

4 | Key Plan NTS

General Note:

i. I hereby certify that this drawing confirms 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 as approved by the City of Mississauga.

iii. All exterior lighting will be directed onto the site and will not infringe upon the adjacent 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 confirm to Transport Canada's restrictions. vii. Grades will be met with a 33% maximum slope at the property lines and within the

viii. All damaged areas are to 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

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 (6.0 in.) inside the

xi. Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m (196.8 ft.) of a residentially zoned property and must confirm 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

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 confirm to Transport

Canada's restrictions.

xv. Where planting is to be located in landscaped areas on top of an underground

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 Engineering. 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

- 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

* Terradrain 900 or approved equal xvi. 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.

xvii. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.

xviii. 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.

	20 De Boers Dr. # 400 Toronto, Ontario M3J 2K8 Tel: 416-665-6060 Fax: 416-665-1234 Name of Project: 23 Elizabeth Location: 23 Elizabeth	St. St. North, Mississauga					
em	OE	OBC Reference					
1	Project Description: New Residential Apartm	ent Building			1.1.2.		
2	Major Occupancy(s): Group C - Residential occupancies Group F3 - Low hazard industrial occupancies	(Storage Garage)			3.1.2.1.(1)		
3	Subsidiary Occupancy(s) Group A2 – Assembly occupancies (Amenity A Group F2 - Medium hazard industrial occupan				3.1.2.1.(1)		
4	Building Area (m²) 1484 m²						
5	Gross Area (m²) 24486 m²						
7	Mezzanine Area (m2) 0 m² Number of Storeys: Above Grade: 30 Below Grade: 5						
9	Number of streets/Fire Fighter Access: 2 Building Classification: Group C - Residential occupancies Group F3 - Medium hazard industrial occupancies (Storage Garage)						
10 11	Sprinkler System Proposed: Standpipe required:			Entire Bulding Yes	3.2.2.2083		
12	Fire Alarm required:	3.2.4.					
13	Water Service/Supply is Adequate:	/ater Service/Supply is Adequate: Yes					
14	High Building:	Building: Yes					
15	Construction Restrictions:		Non-	-combustible required	3.2.2.20 83. & 3.2.1.4.		
		Description (SG-2)	3.2.2.20 83. & 3.2.1.4.				
17	DESCRIPTION OF FIRE SEPARATIONS	Mezzanine 1 Hr	Refer to A8 Schedule	Fire-Resistance Rating	OBC Reference		
	Exits Stairs			2 hours	3.4.4.1.(1)		
	Firefighters Elevator Shaft			2 hours	3.2.6, 3.2.7.9 & 3.5.3.1.(1)		
	Electrical Closet (Containing equipment required to be in a service room by the Ontario Electrical Safety Code) 1 hour (1) Electrical Closet 2 hour						
	Vertical Service Spaces Janitor's Room			1 hour (1) 0 hour	3.6.3.1.(1)		
	Electrical Equipment Vault (N/A)			2 hours (3)	3.6.2.7.(1)		
	Suite-to-Suite Fire Separation (Including Suite to Corridor Fire Separation (Gr	C) auc		1 hour	3.3.4.2.(1)		
	Storage / Locker Rooms for Residents			1 hour	3.3.4.3.(2)		
	Residential Public Corridor 1 hour						
	Floor Separations (Including Occupied Roof Terraces and Floor-te	p-Floor Fire Separations)		2 hour	3.2.2.42 & 3.2.2.57 & 3.2.2.15		
	Mezzanine Floor Assembly			1 hour	3.2.2.42		
	Parking Garage to any Other Occupancy 1.5 hours						
	Garbage Chute Intake Room 45 min.						
	Garbage Chute Discharge Room 2 hours Garbage Chute Shaft 2 hours (2)						
	Central Alarm and Control Facility 2 hours						
	Emergency Generator Room	2 hours	3.2.7.8 3.6.2.8.(1)				
	Service Rooms 2 hour						
	Service Rooms (With Fuel Fired Equipment) 1 hour						
	Vestibules to protect elevators on below-grade levels 2 hour						
	 2 h if housing emergency life safety circuits / equipment. Without closures at outlet into Discharge Room (1 h otherwise). 3 hour if not sprinklered (3.2.6.7.(1)) 						
18	Spatial Separation						
	Refer to code report prepared by the Code consultant Construction of Exterior Walls						
	Construction of Exterior Walls Refer to A8 Schedule						
19	Barrier-free Design						
	In a Group C major occupancy apartment build shall be provided with a barrier-free path of trav	ng, not less than 15% of all residential suites el to meet the OBC requirements outline in sentences 3.8	2.2.1 (5) & (6)		3.8.2.1.(5) & (6)		

