

# 958-960 East Avenue Mississauga, ON

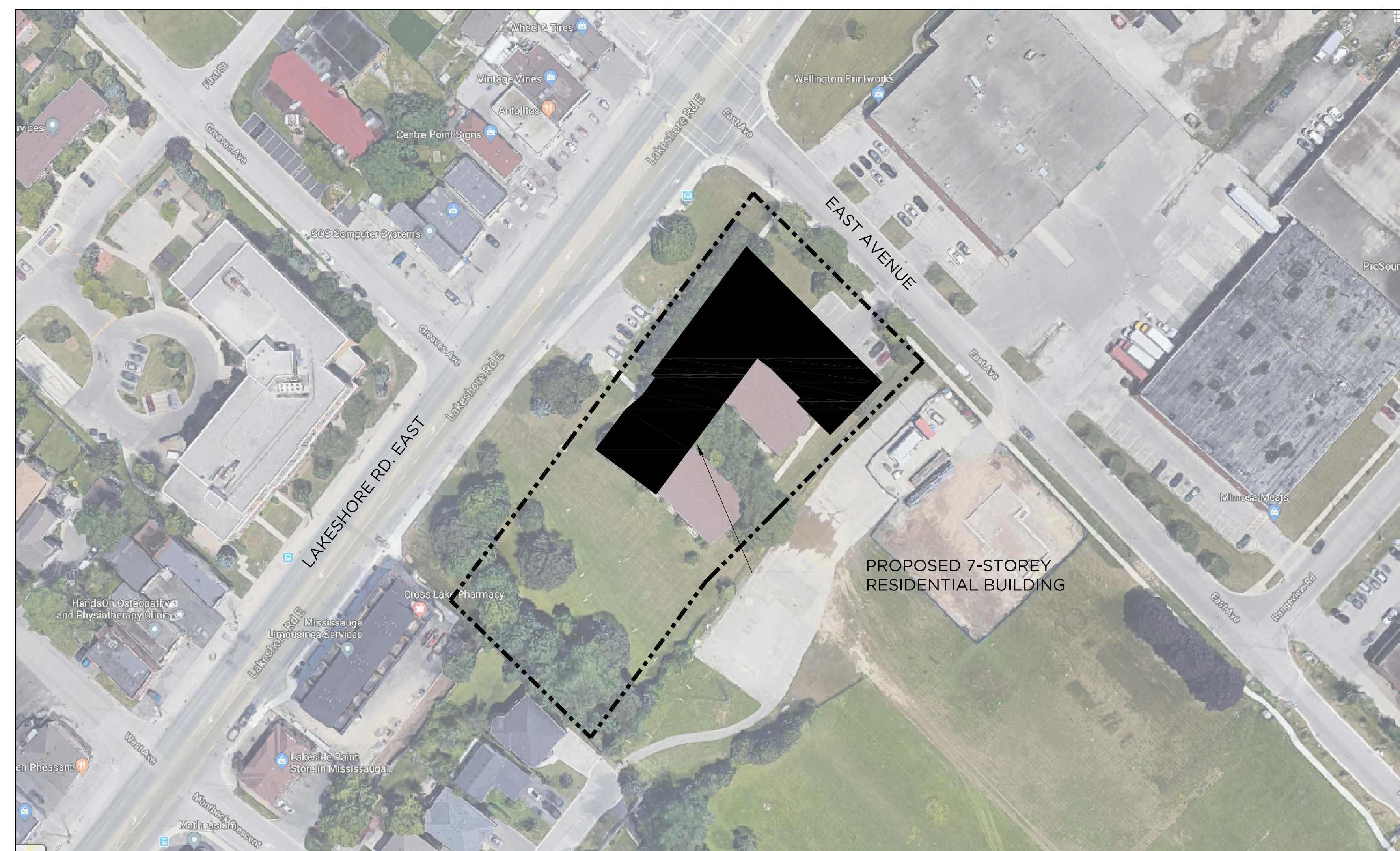
for PEEL HOUSING CORPORATION

PROJECT 19006  
DATE APRIL 26 2021

REISSUED FOR: OPA/REZONING

## ARCHITECTURAL DRAWINGS

- A000 COVER PAGE
- A100 SITE PLAN
- A101 PARKING PLAN P1
- A201 GROUND FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A203 THIRD FLOOR PLAN
- A204 FOURTH FLOOR PLAN
- A205 FIFTH FLOOR PLAN
- A206 SIXTH/SEVENTH FLOOR PLAN
- A207 MECH. PENTHOUSE PLAN
- A208 ROOF PLAN
- A401 ELEVATIONS
- A402 ELEVATIONS
- A501 SECTIONS
- A502 SECTIONS



