General Notes

i. I hereby certify that this drawing confirms in all respects to the site development plans Architect or Engineer's Signature (if applicable) and Professional seal
ii. 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 site development plan as approved by the City of Mississauga.
iii. All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
iv. All rooftop mechanical units shall be screened from view by the applicant.
v. 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.
vi. The applicant will be responsible for ensuring that all plans confirm to Transport Canada's restrictions.
vii. Grades will be met with a 33% maximum slope at the property lines and within the site.
viii. All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
ix. Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.
x. Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
xi. Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m (196.8 ft.) of a residentially zoned property and must confirm to the Engineer Certified Lighting Plan.
xii. The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
xiii. The Owner covenants and 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.
xiv. The applicant will be responsible for ensuring that all plans confirm 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 Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for sod
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
- 15 cm of drainage gravel plus 90 cm for trees
Or
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees
* Terradrain 900 or approved equal
xvi. 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.
xvii. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
xviii. All utility companies will be notified for locates prior to the install

Condominium Declaration for Multiple Facility Residential Developments

The following note is to be included on the Site Plan for all multiple residential developments.

STANDARD SIGNED CONDOMINIUM DECLARATION FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS:

I HEREBY CERTIFY THAT THE LANDSCAPE PLAN CONFORMS TO THE SITE GRADING AND DRAINAGE PLAN FOR THIS APPLICATION.

AS FOLLOWS:

DOMINIUM OF CANADA) IN THE MATTER OF A
PROVINCE OF ONTARIO) MULTIPLE RESIDENTIAL
) BUILDING DEVELOPMENT

REGIONAL MUNICIPALITY) ON THE PROPERTY LOCATED IN
OF PEEL) THE CITY OF MISSISSAUGA
) BEING KNOWN AS
TO WIT:) ____________

I, ____________

MAKE OATH AND SAY AS FOLLOWS:

1. I AM THE PRESIDENT OF ____________ WHICH IS THE OWNER AND BUILDER OF MULTI RESIDNIAL BUILDING(S) ON THE PROPERTY DESCRIBED ABOVE.
2. THAT THE SAID MULTI RESIDENTIAL BUILDING(S) IS BEING BUILT TO BE SOLD / RENTED AS CONDOMINIUM / RENTAL TOWNHOUSES / APARTMENTS (AS APPLICABLE).

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS ON THE SAME FORCE AND EFFECT AS IF I MAKE IT UNDER OATH.

DECLARED BEFORE ME AT THE ____________)
IN THE MUNICIPALITY OF ____________)
THIS______ DAY OF ________ 20______.)

A COMMISSIONER ETC.

Tree Protection Note

The following note is to be included on the Site Plan drawing if tree preservation is required to facilitate the proposed development.

Tree Protection Note:
The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition 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 Credit to be held 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

All proposed signage is approved through a separate permit issued by the Sign Unit of the Planning & Building Department.
If any sign information has been included on the Site Plan drawing, include the following note.

Sign Note
Signs are approved under a separate permit process. Sign information shown is for information purposes only.

Fire Route

Fire route will be designated by the City of Mississauga's fire access route by-law.
(1) The fire access route will be designed to support the loads by firefighting equipment, and
(2) The fire access route will have a change in gradient of not more than 1 in 12.5m over a minimum distance of 15m.

SITE STATISTICS

SITE INFORMATION	4100 PONYTRAIL DRIVE
MUNICIPALITY :	CITY OF MISSISSAUGA
PARENT ZONING BY-LAW :	0225-2007
REGION :	PEEL REGION
ZONING DESIGNATION :	RA4
SITE SPECIFIC ZONING DESIGNATION:	RA4 - EXCEPTION RA4-46
SITE SPECIFIC BY-LAW :	0076-2016
LOT AREA :	37,489.32 m² (3.75 ha)(9.26 a)
LOT FRONTAGE :	365.60 m
LOT DEPTH :	155.63 m
DENSITY :	PROPOSED BUILDING-3 ONLY : 30.78 UNIT/ACRE
	PHASE 1 (EXIST. BLDG.A, BLDG. B, & PROP. BLDG-3): 72.35 UNIT/ACRE
MAXIMUM FLOOR SPACE INDEX-APT ZONE(4.15.5.46.1)	1.6 FSI
FLOOR SPACE INDEX (PHASE 1: BUILDING A, B, & B-3)	1.52 FSI

SETBACKS	REQUIRED	PROVIDED
MIN. FRONT YARD	3.0 m	3.0 m
MIN. REAR YARD	4.50 m	88.91 m
MIN. INTERIOR SIDE YARD	4.50 m	114.46 m

COVERAGE	REQUIRED	PROVIDED
LOT COVERAGE (PHASE 1) :	-	3,420 m² (9 %)
PAVING (HARDSCAPE) :	-	8,611.54 m² (23%)
LANDSCAPE :	-	25,457.79 m² (68%)
LANDSCAPED BUFFER WIDTH	3.00 m	3.0 m

