



OWNER:
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PROJECT MANAGER
[Name]
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STRUCTURAL:
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LANDSCAPE ARCHITECT:
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contact: [Name]
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MECHANICAL:
[Name]
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contact: [Name]
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TRANSPORTATION:
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contact: [Name]
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ENVIROMENTAL:
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[Address]
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ELECTRICAL:
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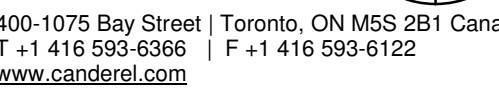
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SHORING:
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OWNER



DATE : 2022.06.28

SCALE :

DRAWN : Author

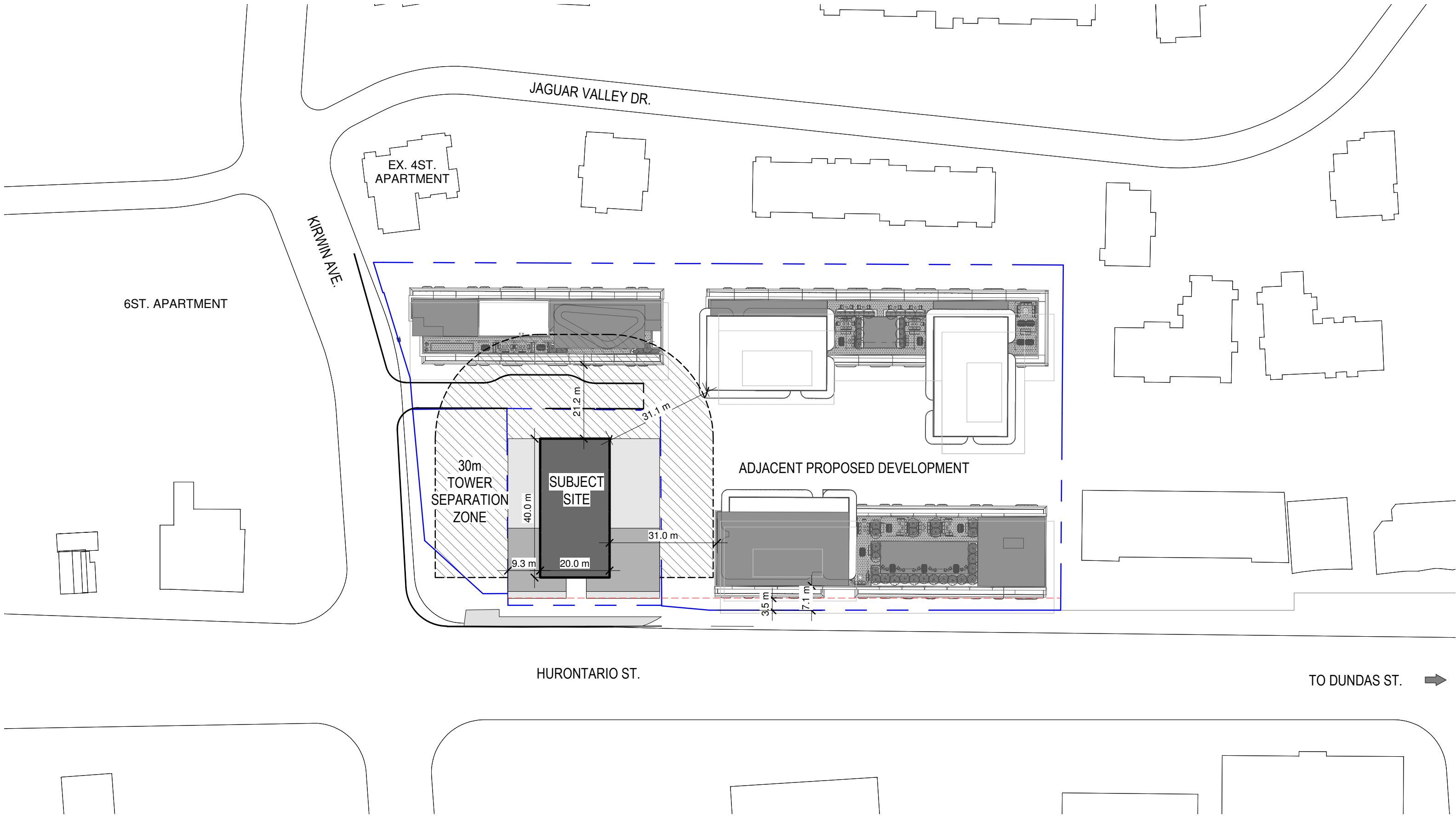
CHECKED : Chec

PROJ. No. : 2106

DWG No

AZ000

CONTEXT PLAN



STATISTICS

GENERAL INFORMATION				ZONING INFORMATION :			
Project :	Proposed 35-Storey Mixed Use Building			Zoning :	D		
Address :	3115 Hurontario St., Mississauga, Ontario			Height limit :	OPA, ZBA		
District :				Gross Floor Area :	27,109 m²	15,138 SF	
Site Area :	2,489 m²	26,791 SF	26,791 SF	Density :	10.89		
Landscape (Softscape) area:	95 m²			Building height :	120 m (Incl. M.P.H.)		
Landscape (North Buffer) area:	82.0 m²						

		HEIGHT		TFA		GFA - CITY OF MISSISSAUGA BYLAW 0225-2007								INDOOR AMENITY				OUTDOOR AMENITY				SALEABLE / RENTABLE			
		Storeys	Metres	Area m²	Area SF	RESIDENTIAL		CHARITY		RETAIL		TOTAL		Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF		
						Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF												
UNDERGROUND																									
UG																									
Level -4		1	4.00 m	2,355.8 m²	25,358 SF	83.5 m²	899 SF	-	-	-	-	83.5 m²	899 SF	-	-	-	-	-	-	-	-	-	-		
Level -3		1	4.00 m	2,355.8 m²	25,358 SF	83.5 m²	899 SF	-	-	-	-	83.5 m²	899 SF	-	-	-	-	-	-	-	-	-	-		
Level -2		1	4.00 m	2,355.8 m²	25,358 SF	83.5 m²	899 SF	-	-	-	-	83.5 m²	899 SF	-	-	-	-	-	-	-	-	-	-		
Level -1		1	4.00 m	2,355.8 m²	25,358 SF	206.6 m²	2,224 SF	15.6 m²	168 SF	-	-	222.2 m²	2,392 SF	-	-	-	-	-	-	-	-	-	-		
PARKING SUBTOTAL		-	-	14,134.9 m²	50,715 SF	624.1 m²	6,718 SF	15.6 m²	168 SF	0.0 m²	0 SF	639.7 m²	6,885 SF	0.0 m²	0 SF	0.0 m²	0 SF	0.0 m²	0 SF	0.0 m²	0 SF	0.0 m²	0 SF		

		HEIGHT		TFA		GFA - CITY OF MISSISSAUGA BYLAW 0225-2007								INDOOR AMENITY				OUTDOOR AMENITY				SALEABLE / RENTABLE				TOTAL RESIDENTIAL UNIT COUNT							
		Storeys	Metres	Area m²	Area SF	RESIDENTIAL		CHARITY		RETAIL		TOTAL		Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	BACH	1 BD	1 BD+D	2 BD	2 BD+D	3 BD	TOTAL	
						Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF																				
ABOVE GRADE																																	
LP																																	
Level 1		1	6.00 m	2,024.0 m²	21,786 SF	525.5 m²	5,656 SF	660.7 m²	7,112 SF	195.3 m²	2,102 SF	1,381.5 m²	14,870 SF	-	-	106.2 m²	1,143 SF	-	-	152.5 m²	1,641 SF	-	-	0	0	0	0	0	0	0	0	0	
Level 2		1	6.00 m	1,781.7 m²	19,178 SF	27.5 m²	296 SF	745.7 m²	8,027 SF	-	-	773.2 m²	8,322 SF	200.8 m²	2,162 SF	352.7 m²	3,796 SF	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	
Level 3		1	3.00 m	1,592.4 m²	17,141 SF	41.2 m²	443 SF	-	-	-	-	41.2 m²	443 SF	1,172.6 m²	12,622 SF	310.4 m²	3,341 SF	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	
SUBTOTAL		3	-	5,398.1 m²	58,105 SF	594.1 m²	6,395 SF	1,406.4 m²	15,138 SF	195.3 m²	2,102 SF	2,195.8 m²	23,635 SF	1,373.5 m²	14,784 SF	769.2 m²	8,280 SF	0.0 m²	0 SF	152.5 m²	1,641 SF	-	-	0	0	0	0	0	0	0	0	0	
UP																																	
Level 4		1	3.00 m	1,269.9 m²	13,670 SF	1,164.1 m²	12,530 SF	-	-	-	-	1,164.1 m²	12,530 SF	27.9 m²	300 SF	-	-	1,061.4 m²	11,425 SF	-	-	-	-	0	11	1	3	0	3	18			
Level 5		1	3.00 m	1,269.9 m²	13,670 SF	1,164.1 m²	12,530 SF	-	-	-	-	1,164.1 m²	12,530 SF	27.9 m²	300 SF	-	-	1,061.4 m²	11,425 SF	-	-	-	-	0	11	1	3	0	3	18			
Level 6		1	3.00 m	1,269.9 m²	13,670 SF	1,164.1 m²	12,530 SF	-	-	-	-	1,164.1 m²	12,530 SF	27.9 m²	300 SF	-	-	1,061.4 m²	11,425 SF	-	-	-	-	0	11	1	3	0	3	18			
SUBTOTAL		3	-	3,809.8 m²	41,009 SF	3,492.3 m²	37,591 SF	0.0 m²	0 SF	0.0 m²	0 SF	3,492.3 m²	37,591 SF	83.7 m²	901 SF	0.0 m²	0 SF	3,184.2 m²	34,275 SF	0.0 m²	0 SF	-	-	0	33	3	9	0	9	54			
TOWER																																	
Level 7		1	3.00 m	1,023.7 m²	11,019 SF	724.6 m²	7,799 SF	-	-	-	-	724.6 m²	7,799 SF	14.6 m²	157 SF	223.7 m²	2,408 SF	670.1 m²	7,212 SF	-	-	-	-	0	9	0	4	0	0	13			
Level 8		1	3.00 m	800.0 m²	8,611 SF	739.2 m²	7,956 SF	-	-	-	-	739.2 m²	7,956 SF	-	-	-	-	684.6 m²	7,369 SF	-	-	-	-	0	9	0	4	0	0	13			
Level 9-34		26	78.00 m	20,800.0 m²	223,889 SF	19,218.0 m²	206,861 SF	-	-	-	-	19,218.0 m²	206,861 SF	-	-	-	-	17,800.1 m²	191,599 SF	-	-	-	-	0	234	0	104	0	0	338			
Level 35		1	3.00 m	800.0 m²	8,611 SF	739.2 m²	7,956 SF	-	-	-	-	739.2 m²	7,956 SF	-	-	-	-	684.6 m²	7,369 SF	-	-	-	-	0	9	0	4	0	0	13			
Level 36		1	9.00 m	510.1 m²	5,491 SF	-	-	-	-	-	-	0.0 m²	0 SF	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0			
SUBTOTAL		30	-	23,933.8 m²	257,621 SF	21,420.9 m²	230,573 SF	0.0 m²	0 SF	0.0 m²	0 SF	21,420.9 m²	230,573 SF	14.6 m²	157 SF	223.7 m²	2,408 SF	19,839.4 m²	213,550 SF	0.0 m²	0 SF	-	-	0	261	0	116	0	0	377			
BLDG TOTAL		36	120.0 m	33,141.8 m²	356,735 SF	25,507.3 m²	274,558 SF	1,406.4 m²	15,138 SF	195.3 m²	2,102 SF	27,109.0 m²	291,799 SF	1,471.8 m²	15,842 SF	992.9 m²	10,688 SF	23,023.6 m²	247,824 SF	152.5 m²	1,641 SF	-	-	0	294	3	125	0	9	431			

BLDG TOTAL w/ PARKING		47,276.6 m²	508,882 SF
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0	297	125	9	431
0.0%	68.9%	29.0%	2.1%	

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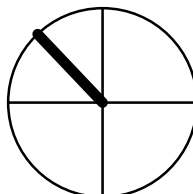
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DWG TITLE
Context Plan & Project
Statistics

