



BRITANNIA ROAD WEST

CENTERLINE OF ORIGINAL ROAD ALLOWANCE

WINSTON CHURCHILL BOULEVARD

CENTERLINE OF ORIGINAL ROAD ALLOWANCE

LEGEND:

--- RELIEF REQUESTED FOR COMMITTEE OF ADJUSTMENT

SITE PLAN

SCALE 1:300

SITE STATISTICS

ZONING: R3 (Residential)
LOT AREA: 2,360.89 sm (25,412 sf) (0.58 ac)

BUILDING G.F.A.:

GROSS AREA as per O.B.C.:

GROUND FLOOR AREA (No deductions) 415.83 sm (4,476 sf)

SECOND FLOOR AREA (Excluding: openings for stairs and elevator) 391.87 sm (4,218 sf)

TOTAL GROSS AREA **807.70 sm (8,694 sf)**

FLOOR AREA as per Zoning By-Law 225-2007:

GROUND FLOOR AREA (No deductions) 415.83 sm (4,476 sf)

SECOND FLOOR AREA (No deductions) 415.83 sm (4,476 sf)

TOTAL FLOOR AREA **831.66 sm (8,952 sf)**

TOTAL FLOOR AREA as per Development Charges By-Law:

GROUND FLOOR AREA (Excluding: stairwells, washrooms, elevator, mech. & elec. rooms) 360.93 sm (3,885 sf)

SECOND FLOOR AREA (Excluding: stairwells, washrooms, and elevator) 363.90 sm (3,917 sf)

TOTAL GROSS FLOOR AREA **724.83 sm (7,802 sf)**

GROSS FLOOR AREA as per Zoning By-Law 225-2007:

GROUND FLOOR AREA (Excluding: stairwells, washrooms, elevator, and mech. room) 362.23 sm (3,899 sf)

SECOND FLOOR AREA (Excluding: stairwells, washrooms, and elevator) 363.90 sm (3,917 sf)

TOTAL GROSS FLOOR AREA **726.13 sm (7,816 sf)**

SETBACKS

REQUIRED	PROVIDED	NOTATION
Exterior Front Yard (East)	6.0 m	3.40 m (1)
Exterior Side Yard (South)	6.0 m	6.29 m
Interior Side Yard (North)	1.81 m	10.25 m
Interior Rear Yard (West)	3.0 m	22.71 m

BUILDING HEIGHT : MAXIMUM PERMITTED

PROVIDED: (33') 10.0 m

PARKING REQUIRED

TOTAL PARKING REQUIRED: 20.2 spaces

Daycare 2.5 spaces per 100 sf GFA

PARKING PROVIDED: 21 spaces

ACCESSIBLE PARKING

REQUIRED: 0.8 spaces

PROVIDED: 4% for 13-100 Required Spaces

PROVIDED: 2 spaces

1 Type A and 1 Type B

PARKING SETBACKS

REQUIRED	PROVIDED	NOTATION
North (to a Residential Zone)	4.50 m	11.52 m (4)
West (to a Residential Zone)	4.50 m	3.00 m (4)

LANDSCAPE BUFFER

REQUIRED	PROVIDED	NOTATION
East (Winston Churchill Blvd)	4.50 m	3.40 m (2)
South (Britannia Road West)	4.50 m	4.50 m

CENTRELINE SETBACKS

REQUIRED	PROVIDED	NOTATION
East (Winston Churchill Blvd)	26.50 m	21.20 m (3)
South (Britannia Road West)	24.00 m	24.14 m

(20.5 m + the required yard setback is required)

PROPOSED

DAY CARE CENTRE

6020 WINSTON CHURCHILL BLVD

MISSISSAUGA, ON

A1.0

WES SURDYKA
architect inc

DRAWING NO. PROJECT NO.: 15-17 DATE: APR. 20 2016