

ISSUED FOR

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

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERY DIMENSIONS DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

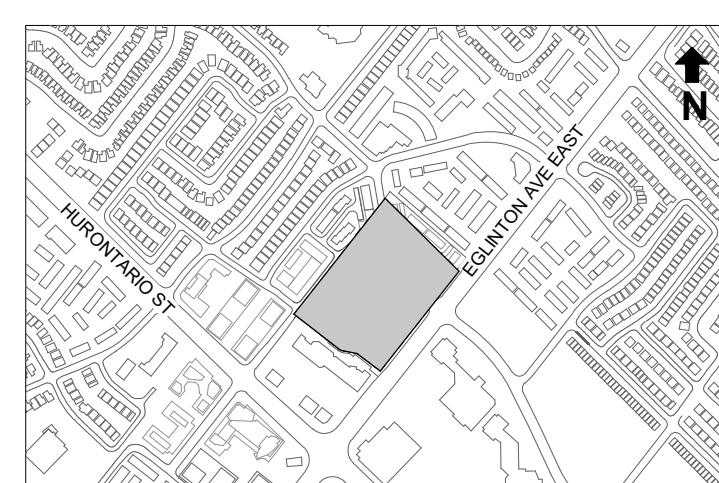
ARCHITECT

DIALOG
1100, 2 FLOOR ST. E.
TORONTO, ON M4W 1A8
TEL: (416) 965-0220 WEBSITE: dialogdesign.ca
URBAN PLANNER
GLEN SCHWABER ASSOCIATE INC.
10 KINGSBROSSE GARDEN CIRCLE, SUITE 700
MISSISSAUGA, ON L5R 3K6
TEL: (416) 638-4911 WEBSITE: gsa.ca
LANDSCAPE ARCHITECT
TERRAPLAN LANDSCAPE ARCHITECT
20 CHAMPLAIN BLVD., SUITE 102
TORONTO, ON M5S 2T1
TEL: (416) 638-4911 WEBSITE: terraplan.ca
TRAFFIC CONSULTANT
WSP
100 COMMERCE VALLEY DRIVE WEST
THORNHILL, ON L3T 0A1
TEL: (905) 882-4211 WEBSITE: wsp.com

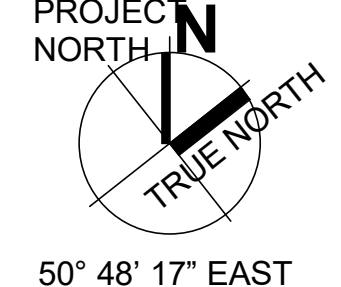
CIVIL ENGINEER

C.F. CROZIER & ASSOCIATES
2880 HIGH POINT DRIVE, SUITE 100
MILTON, ON L9T 6P4
TEL: (905) 875-0026 WEBSITE: crozier.ca
WIND CONSULTANT
THEAKSTON ENVIRONMENTAL
596 GLENGARRY CR., P.O. BOX 390
FERGUSON, ONTARIO, N1M 2Z2
TEL: (519) 787-2910 WEBSITE: theakston.com
ACOUSTIC CONSULTANT
JADE ACOUSTICS
411 CONFEDERATION PARKWAY / UNIT 19
CONCORD, ON L4K 0A8
TEL: (905) 660-2444 WEBSITE: jadeacoustics.com

KEYPLAN



SEAL



91 EGLINTON Ave E
MASTER PLAN

91 EGLINTON Ave E
MISSISSAUGA, ON L4Z 1B2

SITE STATISTICS,
LOCATION & PHASING
PLAN

FLU11_UA12-1020110514 AM CHECKKEFW

RZ-02

11153T0100

C:\Rw\1153T0100_01_91 EGLINTON Ave E_Phasing.rvt

PROJECT STATISTICS

91 EGLINTON Ave E Proposed Residential Development
Mississauga Ontario

February 18, 2020	Revision 1	Project No. 11153T0100
1.1 Site Areas		
Existing Total Site Area	acres	sq. m.
Proposed Public Conveniences	11.93	48,302.73
Net Consolidated Site Area	3.49	14,136.99
	8.44	34,165.74
Net Consolidated Site Area Per Zone Area		
RAS-YY (Lot A)	2.58	10,431.80
RAS-XX (Lot B&C)	5.75	23,292.14
RM6-13 (Lot D)	0.11	442.00
Total	8.44	34,165.74

