

SITE PLAN NOTES:

PARKLAND PROTECTION
THE FOLLOWING NOTES ARE FOR INFORMATION AND ARE TO BE PROVIDED ON THE SITE GRADING, TREE PRESERVATION AND LANDSCAPE PLANS AS NOTED TO THE CONTRACTORS.

A. NO GRADING, STRUCTURES, RETAINING WALLS, CONSTRUCTION OR SITE CONSTRUCTION ACCESS ARE PERMITTED ON OR FROM THE MUNICIPAL PARKLAND.

B. THE PLACEMENT OF UNAPPROVED MATERIALS OR STRUCTURES WITHIN MUNICIPAL PARKLAND BLOCKS IS NOT PERMITTED BY MUNICIPAL SERVICES AT ANY STAGE OF DEVELOPMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, TOPSOIL, STOCKPILING, CONSTRUCTION TRAILERS AND VEHICLES, CONSTRUCTION MATERIALS AND DEBRIS, SALES/PROMOTIONAL TRAILERS AND SIGNAGE.

C. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PARK AND TREE PRESERVATION HOARDING IN AN APPROVED AND FUNCTIONING CONDITION AS REQUIRED BY THE COMMUNITY SERVICES DEPARTMENT THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. INFORM THE COMMUNITY SERVICES DEPT. OF THE CONSTRUCTION SCHEDULE AS IT PERTAINS TO THE MUNICIPALLY OWNED PARKLAND, ITS PROTECTIVE HOARDING, CLEAN UPS, REINSTATEMENT AND ISSUES AFFECTING PARKLAND USE, CONSTRUCTION AND MAINTENANCE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE FOR COMMUNITY SERVICES - PARK PLANNING SECTION INSPECTIONS AND APPROVALS AS REQUIRED.

E. REMOVE CONSTRUCTION RELATED DEBRIS OR UTILITY THAT HAS MIGRATED OR HAS THE POTENTIAL TO MIGRATE INTO THE ADJACENT MUNICIPALLY OWNED SHERIDAN PARK. SHOULD THE CONTRACTOR/APPLICANT FAIL TO DO SO, ARRANGEMENTS WILL BE MADE TO DRAW ON THE SUBMITTED PARK PROTECTION AND REINSTATEMENT SECURITIES TO FUND PARK CLEAN UP ACTIVITIES.

F. PRIOR TO THE RELEASE OF SECURITIES, THE COMMUNITY SERVICES DEPARTMENT IS TO INSPECT AND APPROVE ANY REQUIRED RESTORATION, REINSTATEMENT AND/OR CLEAN UP WORKS INCLUDING HOARDING REMOVAL AND OFF-SITE DISPOSAL CONDUCTED AT THE SHARED PROPERTY LINE WITH AND WITHIN SHERIDAN PARK.

APPLICANT'S RESPONSIBILITIES
THE FOLLOWING NOTES (B) (F) ARE TO BE INCLUDED ON ALL SITE PLANS AND IS TO BE SIGNED BY THE OWNER/APPLICANT. FOR ALL PROJECTS ABUTTING PARKLAND THE APPLICANT IS RESPONSIBLE FOR THE INSTALLATION OF HOARDING TO PROTECT THE ADJACENT PARKLAND TO COMMUNITY SERVICES STANDARDS. THE APPLICANT ACCEPTS RESPONSIBILITY FOR ARRANGING ALL NECESSARY PERMITS TO ENTER AND PERFORM THE REQUIRED WORK ON PARKLAND AS APPROVED THROUGH THE DEVELOPMENT APPLICATION. THE APPLICANT WILL PROVIDE A MINIMUM OF ONE (1) WEEK WRITTEN NOTICE TO THE MANAGER OF PARK PLANNING AND THE MANAGER OF PARKS OPERATIONS, CITY OF MISSISSAUGA, PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT PARKLAND, WHICH HAD BEEN APPROVED THROUGH THE DEVELOPMENT APPLICATION. THE APPLICANT ACCEPTS THE RESPONSIBILITY FOR ARRANGING ALL NECESSARY PERMITS TO AND THE REINSTATEMENT OF THE ADJACENT PARKLAND, DUE TO DAMAGES INCURRED BY THE CONSTRUCTION WORKS ASSOCIATED WITH THIS APPLICATION. THESE WORKS WILL BE COMPLETED PRIOR TO SUBMITTING THE REQUEST FOR INSPECTION AND THE SUBSEQUENT REQUEST FOR THE RELEASE OF SECURITIES FROM THE COMMUNITY SERVICES DEPARTMENT. THE APPLICANT ACKNOWLEDGES THAT SECURITIES BEING HELD BY THE CITY WILL BE RELEASED ONLY UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND THE REPAIR/REINSTATEMENT WORKS FOR THE PARKLAND, TO THE SATISFACTION OF THE COMMUNITY SERVICES DEPARTMENT.