BUILDING INFORMATION	PERMITTED	PROVIDED
BUILDING HEIGHT (BUILDING-3)	25 STOREY	25 STOREY
STOREY (ABOVE GRADE) B-3	-	25 STOREY
STOREY (BELOW GRADE) B-3	-	2 STOREY

GROSS FLOOR AREA (PROPOSED BUILDING-3)	
BUILDING B-3	20,035 m²

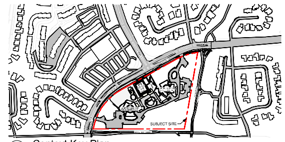
SUITE AREA (BUILDING-3):	
AVERAGE SUITE SIZES	
1 BEDROOM	45 - 50 m²
1 BEDROOM + DEN	50 - 60 m²
2 BEDROOM	60 - 72 m²
2 BEDROOM + DEN	72 - 80 m²
3 BEDROOM	80 - 90 m²
3 BEDROOM + DEN	90 - 100 m²
SUITE COUNT	
1 BEDROOM	92
1 BEDROOM + DEN	21
2 BEDROOM	117
2 BEDROOM + DEN	27
3 BEDROOM	11
3 BEDROOM + DEN	17

UNIT COUNT (B-3):	285
BUILDING B-3	285
EXISTING BUILDING A UNITS	192
EXISTING BUILDING B UNITS	193
TOTAL UNITS (PHASE 1: BUILDING A, B, & B-3)	670

PARKING (B-3)	REQUIRED	PROVIDED
PARKING DIMENSION	2.6 m x 5.2 m	2.6 m x 5.2 m
DRIVE AISLE	MIN DRIVEWAY WIDTH: 7 m (4.15.5.46.3)	7 m
RESIDENT (B-4, B-5 & B-6)	1.0 SP / UNIT	1.0 SP / UNIT
	= 285 x 1.0 = 285	= 285 x 1.0 = 285
VISITOR	0.15 SP / UNIT	0.15 SP / UNIT
	= 285 x 0.15 = 43	= 285 x 0.15 = 43
TOTAL	328	328 SPACES

