



PERSPECTIVE VIEW FROM DUNDAS STREET EAST

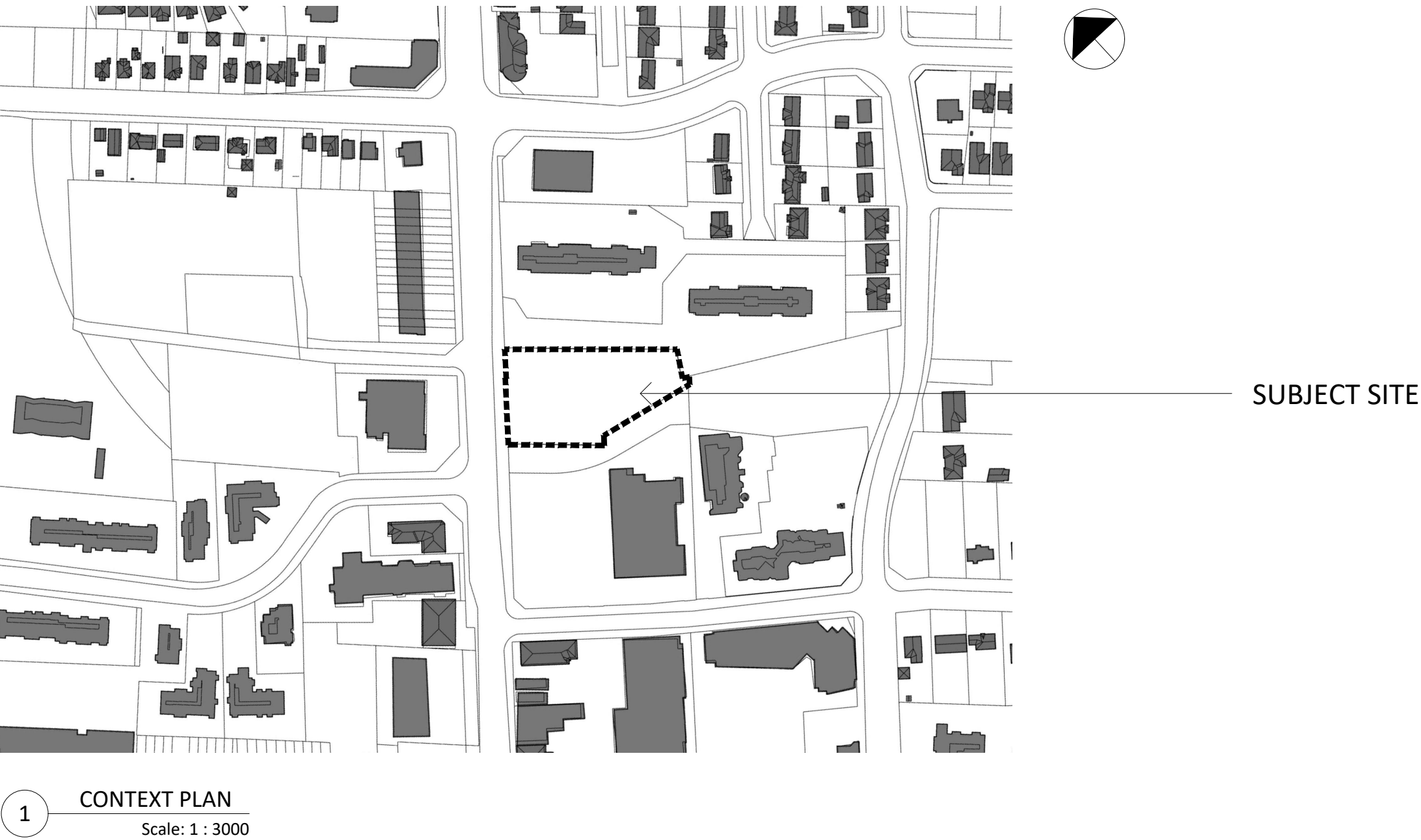
PROPOSED MIXED USE DEVELOPMENT

86 - 90 DUNDAS STREET E,
MISSISSAUGA, Ontario

DRAWING LIST

ARCHITECTURAL

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REISSUED FOR OPA / REZONING
SEPTEMBER 19, 2019



Revisions:

DESCRIPTION: DATE:

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AREA SUMMARY

Lot Area (existing):	5,411.0 m2	58,244 sf
Lot Area (minus land dedication)	3,607.0 m2	38,825 sf
Landscape Area:	1,041.0 m2	11,205 sf
(29% of reduced lot area)		

Total Building GFA:	21,432.0 m2	230,692 sf
FSI (existing lot area):	3.96	
FSI (minus land dedication):	5.94	

	COMMON AREA/ CIRCULATION		VEHICLE PARKING		RESIDENTIAL		COMMERCIAL		RESIDENTIAL INDOOR AMENITY		RESIDENTIAL STORAGE		CONSTRUCTION AREA (GCA)		EFFICIENCY	GFA EXCLUSIONS		GROSS FLOOR AREA PER BYLAW 0225-2007 SECTION 1.2	
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf		m2	sf	m2	sf
P-4	417.0	4,489	2,853.0	30,709	0	0	0	0	0	0	0	0	3,270.0	35,198		3,270.0	35,198	0	0
P-3	417.0	4,489	2,853.0	30,709	0	0	0	0	0	0	0	0	3,270.0	35,198		3,270.0	35,198	0	0
P-2	417.0	4,489	2,853.0	30,709	0	0	0	0	0	0	0	0	3,270.0	35,198		3,270.0	35,198	0	0
P-1	407.0	4,381	2,853.0	30,709	0	0	0	0	0	0	0	0	3,260.0	35,090		3,260.0	35,090	0	0
Ground Floor	455.0	4,898	0	0	0	0	324.0	3,488	436.0	4,693	0	0	1,215.0	13,078	27%	800.0	8,611	415.0	4,467
GF Mezzanine	579.0	6,232	0	0	0.0	0	0	0	91.0	980	0.0	0	670.0	7,212	0%	670.0	7,212	0	0
2	198.0	2,131	0	0	1,560.0	16,792	0	0	0	0	43.0	463	1,801.0	19,386	89%	119.0	1,281	1,682.0	18,105
3	198.0	2,131	0	0	1,560.0	16,792	0	0	0	0	43.0	463	1,801.0	19,386	89%	119.0	1,281	1,682.0	18,105
4	198.0	2,131	0	0	1,560.0	16,792	0	0	0	0	43.0	463	1,801.0	19,386	89%	119.0	1,281	1,682.0	18,105
5	198.0	2,131	0	0	1,560.0	16,792	0	0	0	0	43.0	463	1,801.0	19,386	89%	119.0	1,281	1,682.0	18,105
6	196.0	2,110	0	0	1,386.0	14,919	0	0	0	0	43.0	463	1,625.0	17,491	88%	119.0	1,281	1,506.0	16,210
7	162.0	1,744	0	0	1,131.0	12,174	0	0	82.0	883	0	0	1,375.0	14,800	82%	142.0	1,528	1,233.0	13,272
8	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
9	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
10	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
11	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
12	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
13	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
14	160.0	1,722	0	0	1,215.0	13,078	0	0	0	0	0	0	1,375.0	14,800	88%	60.0	646	1,315.0	14,155
15	160.0	1,722	0	0	1,175.0	12,648	0	0	0	0	0	0	1,335.0	14,370	88%	60.0	646	1,275.0	13,724
16	154.0	1,658	0	0	976.0	10,506	0	0	0	0	0	0	1,130.0	12,163	86%	60.0	646	1,070.0	11,517
Mechanical PH	193.0	2,077	0	0	0	0	0	0	0	0	0	0	193.0	2,077		193.0	2,077	0	0
Total	5,469.0	58,868	11,412.0	122,838	19,413.0	208,960	324.0	3,488	609.0	6,555	215.0	2,314	37,442.0	403,022	85%	16,010.0	172,330	21,432.0	230,692

