

4094 Tomken Rd & 924 Rathburn Rd, Mississauga, ON L4W 1J5			
1 Legal Address	4094 Tomken Rd & 924 Rathburn Rd, Mississauga, ON L4W 1J5		
2 Municipal Address	4094 Tomken Rd & 924 Rathburn Rd, Mississauga, ON L4W 1J5		
3 Applicable Zoning By-Laws	Zoning By-law (NO. 0225-2007)		
4 Zoning Designation	Residential Zone – Apartments (RA2-11)		
5 Lot Area (m2)	14,141m²		
6 New Build Lot Coverage (Area at Grade, m2)	1,805m²		
7 Total Lot Coverage (Area at Grade, m2)	2,804m²		
8 New Build GFA (m2)	18,333m²		
9 Total GFA (m2)	26,377m²		
10 Sustainability Target	TBD		
11 Established Grade (Building 1)	Geodetic el. 138.010m		
12 Established Grade (Building 2)	Geodetic el. 138.260m		
13 Total Area of Renovated Space	0		
14 Landscape Area (40% min. required)	53%		
Proposed Building Height (Building 1 & 2)	43.800m		

- 1 City of Mississauga ZBL 0225-2017 "Established grade" means, with reference to a building, structure or part thereof, the average elevation of the finished grade of the ground immediately surrounding such building or structure
- 1 Building Height is measured from Established Grade as defined above
- 2 Floor heights are measured from Established Grade at Geodetic el. Described above
- 3 Landscape Area as defined by By-Law 0225-2007

ZBA_Project Area Breakdown (m2)							
Level	Gross Constructed Area (SCA) New	Gross Floor Area (GFA) Site Total					
		Existing Church	New Community	Existing Residential	New Residential	Total	
LowerLevel 3	2805 m²	0 m²	0 m²	0 m²	22 m²	22 m²	
LowerLevel 2	4425 m²	0 m²	0 m²	0 m²	22 m²	22 m²	
LowerLevel 1	4792 m²	0 m²	0 m²	0 m²	21 m²	21 m²	
GroundLevel	1855 m²	850 m²	999 m²	1150 m²	3900 m²		
Level 2	1753 m²	157 m²	0 m²	999 m²	1620 m²	2776 m²	
Level 3	1857 m²	0 m²	0 m²	999 m²	1723 m²	2722 m²	
Level 4	1898 m²	0 m²	0 m²	999 m²	1764 m²	2763 m²	
Level 5	1909 m²	0 m²	0 m²	999 m²	1774 m²	2774 m²	
Level 6	1910 m²	0 m²	0 m²	999 m²	1775 m²	2775 m²	
Level 7	1467 m²	0 m²	0 m²	999 m²	1349 m²	2348 m²	
Level 8	1541 m²	0 m²	0 m²	0 m²	1422 m²	1422 m²	
Level 9	1541 m²	0 m²	0 m²	0 m²	1422 m²	1422 m²	
Level 10	1541 m²	0 m²	0 m²	0 m²	1422 m²	1422 m²	
Level 11	1541 m²	0 m²	0 m²	0 m²	1422 m²	1422 m²	
Level 12	1541 m²	0 m²	0 m²	0 m²	1422 m²	1422 m²	
Roof	280 m²	0 m²	0 m²	0 m²	0 m²	0 m²	
Total	32605 m²	1047 m²	0 m²	6995 m²	18333 m²	26375 m²	FSI
	32605 m²		1047 m²		23328 m²	26375 m²	1.87

ZBA_Residential Suite Mix_Overall							
Level	Studio	1 Bed	1 Bed + D	2 Bed	2 Bed + D	3 Bed	Total Count
GroundLevel	0	0	0	6	0	3	9
Level 2	0	3	0	6	0	2	11
Level 3	1	10	0	11	0	0	22
Level 4	1	12	0	12	0	0	25
Level 5	1	12	0	12	0	0	25
Level 6	1	12	0	12	0	0	25
Level 7	1	12	0	6	0	0	19
Level 8	1	11	0	8	0	1	21
Level 9	1	11	0	8	0	1	21
Level 10	1	11	0	8	0	1	21
Level 11	1	11	0	8	0	1	21
Level 12	1	11	0	8	0	1	21
Grand total	10	116	0	105	0	10	241
% of Total	4%	48%		44%		4%	

Barrier Free Units - Required (20%) OBC 3.8.2.1.(5)					
	% of total units required	# of Units Required	% of total units provided	# of units provided	Comments
Building 1	30%	26	33%	28	
Building 2	30%	47	30.8%	48	

Residential Amenity Area						
	Req. Total Amenity Area	Req. Outdoor Amenity	Provided Indoor Amenity	Provided Outdoor Amenity	Overall Rate Required	Overall Rate Provided
Building 1						
Total Area	476m²	55m²	90m²	786m²		
Area per Residential Suite	5.6m²	N/A	1.1m²	9.2m²	5.6m²	10.3m²
Building 2						
Total Area	874m²	55m²	260m²	1,634m²		
Area per Residential Suite	5.6m²	N/A	1.7m²	10.5m²	5.6m²	12.1m²

Residential Indoor Amenity Space Provided			Residential Outdoor Amenity Space Provided		
	Area	Description	Level	Area	Description
Building 1					
Ground Level			Ground Level	667m²	
Level 3			Level 3	33m²	
Level 4			Level 4	33m²	
Level 7			Level 7	53m²	
Total	90m²		Total	786m²	
Building 2					
Ground Level	190m²		Ground Level	1,356m²	
Level 3			Level 3	33m²	
Level 4			Level 4	33m²	
Level 7	70m²		Level 7	212m²	
Total	260m²		Total	1,634m²	

Calculation of Required Green Roof Area (m2)			
	Required	Provided	Notes
Gross Floor Area1		32,605m²	
Total Roof Area(s)		1,601m²	
Areas Designated for renewable energy devices		m²	
Residential Private Terraces		m²	
Rooftop Outdoor Amenity Space2		265m²	
Tower floor plate above podium <750m2			
Available roof area (Total - Deductions)		1,336m²	
Area of green roof	40%	86%	
	534m²	1,153m²	
Coverage provided:			
1 As defined in Green Roof By-Law.			
2 Rooftop Outdoor Amenity Space is the req'd amenity space, not exceeding the minimum area req'd under applicable zoning By-Law.			

Car Parking as per City of Mississauga Zoning By-Law 0225-2017						
Residential						
	Visitor (spaces per unit)	Standard (spaces per unit)	EVSE (spaces req'd)	Total Parking Required Visitor & Standard	Total Parking Provided Visitor & Standard	Spaces Provided/Notes
Building 1	0.2	1	19	102	86	Provided Parking spaces per unit as below: Standard Spaces 0.8 spaces per unit, Visitor Spaces 0.2 spaces per unit
Building 2	0.2	1	34	187	156	
Sub-Total			53	289	241	
Effective Resident Ratio (Spaces per unit)				1.20	1.00	EVSE spaces 20% of total requirement and 10% of visitor parking
Non-Residential						
	Existing Area (m2)	Standard (spaces per 100m2)	EVSE (spaces req'd)	Total Parking Required	Total Parking Provided	Spaces Provided/Notes
Place of Worship	345	27.1		93		EVSE's provided for new program only.
Daycare	385	2.5		10	77	
Sub-Total				103	77	
Existing						Spaces Provided/Notes
Existing Building Below Grade					54	Existing Spaces to Remain
Existing Building Visitor Parking					14	
Sub-Total					68	
Total					386	

Bicycle Parking as per City of Mississauga Zoning By-Law 0225-2017					
	Units/GFA	Spaces (per unit)	Spaces Required	Spaces Provided	Spaces Provided/Notes
Building 1					
Residential Long-term	85	0.6	51	66	Bicycle parking calculations resulting in a fraction are rounded up to the nearest whole number in accordance with Zoning By-law 0225-2017
Residential Short-term	85	0.05	5	12	
Total			56	78	
Building 1					
Total Long-term	156	0.6	94	94	
Total Short-term	156	0.05	8	24	
Total			101	118	
Total Bicycle Parking			157	196	

Loading		
	Number of Units/Size	Area
Building 1	85	LOADING SPACE 9.0m (L) x 3.5m (W) x 4.5m (H)
Building 2	156	LOADING SPACE 9.0m (L) x 3.5m (W) x 7.5m (H)
Total		
1 Rate requirements calculated as per the City of Mississauga Zoning By-Law 0225-2017		
2 One loading space to accommodate both new buildings, and to be located within Building 2		
3 New loading space also to accommodate Existing Church		

Waste Management				
Residential Garbage and Recycling	Req'd Garbage & Recycling Facilities1		Proposed Garbage and Recycling Facilities2	
Recycling: 1 bin/50 suites	Bins3	Room Size1 (m2)	Bins3	Room Size (m2)
Garbage: 1 bin/50 suites	3	25m2 for first 50 units, 13m2 for each next 50 units		
Organics: 1 bin/50 suites	3	25m2 for first 50 units, 13m2 for each next 50 units		
Total	3	25m2 for first 50 units, 13m2 for each next 50 units		
1 Requirements calculated as per the City of Toronto Requirements for Garbage, Recycling and Organics Collection Service (May, 2012). 2 Assumes pick-up --/week. 3 Maximum bin sizes: Recycling: , Garbage: , Organics:				

