



## Context Plan Development Data

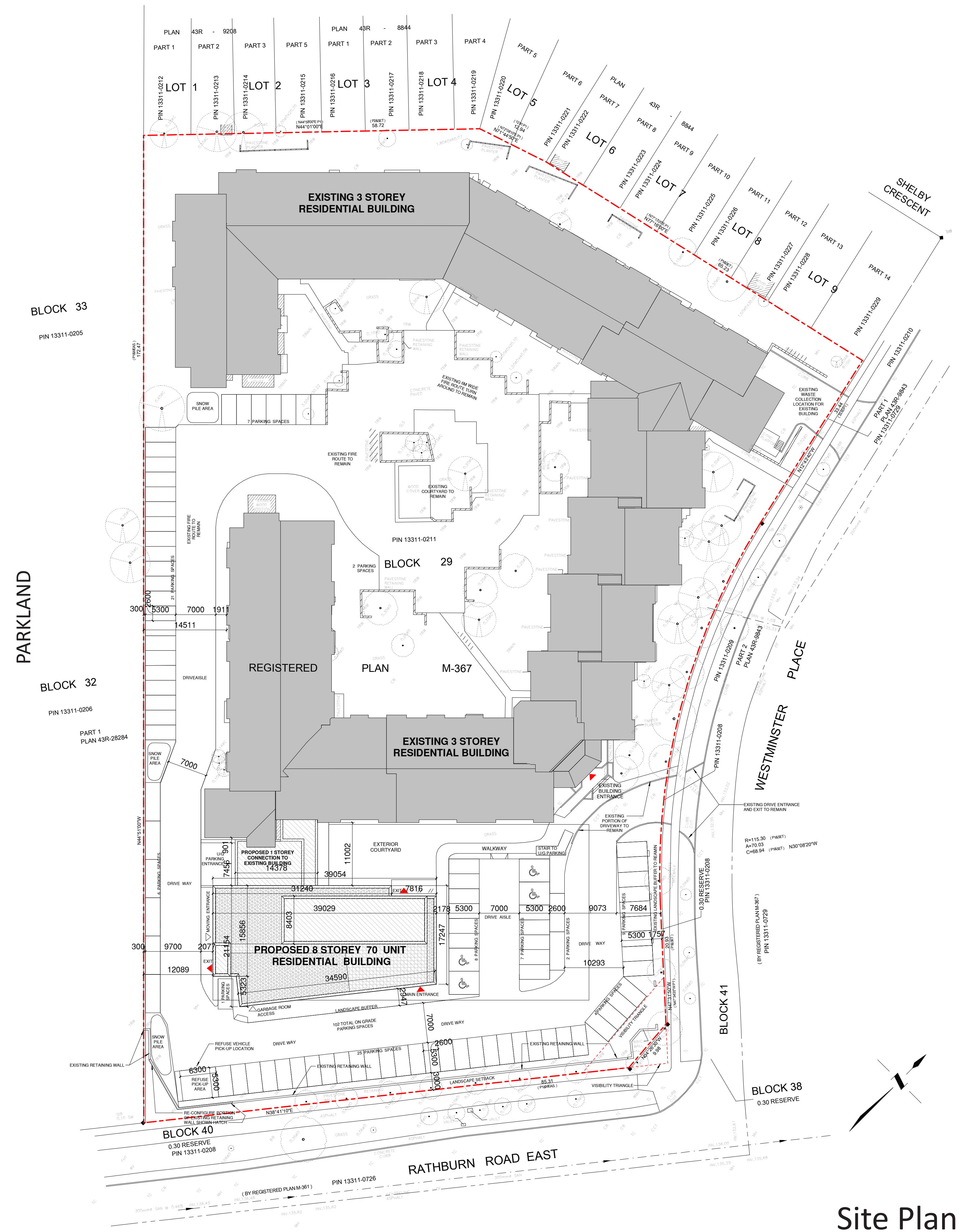
DETAILS OF DEVELOPMENT			
	BY-LAW	EXISTING	PROPOSED ADDITION
<b>ZONE CODE</b>	RA1-1	RENTAL APARTMENT	RENTAL APARTMENT
<b>ZONE DESCRIPTION</b>	APARTMENT, LONG TERM CARE, RETIREMENT BUILDING	RESIDENTIAL	RESIDENTIAL
<b>ZONE CATEGORY</b>	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
<b>LAND USE:</b>	RESIDENTIAL HIGH DENSITY		
<b>BY-LAW</b>	0225-2007		
<b>Z-AREA</b>	27		
<b>NEIGHBOURHOOD</b>	RATHWOOD		
<b>LOT AREA:</b>		16370.21m <sup>2</sup>	16370.21m <sup>2</sup>
<b>GFA</b>		16070.58m <sup>2</sup>	24,098.44m <sup>2</sup>
<b>FSI</b>	0.4 - 0.9	0.98	1.27
<b>MAXIMUM HEIGHT</b>	13m - 4 STOREYS	11m - 3 STOREYS	32.4m - 8 STOREYS
<b>MIN FRONT YARD</b>	9.5m		39m
<b>MIN SIDE YARD</b>	9.5m		18m
<b>MIN REAR YARD</b>	12.5m		10m
<b>EXISTING LOT COVERAGE</b>	27.41% ( 4487.23m <sup>2</sup> exist. bldg. footprint / Lot Area)		
<b>PROPOSED LOT COVERAGE</b>	32.68% ( 4487.23m <sup>2</sup> exist. bldg. footprint + 861.97 m <sup>2</sup> new bldg. footprint / Lot Area)		
<b>EXISTING SITE FRONTAGE</b>	92.12m ( along Rathburn ); 131.18m ( along Westminister)		
<b>EXISTING SOFT LANDSCAPE AREA</b>	5503.12 sm		
<b>PROPOSED SOFT LANDSCAPE AREA</b>	5067.97 sm		

GFA CALCULATION		
FLOOR	GFA	AMENITY FLOOR AREA ( INCLUDED IN GFA )
UG PARKING	1,951.46 m <sup>2</sup>	0 m <sup>2</sup>
GROUND FLOOR	849.61 m <sup>2</sup>	347.15 m <sup>2</sup>
2 ND FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
3 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
4 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
5 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
6 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
7 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
8 TH FLOOR	719.68 m <sup>2</sup>	29.45 m <sup>2</sup>
MECH PENTHOUSE	229.98 m <sup>2</sup>	(exterior) 105.50 m <sup>2</sup>
<b>TOTAL PROPOSED</b>	<b>8,068.79 m<sup>2</sup></b>	<b>658.80 m<sup>2</sup></b>
<b>TOTAL PROPOSED (EXCLUDES UG PARKING)</b>	<b>6,117.33 m<sup>2</sup></b>	
<b>TOTAL EXISTING</b>	<b>16,070.58 m<sup>2</sup></b>	
<b>GRAND TOTAL</b>	<b>22,187.91 m<sup>2</sup></b>	
<b>(EXCLUDES UG PARKING)</b>		

