

ZONING REQUIREMENTS (1970-1980 FOWLER DRIVE)					
OVERALL SITE AREA (PART 1, PART 2, AND PART 3)	26,936.63 SM / 289,936.70 SQ.FT / 2.69 HA	ZONING Mississauga Zoning By-law 0225-2007 (In Effect) Mississauga Zoning By-law 0174-2017 (EXCEPTION RA4-2/ RA5)			
SITE AREA - PART 1 AND PART 2	26,936.63 SM - 4,758.04 = 22,178.59 SM				
SITE AREA - PART 3	4,758.04 sm				
OCCUPANCY TYPE	RESIDENTIAL				
STATISTICS	REQUIRED / PERMITTED		PROVIDED		
BUILDING HEIGHT	56 M AND 18 STOREYS		24 STOREYS @ 77.54 M + MPH @ 6M		
MAX. DENSITY	1.8		PART 1 AND PART 2 FSI : 32,516 SM / 22,178.59 = 1.46 PART 3 FSI : 19,796 SM / 4,758.04 = 4.16 OVERALL FSI : 52,312 SM / 26,936.63 SM = 1.94		
ABOVE GRADE GFA (GROSS FLOOR AREA)			19,656.8 SM GFA ABOVE GRADE		
BELOW GRADE GFA (GROSS FLOOR AREA)			139.1 SM GFA BELOW GRADE		
TOTAL PROPOSED GFA (PART 3)			19,656.8 SM (ABOVE GRADE) + 139.1 SM (BELOW GRADE)= 19,796 SM		
EXISTING GFA (PART 1 AND 2)			ESTIMATED EXISTING RESIDENTIAL GFA= 32,516 SM		
OVERALL GFA AREA			TOTAL GFA = 32, 516 SM+ 19,796 SM= 52,312 SM		
LOADING	MINIMUM 9.0M LONG, 3.5M WIDE AND HAVE A VERTICAL CLEARANCE OF AT LEAST 7.5M.		1 X LOADING TYPE C (6.0M X 3.5M X 3M) 1 X LOADING TYPE G (13.0M X 4.0M X 7.5M)		
NUMBER OF UNITS (PROPOSED)			285		
PARKING	REQUIRED / PERMITTED		PROVIDED		
RES.VEHICULAR PARKING (BASED ON SITE SPECIFIC BY-LAW)	A MINIMUM OF 0.9 PARKING SPACE PER DWELLING UNIT FOR RESIDENTIAL AND 0.2 PARKING SPACES PER DWELLING UNIT FOR VISITORS.		RESIDENTIAL LEVEL COUNT (TOTAL) REG. BF EV* LEVELS P4-P3-P2-P1 243 243 0 49 TOTAL RESIDENTIAL PROVIDED = 243		
TOTAL REQUIRED FOR PROPOSED BUILDING	1) RESIDENTIAL MIN. = 285 * 0.90 = 257 SPOTS VISITOR 285 * 0.2 = 57 SPOTS TOTAL RESIDENTIAL REQUIRED MIN. = 314 =(257 + 57)		VISITOR LEVEL COUNT (TOTAL) REG. BF EV* LEVEL P-1 & 1 29 26 3 3 TOTAL VISITORS PROVIDED = 29 243 RESIDENTIAL + 29 VISITORS = 272 TOTAL PARKING SPOTS (0.85 RATIO) (0.1 RATIO) (0.95 RATIO)		
TOTAL BARRIER-FREE PARKING	4% OF TOTAL VISITOR PARKING REQUIRED = 57* 4% = 3 REQUIRED (ROUNDED UP 2.28)		TOTAL ACCESSIBLE PARKING SPACE PROVIDED = 3		
TOTAL REQUIRED PARKING SPACES WITH EV CHARGE	20% OF PROVIDED RESIDENTIAL PARKING SPACES = 243* 20% = 49 10% OF PROVIDED VISITOR PARKING SPACES = 29* 10% = 3		20% OF TOTAL PARKING PROVIDED (RESI.) =243 X20% =49(ROUNDED UP 48.6) 10% OF TOTAL PARKING PROVIDED (VIS.) =29 X10% =3 (ROUNDED UP 2.9)		