SIGNATURE OF OWNER _____
NAME OF OWNER _____
DATE _____

FIRE ROUTE DESIGNATION NOTE
FIRE ROUTE WILL BE DESIGNATED AS PER BY-LAW 1036-81 AS AMENDED.

PARKING (BARRIER FREE) DETAIL
INCLUDE THE FOLLOWING STANDARD NOTE ON THE SITE PLAN DRAWING: "PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULES 2 & 3 OF BY-LAW 001-2009."

TREE PROTECTION NOTE
THE FOLLOWING NOTE SHALL BE INCLUDED ON THE SITE PLAN AND SIGNED BY THE OWNER/APPLICANT. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION 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 (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

SIGNATURE OF OWNER _____
NAME OF OWNER _____
DATE _____

NORTH BOUNDARY LANDSCAPE NOTES

- TRILLIUM HEALTH PARTNER (OWNER) WILL BE RESPONSIBLE FOR ALL MAINTENANCE ASSOCIATED WITH THE HEDGE ON THE NORTH SIDE OF THE PROPERTY. LANDSCAPING OF 2180 SPEARMAN DRIVE WILL BE KEPT IN FIRST CLASS CONDITION.
- ALL PUBLIC SPACE CONNECTIONS TO EXISTING TRAIL WILL BE MAINTAINED BY TRILLIUM HEALTH PARTNERS (OWNER).
- TRILLIUM HEALTH PARTNERS (OWNER) WILL CONSTRUCT ALL CONNECTIONS TO PUBLIC SPACES.
- REFER TO OVERALL SITE PLANT LIST ON LANDSCAPE L100 DRAWING FOR HEIGHT OF PLANTING.

THE CORPORATION OF THE CITY OF MISSISSAUGA

ACCESSIBLE PARKING SIGN REQUIREMENTS

ACCESSIBLE PARKING BY-LAW # 10-2016

Accessible Parking Signs shall be mounted on a level wall surface or mounted on a permanent post, pillar, or other suitable surface, conforming to the requirements or regulations made under the Highway Traffic Act and the Accessibility for Ontarians with Disabilities Act, and be located:

- At a height of 1200 mm (47 in.) from the ground/floor surface to the bottom edge of the sign;
- If mounted on a post, the post shall be colour contrasted with the background environment;
- For perpendicular parking centred on the parking space; and
- For parallel parking located toward the end of the parking space, on the opposite side from the access aisle.

Each Type 'A' Parking Space shall have two (2) 150 mm x 300 mm (6 inches x 11 1/2 inches) signs, on the same sign post/wall mount and located immediately below the sign described in sections 9 and 11, with the words "Van Accessible" followed underneath with "Maximum Fine \$5,000.00", as illustrated in Schedule 'C' of Accessible Parking By-law 10-2016.