BICYCLE (B-3)	REQUIRED	PROVIDED
A CLASS	0.6 x 285 = 171	174
B CLASS	0.05 x 285 = 15	15

LOADING (A, B & B-3)	REQUIRED	PROVIDED
LOADING SPACE DIMENSION	3.5 m x 9 m	3.5 m x 9 m
LOADING SPACES	3	3



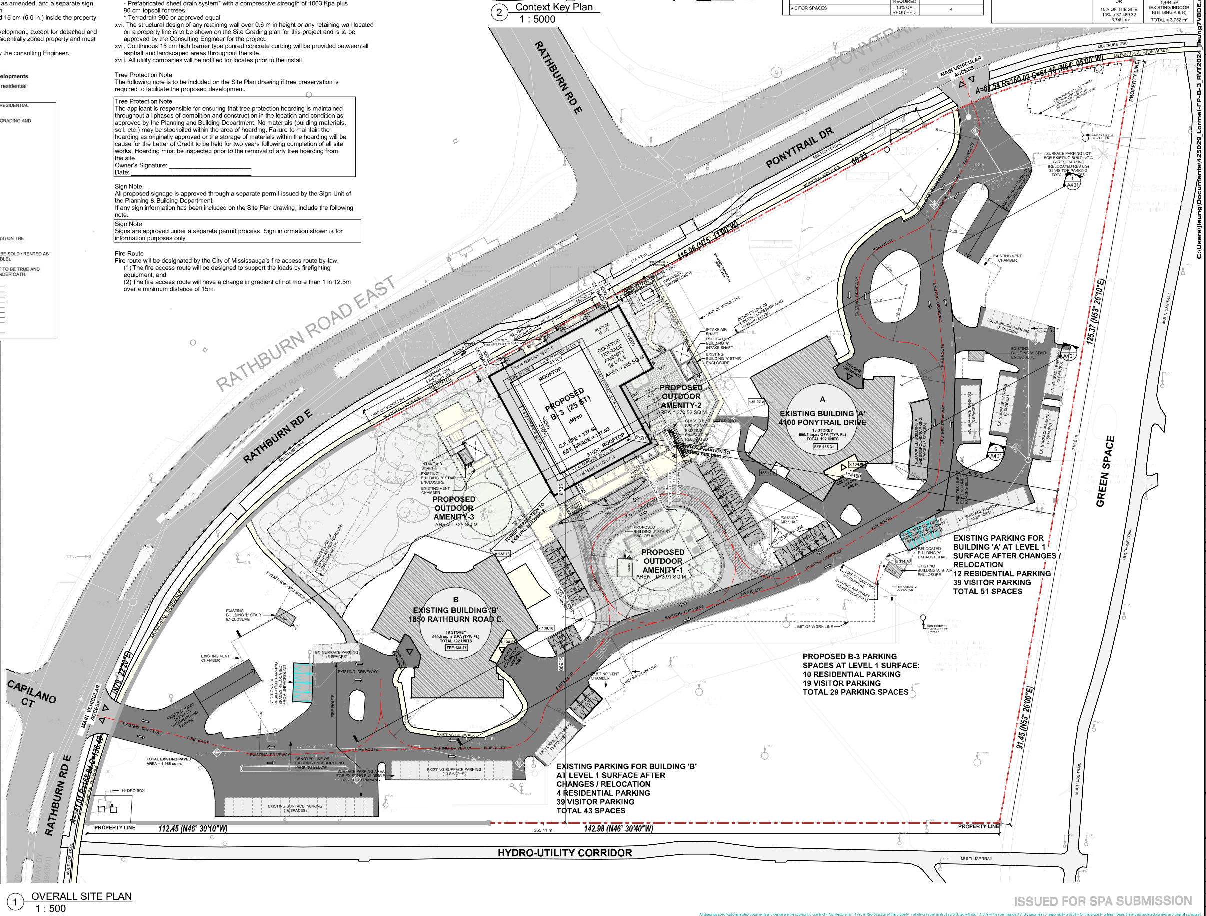
2 Context Key Plan
1 : 5000

SITE CIRCULATION

ZONING STANDARD		REQUIRED	PROPOSED
VEHICULAR PARKING REQUIREMENTS (FOR B-3)			
	CONDOMINIUM APARTMENT	1/ UNIT (285)	1/ UNIT 285 x 1.0 = 285
	VISITOR PER SEC. 4.6. NON-RES. PARKING CAN BE COUNTED TOWARDS REQUIRED VISITOR	0.15/ UNIT (285)	0.15/ UNIT 285 x 0.15 = 43
TOTAL PARKING SPACE (B-3)		328	328
MINIMUM PARKING SPACE WIDTH		2.60 m	2.60 m
MINIMUM PARKING SPACE LENGTH		5.20 m	5.20 m
ACCESSIBLE PARKING SPACE (B-3)		4% OF VISITOR SPACES	2
ELECTRIC VEHICLE PARKING SPACE (B-3)			
	RESIDENTIAL SPACES	20% OF REQUIRED	57
	VISITOR SPACES	10% OF REQUIRED	4

ZONING STANDARDS RA4 & RA4-46

ZONING STANDARDS		REQUIRED RA4 & RA4-46	PROPOSED
MINIMUM LOT WIDTH		30 M	365.60 M
MINIMUM LOT AREA		1200 m²	37,489.32 m²
MINIMUM BUILDING HEIGHT		-	-
MAXIMUM BUILDING HEIGHT		25 STOREYS	25 STOREYS
YARD SETBACKS	FRONT YARD/ STREET SIDE YARD	3.00 m	3.00 m
	INTERIOR SIDE YARD	4.5 m	114.46 m
	REAR YARD	4.5 m	88.91 m
DENSITY - BUILDING-3		-	76.00 UNITS / HA
DENSITY - PHASE 1 (BLDG A, B & B-3)			178.67 UNITS / HA
FLOOR AREA RATIO		1.6	1.52
LANDSCAPE BUFFER ABUTTING A STREET		3.0 m	3.0 m
AMENITY AREA FOR PHASE 1 (EXISTING BUILDING A & B AND PROPOSED BUILDING-3)		GREATER OF: 5.60 m² / UNIT 5.60 x 670 = 3,752 m² OR 10% OF THE SITE 10% x 37,489.32 = 3,749 m²	253 m² (INDOOR AMENITY B-3) 2,035 m² (OUTDOOR AMENITY B-3) 1,464 m² (EXISTING INDOOR BUILDING A & B) TOTAL = 3,752 m²



1 OVERALL SITE PLAN
1 : 500

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APPLICATION NUMBER:
PAM 25-63 W3
APPLICATION NUMBER:

DRAWINGS ARE NOT TO BE SCALED.

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REVISIONS

SUBMITTALS

No.	Description	YYYY.MM.DD	By
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	ISSUED FOR SPA SUBMISSION	2025.11.11	JL

CLIENT:
FOREST PARK CIRCLE

NORTH: PROJECT NORTH / TRUE NORTH
STAMP:

4 ARCHITECTURE INC
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8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
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FOREST PARK CIRCLE - 425029
4100 PONYTRAIL DR.&1850 RATHBURN RD. E.
MISSISSAUGA ON - RESIDENTIAL

OVERALL SITE PLAN
BLOCK EE, REGISTERED PLAN M-58

2025.11.11
Scale: As indicated
Drawn By: SV,JL
Checked By: EM
File Number:

A103

ISSUED FOR SPA SUBMISSION

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