

DEVELOPMENT STATISTICS

ZONING : C-4 / 13
 0.78 HA (1.93 AC) 321 & 325 LAKESHORE BLVD. WEST PROPERTY AREA
 0.22 HA (0.54 AC) 301 & 305 LAKESHORE BLVD. WEST PROPERTY AREA

GFA - STANDARD DEFINITION

EXISTING SHOPPERS:	1,352.82 S.M.
EXISTING MEDICAL OFFICE (IN SHOPPERS):	167.81 S.M.
PROPOSED TWO STOREY MEDICAL BUILDING:	1,114.80 S.M.
GROUND FLOOR	= 557.40 S.M. (6,000 SF.)
SECOND FLOOR	= 557.40 S.M. (6,000 SF.)
TOTAL AREA	= 1,114.80 S.M. (12,000 SF.)
PROPOSED CIBC BUILDING:	662.78 S.M.
GROUND FLOOR :	= 466.05 S.M. (5,016.73 SF.)
SECOND FLOOR :	= 196.73 S.M. (1,681.01 SF.)
TOTAL GROSS FLOOR AREA :	= 622.78 S.M. (6,703.11 SF.)
EXISTING 305 LAKESHORE BUILDING:	64.38 S.M.

GFA - ALTERNATIVE GFA DEDUCTIONS FOR NON-RESIDENTIAL USES (PER SEC. 3.1.1.9 IN ZONING BY-LAW)

EXISTING SHOPPERS:	1,352.82 S.M. REDUCED BY 5% = 1,285.18 S.M.
EXISTING MEDICAL OFFICE (IN SHOPPERS):	167.81 S.M. REDUCED BY 10% = 151.03 S.M.
PROPOSED TWO STOREY MEDICAL BUILDING:	1,114.80 S.M. REDUCED BY 10% = 1,003.32 S.M.
PROPOSED CIBC BUILDING:	662.78 S.M. REDUCED BY 5% = 629.64 S.M.
EXISTING 305 LAKESHORE BUILDING:	64.38 S.M. REDUCED BY 5% = 61.17 S.M.

PARKING REQUIRED (301, 305, 321, & 325 LAKESHORE BOULEVARD WEST)

(* ALL GFA MEASUREMENTS NOTED BELOW HAVE BEEN DETERMINED IN ACCORDANCE WITH SEC. 3.1.1.9 ALTERNATIVE GROSS FLOOR AREA DEDUCTIONS FOR NON-RESIDENTIAL USES IN THE ZONING BY-LAW) STANDARD CALCULATION:

EXISTING SHOPPERS:	1,285.18 S.M. x 4/100 S.M. = 51 SPACES
EXISTING MEDICAL OFFICE (IN SHOPPERS):	151.03 S.M. x 6.5/100 S.M. = 10 SPACES
PROPOSED TWO STOREY MEDICAL BUILDING:	1,003.32 S.M. x 6.5/100 S.M. = 65 SPACES
PROPOSED CIBC BUILDING:	591.64 S.M. x 5.5/100 S.M. = 33 SPACES
EXISTING 305 LAKESHORE BUILDING:	61.17 S.M. x 4/100 S.M. = 2 SPACES
TOTAL PARKING REQUIRED:	161 SPACES
SHARED FORMULA CALCULATION (PER TABLE 3.1.2.3 IN ZONING BY-LAW NO. 225-2007):	
TOTAL PARKING REQUIRED (BASED ON "WEEKDAY MORNING / AFTERNOON" REQUIREMENTS):	150 SPACES

TOTAL PARKING PROVIDED

321 & 325 LAKESHORE BLVD. WEST:	96 SPACES
301 & 305 LAKESHORE BLVD. WEST:	34 SPACES
TOTAL STALLS PROVIDED:	130 SPACES

COVERAGE (2,078.03 / 7,820.36 S.M.)	= 26.57%
FLOOR SPACE INDEX: (2,635.15 / 7,820.36 S.M.)	= 0.34
LANDSCAPED AREA:	= 1502.88 S.M. (19.22%)
PAVED AREA:	= 4239.59 S.M. (54.21%)
HANDICAPPED PARKING REQUIRED:	= 4 CARS
HANDICAPPED PARKING PROVIDED:	= 4 CARS
LOADING SPACE REQUIRED:	= 1 SPACE
LOADING SPACE PROVIDED:	= 1 SPACE