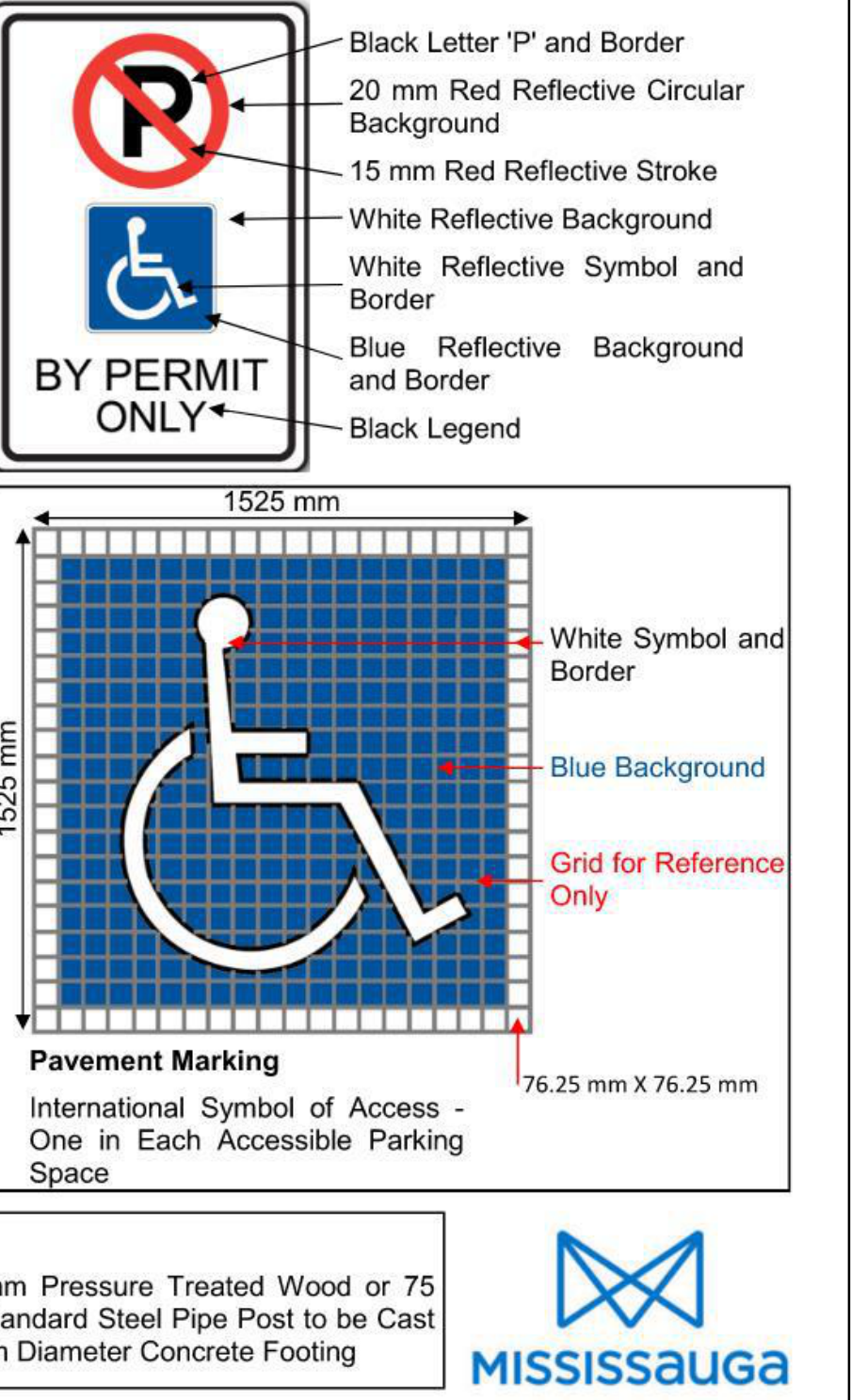
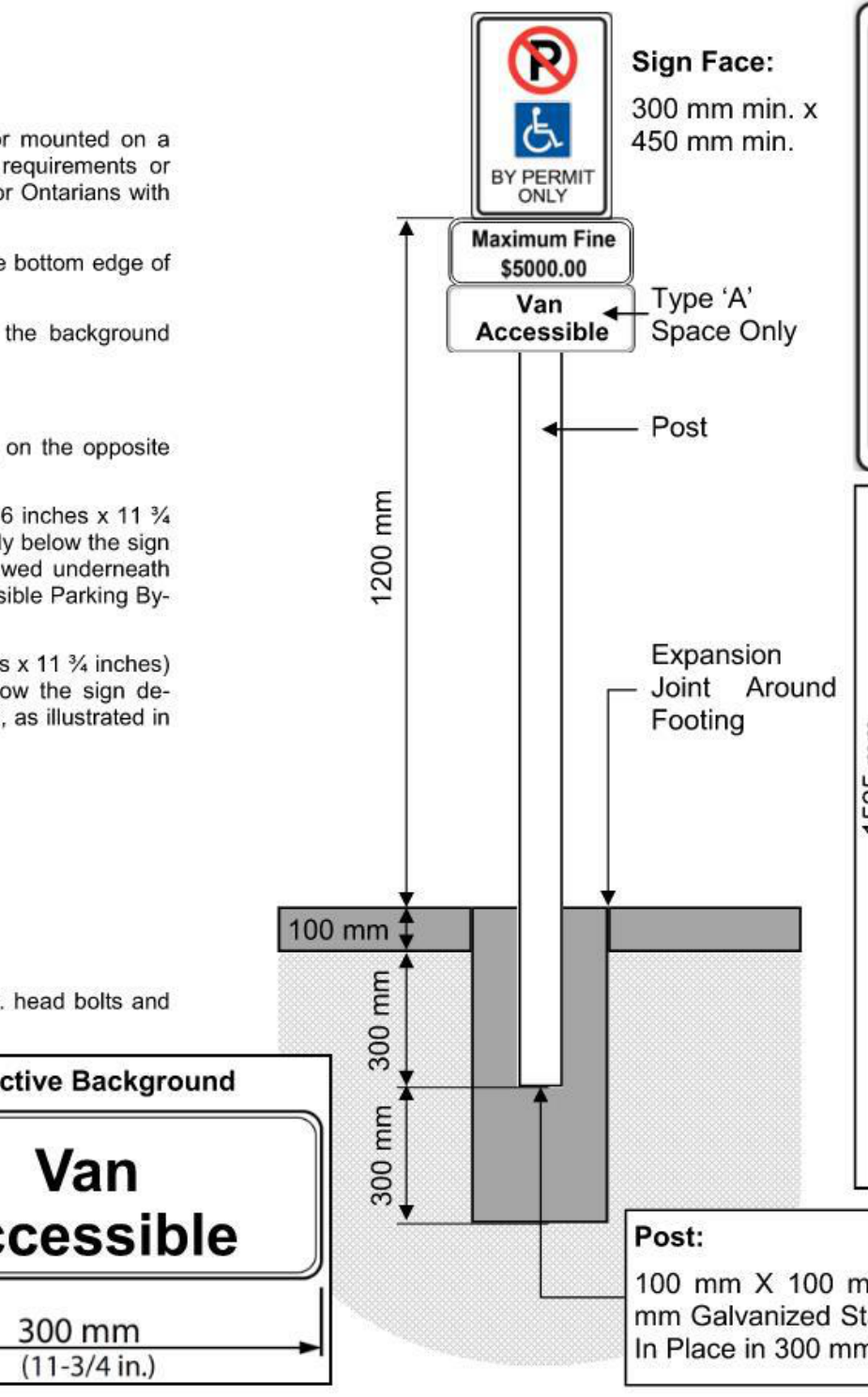
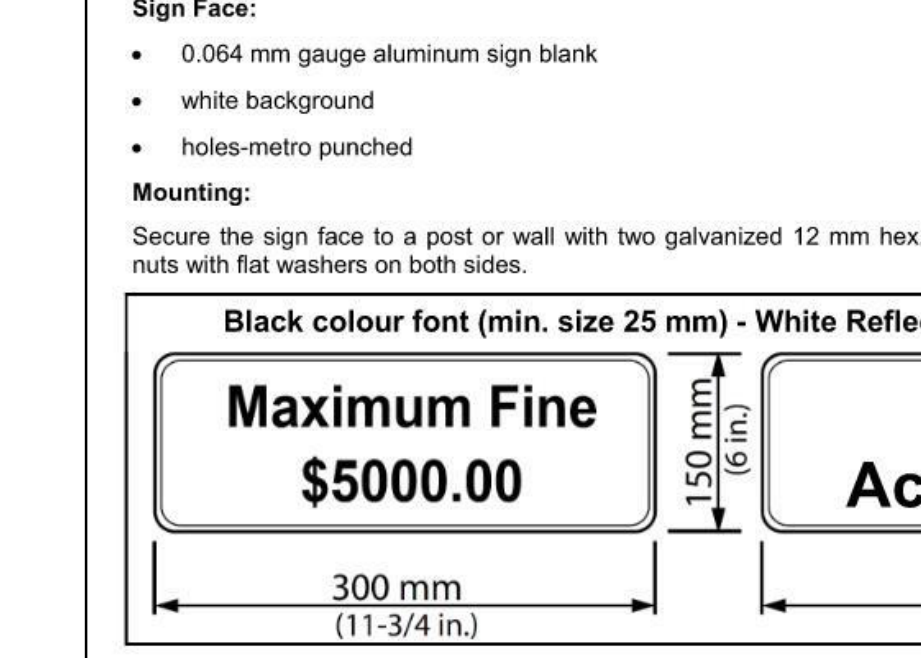
Each Type 'B' Parking Space shall have a 150 mm x 300 mm (6 inches x 11 1/2 inches) sign, on the same sign post/wall mount and located immediately below the sign described in sections 9 and 11, with the words "Maximum Fine \$5,000.00", as illustrated in Schedule 'C' of Accessible Parking By-law 10-2016.