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1. 10/12/2014  
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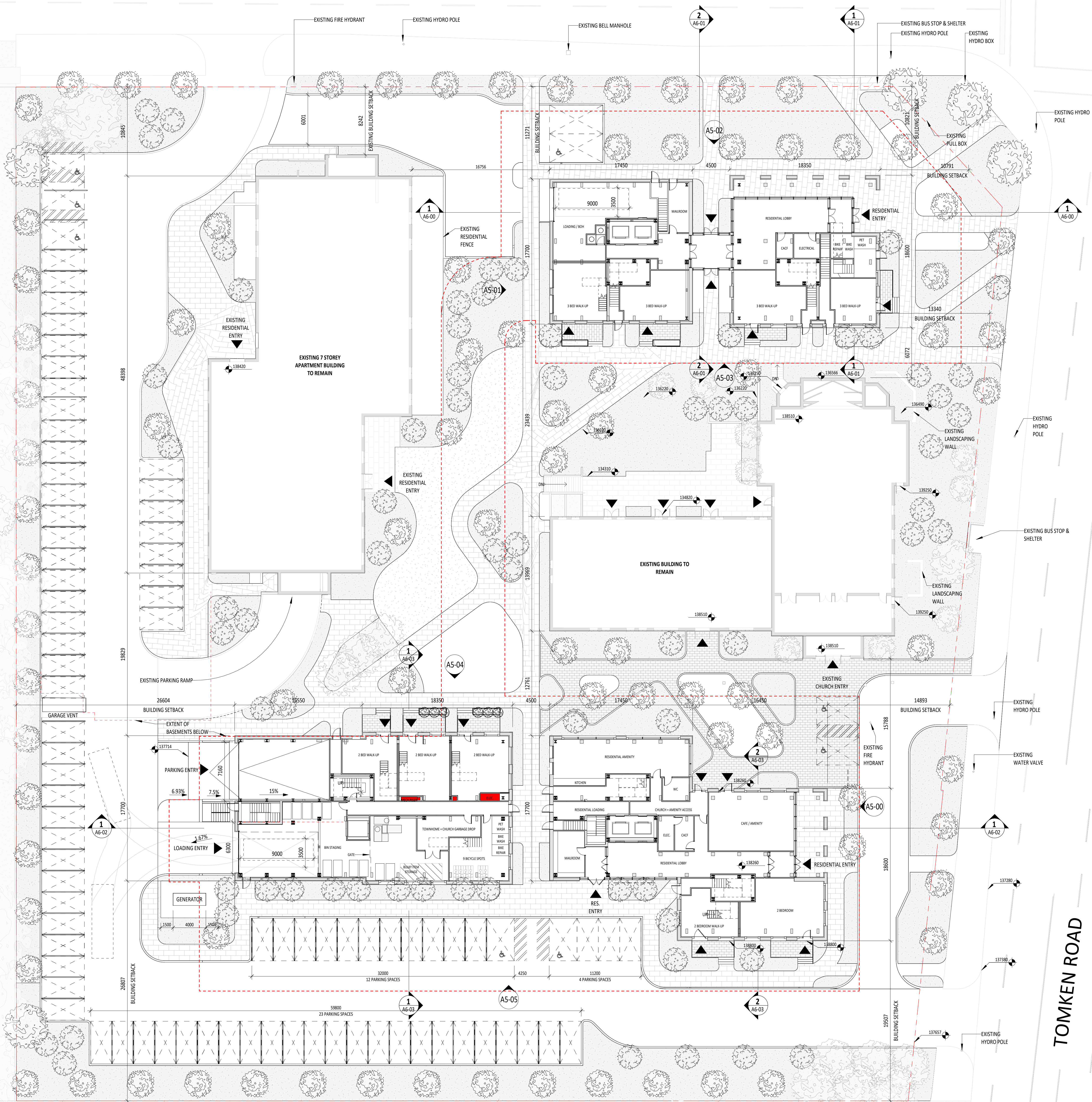
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STATISTICS



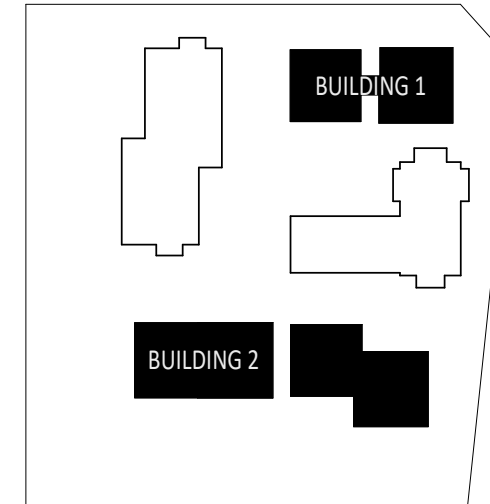
RATHBURN ROAD EAST



TOMKEN ROAD

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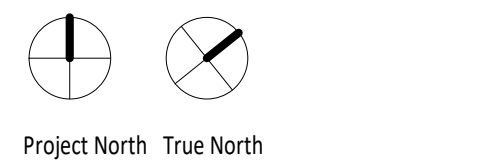
KEY PLAN

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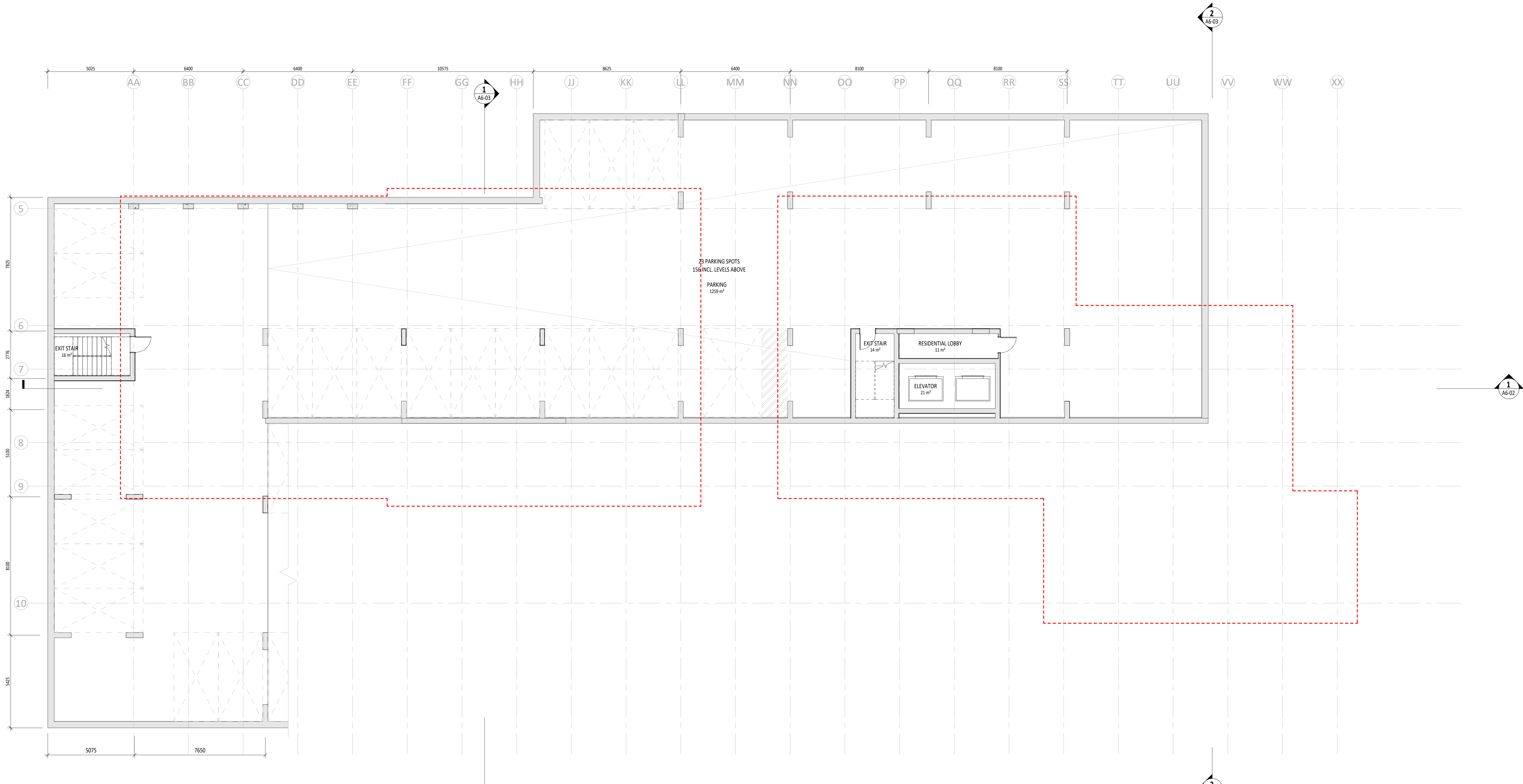
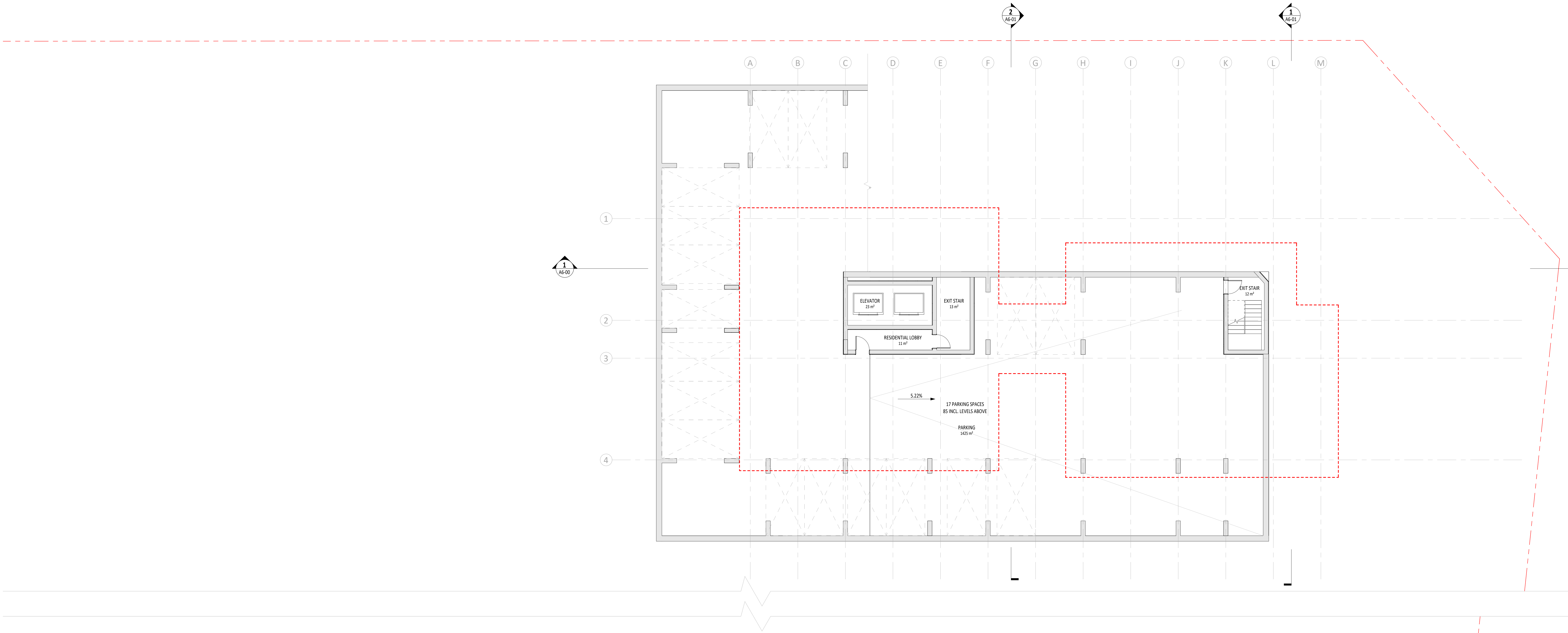