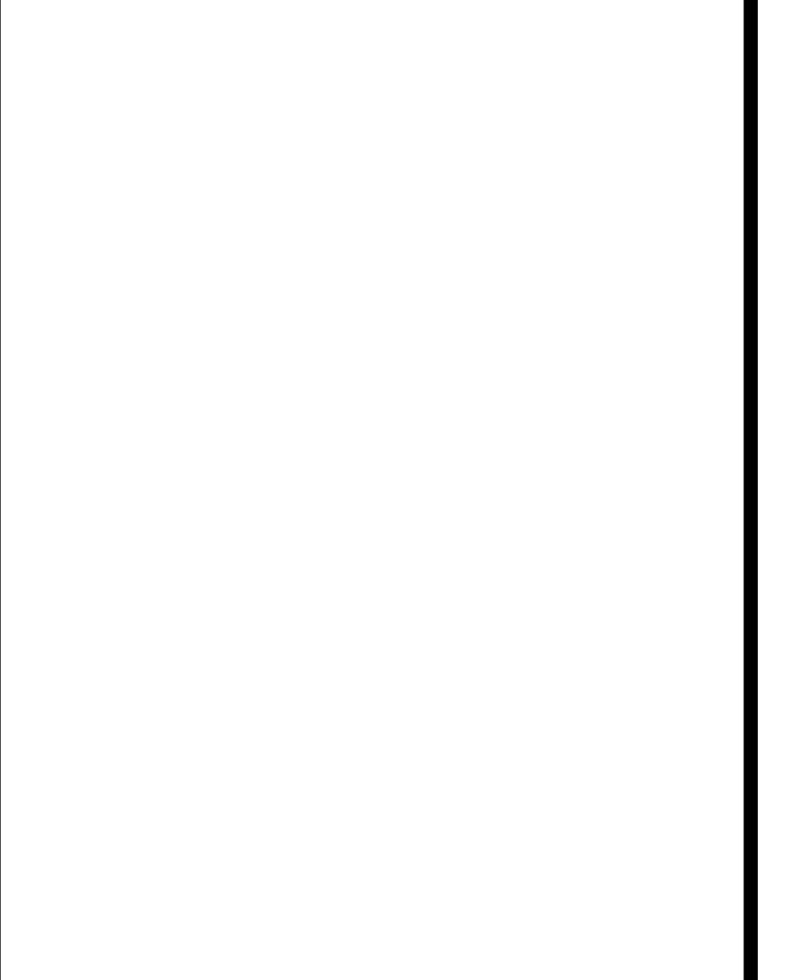
301 & 305 LAKESHORE BLVD. WEST PROPERTY:

COVERAGE: (530.43 / 2,148.84 S.M.)	= 24.68 %
LANDSCAPED AREA:	= 582.71 S.M. (27.12%)
PAVED AREA:	= 1,035.84 S.M. (48.20%)