PARKING RATIO	EXISTING UNIT COUNT (PART 1 AND PART 2) = 332 PROPOSED UNIT COUNT (PART 3) = 285 TOTAL UNIT COUNT (PART 1 , 2 AND 3) = 617		EXISTING PARKING SPACES (PART 1 AND PART 2) = 396 EXISTING PARKING RATIO 396 / 332 = 1.19 PROPOSED PARKING SPACES (PART 3) = 272 PART 3 PARKING RATIO 272 / 285 = 0.95 EXISTING PARKING SPACES = 396 SPACES PROPOSED 272- EXISTING PARKING 396 = 668 TOTAL PARKING SPACES OVERALL PARKING RATIO 668 / 617 = 1.08		
BICYCLE PARKING	REQUIRED / PERMITTED		PROVIDED		
RESIDENTIAL BICYCLE PARKING (CLASS A)	0.6 SPACES / UNIT REQUIRED = 0.6 X 285 UNITS = 171 RESIDENTIAL BIKE PARKING REQUIRED		RESIDENTIAL 171 LONG TERM RESIDENTIAL (CLASS A) 0.6 SPACES / UNIT		
VISITOR BICYCLE PARKING (CLASS B)	0.05 SPACES / UNIT REQUIRED = 0.05 X 285 UNITS = 15 VISITORS BICYCLE SPACES REQD (ROUNDED UP 14.25)		VISITOR 15 SHORT TERM VISITOR (CLASS B) 0.05 SPACES / UNIT		
TOTAL BICYCLE PARKING	171 (CLASS A) + 15 (CLASS B) = 186		171 (CLASS A) + 15 (CLASS B) = 186		
AMENITY	BY-LAW REQUIREMENT		PROVIDED		
PER UNITS	PROPOSED BUILDING (PART3) MIN. 5.6 SM PER UNIT MIN. 5.6SM * 285 = 1,596 SM MIN. 1,727.6 SM INTERIOR AMENITY REQ. MIN. 796 SM EXTERIOR AMENITY REQ.		OVERALL EXISTING AMENITY AREA INTERIOR AMENITY = 0 EXTERIOR AMENITY = EXISTING BASKETBALL COURT 610.52 SM + 2 PLAYGROUNDS 172.02 SM + COMMUNITY GARDEN 77 SM =859.54 SM TOTAL EXISTING AMENITY AREA PART 1, 2, AND 3 = 859.54 SM 859.54 SM / 332 = 2.58 SM PER UNIT PROPOSED BUILDING AMENITY AREA (PART 3) INTERIOR AMENITY 289.4 SM @ L01 + 237.7 SM @ L05 + 79.1 SM @ ROOF = 606.1 SM EXTERIOR AMENITY 306.3 SM MULTI-PURPOSE COURT + 107.5 SM NEW PLAYGROUND + 54.9 SM DOG RUN + 317.7 SM @ L05 + 345.5 SM @ ROOF = 1131.9 SM TOTAL AMENITY AREA PART 3 = 1738.0 SM 1738 SM / 285 = 6.1 SM PER UNIT OVERALL PROPOSED AMENITY AREA (PART 1, 2, AND 3) INTERIOR AMENITY 289.4 SM @ L01 + 237.7 SM @ L05 + 79.1 SM @ ROOF += 606.1 SM EXTERIOR AMENITY 306.3 SM MULTI-PURPOSE COURT + 107.5 SM NEW PLAYGROUND + 54.9 SM DOG RUN + 317.7 SM EXISTING PLAYGROUND + 63.7 SM NEW GARDEN + 317.7 SM L05 ROOFTOP + 345.5 SM MPH ROOFTOP AMENITY= 1277.4 SM TOTAL AMENITY AREA OVERALL SITE = 1883.5 SM 1883.5 SM / 617 = 3.05 SM PER UNIT		
BARRIER-FREE UNITS	15% OF SUITES WITHIN A MULTI-UNIT RESIDENTIAL BUILDING		285 * 15% = 43 UNITS REQUIRED TO BE BARRIER FREE		