DATE : 2022.06.28

SCALE : 1 : 1000

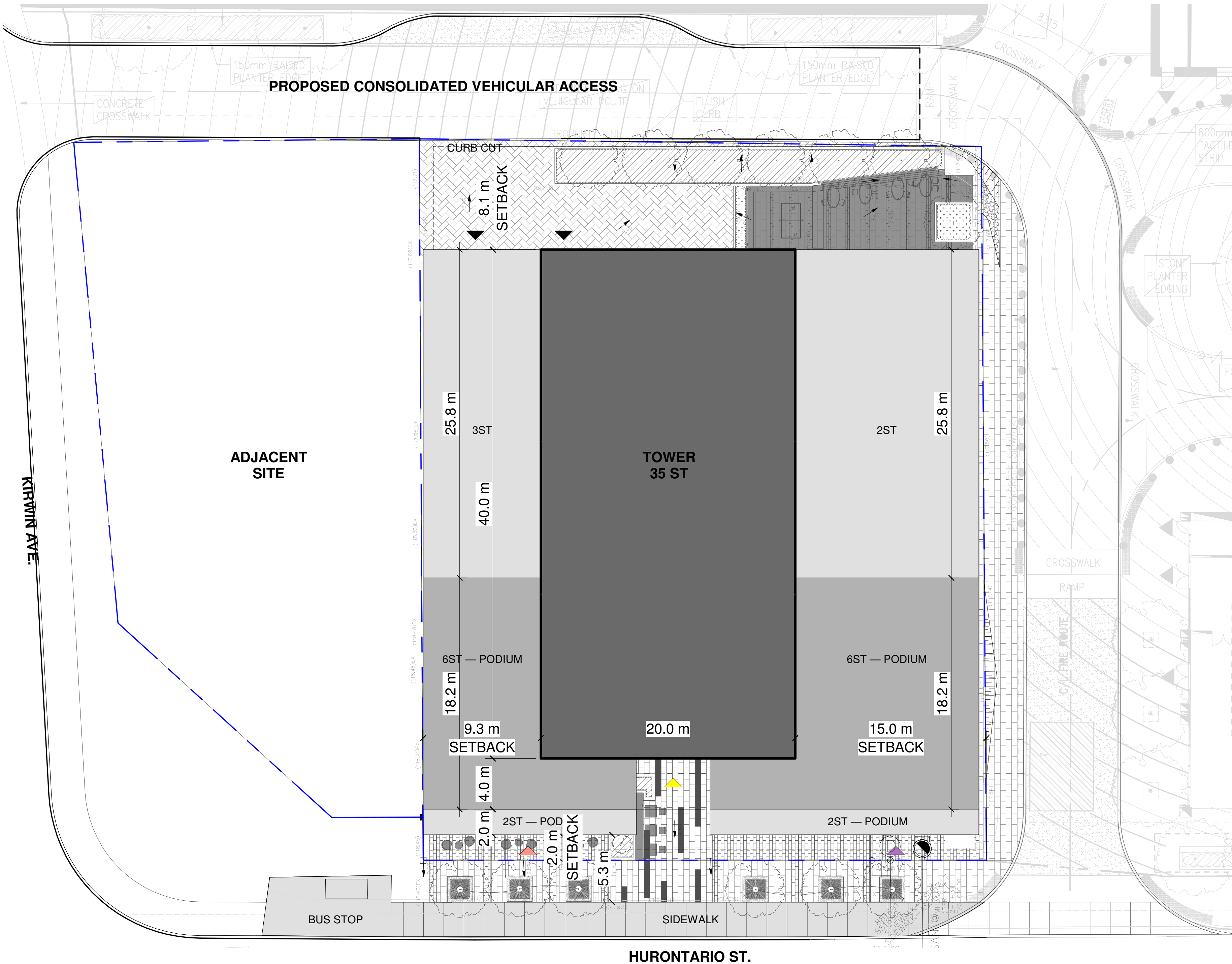
DRAWN : Author

CHECKED : Checker

PROJ. No. : 2106

DWG No.

AZ001



RATIO REQUIREMENTS				
PARKING	UNITS	RATIO	REQUIRED	PROVIDED
P2-P4.6 TYP.	431	0.65		229
P1	431	0.65		51
TOTAL (REZONING):		0.65	280	280
VISITORS*	431	0.15	65	65
BARRIER FREE	-	4%	17	17

*INCLUDED WITHIN TOTAL PARKING COUNT.

BICYCLE RACKS	UNITS	RATIO	REQUIRED*	PROVIDED
LONG TERM		0.60/UNIT	259	259
SHORT TERM		0.05/UNIT	22	22
TOTAL:		0.65/UNIT	281	281

*SOME SHORT TERM SPOTS ARE LOCATED OUTSIDE

LOADING & STAGING**	REQUIRED	PROVIDED
RESIDENTIAL GARBAGE	125sm	125sm
RESIDENTIAL STAGING	45sm	110sm
RETAIL WASTE ROOM	25sm	42sm
CHARITY WASTE ROOM	24sm	24sm

*FROM THE REGION OF PEEL WASTE MANAGEMENT GUIDELINES
*BASED ON COMPACTED GARBAGE RATIOS

GARBAGE BINS.*	UNITS	RATIO	REQUIRED	PROVIDED
GARBAGE:	431	54UNITS/3yrd ³	8 BINS	8 BINS
RECYCLING:	431	45UNITS/3yrd ³	10 BINS	10 BINS
ORGANIC:	431		2 BINS	2 BINS
TOTAL:			18 BINS	20 BINS
BULKY:		10sm	10x2 = 20sm	20sm

*FROM THE REGION OF PEEL WASTE MANAGEMENT GUIDELINES
*BASED ON COMPACTED GARBAGE RATIOS

COMMON RESIDENTIAL AMENITY*	PROVIDED
OUTDOOR AMENITY (CHARITY L1+L2)	458.9 sm
OUTDOOR AMENITY (RESIDENTIAL L3 + L7)	534.1 sm
INDOOR AMENITY	1471.8 sm
TOTAL AMENITY	2464.8 sm

*EXCLUDES PRIVATE TERRACES AND BALCONIES

NOTES

GENERAL:

SPECIFIC:

ZONING STANDARDS AS PER BY-LAW	
TYPICAL PARKING SPACE:	
DRIVE AISLE: MIN. 6.0m DRIVE AISLE WITH PARKING ACCESS: MIN. 7m	
TYPICAL PARKING SPACE DIMENSIONS:	
WIDTH: MIN. 2.6m LENGTH: 5.2m VERTICAL CLEARANCE: 2.1m NOTE: ALL PARKING SPACES ARE TYPICAL UNLESS OTHERWISE NOTED	
TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:	
TYPE A: WIDTH: MIN. 3.4m LENGTH: 5.2m VERTICAL CLEARANCE: 2.1m TYPE B: WIDTH: MIN. 2.4m LENGTH: 5.2m VERTICAL CLEARANCE: 2.1m	
TYPICAL LOADING SPACE:	
TYPICAL LOADING SPACE DIMENSIONS:	
CITY: WIDTH: MIN. 3.5m LENGTH: 9m VERTICAL CLEARANCE: 4.25m NOTE: ALL PARKING SPACES ARE TYPICAL UNLESS OTHERWISE NOTED	
TYPICAL BICYCLE PARKING SPACE:	
BICYCLE PARKING SPACE MIN. REQUIREMENT DIMENSIONS:	
HORIZONTAL: WIDTH: MIN. 0.6m VERTICAL: WIDTH: 0.6m LENGTH (HEIGHT): 1.9 LENGTH: MIN. 1.8m HORIZONTAL CLEARANCE: 1.2m VERTICAL CLEARANCE: 1.9m	
TYPE: HORIZONTAL SINGLE STACK PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.	
GFA DEFINITION	
GROSS FLOOR AREA, APARTMENT - means 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. (0174-2017)	
GROSS FLOOR AREA, RESIDENTIAL - means the sum of the areas of each storey of a building measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking.	

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- SITE SYMBOL LEGEND:**
- ▲ ATRIUM ENTRANCE
 - ▲ RESIDENTIAL ENTRANCE (TOWER)
 - ▲ RESIDENTIAL ENTRANCE (TOWNHOUSES)
 - ▲ RETAIL ENTRANCE
 - ▲ HOTEL ENTRANCE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - INTAKE/EXHAUST GRATE
 - 3 CUBIC YARD GARBAGE/RECYCLING
 - MH PROPOSED MANHOLE
 - PROPOSED CONVEX TRAFFIC MIRROR
 - TRAFFIC SIGNS
 - RADII SEPARATION DISTANCES AS INDICATED
 - EASEMENT LINE
 - PROPERTY LINE
 - EXTENT OF FLOOD PLAIN LINE

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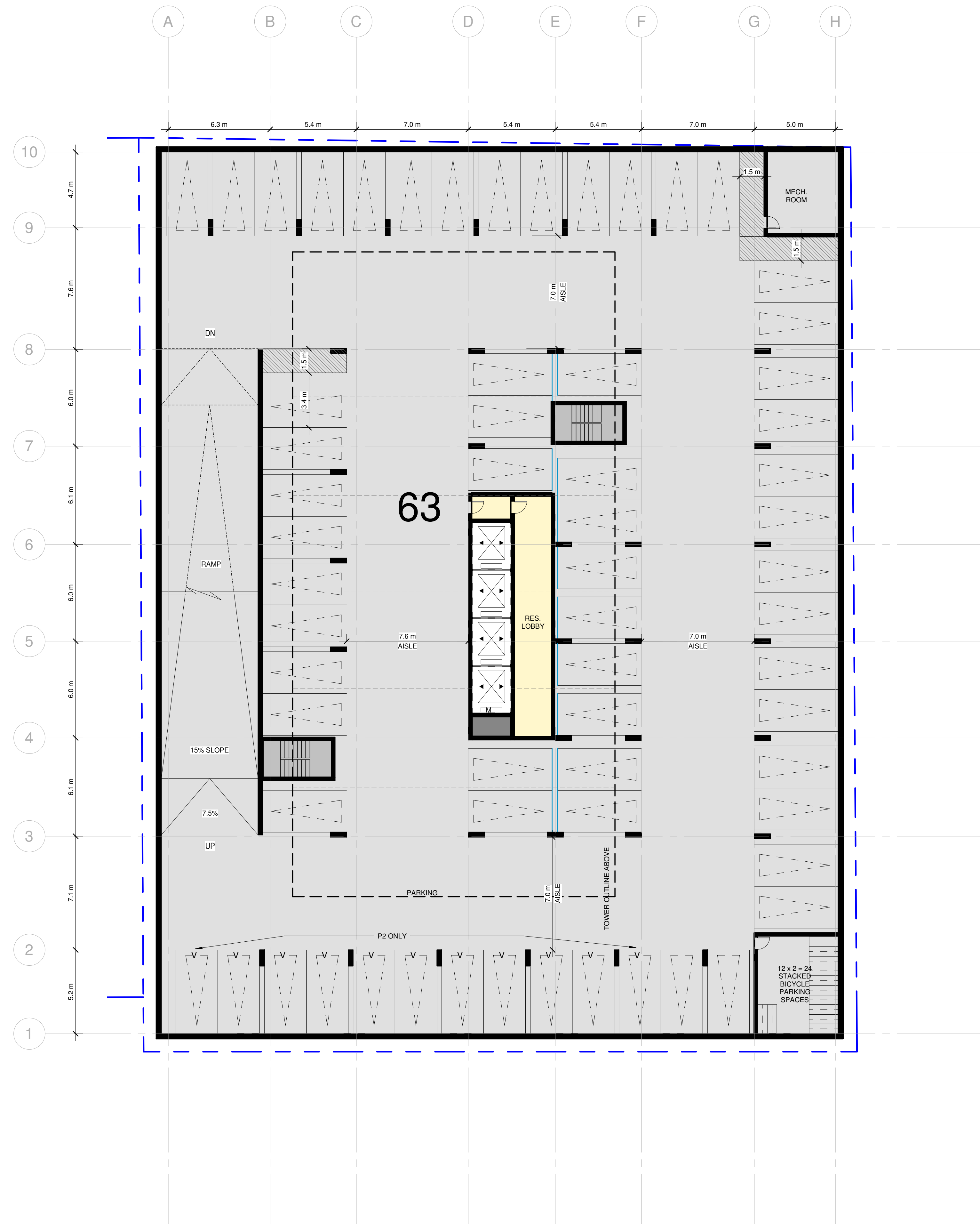
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DWG TITLE

Site Plan & Zoning Info

DATE : 2022.06.28
SCALE : As indicated
DRAWN : Author
CHECKED : Checker
PROJ. No. : 2106 DWG No.

AZ101



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DWG TITLE
Typical Parking P2-P4.5

DATE :	2022.06.28	DWG No. AZ202
SCALE :	1 : 150	
DRAWN :	MDL	
CHECKED :	AG, MS	
PROJ. No. :	2106	



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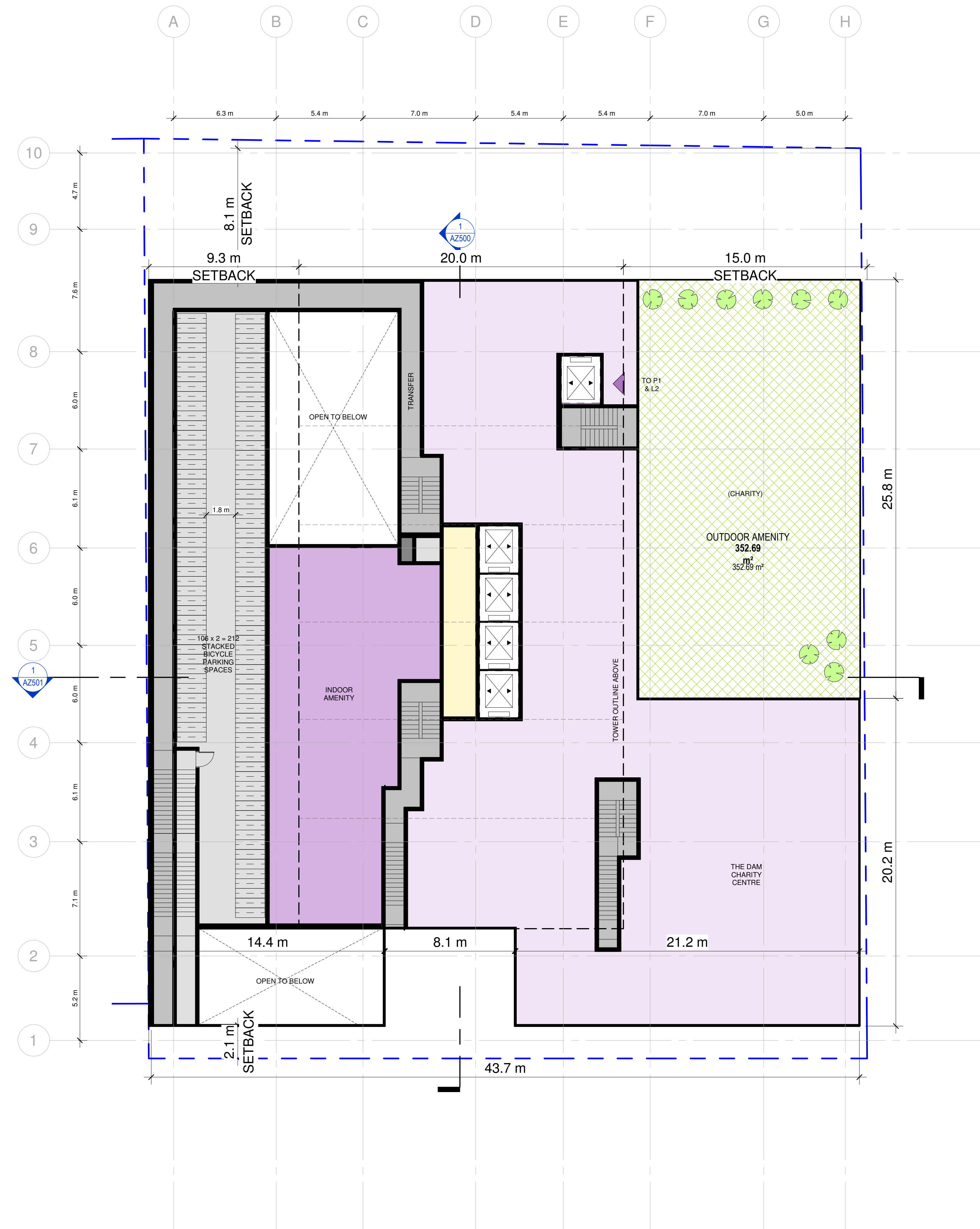
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DWG TITLE
P1