1.2 Floor Space Index (FSI)				
RAS-YY (Lot A)	3.81	6.15	0.00	5.36
public roads and Public park excluded from site area for far calculation				

2.0 Gross Floor Area (GFA)				
City of Mississauga Zoning By-law Revised: 2013 December 31 defines GFA the sum of the areas of each story 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.				
overall GFA				
Levels	sq. m.	sq. m.	sq. ft.	
		183,036.40	1,970,187	

2.1 Proposed Residential GFA- LOT C				
Level 1	1 x	3,497.88	3,497.88	37,651
Level 2	1 x	2,820.67	2,820.67	30,361
Level 3	1 x	3,708.75	3,708.75	39,889
Level 4	1 x	4,929.67	4,929.67	53,063
Level 5 to 6	2 x	5,407.78	10,815.56	116,418
Tower 1				
Levels 7 to 8	2 x	527.25	1,054.50	11,351
Levels 9 to 37	29 x	850.00	24,650.00	265,330
Tower 2				
Levels 7 to 8	2 x	524.82	1,049.64	11,298
Levels 9 to 35	27 x	850.00	22,950.00	247,032
Tower 4				
Levels 7 to 8	2 x	850.00	1,700.00	18,299
Levels 9 to 35	27 x	850.00	22,950.00	247,032
Tower 5				
Levels 7 to 8	2 x	750.00	1,500.00	16,146
Levels 9 to 19	11 x	750.00	8,250.00	88,802
Proposed Retail GFA				
Level 1	1 x	1,320.00	1,320.00	14,208
Below Grade				
Levels P1	1 x	304.46	304.46	3,277
Levels P2 to P5	4 x	267.37	1,069.46	11,512
Total			112,568.58	1,211,678

2.2 Proposed Residential GFA- LOT B				
Level 1	1 x	2,368.11	2,368.11	25,490
Level 2	1 x	2,472.37	2,472.37	26,612
Level 3	1 x	2,051.38	2,051.38	22,081
Level 4	1 x	2,812.18	2,812.18	30,270
Level 5 to 6	2 x	2,812.18	5,624.35	60,540
Level 7 to 8	2 x	1,942.74	3,885.47	41,823
Level 9 to 24	16 x	706.74	11,307.86	121,717
Below Grade				
Levels P1	1 x	70.45	70.45	758
Levels P2 to P3	2 x	70.45	140.91	1,517
Total			30,733.07	330,808

2.3 Proposed Residential GFA- LOT A				
Level 1	1 x	2,028.81	2,028.81	21,838
Level 2	1 x	2,194.74	2,194.74	23,624
Level 3	1 x	1,989.43	1,989.43	21,403
Level 4	1 x	2,492.76	2,492.76	26,832
Level 5 to 6	2 x	2,503.11	5,006.21	53,886
Level 7 to 8	2 x	2,174.30	4,348.60	46,808
Level 9 to 10	2 x	2,049.03	4,098.06	44,111
Level 11 to 12	2 x	1,955.72	3,911.44	42,318
Level 13 to 25	13 x	800.00	10,400.00	111,945
Town homes				
Level 1	1 x	939.30	939.30	10,111
Level 2 to 3	2 x	939.30	1,878.60	20,221
Below Grade				
Levels P1 to P3	3 x	142.60	427.79	4,605
Total			39,744.74	427,701