UNIT MIX									
LEVEL	STUDIO	1 BEDROOM	1 BEDROOM+ DEN	2 BEDROOM	2 BEDROOM+ DEN	3 BEDROOM	TOTAL UNIT PER FLOOR	NO. OF LEVELS	TOTAL UNITS
LEVEL 2	1	4	4	2	0	2	13	1	13
LEVEL 3	1	4	4	2	0	2	13	1	13
LEVEL 4	1	4	4	2	0	3	14	1	14
LEVEL 5	1	4	0	2	0	0	7	1	7
LEVEL 6 TO 15	20	70	0	30	0	10	13	10	130
LEVEL 16	1	6	0	2	2	1	12	1	12
LEVEL 17 TO 21	5	30	0	10	10	5	12	5	60
LEVEL 22 TO 24	3	18	0	9	0	6	12	3	36
TOTAL	33	140	12	59	12	29	96		285
PERCENTAGE	11.58%	49.12%	4.21%	20.70%	4.21%	10.18%			
		53.33%		24.91%					

BARRIER FREE UNIT REQUIRED (18% OF TOTAL UNITS)							43
NO. UNITS	5	21	2	9	2	4	

AVERAGE UNIT SIZE	PROVIDED
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

VEHICLE PARKING SCHEDULE					
LEVEL	RESIDENTIAL PARKING	VISITOR PARKING	TOTAL NO. OF PARKING	BARRIER FREE PARKING	WITH EV CHARGER
LEVEL P4	21	0	21	0	4
LEVEL P3	86	0	86	0	17
LEVEL P2	86	0	86	0	17
LEVEL P1	50	27	77	3	14
LEVEL 1	0	2	2	0	0
TOTAL	243	29	272	3	52

PROVIDED PARKING RATIO (FOR THE BUILDING) = TOTAL PARKING 272/ TOTAL UNITS 285= 0.95

BICYCLE PARKING SCHEDULE			
LEVEL	RESIDENTIAL BIKE (CLASS A)	VISITOR BIKE (CLASS B)	TOTAL NO. OF PARKING
LEVEL P1	171	0	171
LEVEL 1	0	15	15
TOTAL	171	15	186

AMENITY AREA SCHEDULE			
LEVEL	INTERIOR AMENITY	EXTERIOR AMENITY	TOTAL AMENITY AREA
LEVEL 1	289.4 m²	469 m²	758 m²
LEVEL 2	0.0 m²	0 m²	0 m²
LEVEL 3	0.0 m²	0 m²	0 m²
LEVEL 4	0.0 m²	0 m²	0 m²
LEVEL 5	237.7 m²	318 m²	555 m²
LEVEL 6 TO 15	0.0 m²	0 m²	0 m²
LEVEL 16	0.0 m²	0 m²	0 m²
LEVEL 17 TO 21	0.0 m²	0 m²	0 m²
LEVEL 22 TO 24	0.0 m²	0 m²	0 m²
LEVEL MPH- ROOFTOP	79.1 m²	345 m²	425 m²
ELEVATOR M. ROOM	0.0 m²	0 m²	0 m²
TOTAL	606.1 m²	1132 m²	1738 m²

BUILDING STATISTICS- BELOW GRADE																	
LEVEL	NO. OF LEVELS	GCA		GFA		GLA		CIRCULATION	MANAGEMENT OFFICE	DEDUCTIONS							
		GCA SM	GCA SF	GFA SM	GFA SF	GLA SM	GLA SF			GARBAGE	INTERIOR AMENITY	MECHANICAL	SHAFT	STORAGE	PARKING	LOADING	COMMON AREA
LEVEL P4	1	1,213.7 m²	13,064 ft²	32.9 m²	354 ft²	0.0 m²	0 ft²	32.9 m²	0.0 m²	0.0 m²	0.0 m²	156.8 m²	146.31 m²	22.8 m²	852.9 m²	0.0 m²	0.0 m²
LEVEL P3	1	3,348.7 m²	36,045 ft²	38.7 m²	387 ft²	0.0 m²	0 ft²	38.7 m²	0.0 m²	0.0 m²	0.0 m²	206.0 m²	217.3 m²	2,797.2 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL P2	1	3,472.4 m²	37,376 ft²	35.1 m²	378 ft²	0.0 m²	0 ft²	35.1 m²	0.0 m²	0.0 m²	0.0 m²	92.19 m²	428.3 m²	2,916.7 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL P1	1	3,472.4 m²	37,376 ft²	35.1 m²	378 ft²	0.0 m²	0 ft²	35.1 m²	0.0 m²	0.0 m²	0.0 m²	188.5 m²	92.30 m²	267.9 m²	2,888.6 m²	0.0 m²	0.0 m²
TOTAL		11,507.1 m²	123,862 ft²	139.1 m²	1,498 ft²	0.0 m²	0 ft²	139.1 m²	0.0 m²	0.0 m²	0.0 m²	551.3 m²	425.01 m²	936.3 m²	9,455.4 m²	0.0 m²	0.0 m²

