



DEVELOPMENT SITE

81,892 SF

8467 Jennings ST
8471 Jennings ST

MISSION

5 min drive to Mission Leisure Centre

7 min drive to Hwy 7

8 min drive to Mission Memorial Hospital

FOR SALE

81,892 sqft Development Site

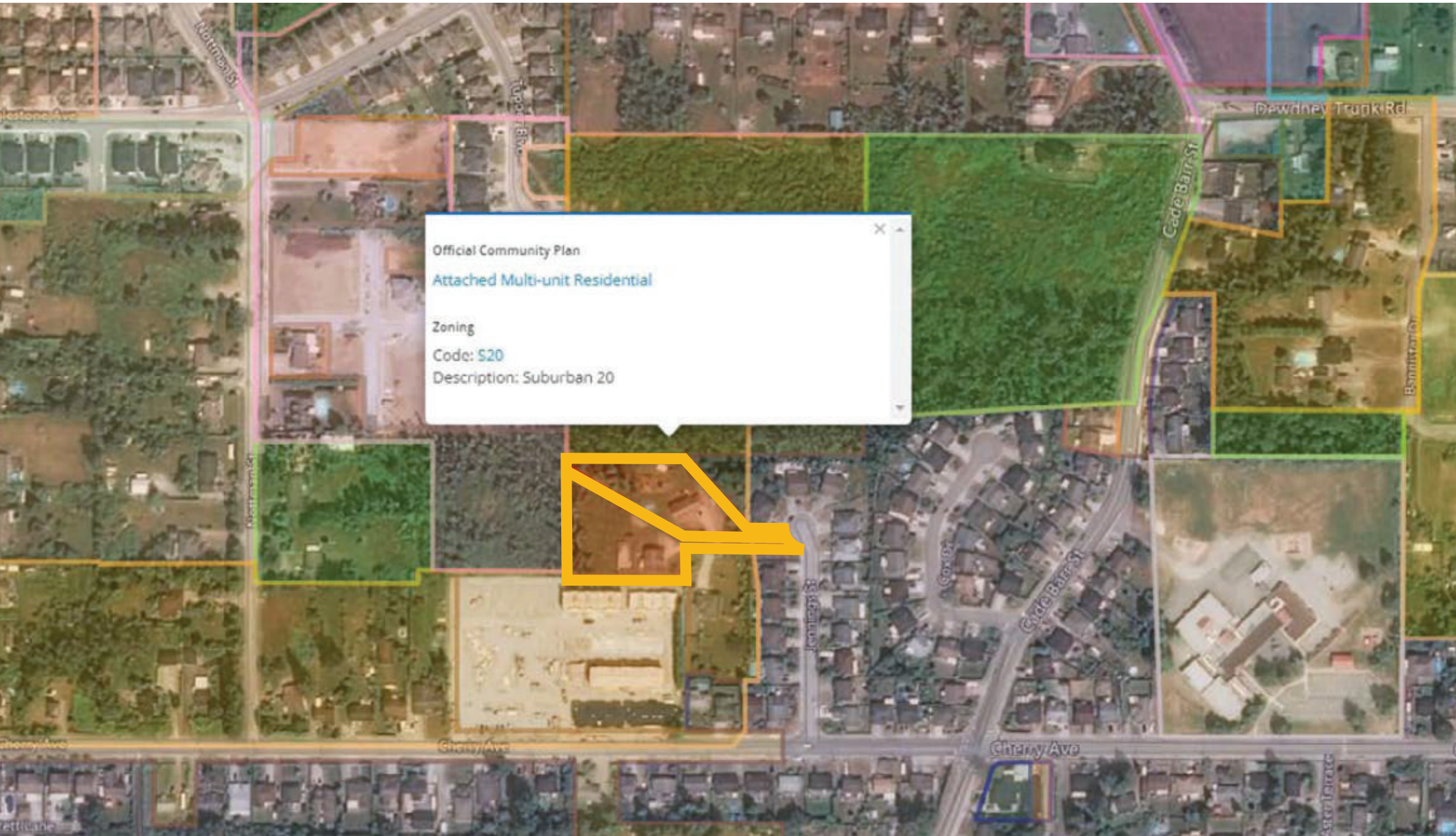
Within the Cedar Valley Land Use Plan



TOPOGRAPHY



LEGAL VIEW

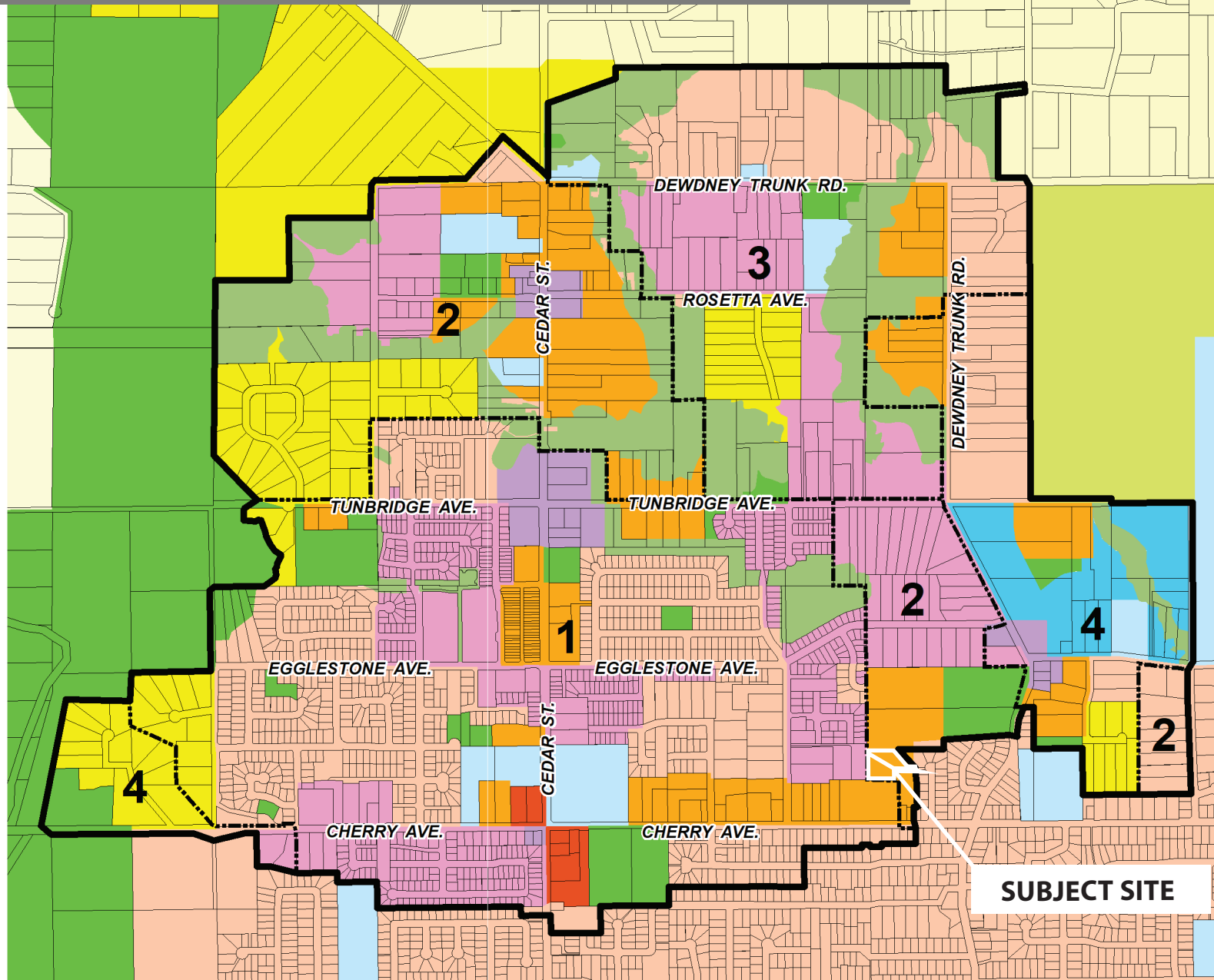


CEDAR VALLEY LAND USE PLAN



Cedar Valley
Local Area Plan

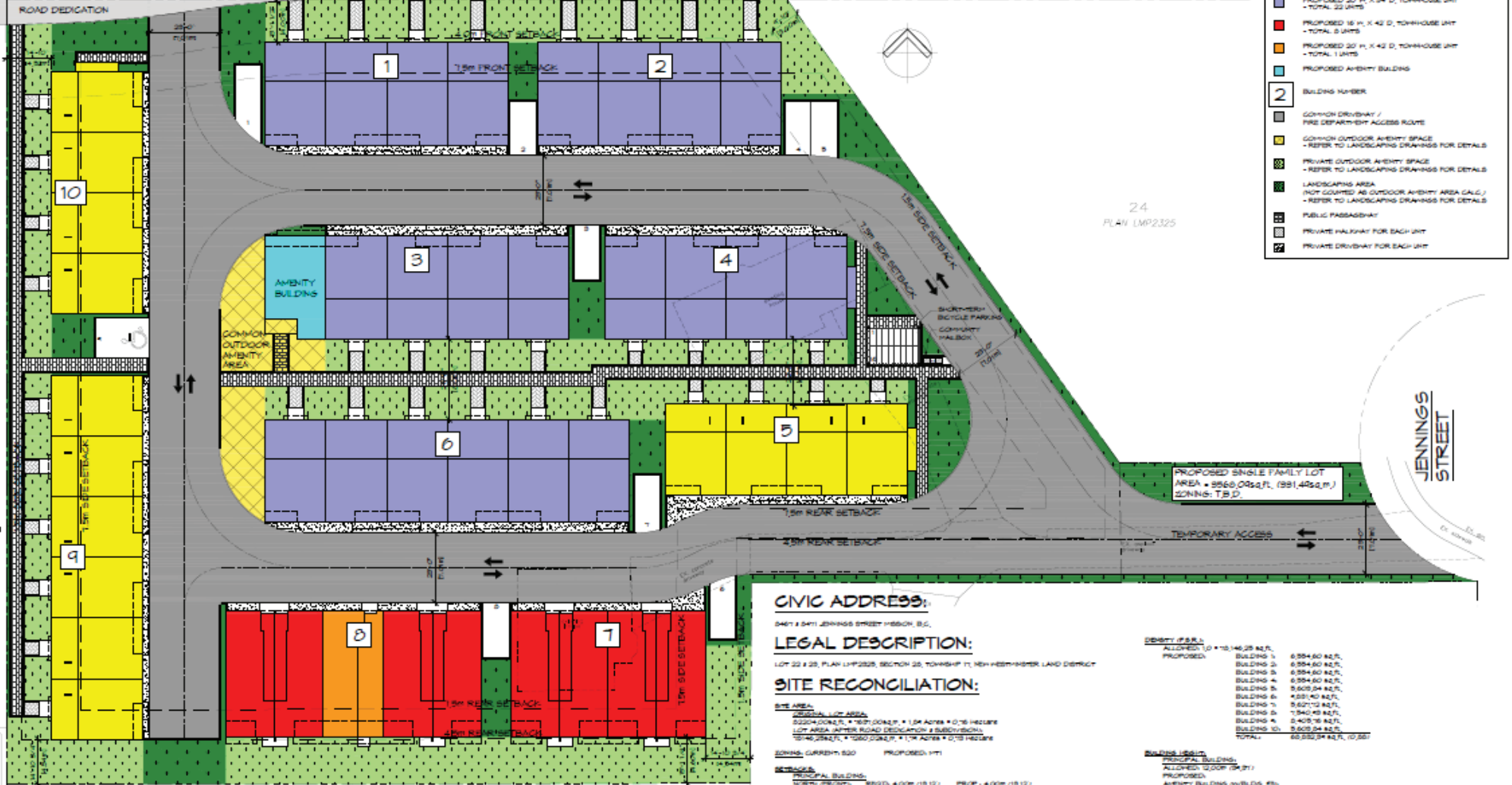
Map 02
Existing OCP



- Cedar Valley Boundary
- Phasing Boundary
- Mid Rise Multi-unit Residential
- Attached Multi-unit Residential
