lock 1 lock 2 lock 3	High Density Residential Block High Density Residential Block High Density Residential Block		1.39 1.64 1.04	re		sq.m. 13,900.00 16,400.00 10,400.00	149,618 176,528 111,945
lock 4 lock 5 lock 6 lock 7 lock 8 lock 9	Park 407 Transitway Road Widening Reserve 0.3m Reserve 0.3m Reserve		0.45 0.39 0.11 0.03			4,500.00 3,900.00 1,100.00 300.00	48,438 41,979 11,840 3,229
otal	0.3m Reserve 20m ROW (372m)		0.77 5.82			0.00 7,700.00 58,200.00	0 82,882 626,460
ource: Korsiak dated A evelopment Area ite Area Excluding Res	served Area & Public Streets					45,009.06	
ONING DESIGNATION oning: egal Discription:	N	Mississauga Zoning CON 9 NS PT LT 1	By-Law 0225-2007 - Zone 57c				
ROPOSED GFA ississauga Zoning By-	Law 0225-2007 - Part 1, 1.2 Definitions	:					
ommon walls. Fross Floor Area (GFA	A) - Apartment Zone: means the sum o	of the areas of each storey of a bui	ding above or below established grade, n	neasured from the exterior of outs	ide walls of the building including floor area	ove or below established grade, measured from the extension of the accupied by interior walls but excluding any part of the cilities for the use of the residents of the building, a day	e building used for <u>mechanical floor area,stair</u>
						erence to a street, means the elevation of the street, es	
roposed GFA - Buildir	ngs A & B - BLOCK 2		floor	rs sq.m.		sq.m.	
uilding A Level Levels Levels Levels Levels Levels Levels	1 2 4 6	to 3 to 5 to 10 to 12	1 x 2 x 2 x 5 x 2 x	1,865.22 2,236.36 2,169.92 1,844.44 1,808.55		1,865.22 4,472.72 4,339.84 9,222.20 3,617.10	
uilding B Level Levels Levels	1 2 4	to 3 to 5	1 x 2 x 2 x	624.95 1,300.35 1,252.69		23,517.08 624.95 2,600.70 2,505.38	
Building A	6 11 Buildings A & B - BLOCK 2	to 10 to 12	5 x 2 x	953.48 953.48		4,767.40 1,906.96 12,405.39 sq.m. 23,517.08	
Building B Underground Parkin otal Proposed GFA	BLOCK 2					12,405.39 300.50 36,222.97	
roposed GFA - Builidr uilding C Level Level	1 2 3		1 x 1 x 1 x	1,234.66 1,770.83 1,891.77		sq.m. 1,234.66 1,770.83 1,891.77	
Levels Levels uilding D Level Levels	1 2	to 5 to 12	2 x 7 x 1 x 2 x	1,865.52 1,451.21 1,040.89 1,337.82		3,731.04 10,158.47 18,786.77 1,040.89 2,675.64	
Levels Levels otal Proposed GFA -	4 6	to 3 to 5 to 10	2 x 2 x 5 x	1,337.82 1,276.85 973.97		2,553.70 4,869.85 11,140.08	
Building D Building E roposed GFA - Town	houses_					18,786.77 11,140.08 29,926.85	
ownhouse 1 & 2 Level Level Level Roof Terrace	1 2 3		1 x 1 x 1 x 1 x 1 x	rs sq.m. 754.32 754.32 708.69 168.01		sq.m. 1,508.64 1,508.64 1,417.38 336.02	
