

ZONING REQUIREMENTS (1970-1980 FOWLER DRIVE)				
OVERALL LOT AREA PRE-DEDICATION (1970 FOWLER, 1980 FOWLER, AND SUBJECT SITE)	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)	OCCUPANCY TYPE RESIDENTIAL	
OVERALL LOT AREA (WITHOUT SIGHT TRIANGLES)	26,738.82 SM / 287,814.30 SQ.FT / 2.67 HA			
1970 FOWLER LOT AREA	10,069.77 SM			
1980 FOWLER LOT AREA	11,567.46 SM			
SUBJECT SITE LOT AREA	9101.58 sm	SIGHT TRIANGLE 1 AREA	94.85 SM	
		SIGHT TRIANGLE 2 AREA	102.96 SM	
STATISTICS	REQUIRED / PERMITTED	PROVIDED		
BUILDING HEIGHT	56 M AND 18 STOREYS	24 STOREYS @ 78.05 m 6 m MECHANICAL PENTHOUSE (MPH) 3.8 m ELEVATOR MACHINE ROOM (EMR)		
MAX. DENSITY	1.8	1970 FOWLER AND 1980 FOWLER FSI : 32,516 SM / 21,835.04 = 1.49 SUBJECT SITE FSI : 19,860 SM / 5,101.58 = 3.89 OVERALL FSI : 52,376 SM / 26,738.82 SM = 1.96		
ABOVE GRADE GFA (GROSS FLOOR AREA)		19,695.1 SM GFA ABOVE GRADE		
BELOW GRADE GFA (GROSS FLOOR AREA)		164.9 SM GFA BELOW GRADE		
TOTAL PROPOSED GFA (SUBJECT SITE)		19,695.1 SM (ABOVE GRADE) + 164.9 SM (BELOW GRADE) = 19,860 SM		
EXISTING GFA (1970 AND 1980 FOWLER)		ESTIMATED EXISTING RESIDENTIAL GFA= 32,516 SM		
OVERALL GFA AREA		TOTAL GFA = 32, 516 SM+ 19,860 SM= 52,376 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) : 26.2 m EAST (ADJACENT TO 2111 ROCHE CRT.) : 15 m WEST (ADJACENT TO 1980 FOWLER) : 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.	RESIDENTIAL LEVEL COUNT TOTAL REG BF LEVELS P4-P3-P2-P1 242 242 0 TOTAL RESIDENTIAL PROVIDED = 242		
TOTAL REQUIRED FOR PROPOSED BUILDING	1) RESIDENTIAL MIN. = 275 * 0.90 = 248 SPOTS VISITOR 275 * 0.2 = 55 SPOTS TOTAL RESIDENTIAL REQUIRED MIN. = 303 =(248 + 55)	VISITOR LEVEL COUNT TOTAL REG BF LEVEL P1 & GF 33 30 3 TOTAL VISITORS PROVIDED = 33 242 RESIDENTIAL + 33 VISITORS = 275 TOTAL PARKING SPOTS (0.88 RATIO) (0.12 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 = 242' 20% = 49 (ROUNDED UP 48.4) 10% OF PROVIDED VISITOR PARKING SPACES = 33x10% = 4 (ROUNDED UP 3.3)	20% OF TOTAL PARKING PROVIDED(RESI.) = 242x20% =49 (ROUNDED UP 48.4) 10% OF TOTAL PARKING PROVIDED (VIS.) = 33x10% = 4 (ROUNDED UP 3.3)		
PARKING RATIO	EXISTING UNIT COUNT (1970 FOWLER AND 1980 FOWLER) = 332 PROPOSED UNIT COUNT (SUBJECT SITE) = 275 TOTAL UNIT COUNT (1970 FOWLER, 1980 FOWLER AND SUBJECT SITE) = 607	EXISTING PARKING SPACES (1970 FOWLER AND 1980 FOWLER) = 396 EXISTING PARKING RATIO 396 / 332 = 1.19 PROPOSED PARKING SPACES (SUBJECT SITE) = 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 275UNITS = 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 =89.54 SM TOTAL EXISTING AMENITY AREA 1970 FOWLER, 1980 FOWLER AND SUBJECT SITE = 899.54 SM 899.54 SM / 332 = 2.58 SM PER UNIT PROPOSED BUILDING AMENITY AREA (SUBJECT SITE) INTERIOR AMENITY 295.8 SM @ LOT + 289.2 SM @ L05 + 89.7 SM @ ROOF = 674.7 SM EXTERIOR AMENITY 343.3 SM MULTI-PURPOSE COURT-107.5 SM NEW PLAYGROUND-157.7 SM DOG RUN- 281.2 SM @ L05 +180.7 SM @ ROOF=1070.3 SM TOTAL AMENITY AREA SUBJECT SITE = 1745.0 SM 1708.6 SM / 275 = 6.21 SM PER UNIT OVERALL PROPOSED AMENITY AREA (1970 FOWLER, 1980 FOWLER AND SUBJECT SITE) INTERIOR AMENITY 295.8 SM @ LOT + 289.2 SM @ L05 + 89.7 SM @ ROOF += 674.7 SM EXTERIOR AMENITY 343.3 SM MULTI-PURPOSE COURT-107.5 SM NEW PLAYGROUND- 157.7 SM DOG RUN- 81.8 SM EXISTING PLAYGROUND- 63.7 SM NEW GARDEN + 281.2 SM L05 ROOFTOP + 180.7 SM MPH ROOFTOP AMENITY= 1215.8 SM TOTAL AMENITY AREA OVERALL SITE = 1890.5 SM 1854.1 SM / 607 = 3.05 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	3	13	1	13
LEVEL 4	1	1	4	4	3	13	1	13
LEVEL 5	1	3	0	2	0	6	1	6
LEVEL 6 TO 13	8	24	0	48	8	11	8	88
LEVEL 14 TO 24	22	77	10	33	11	13	11	143
TOTAL	34	107	12	95	27	168		275

