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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	18.05.11	OPA ZBA Submission 1



DIXIE AND LAKESHORE (REZONING)

VANDYK GROUP OF COMPANIES

ARCHITECTURAL CONSULTANT:

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F: 416-947-0781
BOUSFIELDS@BOUSFIELDS.CA

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INFO@NOVUSENV.COM

SITE SERVICING AND GRADING CONSULTANT:

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DRIVE
MARKHAM, ONTARIO
L3R 4T5

T: 905.940.6161 | 416.987.6161
F: 905.940.2064
info@coleengineering.ca

LANDSCAPE CONSULTANT:

BAKER TURNER INC.
8501 MISSISSAUGA ROAD, SUITE 300
BRAMPTON, ONTARIO,
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T: 905-453-9398
tba@bakerturner.com

TRAFFIC CONSULTANT:

BAGROUP INC.
300 - 45 ST. CLAIR AVE W,
TORONTO, ONTARIO
M4V 1K9

T: 416-961-7110
F: 416-961-9807
bagroup@bagroup.com

GEOTECHNICAL CONSULTANT:

TORONTO INSPECTION LTD.
110 KONRAD CRES. UNIT 16
MARKHAM, ON
L3R 9X2

T: (905) 940-8509
tj@torontoinspection.com

DRAWING LIST (OPA ZBA SET)

SHEET NUMBER	SHEET NAME	Issue# (18.05.11)
A0 00	COVER SHEET	■
A0 01	NOTICE SIGN	■
A1 00	SITE PLAN AND SITE STATISTICS	■
A2 00	FLOOR PLANS-LEVEL P1&P2	■
A2 01	FLOOR PLANS - LEVEL 1 & 2	■
A2 02	FLOOR PLANS - LEVEL 3 & 4 & 5 TYPICAL	■
A2 03	FLOOR PLANS - LEVEL 7 & 8 & 9 TYPICAL	■
A2 04	FLOOR PLANS - LEVEL 11-12 TYPICAL	■
A2 05	ROOF PLAN	■
A4 00	ELEVATIONS	■
A4 01	ELEVATIONS	■
A5 00	BUILDING SECTIONS	■
A5 01	BUILDING SECTION	■
A6 00	PERSPECTIVES	■



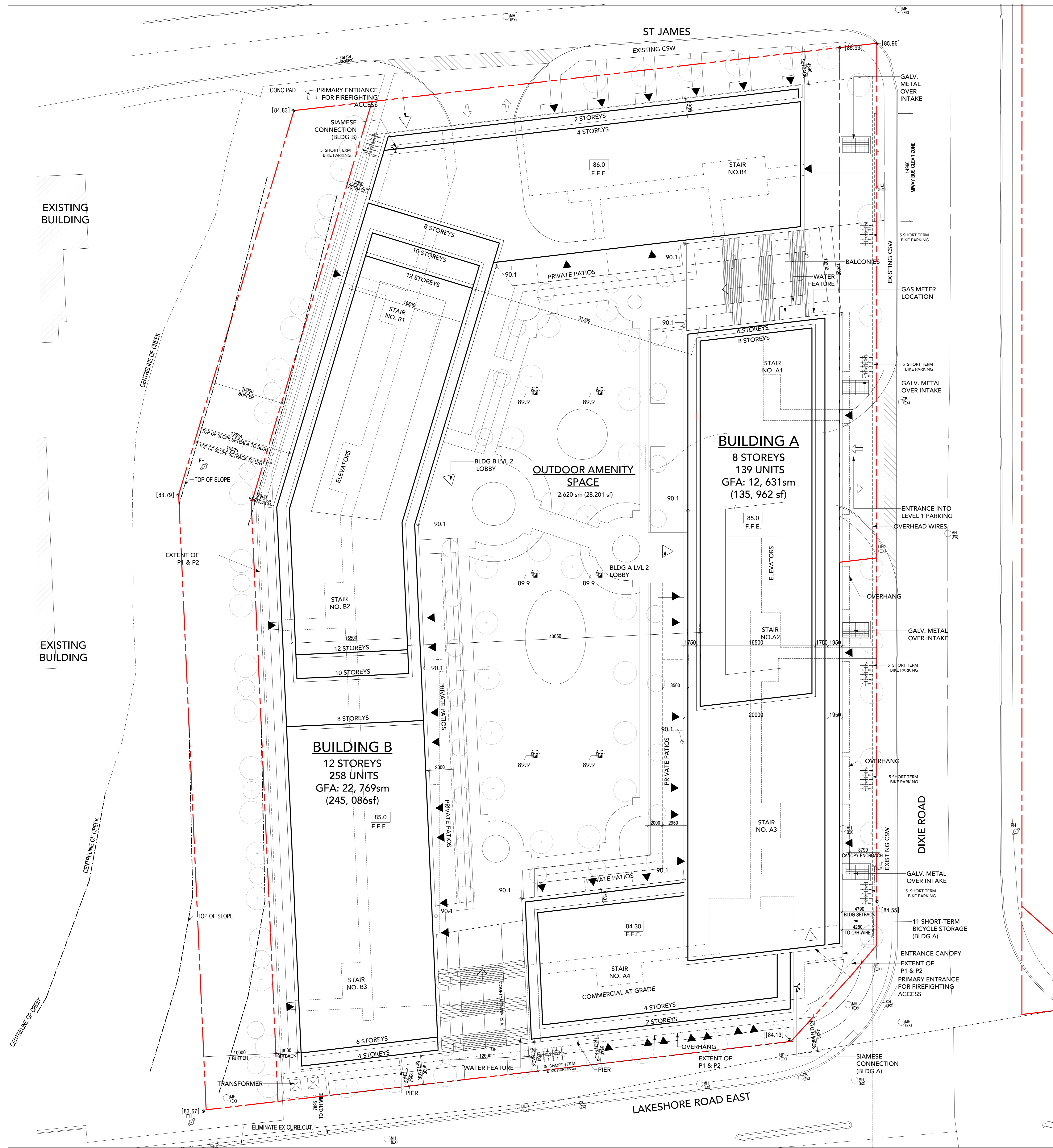
Project:
Dixie and Lakeshore

VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO

Drawing Title:
COVER SHEET

Drawn By: _____ Checked By: **CHK** Project No: **17 124**
Date Plotted: **5/11/2018 10:48:53 AM** Scale: _____
Drawing No.: _____

A0 00



SITE STATISTICS

ZONING DESIGNATION: PROPOSED REZONING FROM "C4-13" TO "G2" & "C4 EXCEPTION"

LOT AREA: 1.262 hectares

FRONTAGE: 71.4 m

GFA	1 B	2 B	3 B	AREA(sm)	AREA (sf)
BLDG A RES:	56	79	4	12,323 sm	(132,962 sf)
BLDG A COMM:				308 sm	(3,314 sf)
BLDG B RES:	106	144	8	22,769 sm	(245,086 sf)
TOTAL:	162	223	12	35,401 sm	(381,048 sf)

BUILDING INFORMATION:

COVERAGE: 73%

BUILDING COVERAGE: 73%

PAVING (HARDSCAPING): PAVING AREA/LOT AREA

LANDSCAPING (SOFTSCAPING): LANDSCAPE AREA/ LOT AREA

TOTAL: 2.8

No. OF STOREYS: 12

HEIGHT: 44.4 m

AMENITY SPACE:	REQUIRED	PROPOSED
INDOOR AMENITY: (5.6sm/Unit)	2,223 sm	1,976 sm
OUTDOOR AMENITY: (2.5sm/Bedroom in excess of unit count)	618 sm	2620 sm
TOTAL:	2841 sm	4596 sm

PARKING SPACE RATES:

RES. PARKING RATES BASED ON ZONING BY-LAW 0225-2007	COMM. PARKING RATES BASED ON ZONING BY-LAW 0225-2007
1.40/ 2 BEDROOM UNIT	4.3/100sm
1.75/ 3 BEDROOM UNIT	
0.2/ UNIT FOR VISITOR PARKING	

PARKING SPACES:	REQUIRED	PROPOSED
STALL DIMENSION	2.6m x 5.2m	2.6m x 5.2m
DRIVE AISLE WIDTH	7.0m	7.0m
RESIDENTIAL:	536	537
VISITOR/COMMERCIAL:	91	92
SHORT TERM:	0	1
TOTAL SPACES:	627	630

ACCESSIBLE PARKING:

RES. (4% OF TOTAL VISITORS):	REQUIRED	PROPOSED
COMM. (4% OF TOTAL):	3	4
	1	1

NOTE:

1. RATES BASED ON PART 3 OF BY LAW 0225-2007 TABLE 3.1.3.1

2. TYPE A = 3.4mX5.2m, TYPE B 2.4mX5.2m, WITH 1.5m ACCESS AISLE

BICYCLE PARKING SPACES:	REQUIRED	PROPOSED
SHORT TERM: (0.08/UNIT)	33	35
LONG TERM: (0.7/UNIT)	278	278

NOTE:

1. ALL SHORT TERM BICYCLE PARKING WILL BE LOCATED AT GRADE

LOADING RATES BASED ON ZONING BY-LAW 0225-2007

RES. LOADING IS 3.5M X 9.0M

COMM. LOADING IS 3.5M X 9.0M

LOADING SPACES:	REQUIRED	PROPOSED
RESIDENTIAL:	1	3 (1 MOVING & 1 REFUSE)
COMMERCIAL:	1	0

SURVEY INFORMATION:

PLAN SURVEY OF LOTS 2, 23 & 24 AND PARTS OF LOTS 1, 3, & 22

REGISTERED PLAN H-23

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

PREPARED BY:
R. AVIS SURVEYING INC.
235 YORKLAND BLVD
TORONTO, ONTARIO
T: 416-490-8352 F: 416-491-6206

- SITE SYMBOL AND SIGN LEGEND:**
- ▲ PRINCIPLE ENTRANCE (FOR FIRE FIGHTING OFF ACCESS ROUTE)
 - ▲ ENTRANCE TO RETAIL OR GRADE RELATED RESIDENTIAL UNIT
 - ▲ ACCESSIBLE CURB CUT
 - ▲ CATCH BASIN
 - ▲ AREA DRAIN
 - ▲ MANHOLE
 - ▲ FIRE HYDRANT
 - ▲ SIAMESE CONNECTIONS
 - ▲ ACCESSIBLE PARKING SIGNAGE
 - ▲ BARRIER FREE PARKING SPACE
 - ▲ FIRE ROUTE SIGNAGE
 - ▲ LIGHT STANDARD (EXTERIOR POLE FIXTURE)
 - ▲ WALL MOUNTED EXTERIOR LIGHT FIXTURE
 - ▲ PEDESTRIAN CROSSWALK
 - ▲ SLOT DRAIN

