BLOOR

1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON

RE - ZONING AND OFFICIAL PLAN ADMENDMENT

SUBMISSION MATERIAL - PROJECT TEAM

- **ARCHITECTURAL DRAWINGS**
- **SUN / SHADOW STUDY**
  IBI Group Architects
  55 St.Clair Avenue West. 7th floor, Toronto, Ontario, M4V 2Y7

- **PLANNING JUSTIFICATION REPORT**
- **URBAN DESIGN STUDY**
- **DRAFT OFFICIAL PLAN ADMENDMENT**
- **DRAFT ZONING BY-LAW**
  Bousfields Inc.
  3 Church Street, Suite 200, Toronto, ON. M5E 1M2

- **LANDSCAPE CONCEPT PLAN**
  Studio TLA / Terraplan
  20 Champlain Blvd., Suite 102, Toronto, ON. M3H 2Z1

- **ARBORIST REPORT**
- **TREE INVENTORY / PRESERVATION PLAN**
  Ferris + Associates Inc.
  11 Church Street, Suite 302, Toronto, ON. M5E 1W1

- **PARKING UTILIZATION STUDY**
- **TRAFFIC IMPACT STUDY**
- **TRANSPORTATION DEMAND MANAGEMENT STRATEGY**
  BA Consulting Group Ltd.
  300 -45 St.Clair Avenue West, Toronto, Ontario, M4V 1K9

- **GRADING / SITE SERVICING PLAN,**
- **FUNCTIONAL SERVICING REPORT**
- **PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**
  C.F. Crozier & Associates Consulting Engineers
  2800 High Point Drive, Suite 100, Milton, ON L9T 6P4

- **WIND STUDY**
  RWDI Consulting Engineers and Scientists
  600 Southgate Dr. Guelph ON N1G 4P6

- **ARCHAEOLOGICAL ASSESSMENT**
  Heritage Consultant

- **SURVEY PLAN**
  Speight, Van Nostrand & Gibson Limited
  750 Oakdale Road, Units 65 & 66, Toronto, ON. M3N 2Z4

ARCHITECTURAL DRAWING LIST

A000 SERIES	**SITE**
A-001	CONTEXT PLAN
A-002	SITE SURVEY & TOPOGRAPHY
A-003	CONCEPT SITE PLAN
A-004	PROJECT STATISTICS
A100 SERIES	**FLOOR PLANS**
A-102	UNDERGROUND PARKING PLAN - LEVEL P1
A-103	LEVEL 1 GROUND FLOOR PLAN
A-104	LEVEL 2 FLOOR PLAN
A-105	LEVEL 3 FLOOR PLAN
A-106	LEVEL 4 FLOOR PLAN
A-107	LEVEL 5-18 FLOOR PLAN
A-108	MAIN ROOF - MECHANICAL PENTHOUSE
A-109	ROOF PLAN
A200 SERIES	**SITE / BUILDING ELEVATIONS**
A-201	NORTH AND EAST BUILDING ELEVATIONS
A-202	SOUTH AND WEST BUILDING ELEVATIONS
A300 SERIES	**SITE / BUILDING SECTIONS**
A-301	NORTH-SOUTH AND EAST-WEST BUILDING - D SECTIONS
A-302	NORTH-SOUTH AND EAST-WEST BUILDING - C SECTIONS
A500 SERIES	**VIGNETTES**
A-501	NORTH - TOP PERSPECTIVE
A-502	SOUTH EAST BIRD'S EYE PERSPECTIVE
A-503	EYE LEVEL VIGNETTE OF BUILDING C
A-504	BUILDING D ENTRY - HUMAN SCALE PERSPECTIVE

CLIENT

RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3962

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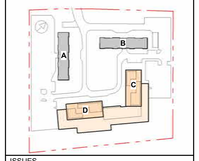

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

SEAL

IBI GROUP
55 St. Clair Avenue West, 7th Floor,
Toronto, ON M4V 2Y7, Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
COVER PAGE

SHEET NUMBER A-000

ISSUE 1

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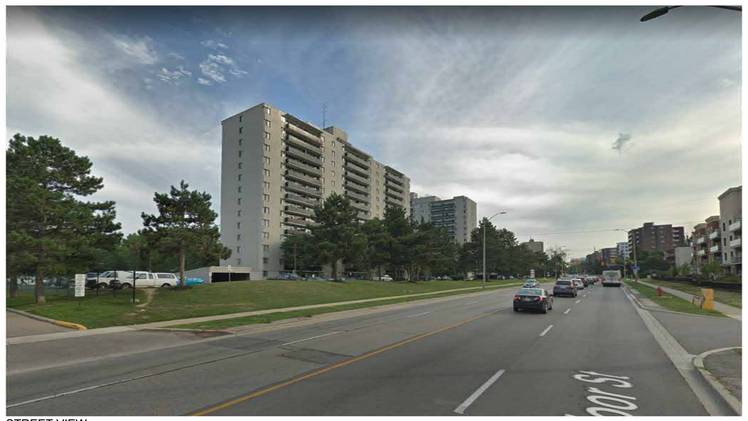
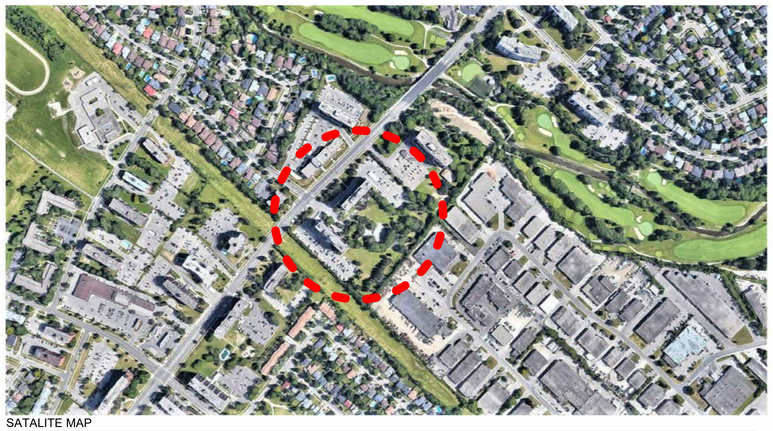
Date:

Plot Date: 01/14/2020

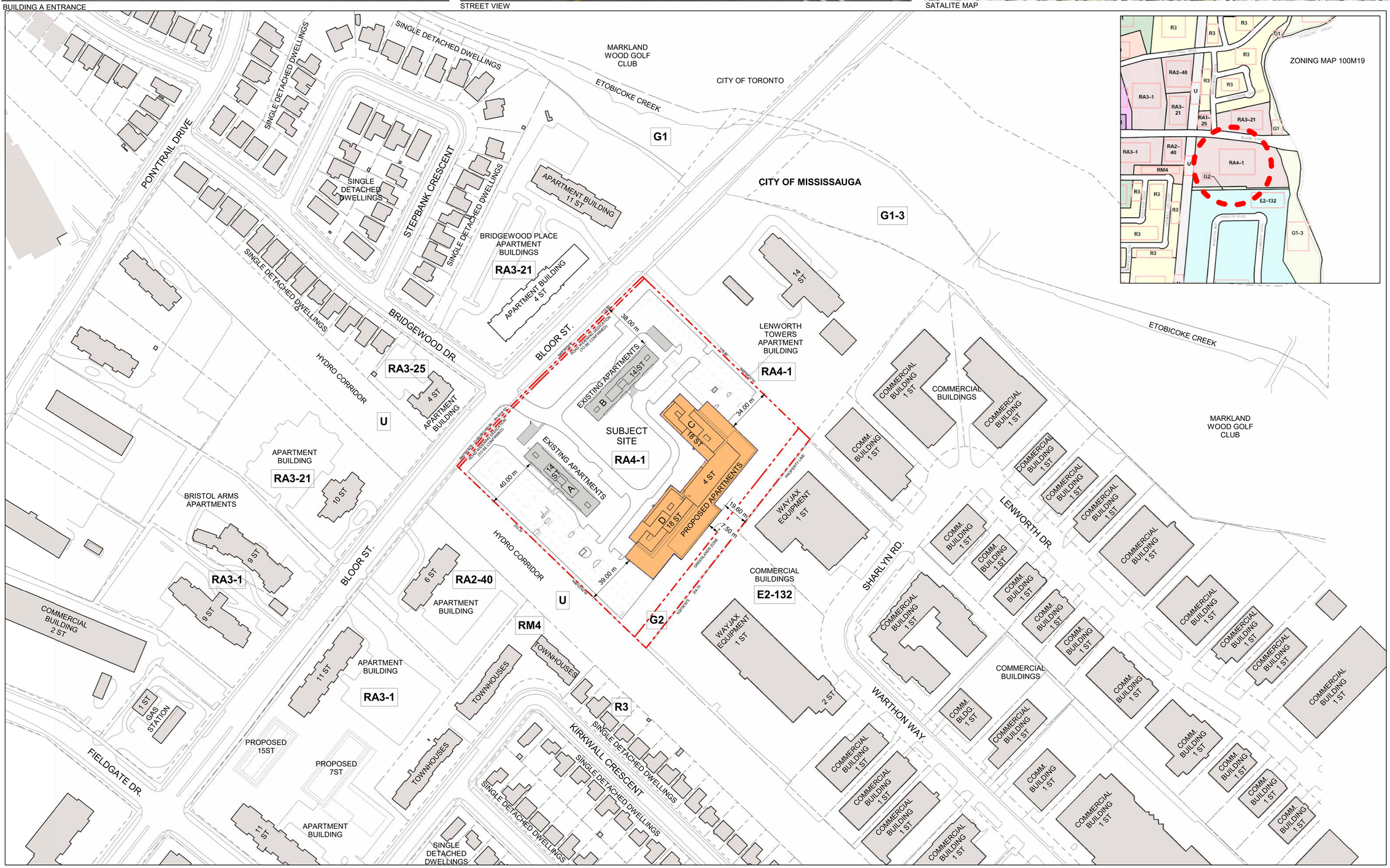
BUILDING A ENTRANCE



STREET VIEW



SATALITE MAP



1 A-001 CONTEXT PLAN
Scale: 1 : 1000

True North
Project North

CLIENT

RANEE MANAGEMENT

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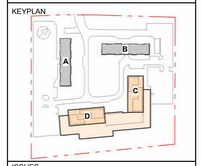
KEYPLAN



ISSUES

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SEAL

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ibigroup.com

PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
CONTEXT PLAN

SHEET NUMBER A-001

ISSUE 1

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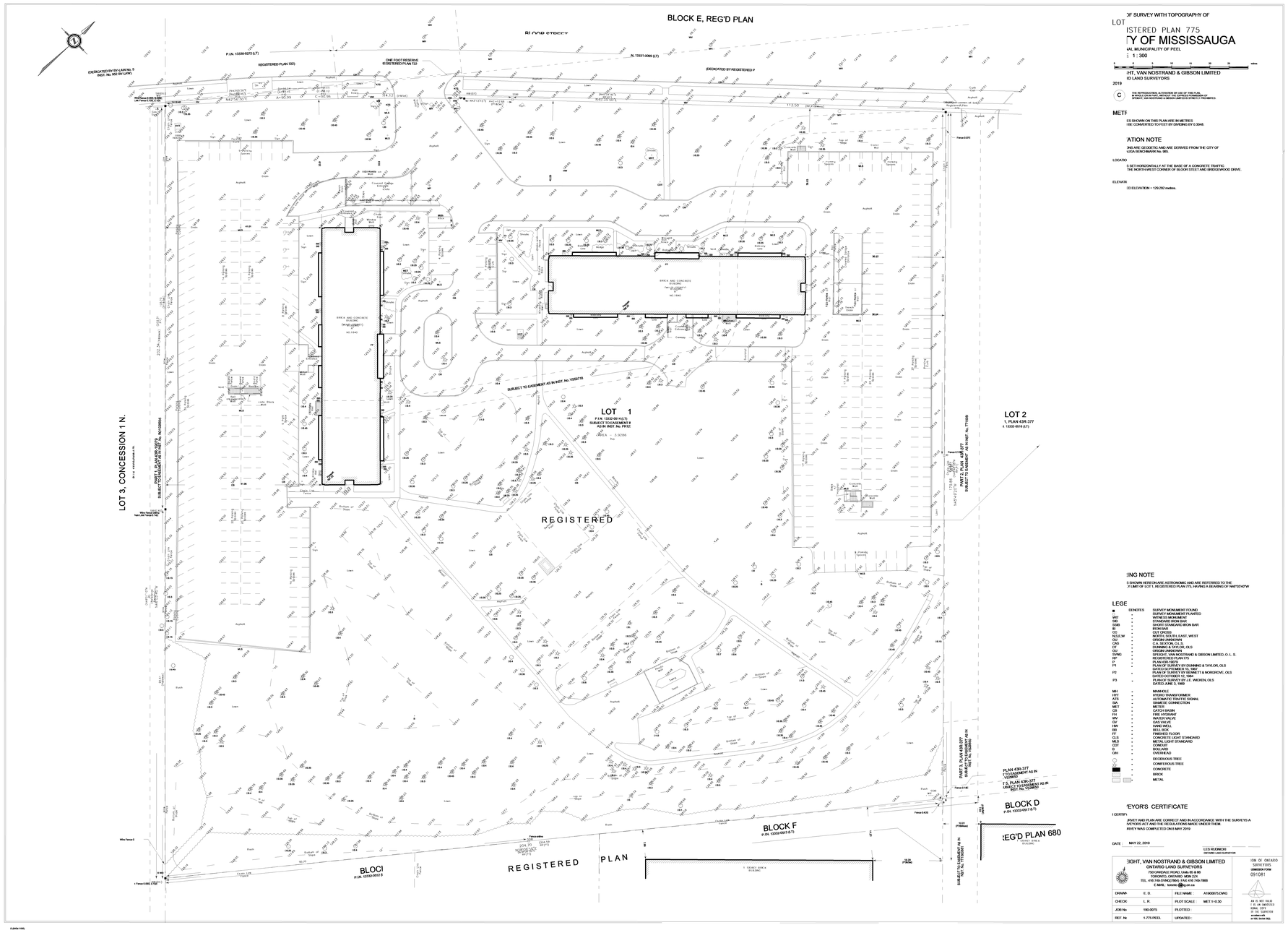
DATE PLOTTED:

DATE CHECKED:


BLOCK E, REG'D PLAN
BLOOR STREET
LOT 3, CONCESSION 1 N.
LOT 1
LOT 2
BLOCK D
BLOCK F
REGISTERED PLAN
REGISTERED
BLOCK
REG'D PLAN 680
SUBJECT TO EASEMENT AS IN INST. No. VS50718
BRICK AND CONCRETE BUILDING
PARTS 1, PLAN 43R-29772
SUBJECT TO EASEMENT AS IN INST. No. RO1262809
PARTS 2, PLAN 43R-377
SUBJECT TO EASEMENT AS IN INST. No. TT53808
PLAN 43R-377
1.0 EASEMENT AS IN
TT53808
PLAN 43R-377
SUBJECT TO EASEMENT AS IN
INST. No. TS248800
SUBJECT TO EASEMENT AS IN INST. No. TS248800
(DEDICATED BY BY-LAW No. 5 INST. No. VS2 BY-LAW)
ONE FOOT RESERVE REGISTERED PLAN 722
(DEDICATED BY REGISTERED P
REGISTERED PLAN 722)
P.(A) 13330-0270 (LT)
P.(A) 13331-0069 (LT)
White Fence 0.05E
Wire Fence 0.06E
Tank Line Fence 0.10E
Fence 0.02E
Fence 0.10E
Fence 0.42E
Fence 0.14E
Fence 0.10E
Fence 0.10E
Fence 0.10

