

ZONING REQUIREMENTS (1970-1980 FOWLER DRIVE)		
OVERALL LOT 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)
PART 1 AND PART 2 LOT AREA	26,936.63 SM - 5,101.82 = 21,834.81 SM	
PART 3 LOT AREA	5101.82 sm	
OCCUPANCY TYPE	RESIDENTIAL	
STATISTICS	REQUIRED / PERMITTED	PROVIDED
BUILDING HEIGHT	56 M AND 18 STOREYS	24 STOREYS @ 77.54 m +6 m MPH +3.5 m ELEVATOR MACHINE ROOM (EMR)
MAX. DENSITY	1.8	PART 1 AND PART 2 FSI : 32,516 SM / 21,834.81 = 1.49 PART 3 FSI : 19,810 SM / 5,101.82 = 3.88 OVERALL FSI : 52,326 SM / 26,936.63 SM = 1.94
ABOVE GRADE GFA (GROSS FLOOR AREA)		19,660.0 SM GFA ABOVE GRADE
BELOW GRADE GFA (GROSS FLOOR AREA)		150.2 SM GFA BELOW GRADE
TOTAL PROPOSED GFA (PART 3) EXISTING GFA (PART 1 AND 2) OVERALL GFA AREA		19,660.0 SM (ABOVE GRADE) + 150.2 SM (BELOW GRADE) = 19,810 SM ESTIMATED EXISTING RESIDENTIAL GFA = 32,516 SM TOTAL GFA = 32,516 SM + 19,810 SM = 52,326 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)
SETBACKS FROM PROPERTY LINE	TOWER NORTH (NORTH SHERIDAN WAY) : 11.6 m SOUTH (ADJACENT TO 1970 FOWLER - PART 1) : 26.2 m EAST (ADJACENT TO 2111 ROCHE CRT.) : 15 m WEST (ADJACENT TO 1980 FOWLER - PART 2) : 14.7 m	
NUMBER OF UNITS (PROPOSED)		275
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. TOTAL REQUIRED FOR PROPOSED BUILDING MIN. = 275 * 0.90 = 248 SPOTS VISITOR 275 * 0.2 = 55 SPOTS TOTAL RESIDENTIAL REQUIRED MIN. = 303 = (248 + 55)	RESIDENTIAL LEVEL COUNT (TOTAL) REG. BF LEVELS P4-P3-P2-P1 234 234 0 TOTAL RESIDENTIAL PROVIDED = 234 VISITOR LEVEL COUNT (TOTAL) REG. BF LEVEL P1 & GF 41 38 3 TOTAL VISITORS PROVIDED = 41 234 RESIDENTIAL + 41 VISITORS = 275 TOTAL PARKING SPOTS (0.85 RATIO) (0.15 RATIO) (1 RATIO)
TOTAL BARRIER-FREE PARKING	4% OF TOTAL VISITOR PARKING REQUIRED = 55 * 4% = 3 REQUIRED	TOTAL ACCESSIBLE PARKING SPACE PROVIDED = 3
TOTAL REQUIRED PARKING SPACES WITH EV CHARGE	20% OF PROVIDED RESIDENTIAL PARKING SPACES = 234 * 20% = 47 (ROUNDED UP 46.8) 10% OF PROVIDED VISITOR PARKING SPACES = 41 * 10% = 5 (ROUNDED UP 4.1)	20% OF TOTAL PARKING PROVIDED (RESI.) = 234 * 20% = 47 (ROUNDED UP 46.8) 10% OF TOTAL PARKING PROVIDED (VIS.) = 41 * 10% = 5 (ROUNDED UP 4.1)
PARKING RATIO	EXISTING UNIT COUNT (PART 1 AND PART 2) = 332 PROPOSED UNIT COUNT (PART 3) = 275 TOTAL UNIT COUNT (PART 1, 2 AND 3) = 607	EXISTING PARKING SPACES (PART 1 AND PART 2) = 396 EXISTING PARKING RATIO 396 / 332 = 1.19 PROPOSED PARKING SPACES (PART 3) = 275 PART 3 PARKING RATIO 275 / 275 = 1 EXISTING PARKING SPACES = 396 SPACES PROPOSED 275- EXISTING PARKING 396 = 671 TOTAL PARKING SPACES OVERALL PARKING RATIO 671 / 607 = 1.10
BICYCLE PARKING	REQUIRED / PERMITTED	PROVIDED
RESIDENTIAL BICYCLE PARKING (CLASS A)	0.6 SPACES / UNIT REQUIRED = 0.6 X 275 UNITS = 165 RESIDENTIAL BIKE PARKING REQUIRED	RESIDENTIAL 165 LONG TERM RESIDENTIAL (CLASS A) 0.6 SPACES / UNIT
VISITOR BICYCLE PARKING (CLASS B)	0.05 SPACES / UNIT REQUIRED = 0.05 X 275 UNITS = 14 VISITORS BICYCLE SPACES REQ (ROUNDED UP 13.75)	VISITOR 14 SHORT TERM VISITOR (CLASS B) 0.05 SPACES / UNIT
TOTAL BICYCLE PARKING	165 (CLASS A) + 14 (CLASS B) = 179	165 (CLASS A) + 14 (CLASS B) = 179
AMENITY	BY-LAW REQUIREMENT	PROVIDED
PER UNITS		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 = 2.59 SM PER UNIT PROPOSED BUILDING AMENITY AREA (PART 3) INTERIOR AMENITY 253.6 SM @ L01 + 237.7 SM @ L05 + 79.7 SM @ ROOF = 571.0 SM EXTERIOR AMENITY 306.3 SM MULTI-PURPOSE COURT + 107.5 SM NEW PLAYGROUND + 54.9 SM DOG RUN + 317.7 SM @ L05 + 263.0 SM @ ROOF = 1049.4 SM TOTAL AMENITY AREA PART 3 = 1620.4 SM 1620.4 SM / 275 = 5.89 SM PER UNIT OVERALL PROPOSED AMENITY AREA (PART 1, 2, AND 3) INTERIOR AMENITY 253.6 SM @ L01 + 237.7 SM @ L05 + 79.7 SM @ ROOF = 571.0 SM EXTERIOR AMENITY 306.3 SM MULTI-PURPOSE COURT + 107.5 SM NEW PLAYGROUND + 54.9 SM DOG RUN + 81.8 SM EXISTING PLAYGROUND + 63.7 SM NEW GARDEN + 317.7 SM LOS ROOFTOP + 263.0 SM MPH ROOFTOP AMENITY = 1194.9 SM TOTAL AMENITY AREA OVERALL SITE = 1765.9 SM 1765.9 SM / 607 = 2.90 SM PER UNIT
BARRIER-FREE UNITS	15% OF SUITES WITHIN A MULTI-UNIT RESIDENTIAL BUILDING	275 * 15% = 42 UNITS REQUIRED TO BE BARRIER FREE

