

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						
· · · · · · · · · · · · · · · · · · ·	The Ontario Building Code 2012 OBC, O.Reg. 332/12 as amended to O.Reg. 762/20 Data Matrix Part 3 High Rise Mixed-Use Residential Building							
ltem								
1	Project Description: New Residential Apartm	ent Buildina			1.1.2.			
2	Major Occupancy(s):							
	Group C - Residential occupancies	Group C - Residential occupancies						
	Group F3 - Low hazard industrial occupancies (Storage Garage)							
3	Subsidiary Occupancy(s) Group A2 – Assembly occupancies (Amenity Areas)							
	Group F2 - Medium hazard industrial occupancies (Storage and Service Room)							
4	Building Area (m²)			1484 m²	1.4.1.2.			
6	Gross Area (m²) Mezzanine Area (m2)			24486 m ²	1.4.1.2. 3.2.11.			
7	Number of Storeys: Above Grade	30 Below Grade: 5		- 111	1.4.1.2. & 3.2.1.1			
8	Number of streets/Fire Fighter Access:	2			3.2.2.10. & 3.2.5.			
9	Building Classification:							
	Group C - Residential occupancies Group F3 - Medium hazard industrial occupance	ries (Storage Garage)			3.2.2.42. 3.2.2.15			
10	Sprinkler System Proposed:	, Storago Sarago)		Entire Bulding	3.2.2.15			
11	Standpipe required: Yes							
12	Fire Alarm required:							
13	Water Service/Supply is Adequate: High Building:							
15	Construction Restrictions:	Yes Restrictions: Non-combustible required						
16	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or		3.2.1.4.			
	,,	Floors 2Hr	Refer to A8 Schedule		3.2.2.20 83.			
		Roof 0Hr & 2Hr for Occupied roof Mezzanine 1 Hr	Refer to A8 Schedule Refer to A8 Schedule					
		FRR of Supporting Members	r Description (SG-2)	& 3.2.1.4.				
		Floors 2Hr Refer to A8 Schedule Roof 0Hr & 2Hr for Occupied roof Refer to A8 Schedule						
		Mezzanine 1 Hr	Refer to A8 Schedule	Fire-Resistance	OBC			
17	DESCRIPTION OF FIRE SEPARATIONS Exits Stairs 2 hours							
	Firefighters Elevator Shaft 2 hours							
	Control Closet 1 hour (1)							
	(Containing equipment required to be in a service room by the Ontario Electrical Safety Code) Electrical Closet 2 hour							
	Vertical Service Spaces			1 hour (1)	3.2.7.9 3.6.3.1.(1)			
	Janitor's Room 0 hour							
	Electrical Equipment Vault (N/A) 2 hours (3) Suite-to-Suite Fire Separation 1 hour							
	(Including Suite to Corridor Fire Separation (Group C) Storage / Locker Rooms for Residents 1 hour							
	Residential Public Corridor 1 hour							
	Floor Separations (Including Occupied Roof Terraces and Floor-to	b-Floor Fire Separations)		2 hour	3.3.4.2.(1) 3.2.2.42 & 3.2.2.57 & 3.2.2.15			
	(Including Occupied Roof Terraces and Floor-to-Floor Fire Separations) Mezzanine Floor Assembly 1 hour							
	Parking Garage to any Other Occupancy 1.5 hours							
	Garbage Chute Intake Room 45 min.							
	Garbage Chute Discharge Room							
	Garbage Chute Shaft 2 hours (2) Central Alarm and Control Facility 2 hours							
	Emergency Generator Room 2 hours							
	Service Rooms 2 hour							
	Service Rooms (With Fuel Fired Equipment) 1 hour							
	Vestibules to protect elevators on below-grade levels 2 hour							
	(1) 2 h if housing emergency life safety (2) Without closures at outlet into Disch (3) 3 hour if not sprinklered (3.2.6.7.(1))	arge Room (1 h otherwise).						
18	Spatial Separation							
	Refer to code report prepared by the Code consultant Construction of Exterior Walls							
	Refer to A8 Schedule							
19	Barrier-free Design	no not loss than 450/ -f -ll -ll -ll -ll -ll			3.8.			
	In a Group C major occupancy apartment buildi 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	3.8.2.1 (5) & (6)		3.8.2.1.(5) & (6)			

