

DRAWING LIST									
Sheet Number	Sheet Name	Issue #1 (for Rezoning (Nov. 05, 2021))	Issue #2 (for Rezoning (Aug. 16, 2022))	Issue #3 (Add Date)	Issue #4 (Add Date)	Issue #5 (Add Date)	Issue #6 (Add Date)	Issue #7 (Add Date)	Issue #8 (Add Date)
10 CONCEPT DESIGN									
Rezoning									
A001	Cover Sheet	■	■						
A002	Statistics & Drawing List	■	■						
A100	Site Context	■	■						
A101	Site Plan	■	■						
A200	P1 Floor Plan	■	■						
A201	Level 1 Floor Plan	■	■						
A202	Level 2 and 3 Floor Plan	■	■						
A203	Level 4 and 5 Floor Plan	■	■						
A204	Level 6 and MPH Floor Plan	■	■						
A400	Elevations	■	■						
A401	Courtyard Elevations	■	■						
A500	Bldg Sections	■	■						
A700	Shadow Study - June	■	■						
A701	Shadow Study - June	■	■						
A702	Shadow Study - March / September	■	■						
A703	Shadow Study - March / September	■	■						
A704	Shadow Study - December	■	■						
A800	Perspective Views	■	■						
A900	Render Perspective Views	■	■						
A901	Render Elevations	■	■						
A902	Render Elevations	■	■						
A903	Render Elevations	■	■						
A904	Render Elevations	■	■						

Drawing List

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NTS

A002

Ontario Building Code –Site Plan Approval							
Name of Project: Residential Development , 5160 – 5170 Ninth Line, Mississauga, ON. L5M 0R5							
Location: 5160 – 5170 Ninth Line, Mississauga.							
Item	Ontario's 2012 Building Code in effect Jan 1, 2014				OBC Reference		
					References are to Division B unless noted [A] for Division A or [C] for Division C.		
1	Project Information:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use	<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2. [A]	<input type="checkbox"/> Part 9 1.1.2. [A] & 9.10.1.3.		
2	Major Occupancy(s)	C, F3		3.1.2.1.(1)	9.10.2.		
3	Building Area (m²)	Existing	New 2,526.19sm	Total 2,526.19sm	1.4.1.2. [A]	1.4.1.2. [A]	
4	Gross Area	Existing	New 12,949sm	Total 12,949sm	1.4.1.2. [A]	1.4.1.2. [A]	
5	Number of Storeys	Above grade 6 storeys		Below grade 1	1.4.1.2. [A]&3.2.1.1.	1.4.1.2[A] & 9.10.4	
6	Number of Streets/Fire Fighter Access	1			3.2.2.10. & 3.2.5.	9.10.20.	
7	Building Classification	3.2.2.42, 3.2.2.62, 3.2.2.77			3.2.2.20. -83	9.10.2.	
8	Construction Restrictions	<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Combustible	<input checked="" type="checkbox"/> Non-combustible required <input checked="" type="checkbox"/> Non-combustible	<input type="checkbox"/> Both	3.2.2.20. -83	9.10.6.	
9	Mezzanine(s) Area m²	N/A			3.2.1.1.(3)-(8)	9.10.4.1.	
10	Sprinkler System Proposed	<input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> Not required			3.2.2.20. -83	9.10.8.	
11	Standpipe required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.9.	N/A	
12	Fire Alarm required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.4.	9.10.18.	
13	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.5.7.	N/A	
14	High Building	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6.	
15	Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)			3.8.	9.5.2.	
16	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.9.		9.10.1.3.(4)	N/A	