BUILDING STATISTICS- ABOVE GRADE																		
LEVEL	NO. OF LEVELS	GCA		GFA		GLA		CIRCULATION	MANAGEMENT OFFICE	DEDUCTIONS								
		GCA SM	GCA SF	GFA SM	GFA SF	GLA SM	GLA SF			GARBAGE	INTERIOR AMENITY	MECHANICAL	SHAFT	STORAGE	PARKING	LOADING	COMMON AREA	
LEVEL 1	1	1,288.7 m²	13,871 ft²	287.4 m²	3,094 ft²	0.0 m²	0 ft²	0.0 m²	46.1 m²	154.7 m²	289.4 m²	22.2 m²	80.75 m²	43.5 m²	172.0 m²	216.6 m²	263.5 m²	
LEVEL 2	1	1,101.2 m²	11,853 ft²	926.8 m²	9,976 ft²	862.7 m²	9,286 ft²	64.1 m²	0.0 m²	7.9 m²	0.0 m²	1.8 m²	164.61 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 3	1	1,101.5 m²	11,857 ft²	927.5 m²	9,983 ft²	863.7 m²	9,296 ft²	63.8 m²	0.0 m²	7.9 m²	0.0 m²	1.8 m²	164.30 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 4	1	1,081.2 m²	11,638 ft²	1,021.5 m²	10,995 ft²	957.1 m²	10,302 ft²	64.4 m²	0.0 m²	7.9 m²	0.0 m²	1.8 m²	49.94 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 5	1	770.2 m²	8,290 ft²	465.3 m²	5,008 ft²	403.1 m²	4,339 ft²	62.1 m²	0.0 m²	7.0 m²	0.0 m²	237.7 m²	2.2 m²	58.07 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 6 TO 15	10	8,999.0 m²	96,864 ft²	8,402.0 m²	90,438 ft²	7,784.7 m²	83,794 ft²	617.3 m²	0.0 m²	79.6 m²	0.0 m²	18.5 m²	498.99 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 16	1	899.9 m²	9,686 ft²	838.4 m²	9,025 ft²	779.1 m²	8,386 ft²	59.4 m²	0.0 m²	8.0 m²	0.0 m²	1.8 m²	51.65 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 17 TO 21	5	4,499.5 m²	48,432 ft²	4,201.0 m²	45,219 ft²	3,895.1 m²	41,927 ft²	305.9 m²	0.0 m²	39.8 m²	0.0 m²	9.2 m²	249.50 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 22 TO 24	3	2,699.7 m²	29,069 ft²	2,520.6 m²	27,131 ft²	2,335.4 m²	25,138 ft²	185.2 m²	0.0 m²	23.9 m²	0.0 m²	5.5 m²	149.70 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL MPH- ROOFTOP	1	535.1 m²	5,760 ft²	66.4 m²	714 ft²	0.0 m²	0 ft²	66.4 m²	0.0 m²	7.8 m²	79.1 m²	326.4 m²	55.51 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
ELEVATOR M. ROOM	1	131.3 m²	1,413 ft²	0.0 m²	0 ft²	0.0 m²	0 ft²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	107.6 m²	23.73 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
TOTAL		23,107.3 m²	248,725 ft²	19,656.8 m²	211,584 ft²	17,880.9 m²	192,469 ft²	1,488.5 m²	46.1 m²	344.3 m²	606.1 m²	1,050.3 m²	1,971.75 m²	979.7 m²	9,627.4 m²	216.6 m²	263.5 m²	
TOTAL ABOVE AND BELOW		29 + MPH	34,614.4 m²	372,587 ft²	19,795.9 m²	213,082 ft²	17,880.9 m²	192,469 ft²	1,627.6 m²	46.1 m²	344.3 m²	606.1 m²	1,050.3 m²	1,971.75 m²	979.7 m²	9,627.4 m²	216.6 m²	263.5 m²

ARCHITECTURAL DRAWINGS LIST	
DRAWING NO.	TITLE
A000	TITLE PAGE
A001	STATISTICS
A002	SURVEY PLAN
A003	CONCEPT PLAN
A004	OVERALL SITE PLAN
A005	SITE PLAN
A006	ESTABLISHED GRADE
A200	LEVEL P4
A201	LEVEL P3
A202	LEVEL P2
A203	LEVEL P1
A204	LEVEL 1
A205	LEVEL 2
A206	LEVEL 3
A207	LEVEL 4
A208	LEVEL 5
A209	LEVEL 6-15
A210	LEVEL 16
A211	LEVEL 17-21
A212	LEVEL 22-24
A213	LEVEL MPH - ROOFTOP AMENITY
A214	ELEVATOR MACHINE ROOM LEVEL
A215	ELEVATOR MACHINE ROOM ROOF
A400	EAST ELEVATION
A401	SOUTH ELEVATION
A402	WEST ELEVATION
A403	NORTH ELEVATION
A410	BUILDING SECTION 1
A411	BUILDING SECTION 2
A412	ANGULAR PLANE DIAGRAM WEST ELEVATION
A500	JUNE 21 INCREMENTAL SHADOW STUDY
A501	JUNE 21 INCREMENTAL SHADOW STUDY
A502	JUNE 21 INCREMENTAL SHADOW STUDY
A503	SEPTEMBER 21 INCREMENTAL SHADOW STUDY
A504	SEPTEMBER 21 INCREMENTAL SHADOW STUDY
A505	DECEMBER 21 INCREMENTAL SHADOW STUDY
A506	DECEMBER 21 INCREMENTAL SHADOW STUDY
A900	MASSING VIEW NORTH-WEST CORNER
A901	MASSING VIEW SOUTH-EAST CORNER
A902	MASSING VIEW NORTH-EAST CORNER
A903	MASSING VIEW SOUTH-WEST CORNER

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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.

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25 JAN 2025

TITLE

STATISTICS