Note: not including balcony area

UNITS SUMMARY

Level	RESIDENTIAL UNITS				
	1B	1B+D	2B	2B+D	total
1					0
2	4	18	3	1	26
3	4	18	3	1	26
4	4	18	3	1	26
5	4	18	3	1	26
6	6	16	2	1	25
7	4	13	3		20
8	3	13	4	1	21
9	3	13	4	1	21
10	3	13	4	1	21
11	3	13	4	1	21
12	3	13	4	1	21
13	3	13	4	1	21
14	3	13	4	1	21
15	5	12	3	1	21
16	7	5	3	2	17
Total	59	209	51	15	334
	18%	63%	15%	4%	100%
Avg. Size (type):	503	644	667	730	
Avg. Size (building):	625 sf				

Proposed Vehicle Parking

Use	Units	Unit Type	Required Parking Rate	Proposed Parking Rate	Proposed Supply
Resident Parking	334	1B/1B+D (268 units)	1.25	0.9	242
		2B/2B+D (66 units)	1.40	1.00	66
Visitor Parking			0.20	0.15	50
Total Parking				1.07	358 *

* 349 physical spaces (includes 3 car share spaces for an effective increase of 9 spaces)

Proposed Amenity Space

	Indoor (m2)	Outdoor (m2)	Total / unit
Residential	609		
Residential		1,028.00	
Total Proposed	609	1,028.0	
Total per unit	1.8	3.1	4.9
Zoning requirement			5.6

Proposed Bicycle Parking

Use	Type	Units	Min. Rate	Req'd Spaces	Proposed Supply
Residential	Short-Term (at grade)	334	0.15	50	24
	Long-Term (interior)		0.6	200	270
Total Bicycle Parking				250	294

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CIVIL:

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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
86-90 DUNDAS STREET EAST, MISSISSAUGA

PROJECT STATISTICS

PROJECT NO.: 1911
SCALE: N/A
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

A0.00



Revisions:

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MISSISSAUGA MIXED-USE BUILDING

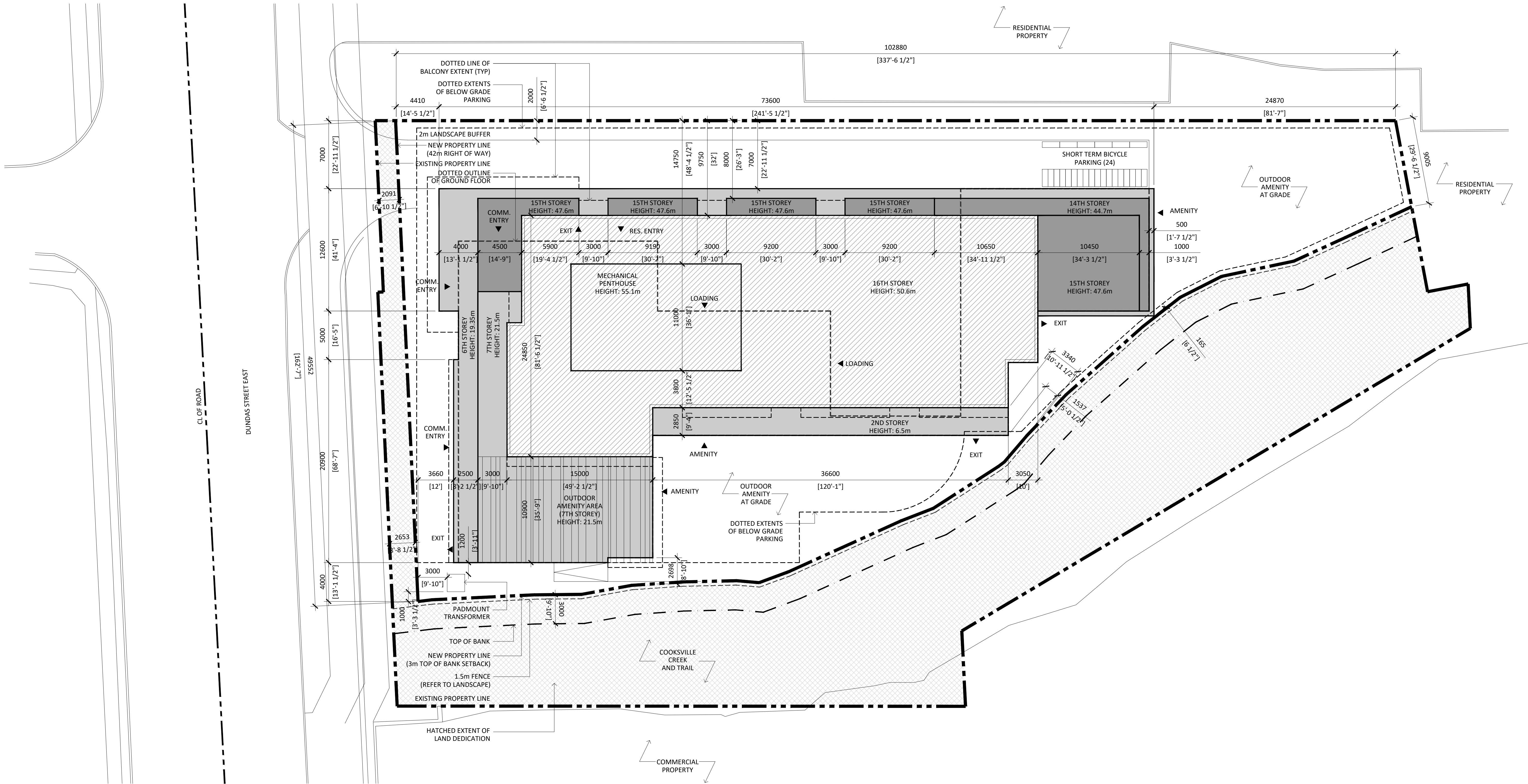
ADDRESS:
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SITE PLAN

PROJECT NO.: 1911
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GROUND FLOOR SITE PLAN

