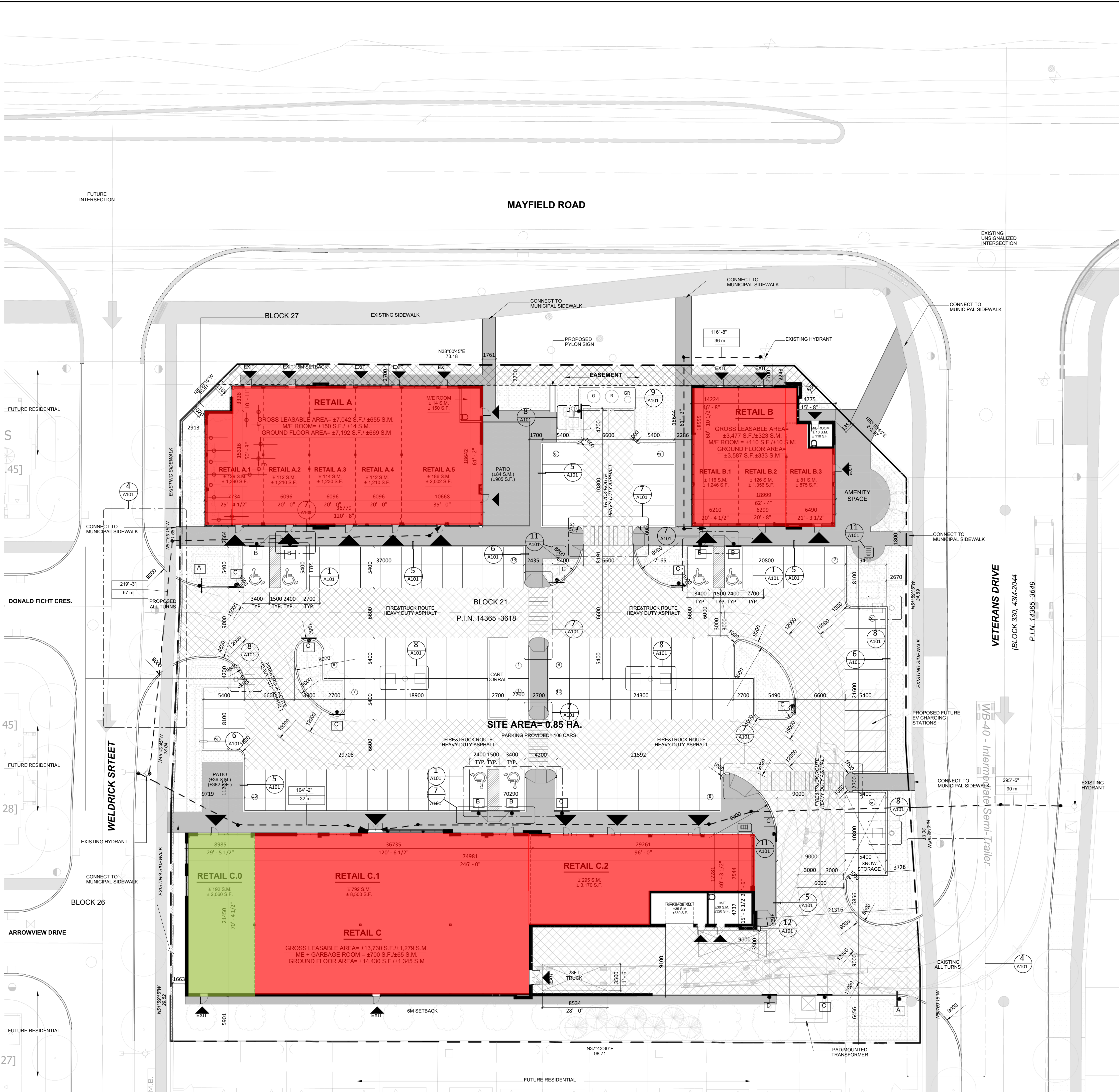


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1 SITE PLAN
A100 1:250



2 KEY PLAN
A100 1:1500

STATISTICS

SITE AREA	±2.10 ACRES	±0.85 HA
RETAIL A LEASABLE AREA	±7,042 S.F.	±655 S.M.
RETAIL A.1	±1,390 S.F.	±129 S.M.
RETAIL A.2	±1,210 S.F.	±112 S.M.
RETAIL A.3	±1,230 S.F.	±114 S.M.
RETAIL A.4	±1,210 S.F.	±112 S.M.
RETAIL A.5	±1,002 S.F.	±186 S.M.
M/E ROOM	±150 S.F.	±14 S.M.
RETAIL B LEASABLE AREA	±3,450 S.F.	±323 S.M.
RETAIL B.1	±1,246 S.F.	±116 S.M.
RETAIL B.2	±1,356 S.F.	±126 S.M.
RETAIL B.3	±875 S.F.	±81 S.M.
M/E ROOM	±110 S.F.	±10 S.M.
RETAIL C LEASABLE AREA	±13,730 S.F.	±1,279 S.M.
RETAIL C.0 LEASABLE AREA	±2,060 S.F.	±192 S.M.
RETAIL C.1 LEASABLE AREA	±8,500 S.F.	±792 S.M.
RETAIL C.2 LEASABLE AREA	±3,170 S.F.	±295 S.M.
M/E ROOM	±320 S.F.	±30 S.M.
GARBAGE ROOM	±380 S.F.	±36 S.M.
TOTAL LEASABLE AREA (TLA)	±24,222 S.F.	±2,267 S.M.
TOTAL SERVICE AREA	±960 S.F.	±90 S.M.
TOTAL FLOOR AREA (GFA)	±25,182 S.F.	±2,339 S.M.
PARKING REQUIRED 1 PER 23 S.M. (TLA)	99 CARS	99 CARS
PARKING PROVIDED	100 CARS	100 CARS
FSI COVERAGE	4,131,000 S.F. 0.27	4,411,000 S.M. 0.27

ZONING AND REGULATIONS SCHEDULE

ZONE : C1-2958	REQ UI R ED	PROVIDED
MINIMUM LOT WIDTH	NO REQUIREMENT	±95.6 M
BUILDING SETBACK		
MAYFIELD ROAD (FRONT YARD)	MIN. 3M	2.7M
VETERANS DRIVE (EXT. SIDE YARD)	MIN. 3M	3.0M
WELDRICK STREET (EXT. SIDE YARD)	MIN. 3M	1.5M
REAR YARD (ABUT. RESIDENTIAL)	MIN. 6M	6M
MAXIMUM BUILDING HEIGHT	6 STOREYS	1 STOREYS
LANDSCAPE BUFFER		
MAYFIELD ROAD VETERANS	MIN. 3M	2.7M
DRIVE WELDRICK STREET REAR	MIN. 3M	3.0M