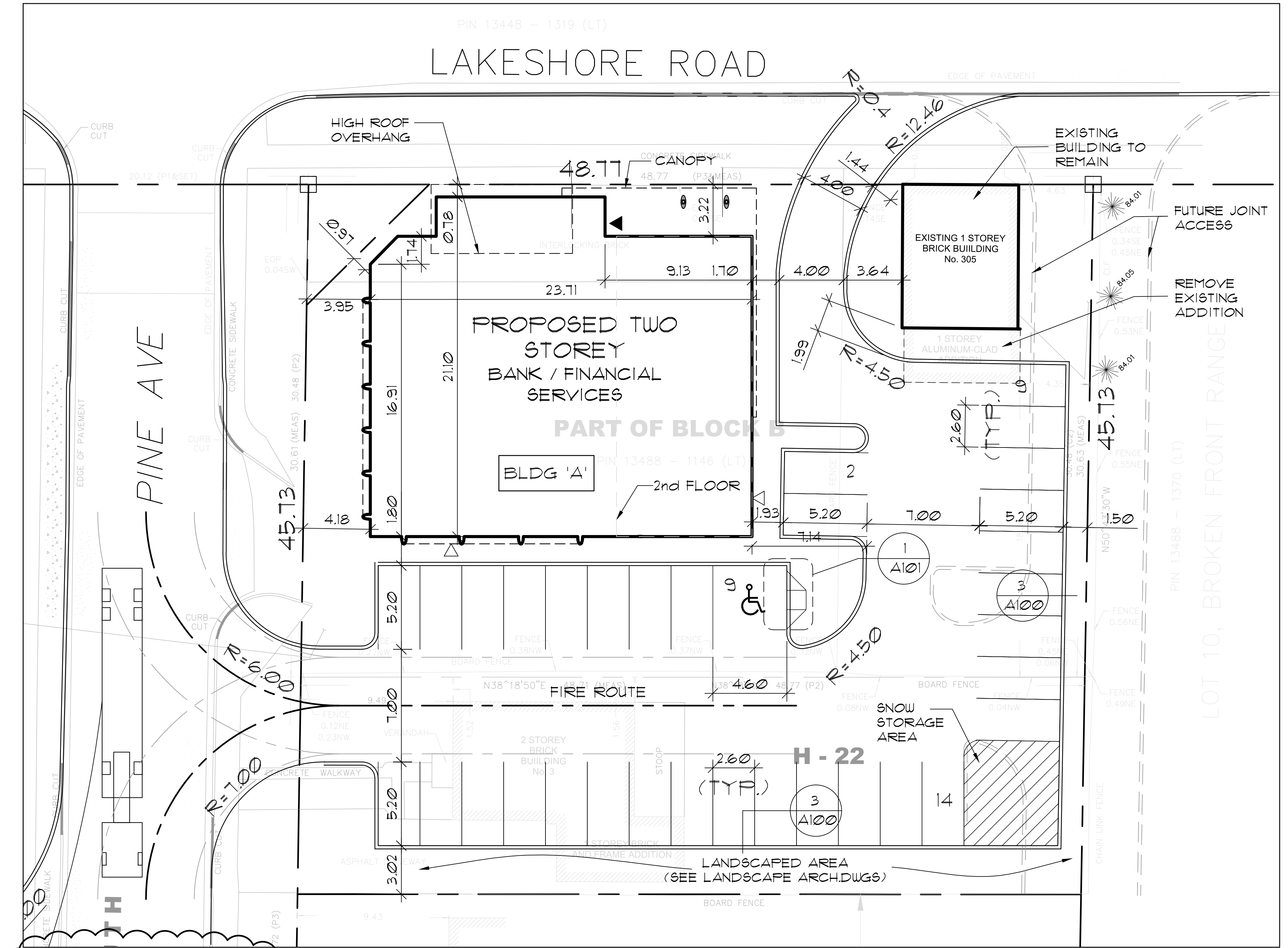
SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	MAIN ENTRANCE
	FIRE HYDRANT AND VALVE
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS : 150 CONC. CURB CONT. AS SHOWN C/W LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS : PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	LIGHT DUTY ASPHALT PAVING: CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	FIRE ROUTE
	PAVED PEDESTRIAN PATH
	PAINTED LINE PEDESTRIAN PATH

KEY PLAN



NO.	DATE	REVISIONS	BY
12	AUG.17.10	GENERAL REVISIONS	RTA
11	AUG.09.10	REVISION FOR SPA	SS
10	AUG.05.10	ISSUED FOR SPA	ET
9	JUL.30.10	REVISED FOR SPA	SS
8	JUL.29.10	REVISED FOR SPA	SS
7	JUL.28.10	REVISED FOR SPA	SS
6	JUN.02.10	ISSUED FOR ZBA	ET
5	MAY.10.10	ISSUED FOR ZBA	ET
4	MAR.10.10	CIBC COMMENTS	SS
3	FEB.18.10	GENERAL REVISIONS	SS
2	FEB.12.09	GENERAL REVISIONS	RTA
1	MAR.06.09	GENERAL REVISIONS	RTA



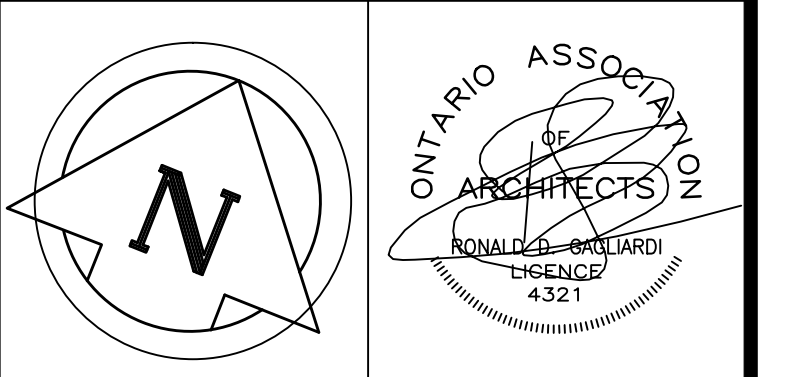
INFORMATION ON THIS SITE PLAN WAS TAKEN FROM PLAN OF TOPOGRAPHICAL SURVEY OF **LOTS 66 TO 71 INCL., PART OF LOTS 72, 73 AND 74, BLOCK A AND PART OF BLOCK B AND PART OF MAPLE AVENUE, CLOSER BY BY-LAW No. 1772 (INST. No. VS 79035) PLAN H-22 CITY OF MISSISSAUGA** REGIONAL MUNICIPALITY OF PEELE
 BENNETT YOUNG LIMITED PROFESSIONAL LAND SURVEYORS
 DATE: JULY 17, 2008

OWNER INFORMATION:
321 +325 LAKESHORE BLVD. WEST PELICAN (LAKESHORE) COMMERCIAL INC.
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301 LAKESHORE BLVD. WEST LIGHTOWER COMMERCIAL INC.
 250 LESMILL ROAD NORTH YORK, ON M3B 2T5
 PH: 416-445-8552

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwg.	