DATE : 2022.06.28
SCALE : 1 : 150
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106

DWG No.
AZ203



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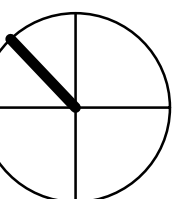
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DWG TITLE

Level 2

DATE : 2022.06.28

SCALE : 1 : 150

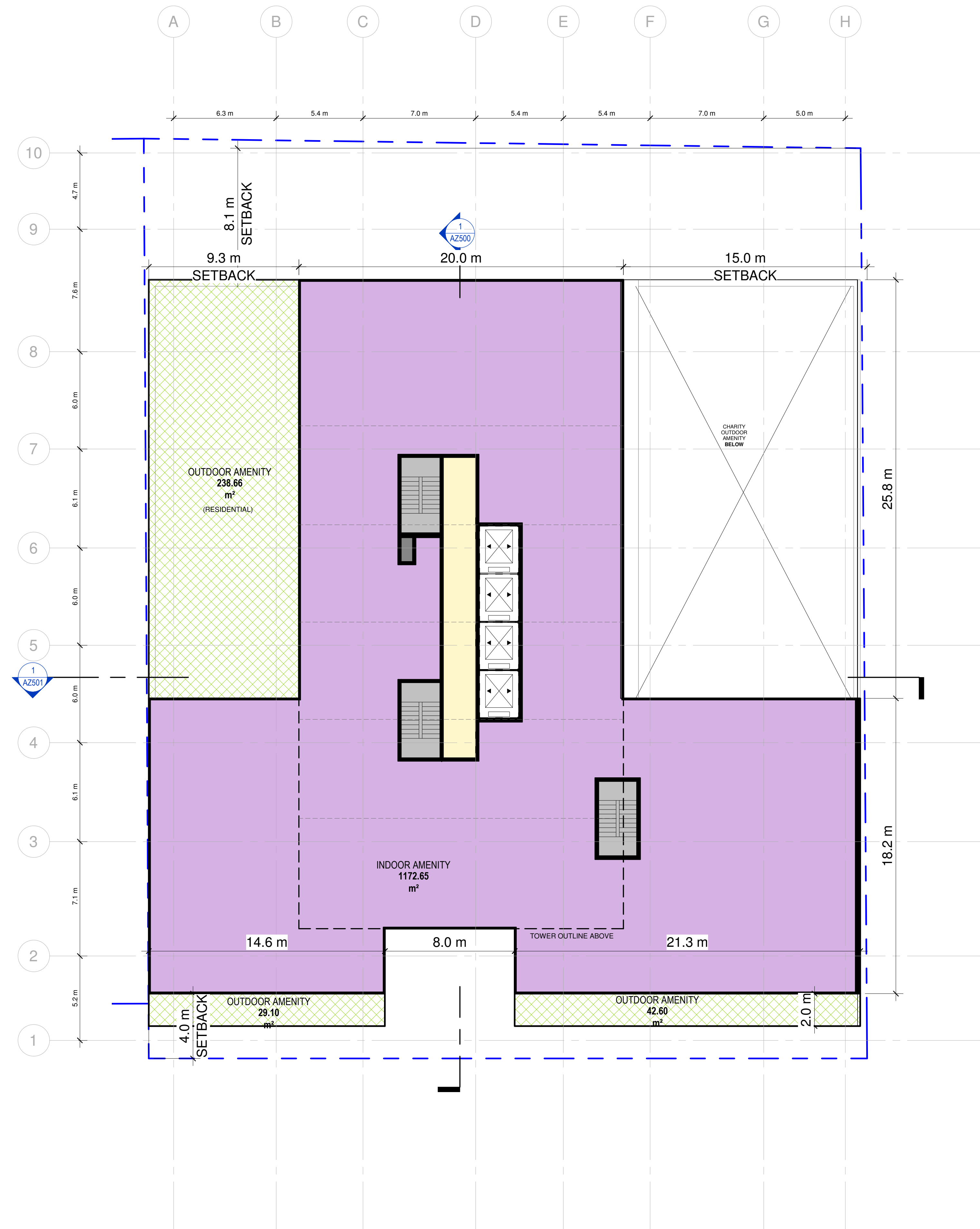
DRAWN : MDL

CHECKED : AG, MS

PROJ. No. : 2106

DWG No.

AZ205



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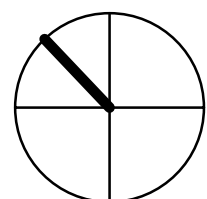
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DWG TITLE

Level 3

DATE : 2022.06.28

SCALE : 1 : 150

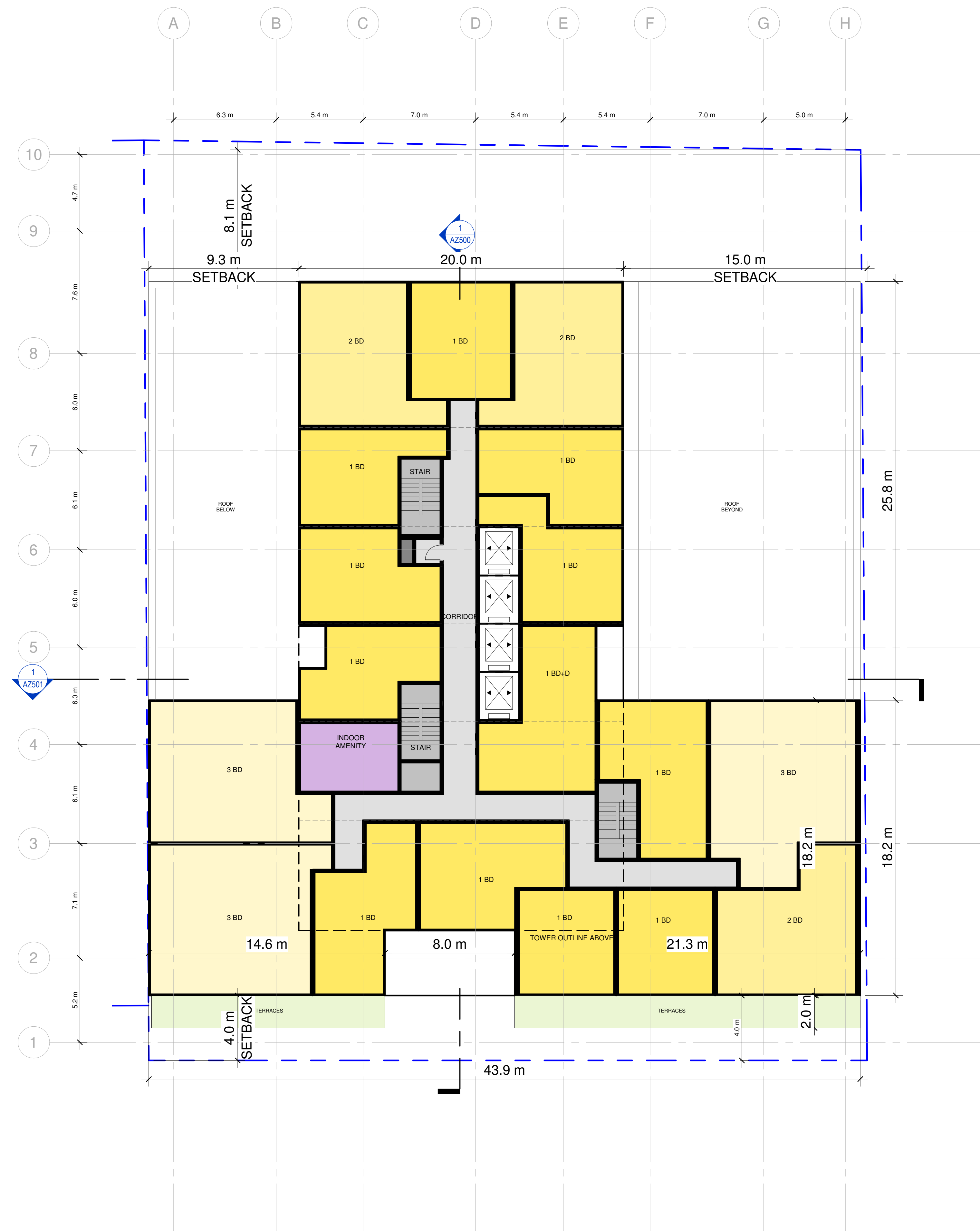
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CHECKED: AG, MS

PROJ. No. : 2106

DWG No.

AZ206



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**Sweeny&Co
Architects**

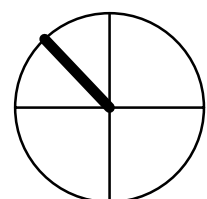
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DWG TITLE

Level 4 - 6 - TYP. PODIUM

DATE : 2022.06.28

SCALE : 1 : 150

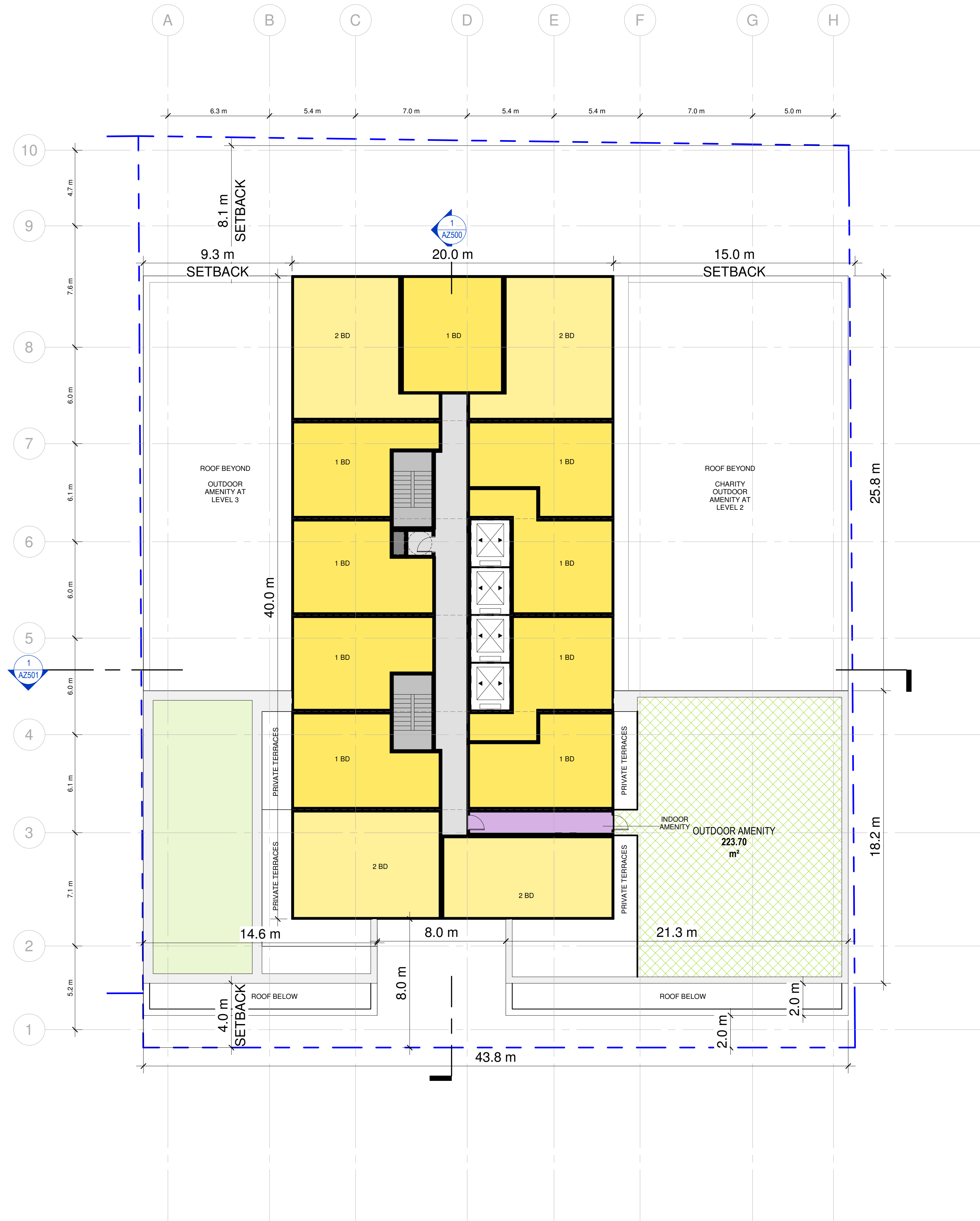
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CHECKED : AG, MS

PROJ. No. : 2106

DWG No.