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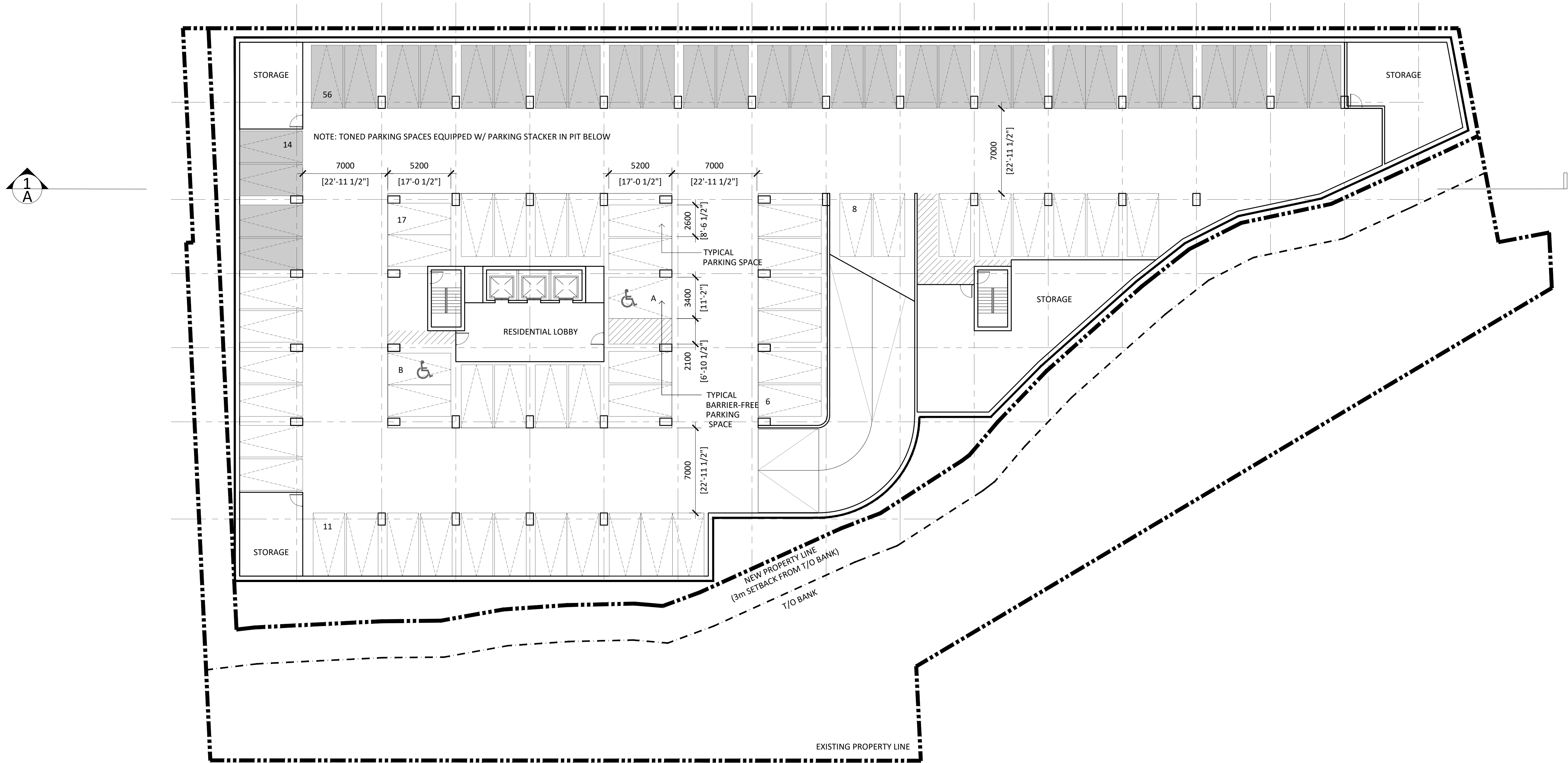
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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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PARKING LEVEL 04

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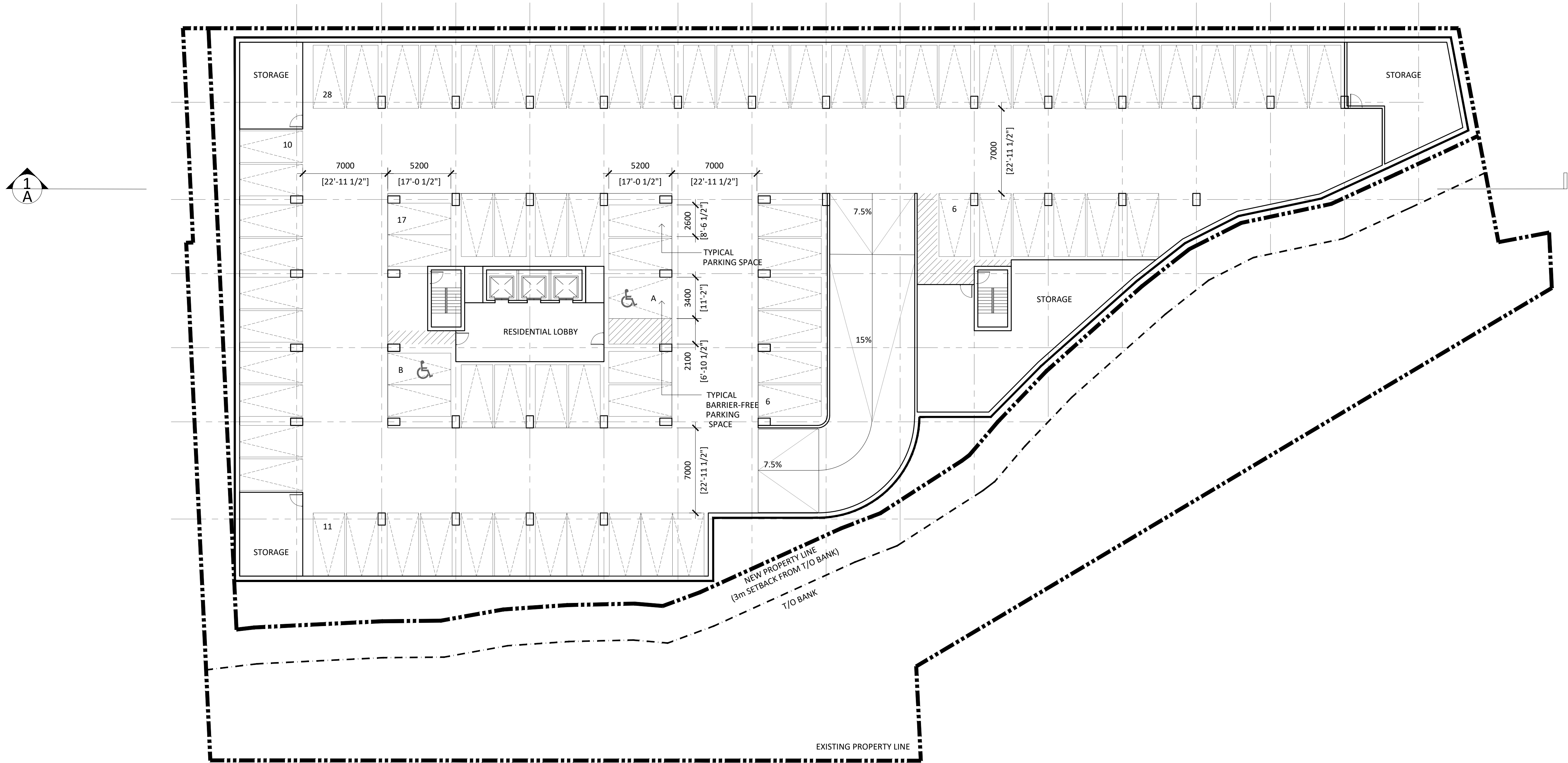
A3.P4