- Urban Residential
- Urban Compact
- Suburban Residential
- Rural Residential
- Institutional
- Neighbourhood Centre
- Future Employment Lands
- Agriculture
- Protected Natural Assets
- Parks and Open Space

PROPOSED FUTURE ROAD

ROAD DEDICATION



- LEGEND:**
- PROPOSED 20' H, X 50' D, TOWNHOUSE UNIT - TOTAL 14 UNITS
 - PROPOSED 20' H, X 54' D, TOWNHOUSE UNIT - TOTAL 22 UNITS
 - PROPOSED 16' H, X 42' D, TOWNHOUSE UNIT - TOTAL 5 UNITS
 - PROPOSED 20' H, X 42' D, TOWNHOUSE UNIT - TOTAL 1 UNITS
 - PROPOSED AVENUE BUILDING
 - BUILDING NUMBER
 - COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
 - COMMON OUTDOOR AVENUE SPACE - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - PRIVATE OUTDOOR AVENUE SPACE - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - LANDSCAPING AREA (NOT COUNTED AS OUTDOOR AVENUE AREA CALC.) - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - PUBLIC PASSAGEWAY
 - PRIVATE PASSAGEWAY FOR EACH UNIT
 - PRIVATE DRIVEWAY FOR EACH UNIT

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PLAN LMP2325

JENNINGS STREET

PROPOSED SINGLE FAMILY LOT AREA = 5560.04sq.ft. (591.42sq.m.) ZONING: T.B.D.

CIVIC ADDRESS:

5401 & 5411 JENNINGS STREET MISSISSAUGA, ONT.