	ect Statistics 23, 2025							P	oject No. 24-
1.0	Legal Description								
	PLAN OF SURVEY OF PART OF LOT 8 NORTH SIDE OF PARK STREET SOUTH SIDE OF QUEEN STREET EAST OF THE CREDIT RIVER								
	REGISTERED PLAN PC2 CITY OF MISSISSAUGA REGIONAL MUNINCIPALITY OF PEEL								
2.0	Site Area								
	Gross Site Site Area with City Conveyance Daylight Rounding Area					hectares 0.1781 0.0011	0.4401 0.0028	sq.m. 1,781.00 11.43	sq 19,1 1
	Total Gross Site Area					0.1792	0.4429	1,792.43	19,2
3.0	Proposed GFA								
	Gross Floor Area (GFA) - means the sum of the areas of each storey of a building above or below estab elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed are (0174-2017)								
3.1	Proposed GFA - 30 Storey Condominium floors	ea m						ea m	so
	Level P4 1 x Level P3 1 x	sq.m. 41.33 41.33						sq.m. 41.33 41.33	2
	Level P2 1 x Level P1 1 x Level P1A 1 x	41.33 41.33 25.01						41.33 41.33 25.01	2
	Level 1 1 x Level 2 1 x Level 3 to 7 5 x	29.48 74.62 854.95						29.48 74.62 4,274.75	3 8 46,0
	Levels 8 to 30 23 x Total GFA	712.27						16,382.21 20,951.39	176,3 225, 5
4.0	Proposed GCA								
4.1	Proposed GCA Below Grade Include the second of the second	sq.m. 1,438.87						sq.m. 1,438.87	15,4
	Level P3 1 x Level P2 1 x Level P1 1 x	1,438.87 1,438.87 1,438.87						1,438.87 1,438.87 1,438.87	15, ² 15, ² 15, ²
	Level P1A 1 x Below Grade GCA	845.21						845.21 6,600.69	9,0 71,0
4.2	Above Grade GCA floors	sq.m.						sq.m.	S(
	Level 1 1 x Level 2 1 x Level 3 to 7 5 x	1,010.43 773.15 907.99						1,010.43 773.15 4,539.95	10,8 8,3 48,8
	Levels 8 to 30 23 x Levels MPH 1 x Above Grade GCA	765.29 561.11						17,601.67 561.11 24,486.31	189,4 6,0 263, 5
4.3	Total GCA							sq.m.	SO
	Below Grade GCA Above Grade GCA							6,600.69 24,486.31	71,0 263,5
5.0	Total GCA Proposed Density - FSI							31,087.00	334,6
	FSI Total GFA 20,951.39	Net Site Area ÷ 1,781.00 sq.m.							
6.0	Unit Count								
	Units Count No of Levels Levels 2 1 x	TOWNHOUSE	STUDIO(<400)	1BR(400-525)	1BR+D(525-600)	2BR(600-725)	2BR+D(725+)		No. of Un
	Levels 3 to 7 5 x Levels 8 to 30 23 x Total Units Count	0	6	2 5 125	7 4 128	5 4 117	0 0 2		2
	Percentage of Total Units	0.0%	1.6%	33.1%	33.9%	31.0%	0.5%		100.0
7.0	Vehicular Parking 1 Parking Ratio Proposed								Ra
	Residential Owners Residential Visitors Retail Parking								0.00 /u 2+(0.05/u Z
	Accessible Parking								
7	.2 Required Parking Residential Owners				Units 378	Ratio 0.00 /unit			Parking Spac
	Residential Visitors Total Parking Required				378	2+(0.05/unit)			2
7	.3 Required Accessible Parking Residential Visitors Residential Owners				Spaces Required 1			Required Accessible	Parking Spac
	Total Accessible Parking Required			5 "					
	EV Parking Provided Residential Visitor		_	Ratio 0.20 /unit 0.10 /unit		Number of	f Parking Spaces 101 22		
7	.4 Parking Provided Level P4			Residents 26	Residents EV	Visitors	Visitors EV		Parking Spac
	Level P3 Level P2 Level P1			27 27	7 7	19	3		