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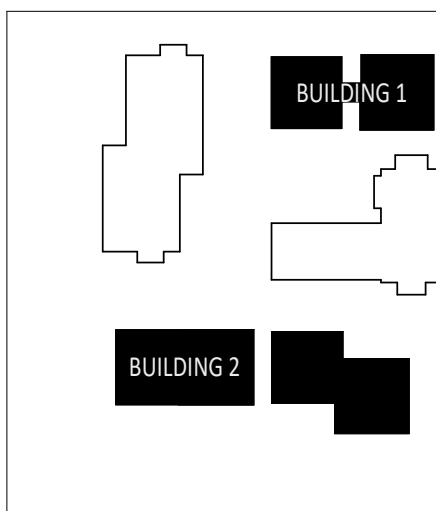
**SITE PLAN**





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1. 10/13/2014 [Box Submission]

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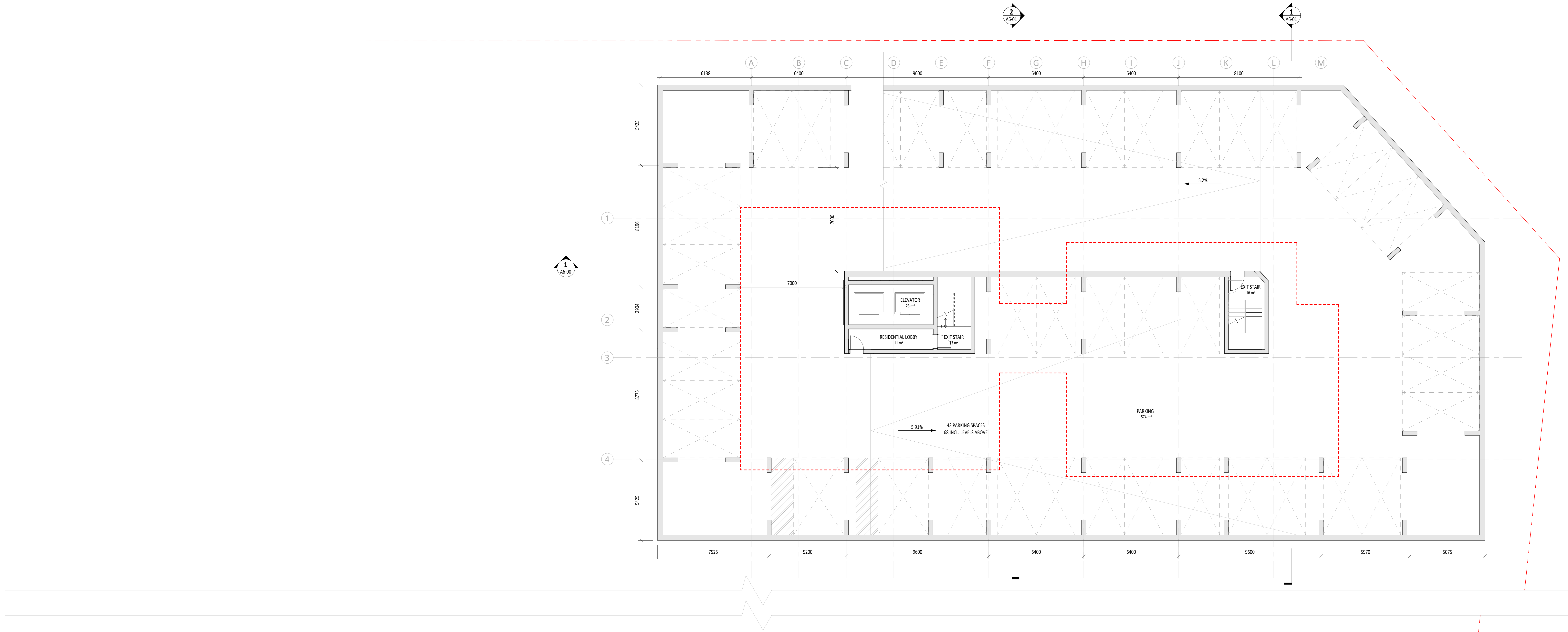
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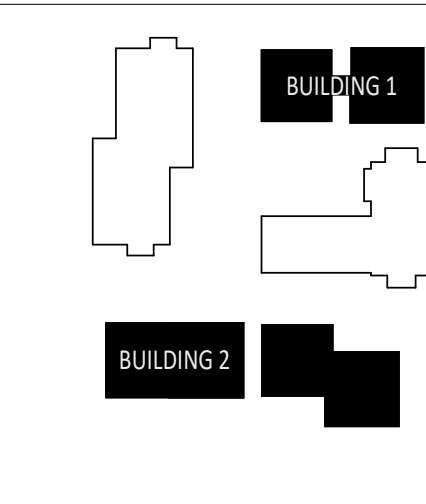
**FLOOR PLAN -  
LOWER LEVEL 3**

