

- 2018-08-31 ISSUED FOR OPA / ZBL
- 2019-01-18 131 EGLINTON AVE E LANDS ADDED
- 2019-03-31 OPA / ZBL UPDATES
- 2020-02-10 ISSUED FOR REZONING RESUBMISSION
- 2020-05-15 ISSUED FOR REZONING RESUBMISSION

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**ARCHITECT**  
 DIALOG  
 35 JOHN STREET, SUITE 500  
 TORONTO, ON M5S 2S2  
 TEL: (416) 966-0220 WEBSITE: dialogdesign.ca

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 GLEN SCORNIANS ASSOCIATE INC.  
 10 KENNEDY BRIDGE GARDEN CIRCLE, SUITE 700  
 MISSISSAUGA, ON L5R 3K6  
 TEL: (905) 883-4911 WEBSITE: gpa.ca

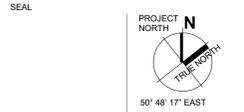
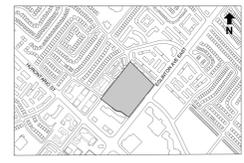
**LANDSCAPE ARCHITECT**  
 TERRAPLAN LANDSCAPE ARCHITECT  
 20 CHAMPLAIN BLVD., SUITE 102  
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**TRAFFIC CONSULTANT**  
 WSP  
 100 COMMERCE VALLEY DRIVE WEST  
 THORNHILL, ON L3T 0A1  
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**CIVIL ENGINEER**  
 C.F. CROZIER & ASSOCIATES  
 2800 HIGH POINT DRIVE, SUITE 100  
 MILTON, ON L9T 6P4  
 TEL: (905) 875-0026 WEBSITE: cfrazier.ca

**WIND CONSULTANT**  
 THEKATON ENVIRONMENTAL  
 595 GLENGARY CR., P.O. BOX 390  
 FERGUS, ONTARIO, N1M 2Z3  
 TEL: (519) 787-2910 WEBSITE: thekaton.com

**ACOUSTIC CONSULTANT**  
 JADE ACOUSTICS  
 411 CONFEDERATION PARKWAY UNIT 19  
 CONCORD, ON L4K 0A8  
 TEL: (905) 669-2444 WEBSITE: jadeacoustics.com



**91 EGLINTON Ave E MASTER PLAN**

91 EGLINTON Ave E  
 MISSISSAUGA, ON L4Z 1B2

**SITE STATISTICS, LOCATION & PHASING PLAN**

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**RZ-02**

**PROJECT STATISTICS**

91 EGLINTON Ave E Proposed Residential Development  
 Mississauga Ontario

April 14, 2020 Revision 1 Project No. 11153T0100

Site Areas	acres	sq.m.	sq.ft.
Existing Total Site Area	11.53	48,302.73	519,926
Proposed Public Conveyances	3.49	14,136.99	152,169
<b>Net Consolidated Site Area</b>	<b>8.44</b>	<b>34,165.74</b>	<b>367,756.94</b>

**Net Consolidated Site Area Per Zone Area**

Zone	Area	sq.m.	sq.ft.
RAS-YY (Lot A)	2.58	10,431.60	112,285
RAS-XX (Lot B&C)	5.75	23,292.14	250,714
RM6-13 (Lot D)	0.11	442.00	4,758
<b>Total</b>	<b>8.44</b>	<b>34,165.74</b>	<b>367,756.94</b>

Based on Total Site Area - Land to be Given to City Parks - Land to be Given for New Road and Road Widening

**2.0 Floor Space Index (FSI)**

Zone	FSI	Overall FSI
RAS-YY (Lot A)	3.81	3.81
RAS-XX (Lot B&C)	6.15	6.15
RM6-13 (Lot D)	0.00	0.00
<b>Total</b>	<b>5.36</b>	<b>5.36</b>

**2.0 Gross Floor Area (GFA)**

City of Mississauga Zoning By-law Revised: 2013 December 31 defines GFA as 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 exterior 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 sky care and amenity area.