RESIDENTIAL UNIT TYPE BREAKDOWN			
FLOOR	1 BED	1 BED BF	FLOOR TOTAL
GROUND FLOOR	0	0	0
2ND FLOOR	8	2	10
3TH FLOOR	8	2	10
4TH FLOOR	8	2	10
5TH FLOOR	8	2	10
6TH FLOOR	8	2	10
7TH FLOOR	8	2	10
8TH FLOOR	8	2	10
MECH PENTHOUSE	0	0	0
<b>TOTAL PROPOSED</b>	<b>56</b>	<b>14</b>	<b>70</b>
<b>TOTAL EXISTING</b>			<b>190</b>
<b>TOTAL</b>			<b>260</b>

PARKING		
PARKING COUNT	NO.	NO. OR BF SPACES INCLUDED
PROPOSED ON GRADE	90	4
PROPOSED UNDERGROUND	49	2
<b>TOTAL</b>	<b>139</b>	<b>6</b>
<b>PARKING RATIO</b>		
NO. OF EXISTING RESIDENTIAL UNITS	190	
NO. OF PROPOSED NEW RESIDENTIAL UNITS	70	
<b>TOTAL</b>	<b>260</b>	
<b>PARKING RATIO</b>	<b>0.53</b>	

ARCHITECTURAL DRAWING LIST	
A000	Project Information & Statistics
A001	3D Views
A002	Existing Site Survey
A003	Site Plan
A201	UG Parking and Ground Floor Plan
A202	2nd-8th Floor Plan and Roof Plan
A401	Building Elevations
A402	Building Elevations
SS01	Shadow Study



