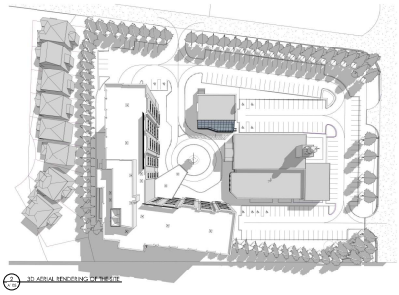
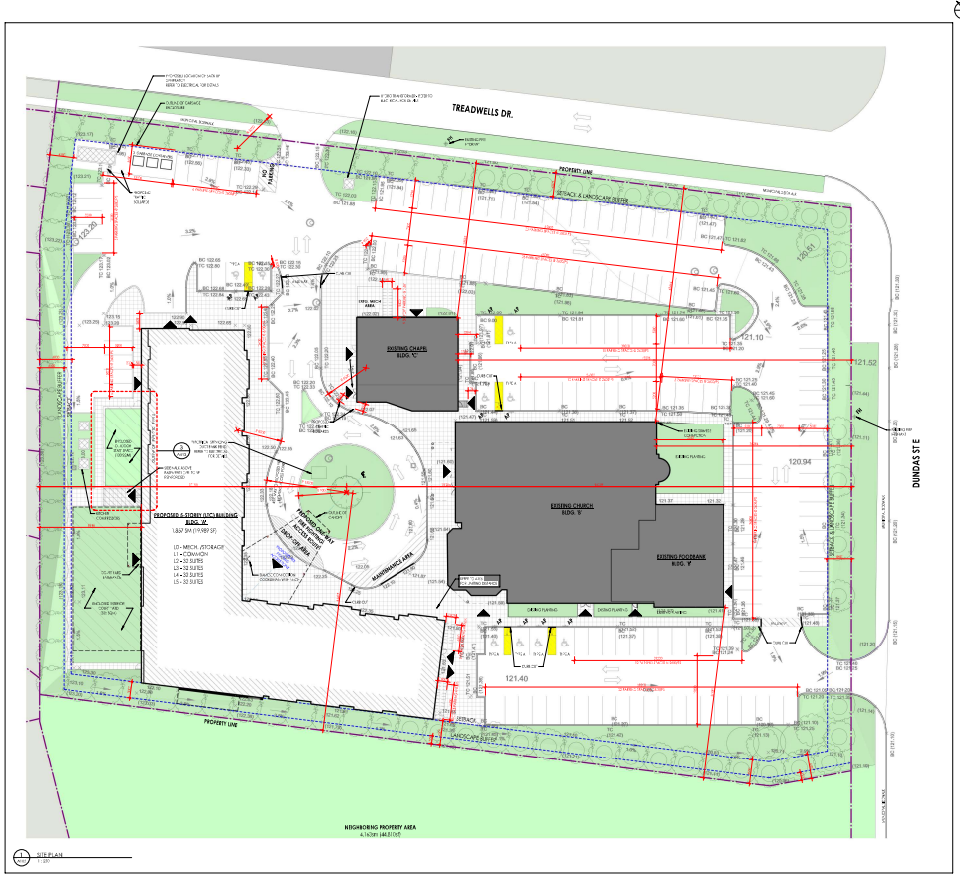
LOCATION MAP



3D AERIAL RENDERING FOR REFERENCE

SITE PLAN LEGEND:



SITE PLAN
1 : 250

ZONING

ZONING CLASSIFICATION (CURRENT):

ZONING: CC545
BY-LAW: 0225-2007

ORIGINAL ZONING:

C2A - (COMMERCIAL) WITH THE CHURCH/PLACE OF WORSHIP ALLOWED THROUGH CUAA APPLICATION

NOTE:

C2A - "PERMITTED USE" DOES NOT INCLUDE RESIDENTIAL/SENIOR RESIDENCE
OFFICIAL ZONING PLAN WAS AMENDED IN JUNE/JULY 2022
LAND USE DESIGNATION IS NOW MIXED-USE
(IN DRAFT FORM)