Sign Face:

- 0.064 mm gauge aluminum sign blank
- white background
- holes-metro punched

Mounting:

Secure the sign face to a post or wall with two galvanized 12 mm hex. head bolts and nuts with flat washers on both sides.



CITY OF MISSISSAUGA ACCESSIBLE PARKING SIGN DETAILS

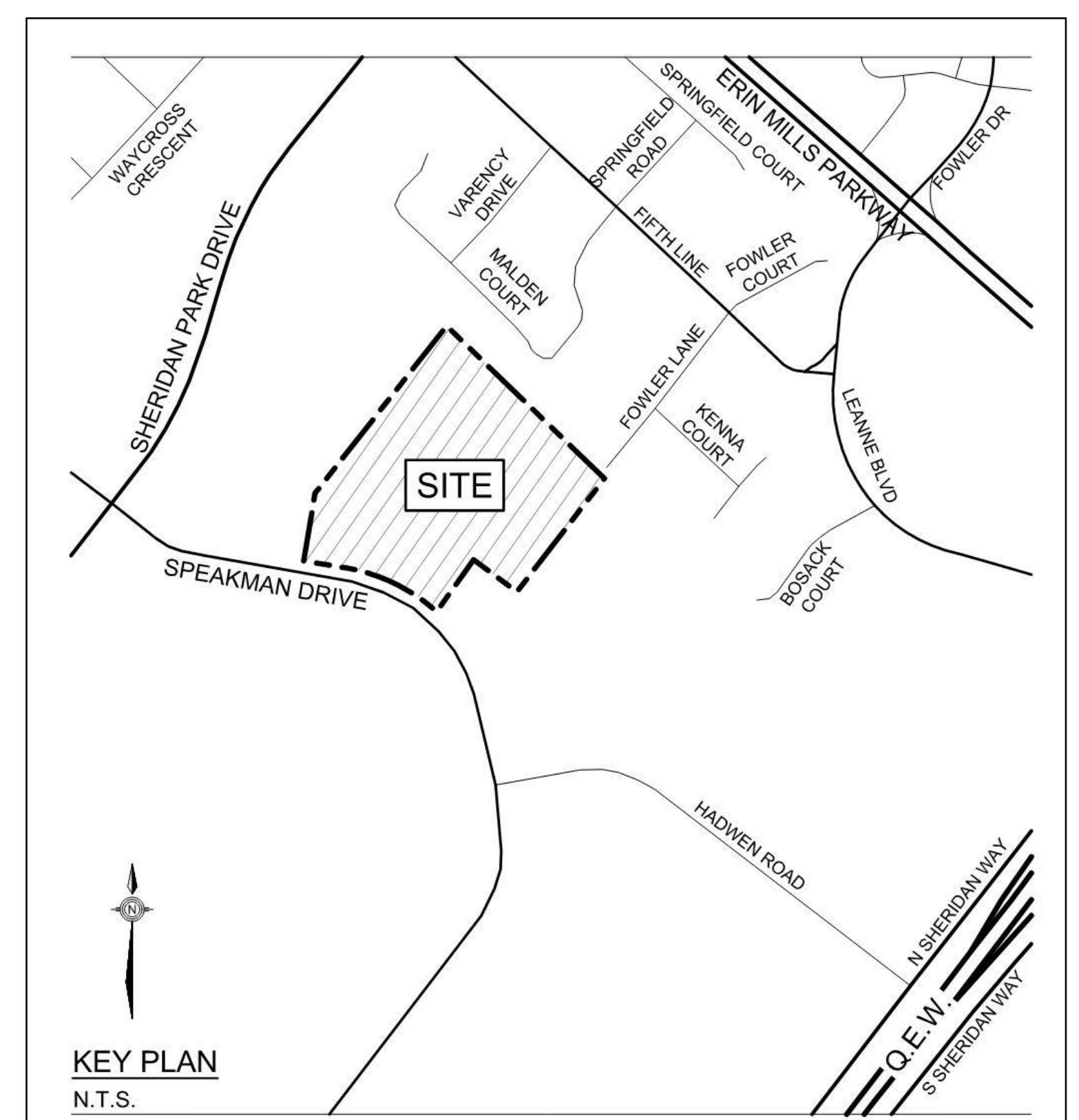
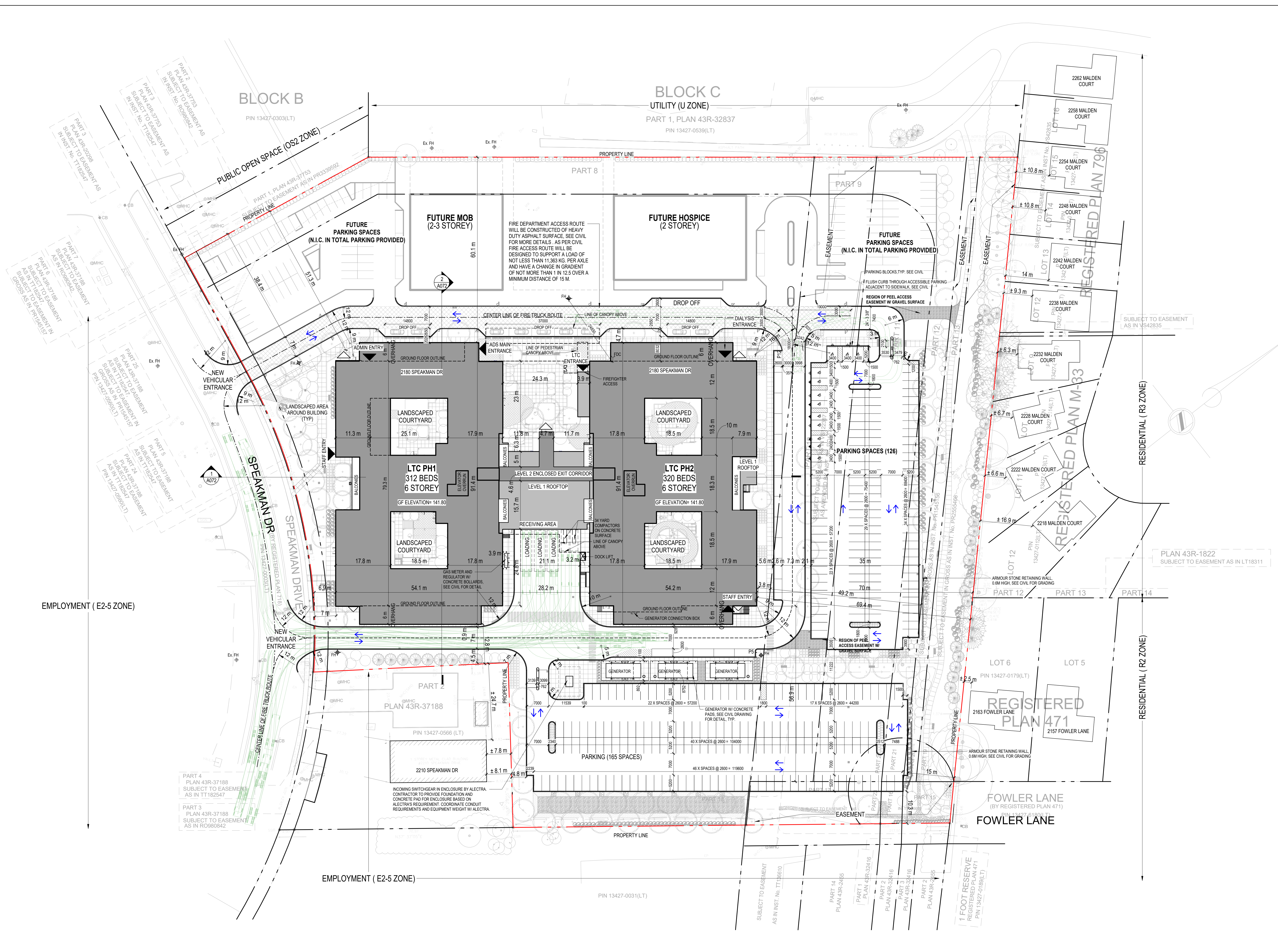
NTS

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We build on great relationships™
MontgomerySisam Architects

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NOTE: These drawings are prepared using imperial dimensions (in, ft, in.). All dimensions shown in metric are for reference purposes only and shall not govern.