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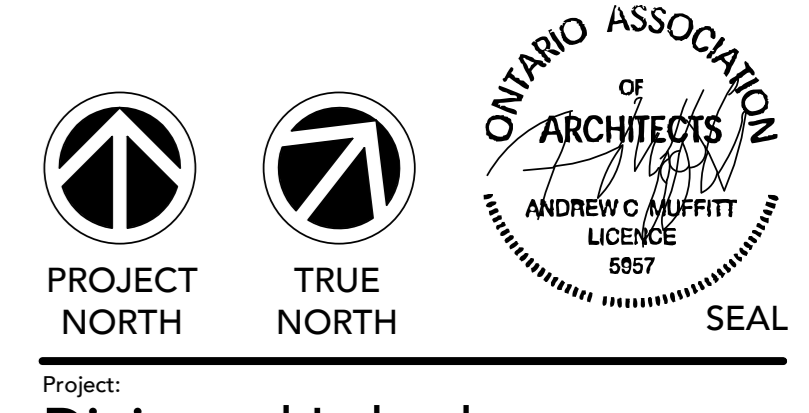
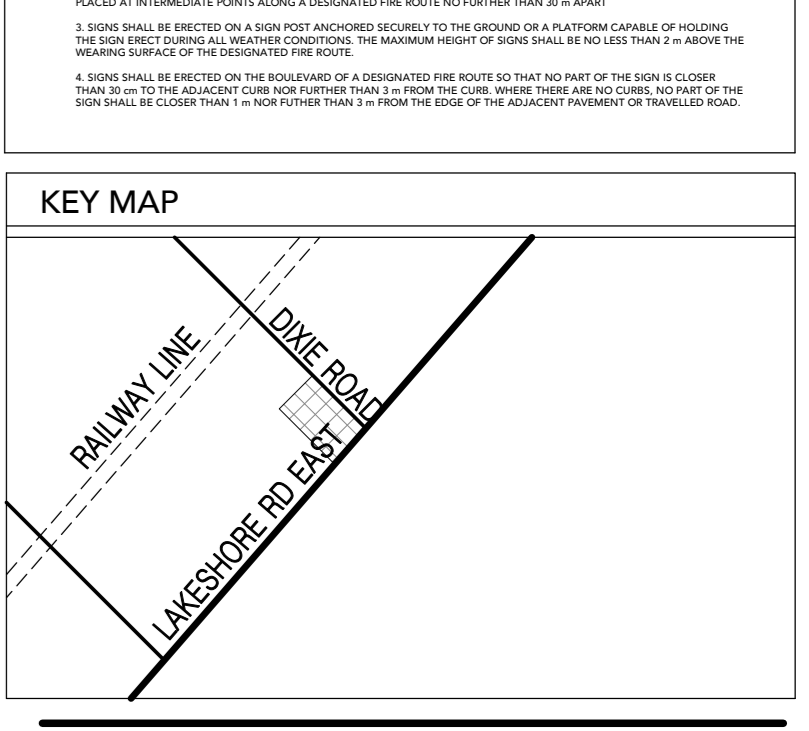
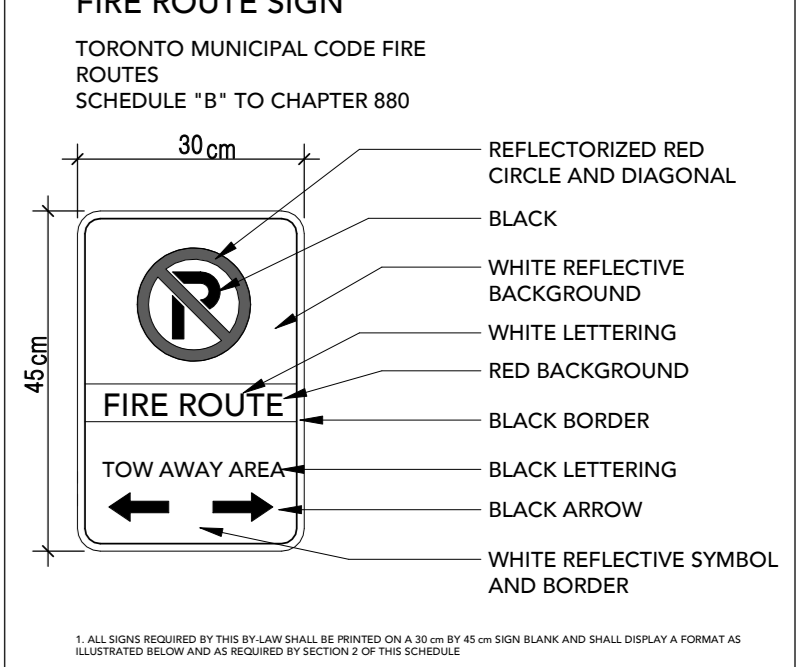
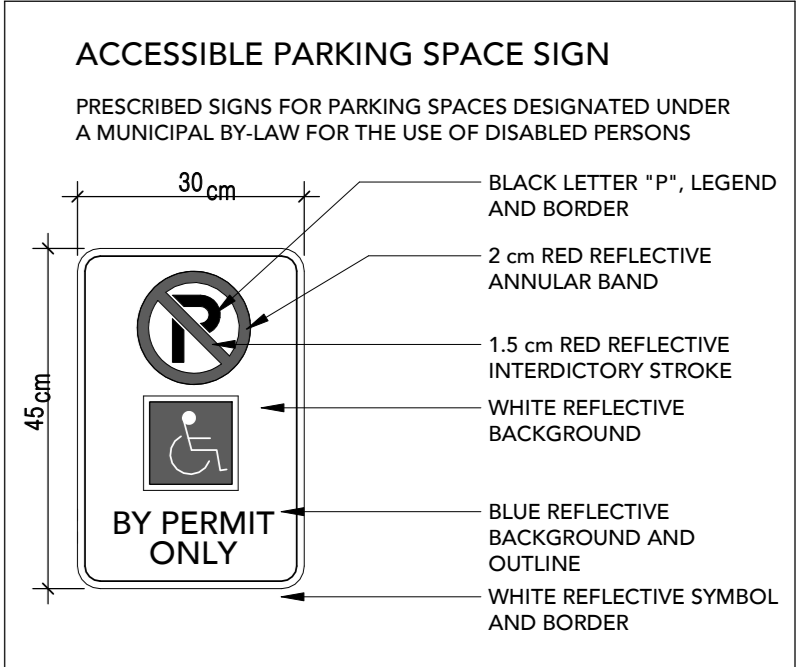
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No.	Date	Note
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Project: **Dixie and Lakeshore**

VANDYK GROUP OF COMPANIES

1375 LAKESHORE ROAD EAST

MISSISSAUGA ONTARIO

Drawing Title: **SITE PLAN AND SITE STATISTICS**

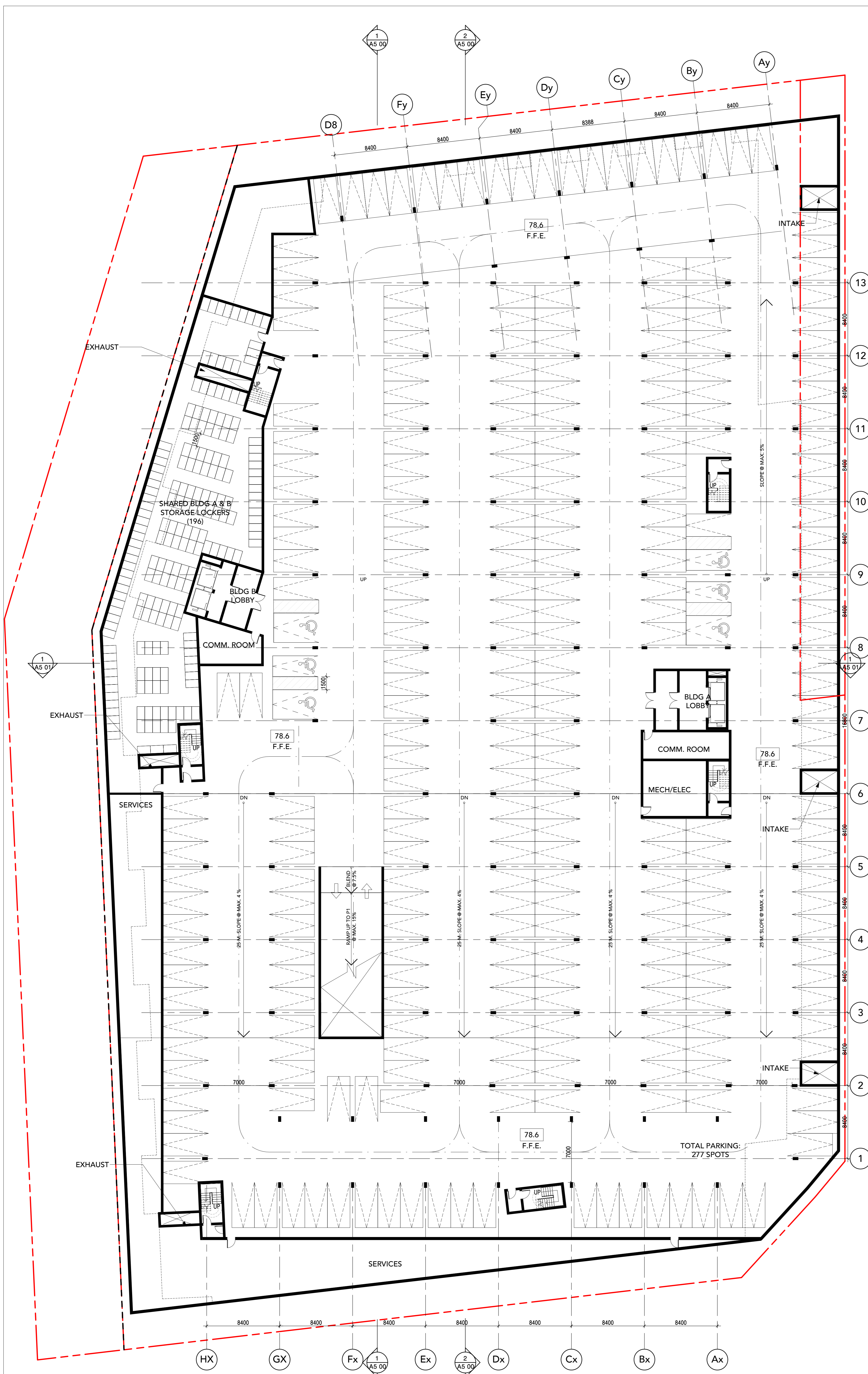
Drawn By: DRW Checked By: CHK Project No: 17 124