PERCENTAGE	12.36%	38.91%	4.36%	34.55%	9.82%
		43.27%		44.36%	
		FAMILY SIZED UNITS			

BARRIER FREE UNIT REQUIRED (15% OF TOTAL UNITS)						42
NO. UNITS	5	16	2	15	4	

AVERAGE UNIT SIZE	PROVIDED
STUDIO	444 SF
1 BEDROOM	553 SF
1 BEDROOM + DEN	723 SF
2 BEDROOM	860 SF
3 BEDROOM	1060 SF

VEHICLE PARKING SCHEDULE					
LEVEL	RESIDENTIAL PARKING	VISITOR PARKING	TOTAL NO. OF PARKING	BARRIER FREE PARKING	WITH EV CHARGER
LEVEL P4	56	0	56	0	12
LEVEL P3	78	0	78	0	14
LEVEL P2	78	0	78	0	14
LEVEL P1	30	31	61	3	13
LEVEL 1	0	2	2	0	0
TOTAL	242	33	275	3	53

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	295.8 m ²	608.4 m ²	904.2 m ²
MEZZANINE	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 2	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 3	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 4	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 5	289.2 m ²	281.2 m ²	570.3 m ²
LEVEL 6 TO 13	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL 14 TO 24	0.0 m ²	0.0 m ²	0.0 m ²
LEVEL MPH- ROOFTOP	88.7 m ²	180.7 m ²	270.4 m ²
ELEVATOR M. ROOM	0.0 m ²	0.0 m ²	0.0 m ²
TOTAL	674.7 m ²	1070.3 m ²	1745.0 m ²

