900 Lakeshore Statistics

900 Lakeshore Road West, Mississauga, ON Lot 1, Plan C89 and Part Lot 22, Concession 3 SDS November 7, 2024

1.0 Official Plan & Zoning

*Total GCA excluded parking garage levels

Land Use:	Residential Low Density
City of Mississauga Zoning By-Law:	R2-5
By-Law No:	0225-2007

2.0 Site Statistics Gross Site Area 4,702.9 50,623 0.47 4,702.9 50,623 Net Site Area Lot Depth

3.0 Building proposa	al			
Building Footprint			2,393.0 m²	
Buiding Height*			32.2 m	*Mech. Pent. Excluded
Storey			10	
Gross Floor Area	(Based on GFA - Apai	tment Zone)	17,098.0 m²	
Lot Coverage (%)	(Based on Gross Site	Area)	51%	
Lot Coverage (%)	(Based on Net Site An	ea)	51%	
FSI	(GFA / Gross Site Are	a)	3.64	
FSI	(GFA / Net Site Area)		3.64	
3.1 Setbacks				
			Required (0225-2007)	Proposed
	Front Yard (m)	(North)	9.0m	0.5m <i>(0.93m on Gl</i>
	Rear Yard (m)	(South)	n/a	n/a
	Side Yard (m)	(East)	7.9m	4m

	Floor	GCA** * (m²)	GCA *** (ft²)	GFA* (m²)	GFA * (ft²)	GFA * exclusions
	P3 Level	2,396.0	25,790			
	P2 Level	2,396.0	25,790			
	P1 Level	2,396.0	25,790			
	Ground Floor	1,402.0	15,091	512.0	5,511	890
	2nd Floor	2,383.0	25,650	2,157.0	23,218	226
	3rd Floor	2,366.0	25,467	2,220.0	23,896	146
	4th Floor	2,163.0	23,282	2,028.0	21,829	135
	5th Floor	2,141.0	23,046	2,006.0	21,592	135
	6th Floor	2,094.0	22,540	1,959.0	21,086	135
	7th Floor	1,659.0	17,857	1,554.0	16,727	105
	8th Floor	1,659.0	17,857	1,554.0	16,727	105
	9th Floor	1,659.0	17,857	1,554.0	16,727	105
	10th Floor	1,659.0	17,857	1,554.0	16,727	105
	Mech. P.H	474.0	5,102			
otal Proposed GFA*		19,659.0	211,607.5	17,098.0	184,041	

**Gross Floor Area (GFA) - Apartment Zone 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, stainvells, 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.

*** Gross Construction Area (GCA) - The total enclosed area of a floor or building measured to the outside surface of the permanent exterior walls of the building or structure or to a

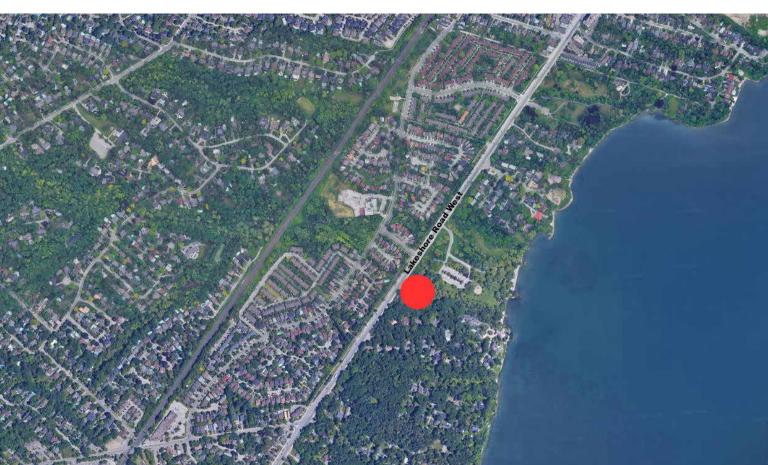
t Count						
		Units	Townhouse	1 Bed	2 Bed	3 Bed
	Ground Floor	7	7	0	0	0
	2nd Floor	18		15	0	3
	3rd Floor	25		19	2	4
	4th Floor	25		20	1	4
	5th Floor	25		21	2	2
	6th Floor	24		20	2	2
	7th Floor	16		8	7	1
	8th Floor	16		8	7	1
	9th Floor	16		8	7	1
	10th Floor	16		8	7	1
	Total Units	188	7	127	35	19
			3.7%	67.6%	18.6%	10.1%

6.1 Parking Required				Units	Parking	Ratio
Residential				188	207	1.10
Visitors				188	38	0.20
Total Parking Required					244	
6.2 Parking Provided						
6.2 Parking Provided	At Grade	P1 Level	P2 Level	P3 Level	Sub Total	Ratio
	At Grade 0	P1 Level 29	P2 Level 67	P3 Level 69	Sub Total 165	Ratio
Residential (20% EVSE)	0	29	67	69	165	0.88

7.0 Bicycle Parking						
7.1 Bicycle Parking Required						
	Ratio					
Short Term Residential	0.05	x unit			9	
Long Term Residential	0.6	x unit			113	
				Total:	122	-
7.2 Bicycle Parking Provided						
	At Grade	P1	P2	P3		TOTAL
Short Term Residential	10	0	0	0		10
Long Term Residential (20% EVSE)	100	12	0	0		112
Total Bicycle Parking Provided	110	12	0	0		122

8.0 Proposed Landscaped Areas			
	Total (m²)	Total (ft²)	
Soft Landscaping	1,988	21,399	
Hard Landscaping	307	3,305	
Green Roof	600	6,458	
Total Landscape	2,895	31,161	

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Soft Landscaping		1,988	21,399			
Hard Landscaping		307	3,305			
Green Roof		600	6,458			
Total Landscape		2,895	31,161			
9.0 Amenity Area						
9.1 Amenity Area Required	ı					
5.6 m² per unit	(Based on Apartment Zone)	105	2.8 m²			
Total		105	2.8 m²			
9.2 Amenity Area Provided						
	Proposed Amenity Rate	8.0 m² per unit				
		Indoor (m²)	Outdoor (m²)	Total (m²)	Total (ft²)	
	Ground Floor	430	55	485.0	5,220	
	Mech PH Floor	0	1,020	1,020.0	10,979	
	Total	430	1075	1505.0	16.200	



1. Aerial View Context



2. Aerial View Context

LAKESHORE

900 LAKESHORE ROAD WEST MISSISSAUGA, ON

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No.	Description	Date
1	Issued for MUDAP	29.01.2024
8	Issued for DARC-2	03.10.2024

CONTEXT KEY PLAN



PROJECT NORTH

CLIENT



PROJECT NO: SCALE: 09.01.2024

DRAWING TITLE

SITE STATISTICS & CONTEXT

DRAWING NO