Date Plotted: 5/11/2018 10:49:19 AM Scale: As indicated

SITE PLAN

SCALE: 1:200

1/01



FLOOR PLAN - LEVEL P2
SCALE: 1 : 200

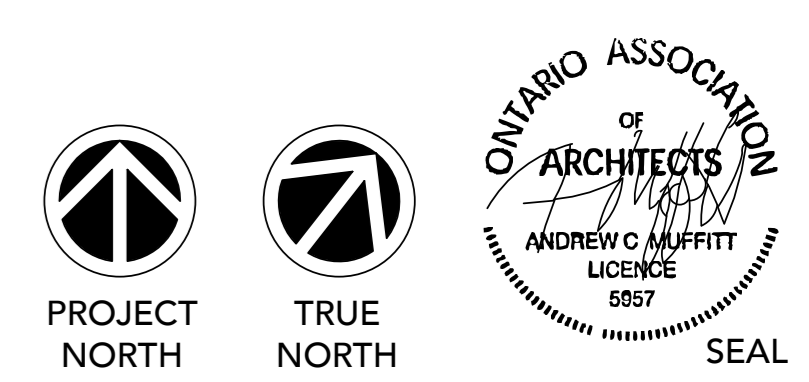
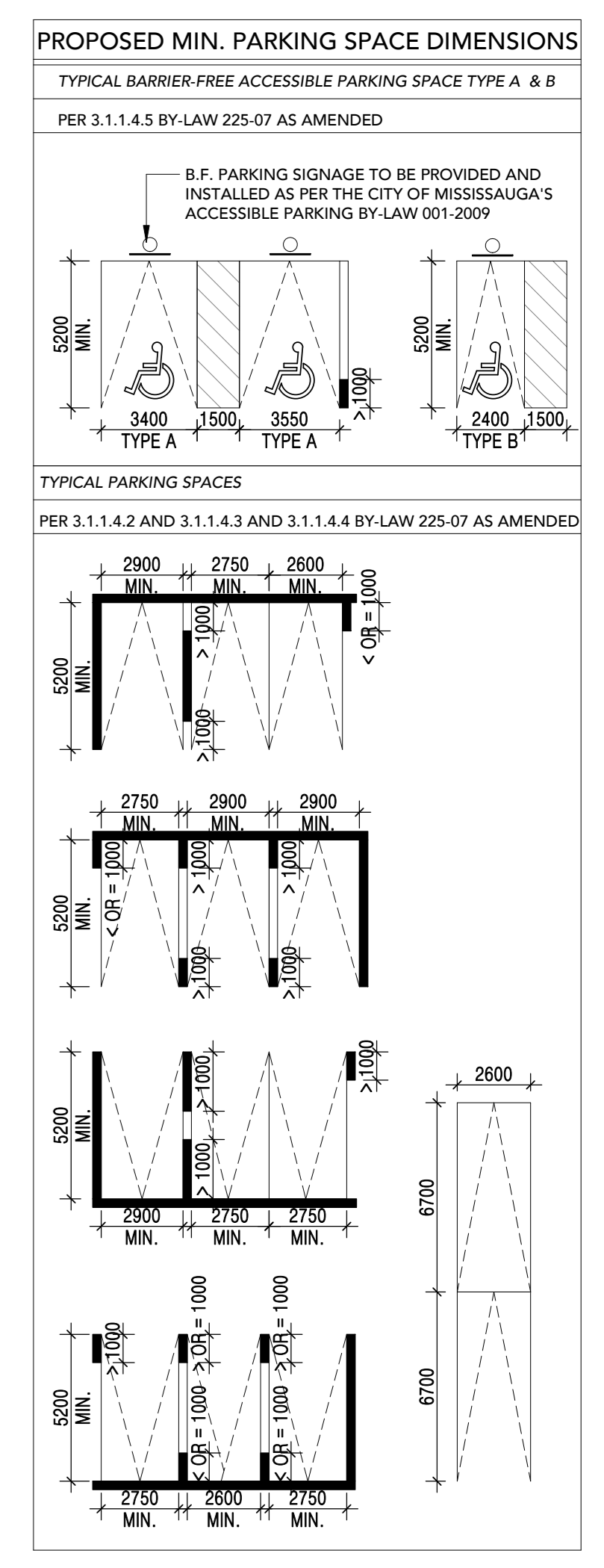


FLOOR PLAN - LEVEL P1
SCALE: 1 : 200

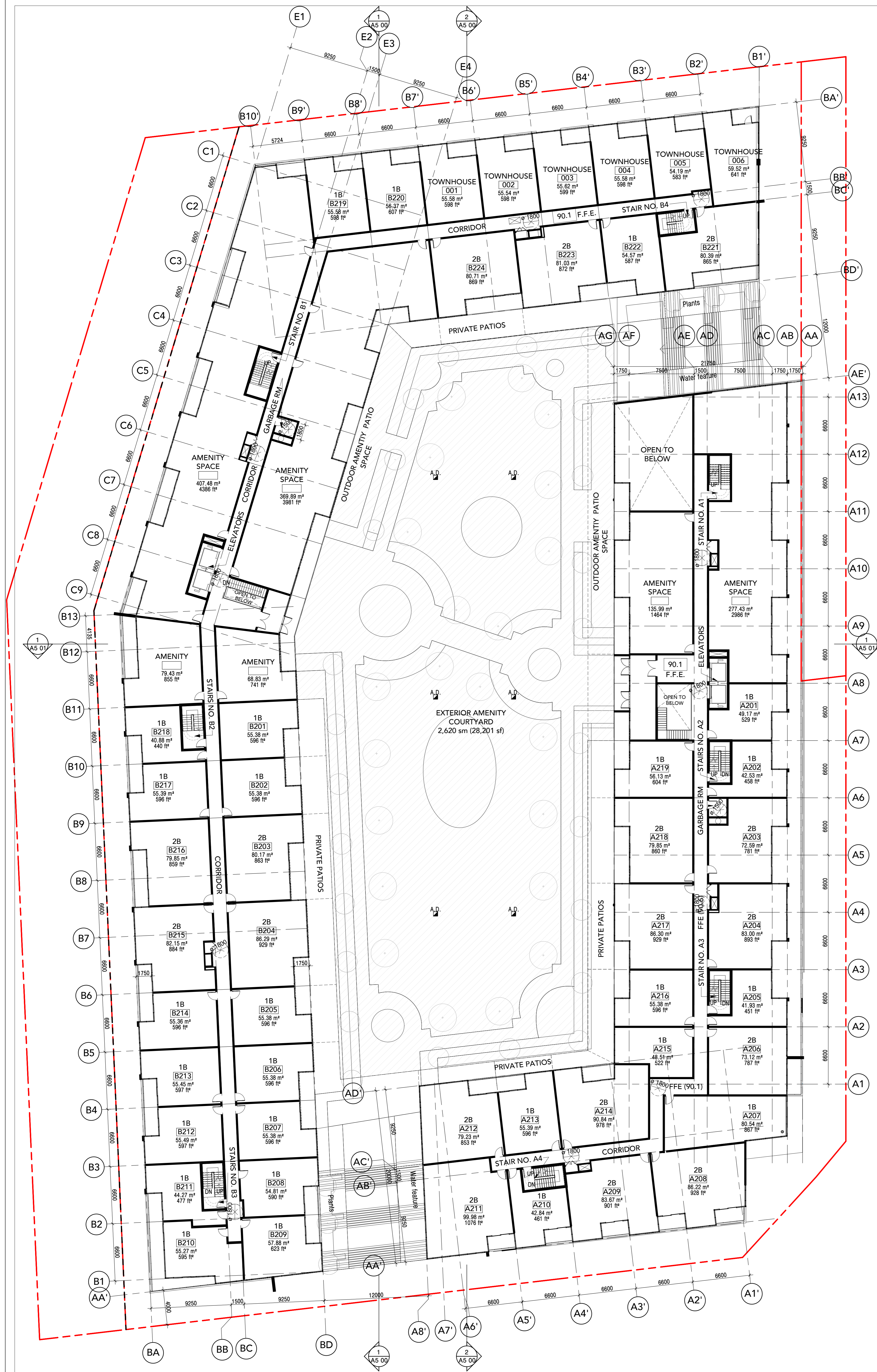
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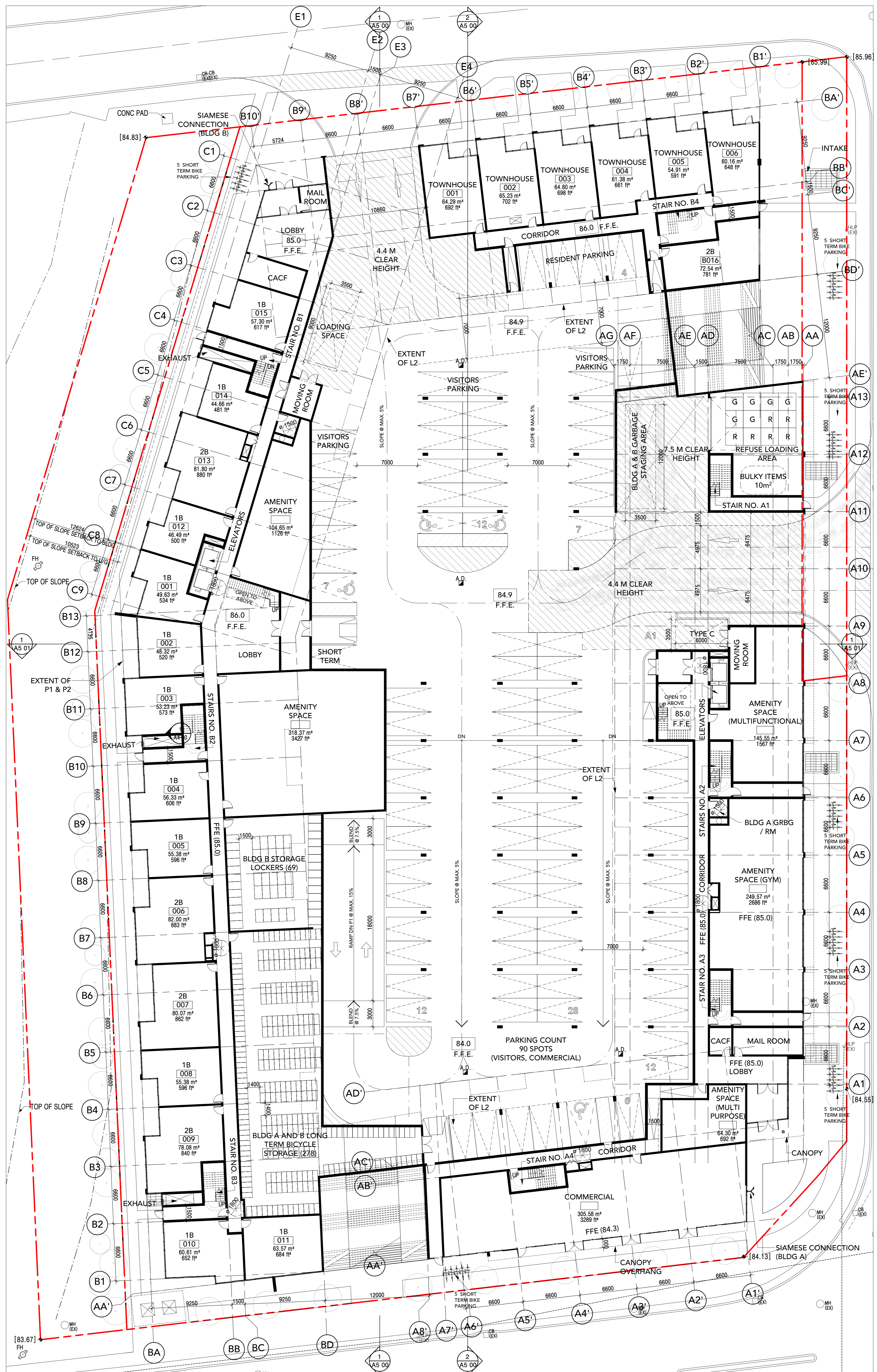
No.	Date	Note
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Project: **Dixie and Lakeshore**
VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO
Drawing Title: **FLOOR PLANS-LEVEL P1&P2**
Drawn By: DRW
Checked By: CHK
Project No: 17 124
Date Plotted: 5/11/2018 10:49:58 AM
Scale: 1 : 200
Drawing No.: A2 00