Overall GFA	Levels	sq.m.	sq.m.	sq.ft.
<b>1,970,187</b>		183,036.40		<b>1,970,187</b>

**2.1 Proposed Residential GFA- LOT C**

Levels	sq.m.	sq.m.	sq.ft.	
Level 1	1 x 3,497.88	3,497.88	37,851	
Level 2	1 x 2,820.67	2,820.67	30,361	
Levels 3	1 x 3,709.75	3,709.75	39,899	
Levels 4	1 x 4,929.67	4,929.67	53,063	
Levels 5 to 6	2 x 5,407.78	10,815.56	116,418	
<b>Tower 1</b>	<b>2 x 527.25</b>	<b>1,054.50</b>	<b>11,351</b>	
Levels 7 to 8	29 x 850.00	24,650.00	265,330	
<b>Tower 2</b>	<b>2 x 524.82</b>	<b>1,049.64</b>	<b>11,298</b>	
Levels 9 to 37	27 x 850.00	22,950.00	247,032	
<b>Tower 4</b>	<b>2 x 850.00</b>	<b>1,700.00</b>	<b>18,299</b>	
Levels 9 to 35	27 x 850.00	22,950.00	247,032	
<b>Tower 5</b>	<b>2 x 750.00</b>	<b>1,500.00</b>	<b>16,146</b>	
Levels 9 to 19	11 x 750.00	8,250.00	88,802	
<b>Proposed Retail GFA</b>	<b>Level 1</b>	<b>1 x 1,320.00</b>	<b>1,320.00</b>	<b>14,208</b>
<b>Below Grade</b>				
Levels P1	1 x 304.46	304.46	3,277	
Levels P2 to P5	4 x 267.37	1,069.48	11,512	
<b>Total</b>		<b>112,568.98</b>	<b>1,211,678</b>	

**2.2 Proposed Residential GFA- LOT B**

Levels	sq.m.	sq.m.	sq.ft.
Level 1	1 x 2,368.11	2,368.11	25,490
Level 2	1 x 2,472.37	2,472.37	26,812
Levels 3	1 x 2,051.38	2,051.38	22,081
Levels 4	1 x 2,812.18	2,812.18	30,270
Levels 5 to 6	2 x 2,812.18	5,624.36	60,540
Levels 7 to 8	2 x 1,942.74	3,885.47	41,823
Levels 9 to 24	16 x 706.74	11,307.86	121,717
<b>Below Grade</b>			
Levels P1	1 x 70.45	70.45	758
Levels P2 to P3	2 x 70.45	140.91	1,517
<b>Total</b>	<b>24</b>	<b>30,733.07</b>	<b>330,808</b>

**2.3 Proposed Residential GFA- LOT A**

Levels	sq.m.	sq.m.	sq.ft.
Level 1	1 x 2,028.81	2,028.81	21,838
Level 2	1 x 2,194.74	2,194.74	23,624
Levels 3	1 x 1,989.43	1,989.43	21,403
Levels 4	1 x 2,492.76	2,492.76	26,832
Levels 5 to 6	2 x 2,503.11	5,006.22	53,886
Levels 7 to 8	2 x 2,174.30	4,348.60	46,609
Levels 9 to 10	2 x 2,049.03	4,098.06	44,111
Levels 11 to 12	2 x 1,965.72	3,931.44	42,318
Levels 13 to 25	13 x 820.00	10,660.00	114,045
<b>Town Homes</b>			
Level 1	1 x 939.30	939.30	10,111
Levels 2 to 3	2 x 939.30	1,878.60	20,221
<b>Below Grade</b>			
Levels P1 to P3	3 x 142.60	427.79	4,605
<b>Total</b>	<b>25</b>	<b>39,744.73</b>	<b>427,701</b>

**2.4 Proposed GFA**

Category	sq.m.	sq.ft.
Total Retail GFA	1,320.00	14,208
Total Residential GFA	181,716.40	1,955,979
<b>Total</b>	<b>183,036.40</b>	<b>1,970,187</b>

**3.0 Amenity Area**

**3.1 Total Amenity Area REQUIRED (Indoor & Outdoor)**

Category	sq.m.	sq.ft.
Total Units	2433 x	26.00 m <sup>2</sup> /unit
<b>Total</b>	<b>13,624.80</b>	<b>146,656</b>

**3.2 Total Outdoor Children's play area Required**

Unit Type	Proposed Unit mix	Lot A	Lot B	Lot C	Total
Bachelor or suite	5%	25	21	76	122
1BD	60%	302	250	908	1,460
2BD	25%	126	104	379	609
3BD	10%	50	42	151	243
<b>Total Number of Units</b>	<b>100%</b>	<b>503 Units</b>	<b>416 Units</b>	<b>1514 Units</b>	<b>2433 Units</b>

**Children Play Area \***

Category	Lot A	Lot B	Lot C	Total
Children Play Area**	566 sq.m.	468 sq.m.	1703 sq.m.	<b>2737 sq.m.</b>
<b>Total</b>				<b>2737 sq.m.</b>

