

ESTABLISHED GRADE AND HEIGHT DEFINITIONS

CITY OF MISSISSAUGA ZONING BY-LAW	
Building Height	Established Grade
(1) means, with reference to the height of a building, structure or part thereof, except a detached dwelling, semi-detached, duplex, triplex, townhouse, back to back townhouse or stacked townhouse, the vertical distance between the established grade and: (1.1) the highest point of the roof surface of a flat roof; or (1.2) the mean height level between the eaves and ridge of a sloped roof. (1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or (1.4) the highest point of a structure without a roof. (0325-2008), (0174-2017), (0181-2018/LPAT Order 2019 February 15)	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, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority. (City of Mississauga Zoning by-law 225-2007)
(3) means, with reference to the height of a townhouse, back to back townhouse and stacked townhouse, the vertical distance between the context grade and: (2.1) the highest point of the roof surface of a flat roof; or (2.2) the mean height level between the eaves and ridge of a sloped roof. (2.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or (2.4) the highest point of a structure without a roof. (0181-2018/LPAT Order 2019 February 15) See Illustration No. 6 - Section 1.3 - Illustrations	

ESTABLISHED GRADE CALCULATION FOR BUILDING A

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	160.90	160.80	160.85	13.74	2210.08
2	160.80	160.80	160.80	6.50	1045.20
3	160.80	160.65	160.73	6.50	1044.71
4	160.65	160.65	160.65	13.00	2088.45
5	160.65	160.20	160.43	5.45	874.32
6	160.20	160.11	160.16	8.40	1345.30
7	160.11	160.30	160.21	4.69	751.36
8	160.30	159.24	159.77	9.66	1543.38
9	159.24	158.88	159.06	10.00	1590.60
10	158.88	158.90	158.89	22.04	3501.94
11	158.90	158.77	158.84	13.69	2174.45
12	158.77	158.77	158.77	6.00	952.62
13	158.77	158.19	158.48	9.36	1483.37
14	158.19	158.60	158.40	12.55	1987.86
15	158.60	159.75	159.18	12.55	1997.65
16	159.75	159.85	159.80	4.78	763.84
17	159.85	160.20	160.03	9.04	1446.63
18	160.20	160.26	160.23	8.22	1317.09
19	160.26	160.35	160.31	5.92	949.01
20	160.35	160.50	160.43	9.44	1514.41
21	160.50	160.52	160.51	1.70	272.87
22	160.52	160.65	160.59	7.62	1223.66
23	160.65	160.90	160.78	7.77	1249.22
TOTAL		208.62		33328.01	
ESTABLISHED GRADE				159.75	

ESTABLISHED GRADE CALCULATION FOR BUILDING B

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	159.35	159.35	159.35	40.29	6420.21
2	159.35	159.35	159.35	7.18	1144.13
3	159.35	159.01	159.18	2.27	361.34
4	159.01	158.90	158.96	6.53	1037.98
5	158.90	158.67	158.79	7.48	1187.71
6	158.67	158.47	158.57	7.96	1262.22
7	158.47	158.26	158.37	6.80	1076.88
8	158.26	158.00	158.13	9.56	1511.72
9	158.00	157.70	157.85	6.94	1095.48
10	157.70	157.63	157.67	1.24	195.50
11	157.63	157.40	157.52	7.75	1220.74
12	157.40	157.10	157.25	7.45	1171.51
13	157.10	157.12	157.11	1.62	254.52
14	157.12	156.76	156.94	11.02	1729.48
15	156.76	156.76	156.76	7.37	1155.32
16	156.76	157.41	157.09	7.28	1143.58
17	157.41	157.80	157.61	16.83	2652.49
18	157.80	158.20	158.00	6.24	985.92
19	158.20	158.20	158.20	6.02	952.36
20	158.20	158.35	158.28	3.13	495.40
21	158.35	158.35	158.35	3.39	536.81
22	158.35	158.35	158.35	1.34	212.19
23	158.35	158.52	158.44	20.36	3225.74
24	158.52	158.85	158.69	8.00	1269.48
25	158.85	159.85	159.35	12.60	2007.81
26	159.85	159.35	159.60	9.88	1576.85
TOTAL		226.53		35883.37	
ESTABLISHED GRADE				158.40	

ESTABLISHED GRADE CALCULATION FOR BUILDING C

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	158.79	159.06	158.93	20.86	3315.18
2	159.06	158.45	158.76	12.08	1917.76
3	158.45	157.73	158.09	10.92	1726.34
4	157.73	157.85	157.79	20.86	3291.50
5	157.85	158.79	158.32	23.00	3641.36
6	158.90	158.90	158.90	4.71	748.42
7	158.90	158.45	158.68	10.63	1686.72
8	158.45	157.95	158.20	10.03	1586.75
9	157.95	157.95	157.95	0.95	150.05
10	157.95	157.45	157.70	11.15	1758.36
11	157.45	157.45	157.45	6.25	984.06
12	157.45	157.57	157.51	20.71	3262.03
13	157.57	157.95	157.76	10.67	1683.30
14	157.95	158.90	158.43	12.33	1953.38
TOTAL		175.15		27705.20	
ESTABLISHED GRADE				158.18	