2.4 Proposed GFA				
Total Retail GFA			1,320.00	14,208
Total Residential GFA			181,716.40	1,955,979
Total			183,036.40	1,970,187

3.0 Amenity Area

3.1 Total Amenity Area REQUIRED (Indoor & Outdoor)				
Total Units	2433 x	6.00 m ² /unit	13,624.80	146,656
3.2 Total Outdoor Children's play area Required				
Proposed Unit Mix				
Unit Type	Proposed Unit mix	Lot A	Lot B	Lot C
Bachelor or suite	5%	25	21	76
1BD	60%	302	250	908
2BD	25%	126	104	379
3BD	10%	50	42	151
Total Number of Units	100%	503 Units	416 Units	1514 Units
Children Play Area *				
Lot A	Lot B	Lot C	Total	
226 B.R.	167 B.R.	161 B.R.	1095 B.R.	
Children Play Area**	566 sq.m.	468 sq.m.	1703 sq.m.	2737 sq.m.
Total				2737 sq.m.

* Total children play area has been calculated based on Design Reference Notes "Standard for Outdoor Amenity Areas" dated Sept. 2014
** 2.5 m² of outdoor play space shall be provided for each bedroom which exceeds the total number of dwelling units within the development

3.3 Total Amenity Area Proposed (Indoor & Outdoor)				
Total Units	2433 x	5.00 m ² /unit	12,192.00	131,234

3.4 Lot C- Amenity Area Proposed				
Outdoor Amenity Area	sq. m.	sq. ft.	sq. m.	sq. ft.
Level 3	0.00	0	4,864.00	52,356
Level 4	0.00	0	8,200.00	8,826
Level 7	1,908.00	20,538	0	1,908.00
Total	1,908.00	20,538	5,664.00	61,182
Lot C Proposed Ratio Per Unit	5.00 sq. m. per Unit			81,720