UNIT MIX								
LEVEL	STUDIO	1 BEDROOM	1 BEDROOM+ DEN	2 BEDROOM	3 BEDROOM	TOTAL UNIT PER FLOOR	NO. OF LEVELS	TOTAL UNITS
LEVEL 2	1	1	4	4	2	12	1	12
LEVEL 3	1	1	4	4	2	12	1	12
LEVEL 4	1	1	4	4	3	13	1	13
LEVEL 5	1	4	0	2	0	7	1	7
LEVEL 6 TO 13	8	24	0	48	8	11	8	88
LEVEL 14 TO 24	22	77	0	33	11	13	11	143
TOTAL	34	108	12	95	25	68		275

PERCENTAGE	12.36%	39.27%	4.36%	34.55%	9.45%
		43.64%		44.00%	
			FAMILY SIZED UNITS		

BARRIER FREE UNIT REQUIRED (15% OF TOTAL UNITS)					
NO. UNITS	5	17	2	14	4

AVERAGE UNIT SIZE	PROVIDED
STUDIO	444 SF
1 BEDROOM	553 SF
1 BEDROOM + DEN	723 SF
2 BEDROOM	859 SF
3 BEDROOM	1047 SF

VEHICLE PARKING SCHEDULE					
LEVEL	RESIDENTIAL PARKING	VISITOR PARKING	TOTAL NO. OF PARKING	BARRIER FREE PARKING	WITH EV CHARGER
LEVEL P4	48	0	48	0	10
LEVEL P3	78	0	78	0	14
LEVEL P2	78	0	78	0	14
LEVEL P1	39	39	69	3	14
LEVEL 1	0	2	2	0	0
TOTAL	234	41	275	3	52

PROVIDED PARKING RATIO (FOR THE BUILDING) = TOTAL PARKING 275 / TOTAL UNITS 275 = 1

BICYCLE PARKING SCHEDULE			
LEVEL	RESIDENTIAL BIKE (CLASS A)	VISITOR BIKE (CLASS B)	TOTAL NO. OF PARKING
LEVEL P1	165	0	165
LEVEL 1	0	14	14
TOTAL	165	14	179

AMENITY AREA SCHEDULE			
LEVEL	INTERIOR AMENITY	EXTERIOR AMENITY	TOTAL AMENITY AREA
LEVEL 1	253.6 m²	469 m²	722 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 13	0.0 m²	0 m²	0 m²
LEVEL 14 TO 24	0.0 m²	0 m²	0 m²
ELEVATOR M. ROOM	79.7 m²	263 m²	343 m²
TOTAL	571.0 m²	1049 m²	1620 m²