otal Proposed Townho otal Proposed GFA - Buildings C & D	Buildings C & D and Townhouses -	BLOCK 1	1 X	168.01 2,385.34		4,770.68 sq.m. 29,926.85	
Townhouses Underground Parkin otal Proposed GFA -						4,770.68 175.50 34,873.03	
roposed GFA - Buildin uilding E Level Level Level	g E & F 1 - Retail 1 - Residential 2		1 x 1 x 1 x	650.30 1,345.06 1,944.46		650.30 1,345.06 1,944.46	
Levels Level uilding F Level	3 6	to 5	3 x 1 x	2,049.70 1,565.33 1,286.61		6,149.10 1,565.33 11,654.25 1,286.61	
Level Levels Level Level Level	2 3 6 7 8	to 5	1 x 3 x 1 x 1 x 1 x	1,724.95 1,821.23 1,377.85 1,377.85 1,279.71		1,724.95 5,463.69 1,377.85 1,377.85 1,279.71	
otal Proposed GFA - I Building E Building F	Buildings E & F					12,510.66 11,654.25 12,510.66 24,164.91	
Levels	hared Underground Parking Levels P2 Buildings E & F - BLOCK 3	to P1	2 x	109.01		218.02 sq.m.	
Buildings E & F Underground Parking otal Proposed GFA - I	g BLOCK 3					24,164.91 218.02 24,382.93	
Block 1 Block 2 Block 3	E SITE)			Retail sq.m. 650.30 650.30	sq.ft. 7,000.00 7,000.00	8q.m. 34,873.03 36,222.97 23,732.63 94,828.63	esidential 1
Block 1 - (Excluding	HE PURPOSE OF FEE CACULATION Townhouses & Below Grade Areas))		Retail sq.m.	sq.ft.	Ro sq.m. 29,926.85	esidential
Block 2 - ((Excluding Block 3 - ((Excluding otal Proposed GFA (E	Below Grade Areas)			650.30 650.30	7,000.00 7,000.00	35,922.47 24,164.91 90,014.23	9
roposed Density - FS ock 1 ock 2 ock 3				Block Area 13,900.00 16,400.00 10,400.00	Total GFA 34,873.03 36,222.97 24,382.93		
otal Development Area nit Count uilding A			floors	40,700.00 Units per Level	95,478.93		To
Level Levels Levels Levels Levels	1 2 3 6 11	to 5 to 10 to 12	1 x 1 x 3 x 5 x 2 x	20 31 31 28 28			
uilding B Level Levels Levels	1 2 3 6	to 5 to 12	floors 1 x 1 x 3 x 7 x	Units per Level 3 16 18 16			To
Levels otal Proposed Units - Building A Building B	6 Buildings A & B - Block 2	to 12	7 x	16			
oposed Units - Builio	dng C & D		floors 1 x	Units per Level 11			To
Level Levels Levels Levels	1 2 3 6 11	to 5 to 10 to 12	1 x 1 x 3 x 5 x 2 x	11 23 25 22 22			
uilding D Level Levels Levels	1 2 6	to 5 to 10	floors 1 x 4 x 5 x	Units per Level 7 18 14			To
otal Proposed Units - Building C Building D	Buildings C & D						
roposed Units - Builio uilding E Level Level	1 2	4	1 x 1 x	10 26			To
Levels Level uilding F Level	3 6 1	to 5	3 x 1 x floors 1 x	27 24 Units per Level 9			To
Level Levels Level Level	2 3 6 7 8	to 5	1 x 1 x 3 x 1 x 1 x 1 x	22 24 22 22 22 21			
otal Proposed Units - Building E Building F	Buildings E & F						
otal Proposed Townh TH 1 TH 2	ouse Units						