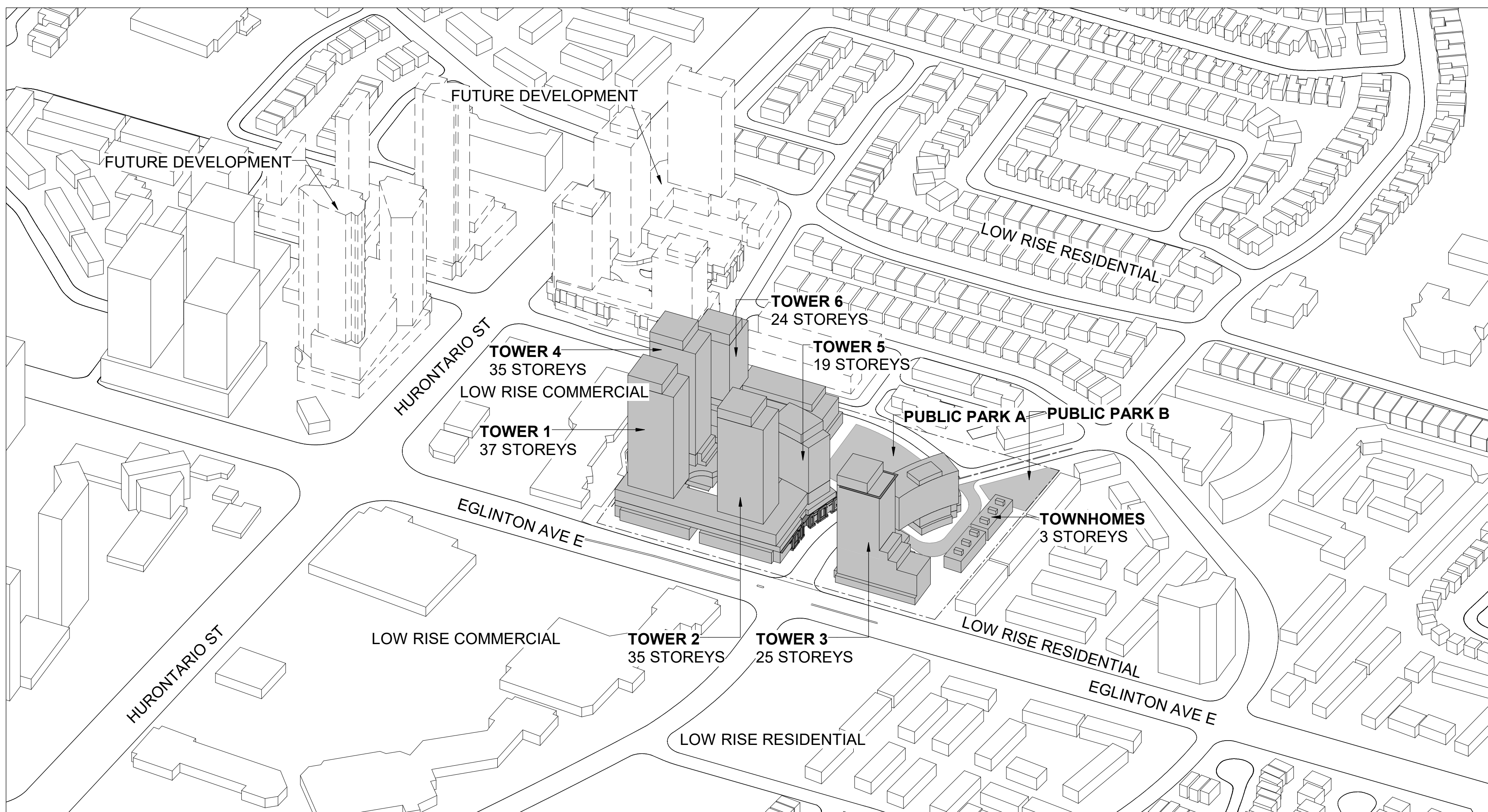
3.5 Lot B- Amenity Area Proposed				
Outdoor Amenity Area	sq. m.	sq. ft.	sq. m.	sq. ft.
Level 3	0.00	0	1,369.00	14,660
Level 7	0.00	0	0	0
Level 9	777.00	8,364	0	8,364
Total	777.00	8,364	1,369.00	14,660
Lot B Proposed Ratio Per Unit	5.00 sq. m. per Unit			22,454

3.6 Lot A- Amenity Area Proposed				
Outdoor Amenity Area	sq. m.	sq. ft.	sq. m.	sq. ft.
Level 1	0.00	0	650.00	6,997
Level 3	0.00	0	949.00	10,215
Level 4	334.00	3,595	0.00	3,595
Level 13	581.00	6,254	0.00	6,254
Total	915.00	9,849	1,599.00	17,211
Lot A Proposed Ratio Per Unit	5.00 sq. m. per Unit			27,060