Site Plan

# St. Luke's Dixie Seniors Residential Expansion - 4150 Westminister Place Mississauga

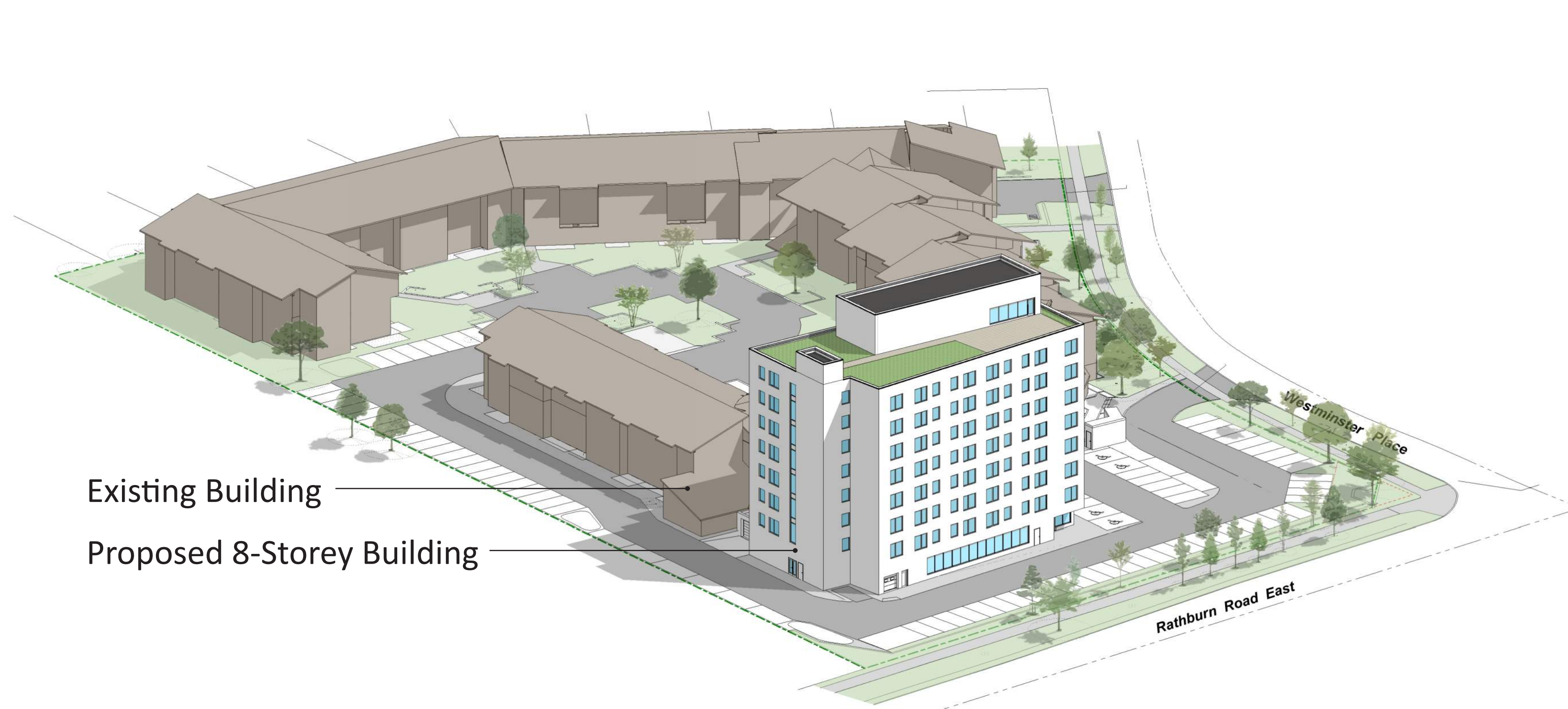


**KEARNS MANCINI** ARCHITECTS





South East Perspective



South West Axonometric



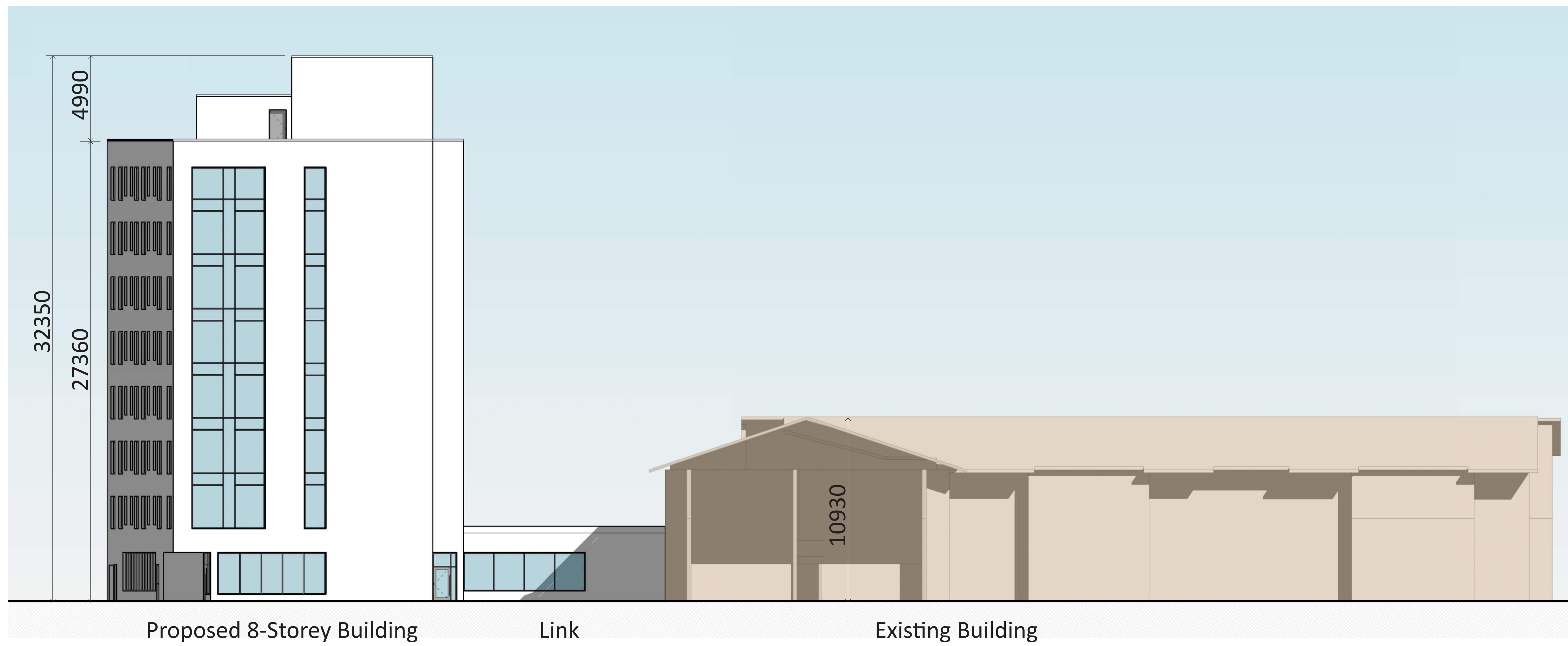
South East Axonometric