**3.3 Total Amenity Area Proposed (Indoor & Outdoor)**

Category	sq.m.	sq.ft.
Total Units	2433 x	5.00 m <sup>2</sup> /unit
<b>Total</b>	<b>12,192.00</b>	<b>131,234</b>

**3.4 Lot C- Amenity Area Proposed**

Level	Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area
Level 3	0.00	4,864.00	52,356
Level 4	0.00	8,826.00	8,826
Level 7	1,908.00	20,538.00	20,538
<b>Total</b>	<b>1,908.00</b>	<b>20,538.00</b>	<b>5,684.00</b>

**3.5 Lot B- Amenity Area Proposed**

Level	Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area
Level 3	0.00	1,369.00	14,060
Level 7	0.00	0.00	0.00
Level 9	777.00	8,364.00	8,364
<b>Total</b>	<b>777.00</b>	<b>8,364.00</b>	<b>14,060</b>

**3.6 Lot A- Amenity Area Proposed**

Level	Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area
Level 1	0.00	650.00	6,997
Level 3	0.00	949.00	10,215
Level 4	334.00	3,595.00	3,595
Level 13	581.00	6,254.00	6,254
<b>Total</b>	<b>915.00</b>	<b>9,849.00</b>	<b>17,211</b>

**3.7 Total Amenity Area Proposed in each Lot**

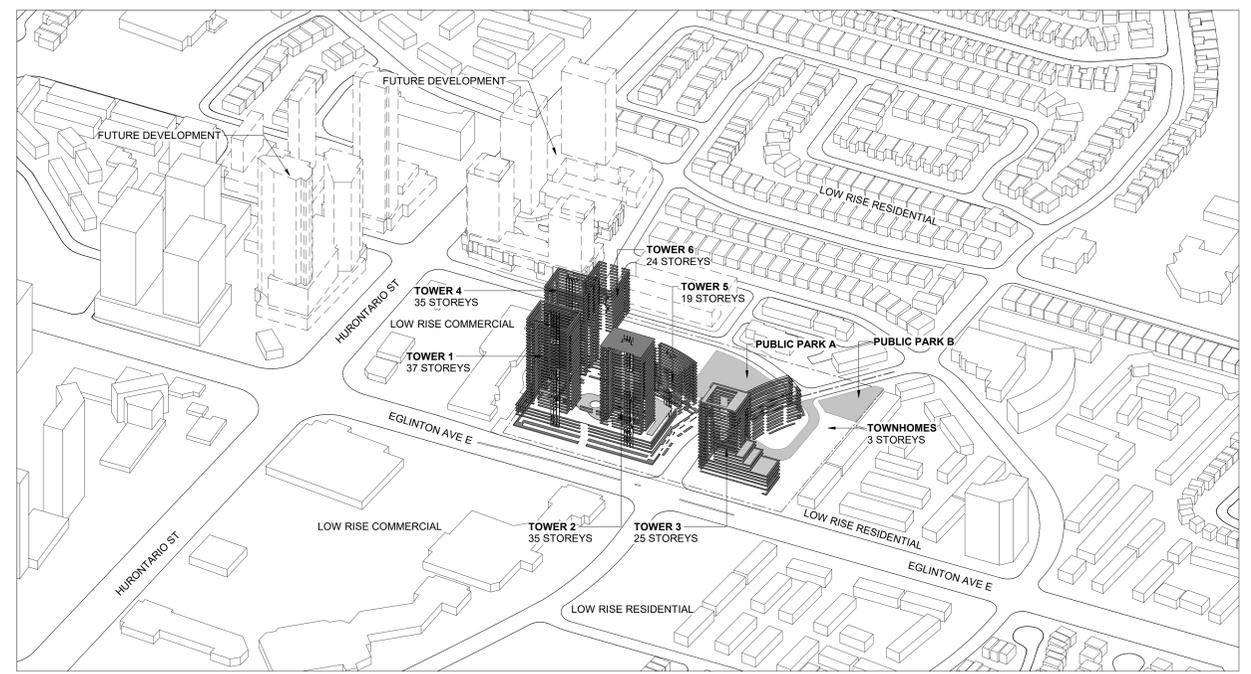
Lot	Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area
Lot A	915.00	9,849.00	10,764
Lot B	777.00	8,364.00	9,141
Lot C	1,908.00	20,538.00	22,446
<b>Total</b>	<b>3,600.00</b>	<b>38,750.00</b>	<b>42,346</b>