AZ207



DRAWING NOT TO BE SCALED

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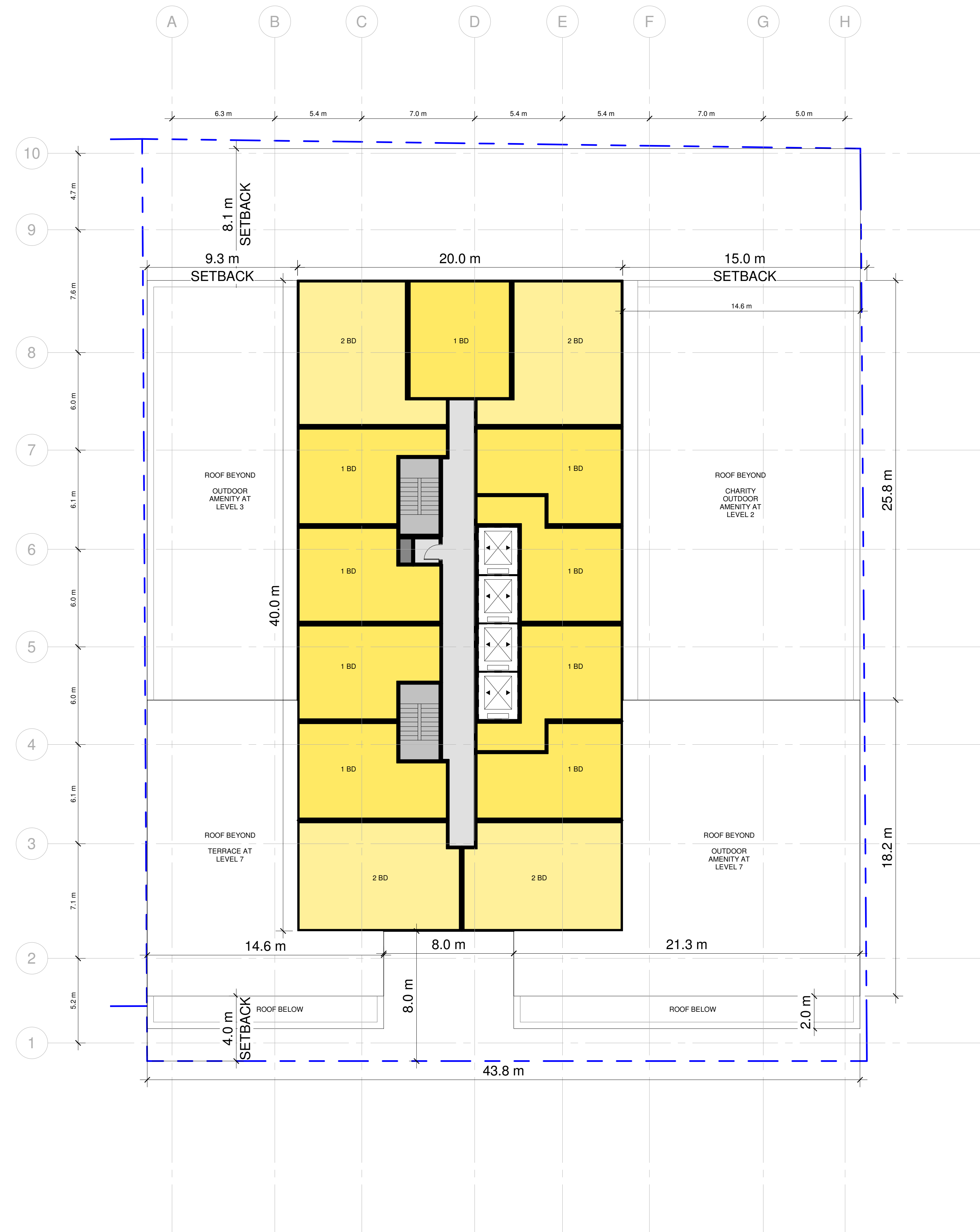
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DWG TITLE
Level 7 - TOWER, ROOF AMENITY

DATE : 2022.06.28
SCALE : 1 : 150
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106

DWG No.
AZ208



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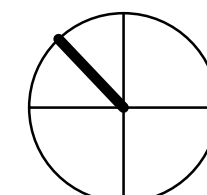
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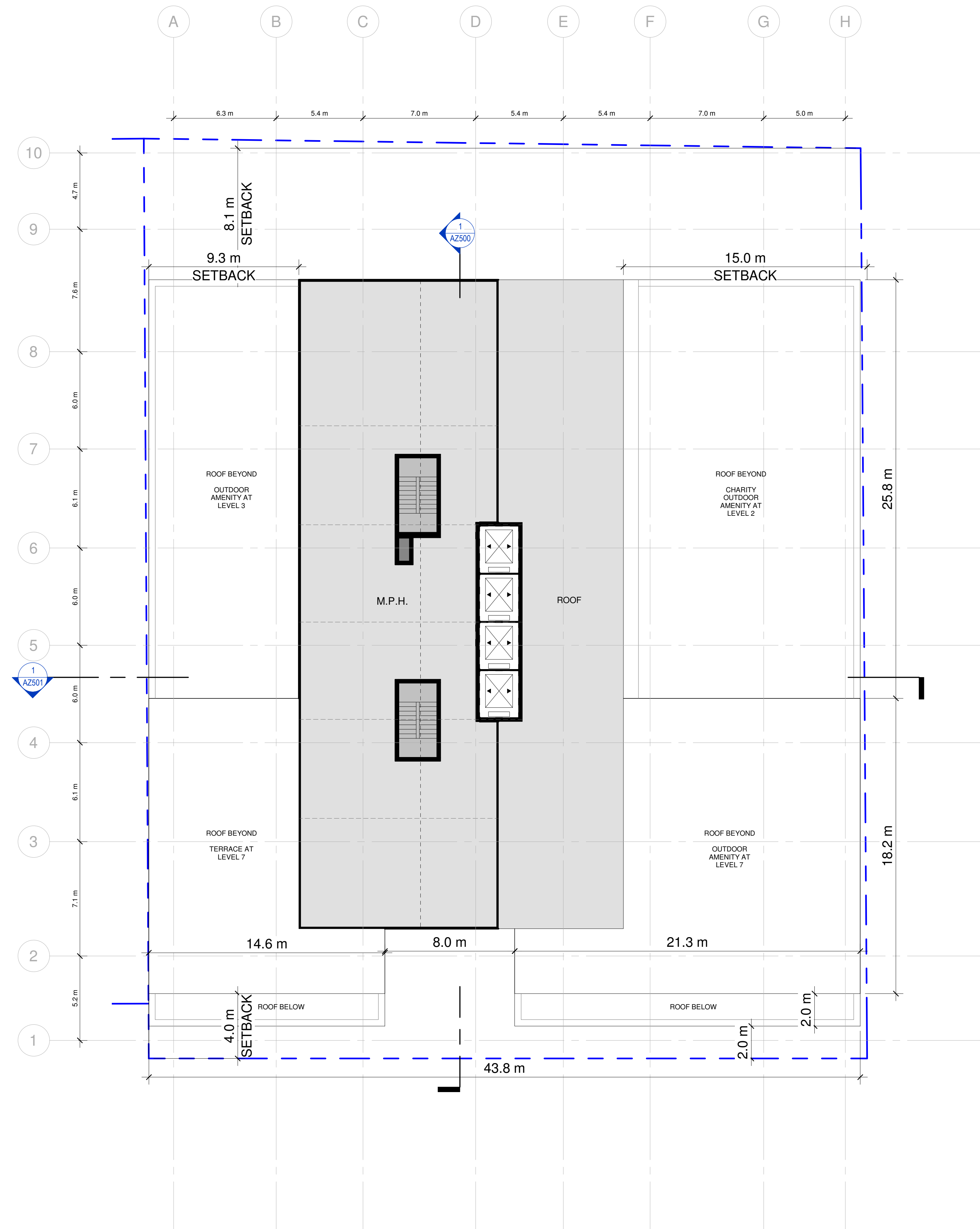
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DWG TITLE
Level 8-35 - TYP. TOWER

DATE :	2022.06.28	
SCALE :	1 : 150	
DRAWN :	MDL	
CHECKED :	AG, MS	
PROJ. No. :	2106	DWG No.

DWG No.

AZ209



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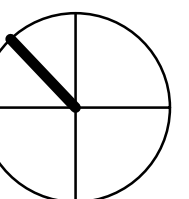
22-09-14 ISSUED FOR REZONING

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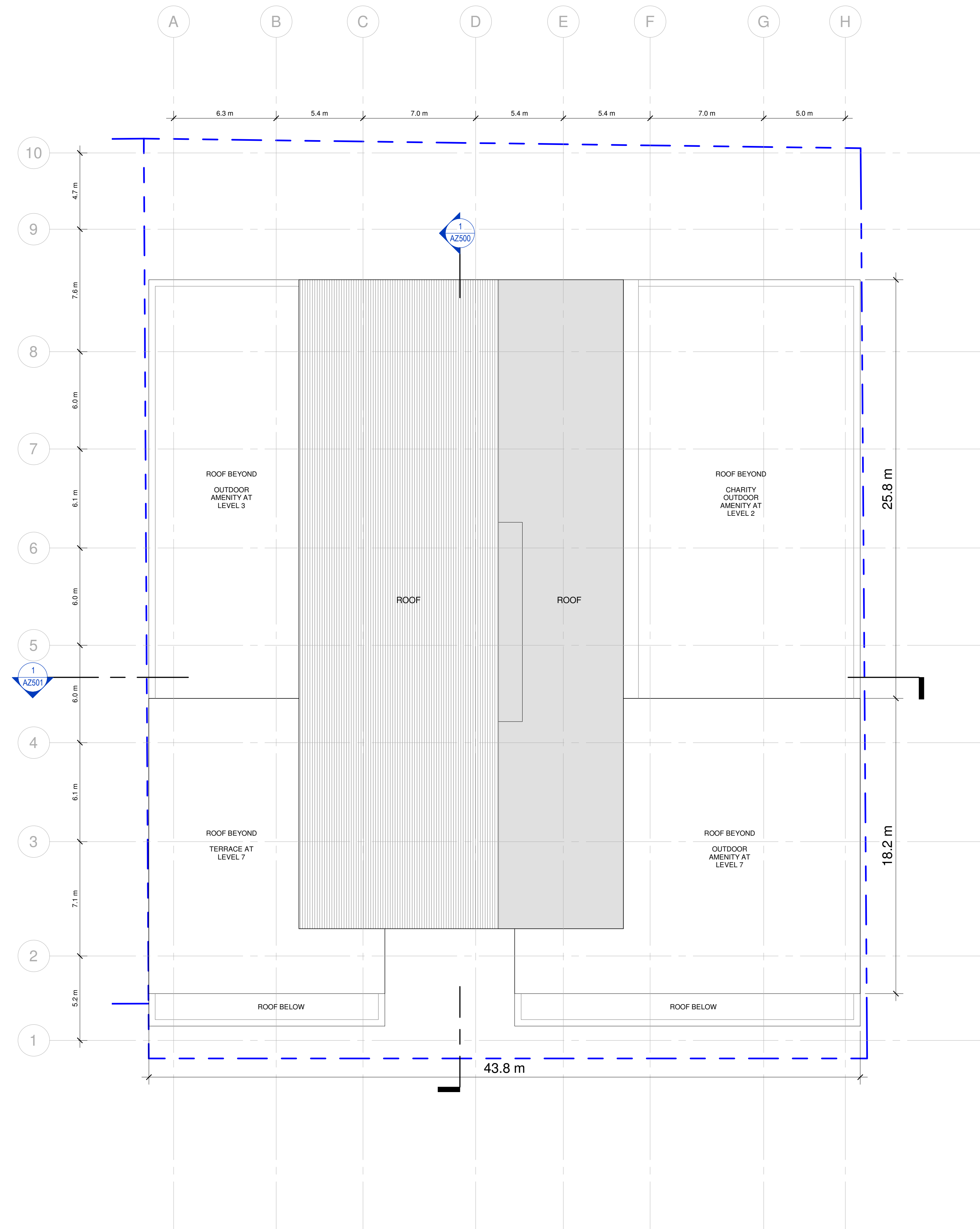
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DWG TITLE
M.P.H. Level

DATE : 2022.06.28
SCALE : 1 : 150
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106

DWG No.

