

18.150FS - 420 LAKESHORE BLVD E MISSISSAUGA, ONTARIO

GROSS FLOOR AREA SUMMARY

PARCEL	GFA		FSI	
	m ²	ft ²		
12 STOREY RESIDENTIAL BUILDING	RESIDENTIAL	18,061.0	194,409	4.82
	RETAIL (LIVE/WORK UNITS)	538.0	5,791	0.14
	TOTAL	18,599.0	200,200	4.96
	SITE AREA	3,750.2	40,367	

GROSS FLOOR AREA DEFINITION

Mississauga Zoning By-Law NO. 0225-2007
(GFA) - APARTMENT DWELLING 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.

GROSS FLOOR AREA (GFA) BREAKDOWN

FLOOR	# OF UNITS	GROSS FLOOR AREA BREAKDOWN								TOTAL GROSS FLOOR AREA (GFA) (TFA - EXCLUSIONS)	INDOOR AMENITY		TOTAL FLOOR AREA (TFA) (NO EXCLUSIONS)		OUTDOOR AMENITY		
		(LIVE/WORK UNITS)		RESIDENTIAL				TOTAL RESIDENTIAL			m ²	ft ²	m ²	ft ²	m ²	ft ²	
		m ²	ft ²	SALEABLE	NON-SALEABLE	m ²	ft ²	m ²	ft ²								
U/G 2																	
U/G 1																	
1	6	297.0	3,197	135.0		375.0	4,037	510.0	5,490	807.0	8,687				351.3	3,781	
2	15	241.0		1,576.0	16,964	150.0	1,615	1,726.0	18,579	1,967.0	21,173						
3	20			1,756.0	18,902	143.0	1,539	1,899.0	20,441	1,899.0	20,441						
4	19			1,690.0	18,191	139.0	1,496	1,829.0	19,687	1,829.0	19,687						
5	19			1,690.0	18,191	139.0	1,496	1,829.0	19,687	1,829.0	19,687						
6	19			1,678.0	18,062	141.0	1,518	1,819.0	19,580	1,819.0	19,580						
7	19			1,442.0	15,522	130.0	1,399	1,572.0	16,921	1,572.0	16,921						
8	19			1,442.0	15,522	130.0	1,399	1,572.0	16,921	1,572.0	16,921						
9	17			1,345.0	14,478	120.0	1,292	1,465.0	15,769	1,465.0	15,769						
10	17			1,384.0	13,821	115.0	1,238	1,399.0	15,099	1,399.0	15,099						
11	16			1,220.0	13,132	115.0	1,238	1,335.0	14,370	1,335.0	14,370						
12	9			934.0	10,054	106.0	1,141	1,040.0	11,195	1,040.0	11,195						
MPH																	
TOTAL	195	538.0	5,791	16,192.0	174,291	1,869.0	20,118	18,061.0	194,409	18,599.0	200,200	642.2	6,913	26,895.2	289,500	351.3	3,781

AMENITY AREAS - REQUIRED

* AS PER CITY OF MISSISSAUGA BY-LAW NUMBER 0225-2007 THE MINIMUM REQUIRED AMENITY IS EQUAL TO THE GREATER OF 5.6M2 PER DWELLING UNIT OR 10% OF THE NET SITE AREA. OF THIS, A MINIMUM OF 50% IS REQUIRED TO BE CONTIGUOUS

TYPE	REQUIRED		MINIMUM 50% CONTIGUOUS AREA			
	RATIO	m ²	ft ²	ft ²		
AMENITY AREA (INDOOR AND OUTDOOR)	@ 5.6 m ² / UNIT	1,092	11,754	546	5,877	
	10% OF NET SITE AREA		375	4,037	188	2,018

AMENITY AREAS - PROVIDED

TYPE	PROVIDED		
	RATIO	m ²	ft ²
INDOOR	3.8 m ² /UNIT	740.7	7,973
OUTDOOR	1.8 m ² /UNIT	351.3	3,781
CONTIGUOUS AREA	5.6 m ² /UNIT	1,092.0	11,754
	53%	580.0	6,243

VEHICULAR PARKING - REQUIRED PER BY-LAW

* Vehicular parking required as per City of Mississauga Zoning By-Law NO. 0225-2007

USE	RATIO (MIN.)	UNITS / GFA (m ²)	SPACES (MIN.)
TOWNHOUSE UNITS	2.00 / UNIT	2	4
LIVE/WORK UNITS	1.25 / UNIT	4	5
1B & 1B+D UNITS	1.25 / UNIT	74	93
2B & 2B+D UNITS	1.40 / UNIT	87	122
3B & 3B+D UNITS	1.75 / UNIT	28	49
RESIDENTIAL SUB-TOTAL (EXCLUDING VISITOR)			273
VISITOR	0.20 / UNIT	195	39
VISITOR (TOWNHOUSE UNITS)	0.25 / UNIT	2	1
RETAIL	4.0 SPACES / 100 M2	538.0	21
TOTAL			334

VEHICULAR PARKING - PROVIDED

FLOOR	USE		TOTAL
	RESIDENTIAL	VISITOR/RETAIL (TO BE SHARED)	
U/G LEVEL 1	67	20	87
U/G LEVEL 2	100		100
TOTAL PROVIDED	167		187

