

DEVELOPMENT STATISTICS

m - Denotes Meters
sm - Denotes Square Meters
min - Denotes Minimum
max - Denotes Maximum

PROJECT DATA			
Municipal Address of Subject Lands:	1840 - 1850 Bloor Street Mississauga, Ontario PLAN 775 FT LOT 1		
Legal Description:	Zoning By-law: 0225-2007, Enacting Bylaw BL-0225/07, BL-0131/18 Exception Zone Map # 19 By-law: 0174-2017		
Zoning By-law:	RAA-1 (Greenlands) G2	Proposed Use:	Apartment
Gross Site Area:	39,284.44 sm	Proposed F.S.I.:	1.67
Permitted F.S.I.:	1.00	Proposed GFA (combined):	65,778.94 sm
By-law: 0225-2007	1.80	Total NEW Building C & D	31,580.94 sm
Mississauga Official Plan, Applewood Neighbourhood	FSI ranges 0.5 - 1.2	Total EXISTING Building A & B	34,198.00 sm
Permitted Lot Coverage:	40%	Existing F.S.I.	0.87
Proposed Lot Coverage:	20%		
Lot Frontage:	204.39 m	No of Frontages:	1
Lot Depth:	202.34 m		
Established Grade:	128.33 m	CDG (Canadian Geodatic Datum)	
Published Elevation:	129.29 m		

BUILDING HEIGHT			
PERMITTED	PROPOSED		
Highest point of the roof surface of a flat roof:	Highest point of the roof surface of a flat roof:		
Height to Top of MPH Roof:	Height to Top of MPH Roof C & D:	56.87 m	
No. of Storeys Permitted:	No. of Storeys Proposed C & D:	18 storeys	

BUILDING SETBACKS			
PERMITTED	PROPOSED		
Front Yard Setback	Front Yard Setback	N/A	m
Side Yard Setback N	Side Yard Setback N	34.00	
Side Yard Setback S	Side Yard Setback S	39.00	
Rear Yard Setback	Rear Yard Setback	7.50	

PROPOSED LANDSCAPED SOFT AREAS			
Gross Site Area*	39,284.44		
Ground Floor Area*	7,844.58	20% * Building Footprint New + Existing	
Landscaped Open Space**	19,164.59	49% ** Soft Landscaping + Hard Landscaping areas	
Paved Surface Area***	12,175.79	31% *** Driveway, Parking lots and loading areas	

PROPOSED RESIDENTIAL UNITS			
TOTAL Number of Residential Units (A, B, C, & D): 767			
EXISTING:	Unit Count	NEW:	Unit Count
Rental Building A:	167	Rental Building C:	218
Rental Building B:	167	Rental Building D:	215
Total Units (A & B):	334	Total Units (C & D):	433

PROPOSED AMENITY			
REQUIRED	sm	PROVIDED	sm
New Buildings C & D (5.6 sm / Unit)	2,424.80	TOTAL Indoor Amenity Provided:	649.13 15%
Existing Buildings A & B (5.6 sm / Unit)	1,870.40	TOTAL Outdoor (other) Provided:	1,017.52 24%
Required TOTAL:	4,295.20	TOTAL Outdoor (at grade) Provided:	2,829.55 61%
Amenity location	2,147.60	61% contiguous area provided at grade	
50% in one contiguous area	55.00	2,629 sm provided at grade	

PROPOSED PARKING SPACE			
REQUIRED	Prk. Spaces	PROVIDED	Prk. Spaces
Total Parking Spaces Required:	1078	Total Parking Spaces Provided:	1035
		RATIO PROPOSED	1.35
		(Res: 1.15 / Unit Vis: 0.20 / Unit)	
Breakdown of parking space by location:			
		Open Surface Spaces	272
		P1 Existing 'A' (Existing)	75
		P1 Existing 'B' (Existing)	99
		Above Grade Parking	261
		Below Grade Parking	328
		TOTAL:	1035
Visitor TOTAL (0.20/unit)			
		Buildign A + B Existing	450
		RATIO PROPOSED	1.35
		(Res: 1.15 / Unit Vis: 0.20 / Unit)	
		Buildign C + D	585
		RATIO PROPOSED	1.35
		(Res: 1.15 / Unit Vis: 0.20 / Unit)	

PROPOSED BICYCLE PARKING			
REQUIRED	PROVIDED		
LONG TERM RATIO: 0.7 / UNIT	LONG TERM - Building C, D	380	
SHORT TERM RATIO: 0.08 / UNIT	SHORT TERM - Building A, B, C, D	66	
	TOTAL No. Bicycle Parking:	446	