DEVELOPMENT STATISTICS

m - Denotes Meters | *min - Denotes Minimum*
sm - Denotes Square Meters | *max - Denotes Maximum*

PROJECT DATA

Municipal Address of Subject Lands:	**1840 - 1850 Bloor Street** Mississauga, Ontario		
Legal Description:	**PLAN 775 PT LOT 1**		
Zoning By-law:	Zoning By-law 0225-2007, Enacting Bylaw BL-0225/07, BL-0131/18 Exception Zone Map # 19 By-law: 0174-2017		
Zoning : (Apartment) (Greenlands)	**RA4-1** **G2**	Proposed Use :	**Apartment**
Gross Site Area:	39,279.63 sm		
Permitted F.S.I. : By-law: 0174-2017	**1.00**	Proposed F.S.I. :	**1.69**
By-law: 0225-2007 Missisauga Official Plan, Applewood Neighbourhood FSI ranges 0.5 - 1.2	1.80	Proposed GFA (combined) :	**66,428.39** sm
		Total NEW Building C & D	32,230.39 sm
		Total EXISTING Builiding A & B	34,198.00 sm
		Existing F.S.I.	0.87
Permitted Lot Coverage:	**40%**	Proposed Lot Coverage:	**20%**
Lot Frontage:	204.39 m	No of Frontages:	1
Lot Depth:	202.34 m		
Established Grade:	128.57 m	*CDG (Canadian Geodatic Datum)*	
Published Elevation	129.29 m		

BUILDING HEIGHT

PERMITTED		*PROPOSED*	
Highest point of the roof surface of a flat roof: Height to Top of MPH Roof	56.00 m	Highest point of the roof surface of a flat roof: Height to Top of MPH Roof C & D:	**56.78** m
No. of Storeys Permitted:	18 storeys	No. of Storeys Proposed C & D:	**18 storeys**

BUILDING SETBACKS

PERMITTED	*m*	*PROPOSED*	*m*
Front Yard Setback	7.50	Front Yard Setback	N/A
Side Yard Setback N	4.50	Side Yard Setback N	34.00
Side Yard Setback S	4.50	Side Yard Setback S	39.00
Rear Yard Setback	7.50	Rear Yard Setback	7.50

PROPOSED LANDSCAPED SOFT AREAS

	sm	*%*	
Gross Site Area:	39,279.63		
Ground Floor Area*	8,005.62	20%	** Building Footprint New + Existing*
Landscaped Open Space**	19,071.17	49%	*** Soft Landscaping + Hard Landscaping areas*
Paved Surface Area***	12,202.84	31%	**** Driveway, Parking lots and loading areas*

PROPOSED RESIDENTIAL UNITS

TOTAL Number of Residential Units (A, B, C, & D): **767**

EXISTING:	*Unit Count*	NEW:	*Unit Count*
Rental Buildign A:	167	Rental Building C :	218
Rental Buildign B:	167	Rental Building D :	215
Total Units (A & B):	334	Total Units (C & D):	433

PROPOSED AMENITY

REQUIRED	*sm*	*PROVIDED*	*sm*	
New Buildings C & D (5.6 sm / Unit)	2,424.80	TOTAL Indoor Amenity Provided:	771.69	
Existing Buildings A & B (5.6 sm / Unit)	1,870.40	TOTAL Outdoor (other) Provided:	1,191.25	
		TOTAL Outdoor (at grade) Provided:	2,332.30	54%
Required TOTAL:	**4,295.20**	TOTAL Amenity:	**4,295.24**	
Amenity location				
50% in one contiguos area	2,147.60	54% contiguos area provided at grade		
Min outdoor at grade	55.00	2,332.3 sm provided at grade		

PROPOSED PARKING SPACE

REQUIRED	Prk.Spaces	*PROVIDED*	Prk.Spaces
Total Parking Spaces Required:	**1078**	Total Parking Spaces Provided:	**1036**
		RATIO PROPOSED (Res: 1.15 / Unit Vis: 0.20 / Unit)	1.35
New Building C & D		Breakdown of parking space by location:	
Breakdown of parking space by ratio:		Open Surface Spaces	285
Studio (1.00)	0	P1 Existing 'A' (Existing)	75
1 Bedroom (1.18)	214	P1 Existing 'B' (Existing)	99
2 Bedroom (1.36)	284	Above Grade Parking	265
3 Bedroom (1.50)	65	Below Grade Parking	312
Residential TOTAL:	**562**	TOTAL:	1036
Visitor TOTAL (0.20/unit)	**87**	Breakdown of parking spaces by building assignment:	
TOTAL:	649	**Buildign A + B Existing**	**451**
		RATIO PROPOSED	1.35
Building A and B Existing	429	(Res: 1.15 / Unit Vis: 0.20 / Unit)	
		Buildign C + D	**585**
TOTAL:	1078	RATIO PROPOSED	1.35
		(Res: 1.15 / Unit Vis: 0.20 / Unit)	

PROPOSED BICYCLE PARKING

REQUIRED		*PROVIDED*	
LONG TERM RATIO: 0.7 / UNIT		LONG TERM - Building C, D	303
SHORT TERM RATIO: 0.08 / UNIT		SHORT TERM - Building A,B,C,D	65
		TOTAL No. Bicycle Parking:	368

PROPOSED LOADING SPACE

REQUIRED		*PROVIDED*	
	1 / Building		
Type of Loading Space Required:	3.5m x 9.0m	Type of Loading Space Provided:	
Building A	1	Building A	1
Building B	1	Building B	1
Building C	1	Building C	1
Building D	1	Building D	1
TOTAL No. of Loading Spaces:	4	TOTAL No. of Loading Spaces:	4

BREAKDOWN OF PROJECT DATA BY COMPONENTS - PROPOSED NEW BUILDINGS C & D

PROPOSED RESIDENTIAL UNIT MIX

PROVIDED BUILDING C Unit Type	*Unit Count*		PROVIDED BUILDING D Unit Type	*Unit Count*	
Studio	0	0%	Studio	0	0%
1 Bedroom	93	43%	1 Bedroom	88	41%
2 Bedroom	103	47%	2 Bedroom	106	49%
3 Bedroom	22	10%	3 Bedroom	21	10%
TOTAL:	**218**		TOTAL:	**215**	

PROPOSED AREAS

Zoning GFA	*sm*			
NEW C Residential GFA****	16,112.57	***** GFA as defined by Zoning By-law*		
NEW D Residential GFA****	16,117.82	Max GFA for each Storey above 12 Storeys	1,000.00	sm
TOTAL:	**32,230.39**	Proposed Floor Area (envelope) above 12 Storeys	977.00	sm

BREAKDOWN OF PROJECT DATA BY COMPONENTS - EXISTING BUILDIGNS A & E

RESIDENTIAL UNIT MIX - EXISTING

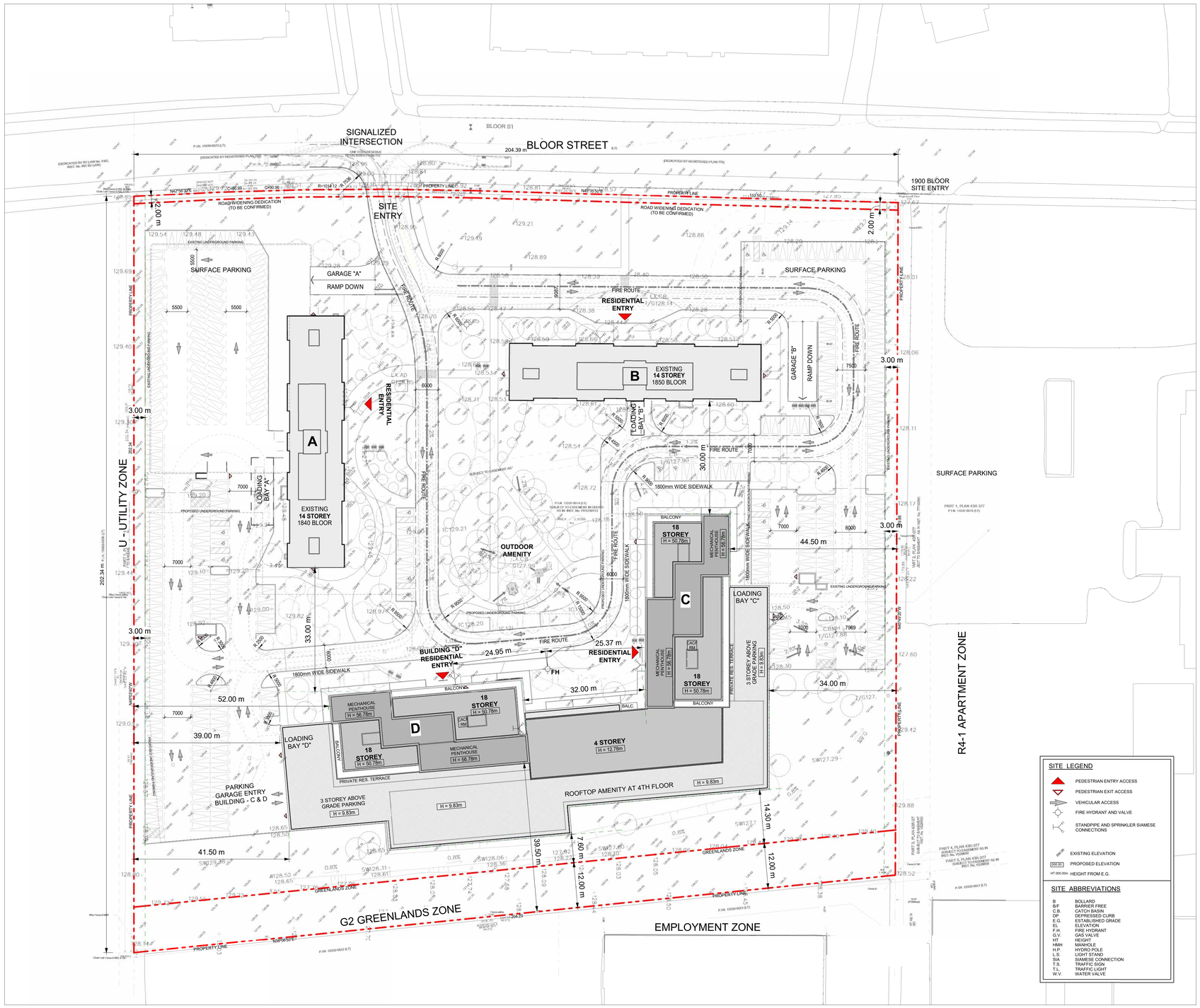
Existing BUILDING A - 1840 Bloor Unit Type	*Unit Count*		Existing BUILDING B - 1850 Bloor Unit Type	*Unit Count*	
Studio	0	0%	Studio	0	0%
1 Bedroom	84	50%	1 Bedroom	83	50%
2 Bedroom	57	34%	2 Bedroom	56	34%
3 Bedroom	26	16%	3 Bedroom	28	17%
TOTAL:	**167**		TOTAL:	**167**	

AREAS - EXISTING

Existing GFA	*sm*	
1840 EXISTING A Residential GFA [1]	17,099.00	*[1] As per Mississauga Data WITH NO DEDUCTIONS*
1850 EXISTING B Residential GFA [1]	17,099.00	
TOTAL:	34,198.00	

SURVEY INFORMATION BASED ON PLAN OF SURVEY
SHOWING TOPOGRAPHICAL DATA OF LOT 1 REGISTERED
PLAN 775
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON
LIMITED
DATED MAY 22, 2019

ALL BUILDING HEIGHTS ARE DIMENSIONED FROM
ESTABLISHED GRADE



SITE LEGEND

- PEDESTRIAN ENTRY ACCESS
- PEDESTRIAN EXIT ACCESS
- VEHICULAR ACCESS
- FIRE HYDRANT AND VALVE
- STANDPIPE AND SPRINKLER SIAMESE CONNECTIONS
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- HT 000.00m HEIGHT FROM E.G.

SITE ABBREVIATIONS

B	BOLLARD
B/F	BARRIER FREE
C.B.	CATCH BASIN
DP	DEPRESSED CURB
E.G.	ESTABLISHED GRADE
EL	ELEVATION
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
HT	HEIGHT
HMH	MANHOLE
H.P.	HYDRO POLE
L.S.	LIGHT STAND
SIA	SIAMESE CONNECTION
T.S.	TRAFFIC SIGN
T.L.	TRAFFIC LIGHT
W.V.	WATER VALVE

1 / A-003 SITE PLAN
Scale: 1 : 400

True North | Project North

CLIENT

RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3962

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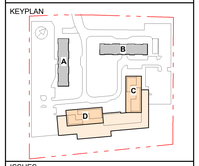
KEYPLAN



ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

SEAL

IBI GROUP
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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY: | CHECKED BY:
PROJECT MGR: | APPROVED BY:

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER A-003
ISSUE 1

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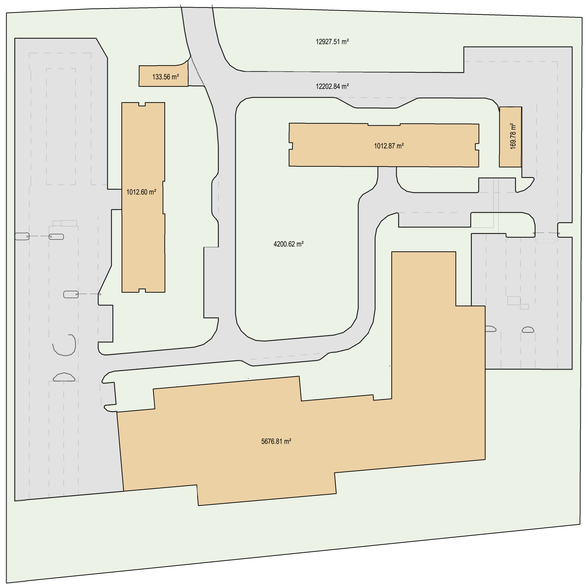
LOT COVERAGE



LOT COVERAGE DIAGRAM

- *BUILDING FOOTPRINT*
- *LANDSCAPE*
- *PAVED*

LOT COVERAGE		
Name	**Area**	**PERCENT**
BUILDING FOOTPRINT	8,005.62 m²	20%
LANDSCAPE	19,071.17 m²	49%
PAVED	12,202.84 m²	31%
TOTAL	39,279.63 m²	