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PARKING LEVEL 03

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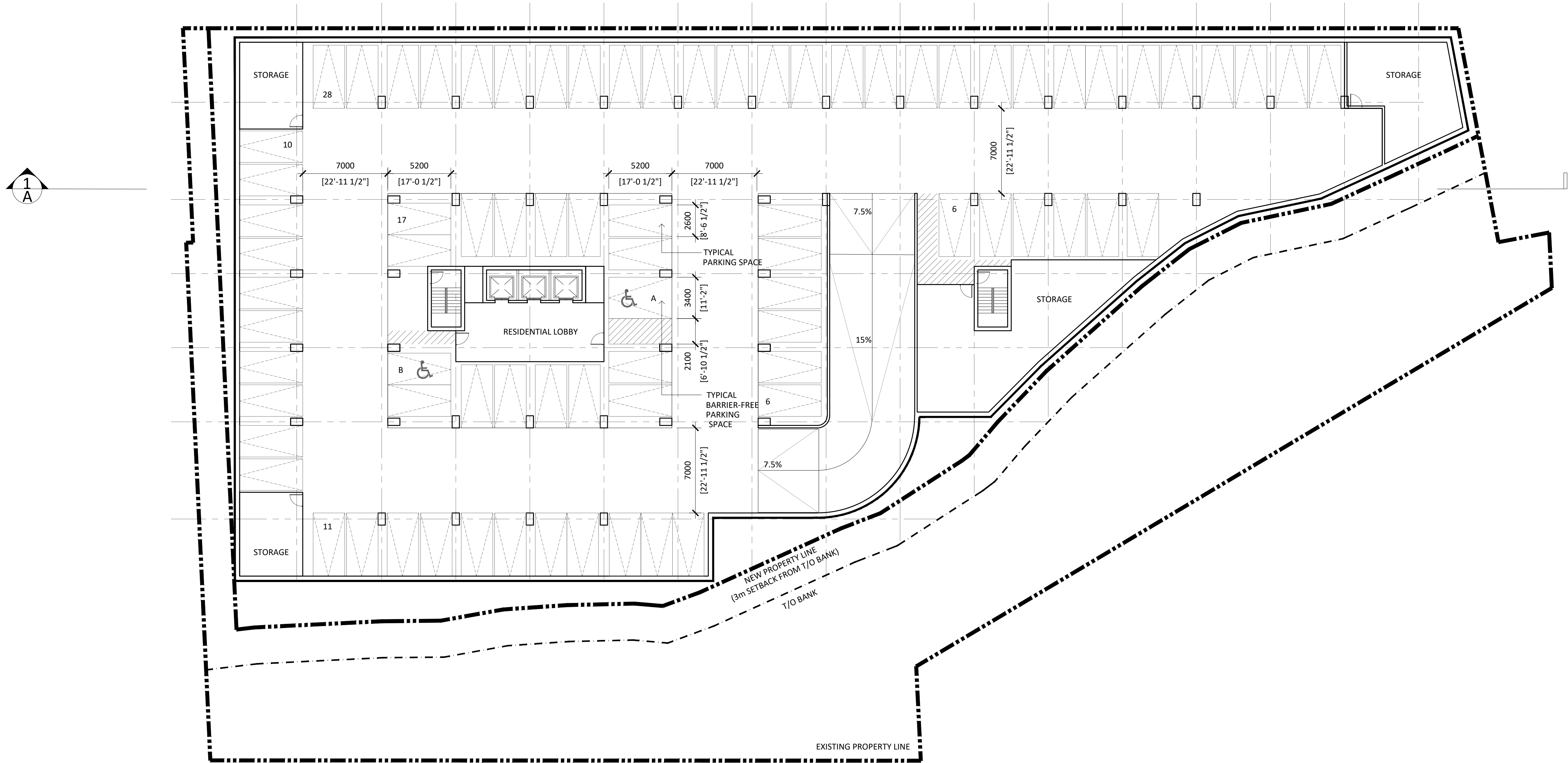
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PARKING LEVEL 02

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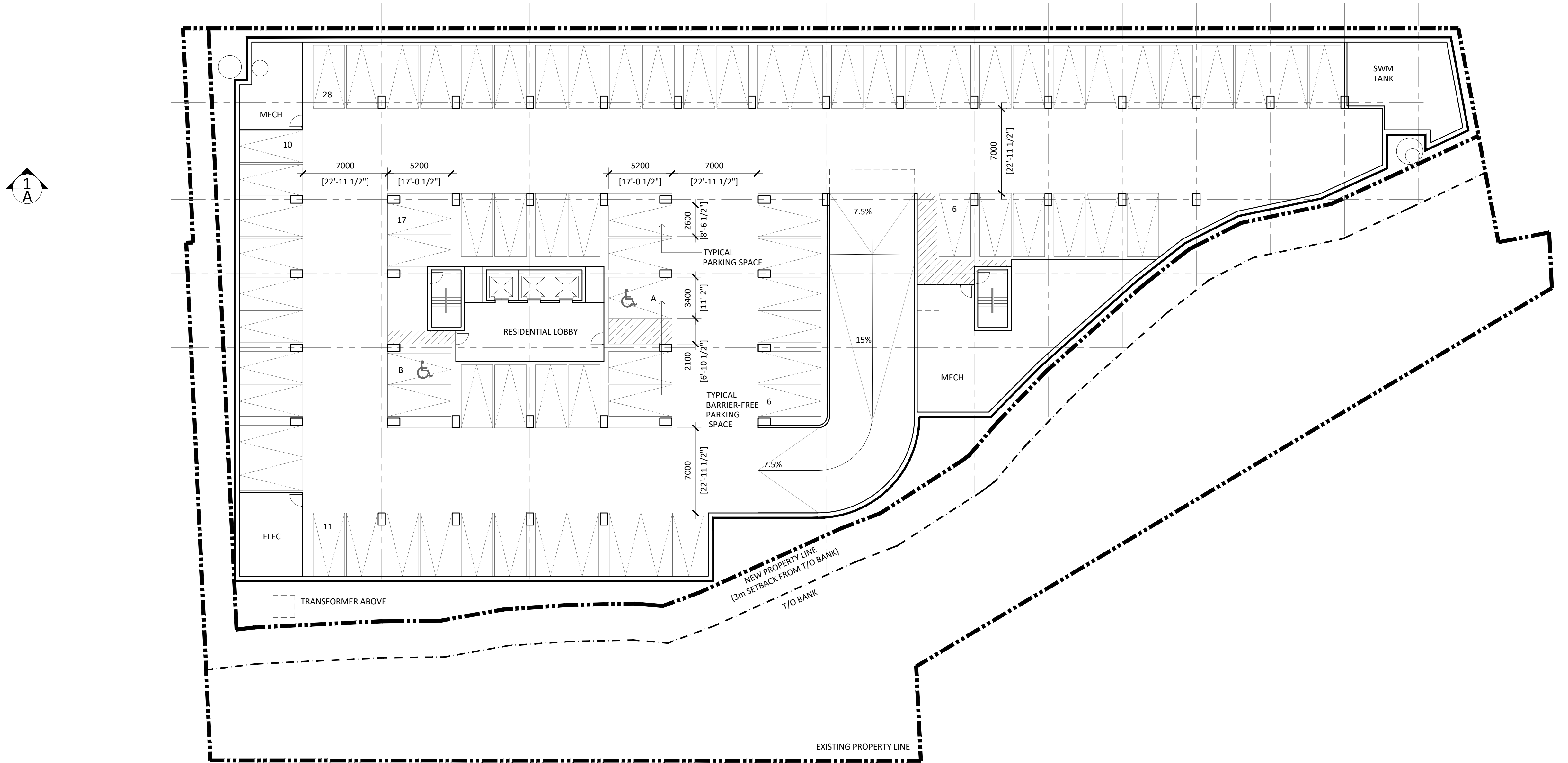
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PARKING LEVEL 01