**St. Luke's Dixie Seniors Residential Expansion - 4150 Westminister Place Mississauga**



**KEARNS MANCINI ARCHITECTS**





Proposed 8-Storey Building

Link

Existing Building

East Elevation



Proposed 8-Storey Building

Existing Building

Underground Parking Exit

South Elevation

**St. Luke's Dixie Seniors Residential Expansion - 4150 Westminster Place Mississauga**

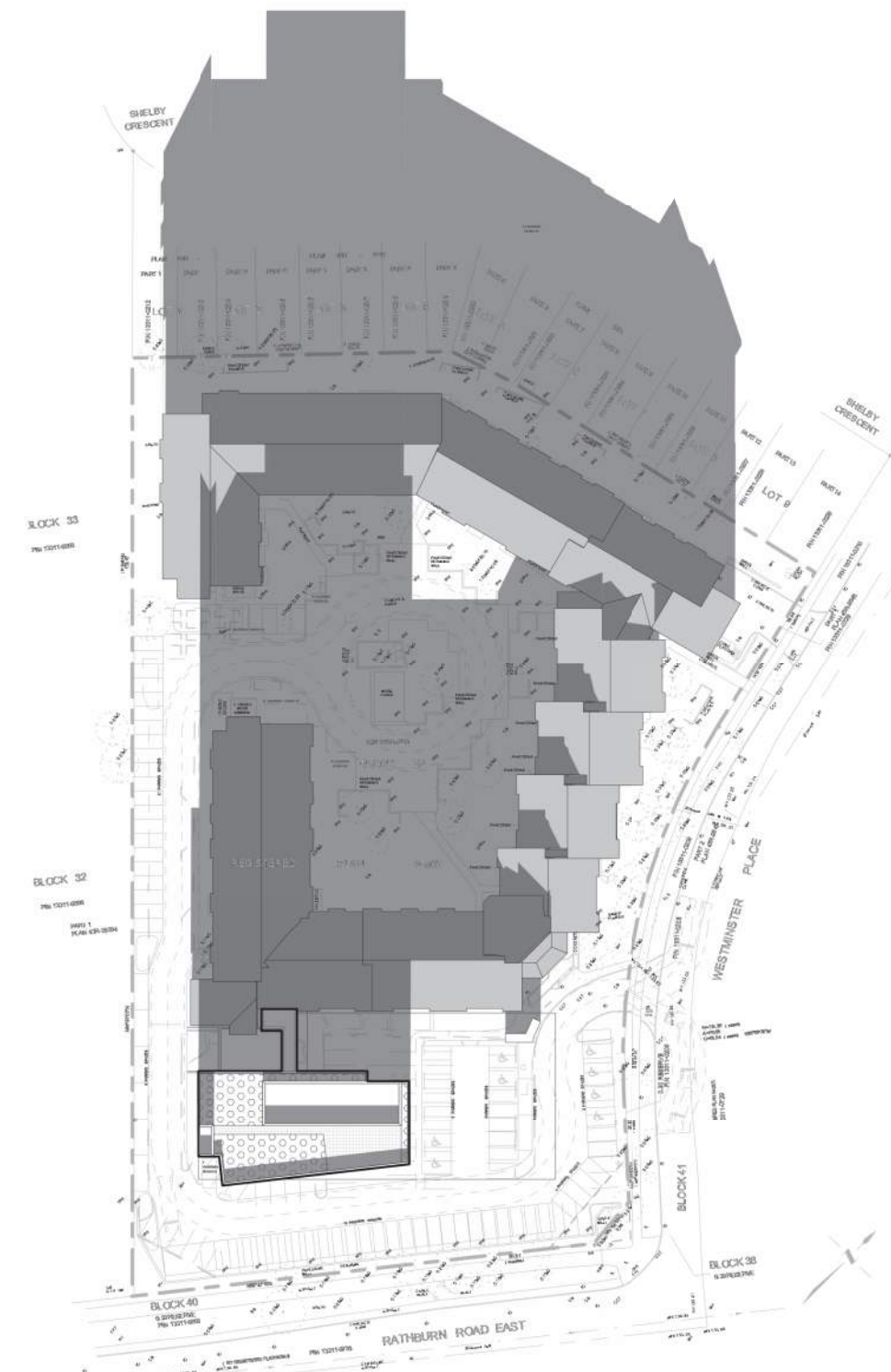


SHS CONSULTING

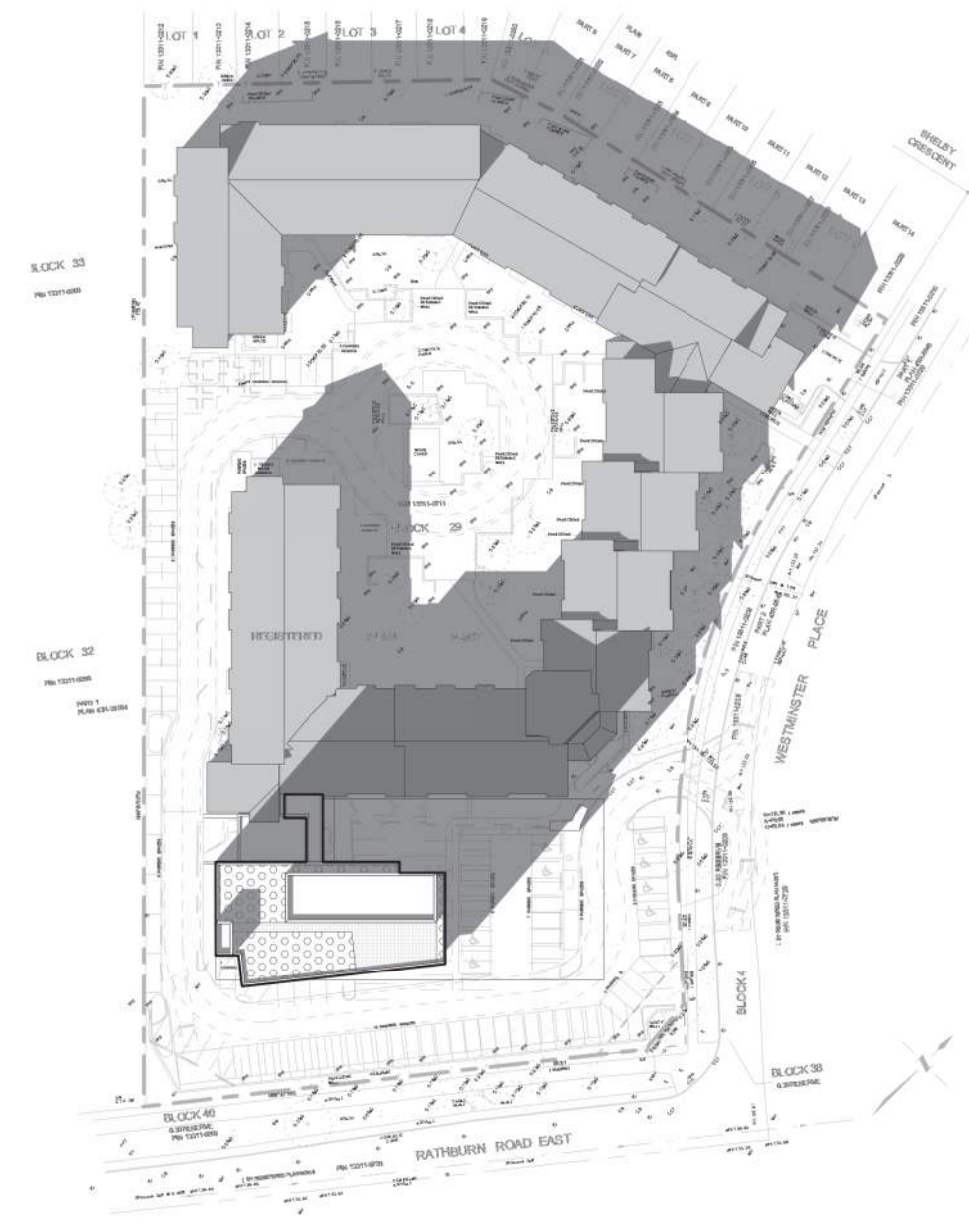
**KEARNS MANCINI ARCHITECTS**



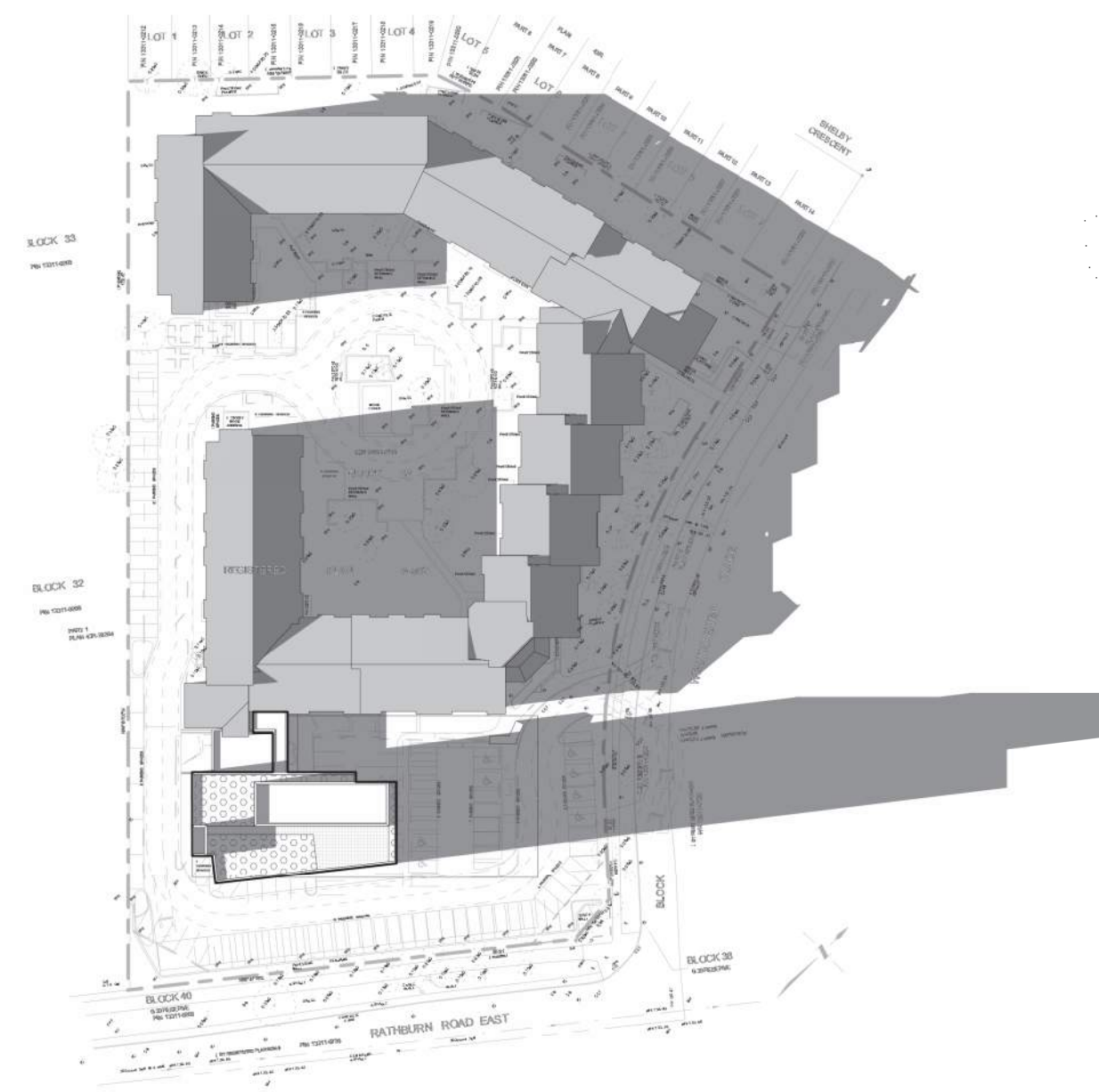
Winter



