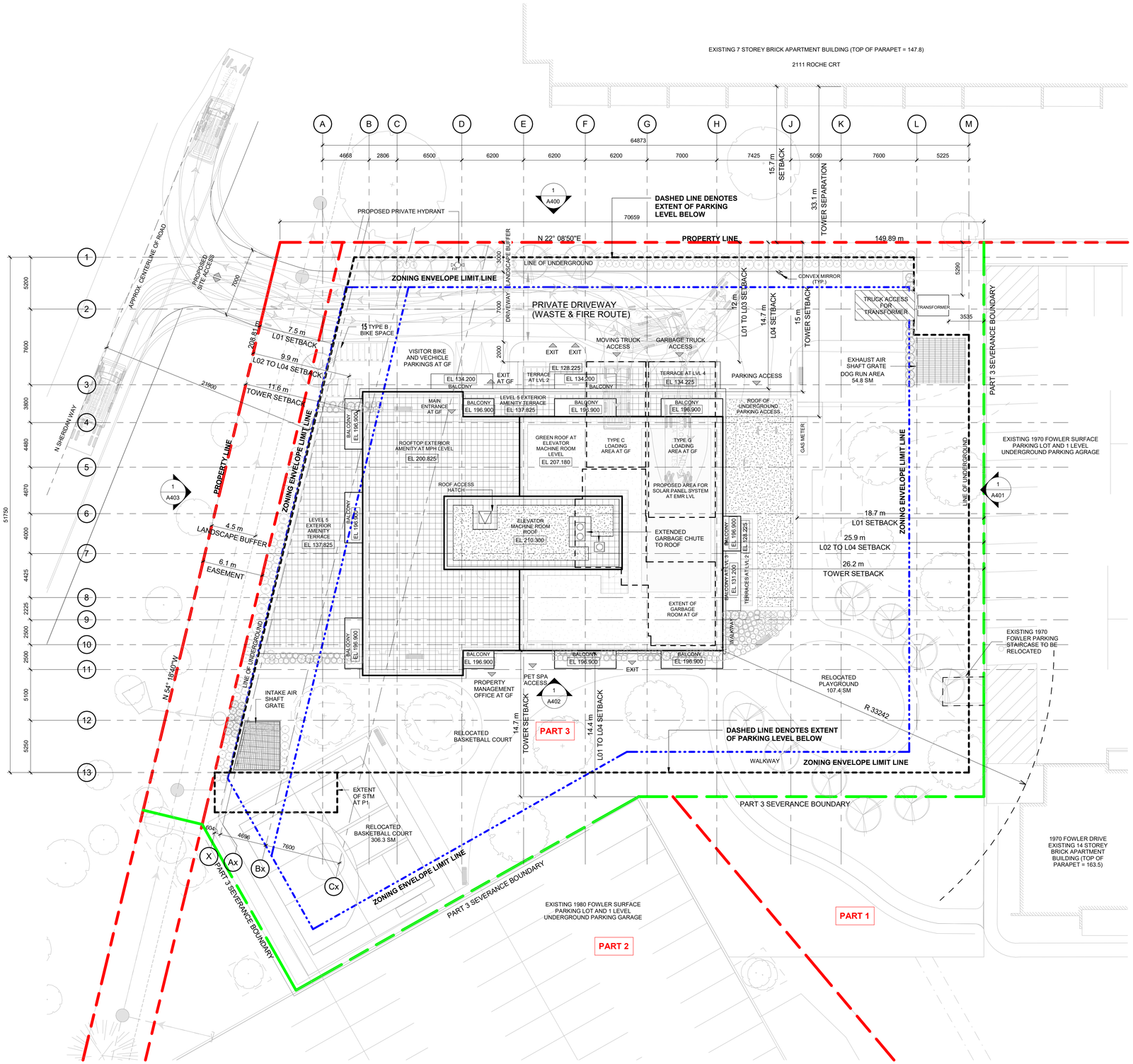


MARKET RENTAL BUILDING

EXISTING ZONING - RA4-2

STATISTICS

BUILDING HEIGHT: 24 STOREYS @ 77.54 M + MPH @ 6 M

LOT AREA : 2.69 Ha
PART 3 SITE AREA : 4,758.04 SM

PROPOSED GCA : 34,614.4 SM
EXISTING GFA : 32,516 SM
PROPOSED GFA : 19,796 SM
TOTAL PROJECT GFA : 52,312 SM
FSI : 52,312 SM/ 26,936.63 SM = 1.94

PARKING STATS

REQUIRED PARKING SPACES : MIN. 314 SPOTS
(PARKING RATE = 0.9 RESIDENT + 0.2 VISITOR)

PROVIDED PARKING SPACES : 272 SPOTS
(PARKING RATE = 0.85 RESIDENT + 0.1 VISITOR)

REQUIRED BARRIER FREE PARKING SPACES : 3

PROVIDED BARRIER FREE PARKING SPACES : 3

LOADING AREA:
1 LOADING SPACE TYPE C (6.0 M X 3.5 M X 3 M)
1 LOADING SPACE TYPE G (13.0 M X 4.0 M X 7.5 M)

AMENITY SCHEDULE

INTERIOR AMENITY
289.4 SM @ L01 + 237.7 SM @ L05 + 79.1 SM @ ROOF = 606.1 SM

EXTERIOR AMENITY
468.7 SM @ GRADE+ 317.7 SM @ L05 + 345.5 SM @ ROOF = 1131.9 SM

TOTAL AMENITY PROVIDED
606.1 SM+ 1131.9 SM = 1738.0 SM 1738/ 285 = 6.10 SM / UNIT)

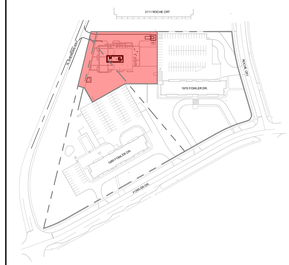
SUITE SCHEDULE

STUDIO = 33
1 BEDROOM = 140
1 BEDROOM+D = 12
2 BEDROOM = 59
2 BEDROOM+D = 12
3 BEDROOM = 29
TOTAL UNITS = 285

AVERAGE UNIT SIZE

STUDIO	444 SF
1 BEDROOM	554 SF
1 BEDROOM +DEN	723 SF
2 BEDROOM	849 SF
2 BEDROOM + DEN	953 SF
3 BEDROOM	1039 SF

KEYPLAN



NO.	REVISIONS	DATE
1	ISSUED FOR REZONING AND OPA	21 NOV 2025

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1970-1980 FOWLER DRIVE, MISSISSAUGA, ON

(RESIDENTIAL)

LEGAL DESCRIPTIONS :
1970 FOWLER DRIVE : PLAN 842 PCL 1 PT BLK A
1980 FOWLER DRIVE : PLAN 842 PCL 2 PT BLK A

IMH 1970 & 1980 FOWLER DRIVE LTD.

TRUE NORTH

DRAWN: FKH, QL	SCALE: 1 : 200
CHECKED: KQ	DATE: 25 JAN 2025

TITLE: SITE PLAN

PROJECT NO. 22-214	DRAWING NO. A005

DATE/TIME PRODUCED:2025-12-08 4:52:29 PM