	Total Parking Provided Parking Rate Provided			80	21	19	3		1
	Bicycle Parking								
8.0					Units / Area	Ratio			Parking Spac
	.1 Bicycle Parking Required				378 378	0.66 /unit 0.05 /unit			2
	Residential Long-Term Residential Short-Term					Level P1A	Ratio		Parking Spac
8	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided					250	0.66 /unit 0.05 /unit		2
8	Residential Long-Term Residential Short-Term Total Bicycle Parking Required					19 269			
8	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term								
9.0	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided	Amenity m2/Unit 4.00						sq.m. 1,512.00	
9.0 9	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space 1 Total Indoor & Outdoor Amenity Space Required 2 Indoor Amenity Space Provided Level 1							1,512.00 sq.m. 374.57	16,2 sq 4,0
9.0 9	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space 1 Total Indoor & Outdoor Amenity Space Required							1,512.00 sq.m.	16,2 sq 4,0 4,0 2,0
9.0 9	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space 1 Total Indoor & Outdoor Amenity Space Required 2 Indoor Amenity Space Provided Level 1 Level 2 MPH							1,512.00 sq.m. 374.57 378.88 187.05	16,2 sq 4,0 4,0 2,0 10,1
9.0 9	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space 1 Total Indoor & Outdoor Amenity Space Required 2 Indoor Amenity Space Provided Level 1 Level 2 MPH Total Indoor Amenity Space Provided 3 Outdoor Amenity Space Provided							1,512.00 sq.m. 374.57 378.88 187.05 940.50 sq.m.	16,2 sq 4,0 4,0 2,0 10,1 sq 1,0 5,0
9.0 9	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space 1 Total Indoor & Outdoor Amenity Space Required 2 Indoor Amenity Space Provided Level 1 Level 2 MPH Total Indoor Amenity Space Provided 3 Outdoor Amenity Space Provided Level 1 Level 2 Total Outdoor Amenity Space Provided 4 Total Indoor & Outdoor Amenity Space Provided Total Indoor & Outdoor Amenity Space Provided Total Indoor & Outdoor Amenity Space Provided							1,512.00 sq.m. 374.57 378.88 187.05 940.50 sq.m. 99.04 473.63 572.67 sq.m. 940.50	\$9 4,0 4,0 2,0 10,1 \$9 1,0 5,0 6,164
9.0 9	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space 1 Total Indoor & Outdoor Amenity Space Required 2 Indoor Amenity Space Provided Level 1 Level 2 MPH Total Indoor Amenity Space Provided 3 Outdoor Amenity Space Provided Level 1 Level 2 Total Outdoor Amenity Space Provided							1,512.00 sq.m. 374.57 378.88 187.05 940.50 sq.m. 99.04 473.63 572.67 sq.m.	\$q 16,2 \$q 4,0 4,0 2,0 10,1 \$q 1,0 5,0 6,164 \$q 10,1 6,1 16,2

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Authorities Having Jurisdiction

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400 Toronto ON M3J 0H1

01 OPA/OZ Submission May 23, 2025 No.: Issued For:

EDENSHAW

EDENSHAW ELIZABETH DEVELOPMENTS LTD.

23 Elizabeth St. N Proposed Residential Development

Drawing Title: **Site Statistics**

1:300

Drawn by: B.B., S.D. Checked by: R.P Project No.:

24-113 May 23, 2025