**A2-00**

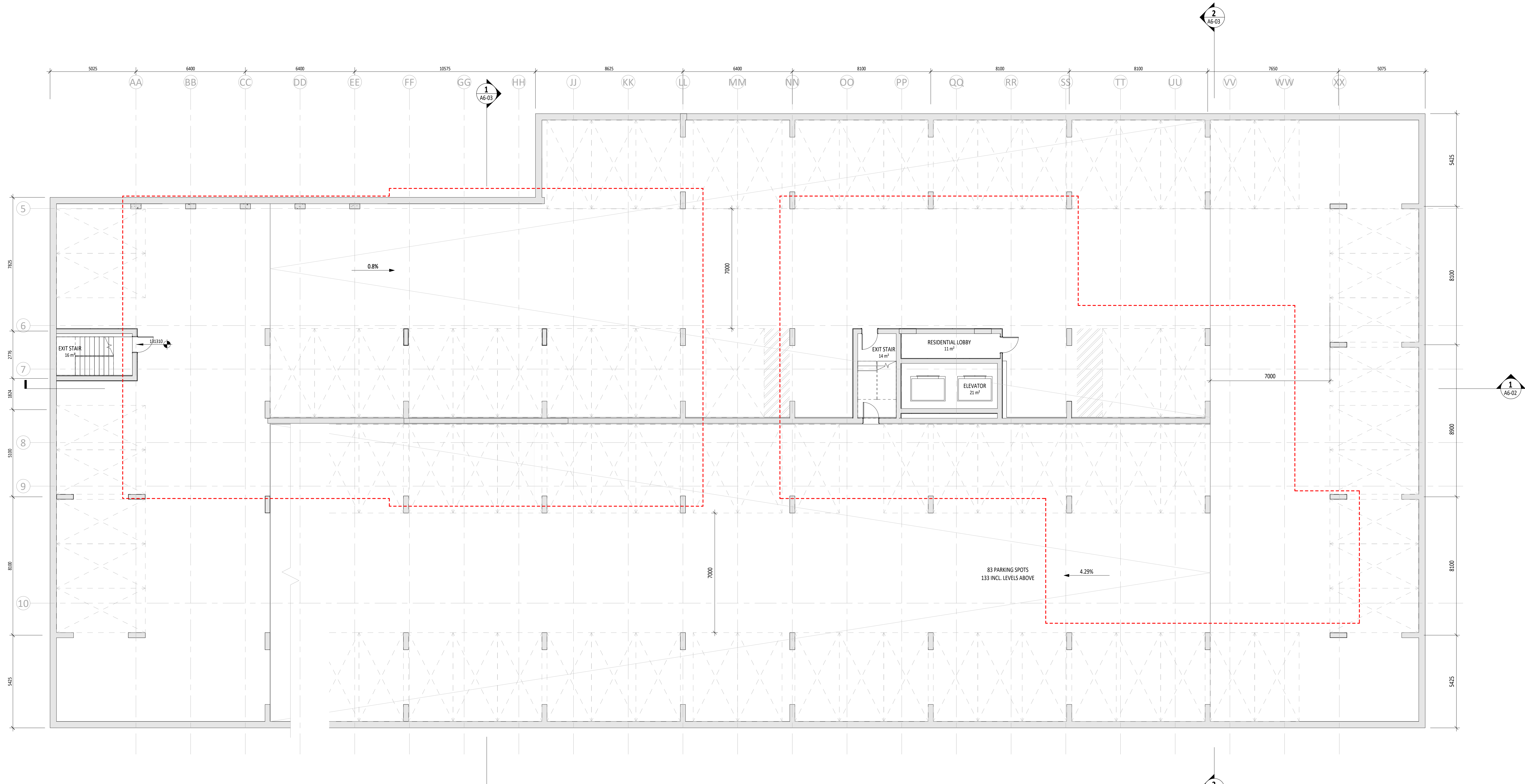


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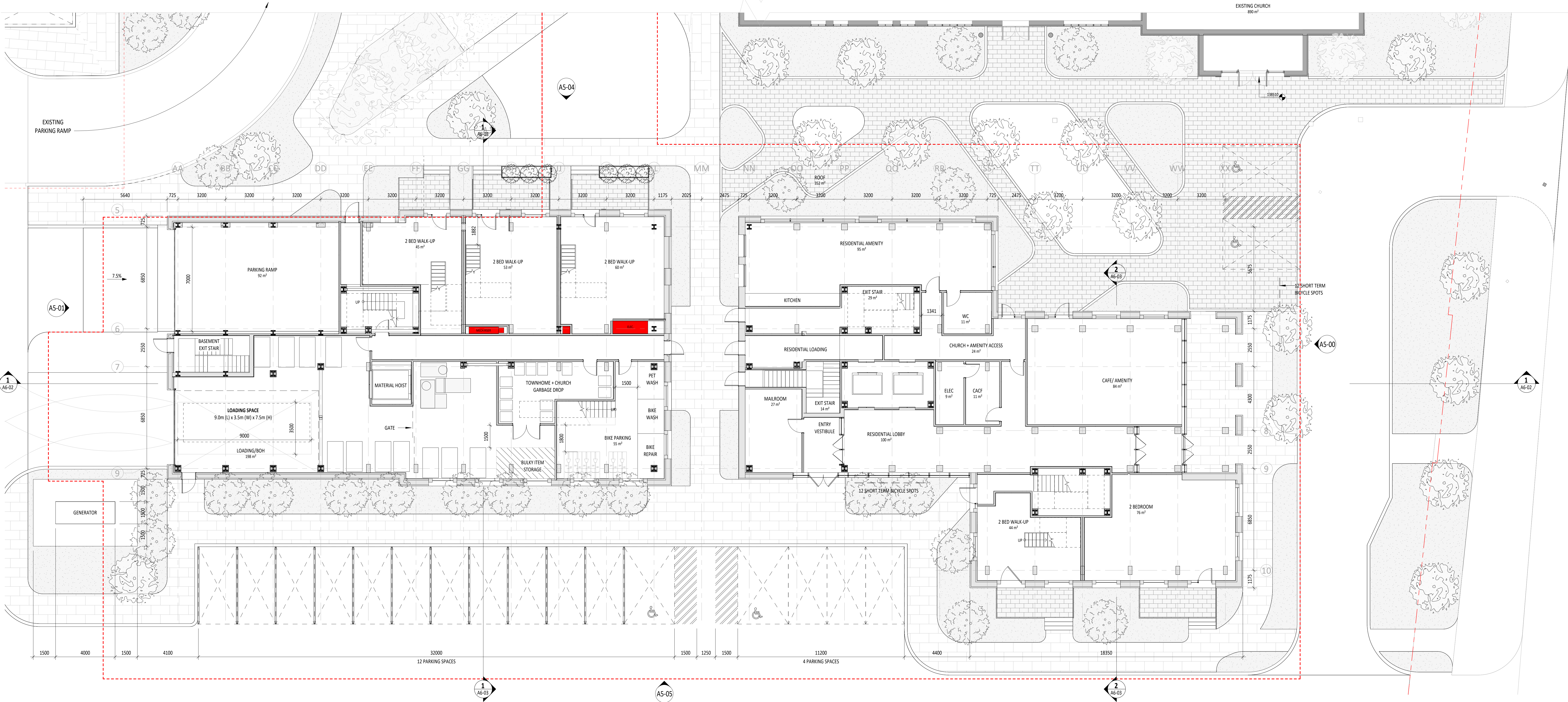
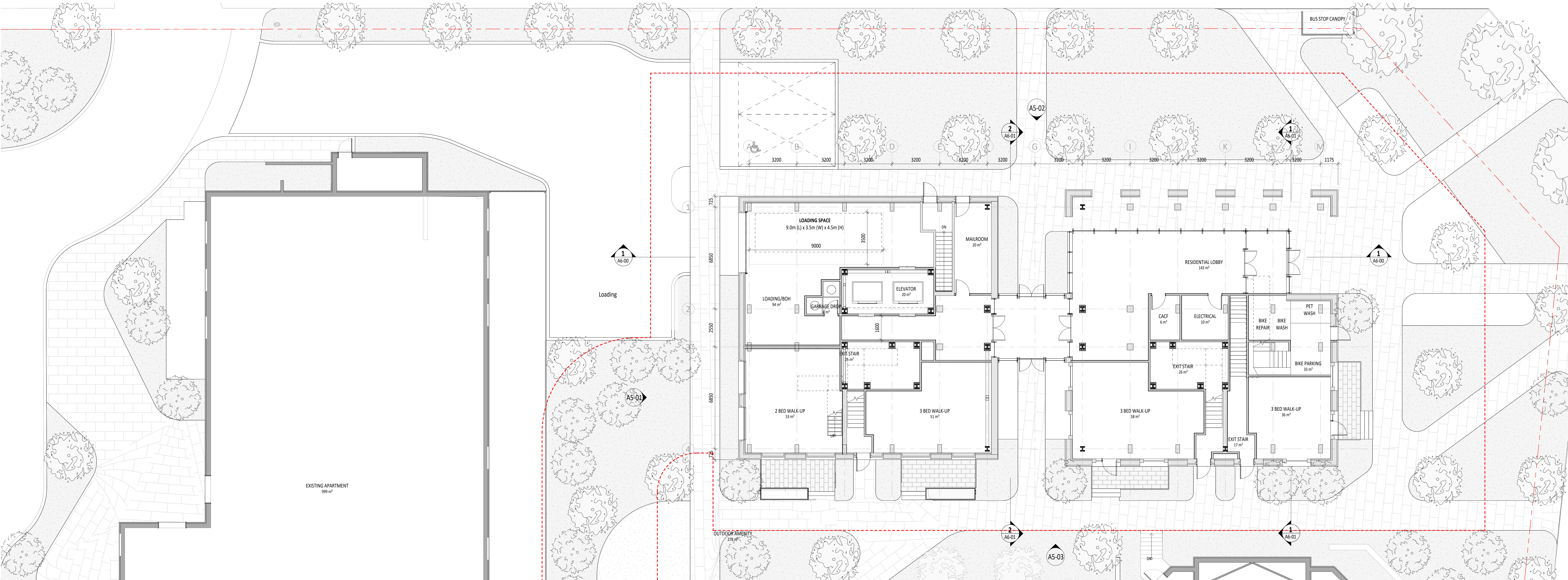
**FLOOR PLAN -  
LOWER LEVEL 2**

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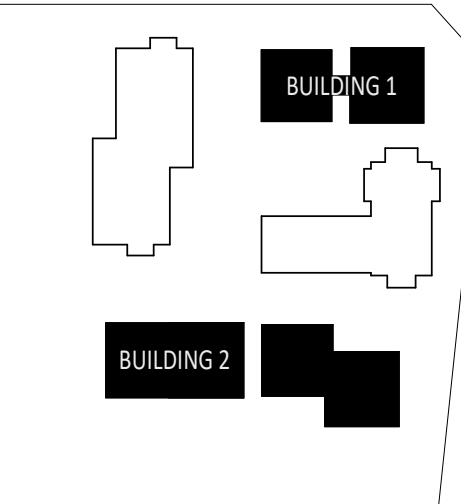






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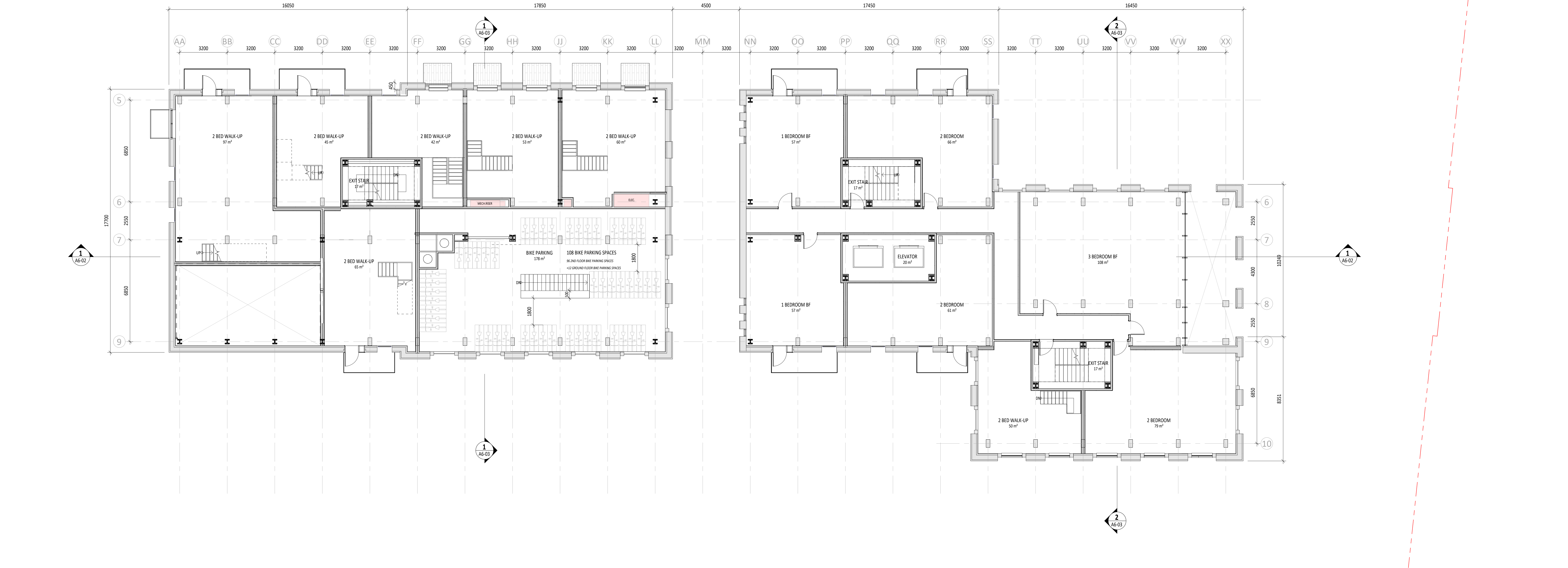
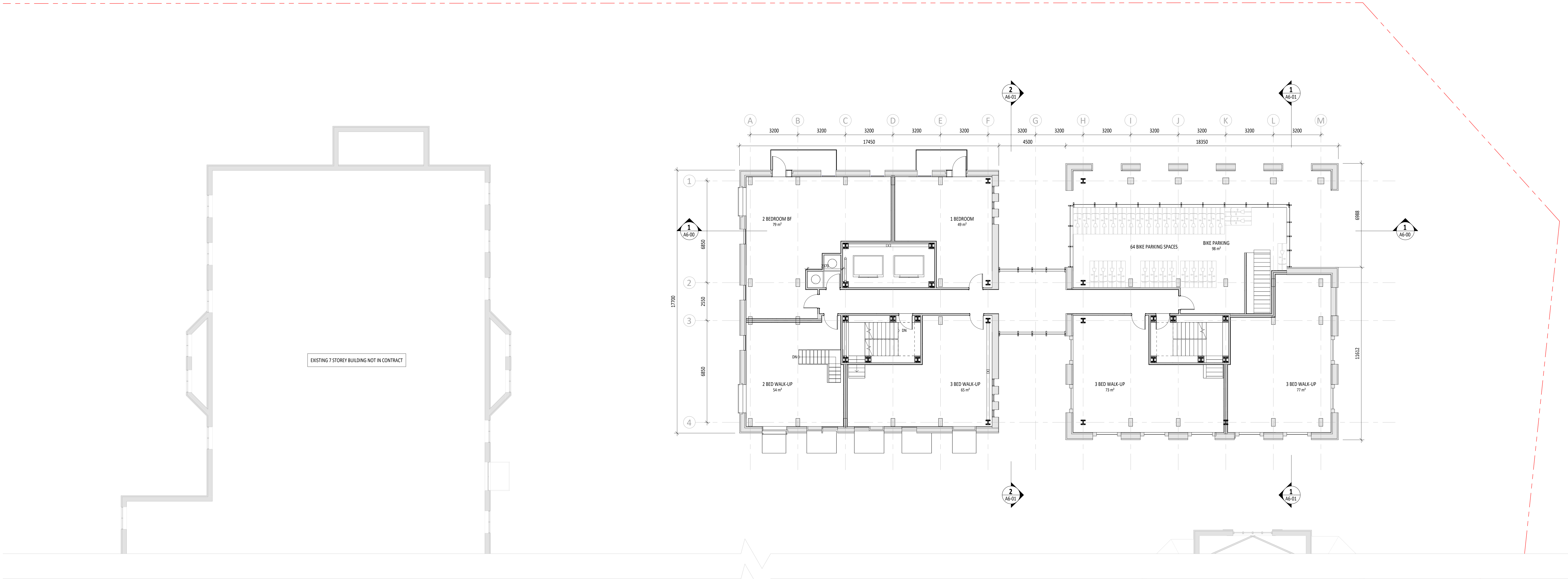
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**FLOOR PLAN - GROUND LEVEL**