FLOOR PLAN - LEVEL 2
SCALE: 1 : 200
A2 01

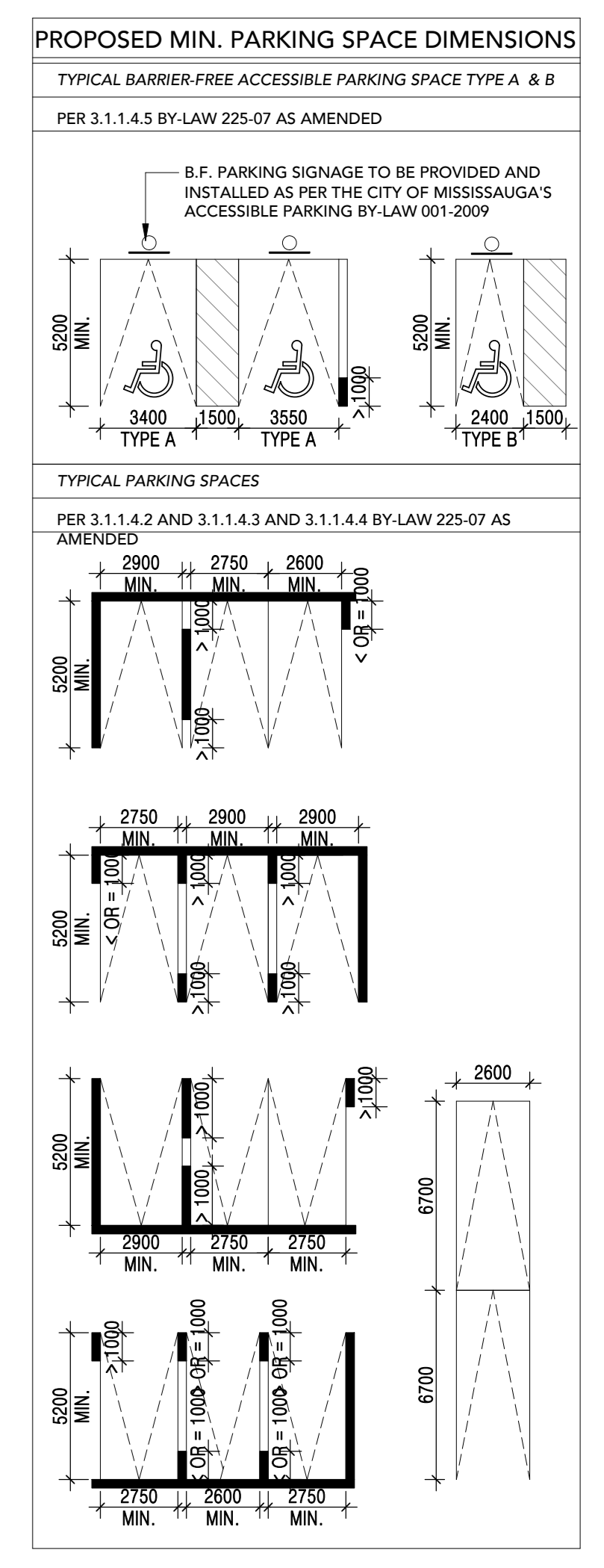


FLOOR PLAN - LEVEL 1
SCALE: 1 : 200
A1 01

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No.	Date	Note
1	18/05/11	OPA ZBA Submission 1



PROJECT: NORTH
TRUE NORTH
Project: Dixie and Lakeshore
VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO
Drawing Title: FLOOR PLANS - LEVEL 1 & 2
Drawn By: DRW
Checked By: CHK
Project No: 17 124
Date Plotted: 5/11/2018 10:51:41 AM
Scale: 1 : 200
Drawing No.: A2 01

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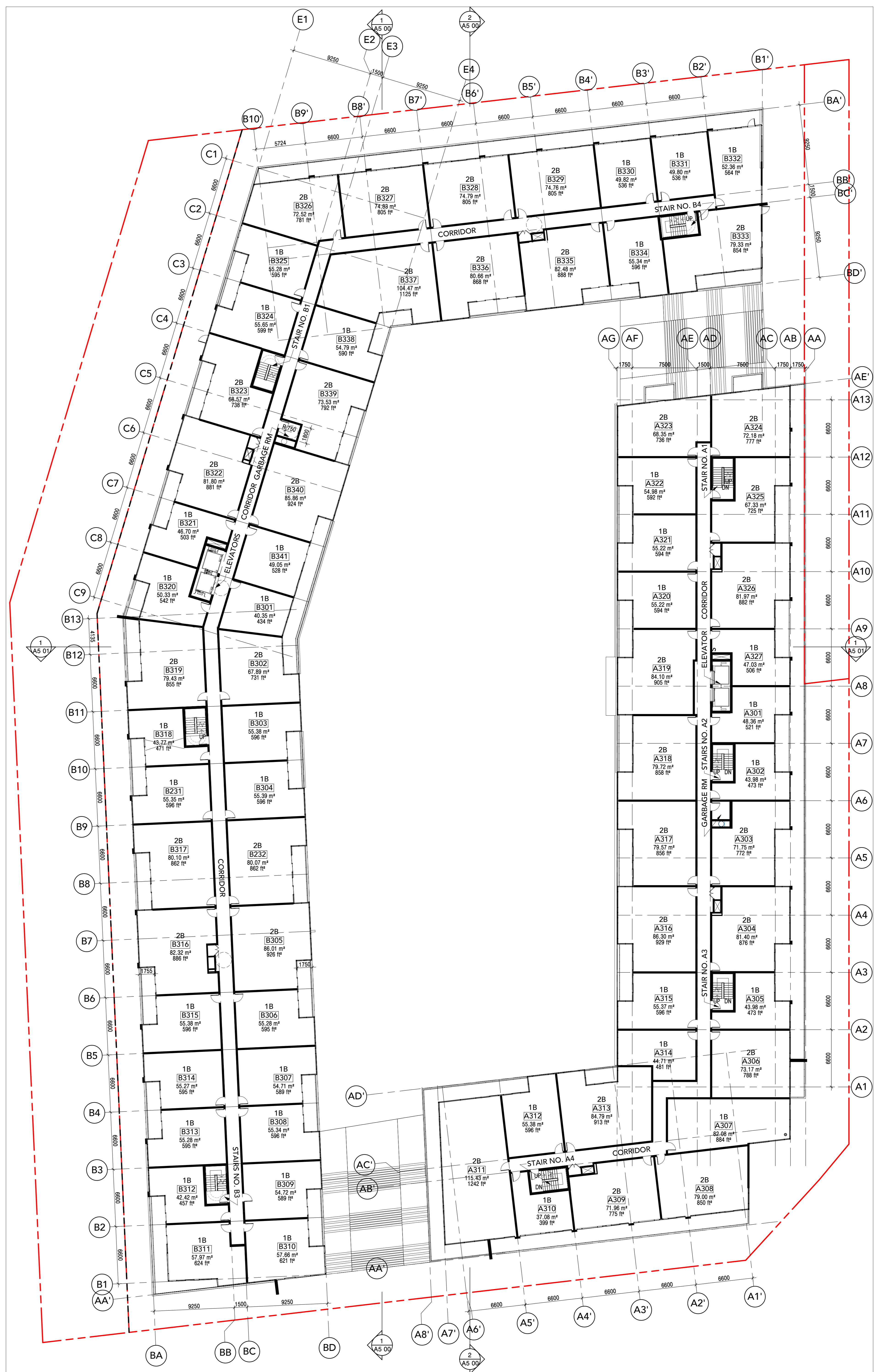
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No.	Date	Note
1	18.05.11	OPA ZBA Submission 1