	Project No. 17-179	7.0 Vehicular Parking			
	sq.ft.	Required Number of Parking Spaces As Per City of Toronto Zoning By-Law No.0225-2007 Required number of parking spaces for residential uses in ac	ecordance with Table 3.1.2.1.		
149,618 176,528 111,945	8	Condominium Apartment Dwelling		1.00 resident space per bachelor unit	
48,438 41,979 11,840		(0207-2008)		1.25 resident space per one-bedroom unit 1.40 resident space per two-bedroom unit 1.75 resident space per three-bedroom unit	
3,229		Rental Apartment Dwelling		0.2 visitor space per unit 1.00 resident space per bachelor unit	
0 82,882	<u>. </u>	(0207-2008)		1.18 resident space per one-bedroom unit 1.36 resident space per two-bedroom unit 1.50 resident space per three-bedroom unit	
626,460	0	D. A. H. O. A.		0.2 visitor space per unit	
	404.470	Retail Store		5.4 spaces per 100 sq.m. GFA - non-residential	
	484,473	7.1 Required Number of Accessible of Parking Spaces Required number of accessible parking spaces for non-resid	ential uses	Total number of parking spaces	Required Accessible Parking Spaces 4% of the total
		as per Table 3.1.3.1 - Accessible Parking Regulations. (0144)	-2016)		
		Required number of accessible parking spaces for residential as per Table 3.1.3.1 - Accessible Parking Regulations.(0144	al uses shall only apply to the total number of visitor parking spaces requir -2016)	Total number of visitor parking spaces red 13-100 101-200	Required Accessible Parking Spaces 4% of the total 1.0 space plus 3% of the total
		Provided Number of Accessible of Parking Spaces		Total number of visitor parking spaces Provided	Accessible Parking Spaces Provided
ne exterior of outside walls, or	r from the midpoint of	Number of accessible parking spaces provided: Block 2 Block 1		62 192	12 Residential + 2 Retail 30
of the building used for mech a day care and amenity area	hanical floor area,stairwells, a. (0174-2017)	7.3 Parking Spaces Provided - Buildings A, B - BLOCK 2	1.00 Resident Spaces Per Unit Resident	0.2 Visitor Space Per Unit Vistor	
eet, established by the Munici	cinality or other designated	Level P2 Level P1 Total Parking Spaces Provided - Block 2	337 214 551	105 105	
,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Number of Accessible Parking Spaces Provided - 1 + 3%		3	
		7.3 Parking Spaces Provided - Buildings C, D & THs - BLOC	K 1 1.00 Resident Spaces Per Unit Resident	0.2 Visitor Space Per Unit Vistor	
	sq.ft.	Level P2 Level P1 Total Parking Spaces Provided - Block 1	279 177 456	87 87	
	20,077 48,144 46,714	Number of Accessible Parking Spaces Provided - 1 + 3%	OF TOTAL 14	3	
	99,267 38,934 253,136	7.6 Parking Spaces Provided - Buildings E & F - BLOCK 3 Surface	1.00 Resident Spaces Per Unit Resident	0.2 visitor space per unit Vistor	Retail 35
	6,727 27,994	Level P2 Level P1 Total Parking Spaces Provided - Block 3	186 123 309	62 62	
	26,968 51,316	Number of Accessible Parking Spaces Provided - 1 + 3%		6	2
	20,526 133,531	7.7 Parking Spaces Provided - (ENTIRE SITE) Block 1 Block 2			
	sq.ft. 253,136 133,531	Block 3 Total Parking Spaces Provided - (ENTIRE SITE)			
	3,235 389,902	8.0 Bicycle Parking			
	sq.ft.	In comparison of other municipalities bicycle parking standar required bicycle parking spaces for resicential use	ds:	Long Term Short Term 0.7 Per Unit 0.08 Per Unit	
	13,290 19,061	required bicycle parking spaces for resicential use required bicycle parking spaces for non-resicential use		0.7 Per Unit 0.08 Per Unit 0.19 Per 100 sq.m.GFA 0.25 Per 100 sq.m.GFA	
	20,363 40,161 109,345	8.1 Bicycle Parking Provided - Buildings A		Long Term Short Term 238	
	202,220	Outdoor Total Bicycle Parking Provided - Buildings A		27 238 27	
	11,204 28,800 27,488	8.2 Bicycle Parking Provided - Buildings B Indoor Outdoor		Long Term Short Term 130	
	52,419 119,911	Outdoor Total Bicycle Parking Provided - Buildings B		15 130 15	
	202,219 119,911	8.2 Bicycle Parking Provided - Buildings C Indoor Outdoor		Long Term Short Term 184 21	
_	322,130	Total Bicycle Parking Provided - Buildings C 8.2 Bicycle Parking Provided - Buildings D		184 21 Long Term Short Term	
	22.4	Indoor Outdoor		104 12	