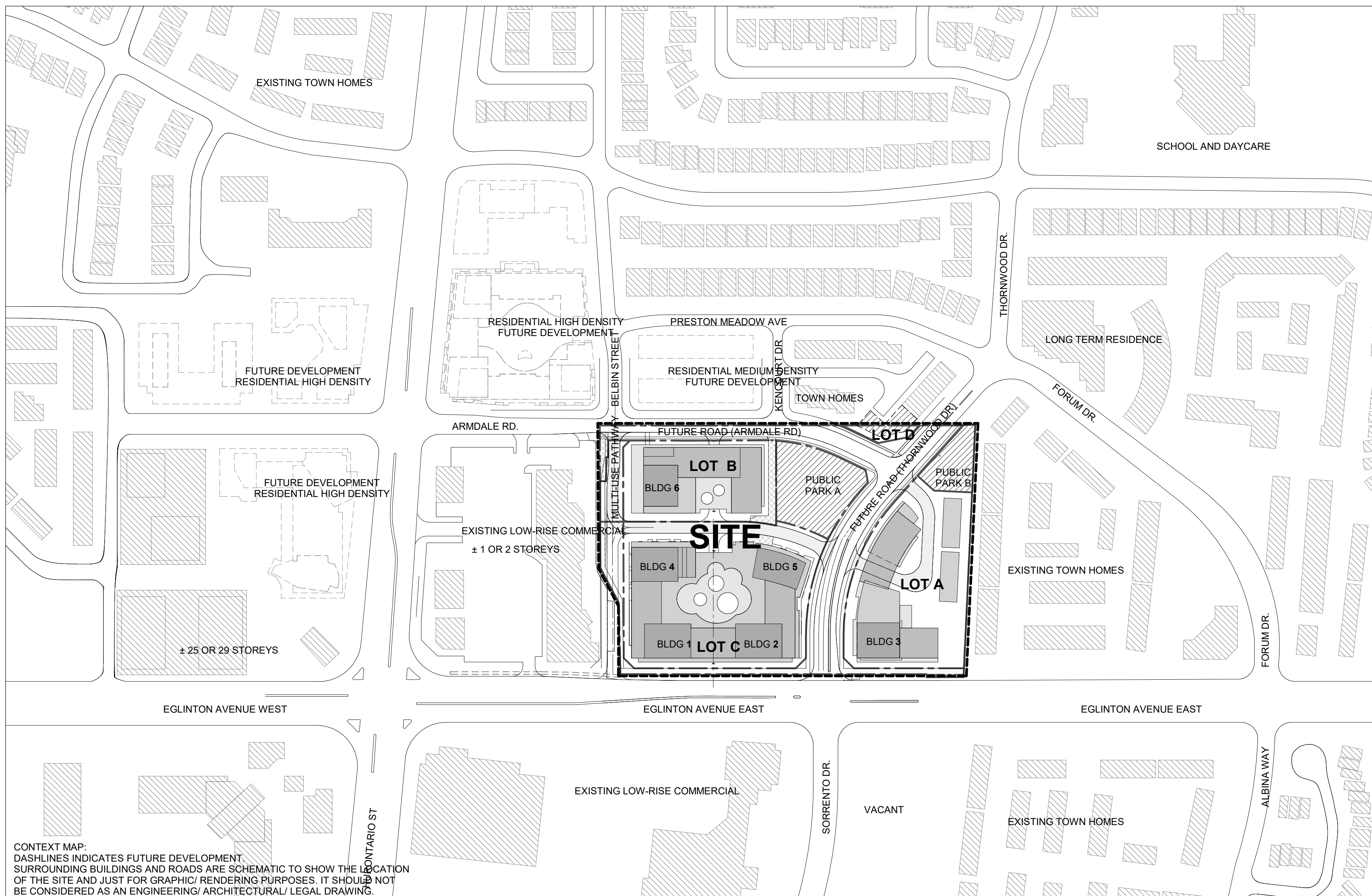
3.7 Total Amenity Area Proposed in each Lot				
Lot A			sq. m.	sq. ft.
Lot B			2,514.00	27,060
Lot C			2,086.00	22,454
Total			7,592.00	81,720

3.8 Amenity Area Proposed Per Zone Area				
Outdoor Amenity Area	sq. m.	sq. ft.	sq. m.	sq. ft.
RAS-YY (Lot A)	915.00	9,849	1,599.00	17,211
RAS-XX (Lot B&C)	2,665.00	28,901	5,664.00	61,182
Total	3,580.00	38,750	7,263.00	78,393