AZ210



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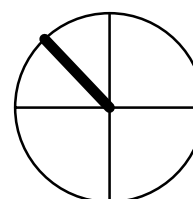
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DWG TITLE

Roof Plan

DATE : 2022.06.28

SCALE : 1 : 150

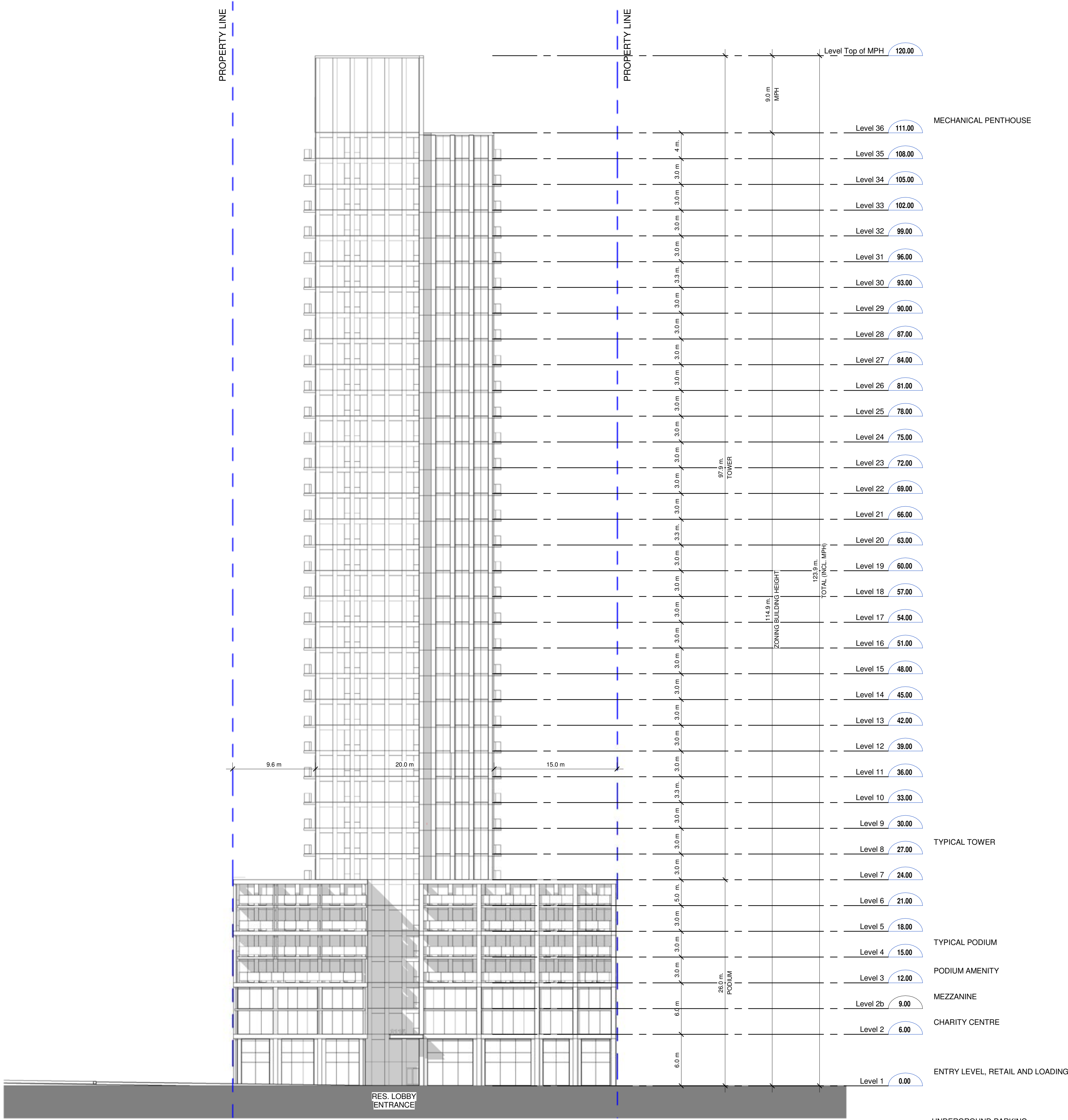
DRAWN : MDL

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PROJ. No. : 2106

DWG No.

AZ212



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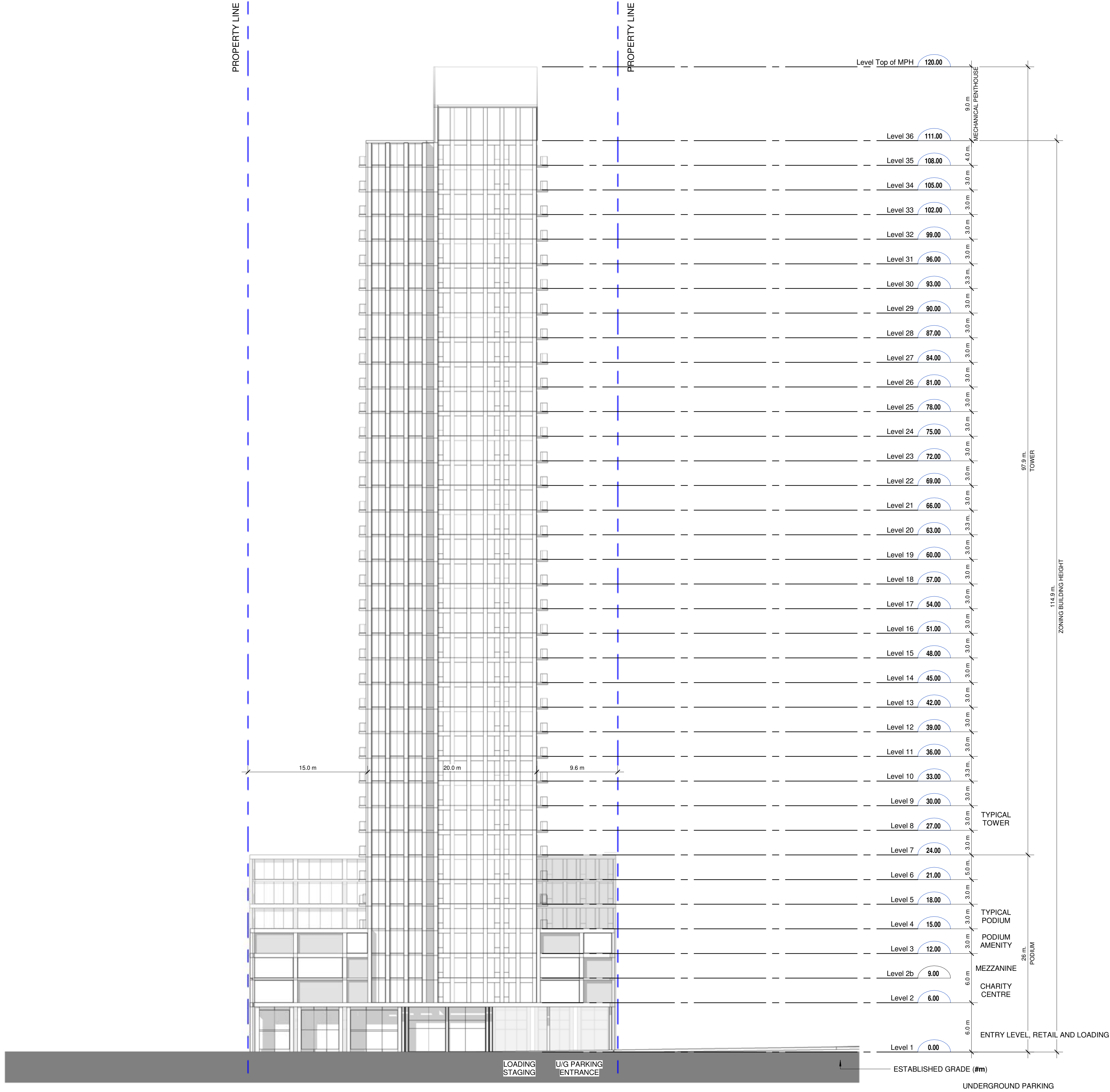
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DWG TITLE
Building Elevations — South

DATE :	2022.06.28
SCALE :	1 : 250
DRAWN :	MDL
CHECKED :	AG, MS
PROJ. No. :	2106

DWG No.

AZ400



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DWG TITLE
Building Elevations — North

DATE :	2022.06.28
SCALE :	1 : 250
DRAWN :	MDL
CHECKED :	AG, MS
PROJ. No. :	2106

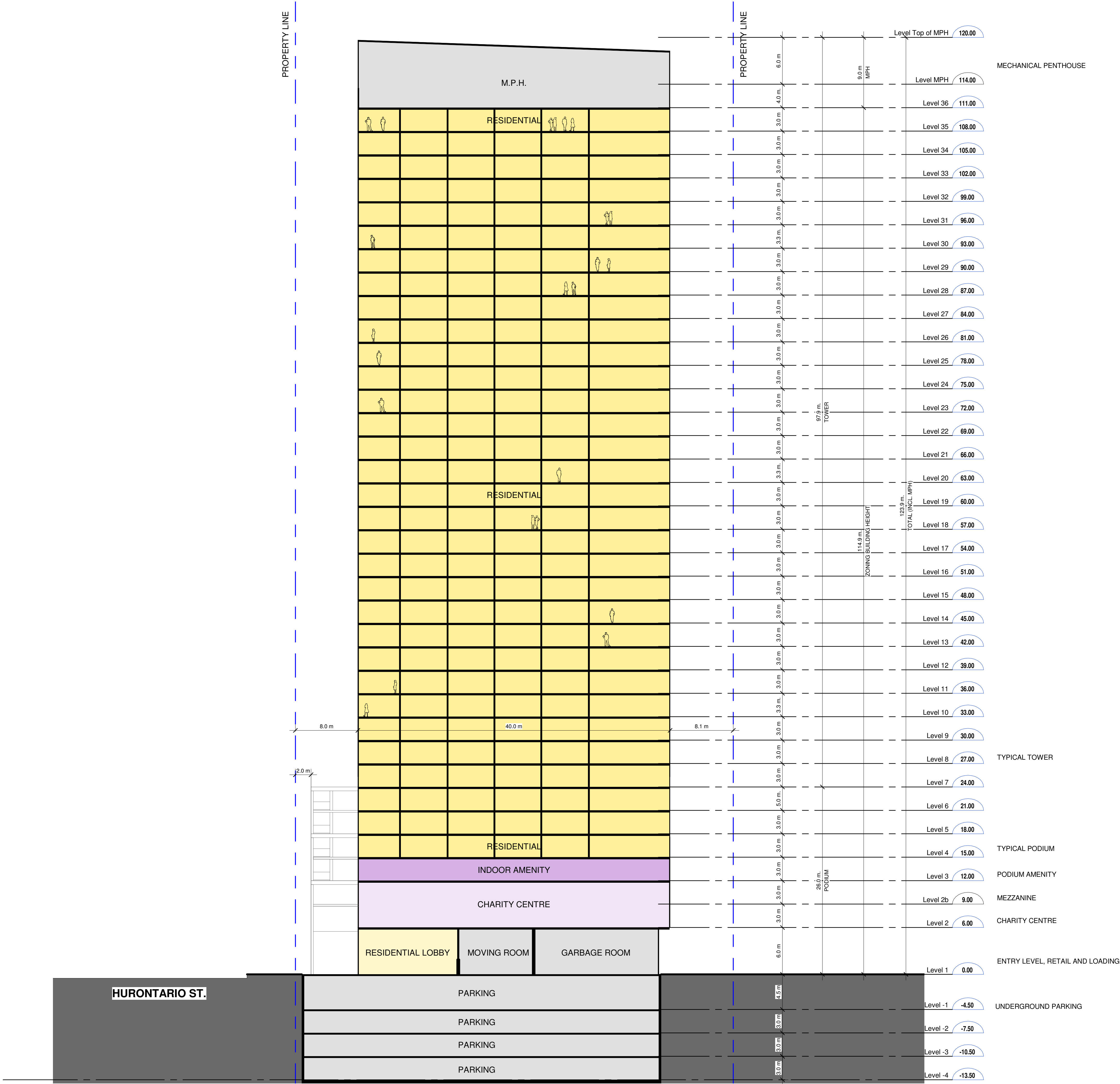
DWG No.

AZ401





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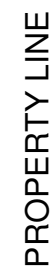
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DWG TITLE
Building Sections — Looking West

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SCALE : 1 : 250
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106

DWG No.
AZ500



PROPERTY LINE

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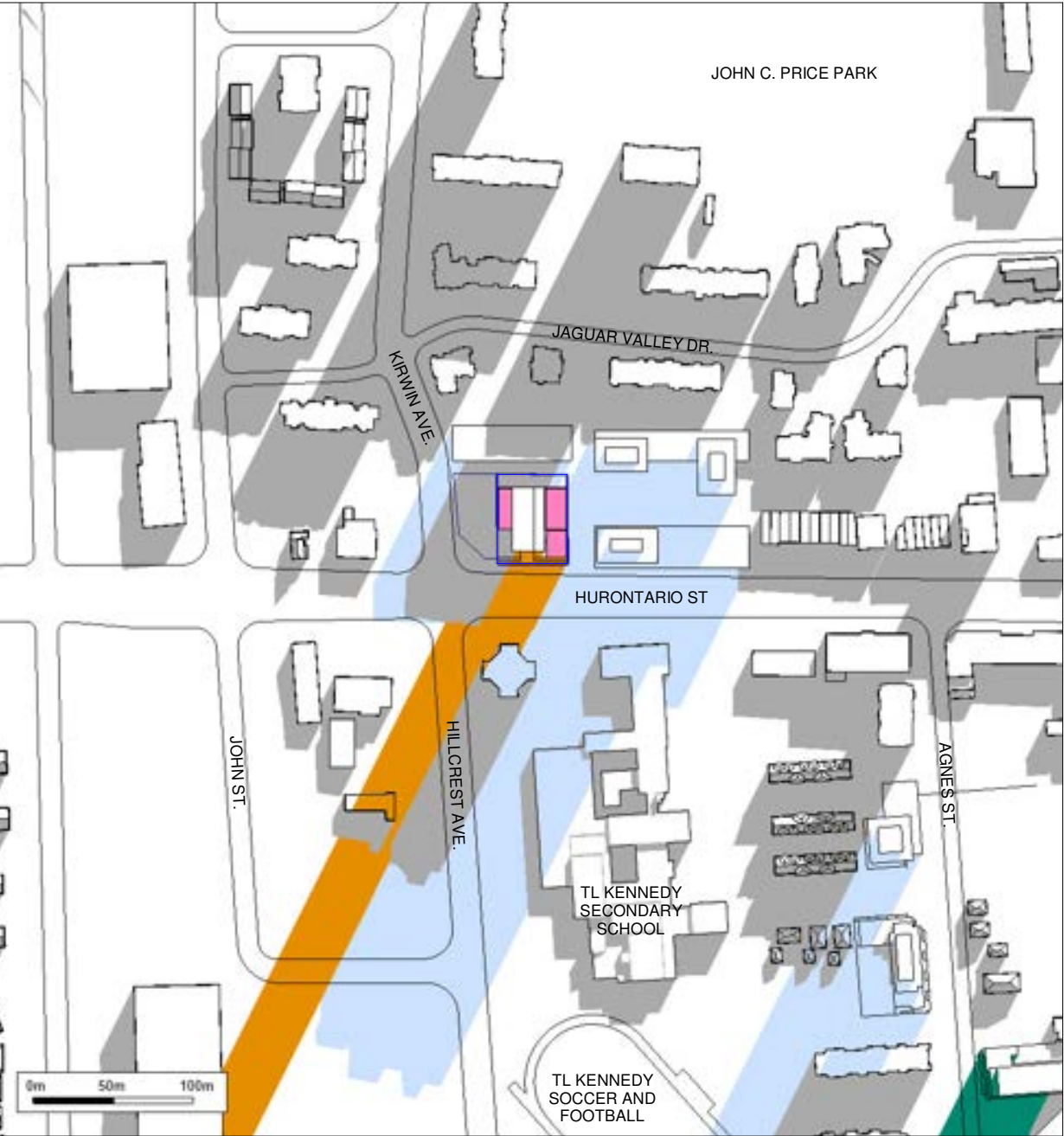
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DWG TITLE
Building Sections — Looking
South