LEGAL DESCRIPTION:

LOT 22 & 23, PLAN LMP2325, SECTION 25, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT

SITE RECONCILIATION:

SITE AREA:
TOTAL LOT AREA:
2224.00sq.ft. * 1.5M ACRES * 0.15 HECTARE
LOT AREA (AFTER ROAD DEDICATION & SUBDIVISION):
10146.25sq.ft. * 1.050 ACRES * 1.174 HECTARE

EXISTING CURRENTLY B20 PROPOSED: H1

SEVERAL BUILDINGS:

PRINCIPAL BUILDING:
NORTH SIDE: REQ'D: 4.00M (13.12') PROP.: 4.00M (13.12')
SOUTH SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92') - VARIANCE REQUIRED
EAST SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92') - VARIANCE REQUIRED
WEST SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92') - VARIANCE REQUIRED

ACCESSORY BUILDING:

NORTH SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92')
SOUTH SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92')
EAST SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92')
WEST SIDE: REQ'D: 1.50M (4.92') PROP.: 1.50M (4.92')

LOT COVERAGE:

ALLOWED 50% * 0.55 X 10,146.25 sq.ft. = 42,400.44 sq.ft.
PROPOSED:
BUILDING 1: 2,411.67 sq.ft.
BUILDING 2: 3,945.00 sq.ft.
BUILDING 3 (INC. AVENUE BUILDING): 3,945.00 sq.ft.
BUILDING 4: 2,455.00 sq.ft.
BUILDING 5: 2,685.00 sq.ft.
BUILDING 6: 4,307.00 sq.ft.
BUILDING 7: 2,650.00 sq.ft.
BUILDING 8: 3,525.00 sq.ft.
BUILDING 9: 3,525.00 sq.ft.
BUILDING 10: 2,685.00 sq.ft.
TOTAL: 32,110.41 sq.ft. (41.04%)

EXISTING (F.S.R.):

ALLOWED 10 * 10,146.25 sq.ft. = 101,462.50 sq.ft.
PROPOSED:
BUILDING 1: 6,584.50 sq.ft.
BUILDING 2: 6,584.50 sq.ft.
BUILDING 3: 6,584.50 sq.ft.
BUILDING 4: 6,584.50 sq.ft.
BUILDING 5: 6,584.50 sq.ft.
BUILDING 6: 6,584.50 sq.ft.
BUILDING 7: 6,584.50 sq.ft.
BUILDING 8: 6,584.50 sq.ft.
BUILDING 9: 6,584.50 sq.ft.
BUILDING 10: 6,584.50 sq.ft.
TOTAL: 65,845.00 sq.ft. (65.84%)

BUILDING LEGEND:

PRINCIPAL BUILDING:
ALLOWED 100% (10.15%)
PROPOSED:
AVENUE BUILDING (B20): 100% (10.15%)
PROPOSED:

COMMON INDOOR AVENUE BUILDING:

OUTDOOR AVENUE AREA (BOTH COMMON & PRIVATE):

OFF STREET MOTOR VEHICLE PARKING:

REQUIRED PARKING:
REQUIRED: 2 SPACES PER DWELLING UNIT, 45 UNITS X 2 = 90 SPACES
(100% OF REQUIRED PARKING SPACES SHALL BE LEVEL-2 E.V., CHARGING ROUGHED-IN)
PROVIDED: 40 SPACES WITH LEVEL-2 E.V., CHARGING ROUGHED-IN
VISITOR PARKING:
REQUIRED: 0.2 SPACE PER DWELLING UNIT, 45 UNITS X 0.2 = 9 SPACES
PROVIDED: 10 SPACES (5 REGULAR & 5 HANDICAP)

REGULAR PARKING:

REQUIRED: 15% OF THE MAXIMUM NUMBER OF TOTAL MOTOR VEHICLE PARKING REQUIRED, 15% X 90 = 13.5 SPACES
PROVIDED: 15 SPACES
HANDICAP:
REQUIRED: 1 SPACE PER DWELLING UNIT WITH A GARAGE
PROVIDED: 1 SPACE PER DWELLING UNIT WITH A GARAGE

INVESTMENT-LEVEL CALCULATION:

REQUIRED:
GARAGE: 50 L/UNIT/NEED - 45 X 50 = 2250 L/PER WEEK
RECYCLING: 50 L/UNIT/NEED - 45 X 50 = 2250 L/PER WEEK
COMPOSTING: 50 L/UNIT/NEED - 45 X 50 = 2250 L/PER WEEK
PROPOSED:

SITE PLAN - (45 UNITS)

SCALE: 1/8" = 1'-0"

LOT AREA = 5224.00sq.ft. (1567.00sq.m.) * 1.54 ACRES * 0.15 HECTARE
LOT AREA (AFTER ROAD DEDICATION & SUBDIVISION) = 10146.25sq.ft. (1050.00sq.m.) * 1.174 ACRES * 0.15 HECTARE



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Urban Land Institute



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