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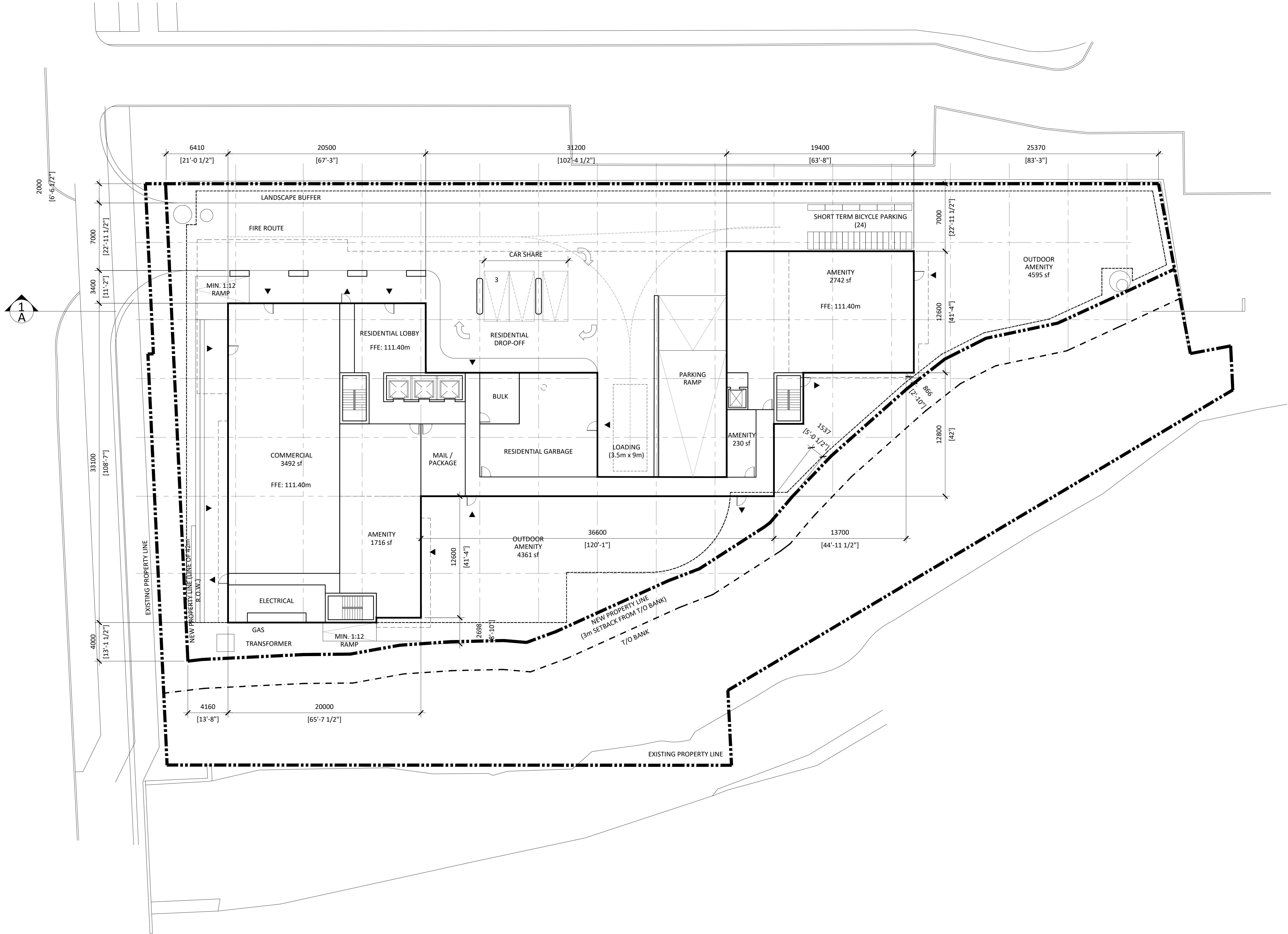
GROUND FLOOR PLAN