BUILDING STATISTICS- BELOW GRADE																	
LEVEL	NO. OF LEVELS	GCA				GFA		GLA		DEDUCTIONS							
		GCA SM	GCA SF	GFA SM	GFA SF	GLA SM	GLA SF	CIRCULATION	MANAGEMENT OFFICE	GARBAGE	INTERIOR AMENITY	MECHANICAL	SHAFT	STORAGE	PARKING	LOADING	COMMON AREA
LEVEL P4	1	2,205.6 m²	23,741 ft²	36.0 m²	387 ft²	0.0 m²	0 ft²	36.0 m²	0.0 m²	0.0 m²	0.0 m²	188.4 m²	69.89 m²	160.2 m²	1,751.1 m²	0.0 m²	0.0 m²
LEVEL P3	1	3,310.3 m²	35,632 ft²	36.0 m²	387 ft²	0.0 m²	0 ft²	36.0 m²	0.0 m²	0.0 m²	184.8 m²	92.78 m²	203.6 m²	2,793.1 m²	0.0 m²	0.0 m²	
LEVEL P2	1	3,310.3 m²	35,632 ft²	35.1 m²	378 ft²	0.0 m²	0 ft²	35.1 m²	0.0 m²	0.0 m²	92.75 m²	393.0 m²	2,789.4 m²	0.0 m²	0.0 m²		
LEVEL P1	1	3,310.3 m²	35,632 ft²	43.2 m²	465 ft²	0.0 m²	0 ft²	43.2 m²	0.0 m²	0.0 m²	208.4 m²	92.85 m²	276.7 m²	2,689.2 m²	0.0 m²	0.0 m²	
TOTAL		12,136.5 m²	130,637 ft²	150.2 m²	1,617 ft²	0.0 m²	0 ft²	150.2 m²	0.0 m²	0.0 m²	581.7 m²	348.28 m²	1,033.6 m²	10,022.8 m²	0.0 m²	0.0 m²	

BUILDING STATISTICS- ABOVE GRADE																	
LEVEL	NO. OF LEVELS	GCA				GFA		GLA		DEDUCTIONS							
		GCA SM	GCA SF	GFA SM	GFA SF	GLA SM	GLA SF	CIRCULATION	MANAGEMENT OFFICE	GARBAGE	INTERIOR AMENITY	MECHANICAL	SHAFT	STORAGE	PARKING	LOADING	COMMON AREA
LEVEL 1	1	1,256.0 m²	13,519 ft²	289.1 m²	3,111 ft²	0.0 m²	0 ft²	55.4 m²	51.6 m²	144.7 m²	253.6 m²	22.0 m²	92.90 m²	29.5 m²	174.9 m²	216.6 m²	214.7 m²
LEVEL 2	1	1,105.1 m²	11,895 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	168.51 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL 3	1	1,105.4 m²	11,899 ft²	927.5 m²	9,983 ft²	863.1 m²	9,290 ft²	64.3 m²	0.0 m²	7.9 m²	0.0 m²	1.8 m²	168.20 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	0.0 m²	22.2 m²	168.07 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
LEVEL 6 TO 13	8	7,199.2 m²	77,492 ft²	6,721.6 m²	72,351 ft²	6,227.7 m²	67,035 ft²	493.8 m²	0.0 m²	63.6 m²	0.0 m²	14.8 m²	399.20 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL 14 TO 24	11	9,898.9 m²	106,551 ft²	9,242.2 m²	99,482 ft²	8,563.2 m²	92,173 ft²	679.0 m²	0.0 m²	88.3 m²	0.0 m²	20.3 m²	548.06 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL MPH-ROOFTOP 1	1	535.1 m²	5,760 ft²	66.1 m²	712 ft²	0.0 m²	0 ft²	66.1 m²	0.0 m²	8.0 m²	79.7 m²	325.8 m²	55.45 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	107.6 m²	23.73 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	
TOTAL		23,082.4 m²	248,456 ft²	19,810.2 m²	211,816 ft²	17,877.0 m²	192,426 ft²	1,549.3 m²	51.6 m²	335.4 m²	571.0 m²	498.2 m²	1,564.06 m²	29.5 m²	174.9 m²	216.6 m²	214.7 m²

TOTAL ABOVE AND BELOW	29 + MPH	35,218.9 m²	379,093 ft²	19,810.2 m²	213,235 ft²	17,877.0 m²	192,426 ft²	1,699.5 m²	51.6 m²	335.4 m²	571.0 m²	1,079.9 m²	1,912.33 m²	1,063.2 m²	10,197.7 m²	216.6 m²	214.7 m²
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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
A007	PROPERTY BOUNDARY DIAGRAM
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 TO 13
A210	LEVEL 14 TO 24
A211	LEVEL MPH - ROOFTOP AMENITY
A212	ELEVATOR MACHINE ROOM LEVEL
A213	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

NO.	REVISIONS	DATE
2	ISSUED FOR OPA/ZBA RESUBMISSION #2	17 APR 2026
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.**



DRAWN	FKH, QL	SCALE
CHECKED	KQ	DATE 25 JAN 2025

TITLE
STATISTICS

PROJECT NO. 22-214	DRAWING NO. A001
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