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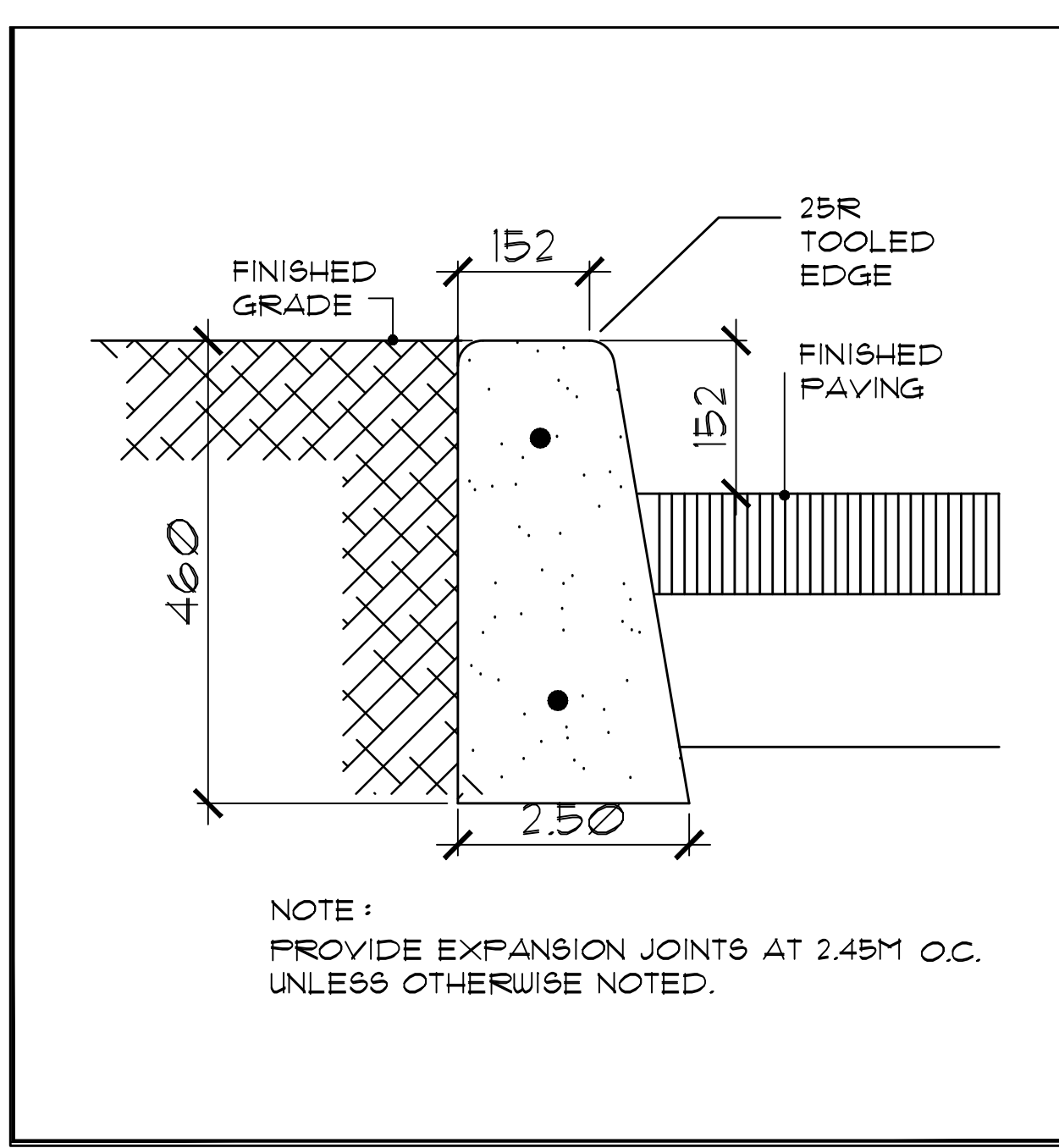