PROPOSED:

REVISION TO ZONING TO "PERMITTED USES"
TO ALLOW LONG TERM CARE

MINIMUM LOT FRONTAGE REQUIRED: n/a
LOT FRONTAGE PROVIDED: **104.86m**

HEIGHT:

MAXIMUM HEIGHT: ALLOWED: n/a TBD

MAXIMUM HEIGHT: PROPOSED: **22m**
PROPOSED NUMBER OF STOREYS: 5

SETBACKS:

MINIMUM FRONT YARD REQUIRED: n/a TBD
FRONT YARD PROVIDED: **70.86m**

MINIMUM EXTERIOR SIDE YARD REQUIRED: n/a TBD
EXTERIOR SIDE YARD PROVIDED: **30.2m**

MINIMUM INTERIOR SIDE YARD REQUIRED: 4.5m
INTERIOR SIDE YARD PROVIDED: **4.5m**

MINIMUM REAR YARD REQUIRED: 7.5m
19.2m ABOVE 10m HEIGHT
REAR YARD PROVIDED: **7.5m**
19.2m ABOVE 10m HEIGHT

LANDSCAPE BUFFER:

MINIMUM LANDSCAPE BUFFER
(NORTH/TREADWELLS DRIVE SIDE) REQUIRED: 4.5m
PROVIDED: **4.5m**

MINIMUM LANDSCAPE BUFFER (EAST/DUNDAS ST. SIDE)
REQUIRED: 4.5m
PROVIDED: **4.5m**

MINIMUM LANDSCAPE BUFFER (SOUTH SIDE)
REQUIRED: 1.5m
PROVIDED: **1.5m**

MINIMUM LANDSCAPE BUFFER (WEST SIDE)
REQUIRED: 4.5m
PROVIDED: **4.5m**

DEVELOPMENT AREAS

STATISTICAL INFORMATION

LOT AREA = 16,430 SM (4.06 acres) — **16,430 SM**

BUILDING COVERAGE

EXISTING BUILDING COVERAGE = 1,933.5 SM (11.7%)
PROPOSED NEW BUILDING COVERAGE
(LONG TERM CARE) = 1,857 SM (11.3%) — **1,933.5 SM (11.7%)**
1,857 SM (11.3%)

TOTAL PROPOSED BUILDING COVERAGE = 4,013.5 SM (27.7%) — **3,790.05M (23.0%)**

LANDSCAPED AREA= 3,738.5 (21.1%) — **3,738.5 SM (22.8%)**

PAVED/HARD SURFACE AREA= 8,901 (54.2%) — **8,901 SM (54.2%)**

RESIDENCE UNITS:

L2- 32 UNITS
L3- 32 UNITS
L4- 32 UNITS
L5- 32 UNITS

TOTAL: 128 UNITS

BUILDING AREA CALCULATION

(BUILDING AREA IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS

PROPOSED **BUILDING 'A'** (LTC)
LEVEL 0 - **1,857 SM**
LEVEL 1 - **1,857 SM**
LEVEL 2 - **1,857 SM**
LEVEL 3 - **1,857 SM**
LEVEL 4 - **1,857 SM**
LEVEL 5 - **1,857 SM**

TOTAL PROPOSED LONG TERM CARE GFA — **9,285 SM**

EXISTING **BUILDING 'B'** (CHURCH)
CHURCH HALL - **699 SM**
CHURCH AREA - **317 SM+ 8.5 SM**
GROUND FLOOR - **366 SM**
MEZZANINE AREA - **89 SM**
CHURCH OFFICE - **142 SM**

