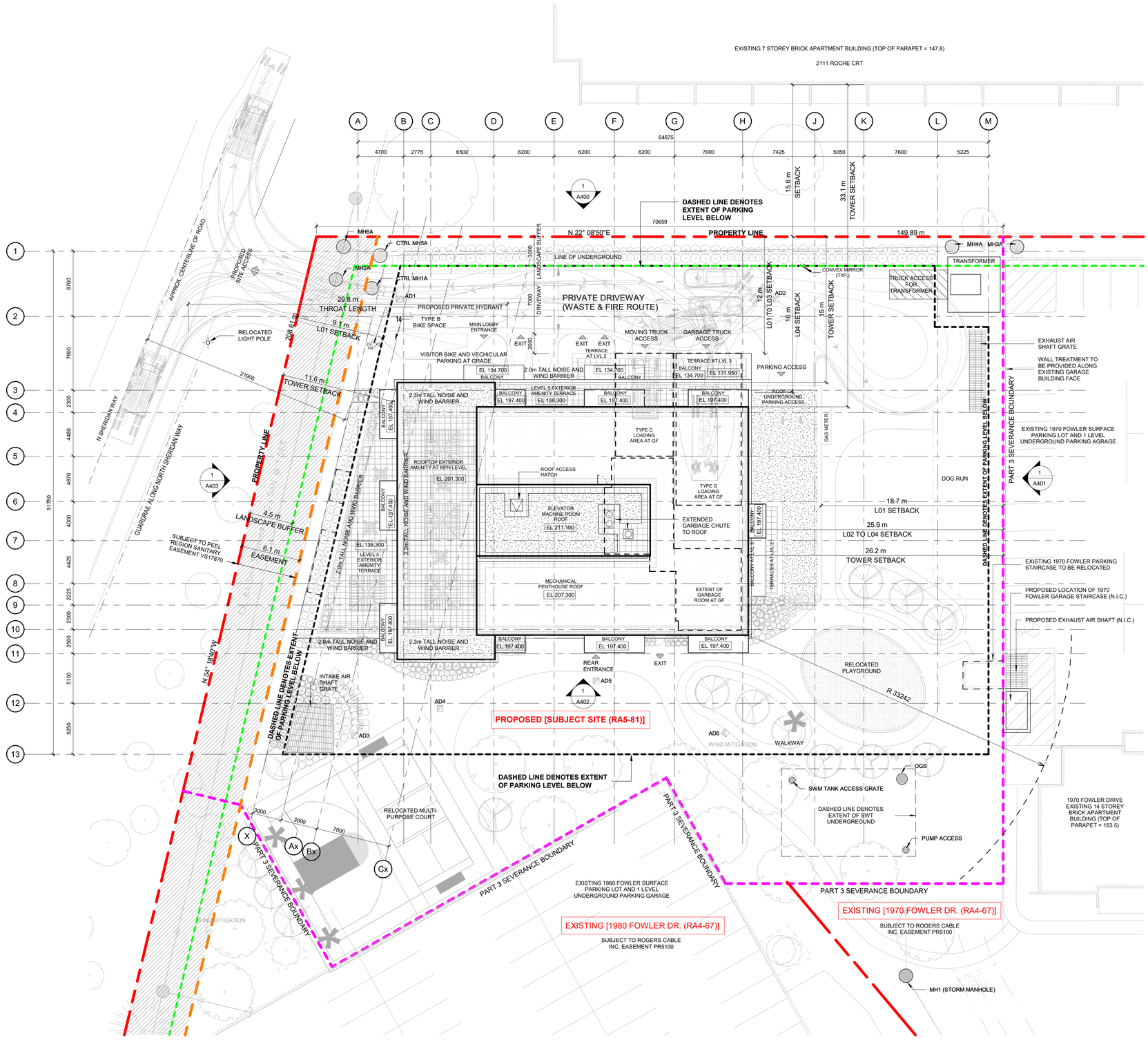


CITY OF MISSISSAUGA BENCHMARK

ELEVATION NOTE:
ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 478 LOCATED ON THE SOUTH FACE AT THE CENTRE OF GREY BRICK AND CONCRETE BLOCK BUILDING No.1801, ON THE NORTH SIDE OF NORTH SHERIDAN WAY, 152M WEST OF ROBIN DRIVE, HAVING PUBLISHED ELEVATION 112.471 METRES

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1 & 2, SHOWN HEREON, HAVING A BEARING OF N06°46'10"W, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83 (CSRS) (2010).

MARKET RENTAL BUILDING

EXISTING ZONING - RA4-2

STATISTICS

BUILDING HEIGHT: 24 STOREYS @ 78.05M + 6M MPH + 3.8M EMR

LOT AREA : 2.69 Ha (PRE-DEDICATION)
SUBJECT SITE AREA : 5,101.58 SM

PROPOSED GCA : 35,607.1 SM
EXISTING GFA : 32,516 SM
PROPOSED GFA : 19,860 SM
TOTAL PROJECT GFA : 52,376 SM
FSI : 52,376 SM/ 26,738.82 SM = 1.96

PARKING STATS

REQUIRED PARKING SPACES : MIN. 303 SPOTS
(PARKING RATE = 0.9 RESIDENT + 0.2 VISITOR)

PROVIDED PARKING SPACES : 275 SPOTS
(PARKING RATE = 0.88 RESIDENT + 0.12 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
295.8 SM @ L01 + 299.2 SM @ L05 + 89.7 SM @ ROOF = 674.7 SM

EXTERIOR AMENITY
608.4 SM @ GRADE+ 281.2 SM @ L05 + 180.7 SM @ ROOF = 1070.3 SM

TOTAL AMENITY PROVIDED
674.7 SM+ 1070.3 SM = 1745.0 SM 1708.6/ 275 = 6.21 SM / UNIT)

SUITE SCHEDULE

STUDIO = 34
1 BEDROOM = 107
1 BEDROOM+D = 12
2 BEDROOM = 95
3 BEDROOM = 27
TOTAL UNITS = 275

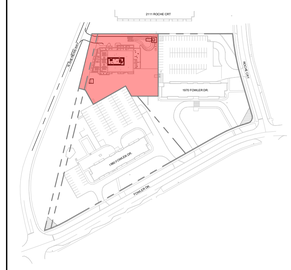
AVERAGE UNIT SIZE

STUDIO	444 SF
1 BEDROOM	553 SF
1 BEDROOM +DEN	723 SF
2 BEDROOM	860 SF
3 BEDROOM	1060 SF

LANDSCAPED AREA:
(PREPARED BY MHBC)

TOTAL SITE AREA:	5102 SM	
BUILDING FOOTPRINT:	1291 SM	25%
LANDSCAPE:	3811 SM	75%
SOFTSCAPE:	2072 SM	41%
HARDSCAPE:	1739 SM	34%

KEYPLAN



NO.	REVISIONS	DATE
3	ISSUED FOR OPA/ZBA RESUBMISSION #3	10 JUL 2026
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.

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
DEL POLETTI
LICENCE
4957

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:2026-07-16 5:52:20 PM