PROPOSED UNIT MIX BY FLOOR LEVEL

	Gross Floor Area (GFA)		GFA Zoning Deductions		GFA Amenity		GFA Zoning Residential	
			**Deductable Amenity area not included*		*Amenity area is Deductible in full*		*Amenity area not included*	
Level	***Area SF***	***Area m2***	***Area SF***	***Area m2***	***Area SF***	***Area m2***	***Area SF***	***Area m2***
MAIN ROOF - MPH	11,709 SF	1,087.84 m²	1,088 m²	1,087.84 m²	0 SF	0.00 m²	0 SF	0.00 m²
LEVEL 18	21,028 SF	1,953.60 m²	123 m²	122.97 m²	0 SF	0.00 m²	19,705 SF	1,830.63 m²
LEVEL 17	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 16	21,028 SF	1,953.60 m²	123 m²	122.61 m²	0 SF	0.00 m²	19,709 SF	1,830.99 m²
LEVEL 15	21,028 SF	1,953.60 m²	122 m²	121.86 m²	0 SF	0.00 m²	19,717 SF	1,831.74 m²
LEVEL 14	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 13	21,028 SF	1,953.60 m²	121 m²	121.35 m²	0 SF	0.00 m²	19,722 SF	1,832.25 m²
LEVEL 12	21,028 SF	1,953.60 m²	122 m²	122.35 m²	0 SF	0.00 m²	19,711 SF	1,831.25 m²
LEVEL 11	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 10	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 09	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 08	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 07	21,028 SF	1,953.60 m²	123 m²	122.74 m²	0 SF	0.00 m²	19,707 SF	1,830.86 m²
LEVEL 06	21,028 SF	1,953.60 m²	122 m²	122.33 m²	0 SF	0.00 m²	19,712 SF	1,831.27 m²
LEVEL 05	21,028 SF	1,953.60 m²	123 m²	122.97 m²	0 SF	0.00 m²	19,705 SF	1,830.63 m²
LEVEL 04	30,354 SF	2,819.94 m²	123 m²	122.79 m²	8,306 SF	771.69 m²	20,726 SF	1,925.47 m²
LEVEL 03	56,612 SF	5,259.45 m²	3,681 m²	3,680.99 m²	0 SF	0.00 m²	16,990 SF	1,578.46 m²
LEVEL 02	56,612 SF	5,259.45 m²	3,681 m²	3,680.95 m²	0 SF	0.00 m²	16,991 SF	1,578.50 m²
LEVEL 1 GROUND FLOOR	59,589 SF	5,536.02 m²	4,023 m²	4,022.86 m²	0 SF	0.00 m²	16,288 SF	1,513.16 m²
TOTAL AREA ABOVE GRADE:	509,274 SF	47,313.10 m²	14,311 m²	14,311.02 m²	8,306 SF	771.69 m²	346,925 SF	32,230.40 m²
Level	***Area SF***	***Area m2***	***Area SF***	***Area m2***	***Area SF***	***Area m2***	***Area SF***	***Area m2***
LEVEL P1	121,143 SF	11254.55 m²	121,143 SF	11254.55 m²	0 SF	0.00 m²	0 SF	0.00 m²
TOTAL AREA BELOW GRADE:	121,143 SF	11254.55 m²	121,143 SF	11254.55 m²	0 SF	0.00 m²	0 SF	0.00 m²

Gross Floor Area (GFA) TOTAL		GFA Zoning Deductions TOTAL		GFA Amenityl TOTAL		GFA Zoning Residential TOTAL	
630,417 SF	**58,567.66 m²**	**275,186 SF**	**25,565.58 m²**	**8,306 SF**	**771.69 m²**	**346,925 SF**	**32,230.40 m²**

AREA CHART REPESENTS AREAS FOR BUILDING C AND D AS ONE BUILDING.

GFA Zoning Residential TOTAL C	
173,434 SF	**16,112.57 m²**

GFA Zoning Residential TOTAL D	
173,491 SF	**16,117.82 m²**

Gross Floor Area / Zoning: MISSISSAUGA

Gross Floor Area (GFA) - Apartment Zone

means the sum of the areas of each ***storey*** *of a* ***building*** *above or below* ***established grade****, measured from the exterior of outside walls of the* ***building*** *including floor area occupied by interior walls*

but excluding any part of the ***building*** *used for*

- ***mechanical floor area****.*
- *stairwells, elevators,*
- ***motor vehicle*** *parking,*
- *bicycle parking,*
- *storage lockers,*
- *below-grade storage,*
- *any enclosed area used for the collection or storage of disposable or recyclable* ***waste*** *generated within the* ***building****,*
- *common facilities for the use of the residents of the* ***building****, a* ***day care*** *and* ***amenity area****..* (0174-2017)

Gross Floor Area (GFA) -

means the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the midpoint of common walls.

* Interior floorplate exclusions (deductions) measured from the midpoint of common walls

AMENITY PROVIDED

Indoor Amenity		Outdoor Amenity
(Zoning Deductions)		
Level	***Area m2***	***Area m2***
MAIN ROOF - MPH	0.00 m²	0.00 m²
LEVEL 18	0.00 m²	0.00 m²
LEVEL 17	0.00 m²	0.00 m²
LEVEL 16	0.00 m²	0.00 m²
LEVEL 15	0.00 m²	0.00 m²
LEVEL 14	0.00 m²	0.00 m²
LEVEL 13	0.00 m²	0.00 m²
LEVEL 12	0.00 m²	0.00 m²
LEVEL 11	0.00 m²	0.00 m²
LEVEL 10	0.00 m²	0.00 m²
LEVEL 09	0.00 m²	0.00 m²
LEVEL 08	0.00 m²	0.00 m²
LEVEL 07	0.00 m²	0.00 m²
LEVEL 06	0.00 m²	0.00 m²
LEVEL 05	0.00 m²	0.00 m²
LEVEL 04	771.69 m²	1,191.25 m²
LEVEL 03	0.00 m²	0.00 m²
LEVEL 02	0.00 m²	0.00 m²
GRADE	0.00 m²	2,332.30 m²
LEVEL 1 GROUND FLOOR	0.00 m²	0.00 m²
TOTAL:	771.69 m²	3,523.54 m²
AMENITY -TOTAL		
		4,295.23 m²

REQUIRED AMENITY:

EXISTING REPLACEMENT
334 UNITS (AMENITY @ 5.6 SM / UNIT) **= 1,870 SM**

NEW BUILDINGS 'C' AND 'D'
433 UNITS (AMENITY @ 5.6 SM / UNIT) **= 2,425 SM**

TOTAL
767 UNITS (AMENITY @ 5.6 SM / UNIT) **= 4,295 SM**

PROPOSED UNIT MIX BY FLOOR LEVEL

Level - BUILIDNG C	**Total**	**1B**	**2B**	**3B**
LEVEL 1 GROUND FLOOR	**6**	**0**	**4**	**2**
LEVEL 02	**9**	**2**	**5**	**2**
LEVEL 03	**9**	**2**	**5**	**2**
LEVEL 04	**12**	**5**	**5**	**2**
LEVEL 05	**13**	**6**	**6**	**1**
LEVEL 06	**13**	**6**	**6**	**1**
LEVEL 07	**13**	**6**	**6**	**1**
LEVEL 08	**13**	**6**	**6**	**1**
LEVEL 09	**13**	**6**	**6**	**1**
LEVEL 10	**13**	**6**	**6**	**1**
LEVEL 11	**13**	**6**	**6**	**1**
LEVEL 12	**13**	**6**	**6**	**1**
LEVEL 13	**13**	**6**	**6**	**1**
LEVEL 14	**13**	**6**	**6**	**1**
LEVEL 15	**13**	**6**	**6**	**1**
LEVEL 16	**13**	**6**	**6**	**1**
LEVEL 17	**13**	**6**	**6**	**1**
LEVEL 18	**13**	**6**	**6**	**1**
TOTAL UNIT BY MIX	218	93	103	22
TOTAL UNIT COUNT C				
	218			

(AMENITY @ 5.6 SM / UNIT = 1,198 SM)

Level - BUILIDNG D	**1B**	**1B**	**2B**	**3B**
LEVEL 1 GROUND FLOOR	**6**	**2**	**2**	**2**
LEVEL 02	**8**	**0**	**7**	**1**
LEVEL 03	**8**	**0**	**7**	**1**
LEVEL 04	**11**	**3**	**5**	**3**
LEVEL 05	**13**	**6**	**6**	**1**
LEVEL 06	**13**	**6**	**6**	**1**
LEVEL 07	**13**	**6**	**6**	**1**
LEVEL 08	**13**	**6**	**6**	**1**
LEVEL 09	**13**	**6**	**6**	**1**
LEVEL 10	**13**	**6**	**6**	**1**
LEVEL 11	**13**	**6**	**6**	**1**
LEVEL 12	**13**	**6**	**6**	**1**
LEVEL 13	**13**	**6**	**6**	**1**
LEVEL 14	**13**	**6**	**6**	**1**
LEVEL 15	**13**	**6**	**6**	**1**
LEVEL 16	**13**	**6**	**6**	**1**
LEVEL 17	**13**	**6**	**6**	**1**
LEVEL 18	**13**	**6**	**6**	**1**
TOTAL UNIT BY MIX	215	89	105	21
TOTAL UNIT COUNT D				
	215			

(AMENITY @ 5.6 SM / UNIT = 1,182 SM)

Level - Building C+D	**1B**	**1B**	**2B**	**3B**
LEVEL 1 GROUND FLOOR	**12**	**2**	**6**	**4**
LEVEL 02	**17**	**2**	**12**	**3**
LEVEL 03	**17**	**2**	**12**	**3**
LEVEL 04	**23**	**8**	**10**	**5**
LEVEL 05	**26**	**12**	**12**	**2**
LEVEL 06	**26**	**12**	**12**	**2**
LEVEL 07	**26**	**12**	**12**	**2**
LEVEL 08	**26**	**12**	**12**	**2**
LEVEL 09	**26**	**12**	**12**	**2**
LEVEL 10	**26**	**12**	**12**	**2**
LEVEL 11	**26**	**12**	**12**	**2**
LEVEL 12	**26**	**12**	**12**	**2**
LEVEL 13	**26**	**12**	**12**	**2**
LEVEL 14	**26**	**12**	**12**	**2**
LEVEL 15	**26**	**12**	**12**	**2**
LEVEL 16	**26**	**12**	**12**	**2**
LEVEL 17	**26**	**12**	**12**	**2**
LEVEL 18	**26**	**12**	**12**	**2**
TOTAL UNIT BY MIX	433	182	208	43
TOTAL UNIT COUNT C + D				
	433			

(AMENITY @ 5.6 SM / UNIT = 2,380 SM)

EXISTING UNIT MIX BY BUILDING

BUILDING	***1 BEDROOM***	***2 BEDROOM***	***3 BEDROOM***	***TOTAL***
1840 BLOOR ST.	84 UNITS - 50%	57 UNITS - 34%	26 UNITS - 16 %	167 UNITS
1850 BLOOR ST.	83 UNITS - 50%	56 UNITS - 34%	28 UNITS - 16 %	167 UNITS
TOTAL:	167 UNITS - 50%	113 UNITS - 34%	54 UNITS - 16 %	334 UNITS

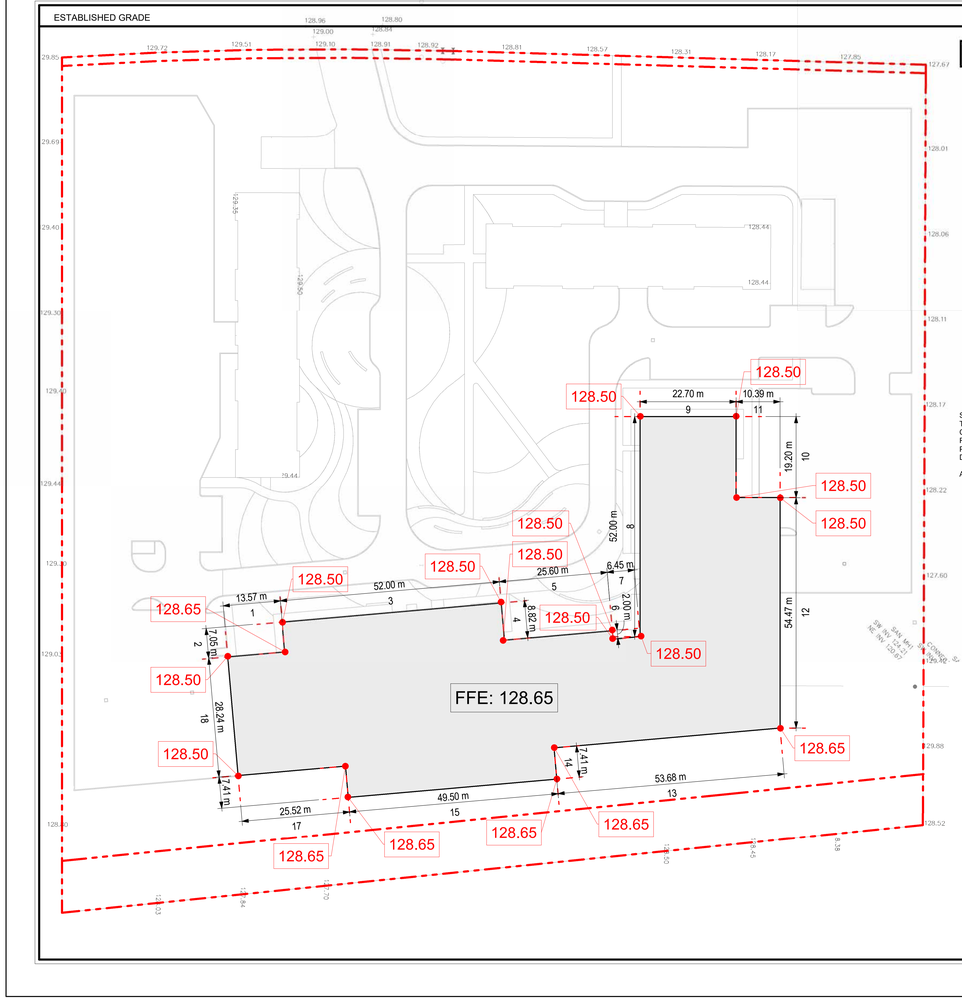
TOTAL EXISTING : **334 UNITS (AMENITY REQUIRED @ 5.6 SM / UNIT = 1,871 SM)**

SITE TOTAL UNITS

BUILDING	***1 BEDROOM***	***2 BEDROOM***	***3 BEDROOM***	***TOTAL***
1840 BLOOR ST.	84 UNITS - 50 %	57 UNITS - 34 %	26 UNITS - 16 %	167 UNITS
1850 BLOOR ST.	83 UNITS - 50 %	56 UNITS - 34 %	28 UNITS - 16 %	167 UNITS
NEW BUILDING	181 UNITS - 41.8 %	209 UNITS - 48.3%	43 UNITS - 9.9 %	433 UNITS
TOTAL:	348 UNITS - 45.4 %	322 UNITS - 42.0 %	97 UNITS - 12.6 %	767 UNITS

