

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



Level	Residential Floor to floor Height m *	Retail Floor to floor Height m	Gross Construction Area (GCA) sqm **	Gross Construction Area (GCA) sq.ft. **	Residential Zoning GFA sq.m.	Residential Zoning GFA sq.ft.	Heritage Home Retail Use (91 Lakeshore Rd) GFA sq. m.	Heritage Home Retail Use (91 Lakeshore Rd) GFA sq. ft.	Retail Proposed GFA sq. m.	Retail Proposed GFA sq. ft.
P3 Parking	2.90		2,373	25,543	30	323			0	0
P2 Parking	2.90		5,034	54,185	30	323			0	0
P1 Parking	4.18		4,938	53,152	30	323			33	355
Ground Floor	3.30	5.40	3,458	37,222	1,193	12,840	300	3,226	874	9,408
Mezzanine	3.30		1,620	17,438	1,155	12,437				
Level 3 (includes 2nd level retail)	3.60	4.30	2,878	30,979	1,740	18,729			812	8,740
Level 4	3.00		2,414	25,984	2,261	24,333				
Level 5	3.00		2,414	25,984	2,261	24,333				
Level 6	3.00		2,414	25,984	2,261	24,333				
Level 7	3.00		2,414	25,984	2,261	24,333				
Level 8	3.35		2,170	23,358	2,042	21,984				
Level 9	3.35		1,928	20,753	1,791	19,278				
Level 10	3.35		1,451	15,618	1,345	14,474				
Level 11	3.90		1,200	12,917	1,096	11,801				
LMPH	5.00		400	4,306	0	0				
TOTAL	36.15		37,106	439,743	19,495	209,845	300	3,226	1,719	18,503
*TOTAL HEIGHT ABOVE GROUND FLOOR FFL, EXCLUDING LMPH										
TOTAL RETAIL GFA (PROPOSED AND RETAINED)									2,019 sq. m.	21,729 sq. ft.
TOTAL GFA INCL. RETAIL									21,514 sq. m.	231,574 sq. ft.

SUMMARY	
SITE AREA sq. ft.	62,423
SITE AREA sq. m.	5,799
F.A.R.	3.71
AMENITIES	
TOTAL REQUIRED (5.6 sq.m. per unit)	1,238
Required - sqm (min. 50% contiguous area)	619
Level 1 (Indoor)	185
Level 1 (outdoor)	122
Level 1 (outdoor and indoor) contiguous amenity area	307
Level 3 (Indoor)	170
Level 3 (Outdoor)	415
Level 3 (outdoor and indoor) contiguous amenity area	585
TOTAL PROVIDED (4.04 sq.m. per unit)	892

LANDSCAPE AREA	
Required - sqft (Approx. 30% Site Area)	18,727
TOTAL PROVIDED - sqft (approx. 25% site area)	15,554

UNIT MIX							
LEVEL	STUDIO	URBAN 1-BED	1B	2B	LIVE WORK	TH	TOTAL
1	0	0	0	0	4	8	12
2	2	2	11	7	0	0	22
3	4	2	15	9	0	0	30
4	4	2	15	9	0	0	30
5	4	2	15	9	0	0	30
6	4	2	15	9	0	0	30
7	4	2	7	11	0	0	24
8	0	1	6	12	0	0	19
9	0	1	2	10	0	0	13
10	0	1	2	8	0	0	11
Total	22	15	88	84	4	8	221
TOTAL UNIT TYPE AREA	STUDIO	URBAN 1 BED	1B	2B	LIVE WORK	TH	TOTAL
	865	667	5,069	9,558	509	1,208	17,876
AVG UNIT SIZE (ft2)	423	479	620	1,225	1,370	1,625	871
AVG UNIT SIZE (m2)	39	44	58	114	127	151	81
Percentage	10.0%	6.8%	39.8%	38.0%	1.8%	3.6%	100%

PARKING RATE		
UNIT TYPE	UNIT COUNT	
STUDIO	22	
URBAN 1-BED	15	
1 BR	88	
2BR	84	
LIVE WORK	4	
TH	8	
TOTAL UNIT COUNT	221	

	PARKING RATE	PARKING REQ'D	PARKING PROV'D
RESIDENTIAL	0.8	177	177
RETAIL & VISITOR PARKING*	0.15	57	57
ALLOCATION FOR OFFSITE PARKING THE WATERSIDE INN (15 Stavebank Rd)			15
TOTAL REQ'D PARKING		234	249

*BASED ON RETAIL AND RESIDENTIAL VISITOR USE TO SHARE PARKING SPACES. REFER TO BA GROUP'S TRAFFIC REPORT

LEVEL	PARKING PROV'D
P1	91
P2	121
P3	37
TOTAL PARKING PROVIDED	249

BIKE PARKING RATE			
LONG TERM	BIKE PARKING RATE	BIKE PARKING REQ'D	
RESIDENTIAL	0.6	133	
RETAIL	0.1	1	
OFFICE	0.1	1	
TOTAL REQ'D LONG TERM BIKE PARKING		134	
SHORT TERM	BIKE PARKING RATE	BIKE PARKING REQ'D	
RESIDENTIAL (VISITOR)	0.05	11	
RETAIL	0.2	2	
OFFICE	0.1	1	
TOTAL REQ'D SHORT TERM BIKE PARKING		14	
TOTAL REQ'D BIKE PARKING		148	

LEVEL	BIKE PARKING PROV'D
LONG TERM PARKING	164
SHORT TERM PARKING	14
TOTAL BIKE PARKING PROVIDED	178

REVISION		
NO.	DATE	DESCRIPTION
1	2022.07.05	ISSUED FOR DARC SUBMISSION
2	2022.08.25	ISSUED FOR DARC SUBMISSION R1
3	2022.08.29	ISSUED FOR OPA/ ZBLA (DRAFT)
4	2022.10.01	ISSUED FOR MUDAP
5	2022.10.14	ISSUED FOR COORDINATION
6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

B+H Architects
320 Bay Street, Suite 200
Toronto, ON M5H 4A6
T416.596.2299 F416.586.0599



LANDSCAPE ARCHITECT:
BAKER TURNER INC.
2010 Winston Park Drive, Suite 234
Oakville, ON L6H 5R7
T789.291.7620

TRAFFIC ENGINEER:
BA CONSULTING GROUP LTD.
300-45 St. Clair Avenue W.
Toronto, ON M4V 1K9
T416.961.7110

PLANNER:
URBAN STRATEGIES INC.
197 Spadina Ave.
Toronto, ON M5T 2C8
T416.304.9004

CIVIL ENGINEER:
URBANTECH CONSULTING
14th Ave. Unit 3760
Markham, ON L3R 3T7
T905.946.9461

SURVEYOR:
J.D. BARNES LIMITED
401 Wheelabrator Way, Suite A
Milton, ON L8T 3C1
T905.875.9955

HERITAGE:
ERA ARCHITECTS INC.
625 Church St. Unit 600
Toronto, ON M4Y 2G1
T416.963.4497

OWNER:
**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT:
42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS:
SITE STATISTICS

PROJECT NUMBER:
2111111

DRAWING SCALE:

DRAWN BY: RL CHECKED BY: SM DATE: 12/07/22

SHEET NO: A005 REV: 8