PROPOSED LOADING SPACE			
REQUIRED	PROVIDED		
Type of Loading Space Required:	Type of Loading Space Provided:	3.5m x 9.0m	
Building A	Building A	1	
Building B	Building B	1	
Building C	Building C	1	
Building D	Building D	1	
TOTAL No. of Loading Spaces:	TOTAL No. of Loading Spaces:	4	

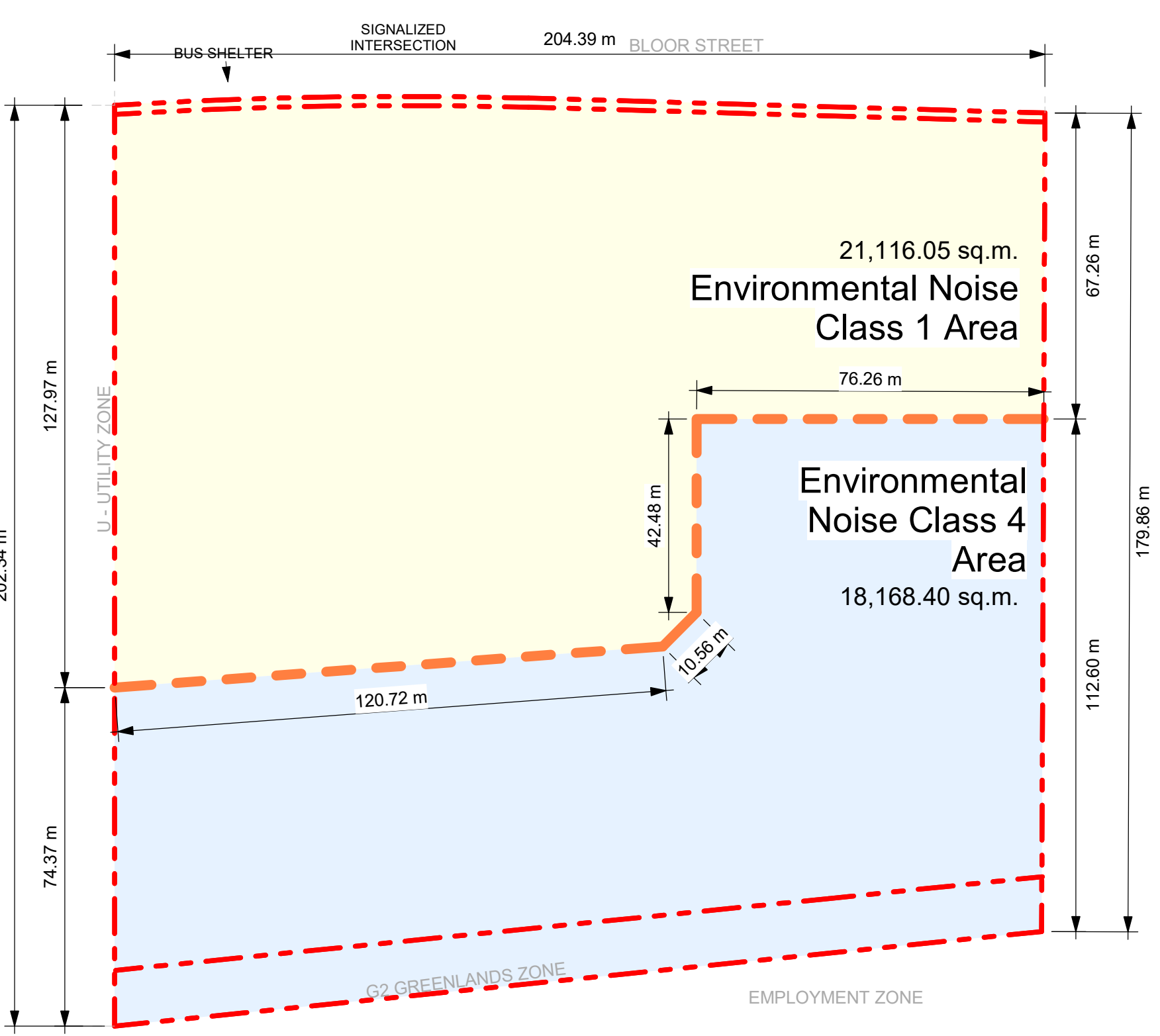
BREAKDOWN OF PROJECT DATA BY COMPONENTS - PROPOSED NEW BUILDINGS C & D			
PROVIDED RESIDENTIAL UNIT MIX			
PROVIDED BUILDING C	Unit Count	PROVIDED BUILDING D	Unit Count
Unit Type		Unit Type	
Studio	0 0%	Studio	0 0%
1 Bedroom	33 43%	1 Bedroom	88 41%
2 Bedroom	103 47%	2 Bedroom	106 48%
3 Bedroom	22 10%	3 Bedroom	21 10%
TOTAL:	218	TOTAL:	215