TOTAL EXISTING + NEW : **767 UNITS (AMENITY @ 5.6 SM / UNIT = 4,295 SM)**

ESTABLISHED GRADE



ESTABLISHED GRADE

Length no.	Begin Elev. el. 1	End Elev. el. 2	Length	(el.1 +el.2) / 2 x L
1	128.50	128.65	13.57	1744.76
2	128.65	128.50	7.05	906.45
3	128.50	128.50	52.00	6682.00
4	128.50	128.50	8.82	1133.37
5	128.50	128.50	25.60	3289.60
6	128.50	128.50	2.00	257.00
7	128.50	128.50	6.45	828.83
8	128.50	128.50	52.00	6682.00
9	128.50	128.50	22.70	2916.95
10	128.50	128.50	19.20	2467.20
11	128.50	128.50	10.39	1335.12
12	128.50	128.65	54.47	7003.48
13	128.65	128.65	53.68	6905.93
14	128.65	128.65	7.41	953.30
15	128.65	128.65	49.50	6368.18
16	128.65	128.65	7.41	953.30
17	128.65	128.65	25.52	3283.15
18	128.65	128.50	28.24	3630.96
		total:	446.01	57341.56
		EG:		**128.57**

SURVEY INFORMATION BASED ON PLAN OF SURVEY SHOWING
TOPOGRAPHICAL DATA OF LOT 1 REGISTERED PLAN 775
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
DATED MAY 22, 2019

ALL BUILDING HEIGHTS ARE DIMENSIONED FROM ESTABLISHED GRADE

PROPOSED PARKING

PROPOSED PARKING BUILDING A	
Level	*Count*
BUILD. A - LEVEL P1 EXISTING	75
LEVEL 1 GROUND FLOOR	39
GRADE	78
A-R	**192**
GRADE	33
A-V	**33**
TOTAL	**225**

BUILDING A (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING B	
Level	*Count*
BUILD. B - LEVEL P1 EXISTING	99
LEVEL 1 GROUND FLOOR	42
GRADE	51
B-R	**192**
GRADE	33
B-V	**33**
TOTAL	**225**

BUILDING B (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING C	
Level	*Count*
LEVEL P1	155
LEVEL 02	47
LEVEL 03	49
C-R	**251**
GRADE	44
C-V	**44**
TOTAL	**295**

BUILDING C (218 UNITS) :

251 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
44 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING D	
Level	*Count*
LEVEL P1	158
LEVEL 02	44
LEVEL 03	46
D-R	**248**
GRADE	43
D-V	**43**
TOTAL	**291**

BUILDING D (215 UNITS) :

247 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
43 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING TOTAL BY LEVEL	
Level	*Count*
LEVEL 03	95
LEVEL 02	91
GRADE	282
LEVEL 1 GROUND FLOOR	81
BUILD. A - LEVEL P1 EXISTING	75
BUILD. B - LEVEL P1 EXISTING	99
LEVEL P1	313
TOTAL	**1036**

DESIGNATION TAG ABBREVATIONS

R - DENOTES RESIDENTIAL
V - DENOTES VISITOR
A/B/C/D - DENOTES BUILDING A/B/C/D

NOTES:

882 TOTAL RESIDENTIAL SPACES AT PROPOSED RATIO OF 1.15 / UNIT

153 TOTAL VISITORS SPACES AT PROPOSED RATIO 0.2 / UNIT

1035 TOTAL RESIDENTIAL AND VISITORS SPACES AT PROPOSED RATIO 1.35 / UNIT

EXISTING PARKING SPACES - SURFACE PARKING TO BE ADJUSTED AS PER PROPOSED			
BUILDING	***TOTAL OUTDOOR***	***TOTAL INDOOR***	***TOTAL PARKING EXISTING***
A - 1840 BLOOR ST.	150 **SPACES**	75 **SPACES**	225 **SPACES**
B - 1850 BLOOR ST.	130 **SPACES**	99 **SPACES**	229 **SPACES**
TOTAL:.	280 **SPACES**	174 **SPACES**	454 **SPACES**
RATIO:	*EXISTING :* 1.36		

PROPOSED BICYCLE PARKING

TOTAL RESIDENTIAL BIKE SPACES		RES LT	RES ST
Level	*Total Bike Spaces*	*Long Term RESIDENTIAL*	*Short Term RESIDENTIAL*
LEVEL 1 GROUND FLOOR	303	303	0
GRADE	65	0	65
TOTAL BIKE SPACES	**368**	**303**	**65**

		LT	ST	TOTAL
Long Term rate applied to C and D				
Short Tterm rate applied to A, B, C and D	RATE	0.7	0.08	
BUILDING A		n/a	13	13
BUILDING B		n/a	13	13
BUILDING C		153	17	170
BUILDING D		151	17	168
	TOTAL	**303**	**61**	**364**

PROPOSED WASTE MANAGEMENT

Required Waste Management Bins for Building A

Item:	Ratio	Bin Type	Bin / Unit	Units	Total Bins	Round
GARBAGE (compacted)	3 cubic yards/54 units	3cy-bin	1/54	167	3.1	3.0
RECYCLE (not compacted)	3 cubic yards/45 units	3cy-bin	1/45	167	3.7	4.0
					Total Bins	7.0

Required Waste Management Area

Item:	Bins	sm / Bin *	sm
Area for bulk items :			10.00
Total Number of Bins:	7	6.00	42.00
		Total	52.00

Required Waste Management Bins for Building B

Item:	Ratio	Bin Type	Bin / Unit	Units	Total Bins	Round
GARBAGE (compacted)	3 cubic yards/54 units	3cy-bin	1/54	167	3.1	3.0
RECYCLE (not compacted)	3 cubic yards/45 units	3cy-bin	1/45	167	3.7	4.0
					Total Bins	7.0

Required Waste Management Area

Item:	Bins	sm / Bin *	sm
Area for bulk items :			10.00
Total Number of Bins:	7	6.00	42.00
		Total	52.00

Required Waste Management Bins for Building C

Item:	Ratio	Bin Type	Bin / Unit	Units	Total Bins	Round
GARBAGE (compacted)	3 cubic yards/54 units	3cy-bin	1/54	218	4.0	4.0
RECYCLE (not compacted)	3 cubic yards/45 units	3cy-bin	1/45	218	4.8	5.0
					Total Bins	9.0

Required Waste Management Area

Item:	Bins	sm / Bin *	sm
Area for bulk items :			10.00
Total Number of Bins:	9	6.00	54.00
		Total	64.00

Required Waste Management Bins for Building D

Item:	Ratio	Bin Type	Bin / Unit	Units	Total Bins	Round
GARBAGE (compacted)	3 cubic yards/54 units	3cy-bin	1/54	215	4.0	4.0
RECYCLE (not compacted)	3 cubic yards/45 units	3cy-bin	1/45	215	4.8	5.0
					Total Bins	9.0

Required Waste Management Area

Item:	Bins	sm / Bin *	sm
Area for bulk items :			10.00
Total Number of Bins:	9	6.00	54.00
		Total	64.00

NOTES:

1. GARBAGE ROOM FOR EXISTING BUILDING A AND B AS PER EXISTING CONDITION
2. GARBAGE PICKUP FOR BUILDING A AT LOADING AREA "A"
3. GARBAGE PICKUP FOR BUILDING B,C, AND D AT LOADING AREA "C"
4. GARBAGE BINS WILL BE TRANSPORTED TO LOADING AREA "C" ON PICKUP DAY
5. BUILDING A AND B TO MENTAIN EXISTING CHUTE AND COMPACTOR SYSTEM
6. BUILDING C TO HAVE DUAL CHUTE FOR SOLID WASTE COMPACTION AND RECYCLING
7. BUILDING D TO HAVE DUAL CHUTE FOR SOLID WASTE COMPACTION AND RECYCLING

CLIENT

RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3962

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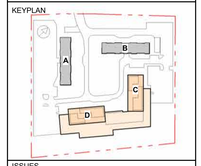
KEYPLAN



ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

SEAL

IBI GROUP
55 St. Clair Avenue West, 7th Floor,
Toronto, ON M4V 2Y7, Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY: | CHECKED BY:

PROJECT MGR: | APPROVED BY:

SHEET TITLE
PROJECT STATISTICS

SHEET NUMBER A-004

ISSUE 1

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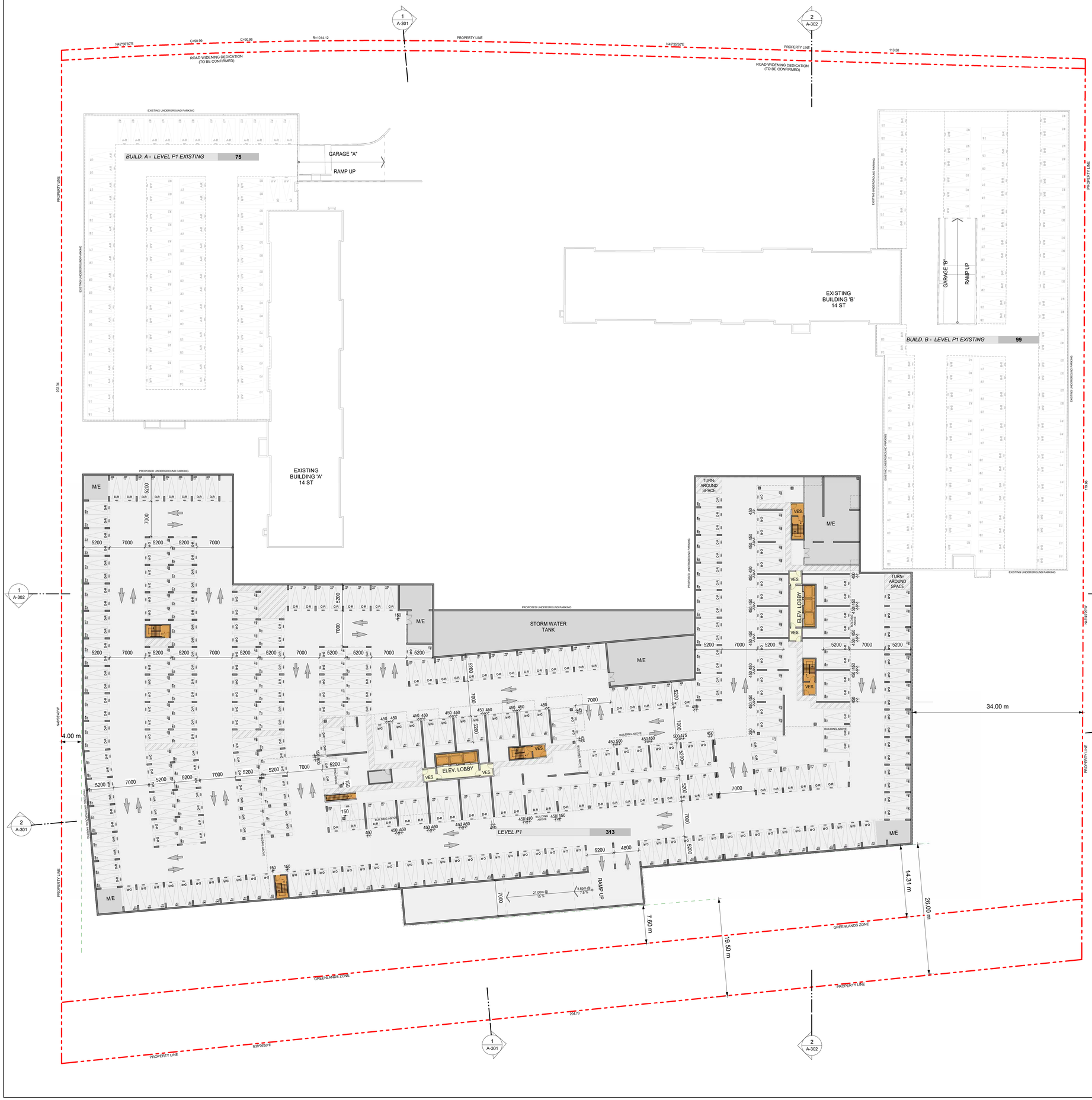


PROPOSED PARKING BUILDING A

Level	Count
BUILD. A - LEVEL P1 EXISTING	75
LEVEL 1 GROUND FLOOR	39
GRADE	78
A-R	**192**
GRADE	33
A-V	**33**
TOTAL	**225**

BUILDING A (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING B

Level	Count
BUILD. B - LEVEL P1 EXISTING	99
LEVEL 1 GROUND FLOOR	42
GRADE	51
B-R	**192**
GRADE	33
B-V	**33**
TOTAL	**225**

BUILDING B (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING C

Level	Count
LEVEL P1	155
LEVEL 02	47
LEVEL 03	49
C-R	**251**
GRADE	44
C-V	**44**
TOTAL	**295**

BUILDING C (218 UNITS) :

251 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
44 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING D

Level	Count
LEVEL P1	158
LEVEL 02	44
LEVEL 03	46
D-R	**248**
GRADE	43
D-V	**43**
TOTAL	**291**

BUILDING D (215 UNITS) :

248 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
43 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING TOTAL BY LEVEL

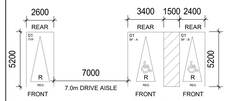
Level	Count
LEVEL 03	95
LEVEL 02	91
GRADE	282
LEVEL 1 GROUND FLOOR	81
BUILD. A - LEVEL P1 EXISTING	75
BUILD. B - LEVEL P1 EXISTING	99
LEVEL P1	313
TOTAL	**1036**

1,036 SITE TOTAL SPACES @ PROPOSED RATIO: 1.35 / UNIT

883 TOTAL RESIDENTIAL SPACES @ PROPOSED RATIO OF 1.15 / UNIT

153 TOTAL VISITORS SPACES @ PROPOSED RATIO 0.2 / UNIT

LEGEND - PARKING SPACE DIMENSIONS



* 0.15m INCREASE ON EACH SIDE WITH OBSTRUCTION MORE THAN 1.0m FROM THE FRONT OR REAR OF THE PARKING SPACE

REGULAR PARKING SPACE

5.2m LENGTH
2.6m WIDTH*
2.0m VERTICAL CLEARANCE

BARRIER-FREE PARKING SPACE

TYPE A
5.2m LENGTH
3.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

TYPE B
5.2m LENGTH
2.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

LEGEND - PARKING SYMBOLS & NOTATIONS

DESIGNATION TAG ABBREVATIONS

R - DENOTES RESIDENTIAL
V - DENOTES VISITOR
A/B/C/D - DENOTES BUILDING A/B/C/D

TYP - DENOTES TYPICAL CITY OF MISSISSAUGA SPACE SIZE
BF - DENOTES BARRIER FREE CITY OF MISSISSAUGA SPACE SIZE

1 A-102 PARKING LEVEL P1
Scale: 1 : 250

True North
Project North

CLIENT

RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3962

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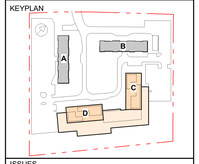
KEYPLAN



ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

SEAL

IBI GROUP
55 St. Clair Avenue West, 7th Floor,
Toronto, ON M4V 2Y7, Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