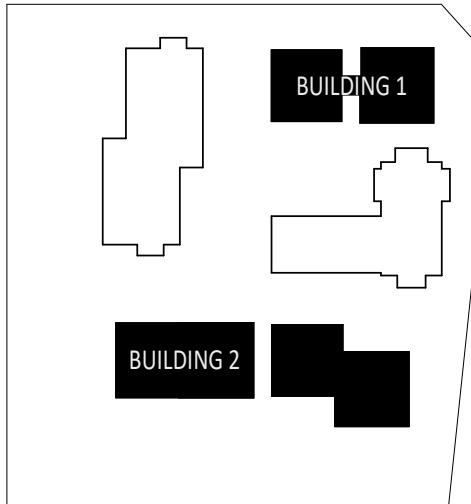
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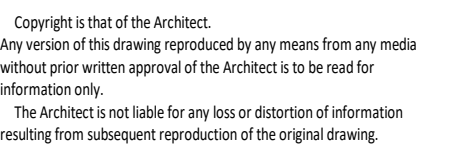
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**FLOOR PLAN - LEVEL 2**





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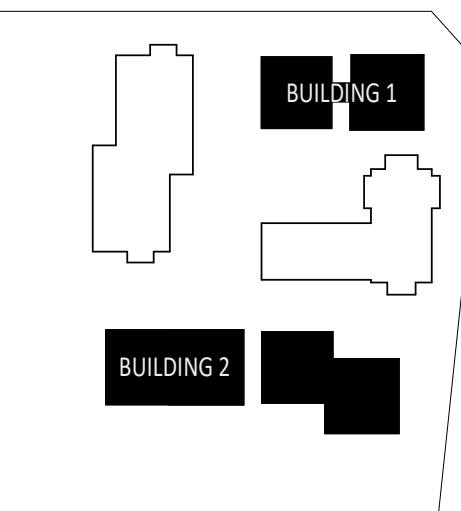
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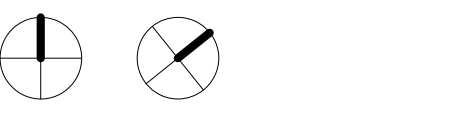
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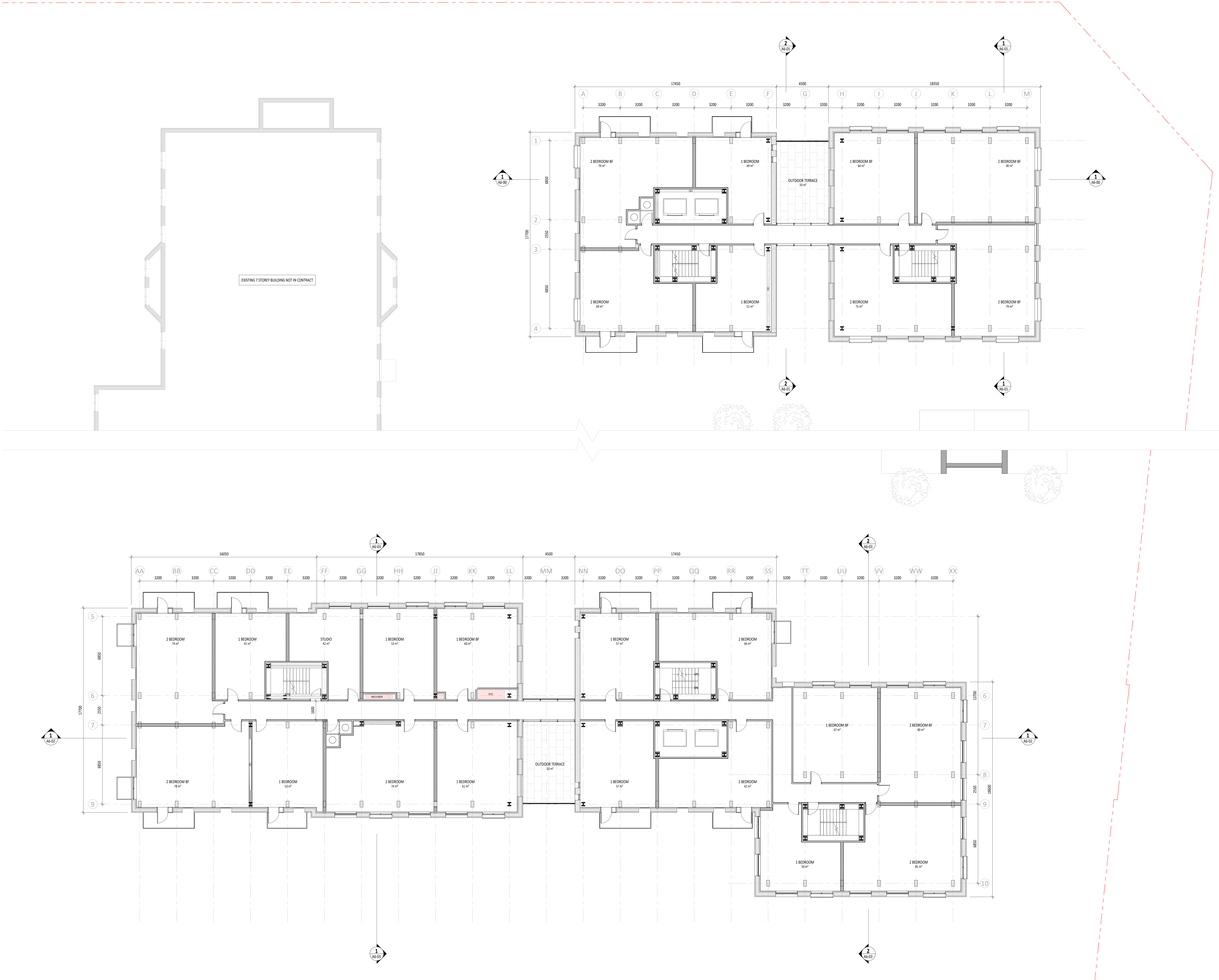
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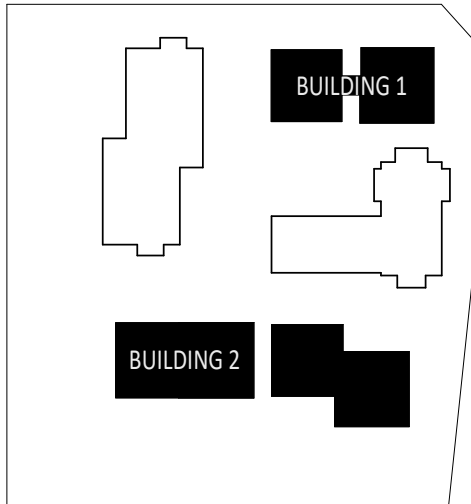
### FLOOR PLAN - LEVEL 3





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  3. The architect is not responsible for construction of any structure not shown on the drawings. The architect is not responsible for construction of any structure not shown on the drawings. The architect is not responsible for construction of any structure not shown on the drawings.
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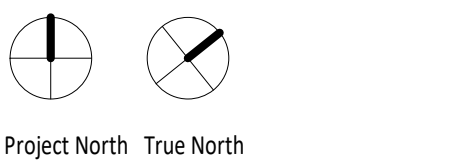
KEY PLAN

1	10/14/2022	10/14	10/14	10/14
Rev.	Date	By	Check	Issued

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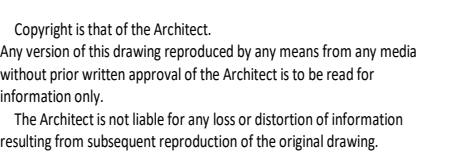
4094 Tomken Rd, Mississauga, ON  
L4W 1J5



Project No. 2112  
Scale 1:100  
Plot Date 10/14/2022

FLOOR PLAN - LEVEL 4





**DRAWINGS, NOTES:**

Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies to the Contract Documents to the Architect before commencing work.