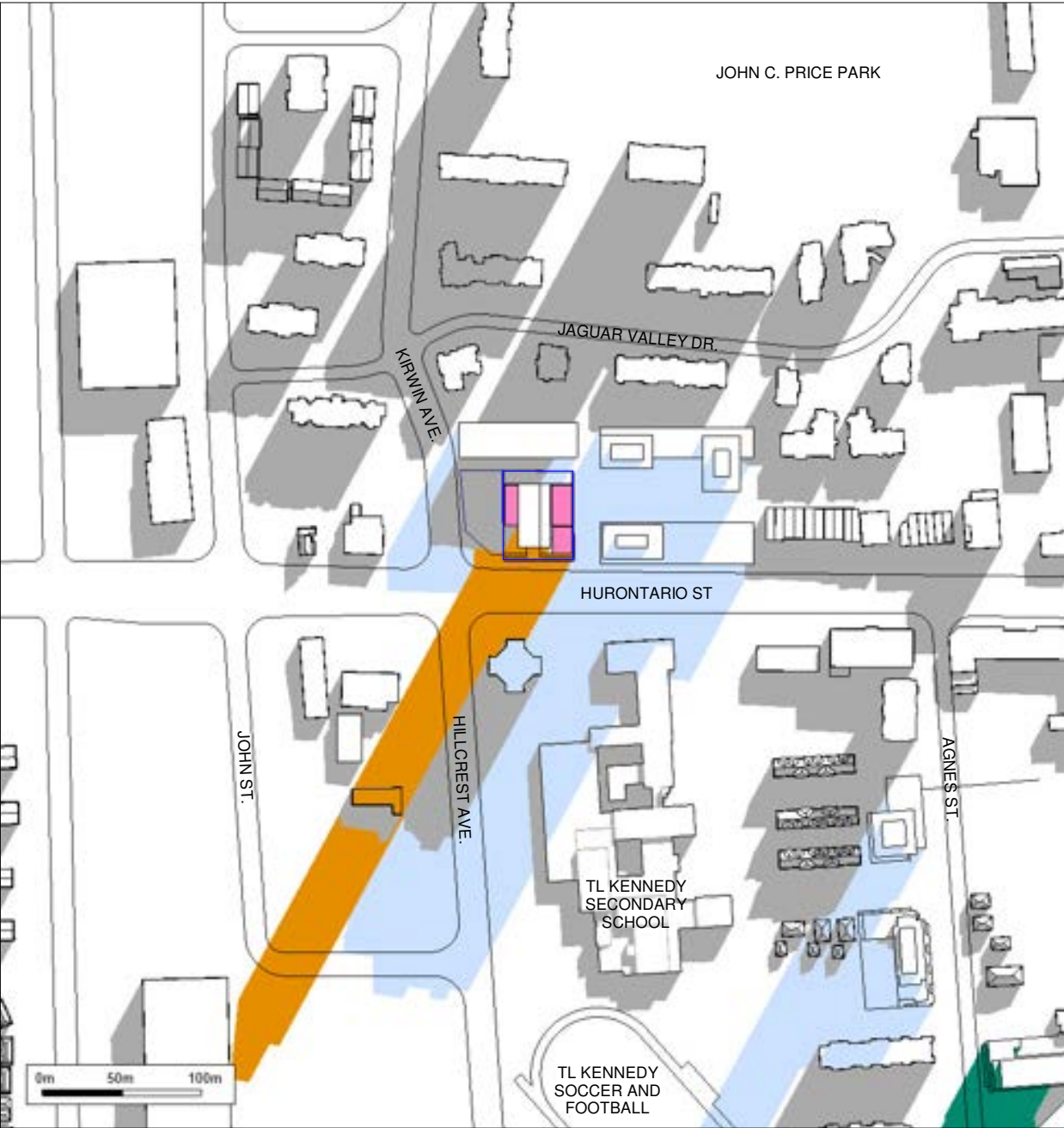
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DRAWN :	MDL	
CHECKED :	AG, MS	
PROJ. No. :	2106	DWG No.

AZ501

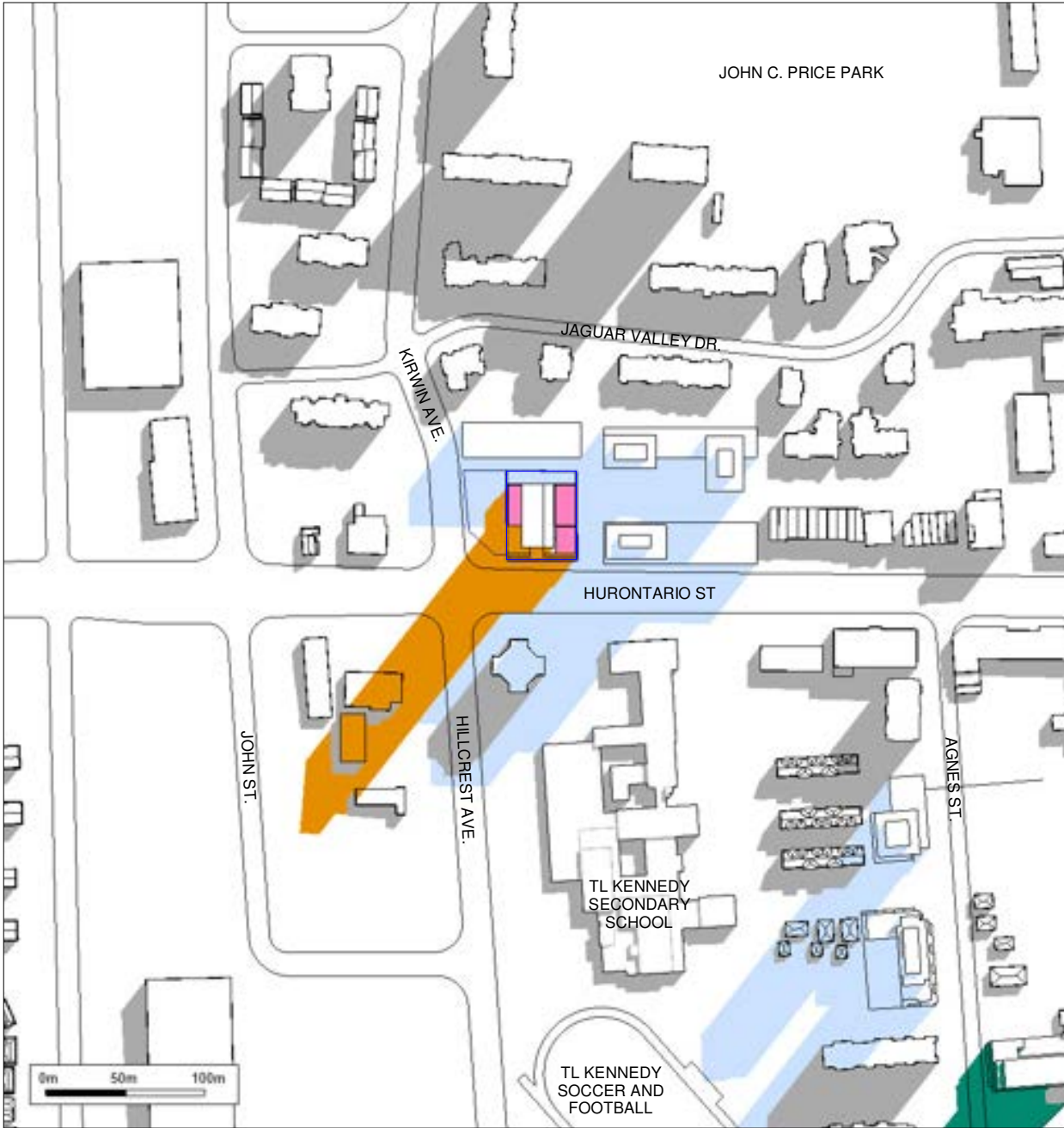
JUNE 12



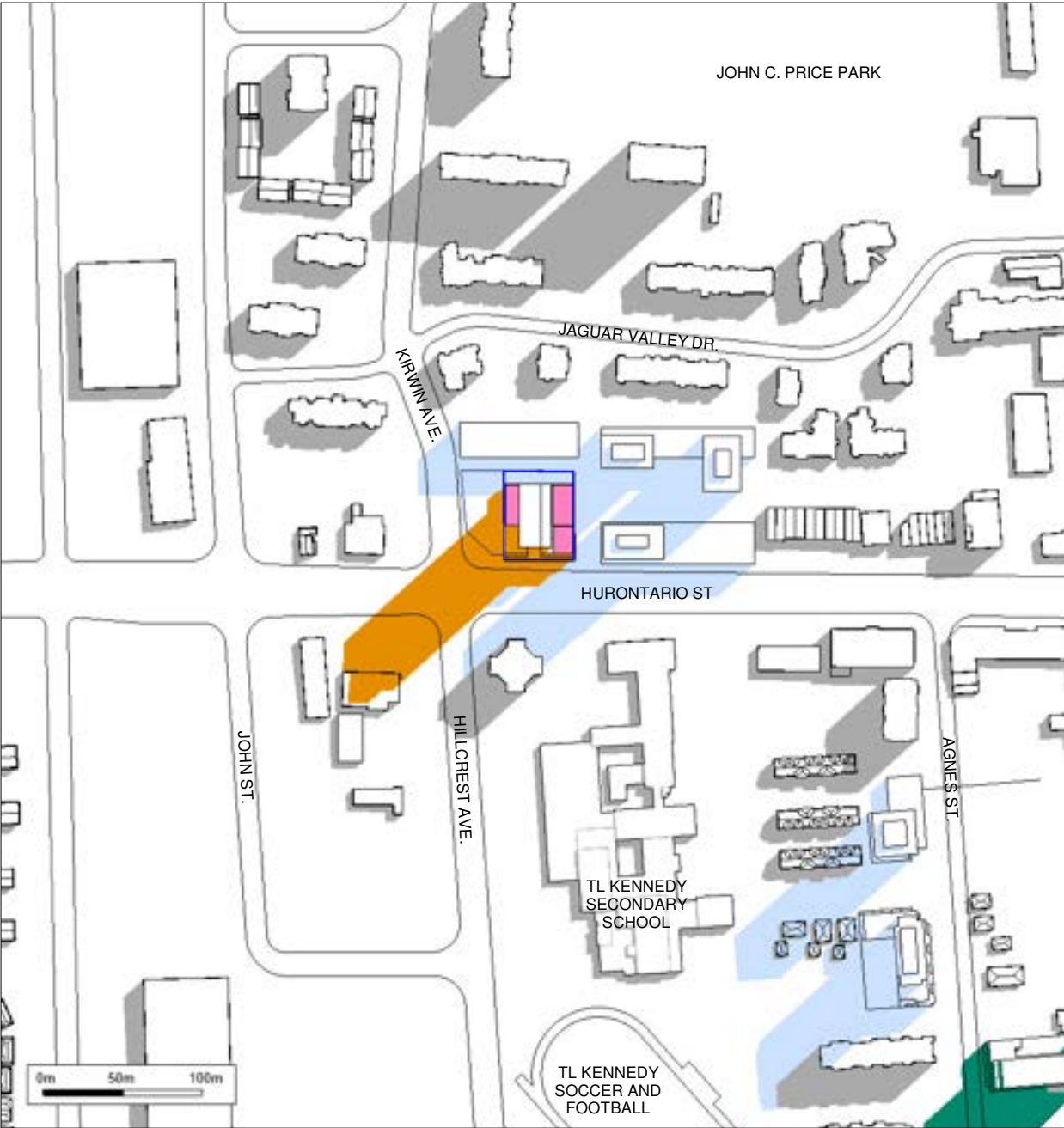
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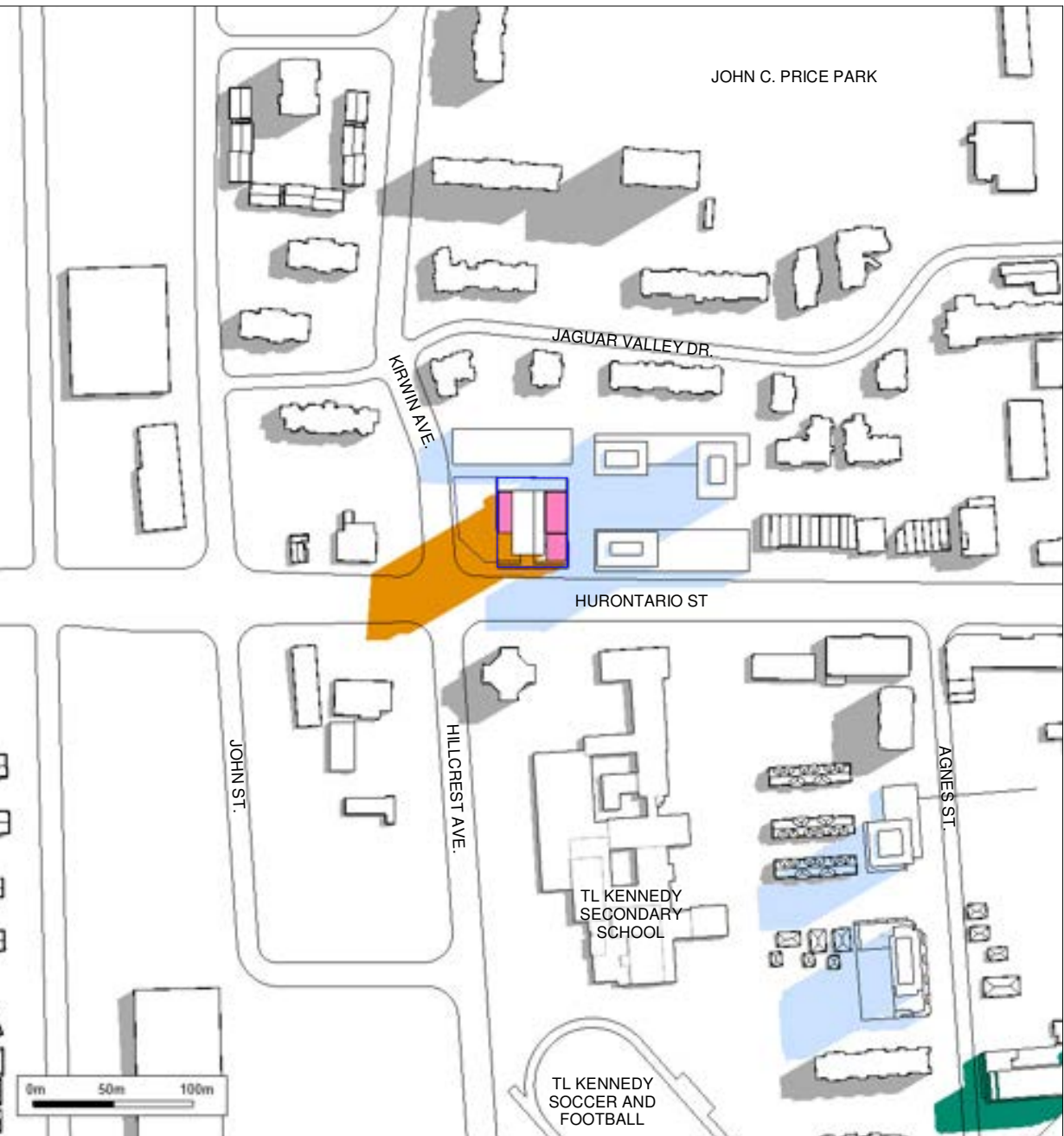
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08:20 AM