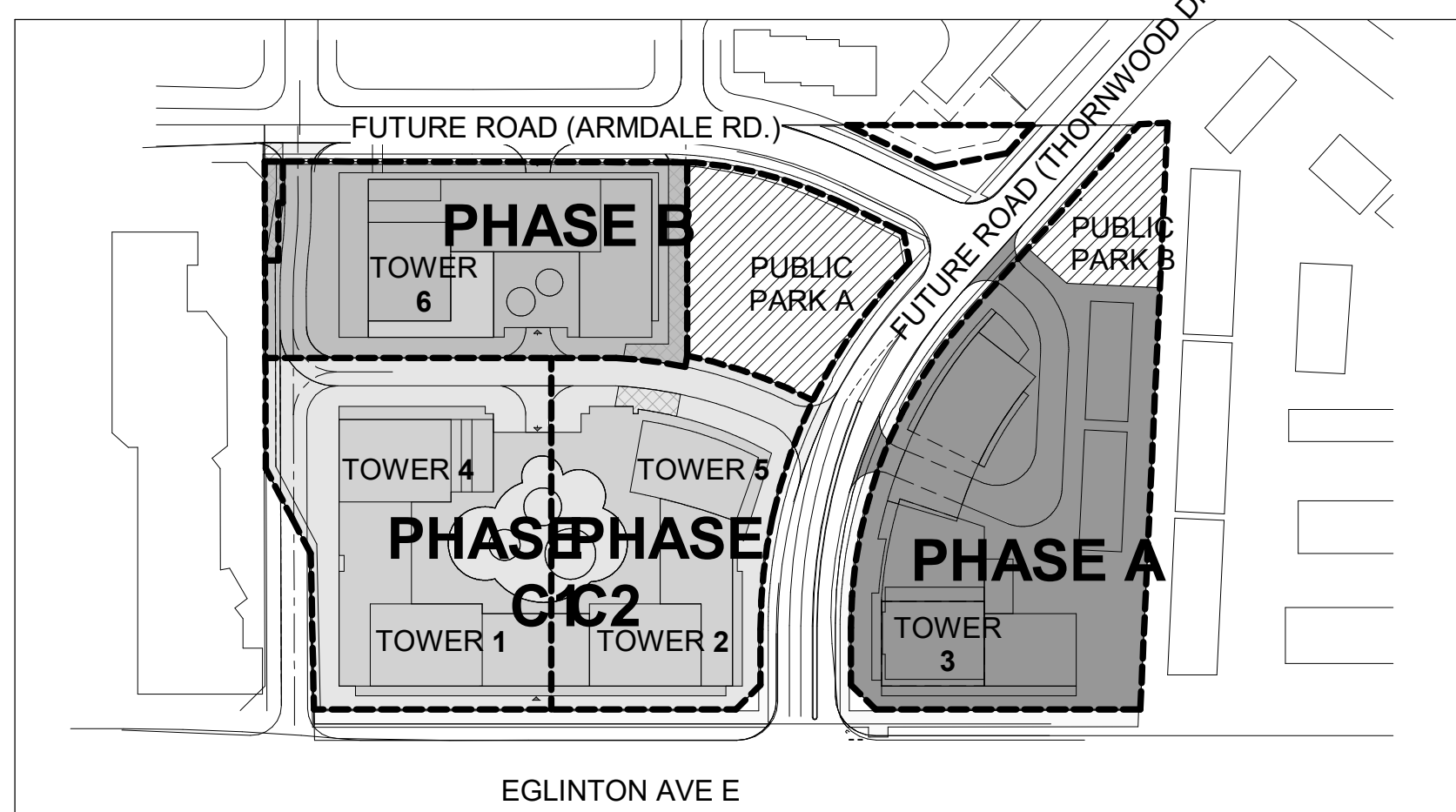
3.9 Proposed Ratio Per Unit in each Zone Area				
Outdoor Amenity Area	sq. m. per Unit	sq. m. per Unit	sq. m. per Unit	sq. m. per Unit
RAS-YY (Lot A)	1.82	3.18	5.00	
RAS-XX (Lot B&C)	1.40	3.60	5.00	



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



LOCATION PLAN
SCALE: 1:2000 RZ-02



PHASING PLAN
SCALE: 1:2000 RZ-02

0m 40m 80m 120m 160m 200m

SCALE 1:2000