	sq.ft. 16,239 16,239	Total Bicycle Parking Provided - Buildings D 8.2 Bicycle Parking Provided - Buildings E		Long Term Short Term	
	15,257 3,617 51,352	Indoor Outdoor Total Bicycle Parking Provided - Buildings E		99 11 99 11	
	sq.ft.	8.2 Bicycle Parking Provided - Buildings F		Long Term Short Term 118	
	322,130 51,351 1,889	Outdoor Total Bicycle Parking Provided - Buildings F		13 118 13	
	375,370	8.4 Bicycle Parking Spaces Provided (ENTIRE SITE)		Long Term Short Term	
		Block 2 Block 1 Block 3		368 42 288 33 216 25	
	7,000 14,478 20,930	Total Bicycle Parking Spaces Provided (ENTIRE SITE)		872 100	
	20,930 66,188 16,849	9.0 Indoor Recreation Area			
	125,445	Provided Amenity area (Indoor Amenity + Outdoor Amenity) 4sq.m. per unit			
	13,849 18,567 58,811	8.1 Indoor Amenity Provided - BLOCK 1 & 2			sq.m. 510.22
	14,831 14,831 13,775	Building A Building B Building C			510.22 517.00 491.80 420.33
	134,664	Building D Indoor Amenity Provided - BLOCK 1 & 2			420.33 1939.35
	125,445 134,664	8.1 Outdoor Amenity Provided - BLOCK 1 & 2 Building A			sq.m. 244.71
	260,109	Building B Building C Building D			1073.35 207.68 392.13
	2,347	Outdoor Amenity Provided - BLOCK 1 & 2 Amenity Provided - BLOCK 1 & 2			1917.87
	sq.ft. 260,109 2,347	Indoor Amenity Outdoor Amenity			1939.35 1917.87
	262,456	Total Amenity Provided - BLOCK 1 & 2			3857.22
Residential	\$q.ft.	8.1 Indoor Amenity Provided - BLOCK 3 Building E Building F			sq.m. 246.05 381.90
	375,370 389,901 255,456	Indoor Amenity Provided - BLOCK 3			627.95
	1,020,727 95,478.93	8.1 Outdoor Amenity Provided - BLOCK 3 Building E Building F			sq.m. 379.00 253.12
Residential	sq.ft. 322,130	Outdoor Amenity Provided - BLOCK 3 Amenity Provided - BLOCK 3			632.12
	386,666 260,109	Indoor Amenity Outdoor Amenity			627.95 632.12
	968,905 90,664.53	Total Amenity Provided - BLOCK 3			1260.07
	FSI	8.4 Amenity Provided (ENTIRE SITE) Block 1 & 2 Block 3			3857.22 1260.07
	2.51 2.21 2.34	Block 3 Total Bicycle Parking Spaces Provided (ENTIRE SITE)			1260.0 <i>f</i> 5117.29
	2.35			maintenance of grass, flowers, shrubs, trees and/or decorative paving and other landsca	
	Total Units		iciude any vehicular driveway or ramp, whether surfaced or not, any curb	o, retaining wall, motor vehicular parking area or any open space beneath or within any bu	iliaing or structure.
	20 31	10.1 Landscaped Open Space Area Provided Landscaped Open Space Area Provided (ENTIRE SITE)		sq.m	n. sq.ft. P
	93 140 56	Block 1 & 2 Block 3		17,418.8 4,287.4	187,495.00 46,149.00
	340 Total Units			21,706.3	233,644.00
	3	11.0 Loading As per City of Mississaura Bud aw No. 0225-2007 Part 3			
	16 54	As per City of Mississauga By-Law No. 0225-2007 Part 3.			
	• •	Required number of Loading spaces: As per Table 3.1.4.3 one loading space for non-residential u	ises (other than office and/or medical office)and GFA floor area greater th O dweling units shall be provided	an 250 sq.m. but less than or equal to 2350 sq.m. shall be provided.	
	112 185	Required number of Loading spaces: As per Table 3.1.4.3 one loading space for non-residential u one loading space apartment containing minimum of 30 Loading space = 9m*3.5m*7.5m clear	0 dweling units shall be provided	nan 250 sq.m. but less than or equal to 2350 sq.m. shall be provided.	Number of Loading Area
	54 112 185	Required number of Loading spaces: As per Table 3.1.4.3 one loading space for non-residential u one loading space per apartment containing minimum of 30 Loading space = 9m*3.5m*7.5m clear 11.1 Building B	Loading Type Loading Size Type G 9m (L) x 3.5m (W) x		Number of Loading Area Number of Loading Area
	340 185	Required number of Loading spaces: As per Table 3.1.4.3 one loading space for non-residential u one loading space per apartment containing minimum of 30 Loading space = 9m*3.5m*7.5m clear	0 dweling units shall be provided Loading Type Loading Size	x 7.5m (H)	Number of Loading Area 1 Number of Loading Area 1 Number of Loading Area

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No.: Revision:

Drawing Title:

Sep 20, 2021

Project Statistics

5080 NINTH LINE

YOUR HOME DEVELOPMENT

Checked by:

Project Statistics 1