09:20 AM



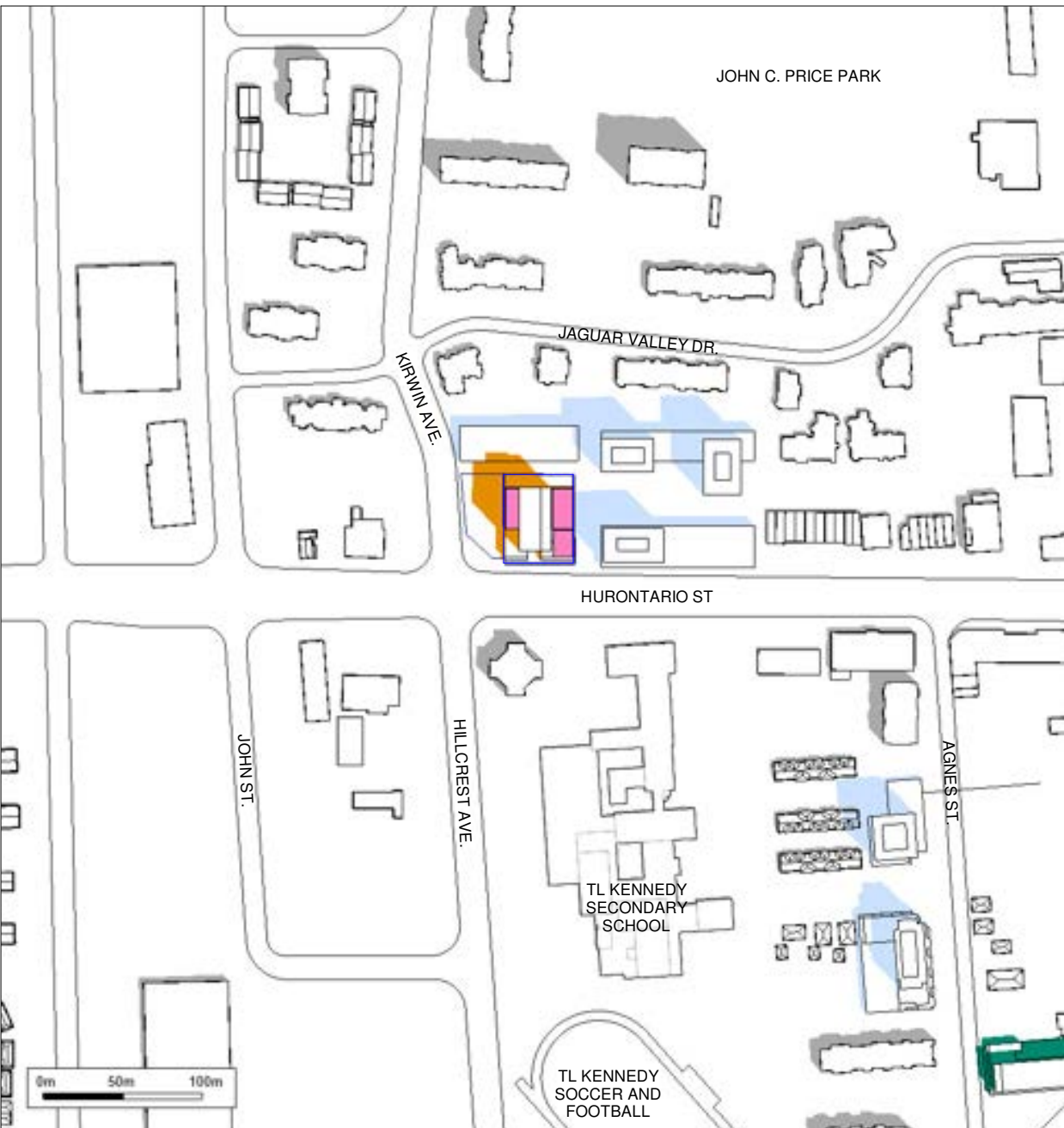
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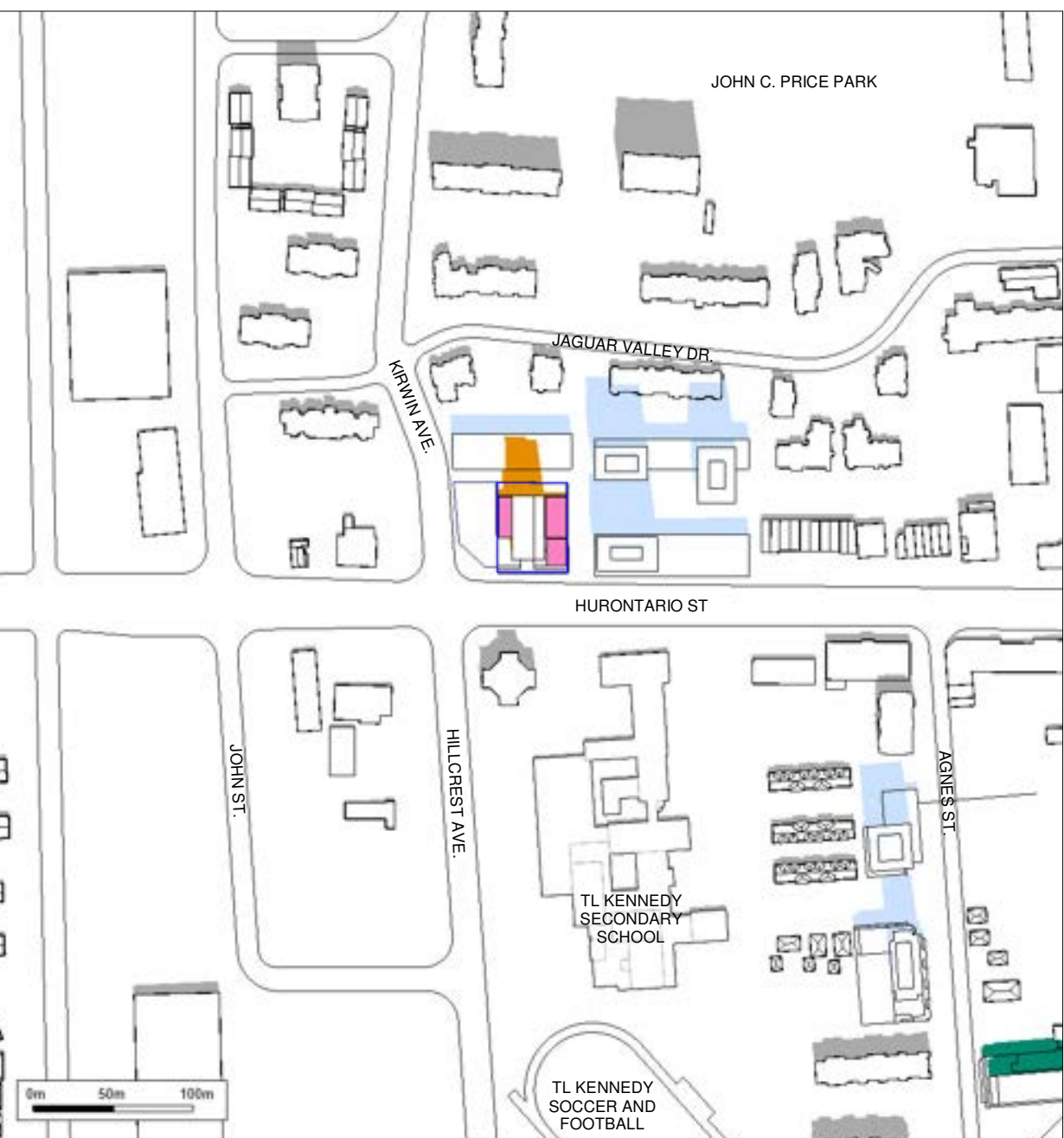
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01:20 PM



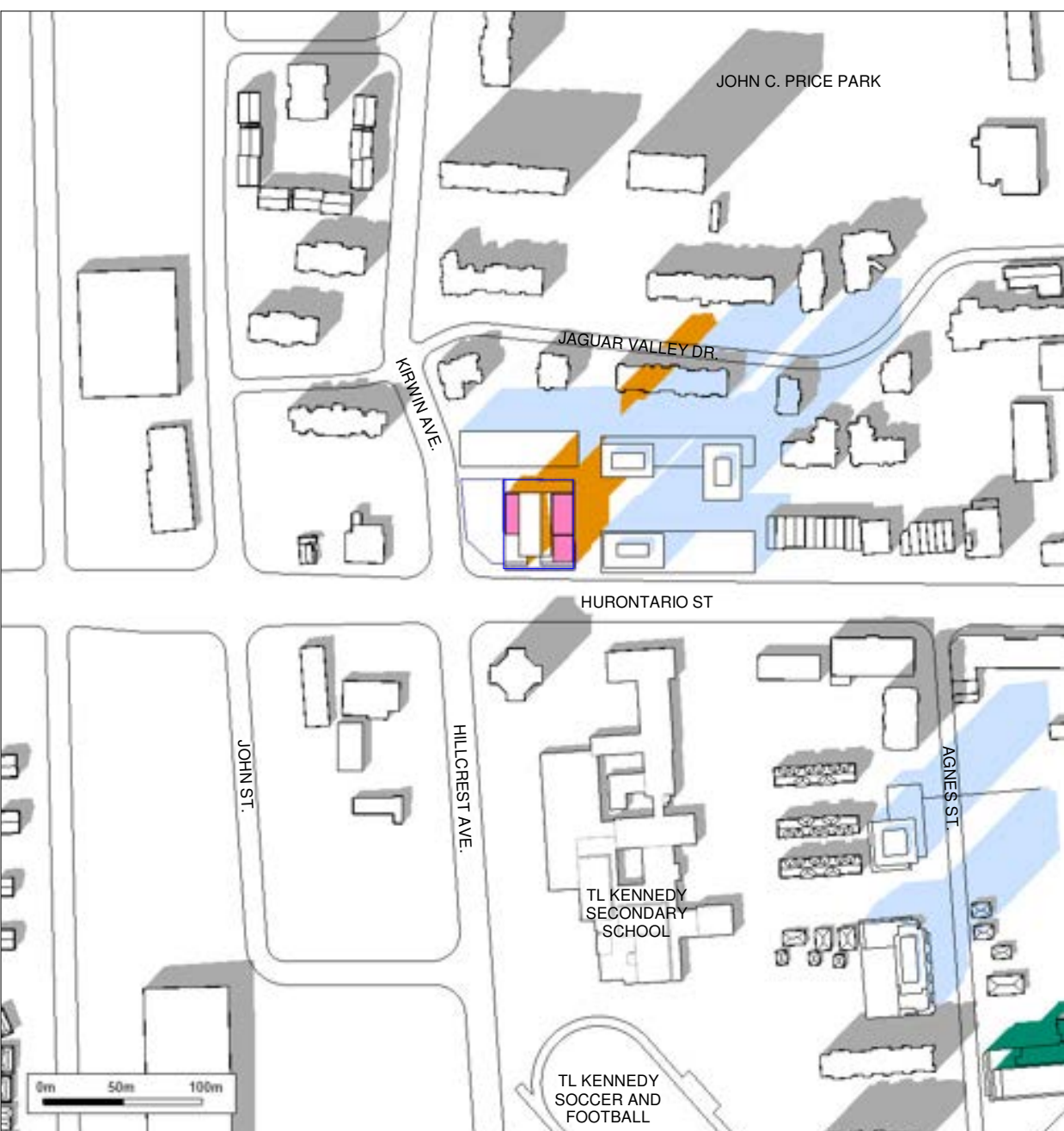
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03:20 PM



04:20 PM



05:20 PM

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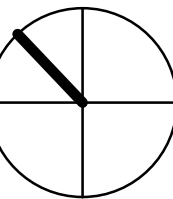
- Applicant Proposal
- Outdoor Amenity
- Approved/ Not Yet Constructed
- Other Proposals
- Existing

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DWG TITLE
Shadow Studies_June

DATE : 2022.06.28
SCALE : As Indicated
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CHECKED : AG, MS
PROJ. No. : 2106