The Architect/Drawings Engineer is to be kept in conjunction with all other trades and tradesmen to coordinate the Work. The Architect/ Mechanical and Electrical Drawings: In the event of difference between the Consultant's drawings with respect to the quantity, sizes or scope of work, the greater shall apply.

Dimensions of all finished Mechanical and Electrical Drawings, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be installed as directed by the Architect.

Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.

The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.

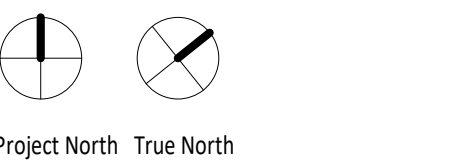
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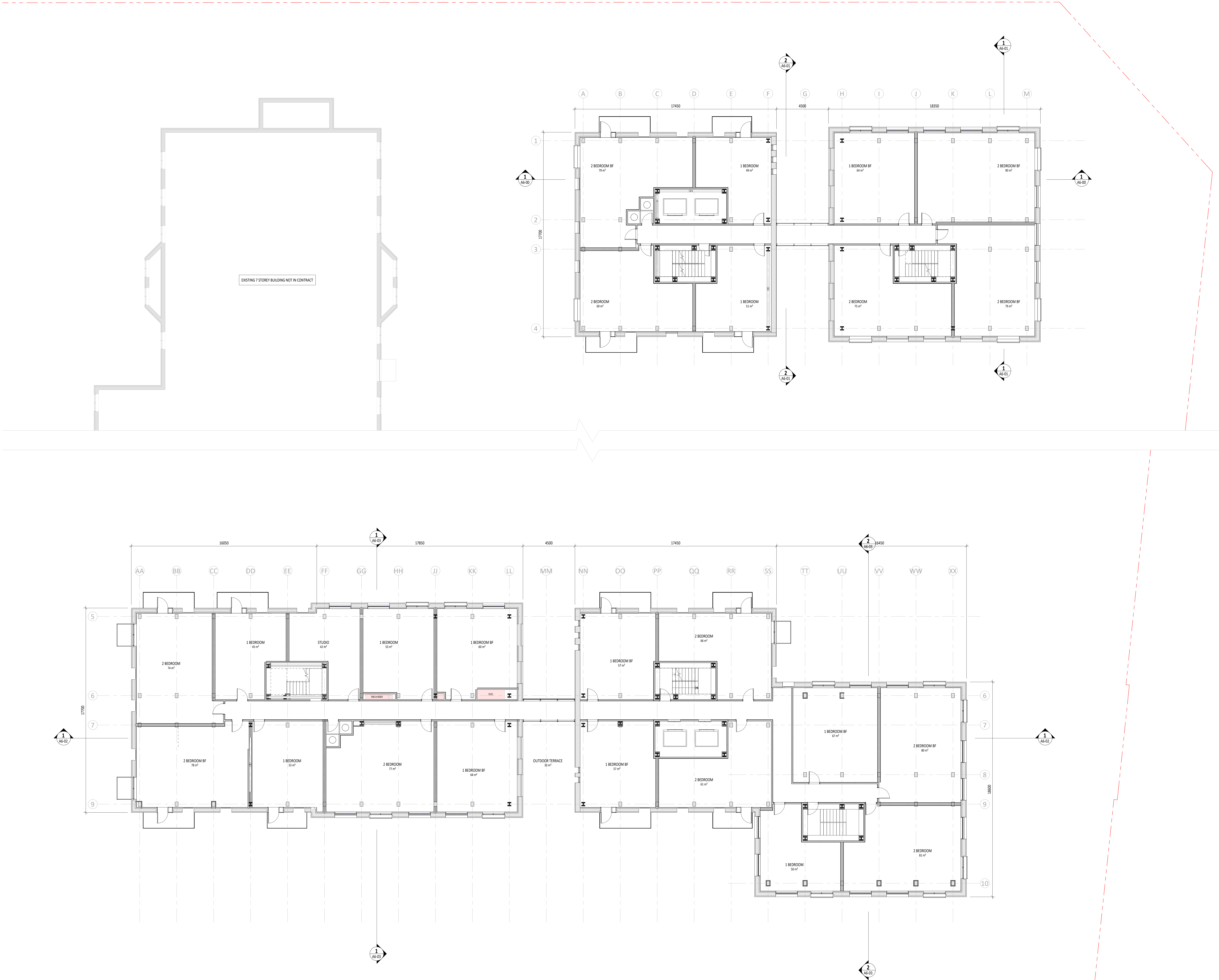
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Plot Date 10/14/2022

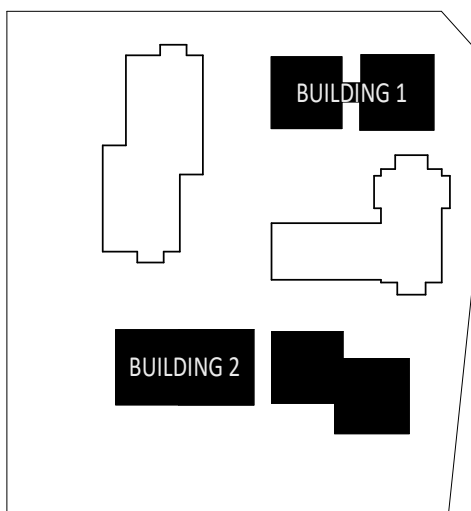
### FLOOR PLAN - LEVEL 5





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  2. The architect's drawings are to be used in conjunction with all other contract documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of any discrepancy between the Contract Documents, the Project Manual, the Structural, Mechanical and Electrical Drawings, the Project Manual shall apply.
  3. Equipment required for mechanical, electrical and electrical services, fittings and fixtures are indicated on the mechanical and electrical drawings. Locations shown on the mechanical and electrical drawings shall govern over mechanical and electrical drawings. Mechanical and electrical items not clearly located will be located as indicated by the architect.
  4. Dimensions indicated on plans between the faces of structural surfaces unless otherwise noted.
  5. The architect has not been responsible for preparation of construction documents or responsibility for means, methods and techniques of construction.
  6. These documents are not to be used for construction unless specifically indicated on each drawing.



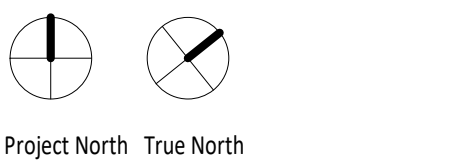
KEY PLAN

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No.	Site	Issued

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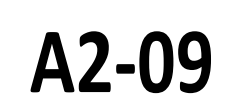
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Plot Date 10/14/2022

FLOOR PLAN - LEVEL 6



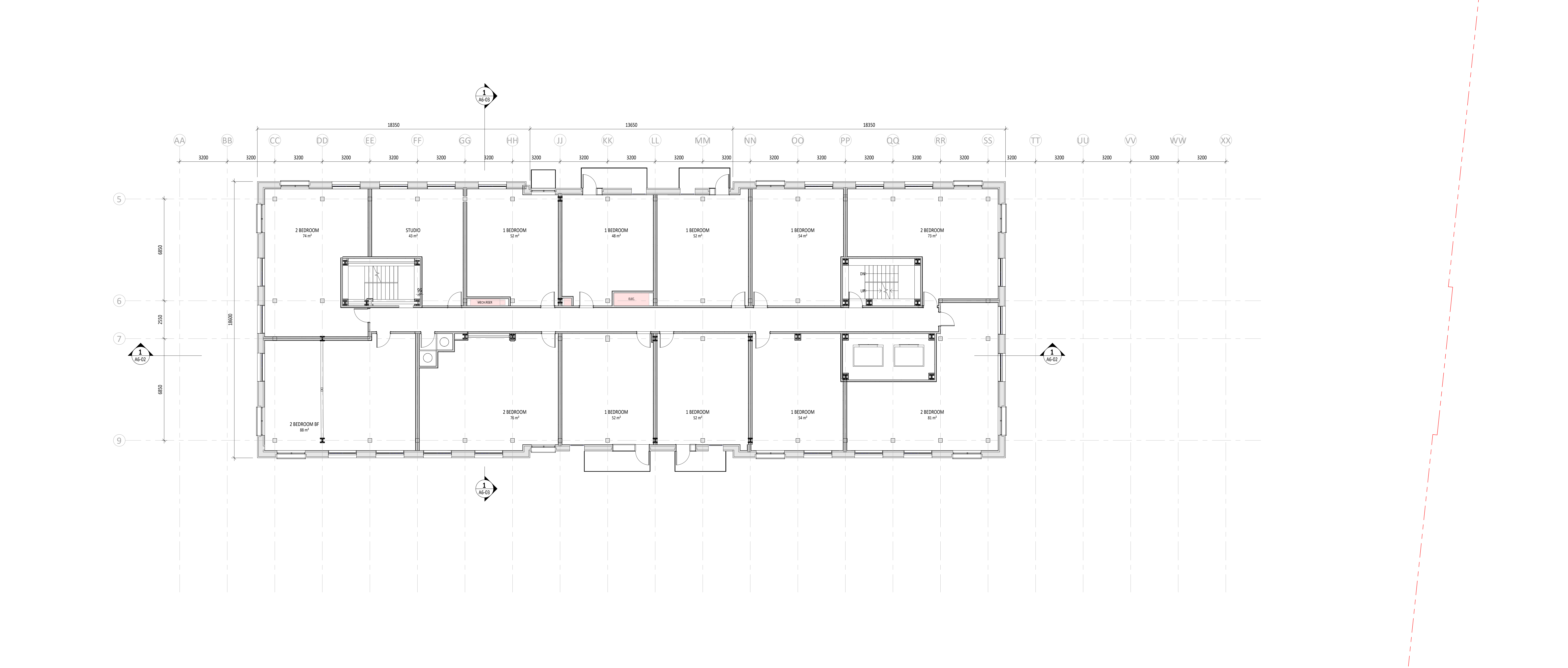
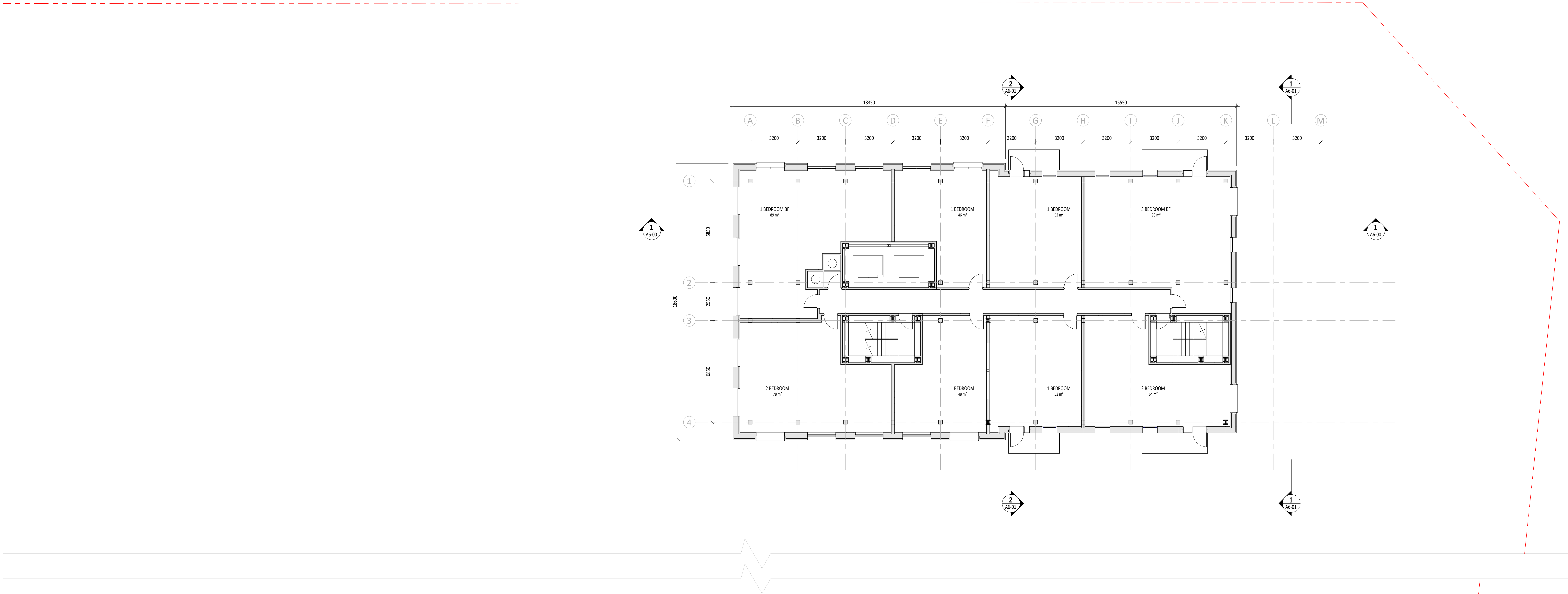