BREAKDOWN OF PROJECT DATA BY COMPONENTS - EXISTING BUILDINGS A & B			
RESIDENTIAL UNIT MIX - EXISTING			
Existing BUILDING A - 1840 Bloor	Unit Count	Existing BUILDING B - 1850 Bloor	Unit Count
Unit Type		Unit Type	
Studio	0 0%	Studio	0 0%
1 Bedroom	84 50%	1 Bedroom	83 50%
2 Bedroom	57 34%	2 Bedroom	56 34%
3 Bedroom	26 16%	3 Bedroom	28 17%
TOTAL:	167	TOTAL:	167

AREAS - EXISTING			
Existing GFA	sm		
1840 EXISTING A Residential GFA	17,099.00	* As per Mississauga Data WITH NO DEDUCTIONS	
1850 EXISTING B Residential GFA	17,099.00		
TOTAL:	34,198.00		

SURVEY INFORMATION BASED ON PLAN OF SURVEY SHOWING TOPOGRAPHICAL DATA OF LOT 1 REGISTERED PLAN 775 CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED DATED MAY 22, 2019

ALL BUILDING HEIGHTS ARE DIMENSIONED FROM ESTABLISHED GRADE



TREE PROTECTION NOTE:

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials, building materials, soil, etc. may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two years following completion of all site works. Hoarding must be inspected prior to the removal of any tree hoarding from the site.