OBC Matrix

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NTS

A002

PROJECT STATISTICS									
Ninth Line									
Mississauga, ON					Project No.: 21014				
August 16, 2022									
1.0 SITE AREA									
1.1 Site		Hectares		acres		sq.m.		sq.ft.	
Original Site Area		0.727		1.797		7,270.43		78,258	
Wood Lot Area (not part of site area nor landscaped area)						712.05		7,664	
Road Widening Area						84.28		907	
Developable Area (Not including wood lot nor road widening)						6,474.10		69,687	
				Percentage		30.00		1,942.23 20,906	
1.2 Landscape Area (Not including wood lot nor road widening)									
City of Mississauga Zoning By-law 0225-2007 : means any outdoor area on a lot, located at grade, including the landscaped buffer, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, as well as other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas, but shall not include, driveways, aisles, ramps or condominium roads, parking areas whether surfaced or not, curbs, any open space beneath or within any building, structure or part thereof, or any exterior garbage storage or handling area.									
2.0 Proposed GFA*									
City of Mississauga Zoning By-Law Revised: 2013 defines GFA as the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area.									
2.1 Proposed Residential GFA									
Level		P1		floors		sq.m.		sq.ft.	
Level		1		1 x		43		467	
Level		2		1 x		1,462		15,740	
Level		3		1 x		2,174		23,404	
Level		4		1 x		2,389		25,717	
Level		5		1 x		2,455		26,428	
Level		6		1 x		2,209		23,777	
Level MPH				1 x		50		534	
Total Proposed Residential GFA *						12,949		139,377	
2.3 Total Proposed GFA									
Residential						sq.m.		sq.ft.	
Total Proposed GFA *						12,949		139,377	
3.0 Proposed Density - FSI									
Total Proposed GFA / Gross Site Area (Item 2.3 / Developable Area Figure from Item 1.1)						Max. Allowable		Provided	
						0.5 to 1.0		2.0	
4.0 Amenity									
4.1 Amenity Required Indoor + Outdoor (By-Law)									
Amenity Area means an indoor and/or outdoor recreational area provided for the communal use of the residents.						Required			
Indoor Amenity + Outdoor Amenity				Greater of:		sq.m.		sq.m.	
				5.6 sm per unit or		1,047.20		11,272	
TOTAL						1,047		11,272	
4.2 Amenity Provided Indoor + Outdoor									
						Provided			
		L1		Rooftop		sq.m		sq.ft.	
Outdoor		332.00		260.00		592		6,372	
Indoor		410.00		0.00		410		4,413	
TOTAL						1,002		10,785	
5.0 Unit Count									
5.1 Residential									
Level		1		floors		Unit		Total	
Level		2		1 x		19		19	
Level		3		1 x		31		31	
Level		4		1 x		34		34	
Level		5		1 x		35		35	
Level		6		1 x		34		34	
TOTAL UNITS						187		187	
5.2 Unit Type									
Level		1		floors		1B/1B+D		2B/2B+D	
Level		2		1 x		17		2	
Level		3		1 x		26		5	
Level		4		1 x		27		7	
Level		5		1 x		27		8	
Level		6		1 x		28		6	
Level		6		1 x		28		6	
Total						153		34	
TOTAL UNITS						82%		18%	
6.0 Parking									
6.1 Parking Requirements Proposed									
Residential Parking Required									
Residential		No. of Units		Parking per unit (including visitor)		Visitor Parking (included in parking)		Parking Required	
Residential		187		1.17		0.17		219	
Total Parking Required									
Residential (at 1.0 per unit)								187	
Visitor (at 0.17 per unit)								32	
Total Parking Required								219	
Accessible Parking Required									
Visitor (4% of required visitor spaces)								2	
Residential								5	
6.2 Parking Provided									
Level		Regular parkings		Accessible parkings					
P1		179		5 residential				184	
L1		37		2 visitor				39	
Total		216		7				223	
6.3 Bicycle Parking									
Bicycle Parking Required									
Ratio									
Long Term		0.6						112	
Short Term		0.05						10	
Total Bicycle Parking Required								122	
Bicycle Parking Provided									
Level		P1		L1					
Long Term		112		0				112	
Short Term		0		10				10	
Total Bicycle Parking Provided								122	
7.0 Total Lockers provided									
Level		P1		L1					
		30		23		x 2		106	