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	2,341.1 m²	25,200 R²	43.3 m²	466 R²	0.0 m²	0 R²	43.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	171.2 m²	89.89 m²	170.1 m²	1,886.6 m²	0.0 m²	0.0 m²
LEVEL P3	1	3,310.3 m²	35,632 R²	43.3 m²	466 R²	0.0 m²	0 R²	43.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	66.1 m²	92.76 m²	311.3 m²	2,794.8 m²	0.0 m²	0.0 m²
LEVEL P2	1	3,310.3 m²	35,632 R²	35.1 m²	378 R²	0.0 m²	0 R²	35.1 m²	0.0 m²	0.0 m²	0.0 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 R²	43.2 m²	465 R²	0.0 m²	0 R²	43.2 m²	0.0 m²	0.0 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		12,272.0 m²	132,095 R²	164.9 m²	1,775 R²	0.0 m²	0 R²	164.9 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	447.8 m²	348.28 m²	1,151.1 m²	10,160.0 m²	0.0 m²	0.0 m²

BUILDING STATISTICS- ABOVE GRADE																	
		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	NO. OF LEVELS																
LEVEL 1	1	1,291.0 m²	13,897 ft²	223.3 m²	2,403 ft²	0.0 m²	0 ft²	81.2 m²	57.8 m²	144.5 m²	298.8 m²	7.0 m²	65.81 m²	18.0 m²	177.1 m²	211.7 m²	147.9 m²
MEZZANINE	1	66.2 m²	712 ft²	19.1 m²	206 ft²	0.0 m²	0 ft²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	47.03 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL 2	1	1,119.2 m²	12,047 ft²	941.0 m²	10,128 ft²	876.9 m²	9,439 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	1,095.3 m²	11,790 ft²	1,035.6 m²	11,147 ft²	971.3 m²	10,455 ft²	64.3 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 4	1	1,095.3 m²	11,790 ft²	1,035.6 m²	11,147 ft²	971.3 m²	10,455 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	413.8 m²	4,454 ft²	351.7 m²	3,785 ft²	62.1 m²	0.0 m²	7.9 m²	289.2 m²	2.2 m²	58.07 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	6,727.1 m²	72,351 ft²	6,327.7 m²	67,035 ft²	43.8 m²	0.0 m²	63.6 m²	636.0 m²	0.0 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 MECH. & ROOFTOP	1	658.2 m²	7,085 ft²	623.8 m²	6,717 ft²	623.8 m²	6,717 ft²	62.0 m²	0.0 m²	8.1 m²	98.7 m²	44.20 m²	55.43 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²
ELEVATOR M. ROOM	1	141.4 m²	1,522 ft²	0.0 m²	0 ft²	0.0 m²	0 ft²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	17.77 m²	23.73 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²
TOTAL		23,335.0 m²	251,176 ft²	19,695.1 m²	211,996 ft²	17,962.0 m²	193,341 ft²	1,571.9 m²	57.8 m²	335.3 m²	674.7 m²	609.6 m²	1,462.72 m²	18.0 m²	177.1 m²	211.7 m²	147.9 m²

TOTAL ABOVE AND BELOW	24 + MPH	35,607.1 m ²	383,271 ft ²	19,860.0 m ²	213,771 ft ²	17,962.0 m ²	193,341 ft ²	1,736.9 m ²	57.8 m ²	335.3 m ²	674.7 m ²	1,057.4 m ²	1,814.00 m ²	1,169.1 m ²	10,337.1 m ²	211.7 m ²	147.9 m ²
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A902	MASSING VIEW NORTH-EAST CORNER
A903	MASSING VIEW SOUTH-WEST CORNER

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
NO.	REVISIONS	DATE

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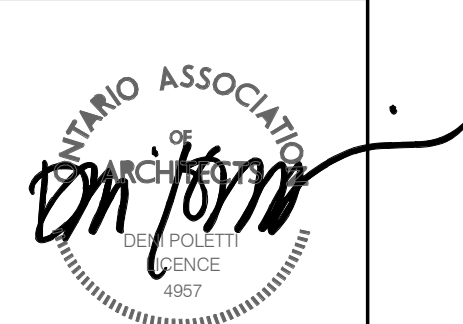
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**1970-1980 FOWLER DRIVE,
MISSISSAUGA, ON
(RESIDENTIAL)**

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 EKH QI	SCALE
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CHECKED KQ	DATE 25 JAN 2025
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STATISTICS

PROJECT NO. 22-214	DRAWING NO. A001
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