PROJECT

BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON

LOT 1
REGISTERED PLAN 775

PROJECT NO:
120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
UNDERGROUND PARKING PLAN - LEVEL P1

SHEET NUMBER
A-102

ISSUE
1

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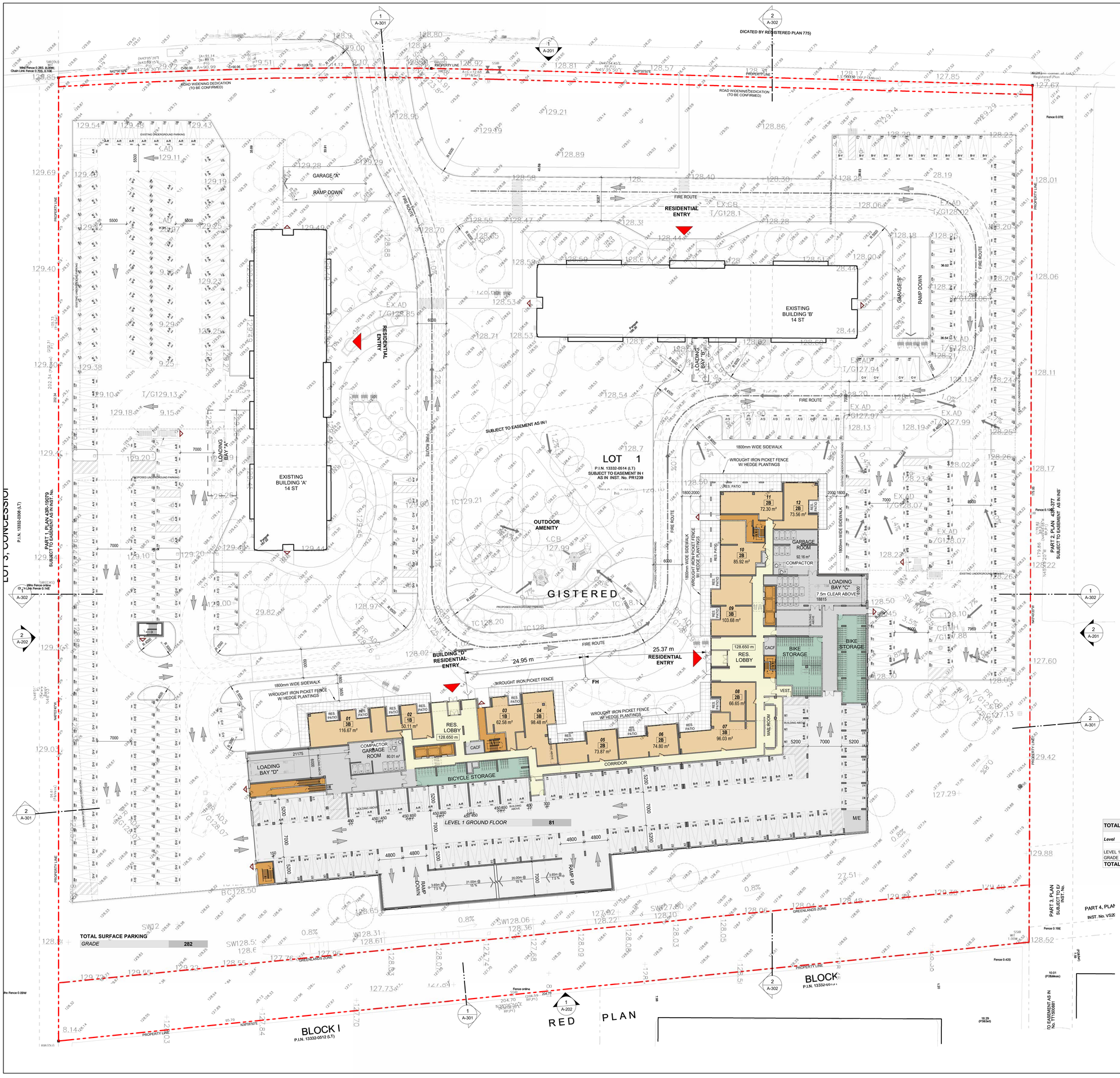


PROPOSED PARKING BUILDING A

Level	*Count*
BUILD. A - LEVEL P1 EXISTING	75
LEVEL 1 GROUND FLOOR	39
GRADE	78
A-R	**192**
GRADE	33
A-V	**33**
TOTAL	**225**

BUILDING A (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING B

Level	*Count*
BUILD. B - LEVEL P1 EXISTING	99
LEVEL 1 GROUND FLOOR	42
GRADE	51
B-R	**192**
GRADE	33
B-V	**33**
TOTAL	**225**

BUILDING B (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING C

Level	*Count*
LEVEL P1	155
LEVEL 02	47
LEVEL 03	49
C-R	**251**
GRADE	44
C-V	**44**
TOTAL	**295**

BUILDING C (218 UNITS) :

251 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
44 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING D

Level	*Count*
LEVEL P1	158
LEVEL 02	44
LEVEL 03	46
D-R	**248**
GRADE	43
D-V	**43**
TOTAL	**291**

BUILDING D (215 UNITS) :

248 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
43 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING TOTAL BY LEVEL

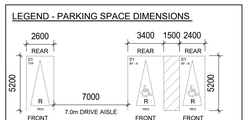
Level	*Count*
LEVEL 03	95
LEVEL 02	91
GRADE	282
LEVEL 1 GROUND FLOOR	81
BUILD. A - LEVEL P1 EXISTING	75
BUILD. B - LEVEL P1 EXISTING	99
LEVEL P1	313
TOTAL	**1036**

1,036 SITE TOTAL SPACES @ PROPOSED RATIO: 1.35 / UNIT

883 TOTAL RESIDENTIAL SPACES @ PROPOSED RATIO OF 1.15 / UNIT

153 TOTAL VISITORS SPACES @ PROPOSED RATIO 0.2 / UNIT

LEGEND - PARKING SPACE DIMENSIONS



* 0.15m INCREASE ON EACH SIDE WITH OBSTRUCTION MORE THAN 1.0m FROM THE FRONT OR REAR OF THE PARKING SPACE

REGULAR PARKING SPACE

5.2m LENGTH
2.6m WIDTH
2.0m VERTICAL CLEARANCE

BARRIER-FREE PARKING SPACE

TYPE A
5.2m LENGTH
3.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

TYPE B
5.2m LENGTH
2.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

LEGEND - PARKING SYMBOLS & NOTATIONS

DESIGNATION TAG ABBREVIATIONS

R - DENOTES RESIDENTIAL
V - DENOTES VISITOR
A/B/C/D - DENOTES BUILDING A/B/C/D

TYP - DENOTES TYPICAL CITY OF MISSISSAUGA SPACE SIZE
BF - DENOTES BARRIER FREE CITY OF MISSISSAUGA SPACE SIZE

TOTAL RESIDENTIAL BIKE SPACES

Level	*Total Bike Spaces*	RES LT *Long Term RESIDENTIAL*	RES ST *Short Term RESIDENTIAL*
LEVEL 1 GROUND FLOOR	303	303	0
GRADE	65	0	65
TOTAL BIKE SPACES	**368**	**303**	**65**

GROUND FLOOR - UNIT MIX

Building C		
	2B	4
	3B	2
		6
Building D		
	1B	2
	2B	2
	3B	2
		6
UNIT TOTAL COUNT		**12**

1 A-103 GROUND FLOOR PLAN
Scale: 1 : 250

True North | Project North

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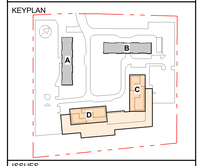

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

SEAL

IBI GROUP
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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY: | CHECKED BY:
PROJECT MGR: | APPROVED BY:

SHEET TITLE
LEVEL 1 GROUND FLOOR PLAN

SHEET NUMBER A-103 | ISSUE 1

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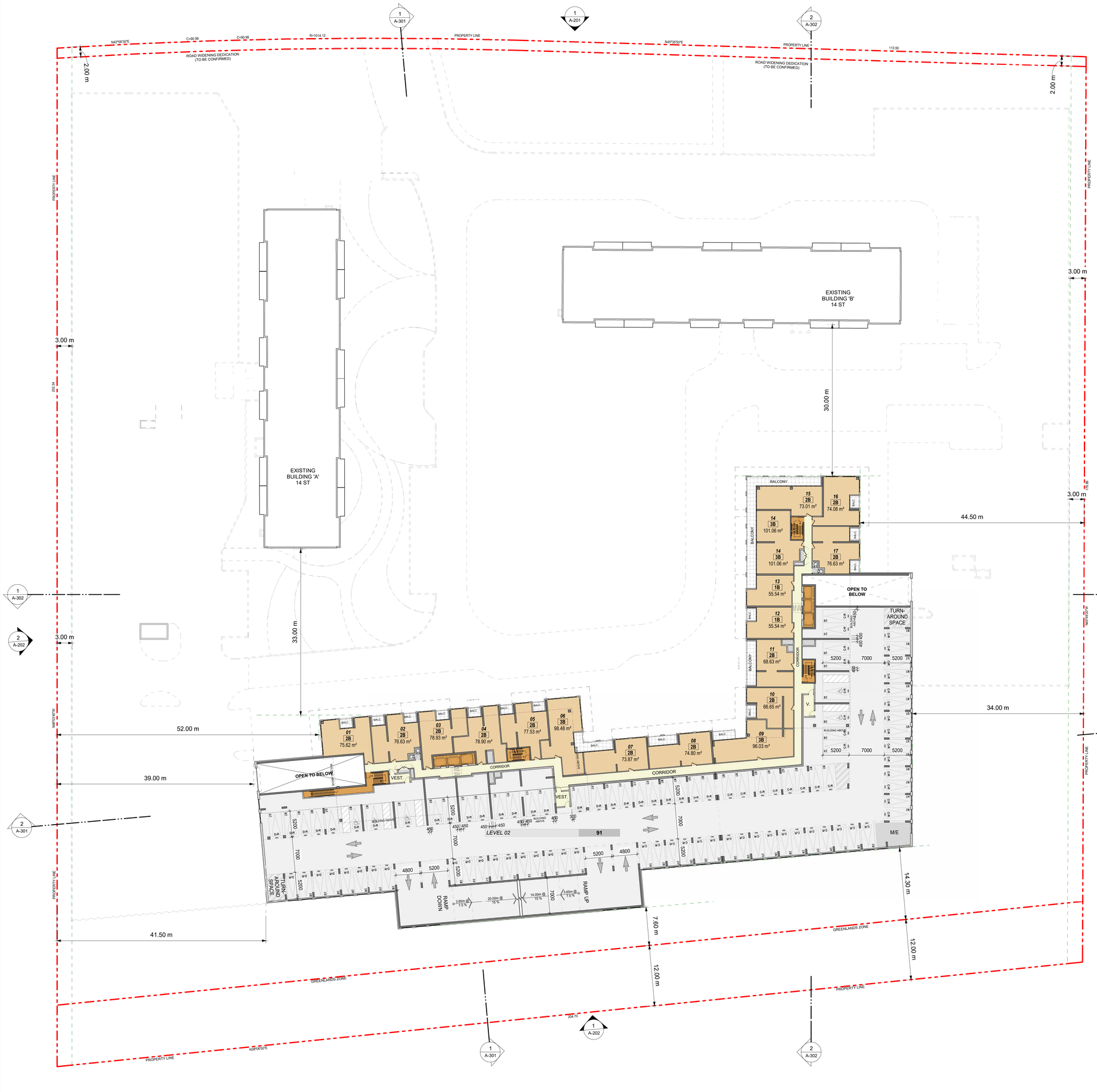


PROPOSED PARKING BUILDING A

Level	Count
BUILD. A - LEVEL P1 EXISTING	75
LEVEL 1 GROUND FLOOR	39
GRADE	78
A-R	**192**
GRADE	33
A-V	**33**
TOTAL	**225**

BUILDING A (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING B

Level	Count
BUILD. B - LEVEL P1 EXISTING	99
LEVEL 1 GROUND FLOOR	42
GRADE	51
B-R	**192**
GRADE	33
B-V	**33**
TOTAL	**225**

BUILDING B (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING C

Level	Count
LEVEL P1	155
LEVEL 02	47
LEVEL 03	49
C-R	**251**
GRADE	44
C-V	**44**
TOTAL	**295**

BUILDING C (218 UNITS) :

251 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
44 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING D

Level	Count
LEVEL P1	158
LEVEL 02	44
LEVEL 03	46
D-R	**248**
GRADE	43
D-V	**43**
TOTAL	**291**

BUILDING D (215 UNITS) :

248 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
43 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING TOTAL BY LEVEL

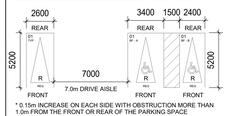
Level	Count
LEVEL 03	95
LEVEL 02	91
GRADE	282
LEVEL 1 GROUND FLOOR	81
BUILD. A - LEVEL P1 EXISTING	75
BUILD. B - LEVEL P1 EXISTING	99
LEVEL P1	313
TOTAL	**1036**

1,036 SITE TOTAL SPACES @ PROPOSED RATIO: 1.35 / UNIT

883 TOTAL RESIDENTIAL SPACES @ PROPOSED RATIO OF 1.15 / UNIT

153 TOTAL VISITORS SPACES @ PROPOSED RATIO 0.2 / UNIT

LEGEND - PARKING SPACE DIMENSIONS



* 0.15m INCREASE ON EACH SIDE WITH OBSTRUCTION MORE THAN 1.0m FROM THE FRONT OR REAR OF THE PARKING SPACE

REGULAR PARKING SPACE

5.2m LENGTH
2.6m WIDTH*
2.0m VERTICAL CLEARANCE

BARRIER-FREE PARKING SPACE

TYPE A
5.2m LENGTH
3.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

TYPE B
5.2m LENGTH
2.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

LEGEND - PARKING SYMBOLS & NOTATIONS

DESIGNATION TAG ABBREVIATIONS

R	- DENOTES RESIDENTIAL
V	- DENOTES VISITOR
A/B/C/D	- DENOTES BUILDING A/B/C/D
TYP	- DENOTES TYPICAL CITY OF MISSISSAUGA SPACE SIZE
BF	- DENOTES BARRIER FREE CITY OF MISSISSAUGA SPACE SIZE

LEVEL 2 - UNIT MIX

Building C

1B	2
2B	5
3B	2
	9

Building D

2B	7
3B	1
	8

UNIT TOTAL COUNT **17**

1 / A-104 2ND FLOOR PLAN - LEVEL 02
Scale: 1 : 250

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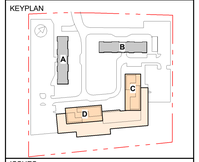

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY: CHECKED BY:
PROJECT MGR: APPROVED BY:

SHEET TITLE
LEVEL 2 FLOOR PLAN

SHEET NUMBER A-104
ISSUE 1

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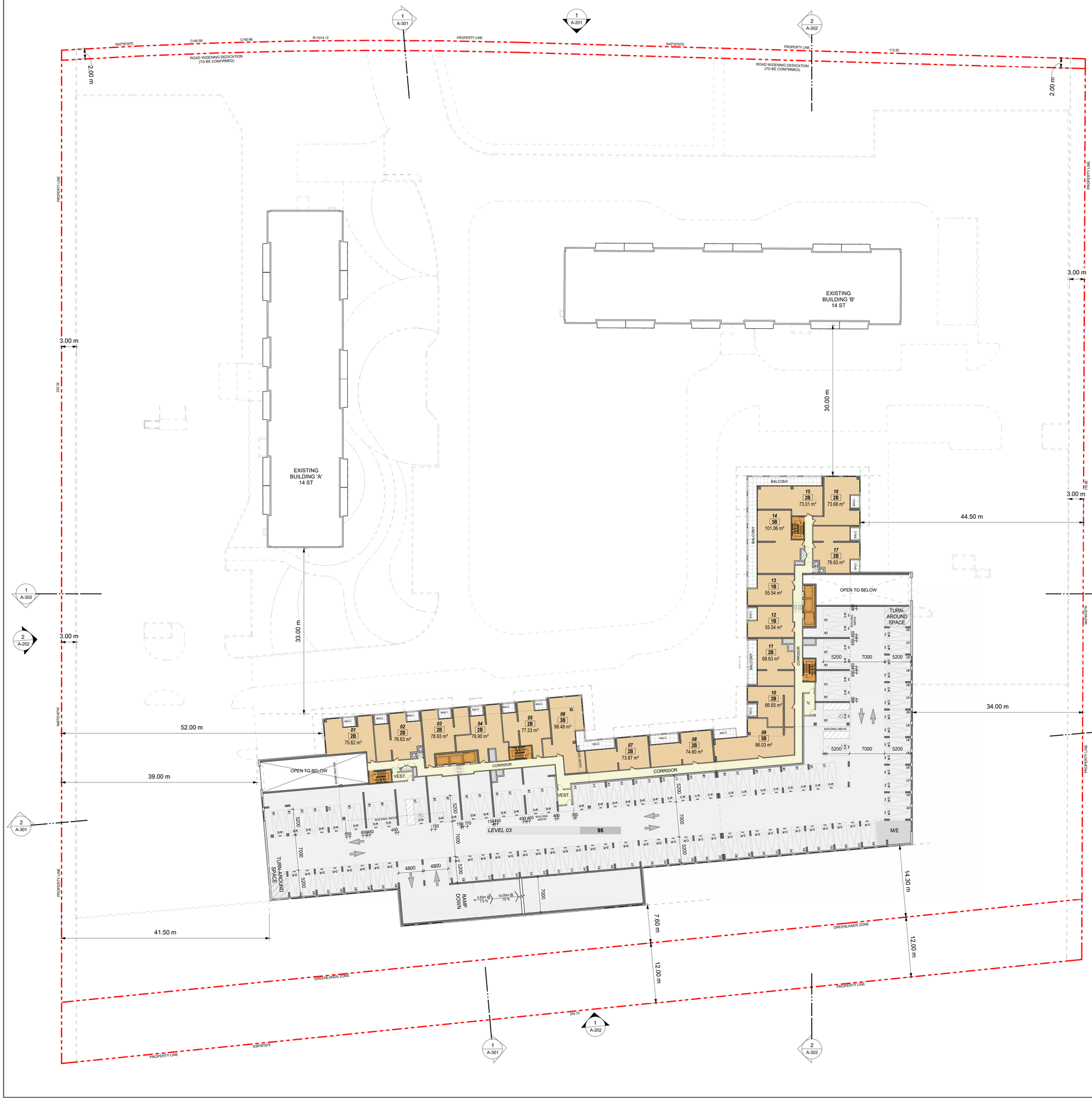

PROPOSED PARKING BUILDING A

Level	Count
BUILD. A - LEVEL P1 EXISTING	75
LEVEL 1 GROUND FLOOR	39
GRADE	78
A-R	**192**
GRADE	33
A-V	**33**
TOTAL	**225**

BUILDING A (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
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PROPOSED PARKING BUILDING B

Level	Count
BUILD. B - LEVEL P1 EXISTING	99
LEVEL 1 GROUND FLOOR	42
GRADE	51
B-R	**192**
GRADE	33
B-V	**33**
TOTAL	**225**

BUILDING B (167 UNITS) :

192 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
33 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING C

Level	Count
LEVEL P1	155
LEVEL 02	47
LEVEL 03	49
C-R	**251**
GRADE	44
C-V	**44**
TOTAL	**295**

BUILDING C (218 UNITS) :

251 RESIDENTIAL @ PROPOSED RATIO: 1.15 / UNIT
44 VISITORS @ PROPOSED RATIO: 0.2 / UNIT

PROPOSED PARKING BUILDING D

Level	Count
LEVEL P1	158
LEVEL 02	44
LEVEL 03	46
D-R	**248**
GRADE	43
D-V	**43**
TOTAL	**291**

BUILDING D (215 UNITS) :

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Level	Count
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LEVEL 02	91
GRADE	282
LEVEL 1 GROUND FLOOR	81
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BUILD. B - LEVEL P1 EXISTING	99
LEVEL P1	313
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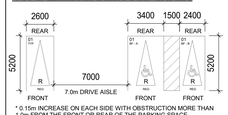
1,036 SITE TOTAL SPACES @ PROPOSED RATIO: 1.35 / UNIT

883 TOTAL RESIDENTIAL SPACES @ PROPOSED RATIO OF 1.15 / UNIT

153 TOTAL VISITORS SPACES @ PROPOSED RATIO 0.2 / UNIT

LEGEND - PARKING SPACE DIMENSIONS



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REGULAR PARKING SPACE

5.2m LENGTH
2.6m WIDTH*
2.0m VERTICAL CLEARANCE

BARRIER-FREE PARKING SPACE

TYPE A
5.2m LENGTH
3.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

TYPE B
5.2m LENGTH
2.4m WIDTH - ADJACENT TO A 1.5m ACCESS AISLE
2.1m VERTICAL CLEARANCE

LEGEND - PARKING SYMBOLS & NOTATIONS

DESIGNATION TAG ABBREVATIONS

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A/B/C/D	- DENOTES BUILDING A/B/C/D
TYP	- DENOTES TYPICAL CITY OF MISSISSAUGA SPACE SIZE
BF	- DENOTES BARRIER FREE CITY OF MISSISSAUGA SPACE SIZE

LEVEL 3 - UNIT MIX

Building C

1B	2
2B	5
3B	2
	9

Building D

2B	7
3B	1
	8

UNIT TOTAL COUNT **17**

1 / A-105 3RD FLOOR - LEVEL 03
Scale: 1 : 250

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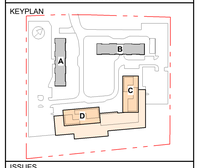

ISSUES

No.	DESCRIPTION	DATE
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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

SHEET TITLE
LEVEL 3 FLOOR PLAN

SHEET NUMBER A-105
ISSUE 1

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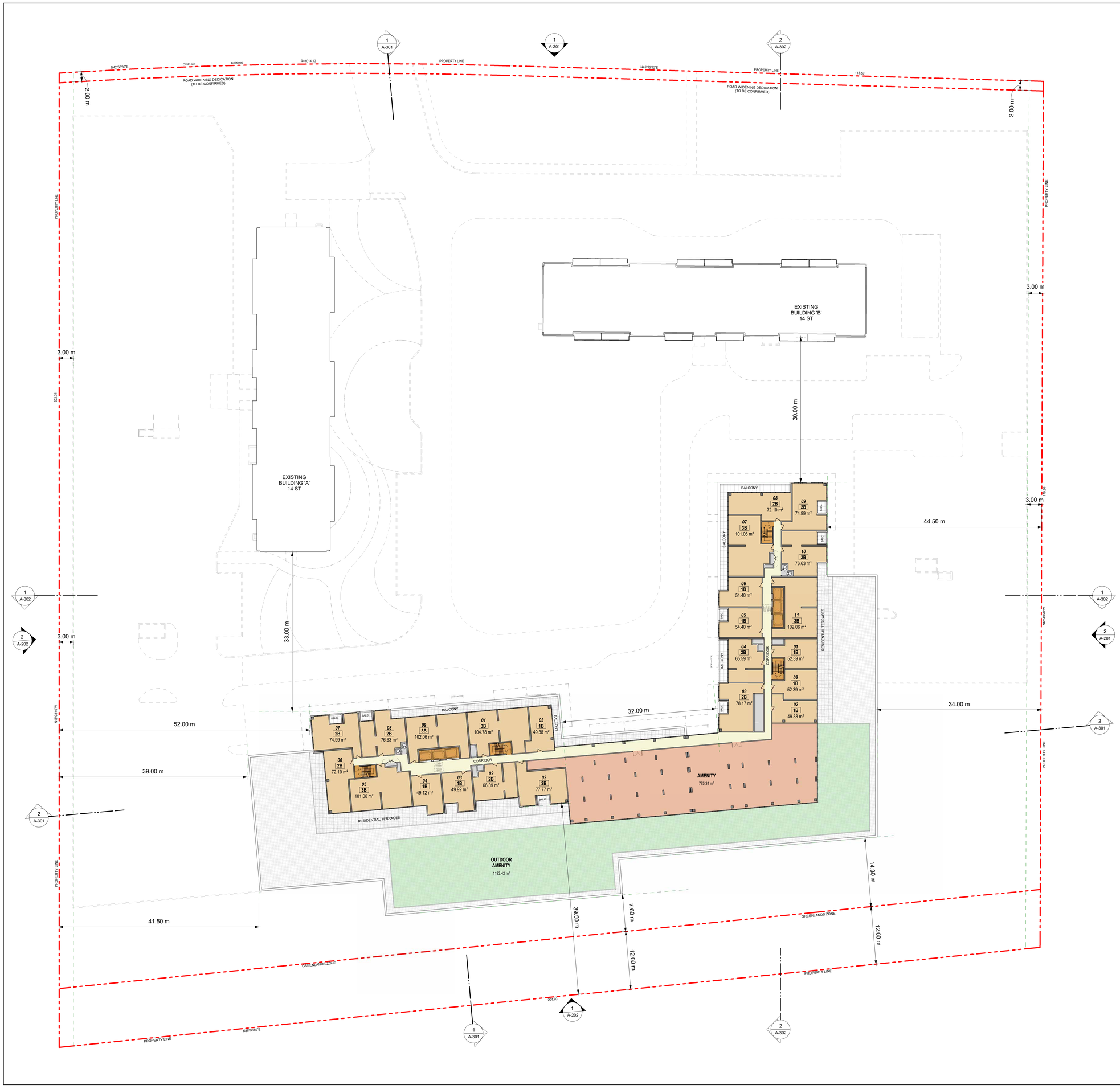

LEVEL 4 - UNIT MIX		
Building C		
	1B	5
	2B	5
	3B	2
		12
Building D		
	1B	3
	2B	5
	3B	3
		11
UNIT TOTAL COUNT		**23**

1 / A-106 4TH FLOOR - LEVEL 04
Scale: 1 : 250

True North · Project North

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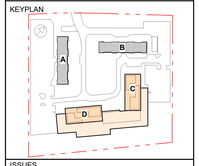

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY: | CHECKED BY:
PROJECT MGR: | APPROVED BY:

SHEET TITLE
LEVEL 4 FLOOR PLAN

SHEET NUMBER A-106 | ISSUE 1

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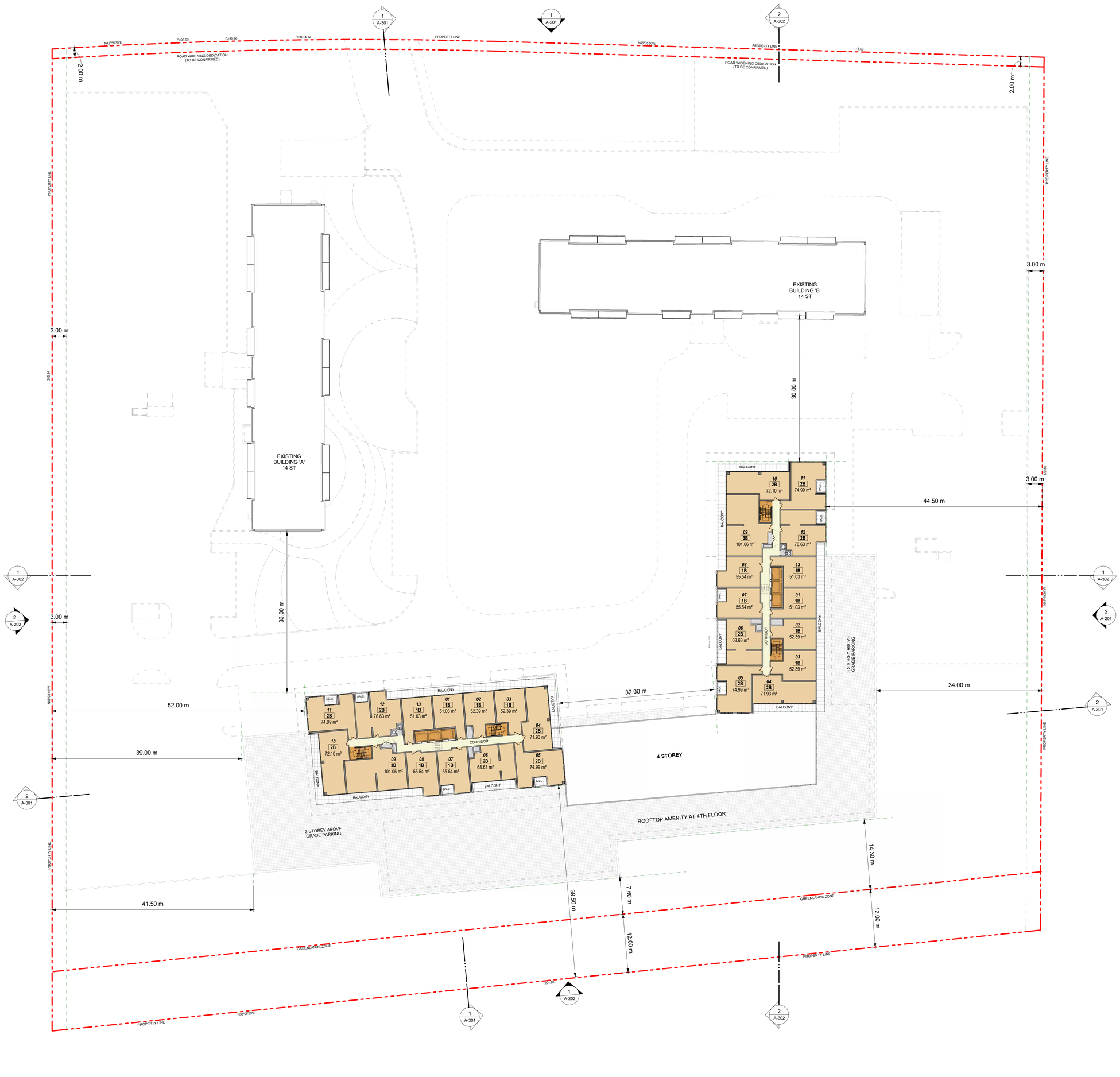

LEVEL 5 TO 18 - UNIT MIX	
Building C	
1B	6
2B	6
3B	1
	13
Building D	
1B	6
2B	6
3B	1
	13
UNIT TOTAL COUNT	**26**

1 A-107 TYPICAL FLOOR - LEVEL 05-18
Scale: 1 : 250

True North | Project North

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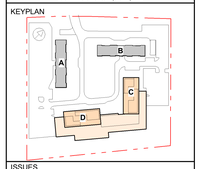