Dec 21 - Winter Solstice 9AM



Dec 21 - Winter Solstice 12PM

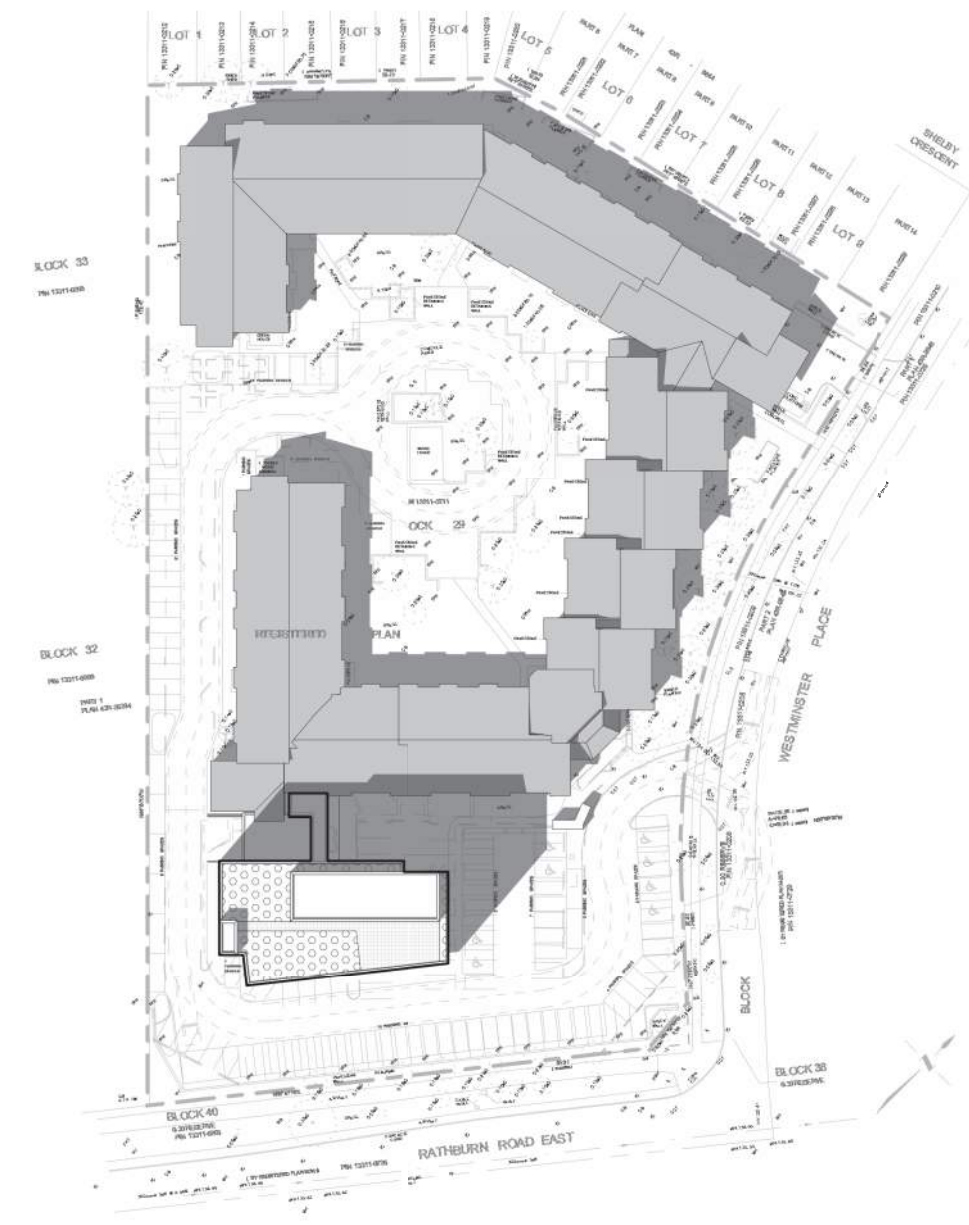


Dec 21 - Winter Solstice 3PM

Autumn



Sept 21 - Autumn Equinox 9AM

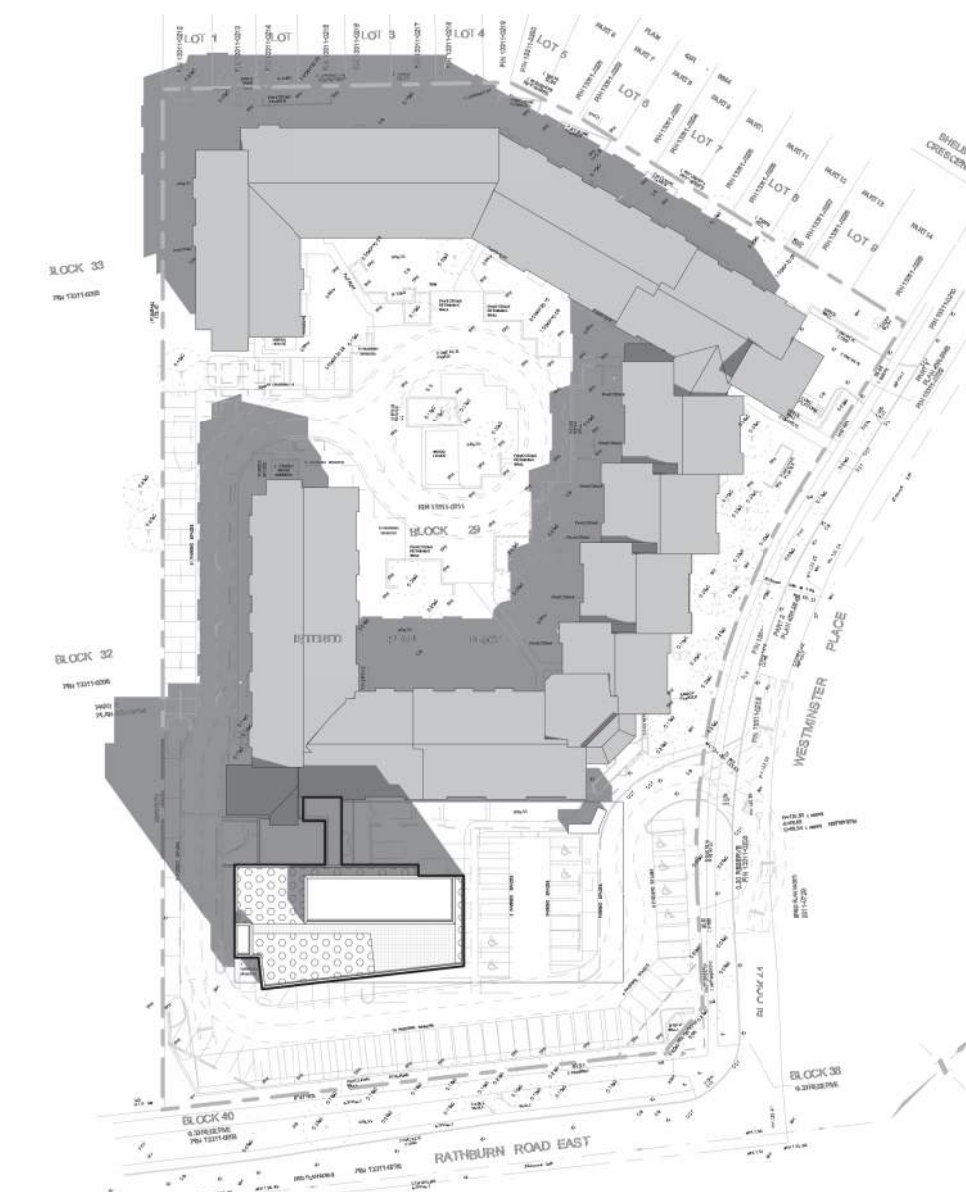


Sept 21 - Autumn Equinox 12PM

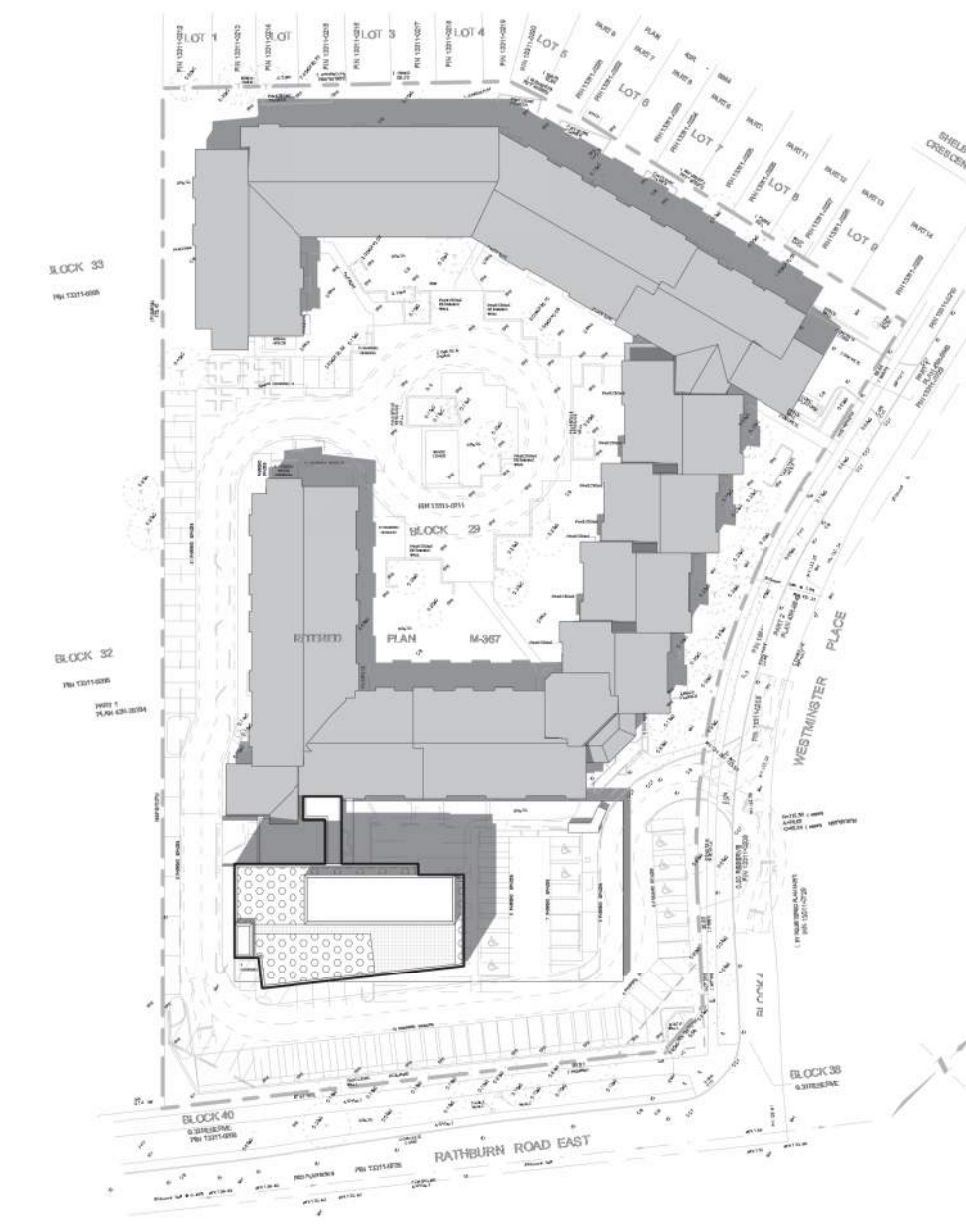