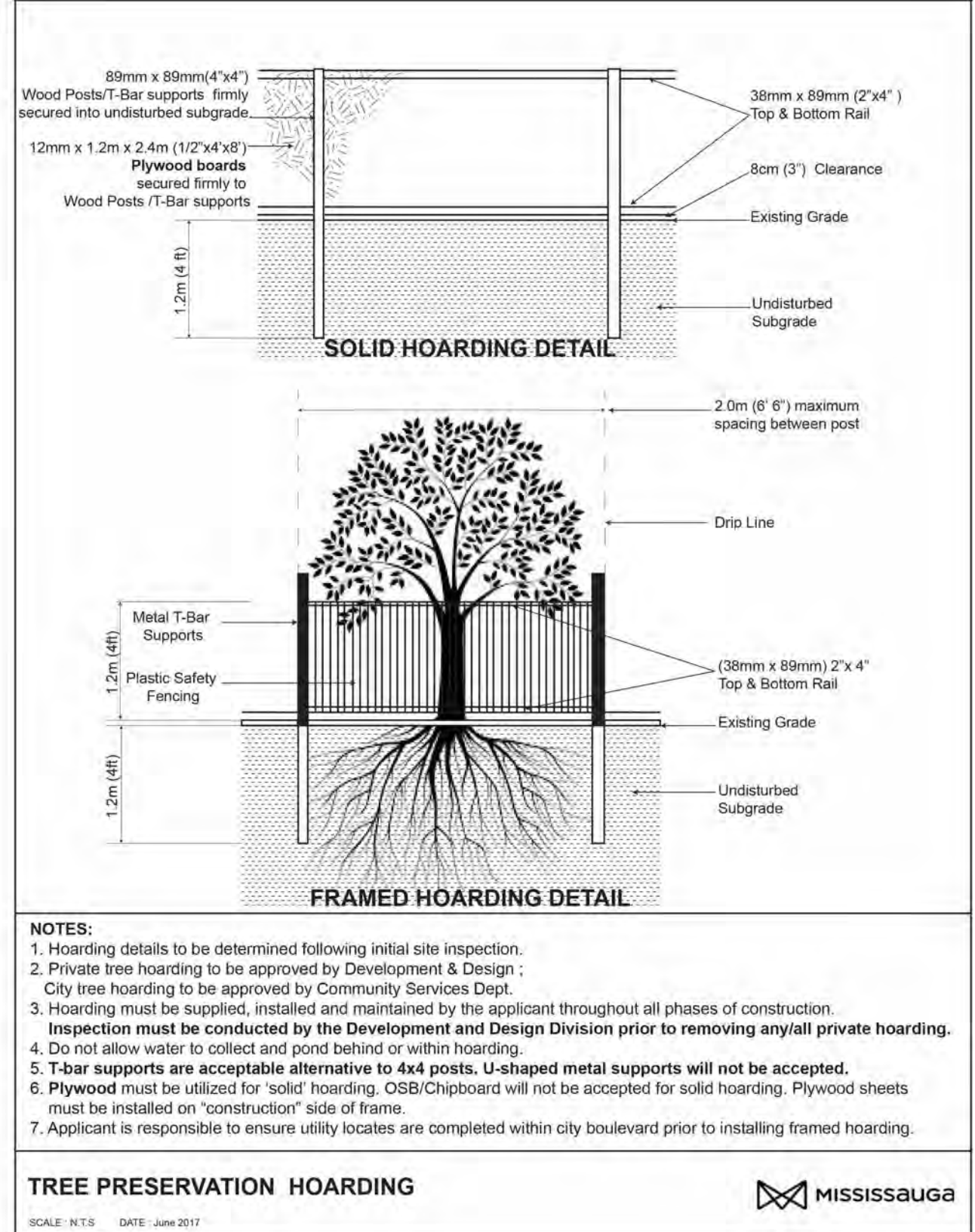
Owner's Signature: _____
Date: _____

SITE PLAN NOTES:

1. THE MICROCLIMATE SPECIALIST SHALL CONFIRM TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT THAT THE 'AS CONSTRUCTED' BUILDINGS AND WIND MITIGATION FEATURES ARE IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE FINAL APPROVED PEDESTRIAN WIND COMFORT AND SAFETY STUDY