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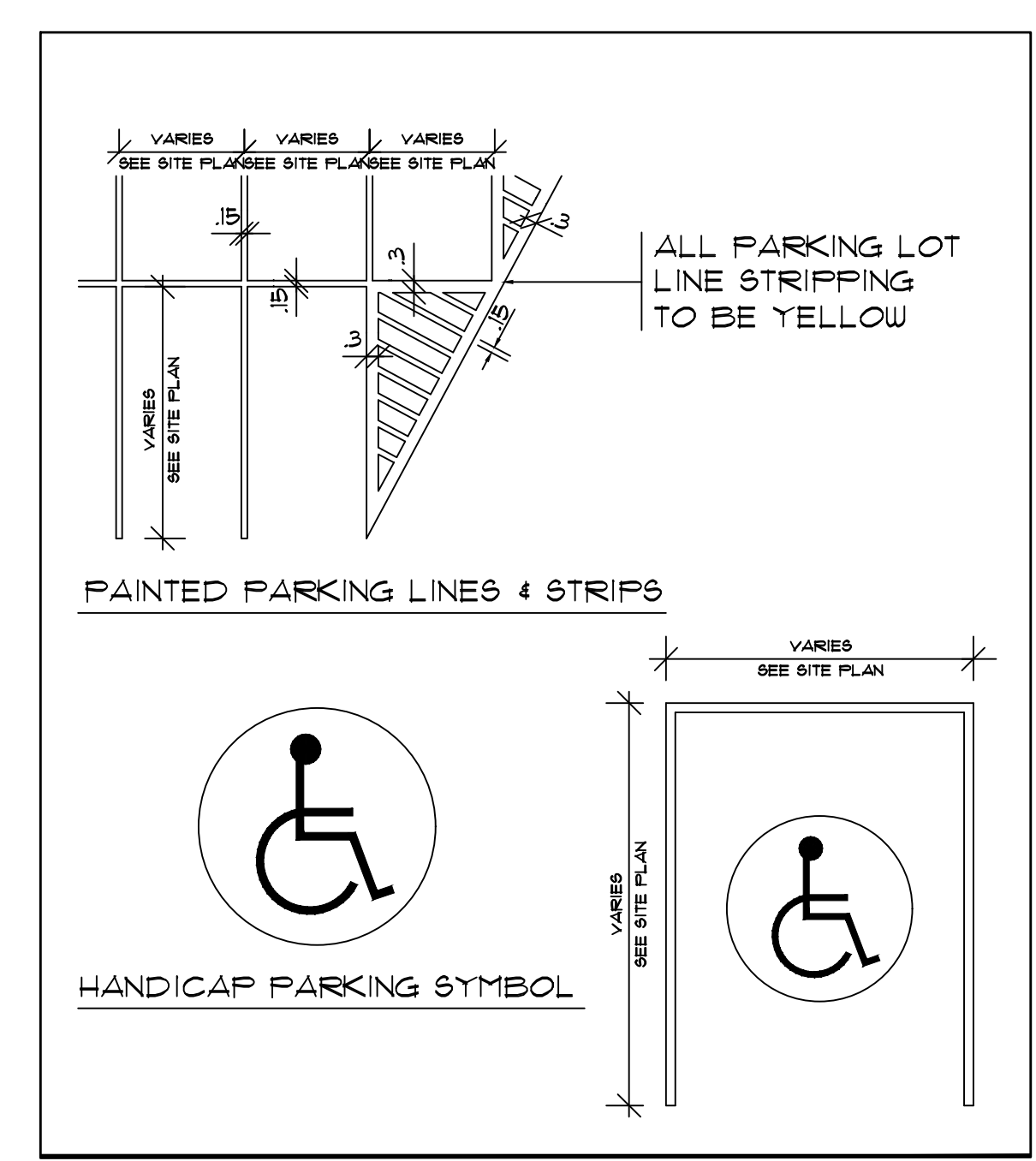
PROJECT
PROPOSED CIBC
 301 LAKESHORE BLVD WEST MISSISSAUGA, ONTARIO

DRAWING NAME
SITE PLAN

SCALE AS NOTED	DATE OF DWG. AUG. 2010	PROJECT NO. 08035
DRAWN BY S.S.	SHEET NO. A-100	
CHKD BY ET	CITY FILE NO. SP-10/109-W1	



3 SECTION: CURB
 SCALE: N.T.S.



2 TYPICAL PAINTED PARKING
 SCALE: N.T.S.

1 SITE PLAN
 SCALE: 1:150