FLOOR PLAN - LEVEL 5 AND 6
SCALE: 1 : 200
2
A2.02



FLOOR PLAN - LEVEL 3 AND 4
SCALE: 1 : 200
1
A2.02



PROJECT: Dixie and Lakeshore
TRUE NORTH

VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA, ONTARIO

Drawing Title: FLOOR PLANS - LEVEL 3-4 & 5-6 TYPICAL

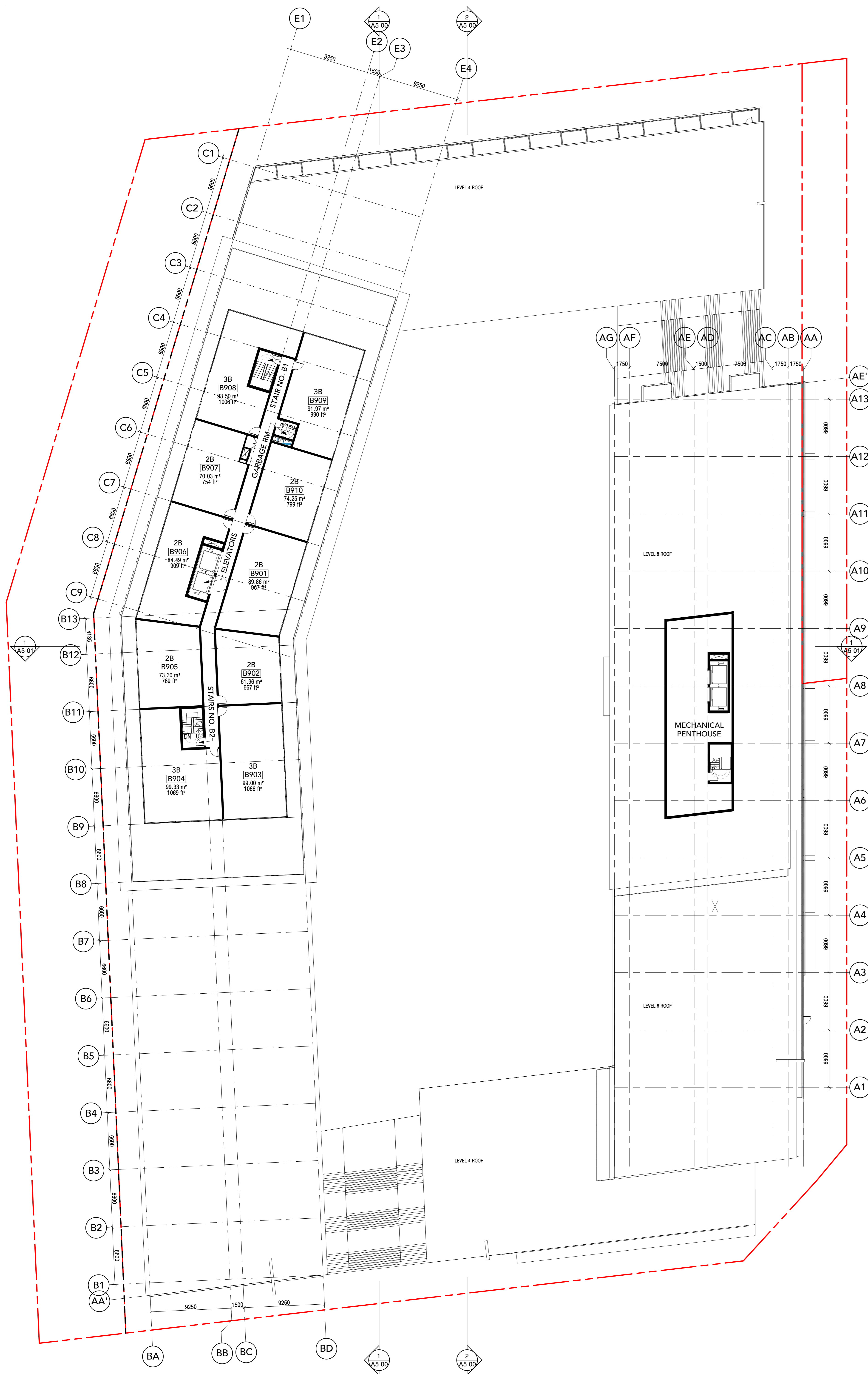
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Project No: 17 124
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Drawing No.: A2.02

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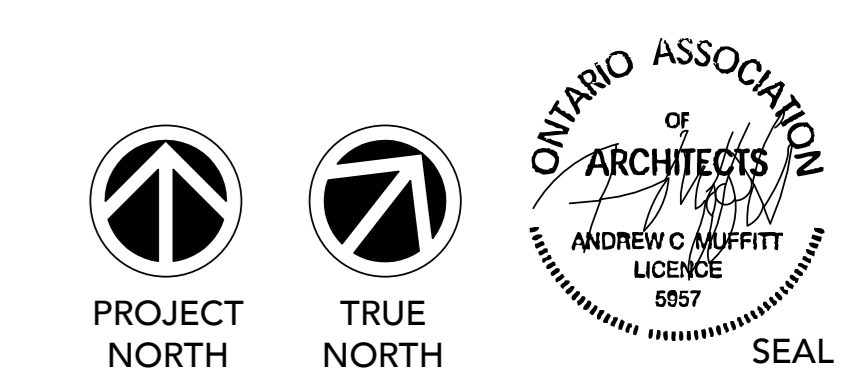
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1	18.05.11	OPA ZBA Submission 1



FLOOR PLAN - LEVEL 9 AND 10
 SCALE: 1 : 200



FLOOR PLAN - LEVEL 7 AND 8
 SCALE: 1 : 200



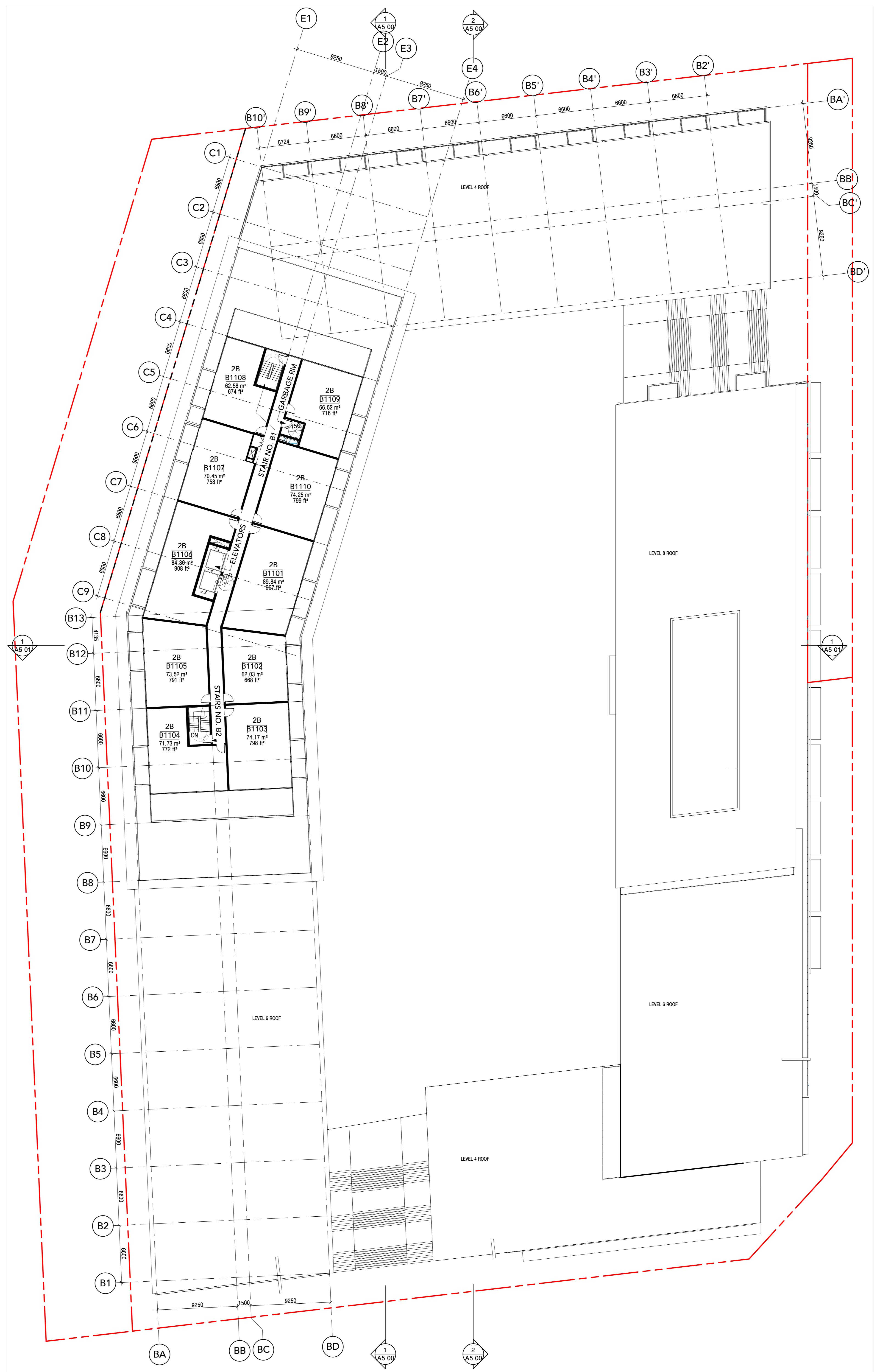
Project: **Dixie and Lakeshore**
 VANDYK GROUP OF COMPANIES
 1375 LAKESHORE ROAD EAST
 MISSISSAUGA ONTARIO
 Drawing Title: **FLOOR PLANS - LEVEL 7-8 & 9-10 TYPICAL**
 Drawn By: [Signature] Checked By: [Signature] Project No: 17 124
 Author: [Signature] Checker: [Signature]
 Date Plotted: 5/11/2018 11:08:02 AM Scale: 1 : 200
 Drawing No.: A2 03

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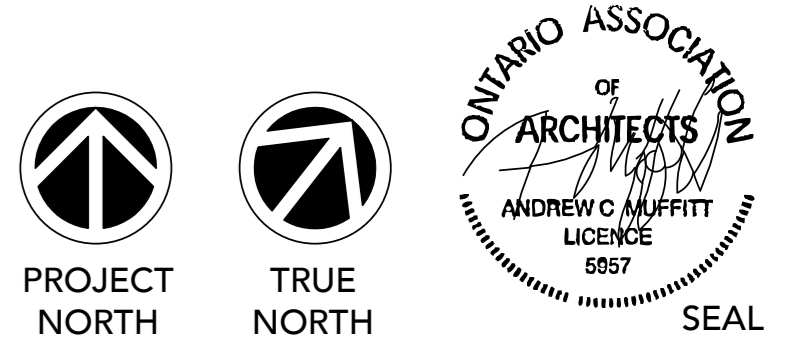
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FLOOR PLAN - LEVEL 11-12
SCALE: 1 : 200