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A3.01

APPROX CENTERLINE OF ROAD



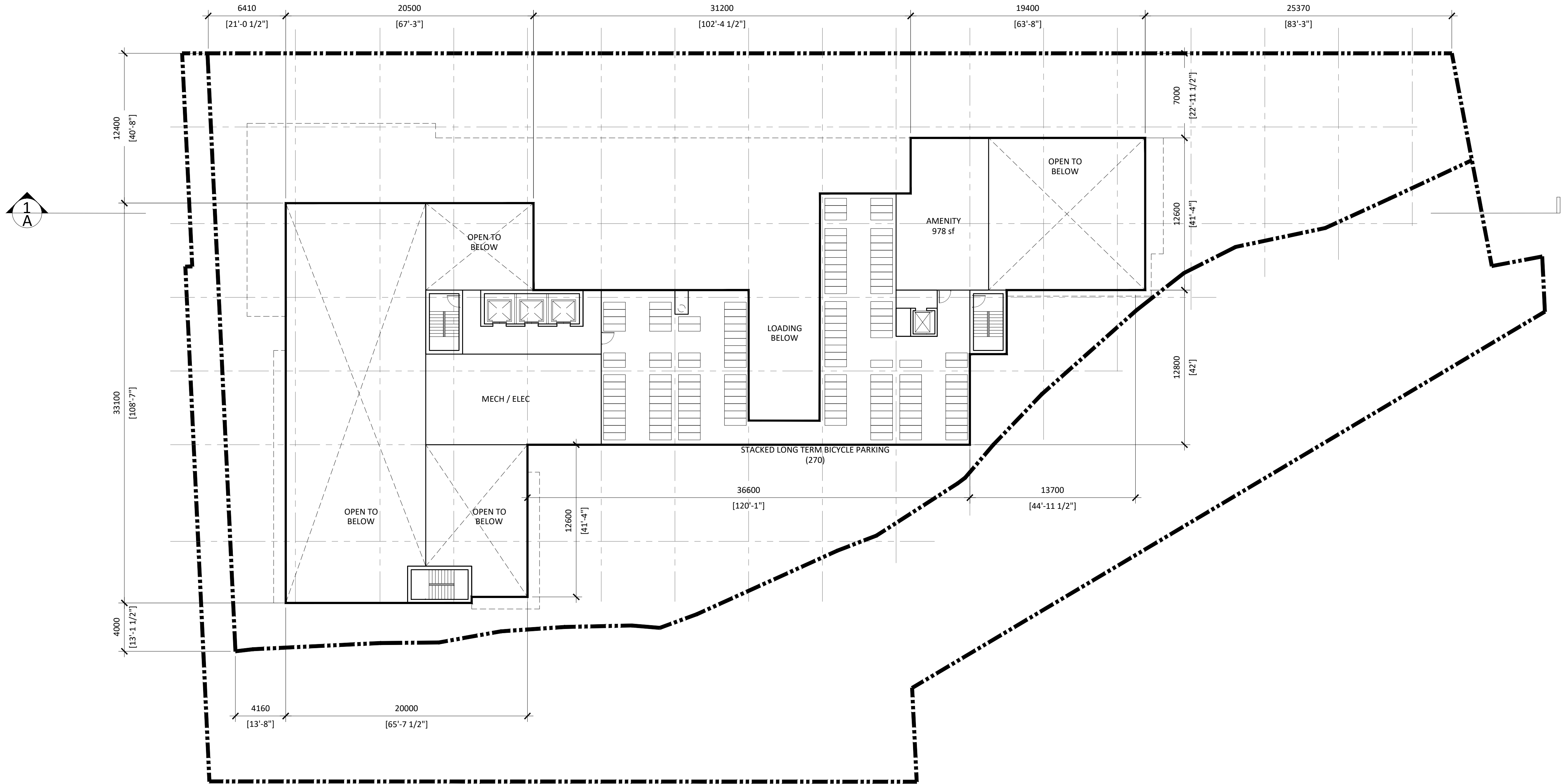


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GROUND FLOOR MEZZ PLAN

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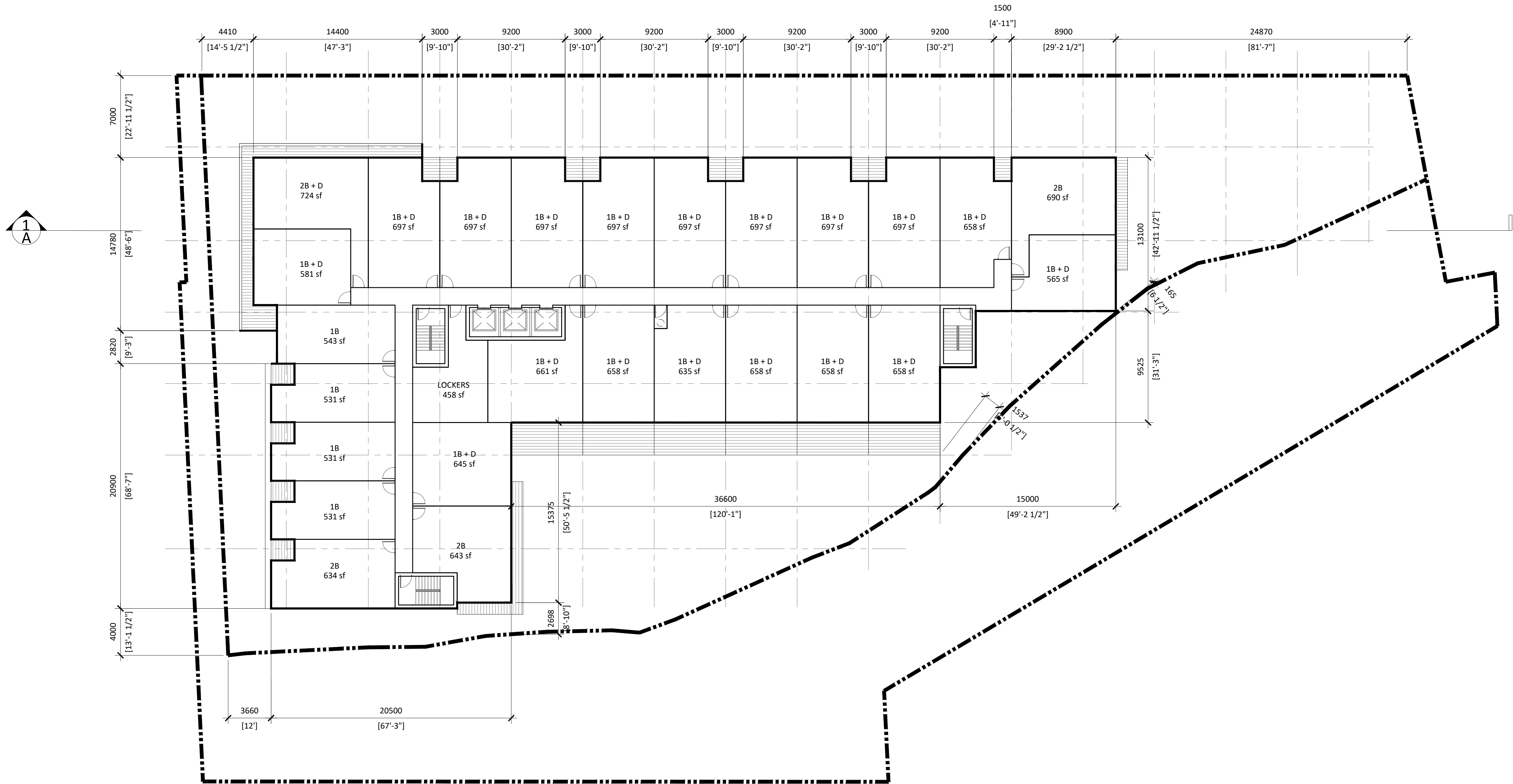
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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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2ND FLOOR PLAN

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

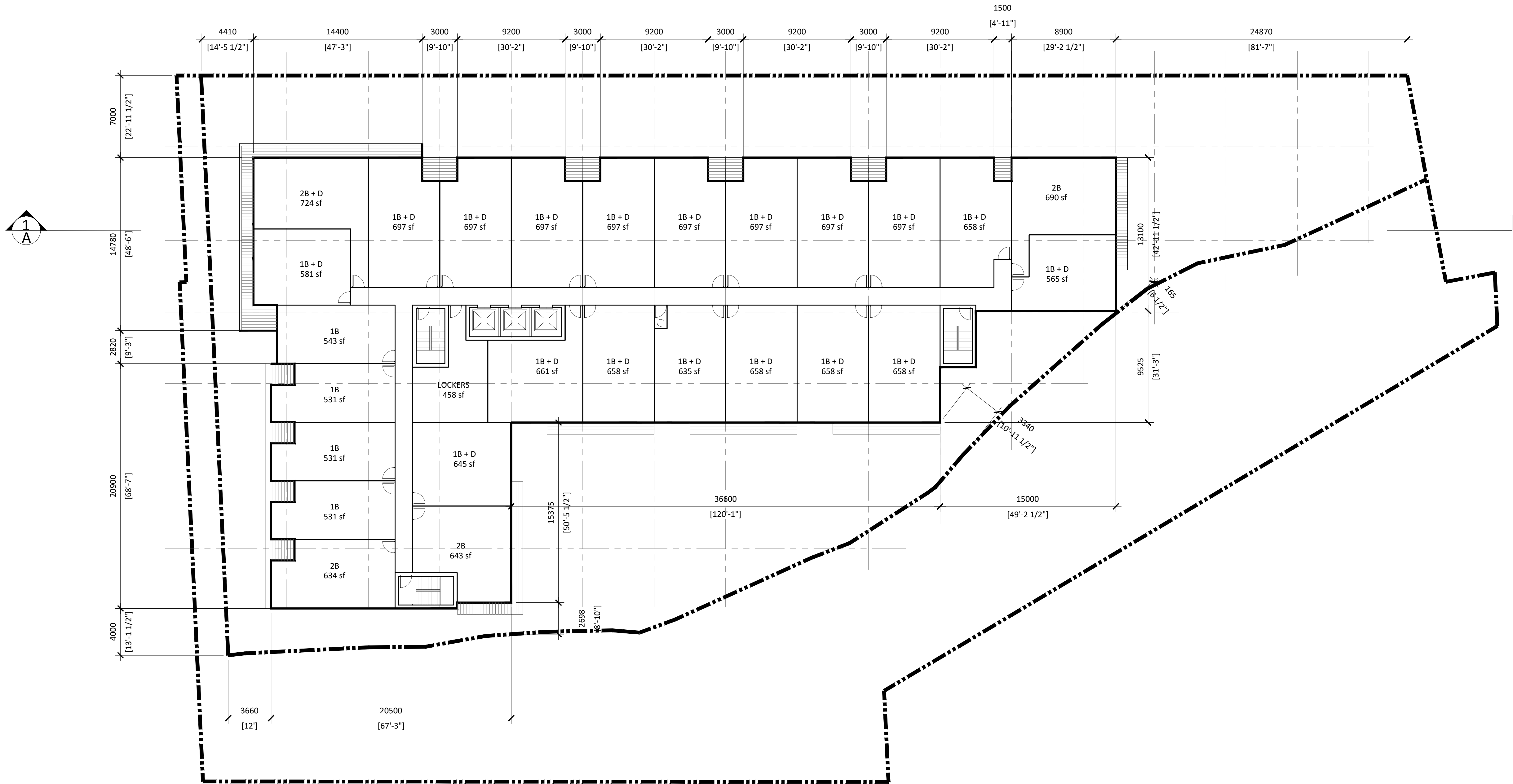
A3.03



Revisions:

Issued for OPA/ZBA	Sept. 19, 2019
DESCRIPTION:	DATE:

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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
86-90 DUNDAS STREET EAST, MISSISSAUGA

3-5 FLOOR PLAN

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

A3.04



Issued for OPA/ZBA	Sept. 19, 2019
DESCRIPTION:	DATE:

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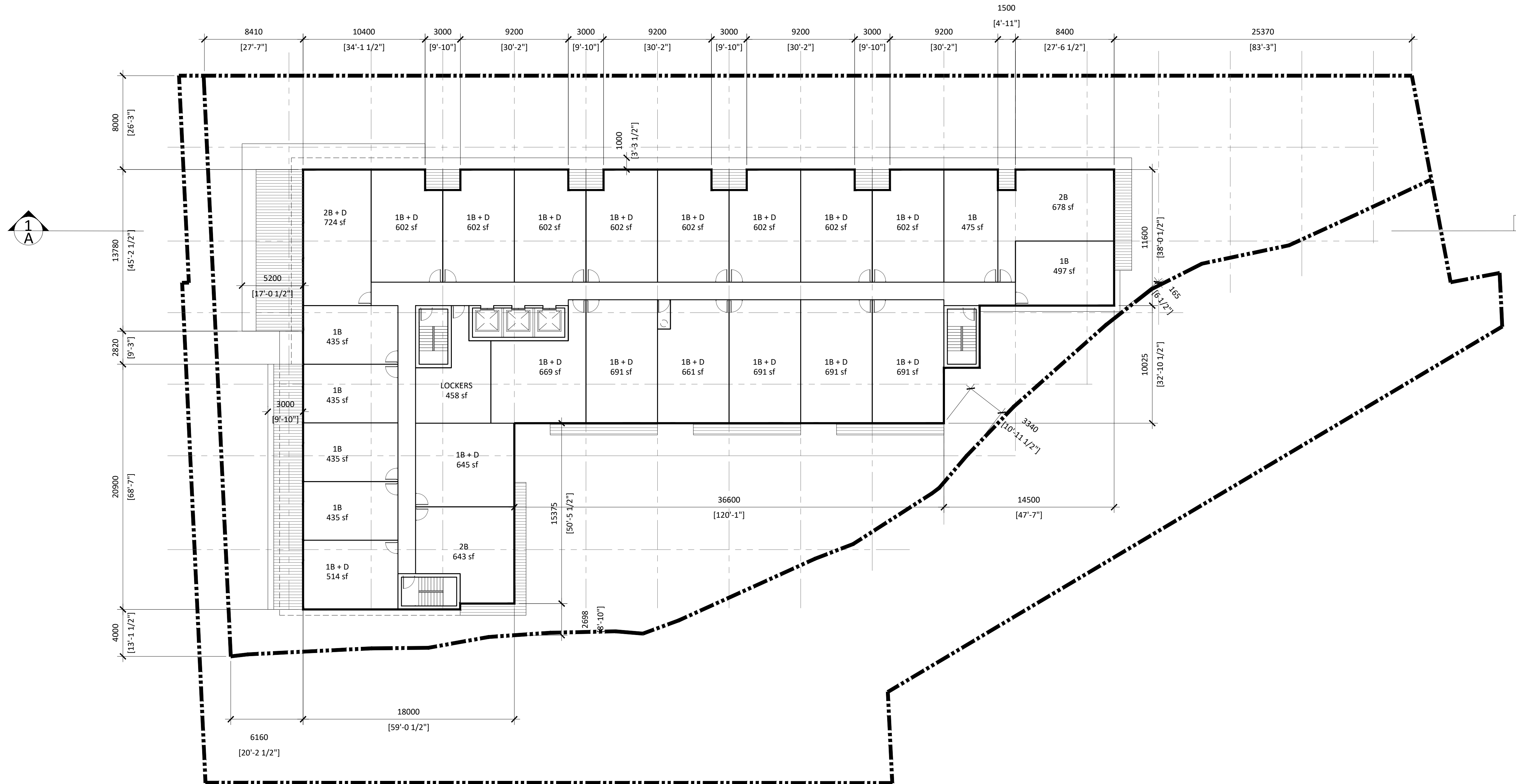
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ADDRESS:
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PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

A3.05

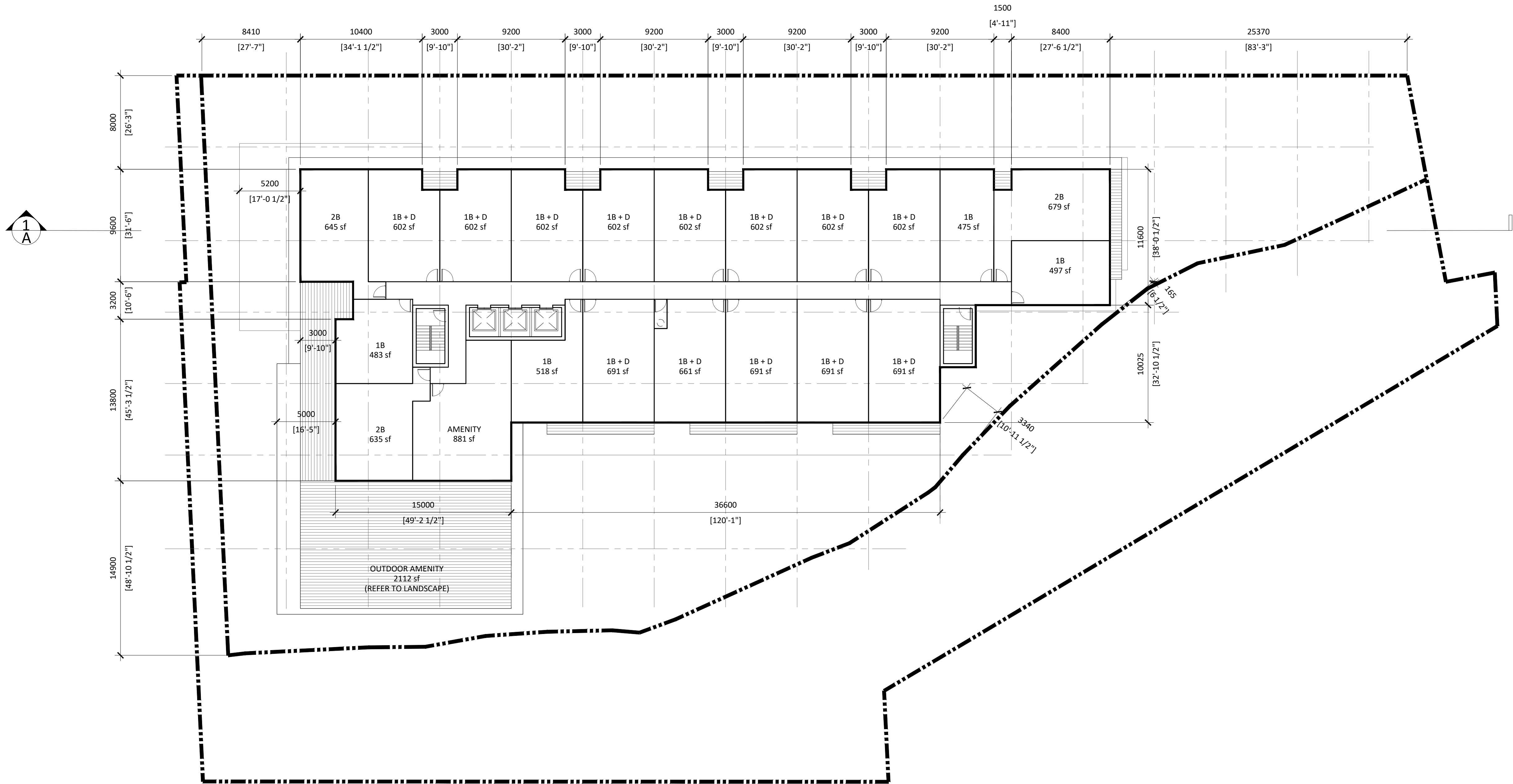




Revisions:

Issued for OPA/ZBA	Sept. 19, 2019
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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
86-90 DUNDAS STREET EAST, MISSISSAUGA