	et Statistics et 29, 2025							Pro	ject 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 without Daylight Rounding Area					0.1781	acres 0.4401	sq.m. 1,781.00	19,
	Daylight Rounding Area Total Gross Site Area					0.0011 0.1792	0.0028 0.4429	11.43 1,792.43	19,
3.0	Proposed GFA								
	Gross Floor Area (GFA) - means the sum of the areas of each storey of a building above or below estal elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed ar (0174-2017)								
3.1	Proposed GFA - 30 Storey Condominium								
		sq.m. 41.33 41.33						sq.m. 41.33 41.33	s
	Level P3 1 x Level P2 1 x Level P1 1 x	41.33 41.33 41.33						41.33 41.33 41.33	
	Level P1A 1 x Level 1 1 x Level 2 1 x	25.01 29.48 74.62						25.01 29.48 74.62	
	Level 3 to 7 5 x Levels 8 to 30 23 x	74.02 854.95 712.27						4,274.75 16,382.21	46 176
4.0	Total GFA Proposed GCA							20,951.39	225,
	Proposed GCA Below Grade floors	sq.m.	_	_		_	_	sq.m.	s
	Level P4 1 x Level P3 1 x	1,438.87 1,438.87						1,438.87 1,438.87	15 15
	Level P2 1 x Level P1 1 x Level P1A 1 x	1,438.87 1,438.87 845.21						1,438.87 1,438.87 845.21	15 15 9
<i>A</i> 2	Below Grade GCA Above Grade GCA		_	_	_	_	_	6,600.69	71
4.2	Level 1 1 x	sq.m. 1,010.43						sq.m. 1,010.43	10
	Level 2 1 x Level 3 to 7 5 x Levels 8 to 30 23 x	773.15 907.99 765.29						773.15 4,539.95 17,601.67	8 48 189
	Levels MPH 1 x Above Grade GCA	561.11						561.11 24,486.31	6 263
4.3	Total GCA							sq.m.	s
	Below Grade GCA Above Grade GCA Total GCA							6,600.69 24,486.31 31,087.00	71 263 334
5.0	Proposed Density - FSI								
	FSI Total GFA 20,951.39	Net Site Area ÷ 1,781.00 sq.m.							1
6.0	Unit Count								
	Units CountNo of LevelsLevels21 x	STUD	10(<400) 1BR(400-5		1	2BR(600-725)	2BR+D(725+)		No. of U
	Levels 3 to 7 5 x Levels 8 to 30 23 x Total Units Count		1 6	2 5 125	7 4 128	5 4 117	0 0 2		
	Percentage of Total Units		1.6% 33	.1%	33.9%	31.0%	0.5%		100
7.0	Vehicular Parking								
7.	Parking Ratio Proposed Residential Owners Residential Visitors								0.00 2+(0.05/
	Retail Parking Accessible Parking								:
7.	2 Required Parking				Units	Ratio		ŀ	Parking Spa
	Residential Owners Residential Visitors Total Parking Required				378 378	0.00 /unit 2+(0.05/unit)			
7.	Required Accessible Parking Residential Visitors			Spaces I	<u> </u>			Required Accessible I	Parking Spa
	Residential Owners Total Accessible Parking Required				1				
	EV Parking Provided Residential			<i>atio</i> /unit		Number of I	Parking Spaces 101		
7	Visitor 4 Parking Provided		0.10 Reside	/unit	dents EV	Visitors	22 Visitors EV	,	Dorking Sno
7.	Level P4 Level P3		Reside	26 27	7 7	VISILOIS	VISILOIS EV	r	Parking Spa
	Level P2 Level P1 Total Parking Provided			80	7 21	19 19	3 3		
	Parking Rate Provided						•		
8.0	Bicycle Parking								
	1 Bicycle Parking Required			Un	its / Area 378	Ratio 0.65 /unit		I	Parking Spa
8.					378	0.05 /unit			
8.	Residential Long-Term Residential Short-Term Total Bicycle Parking Required					Level P1A 246	Ratio 0.65 /unit	ŀ	Parking Spa
	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided Residential Long-Term					19 265	0.05 /unit		
	Residential Long-Term Residential Short-Term Total Bicycle Parking Required 2 Bicycle Parking Provided								
8. 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 Space								
8. 9.0	Residential Long-Term Residential Short-Term Total Bicycle Parking Required Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided	Amenity m2/Unit 5.60						sq.m. 2,116.80	
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							2,116.80 <i>sq.m.</i> 374.57	22 .s 4
9.0 9.	Residential Long-Term Residential Short-Term Total Bicycle Parking Required Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space Total Indoor & Outdoor Amenity Space Required							2,116.80 sq.m.	22 s 4 4 2
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							2,116.80 sq.m. 374.57 378.88 187.05 940.50 sq.m.	22 s 4 4 2 10
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							\$q.m. 374.57 378.88 187.05 940.50	\$ 222 \$ 4 4 4 2 100 \$ 1 5 6,15
9.0 9. 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 3 Total Indoor Amenity Space Provided 4 Total Indoor & Outdoor Amenity Space Provided							2,116.80 sq.m. 374.57 378.88 187.05 940.50 sq.m. 98.04 473.63 571.67 sq.m.	22 \$ 4 4 2 10 \$ 5 6,15
9.0 9. 9.	Residential Long-Term Residential Short-Term Total Bicycle Parking Required Bicycle Parking Provided Residential Long-Term Residential Short-Term Total Bicycle Parking Provided Amenity Space Total Indoor & Outdoor Amenity Space Required Indoor Amenity Space Provided Level 1 Level 2 MPH Total Indoor Amenity Space Provided Coutdoor Amenity Space Provided Level 1 Level 2 MPH Total Indoor Amenity Space Provided Level 1 Level 2 Total Outdoor Amenity Space Provided Level 1 Level 2 Total Outdoor Amenity Space Provided							2,116.80 sq.m. 374.57 378.88 187.05 940.50 sq.m. 98.04 473.63 571.67	22 \$ 4 4 2 10 \$ 1 5

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Authorities Having Jurisdiction

ARCHITECTS AND PLANNERS 20 De Boers Drive Suite 400 Toronto ON M3J 0H1

02 OPA/OZ Re-Submission August 29, 2025 OPA/OZ Submission May 23, 2025 No.: Issued For:

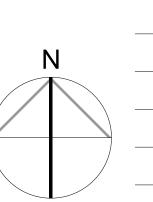


EDENSHAW ELIZABETH DEVELOPMENTS LTD.

23 Elizabeth St. N Proposed Residential Development

Drawing Title:

Site Statistics



Drawn by: B.B., S.D. Checked by: R.P Project No.: 24-113 August 29, 2025

1:300