Sept 21 - Autumn Equinox 3PM

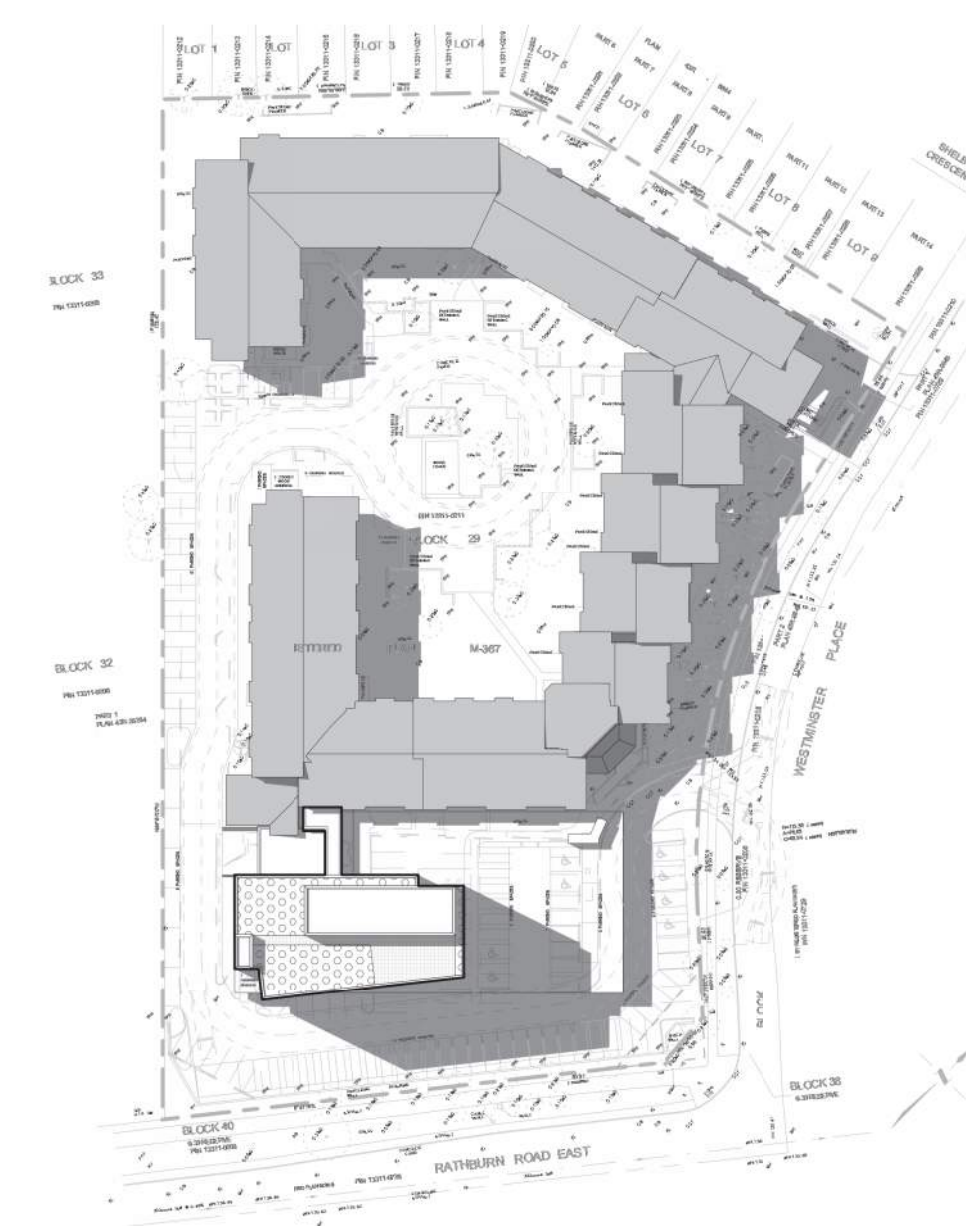
Summer



June 21 - Summer Solstice 9AM

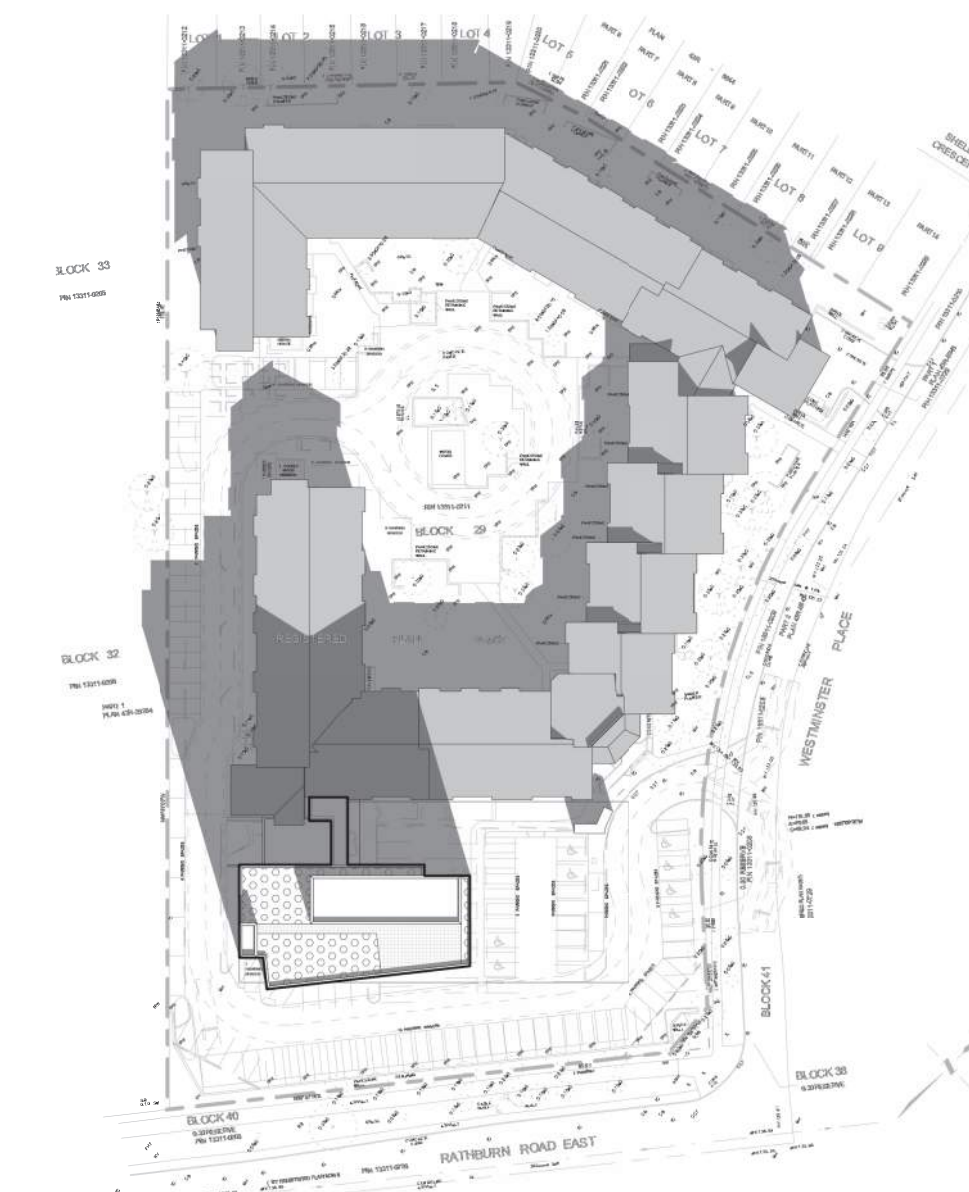


June 21 - Summer Solstice 12PM

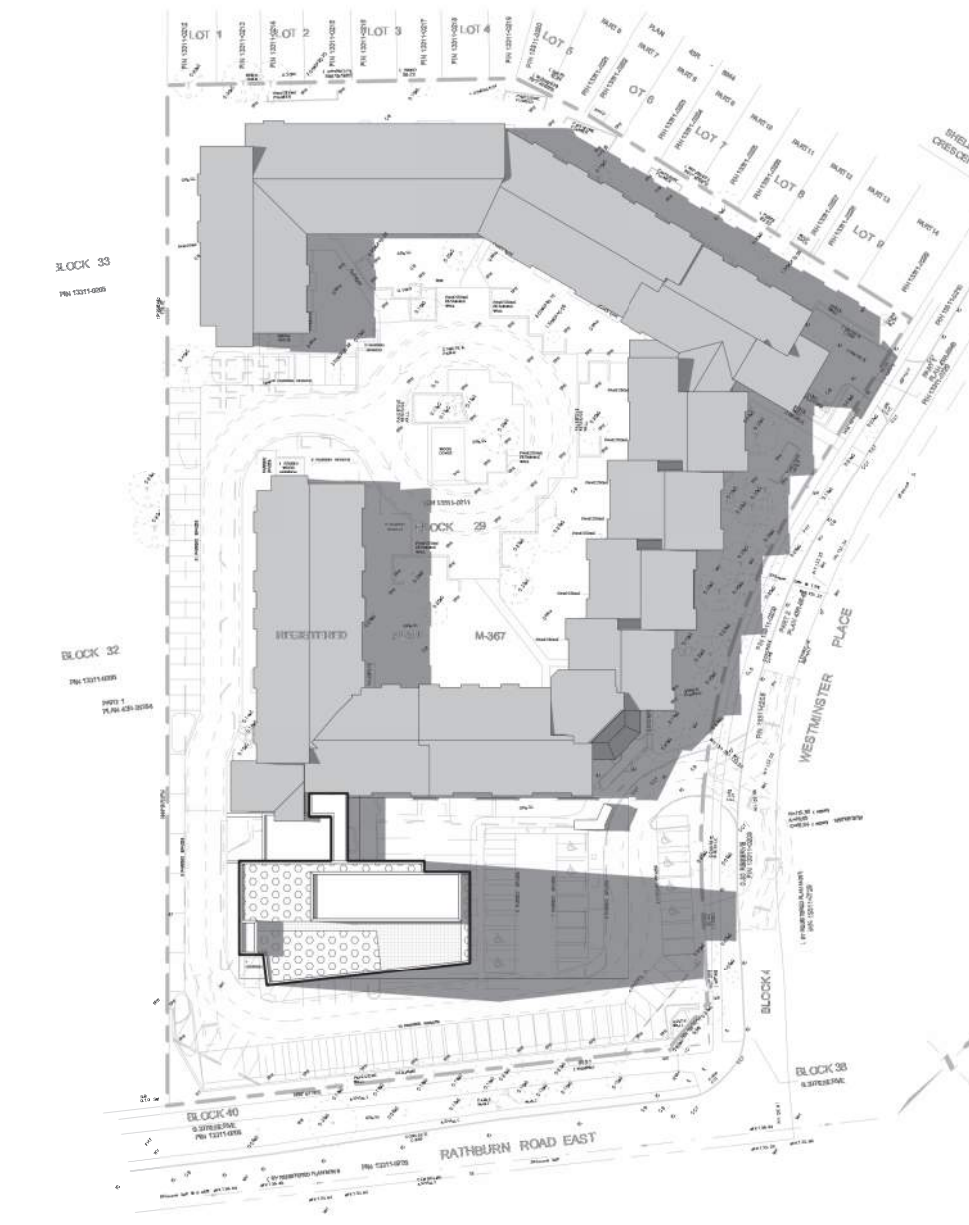


June 21 - Summer Solstice 3PM