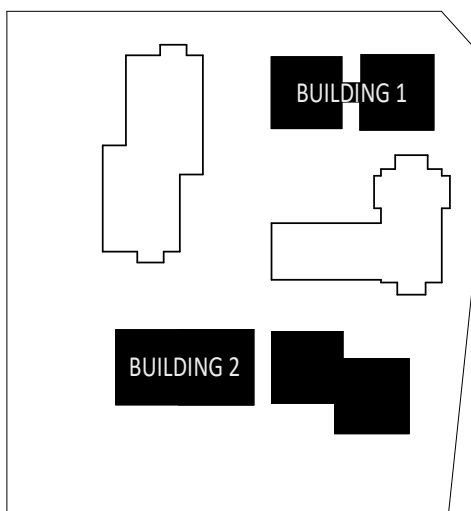
**A2-10**





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  2. The architect's drawings are to be read in conjunction with all other contract documents including the Project Manual and the Division of Mechanical and Electrical (M&E) Division. In the event of any discrepancy, the Division of Mechanical and Electrical (M&E) Division shall prevail.
  3. Equipment specified in the Division of Mechanical and Electrical (M&E) Division, including mechanical and electrical equipment, shall be located within the building as shown on the drawings. Equipment shall be located within the building as shown on the drawings. Equipment shall be located within the building as shown on the drawings.
  4. Dimensions are given in feet and inches. Dimensions shall be rounded to the nearest inch.
  5. The architect has not been responsible for the preparation of construction documents or for the preparation of construction documents or for the preparation of construction documents.
  6. These documents are not to be used for construction unless specifically approved by the architect.



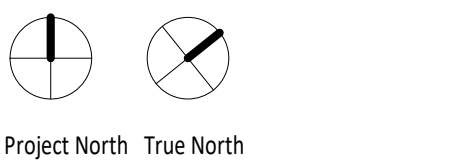
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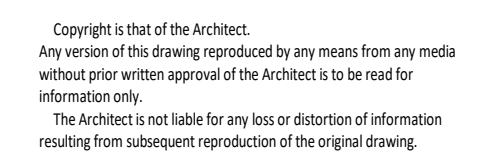
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Plot Date 10/14/2022

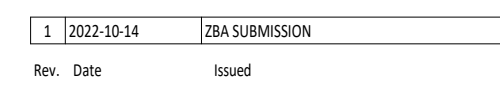
FLOOR PLAN - LEVEL 9





**GENERAL NOTES:**

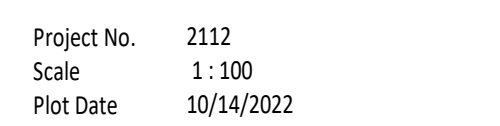
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before beginning the Work.
2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the General Conditions of the Contract. In case of conflict between the Architectural Drawings and the General Conditions, the General Conditions shall govern with respect to the quantity, size, scope of work, the greater shall apply.
3. Portions of exposed or finished Mechanical or Electrical devices, fittings, and components shall be in a structural location. Location shown on the Architectural Drawing shall govern over Mechanical and Electrical Mechanical and Electrical notes and details located will be located as directed by the Architect.
4. Concealed work shall be in a clean location between the faces of finished surfaces unless otherwise noted.
5. The architect has not been retained for supervision of construction and assumes no responsibility for repairs, methods and techniques of construction.
6. These documents are not to be used for construction unless specifically stated.



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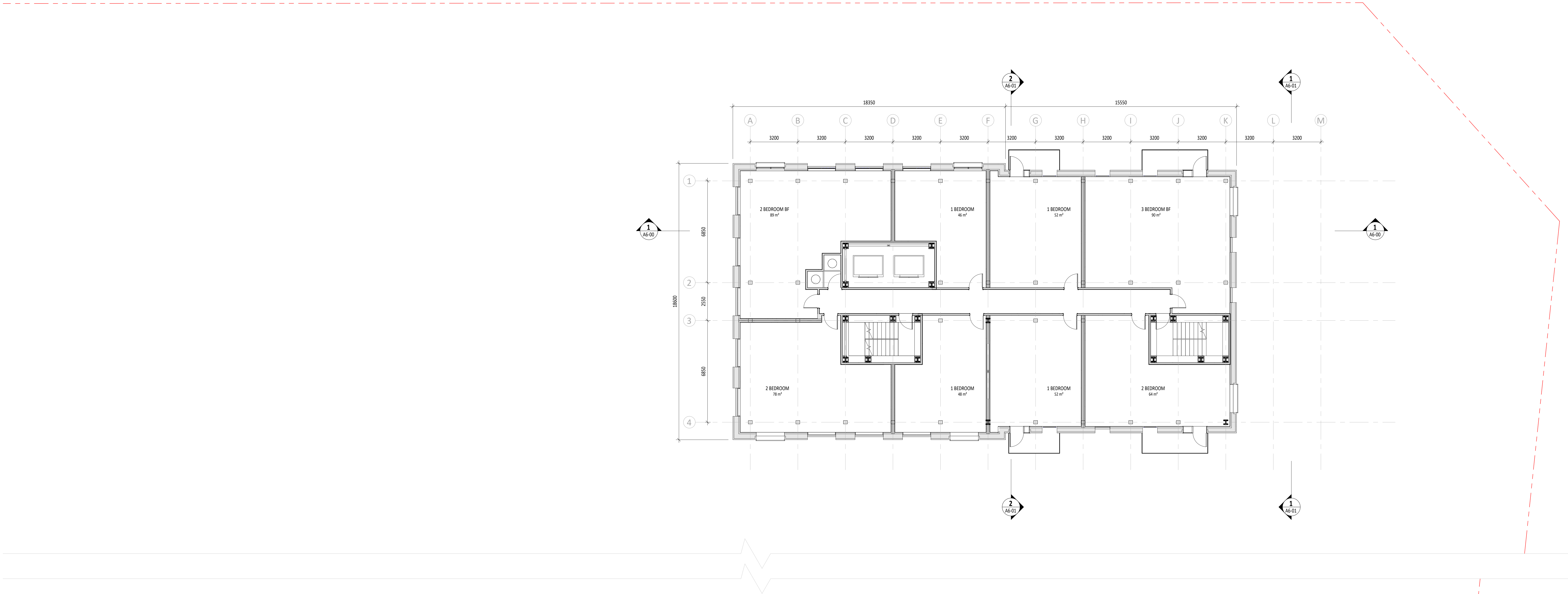
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**FLOOR PLAN - LEVEL 10**

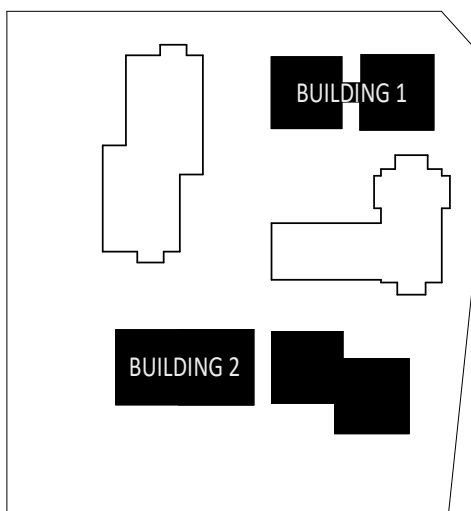
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  2. The Architect's drawings are to be read in conjunction with all other contract documents including the Project Manual and the General Contractor's specifications. The General Contractor is responsible for the quality, safety, and scope of work the project shall apply.
  3. Equipment required for mechanical, electrical, and fire protection services, fittings, and fixtures are indicated on the mechanical drawings. Locations shown on the mechanical drawings shall govern over mechanical and electrical drawings. Mechanical and electrical items not clearly located will be located as indicated by the architect.
  4. Dimensions indicated on the plans between the faces of finished surfaces unless otherwise noted.
  5. The architect has not been responsible for preparation of construction materials or equipment for means, methods and techniques of construction.
  6. These documents are not to be used for construction unless specifically indicated on the drawings.