TOTAL EXISTING **BUILDING 'B'** (CHURCH) — **1,620.5 SM**

EXISTING **BUILDING "C"** (CHAPEL) — **313 SM**

TOTAL EXISTING BUILDING GFA — **1,933.5 SM**

TOTAL ALL BUILDINGS GFA — **14,721.5 SM**

PARKING

VEHICULAR PARKING REQUIRED: EXISTING CONDITION

PARKING FOR FIXED PEWS PARKING FOR WORSHIP

380 SEATS / 4.5 = — **129 SPACES**

TOTAL PARKING REQUIRED — **129 SPACES**
TOTAL PARKING PROVIDED — **229 SPACES**
SURPLUS/SHORTAGE — **100 SPACES**

OR

10 SPACES PER 100sm OF GFA = NON-RESIDENTIAL

1,845.5sm/100 X 10 = — **185 SPACES**

TOTAL PARKING REQUIRED: — **185 SPACES**
TOTAL PARKING PROVIDED — **229 SPACES**
SURPLUS/SHORTAGE — **31 SPACES**

PROPOSED NEW PARKING

EXISTING PARKING REQUIREMENT	**185 SPACES**
ADDITIONAL PARKING SPACES REQUIREMENT	**43 SPACES**
TOTAL PARKING REQUIRED	**228 SPACES**
TOTAL PARKING PROVIDED	**166 SPACES**
SURPLUS/SHORTAGE	**62 SPACES**

NOTE:
AS PER CITY OF MISSISSAUGA ZONING BY-LAW
PART 3 - TABLE 3.1.3.1:
"PARKING REGULATIONS FOR PERSONS WITH DISABILITIES" LINE 8.0

DISABLED PERSONS PARKING REQUIRED	**7 SPACES**
DISABLED PERSONS PARKING PROVIDED	**10 SPACES**

BICYCLE PARKING REQUIRED:

		TYPE A	TYPE B
PARKING FOR CHURCH, CHAPEL AND FOCDRAME 1.81.5sm/100sm x 0.1	=	**2 SPACES**	**2 SPACES**
PARKING FOR LTC 12,788sm/100sm x 0.2	=	**26 SPACES**	**26 SPACES**
TOTAL PARKING REQUIRED		**28 SPACES**	**28 SPACES**
TOTAL PARKING PROVIDED		**28 SPACES**	**28 SPACES**
SURPLUS/SHORTAGE		**0 SPACES**	**0 SPACES**

NOTE:
THE GREATER OF THE TWO (2) EXISTING PARKING FORMULA (LOSES)

PROPOSED ADDITIONAL PARKING

NOTE:
AS PER CITY OF MISSISSAUGA ZONING BY-LAW
"LTC UNIT" - 1.00 SPACES PER 3 SUITES

THEREFORE: 128 SUITES X 1/3 SPACES/SUITE = 42.7 ADDITIONAL PARKING SPACE REQUIRED.

PROPOSED ACCESSIBLE PARKING

AS PER MISSISSAUGA ZONING BY LAW
FOR REQUIRED PARKING BETWEEN 201-1000

2 SPACE PLUS 2% OF TOTAL (229*0.02) = 7
7 REQUIRED ACCESSIBLE PARKING SPACES

REV.	DATE	REVISION DESCRIPTION
1	2021.12.17	ISSUED FOR COORDINATION
2	2022.01.05	ISSUED FOR REVIEW
3	2022.01.14	ISSUED FOR REVIEW
4	2022.01.21	ISSUED FOR REVIEW (CLIENT)
5	2022.02.14	ISSUED FOR REVIEW
6	2022.03.14	ISSUED FOR REVIEW
7	2022.04.19	ISSUED FOR CITY SUBMISSION

REV.	DESCRIPTION
	REVISION TABLE

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SEALS

PROJECT

VMSA - LONG TERM CARE HOME MZO

1699 Dundas Street E,
Mississauga, ON L4X 1L5

DRAWING: PROPOSED SITE PLAN & SITE STATISTICS

DRAWN: KS, AA

SCALE: 1 : 250

DATE: 2004.07.19

CHECKED: MWB

PROJECT: 25-1522

DRAWING: A105