VEHICULAR PARKING - REQUIRED

* Vehicular parking required as per, Table 5, Nextrans Consulting Engineers Parking Rate Review Letter

USE	RATIO (MIN.)	UNITS / GFA (m ²)	SPACES (MIN.)
TOWNHOUSE UNITS	1.10 / UNIT	2	2
LIVE/WORK UNITS	0.00 / UNIT	4	0
1B & 1B+D UNITS	0.75 / UNIT	74	56
2B & 2B+D UNITS	0.90 / UNIT	87	78
3B & 3B+D UNITS	1.10 / UNIT	28	31
RESIDENTIAL SUB-TOTAL (EXCLUDING VISITOR)			167
VISITOR	0.10 / UNIT	195	20
RETAIL		0.0	0
TOTAL			187

BARRIER FREE PARKING REQUIRED

* Vehicular parking required as per City of Mississauga Zoning By-Law NO. 0225-2007

USE	RATIO (MIN.)	VISITOR PARKING REQ'D	SPACES (MIN.)
13-100	4% OF THE TOTAL # OF REQ'D VISITOR	21	1

BARRIER FREE PARKING PROVIDED

USE	RATIO (MIN.)	VISITOR PARKING REQ'D	SPACES (MIN.)
13-100	4% OF THE TOTAL # OF REQ'D VISITOR	21	1

HEIGHT DEFINITION

Mississauga Zoning By-Law NO. 0225-2007

- MEANS, WITH REFERENCE TO THE HEIGHT OF A BUILDING, STRUCTURE OR PART THEREOF, EXCEPT A DETACHED, SEMI-DETACHED, DUPLEX OR TRIPLEX, THE VERTICAL DISTANCE BETWEEN THE ESTABLISHED GRADE AND: (0174-2017)
- THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF; OR
- THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A SLOPED ROOF.
- THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND HIGHEST POINT OF THE FLAT ROOF WHERE THERE IS A FLAT ROOF ON TOP OF A SLOPED ROOF; OR (0325-2008)
- THE HIGHEST POINT OF A STRUCTURE WITHOUT A ROOF.

UNIT MIX - PROVIDED

FLOOR	UNIT TYPE							TOTAL
	TOWNHOUSE	LIVE/WORK	1B	1B+D	2B	2B+D	3B	
1		4						6
2	2		1	1	6	4	3	15
3			1	7	3	5	4	20
4			1	7	3	4	4	19
5			1	7	3	4	4	19
6			1	7	3	4	4	19
7			2	6	5	5	1	19
8			2	6	5	5	1	19
9			1	7	2	4	3	17
10			1	7	4	4	1	17
11			1	7	3	4	1	16
12					4	3	2	9
TOTAL UNITS	2	4	12	62	41	46	28	195

UNIT MIX	1.0%	2.1%	6.2%	31.8%	21.0%	23.6%	14.4%	100.0%
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UNIT MIN (ft ²)	1,819	1,356	441	538	678	1,076	1,108
UNIT MAX (ft ²)	1,819	1,689	592	678	1,151	1,334	1,474

BICYCLE PARKING - REQUIRED

* BICYCLE PARKING RATIOS AS PER NEXTRANS CONSULTING ENGINEERS, TABLE 20 'RECOMMENDED BICYCLE PARKING REQUIREMENTS'

USE	RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
	RATIO	SPACES	RATIO	SPACES		
SHORT TERM	0.08 / UNIT	16	0.25 / 100m ²		2	18
LONG TERM	0.70 / UNIT	136	0.10 / 100m ²		1	137
TOTAL REQUIRED		152			3	155

BICYCLE PARKING - PROVIDED

FLOOR	RESIDENTIAL			NON-RESIDENTIAL			TOTAL
	SHORT TERM	LONG TERM	SUB-TOTAL	SHORT TERM	LONG TERM	SUB-TOTAL	
FLOOR 1	16	31	47	2	1	3	50
U/G LEVEL 1		56	56				56
U/G LEVEL 2		49	49				49
TOTAL PROVIDED	16	136	152	2	1	3	155

Sheet List	Sheet Number
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COVER SHEET	RZ000
STATISTICS	RZ001
SURVEY	RZ002
CONTEXT PLAN	RZ004
SITE PLAN / ROOF PLAN	RZ005
UNDERGROUND LEVEL 02 (LOWER)	RZ101
UNDERGROUND LEVEL 02	RZ102
UNDERGROUND LEVEL 01	RZ103
FLOOR 01	RZ151
FLOOR 02	RZ152
FLOOR 03	RZ153
FLOOR 04-05	RZ154
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ELEVATIONS	RZ301
BUILDING SECTION (NS)	RZ401
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3D PERSPECTIVES	RZ801
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SHADOW STUDIES	RZ911
SHADOW STUDIES	RZ912

1 2020-06-16 ISSUED FOR REZONING DV

#	DATE	DESCRIPTION	BY

PROJECT
18.150FS

420 LAKESHORE ROAD E, MISSISSAUGA, ON

STATISTICS

PROJECT NO.

18.150FS

PROJECT DATE

2020-06-16

DRAWN BY

DV

CHECKED BY

RMM

SCALE



DRAWING NO.

RZ001