TRUE NORTH PROJECT NORTH



PROJECT DESCRIPTION

432 BED FACILITY
8 STOREY
(BACK TO BACK RESIDENT HOME AREAS OVER 1 STOREY COMMON AND SUPPORT SPACES)
NO BASEMENT
SITE LOT AREA = 45,915 M²

LEGAL DESCRIPTION: PT BLDG, RP 718 - P18 - 1, 5-23 43R37188
TERMINET PIN: 14270297
CITY IDENTIFIER FOR THE PARCEL: 31331500 (2-18)

SURVEY DRAWING REFERENCE: PLAN OF SURVEY OF PART OF BLOCK D REGISTERED PLAN 718, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, PREPARED BY DAVID B. SEARLES SURVEYING LTD., DATED SEPTEMBER 18, 2020

ZONING BY-LAW 025-2007
ZONE: INSTITUTIONAL ZONE (I ZONE)
FILE #: 1269
TOTAL GROSS FLOOR AREA: 37,912 m² (REFER TO A022 FOR MORE DETAILS)

BUILDING CLASSIFICATION: OBC 3.2.2.38, GROUP B, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED

Provided Total Parking Spaces	308 SPACES (INCLUDING 12 BARRIER FREE SPACES)		
REQUIRED PARKING	209 SPACES		
(0.33 SPACES PER BED)			
Zoning Standard	Required	Proposed	Compliance (YES/NO)
Permitted Uses 47720.5	One or more long-term care homes with a combined capacity of 640 beds.	632 Bed Facility	YES
Min. Yard Setback to Residential Zone 47720.6.1	7.5 m	69.4 m	YES
Min. Yard Setback to Speakman Dr. 47720.6.2	Northwest lot line and southeast lot line: 4.5 m	Min. setback: 6.9 m	YES
Max. Building HT 47720.6.3	Not Applicable (MZD)	6 Storey (Top of Rooftop Screen = 24 m)	YES
Min. Depth of Landscape Buffer from Lot Line 47720.6.4	4.5 m	Min. 4.5 m	YES
Parking and Loading Space Requirement 47720.6.5	Not Applicable (MZD)	Parking & Loading provided as noted	YES
Standard Parking Space 3.1.1.4.1	2.6 m x 5.2 m	2.6 m x 5.2 m	YES
Parallel Parking Spaces 3.1.1.4.2	2.5 m x 6.7 m	2.5 m x 6.7 m	YES
Parking Space w/ One Side Obstructed 3.1.1.4.3	2.75 m x 5.2 m	2.75 m x 5.2 m	YES
Accessible Parking Spaces 3.1.1.4.5	Type A: 3.4 m x 5.2 m + 1.5 m Aisle Type B: 2.4 m x 5.2 m + 1.5 m Aisle	Type A: 3.4 m x 5.2 m + 1.5 m Aisle Type B: 2.4 m x 5.2 m + 1.5 m Aisle	YES
Min. Aisle Width 3.1.1.5.1	7.0 m	Min. 7.0 m	YES
Min. Driveway Width 3.1.1.6	2.8 m	Min. 3.5 m	YES
Parking Space Requirement 3.1.2.1.12.0	Long-term care: 0.33 spaces/bed + 209 spaces	308 spaces	YES
Accessible Parking space Requirement 3.1.3.1	2.0 spaces + 2% of the total req. parking spaces = 7 spaces	6 Type A 6 Type B	YES
Location of Accessible Parking Spaces 3.1.3.2	On the same lot in proximity to the main entrance	All in the same lot, in proximity to main entrances	YES
Loading Space Dimensions 3.1.4.4	3.5 m x 9.0 m (min.)	3.5 m x 13.0 m	YES
Loading Space Requirement 3.1.4.5	Not Applicable (MZD)	3 Loading Spaces	YES
Minimum Interior Side Yard 12.2.2.5	7.5 m	Min. 12.8 m	YES