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ibigroup.com

PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

SHEET TITLE
LEVEL 5-18 FLOOR PLAN

SHEET NUMBER A-107
ISSUE 1

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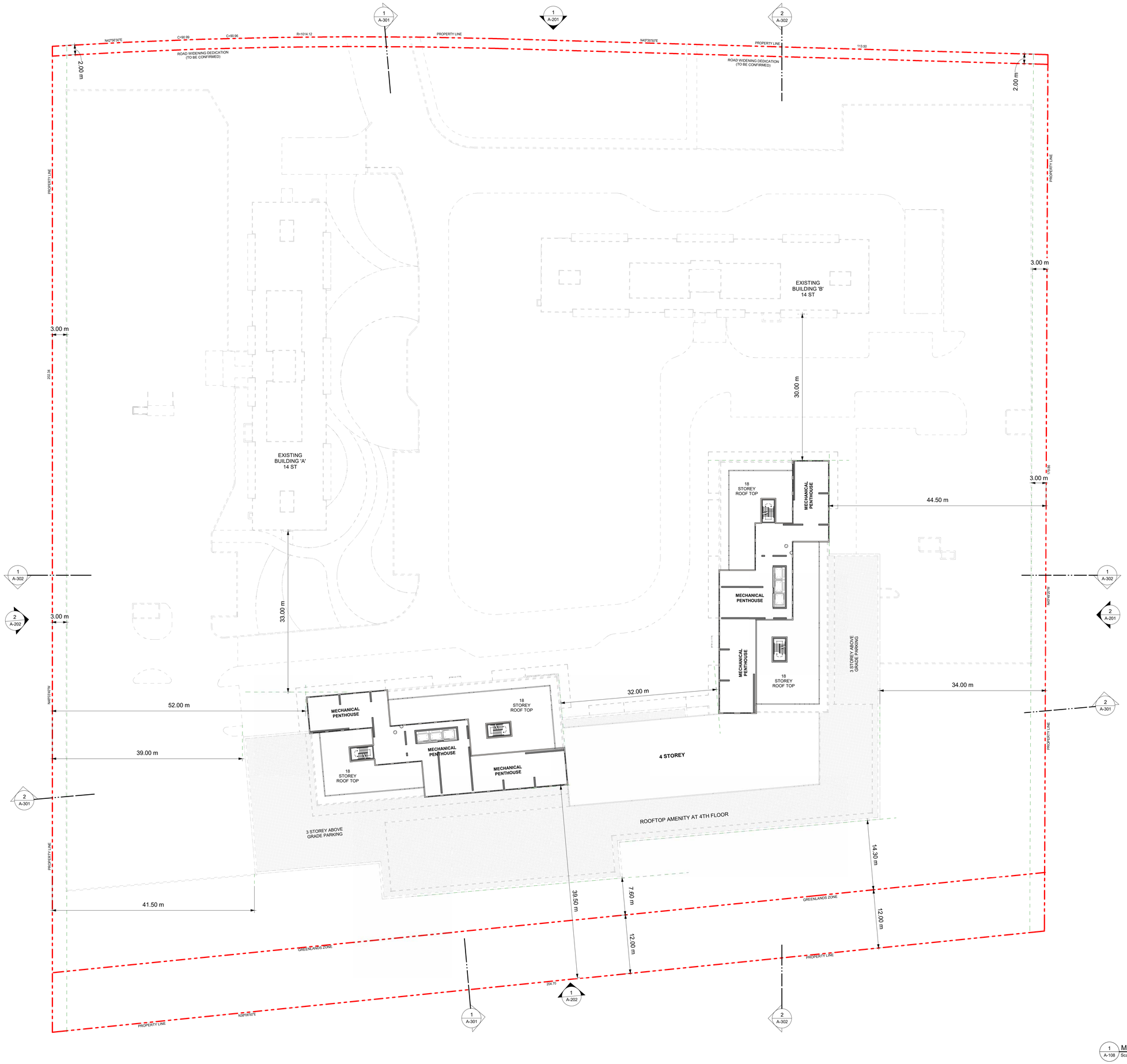

1 A-108 MECHANICAL PENTHOUSE FLOOR PLAN
Scale: 1 : 250

True North | Project North

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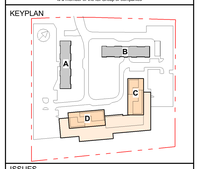

ISSUES

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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
MAIN ROOF - MECHANICAL PENTHOUSE

SHEET NUMBER A-108

ISSUE 1

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Plot Date: 1/14/2020 1:00:00 PM

1 A-109 DP LEVEL ROOF
Scale: 1 : 250

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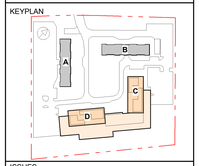
KEYPLAN


ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

SHEET TITLE
ROOF PLAN

SHEET NUMBER A-109
ISSUE 1

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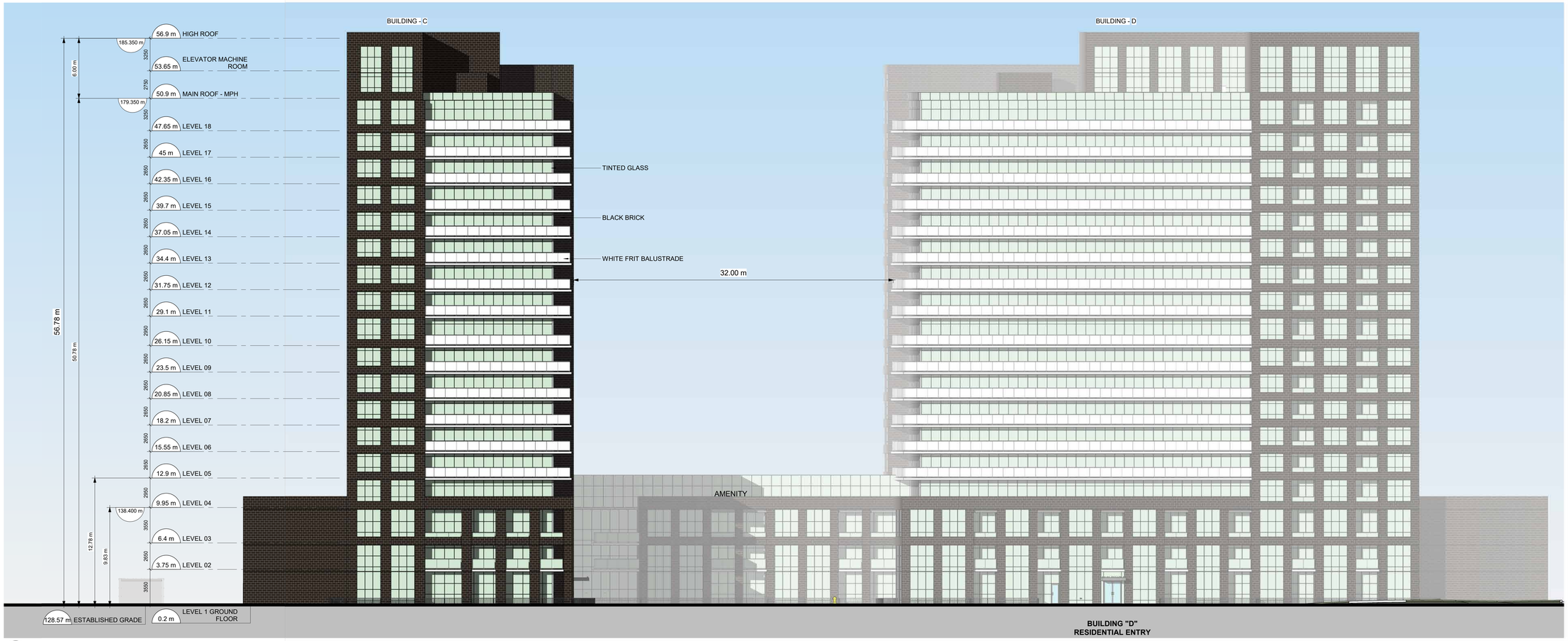
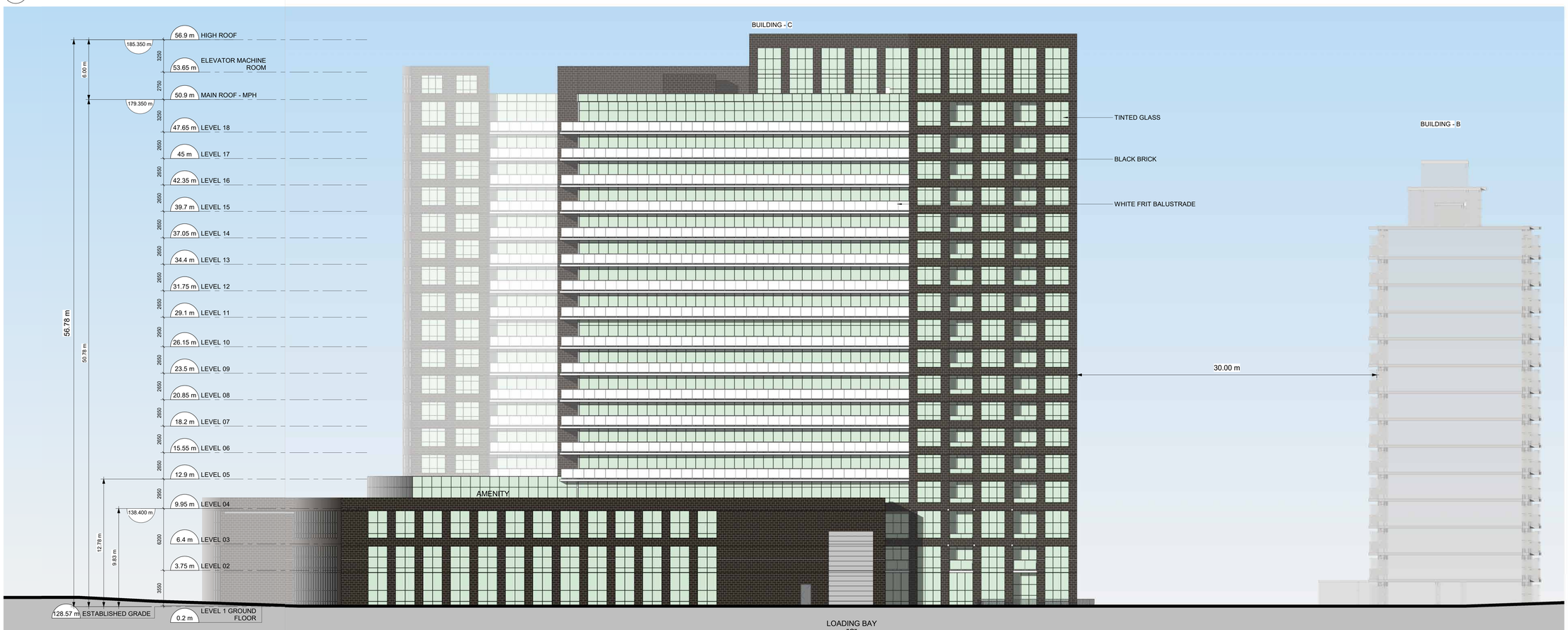


1 A-201 NORTH ELEVATION
Scale: 1 : 150



2 A-201 EAST ELEVATION
Scale: 1 : 150

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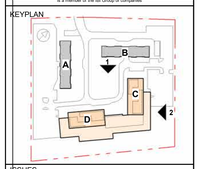

ISSUES

No.	DESCRIPTION	DATE
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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
NORTH AND EAST BUILDING ELEVATIONS

SHEET NUMBER A-201

ISSUE 1

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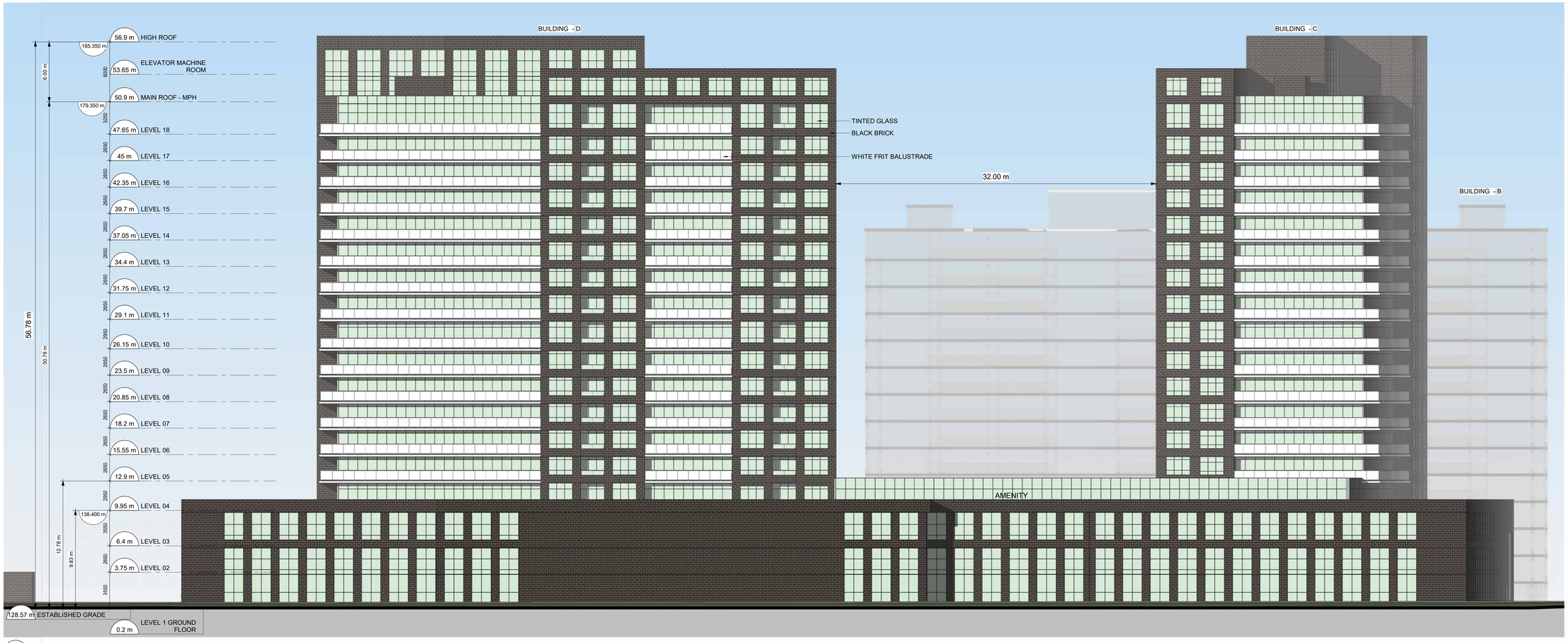
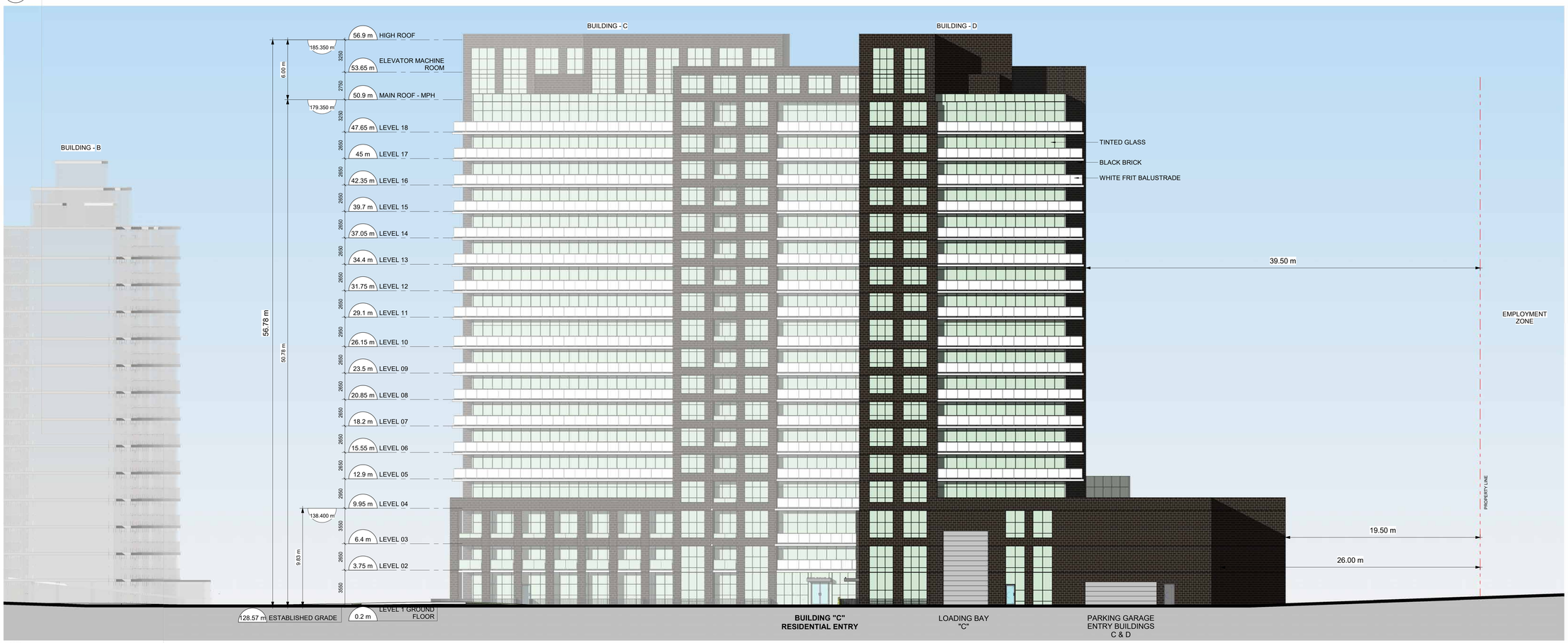
Plotted:

Plot Date & Time:



1 A-202 SOUTH ELEVATION
Scale: 1 : 150



2 A-202 WEST ELEVATION
Scale: 1 : 150

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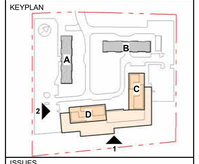

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT
BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
SOUTH AND WEST BUILDING ELEVATIONS

SHEET NUMBER A-202

ISSUE 1

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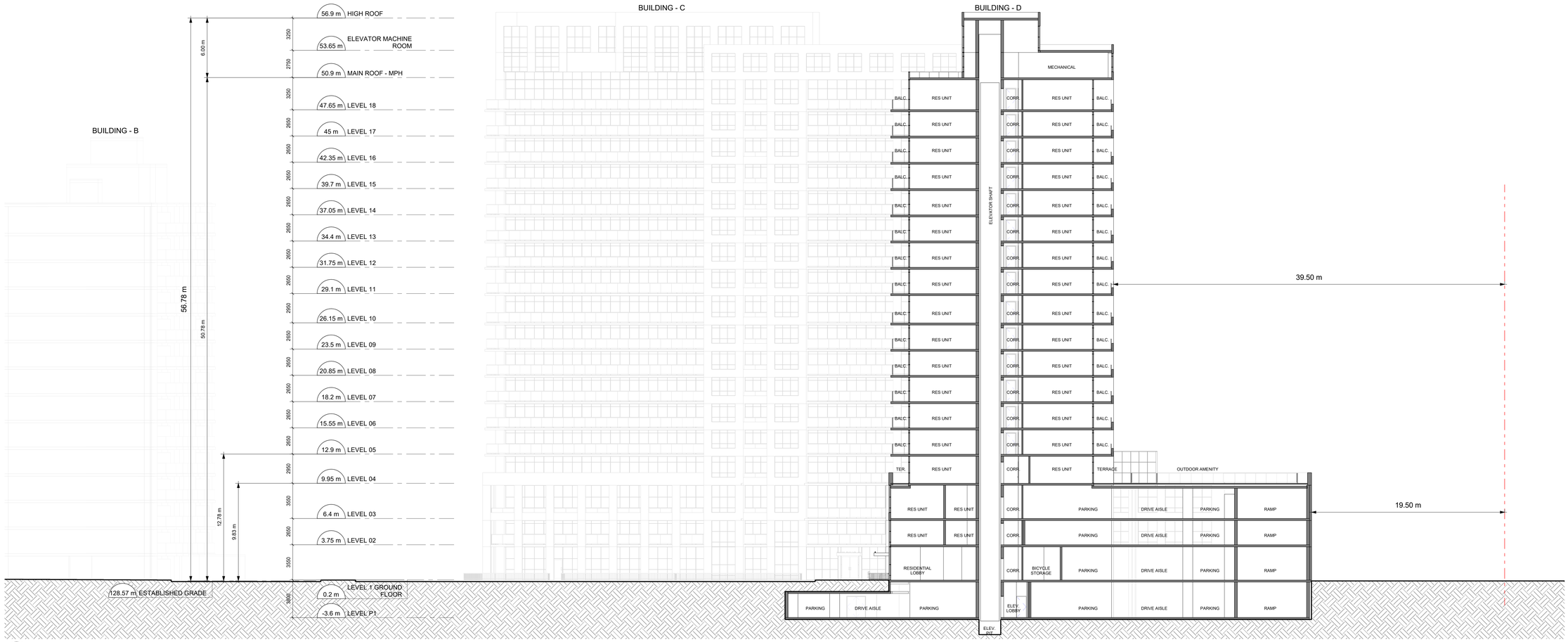
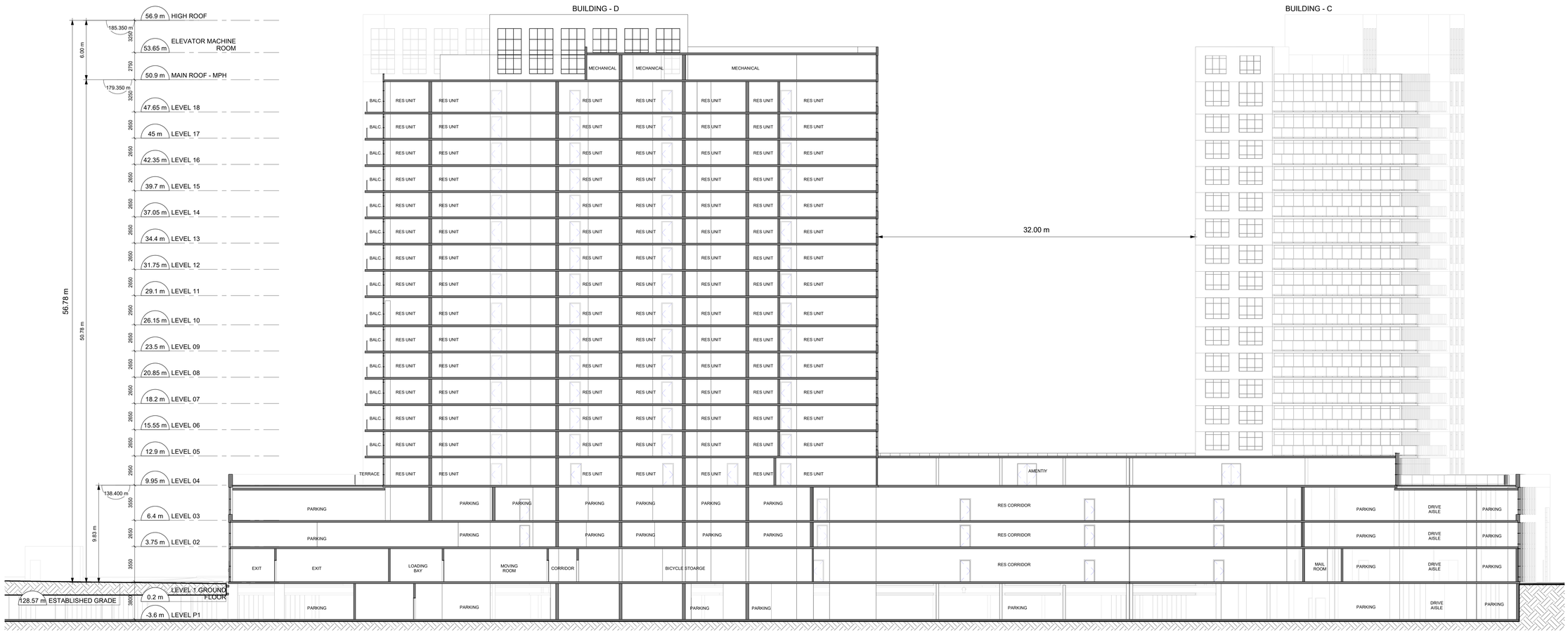


1 A-301 NORTH - SOUTH BUILDING - D SECTION
Scale: 1 : 150



2 A-301 EAST-WEST BUILDING - D SECTION
Scale: 1 : 150

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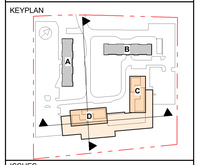

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT
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1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON
LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
NORTH-SOUTH AND EAST-WEST BUILDING - D SECTIONS

SHEET NUMBER A-301

ISSUE 1

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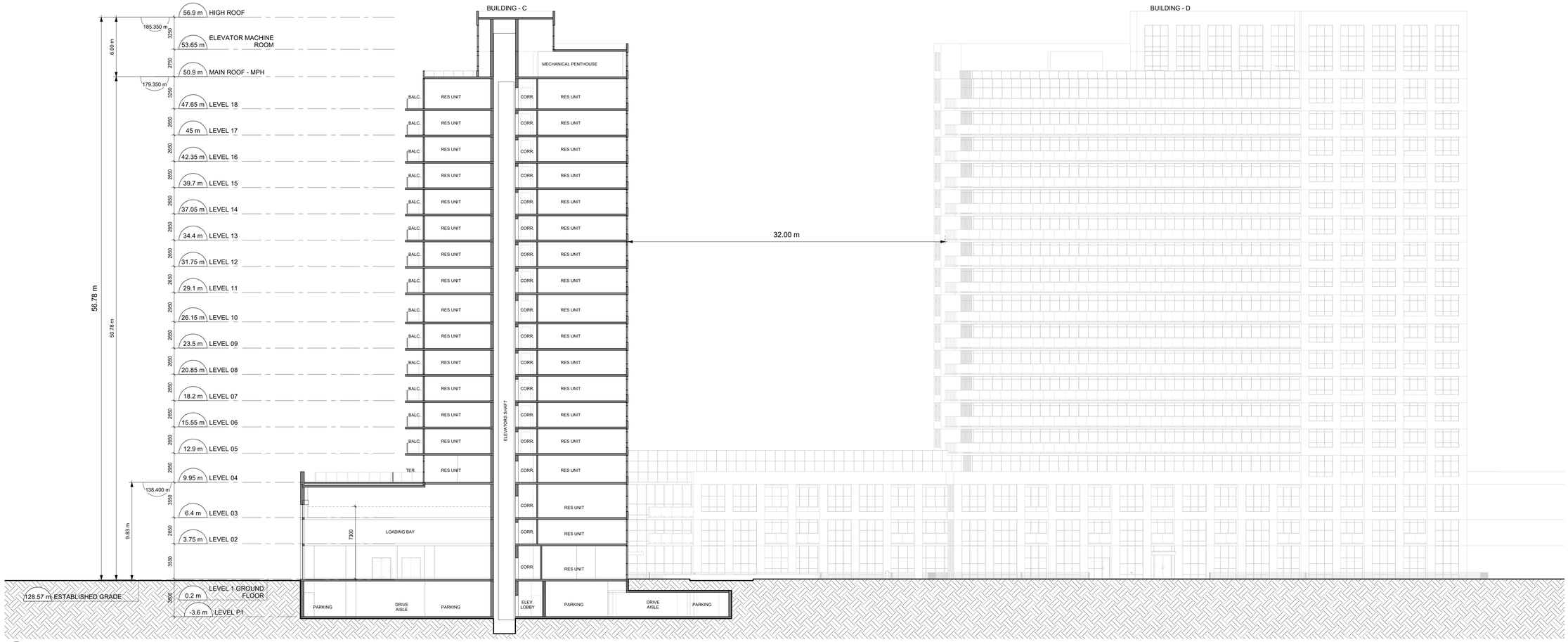
Plot Date: 2020-01-14



1 A-302 EAST-WEST BUILDING - C SECTION1
Scale: 1 : 150

2 A-302 NORTH-SOUTH BUILDING - C SECTION
Scale: 1 : 150

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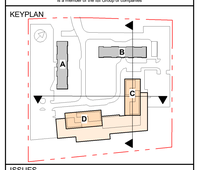

ISSUES

No.	DESCRIPTION	DATE
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PROJECT

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CITY OF MISSISSAUGA, ON

LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

NORTH-SOUTH AND EAST-WEST BUILDING - C SECTIONS

SHEET NUMBER A-302

ISSUE 1

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Dwg

PLOT DATE CHECK

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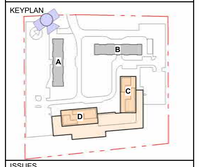

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT

BLOOR
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CITY OF MISSISSAUGA, ON

LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303	
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
NORTH - TOP PERSPECTIVE

SHEET NUMBER	ISSUE
A-501	1

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Date:

Plot Date: 1:1

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1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT

BLOOR
1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON

LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

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PROJECT MGR:	APPROVED BY:

SHEET TITLE
SOUTH EAST BIRD'S EYE PERSPECTIVE

SHEET NUMBER A-502

ISSUE 1

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Plot Date: 1/14/2020

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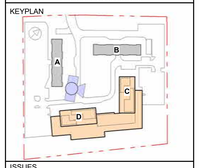

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020/01/14

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PROJECT

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1840-1850 Bloor St.
CITY OF MISSISSAUGA, ON

LOT 1
REGISTERED PLAN 775

PROJECT NO: 120303

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PROJECT MGR:	APPROVED BY:

SHEET TITLE

EYE LEVEL VIGNETTE OF BUILDING C

SHEET NUMBER A-503

ISSUE 1

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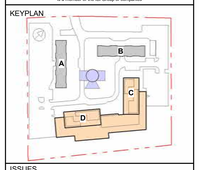

ISSUES

No.	DESCRIPTION	DATE
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PROJECT

BLOOR
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CITY OF MISSISSAUGA, ON

LOT 1
REGISTERED PLAN 775

PROJECT NO:
120303

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
BUILDING D ENTRY - HUMAN SCALE PERSPECTIVE

SHEET NUMBER	ISSUE
A-504	1

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