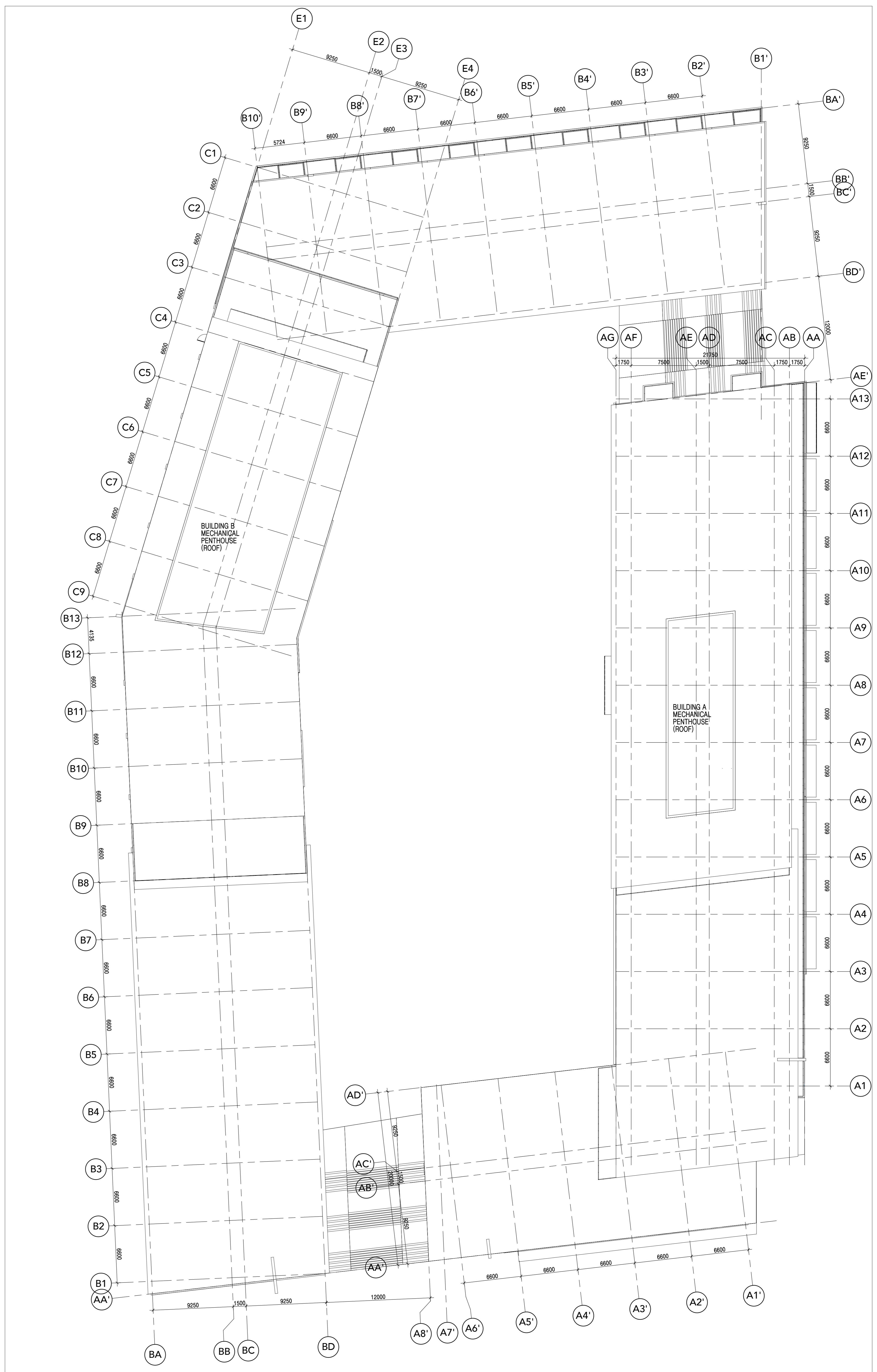
Project:
Dixie and Lakeshore
VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO
Drawing Title:
**FLOOR PLANS - LEVEL
11-12 TYPICAL**
Drawn By: Author
Checked By: Checker
Date Plotted: 5/11/2018 10:58:29 AM
Project No.: 17 124
Scale: 1 : 200
Drawing No.: A2 04

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ISSUE DATES AND DISTRIBUTION LOG

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1	18.05.11	OPA ZBA Submission 1



ROOF PLAN 1
SCALE: 1 : 200 A2 05



Project:
Dixie and Lakeshore
VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO
Drawing Title:
ROOF PLAN

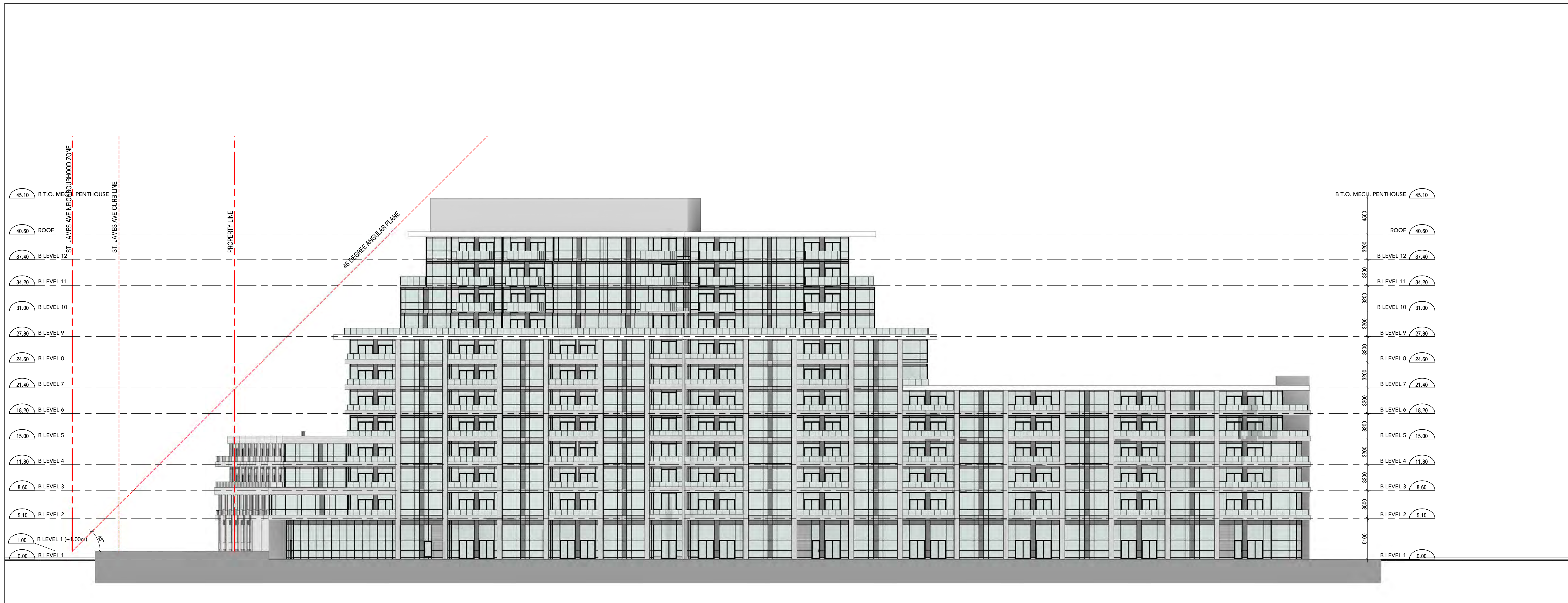
Drawn By: Author
Checked By: Checker
Date Plotted: 5/11/2018 10:59:07 AM
Project No: 17 124
Scale: 1 : 200
Drawing No.: A2 05

A2 05

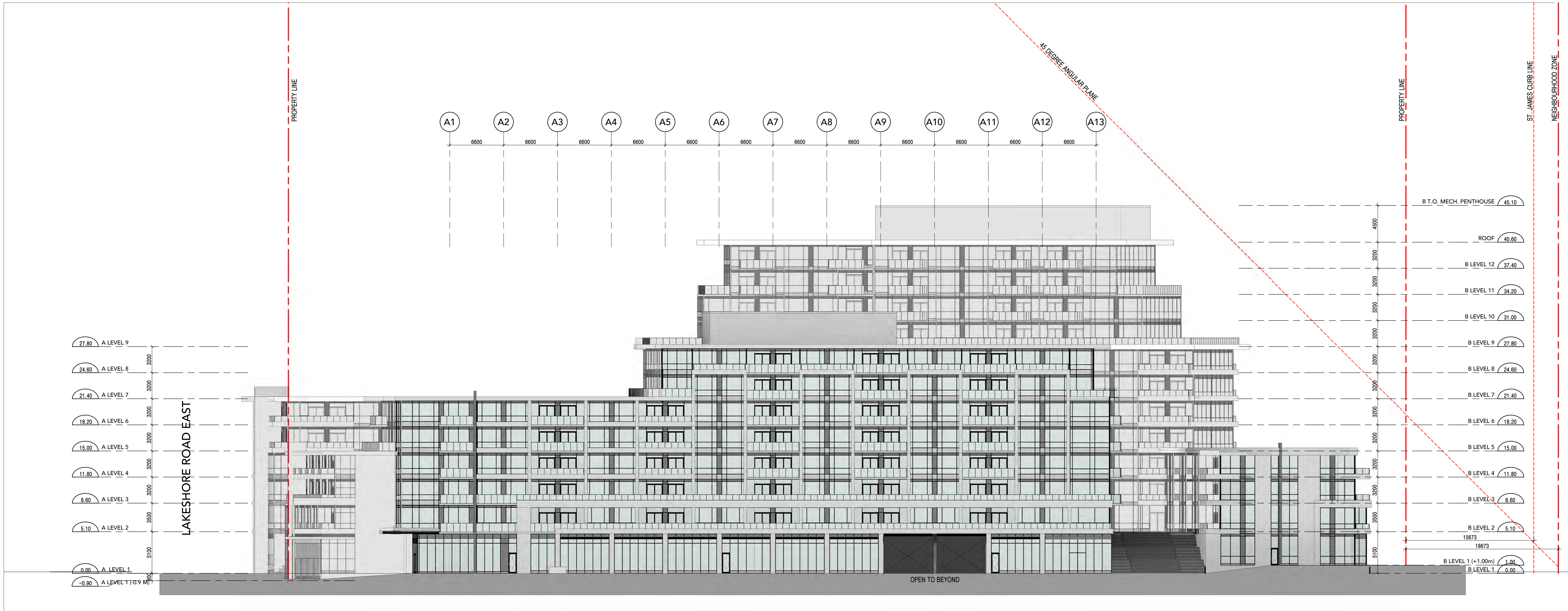
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1	18.05.11	OPA ZBA Submission 1