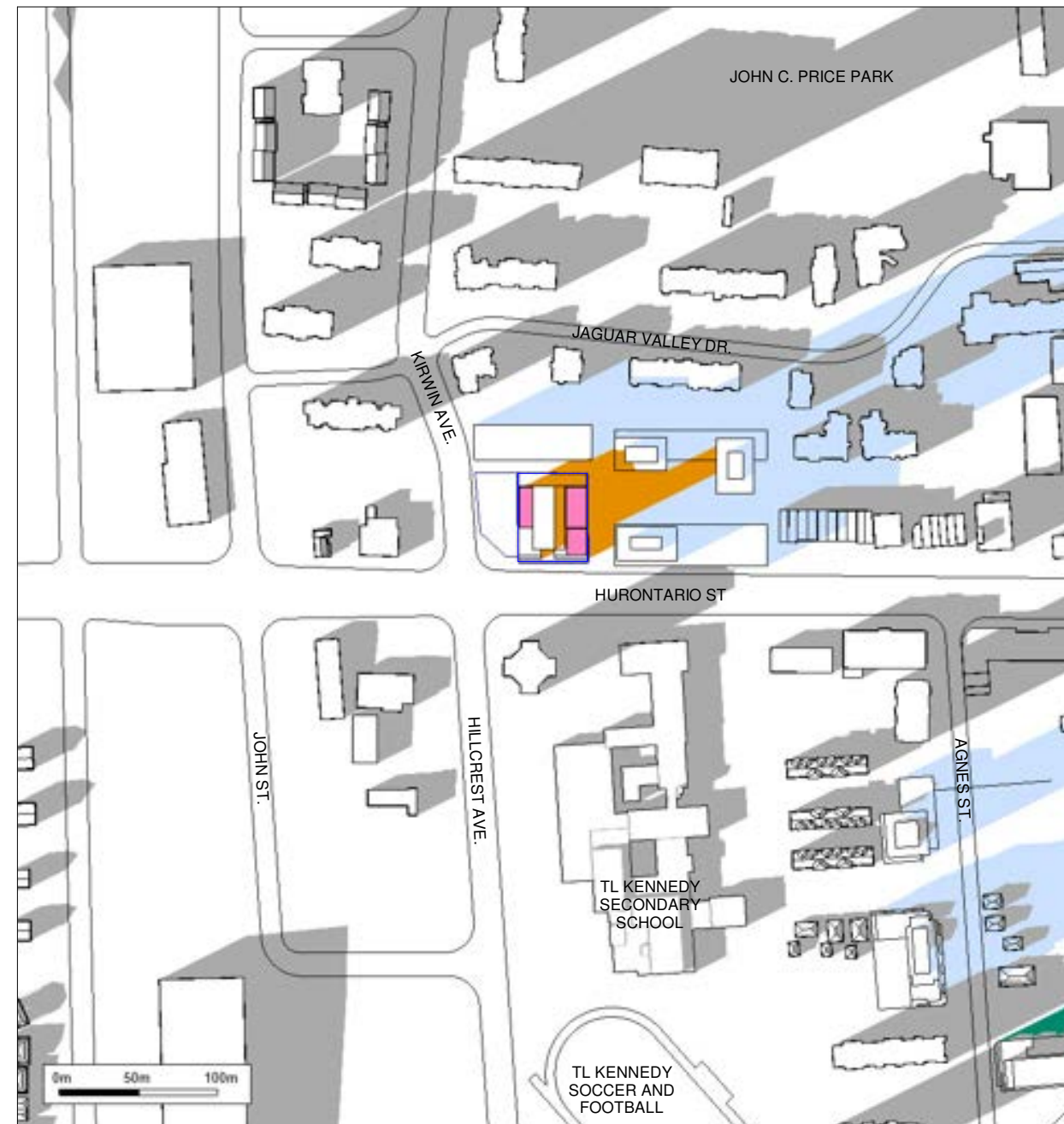
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AZ1100

JUNE 21 (Cont.)



06:20 PM



07:20 PM



07:33 PM

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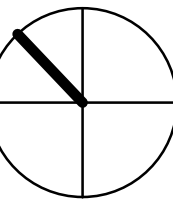
- Applicant Proposal
- Outdoor Amenity
- Approved/ Not Yet Constructed
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Shadow Studies_June

E : 2022.06.28
 LE : As Indicated
 WDN : MDL
 CKED : AG, MS
 J. No. : 2106 DWG

AZ1101

SEPTEMBER 21 (Same for AUGUST 21)



08:35 AM



09:12 AM



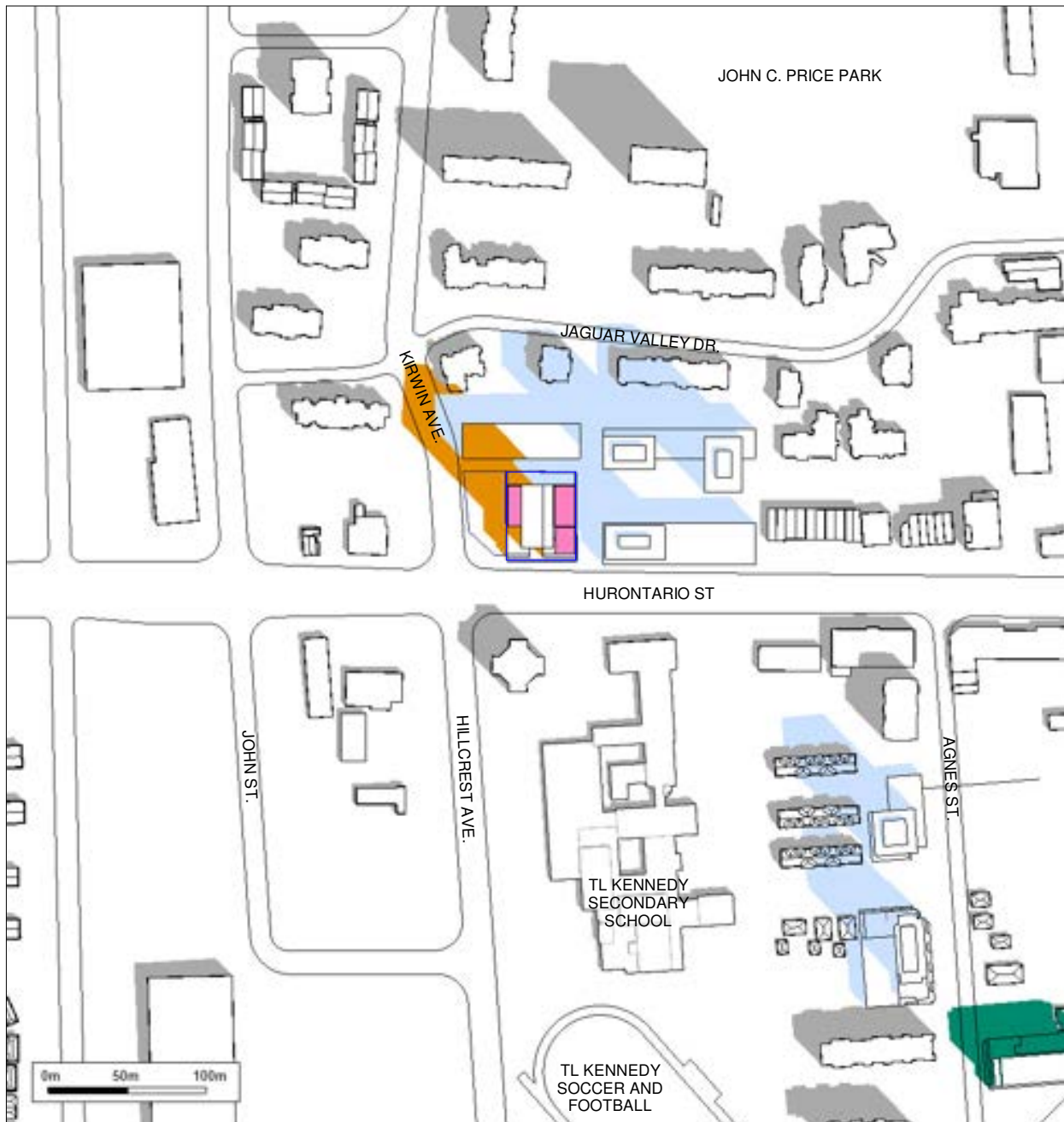
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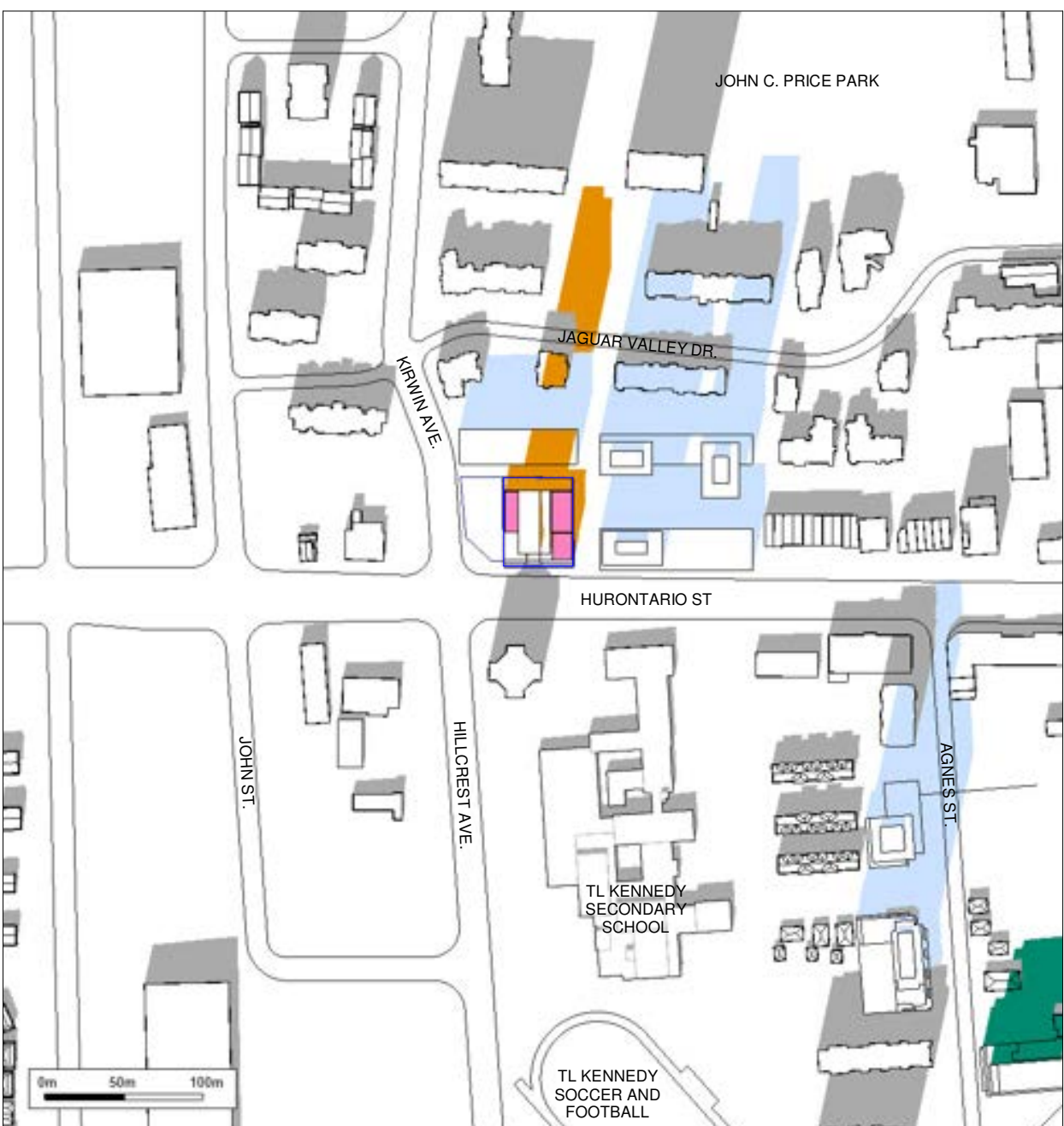
01:12 PM



02:12 PM



03:12 PM



04:12 PM



05:12 PM



05:48 PM

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Outdoor Amenity

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DWG TITLE
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SCALE : As Indicated
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106

DWG No.

AZ1102

DECEMBER 21



09:19 AM



10:17 AM



11:17 AM



12:17 AM



01:17 PM



02:17 PM



03:15 PM

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REFERENCE

Applicant Proposal

Outdoor Amenity

Approved/ Not Yet Constructed

Other Proposals

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DWG TITLE

Shadow Studies_December

DATE : 2022.06.28

SCALE : As Indicated

DRAWN : MDL

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PROJ. No. : 2106

DWG No.

AZ1103

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Renderings

DATE : 2022.06.28

SCALE :

DRAWN : MDL

CHECKED : AG, MS

PROJ. No. : 2106

WG No.

AZ1110



AERIAL VIEW FROM HURONTARIO ST. LOOKING NORTH

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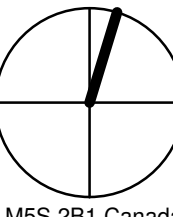
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Renderings

DATE : 2022.06.28
SCALE :
DRAWN : MDL
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PROJ. No. : 2106 DWG No. :

AZ1111

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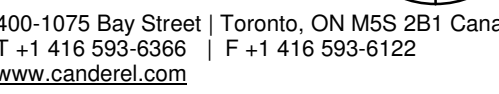
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[illegible]

AERIAL VIEW FROM HURONTARIO ST. LOOKING NORTH

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SCALE :
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106 DWG

DWG No.
AZ1112



AERIAL VIEW FROM HURONTARIO ST. LOOKING EAST - REINFORCING THE STREETWALL

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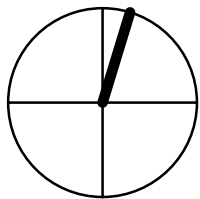
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DWG TITLE
Renderings

DATE : 2022.06.28
SCALE :
DRAWN : MDL
CHECKED : AG, MS
PROJ. No. : 2106 DWG No.

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