**3.8 Amenity Area Proposed Per Zone Area**

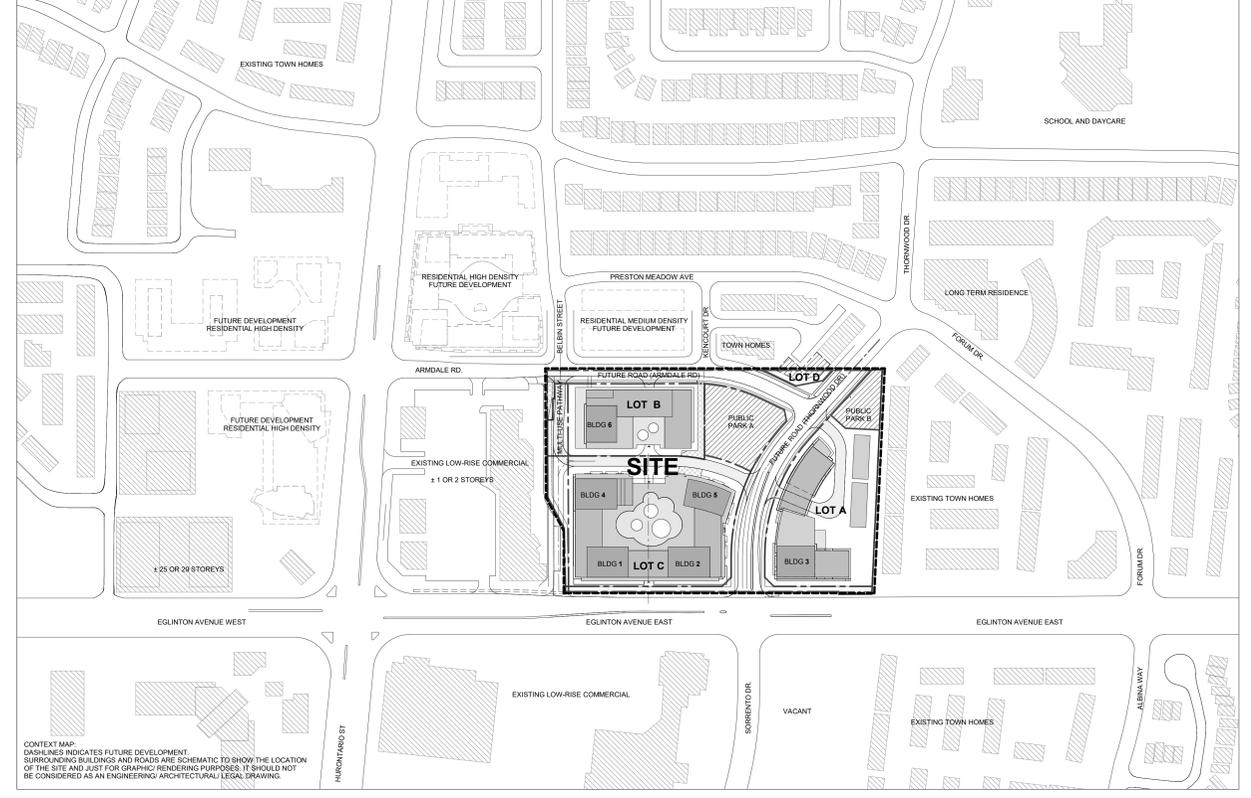
Zone	Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area
RAS-YY (Lot A)	915.00	9,849.00	10,764
RAS-XX (Lot B&C)	2,685.00	28,901.00	31,586
<b>Total</b>	<b>3,600.00</b>	<b>38,750.00</b>	<b>42,346</b>

**3.9 Proposed Ratio Per Unit in each Zone Area**

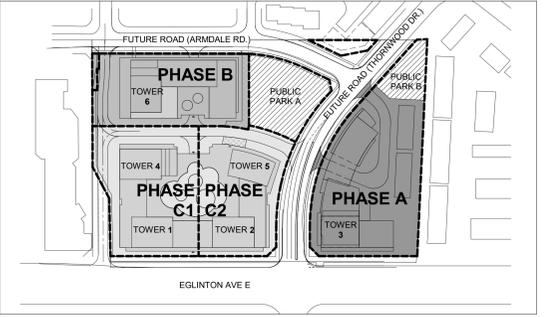
Zone	Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area
RAS-YY (Lot A)	1.82	3.18	5.00
RAS-XX (Lot B&C)	1.40	3.60	5.00



**CONTEXT MASSING**  
 SCALE: N.T.S. RZ-02



**LOCATION PLAN**  
 SCALE: 1:2000 RZ-02



**PHASING PLAN**  
 SCALE: 1:2000 RZ-02