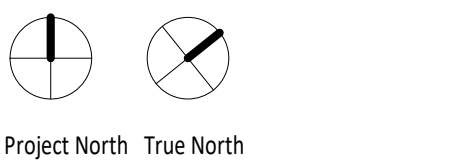
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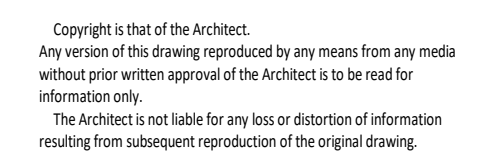
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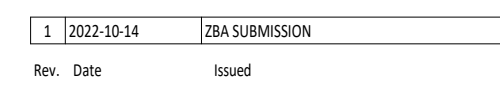
FLOOR PLAN - LEVEL 11





**GENERAL NOTES:**

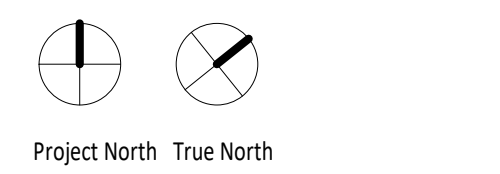
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before construction.
2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings in cases of difference the Structural drawings will prevail with respect to the quantity, size or scope of work, the greater shall apply.
3. Protection of existing or finished Mechanical or Electrical devices, fittings, equipment, and components shall be the responsibility of the Contractor on the Architectural Drawings shall govern over the Structural Drawings. Mechanical and Electrical notes not clearly located will be located as indicated by the Architect.
4. Dimensions indicated are not between the faces of finished surfaces unless otherwise noted.
5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These documents are not to be used for construction unless specifically authorized in writing by the architect.



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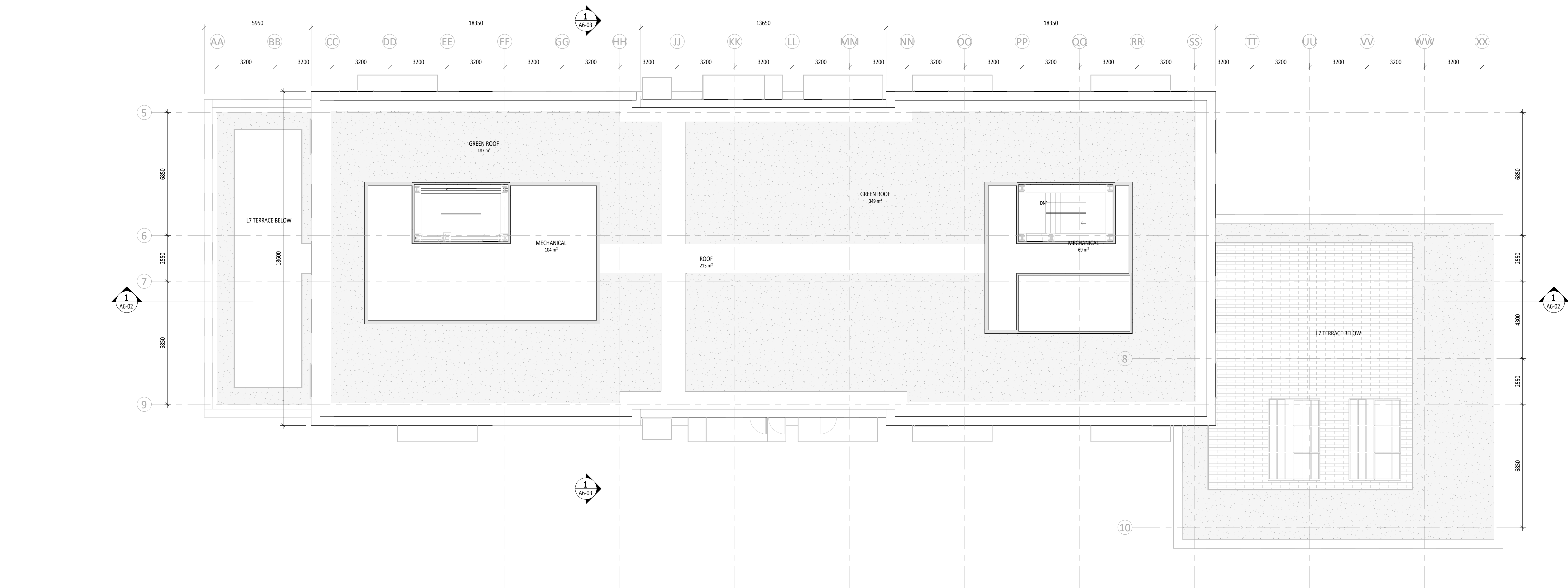
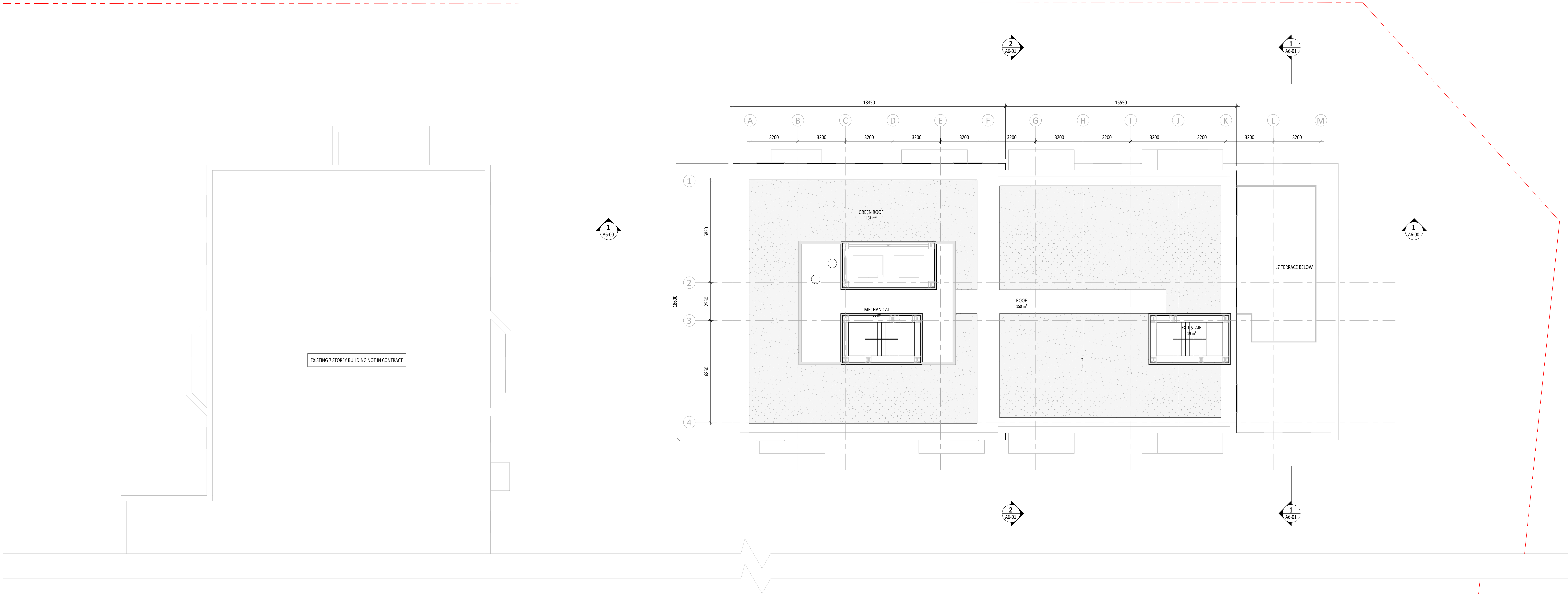
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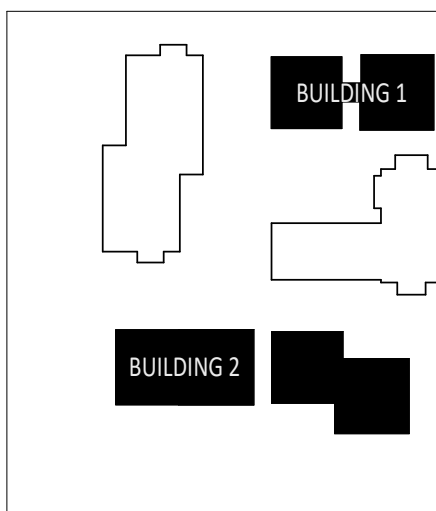
**FLOOR PLAN - LEVEL 12**





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  2. The Architect's drawings are to be read in conjunction with all other contract documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In the event of any conflict between the Contract Documents, the order of priority shall be: Project Manual, then Structural, then Mechanical, then Electrical, then the General Contractor's specifications, then the drawings.
  3. The Architect is responsible for the design of the Mechanical, Electrical, and Plumbing systems shown on the Mechanical, Electrical, and Plumbing Drawings. The Architect is not responsible for the design of the Structural systems shown on the Structural Drawings. The Architect is not responsible for the design of the L7 Terrace shown on the L7 Terrace Drawing.
  4. The Architect is not responsible for the design of the L7 Terrace shown on the L7 Terrace Drawing. The Architect is not responsible for the design of the L7 Terrace shown on the L7 Terrace Drawing.
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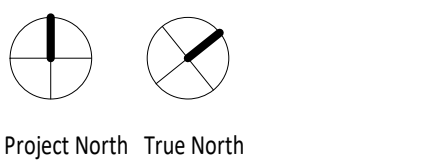
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**FLOOR PLAN - ROOF  
LEVEL**