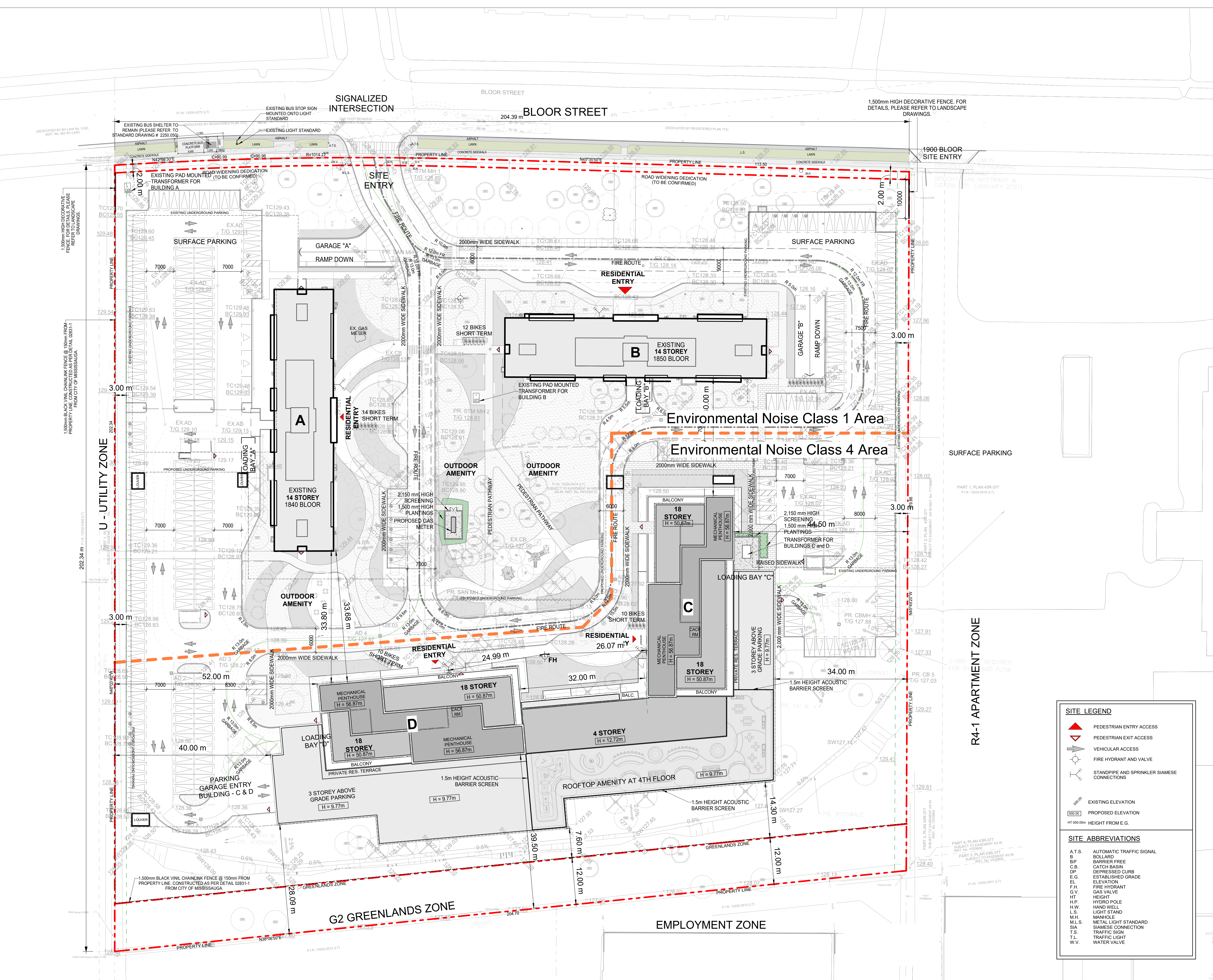
WASTE MANAGEMENT NOTES

1. THE BINS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7 AM.
2. THE DRIVER IS NOT REQUIRED TO EXIT THE COLLECTION VEHICLE TO FACILITATE COLLECTION.
3. PROPERTY MANAGEMENT IS RESPONSIBLE FOR EMPTYING BINS THAT ARE INACCESSIBLE TO THE COLLECTION VEHICLE.
4. PROPERTY MANAGEMENT MUST BE VISIBLE TO WASTE COLLECTION VEHICLE ON APPROACH TO SITE, OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.
5. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR SAFELY MANEUVERING WASTE COLLECTION VEHICLES INTO AND/OR OUT OF, AS WELL AS AROUND THE SITE.
6. PROPERTY MANAGEMENT STAFF WILL BE RESPONSIBLE FOR MOVING BINS TO THE STAGING AREA AT THE TIME OF COLLECTION AND RETURNING TO STORAGE ROOM FOLLOWING COLLECTION.



GENERAL NOTE:

- i. I hereby certify that this drawing conforms in all respects to the site development plans Architect or Engineer's Signature (if applicable) and Professional Seal.
- ii. The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan approved by the City of Mississauga.
- iii. All exterior lighting will be directed onto the site and will not intrude upon the adjacent properties.
- iv. All rooftop mechanical units shall be screened from view by the applicant.
- v. Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the By-law Requirements and Building Code Requirements.
- vi. The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
- vii. Grades shall be met with a 3% maximum slope at the property lines and within the site.
- viii. All damaged areas shall be reinstated with topsoil and sod prior to the release of securities.
- ix. Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.
- x. Any fencing adjacent to municipal lands is to be located 15 cm (6 in.) inside the property line.
- xi. Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m (196 ft.) of a residentially zoned property and must conform to the Engineer Certified Lighting Plan.
- xii. The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
- xiii. The Owner covenants and agrees to construct and install "shielded" lighting fixtures on the subject lands, in conformity with the Site Plan and Engineer Certified Lighting Plan to the satisfaction of the City of Mississauga.
- xiv. The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.
- xv. Where signage is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineer. Underground parking structures with landscaping area to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for sod
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
- 15 cm of drainage gravel plus 90 cm for trees
- xvi. Prefabricated sheet drain system with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod
- Prefabricated sheet drain system with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs
- Prefabricated sheet drain system with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees
- xvii. The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading plan for this project and is to be approved by the Consulting Engineer for the project.
- xviii. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
- xix. All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.



OWNER:
RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3962

APPLICANT:
Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON, Canada M5E 1M2
Tel: 416-947-0944

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KEY PLAN:
BLOOR ST.
A, B, C, D

ISSUES:

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2023/03/13
2	RE-ISSUED FOR OPA & ZBA	2022/11/16
3	RE-ISSUED FOR OPA & ZBA	2024/06/26

APPROVAL STAMP:

ARCADIS
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PROJECT: BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON

LEGAL DESCRIPTION: LOT 1
REGISTERED PLAN 775

PROJECT NO.: 120303
REV. DATE: 02-20-03 W3

SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER: A-003
ISSUE: 3