WEST ELEVATION 2
SCALE: 1 : 200 A4.00



EAST ELEVATION 1
SCALE: 1 : 200 A4.00



Project: **Dixie and Lakeshore**
VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO
Drawing Title: **ELEVATIONS**

Drawn By: **DRW** Checked By: **CHK** Project No: **17 124**
Date Plotted: **2018-05-11 10:59:05 AM** Scale: **1 : 200**
Drawing No.: **1**

A4 00

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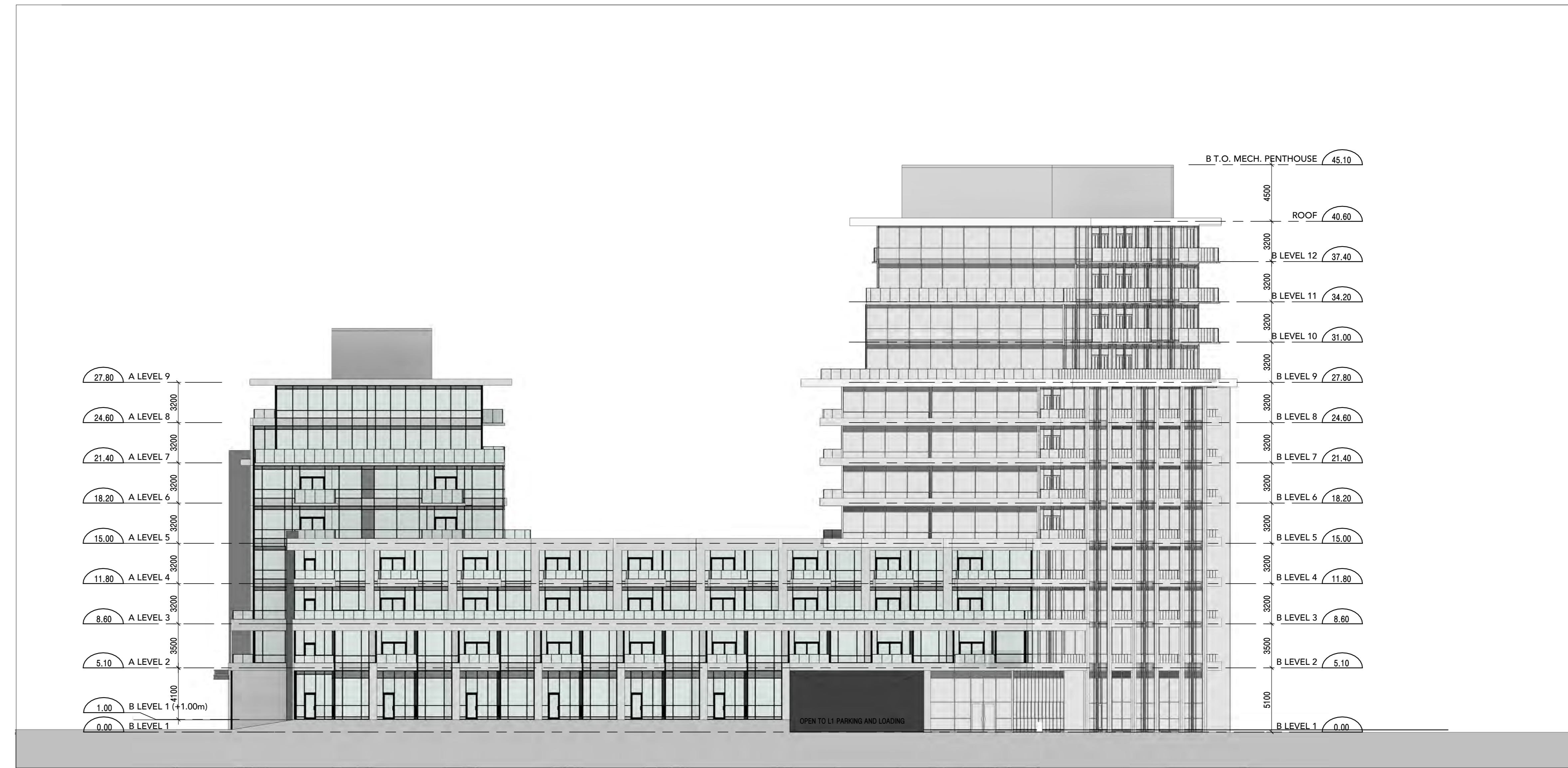
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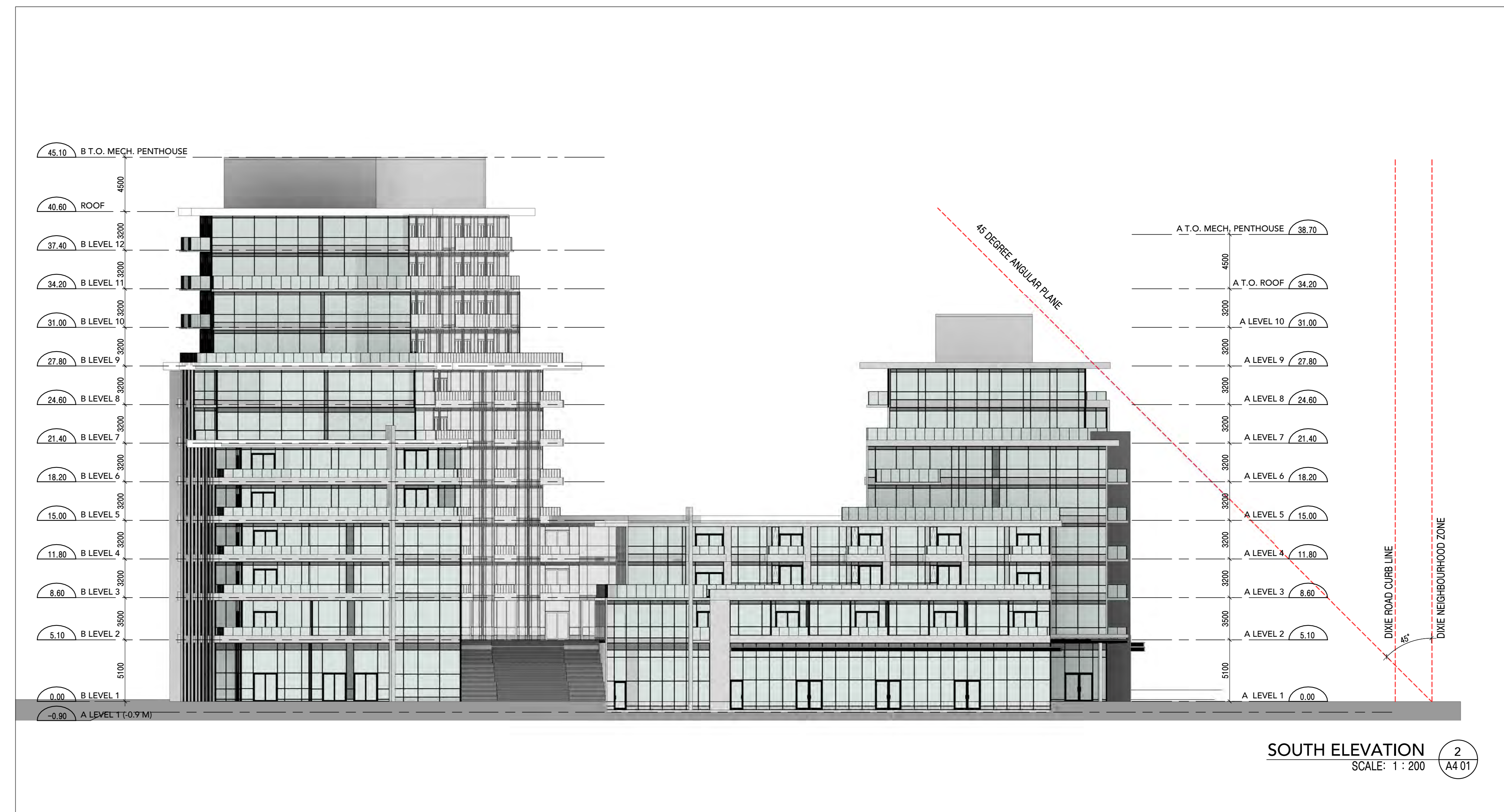
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1	18.05.11	OPA ZBA Submission 1



NORTH ELEVATION 1
SCALE: 1 : 200 A4 01



SOUTH ELEVATION 2
SCALE: 1 : 200 A4 01



Project:
Dixie and Lakeshore

VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO

Drawing Title:
ELEVATIONS

Drawn By: Author
Checked By: Checker
Date Plotted: 2018-05-11 10:54:50 AM
Project No.: 17 124
Scale: 1 : 200
Drawing No.:

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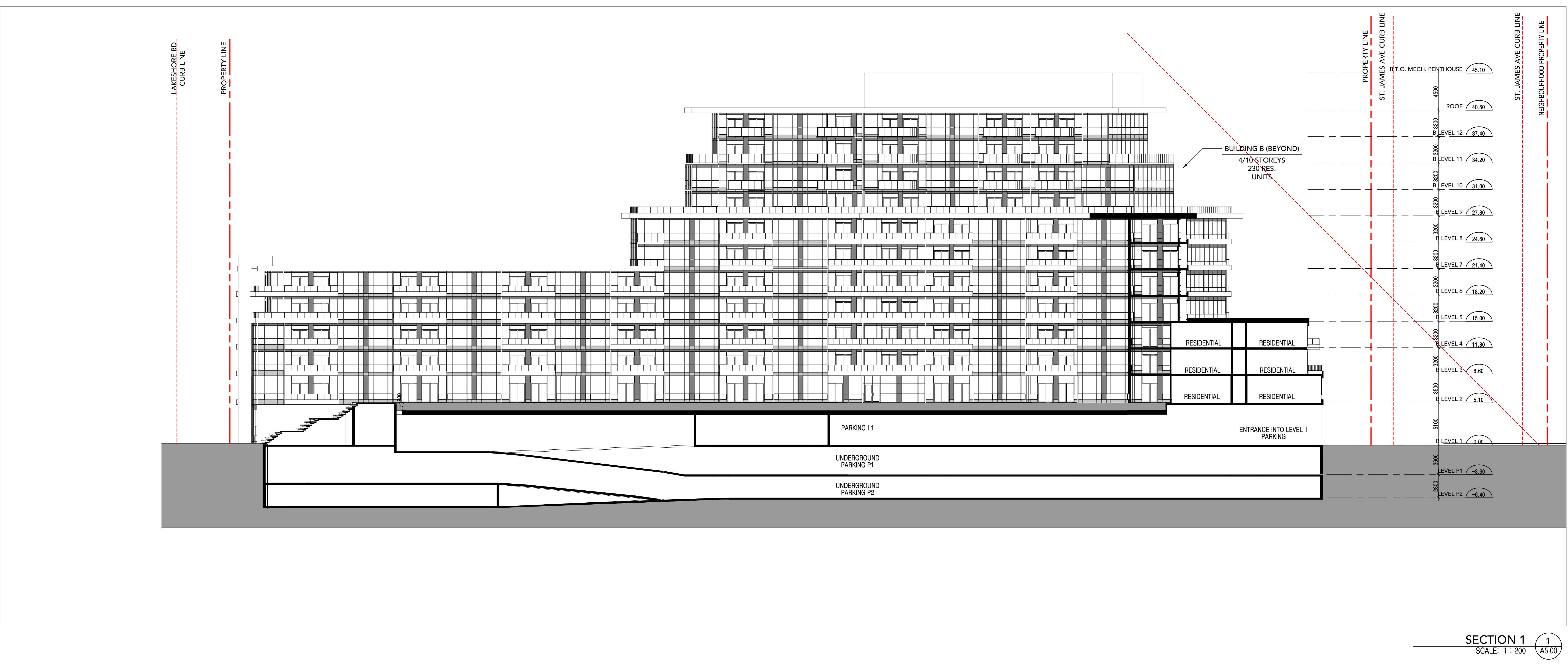
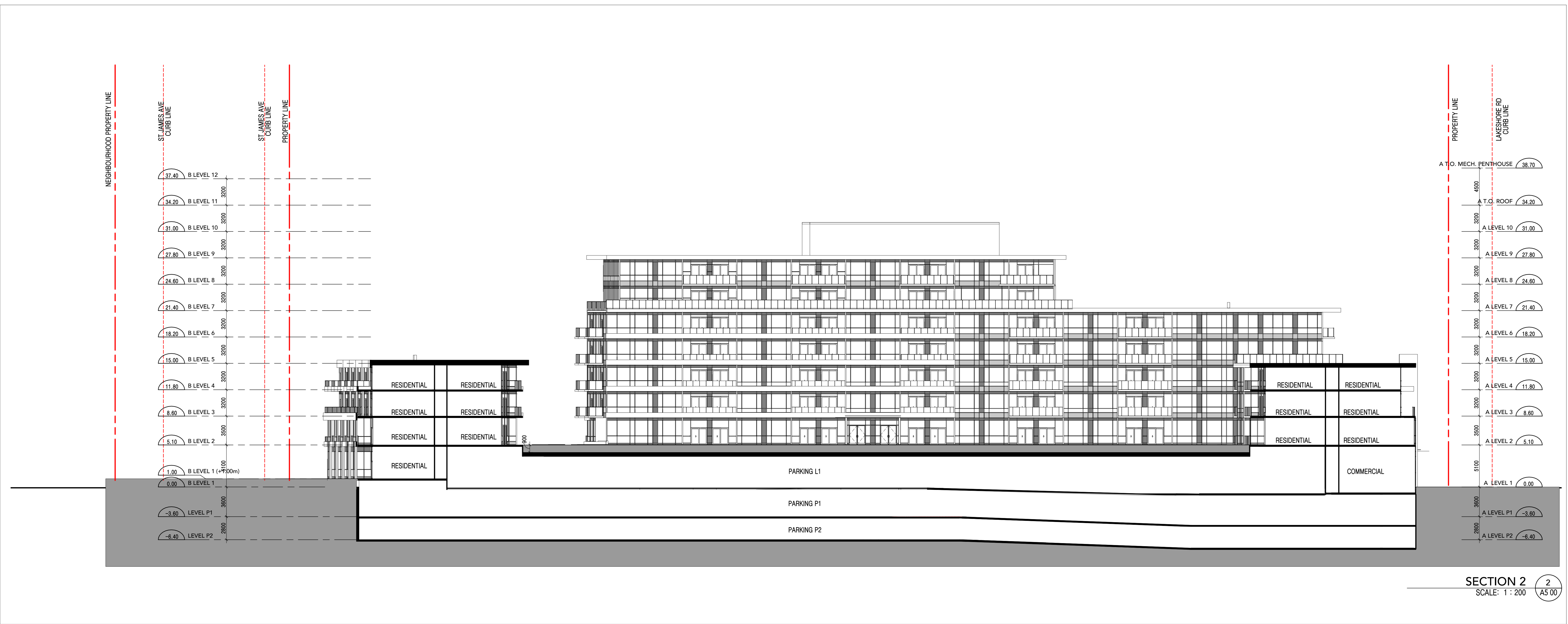
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Project: **Dixie and Lakeshore**

VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO

Drawing Title:
BUILDING SECTIONS

Drawn By:	Checked By:	Project No.
DRW	CHK	17 124
Date Plotted:	Scale:	1 : 200
2018-05-11 10:50:25 AM		

Drawing No.: _____

A5 00

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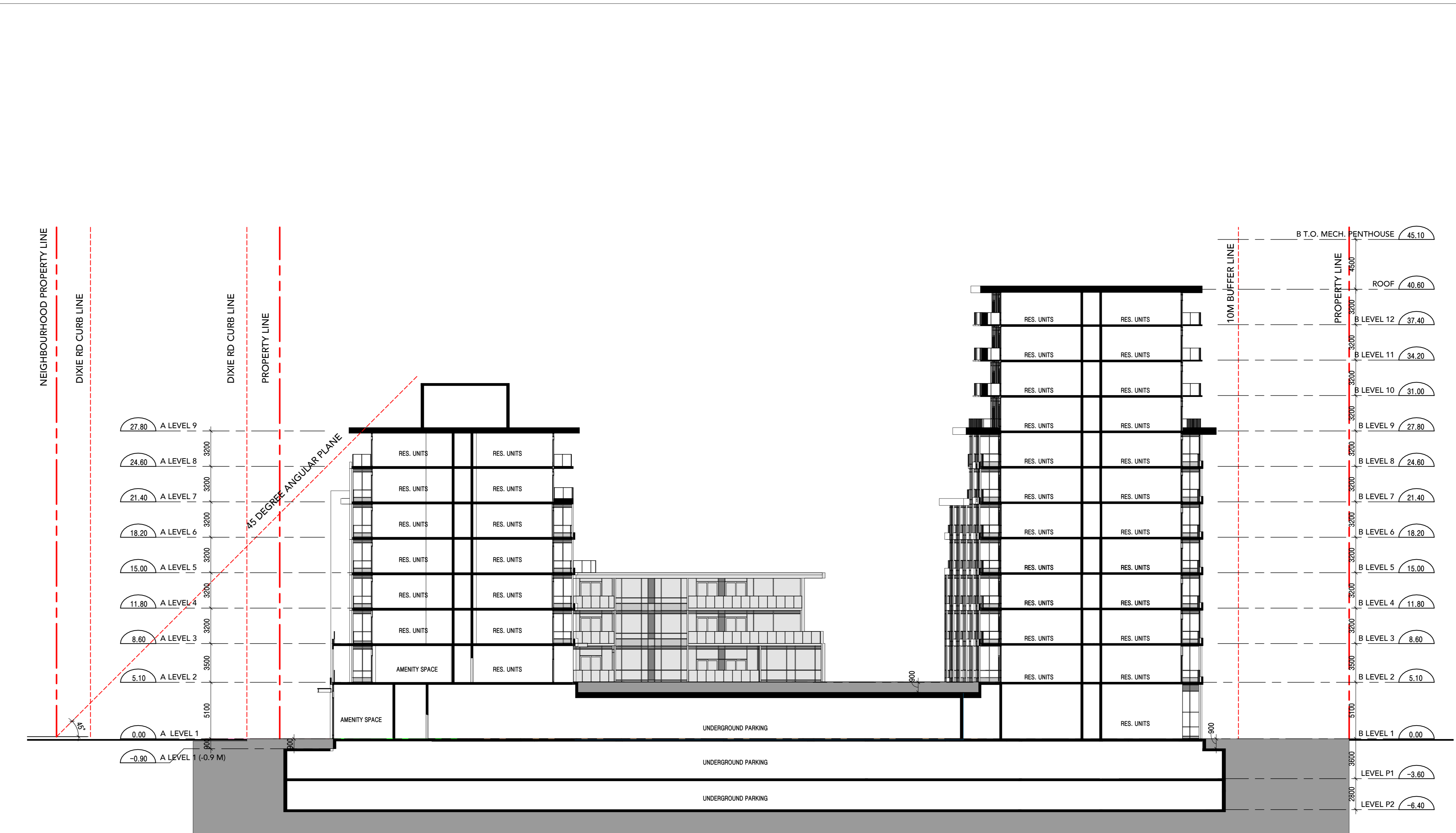
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SECTION 3
SCALE: 1 : 200
1
A5 01



Project:
Dixie and Lakeshore

VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO

Drawing Title:
BUILDING SECTION

Drawn By:	Checked By:	Project No.
Author	Checker	17 124
Date Plotted:		Scale:
2018-05-11 10:49:41 AM		1 : 200
		Drawing No.:

A5 01

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Project:
Dixie and Lakeshore
VANDYK GROUP OF COMPANIES
1375 LAKESHORE ROAD EAST
MISSISSAUGA ONTARIO
Drawing Title:
PERSPECTIVES

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A6 00