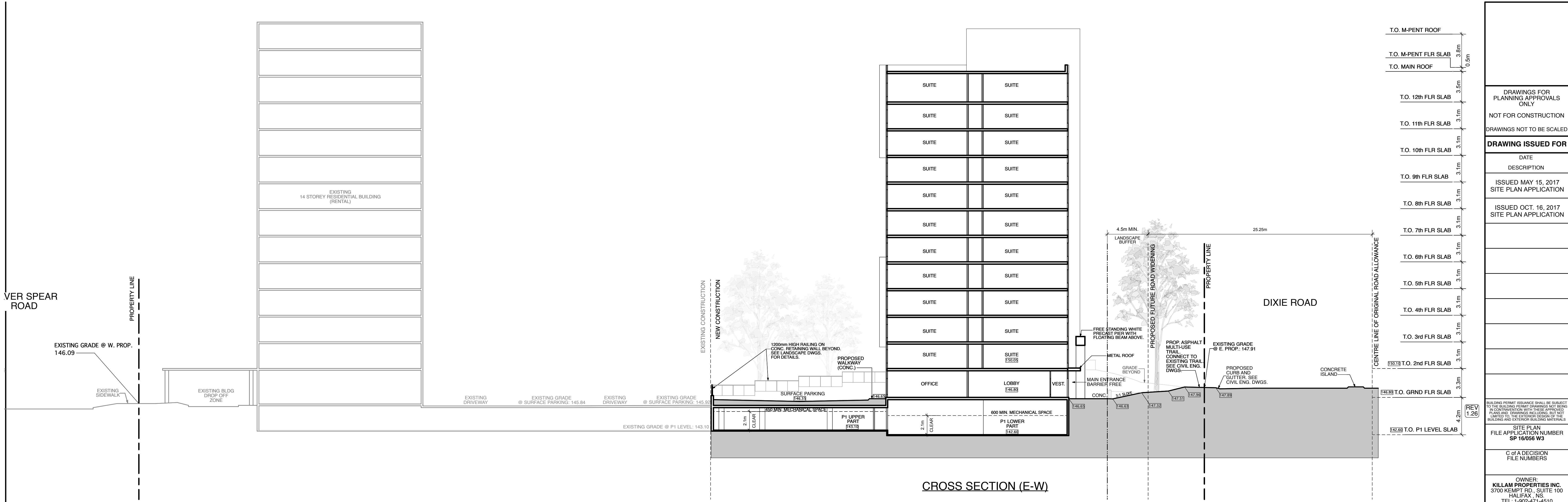
CURRENT MUNICIPAL
ADDRESS OF SITE:
1355 SILVER SPEAR RD.
MISSISSAUGA

PROPOSED
RESIDENTIAL
RENTAL BUILDING
DEVELOPMENT

WEST
ELEVATION

Scale	1:200
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK

Drawing No.
SK-15



DRAWINGS FOR PLANNING APPROVALS ONLY NOT FOR CONSTRUCTION DRAWINGS NOT TO BE SCALED	
DRAWING ISSUED FOR	
DATE	DESCRIPTION
ISSUED MAY 15, 2017	SITE PLAN APPLICATION
ISSUED OCT. 16, 2017	SITE PLAN APPLICATION
BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONFORMANCE WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.	
SITE PLAN FILE APPLICATION NUMBER SP 16/056 W3	
C of A DECISION FILE NUMBERS	
OWNER: KILLAM PROPERTIES INC. 3700 KEMPT RD., SUITE 100 HALIFAX, NS TEL: 1-902-471-4510	
 PAUL H. NORTHGRAVE LICENCE 2008	
 NORTHGRAVE ARCHITECT INC. 66 GLOUCESTER STREET TORONTO, ON, M5V 1L5 TEL: 416-929-9495 FAX: 416-929-7270 info@northgrave.ca	
CURRENT MUNICIPAL ADDRESS OF SITE: 1355 SILVER SPEAR RD. MISSISSAUGA	
PROPOSED RESIDENTIAL RENTAL BUILDING DEVELOPMENT	
CROSS SECTIONS	
Scale	1:200
Project Start Date	JUNE / 2015
Job Code	SILVER
Drawn By	HK
Drawing No.	SK-17

Date: 2017, Oct 17
File name: SILVER-SPA 2017-10-16.vwx