ESTABLISHED GRADE CALCULATION FOR BUILDING D

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	158.83	158.60	158.72	12.63	2004.57
2	158.60	158.22	158.41	13.37	2117.94
3	158.22	157.31	157.77	15.81	2494.26
4	157.31	157.15	157.23	0.77	121.07
5	157.15	157.15	157.15	6.00	942.90
6	157.15	157.00	157.08	6.85	1075.96
7	157.00	156.95	156.98	9.72	1525.80
8	156.95	156.83	156.89	0.78	122.37
9	156.83	156.83	156.83	8.68	1361.28
10	156.83	156.93	156.88	18.00	2823.84
11	156.93	157.64	157.29	11.54	1815.07
12	157.64	157.75	157.70	8.02	1264.71
13	157.75	158.05	157.90	8.60	1357.94
14	158.05	158.35	158.20	11.96	1892.07
15	158.35	158.63	158.49	9.41	1491.39
16	158.63	158.85	158.74	7.16	1136.58
17	158.85	158.83	158.84	6.23	989.57
TOTAL		155.53		24537.34	
ESTABLISHED GRADE				157.77	

ESTABLISHED GRADE CALCULATION FOR BUILDING E

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	156.74	156.75	156.75	21.50	3370.02
2	156.75	156.75	156.75	5.77	904.45
3	156.75	156.28	156.52	30.33	4747.10
4	156.28	155.90	156.09	12.00	1873.08
5	155.90	155.90	155.90	2.54	395.99
6	155.90	155.71	155.81	11.00	1713.86
7	155.71	155.75	155.73	1.38	214.91
8	155.75	155.90	155.83	5.49	855.48
9	155.90	155.90	155.90	7.31	1139.63
10	155.90	155.90	155.90	9.60	1496.64
11	155.90	156.33	156.12	22.09	3448.58
12	156.33	156.44	156.39	9.19	1437.18
13	156.44	156.75	156.60	10.97	1717.85
14	156.75	156.60	156.68	5.80	908.72
15	156.60	156.74	156.67	6.22	974.49
TOTAL		161.19		25197.95	
ESTABLISHED GRADE				156.32	

ESTABLISHED GRADE CALCULATION FOR TH1

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	156.90	156.95	156.93	12.35	1938.02
2	156.95	156.46	156.71	36.75	5758.91
3	156.46	156.83	156.65	6.86	1074.58
4	156.83	156.41	156.62	10.36	1622.58
5	156.41	156.47	156.44	6.25	977.75
6	156.47	156.63	156.55	12.20	1909.91
7	156.63	156.83	156.73	12.20	1912.11
8	156.83	157.05	156.94	12.20	1914.67
9	157.05	156.48	156.77	6.25	979.78
10	156.48	156.78	156.63	11.31	1771.49
11	156.78	156.90	156.84	5.91	926.92
TOTAL		132.64		20786.73	
ESTABLISHED GRADE				156.72	

ESTABLISHED GRADE CALCULATION FOR TH2

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	156.46	156.27	156.37	12.35	1931.11
2	156.27	156.10	156.19	12.20	1905.46
3	156.10	155.94	156.02	12.35	1926.85
4	155.94	156.11	156.03	6.86	1070.33
5	156.11	156.01	156.06	10.36	1616.78
6	156.01	155.88	155.95	6.25	974.66
7	155.88	156.08	155.98	12.20	1902.96
8	156.08	156.24	156.16	12.20	1905.15
9	156.24	156.41	156.33	6.25	977.03
10	156.41	156.63	156.52	10.36	1621.55
11	156.63	156.46	156.55	6.86	1073.90
TOTAL		108.24		16905.77	
ESTABLISHED GRADE				156.19	

ESTABLISHED GRADE CALCULATION FOR TH3

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	155.94	155.76	155.85	12.35	1924.75
2	155.76	155.65	155.71	12.20	1899.60
3	155.65	155.43	155.54	12.20	1897.59
4	155.43	154.84	155.14	12.35	1915.92
5	154.84	154.42	154.63	10.30	1592.69
6	154.42	154.65	154.54	6.92	1069.38
7	154.65	155.00	154.83	6.25	967.66
8	155.00	155.25	155.13	12.20	1892.53
9	155.25	155.55	155.40	12.20	1895.88
10	155.55	155.85	155.70	12.20	1899.54
11	155.85	156.01	155.93	6.25	974.56
12	156.01	156.11	156.06	10.36	1616.78
13	156.11	155.94	156.03	6.86	1070.33
TOTAL		132.64		20617.20	
ESTABLISHED GRADE				155.44	

ESTABLISHED GRADE CALCULATION FOR TH4

LENGTH N	BEGIN ELEV. (E1)	END ELEV. (E2)	(E1+E2)/2	LENGTH (m)	(E1+E2)/2 x L
1	156.41	156.15	156.28	17.22	2691.14
2	156.15	155.01	155.58	36.90	5740.90
3	155.01	155.89	155.45	17.22	2676.85
4	155.89	155.85	155.87	12.35	1924.99
5	155.85	156.00	155.93	12.20	1902.29
6	156.00	156.41	156.21	12.35	1929.13
			TOTAL	108.24	16865.30
			ESTABLISHED GRADE		155.81