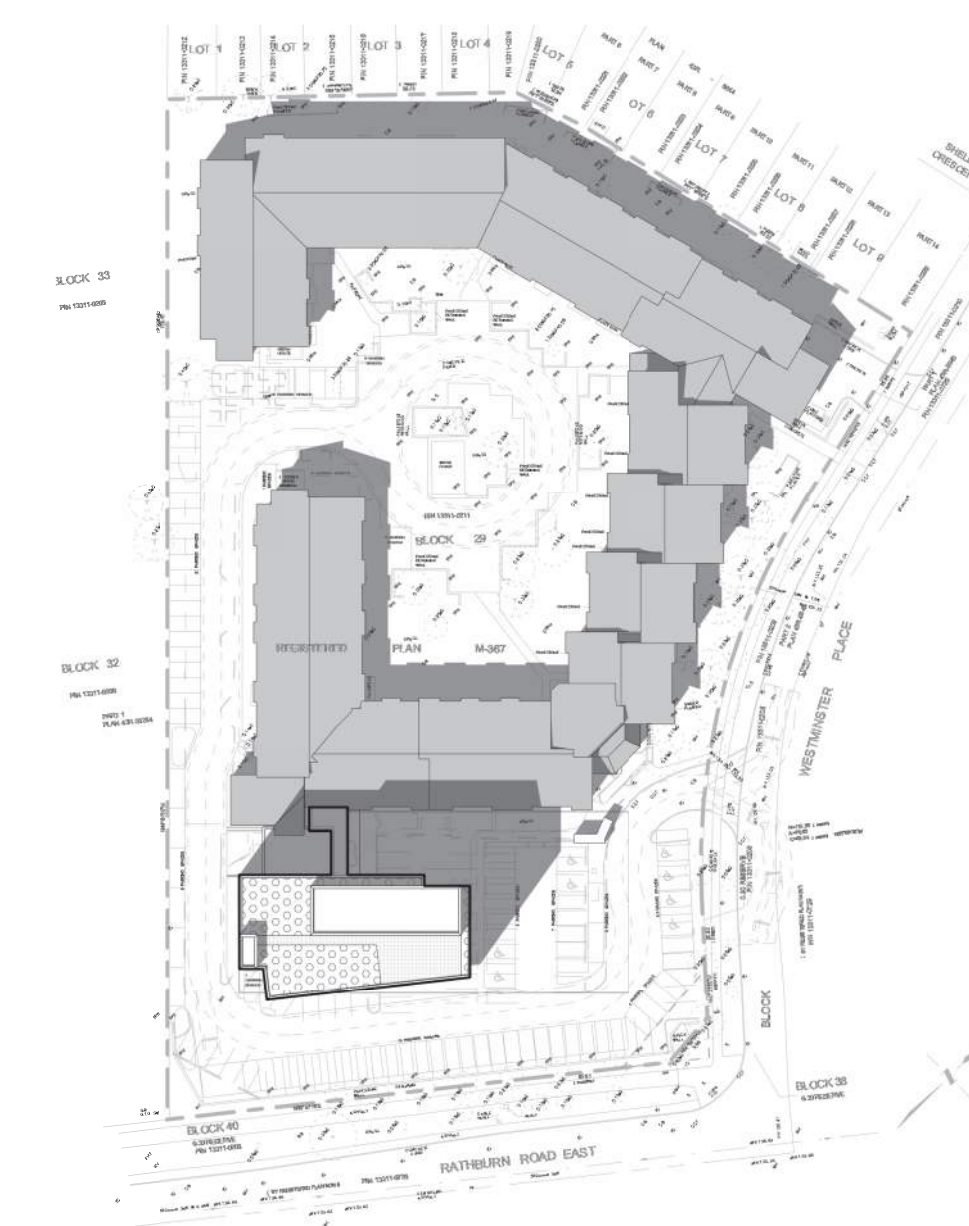
Spring



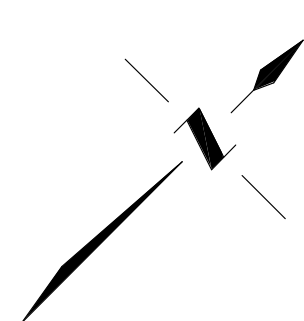
June 21 - Spring Equinox 9AM



June 21 - Spring Equinox 12PM



June 21 - Spring Equinox 3PM



St. Luke's Dixie Seniors Residential Expansion - 4150 Westminster Place Mississauga



KEARNS MANCINI ARCHITECTS