2 CONTEXT PLAN  
SCALE N/A



**RAW** 405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729 WWW.RAWDESIGN.CA

19006 - 958 East Avenue Mississauga  
4/22/2021

Official Plan	Mixed Use
Avenue Width	4-4M
Current Zoning	

Gross Site Area	7,600 m2	81,806 ft2
Landscape Area	2,964 m2	31,904 ft2
Part 6	221 m2	2,379 ft2
Part 7	216 m2	2,325 ft2
Part 8	108 m2	1,163 ft2
Net Site Area	7,497 m2	80,697 ft2

lands to be transferred to the PHC from the Region of Peel  
lands to be conveyed to the City of Mississauga  
lands to be conveyed to the City of Mississauga  
Excludes Parts 7 and 8

Floor	UNITS			Total
	1B	2B	3B	
1	3	6	0	9
2	11	11	2	24
3	11	11	2	24
4	11	11	2	24
5	11	11	2	24
6	9	12	2	23
7	9	12	2	23
<b>Totals</b>	<b>65</b>	<b>74</b>	<b>12</b>	<b>151</b>

GCA		EXCLUSIONS*		GFA (SM)	
sm	sf	sm	sf	sm	sf
2,069	22,271	875	9,419	1,194	12,853
2,136	22,992	60	646	2,076	22,347
2,159	23,240	60	646	2,099	22,594
2,137	23,003	60	646	2,077	22,357
1,893	20,377	60	646	1,833	19,731
1,893	20,377	60	646	1,833	19,731
<b>TOTAL</b>	<b>14,180</b>	<b>152,637</b>	<b>1235</b>	<b>13,294</b>	<b>139,343</b>

\*As per zoning definitions for residential zones

FSI Residential

AMENITY	REQUIRED	PROVIDED
Indoor	422.8	654
Outdoor	422.8	531
<b>Total</b>	<b>845.6</b>	<b>1205</b>

REQUIRED PARKING	65	74	12	151
RESIDENT				
VISITOR	16.25	18.5	3	37.75
<b>TOTAL</b>				<b>189</b>

ACCESSIBLE PARKING	6	6
REQUIRED		
PROVIDED		

(% Total Parking Provided)

PROPOSED PARKING	GR	P1	P2	TOTAL
RESIDENT	18	97	0	115
VISITOR	33	2	0	35
<b>Total</b>				<b>150</b>

CMHC REQUIRED	13	14.8	2.4	30.2	20%
CMHC PROVIDED	15	15	3	33	20.2%

1 SITE STATS  
SCALE N/A

## PROJECT CONSULTANTS

### STRUCTURAL ENGINEER

BLACKWELL  
134 Peter Street, Suite 1301  
Toronto, Ontario M5V 2H2  
(416) 593-5300

### MECHANICAL ENGINEER

SMITH + ANDERSEN  
100 Sheppard Ave E  
North York, Ontario M2N 6N5  
(416) 487-8151

### ELECTRICAL ENGINEER

SMITH + ANDERSEN  
100 Sheppard Ave E  
North York, Ontario M2N 6N5  
(416) 487-8151

### LANDSCAPE ARCHITECT

MARTON SMITH LANDSCAPE  
ARCHITECTS INC. (MSLA)  
170 The Donway West, Suite 206  
North York, Ontario M3C 2G3  
(416) 492-9966

### CIVIL ENGINEER

FABIAN PAPA & PARTNERS  
216 Chrislea Road, Suite 204  
Vaughan, Ontario L4L 8S5  
(416) 492-9966

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD  
2020.03.27 - ISSUED FOR OPA/RZ  
2020.05.26 - REISSUED FOR OPA/RZ  
2021.04.26 - REISSUED FOR OPA/RZ

REVISION RECORD



405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

NORTH  
**RAW**  
405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

19006  
958-960 EAST AVE.  
MISSISSAUGA

REGION OF PEEL

COVER PAGE

1:100

A000