YARD (ABUT. RESIDENTIAL)	MIN. 3M	1.5M
LOADING SPACE	MIN. 3M	6M
DIMENSION	1 SPACES	1 SPACES
PARKING SPACE	3.5M X 9M	3.5M X 9M
REGULAR		
PARALLEL	2.7M X 5.4M	2.7M X 5.4M
BARRIER-FREE (TYPE A)	2.75M X 6.0M	2.75M X 6.0M
BARRIER-FREE (TYPE B)	3.4M X 5.4M	3.4M X 5.4M
DRIVE AISLE LOT FRONTAGE	2.4M X 5.4M	2.4M X 5.4M
	MIN. 6.6M	6.6M
MAYFIELD ROAD	±95.6 M	
VETERANS DRIVE	±89.5 M	

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON M5B 2T6
T 416-425-2222
t u m erfleisch h r c o m

The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands. It is subject to the current status of the existing building, and any other information prepared by ALAN H. PARSONS, dated 24 JULY 2020 as provided by HPE SURVEYING LTD.

LEGEND

PROPOSED ENTRANCE ARROW	
PROPOSED EXIT ARROW	
PROPOSED FIRE HYDRANT	
PROPOSED SIAMESE CONNECTION	
PROPOSED SIGN	
PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)	
PROPOSED CONCRETE SIDEWALK	
PROPOSED EV CHARGING STATION	

0	2023-10-20	ISSUED FOR TENDER ISSUED	MHT
	2023-10-06	FOR PERMIT ISSUED FOR SPA	MHT
	2023-07-19	AMENDMENT ISSUED FOR	MHT
	2022-05-02	COORDINATION ISSUED FOR	MHT
	2022-09-16	SPA ISSUED FOR SPA ISSUED	RLA
	2022-07-08	FOR COORDINATION ISSUED	RLA
	2022-06-24	FOR SPA ISSUED FOR SPA	RLA
	2022-05-12	ISSUED FOR COORDINATION	RLA
	2022-01-17		HMO
	2021-12-06		HMO
#	DATE	DESCRIPTION	B

PARADISE DEVELOPMENTS

PROJECT

MAYFIELD ROAD + VETERANS DRIVE
BRAMPTON, ONTARIO
SPA-2022-0011

DRAWING

SITE PLAN

PROJECT NO. 21-169SPA	DRAWING NO. A100
PROJECT DATE 2023-02-22	REV. 10
DRAWN BY HMO	
CHECKED BY JJK	
SCALE As indicated	