7TH FLOOR PLAN

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

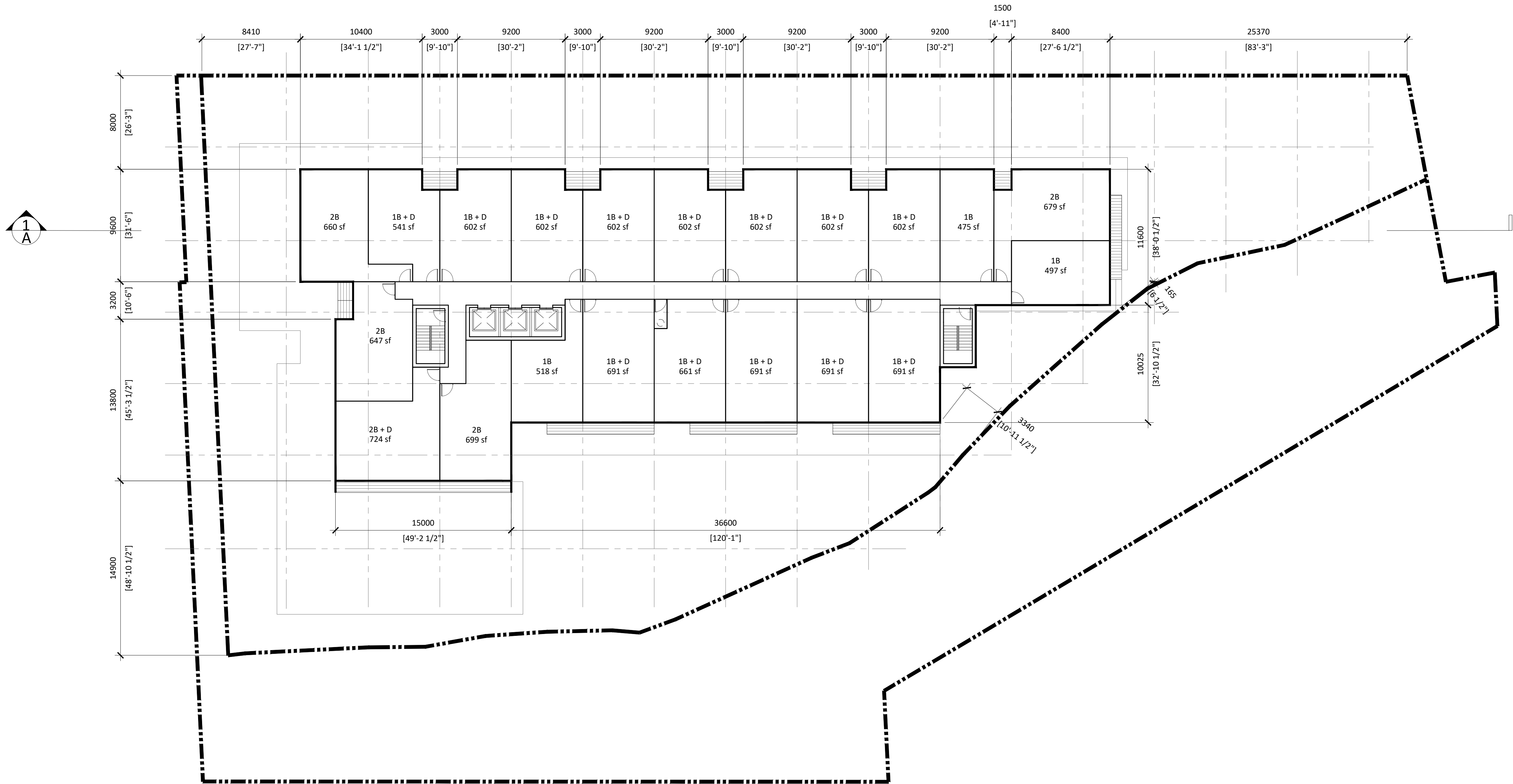
A3.06



Revisions:

Issued for OPA/ZBA	Sept. 19, 2019
DESCRIPTION:	DATE:

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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
86-90 DUNDAS STREET EAST, MISSISSAUGA

8-14 FLOOR PLAN

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

A3.07



Issued for OPA/ZBA	Sept. 19, 2019
DESCRIPTION:	DATE:

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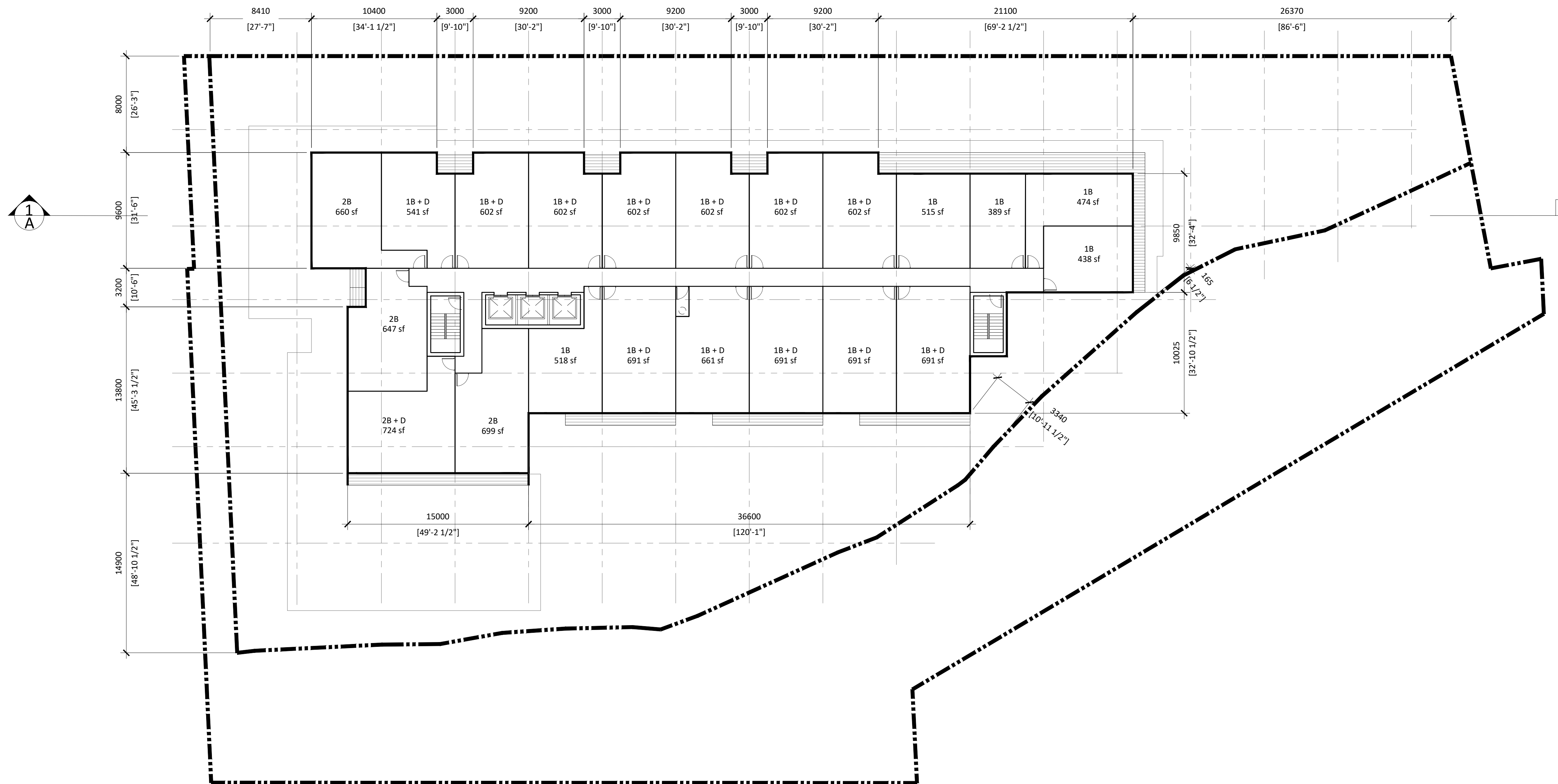
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ADDRESS:
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PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
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A3.08

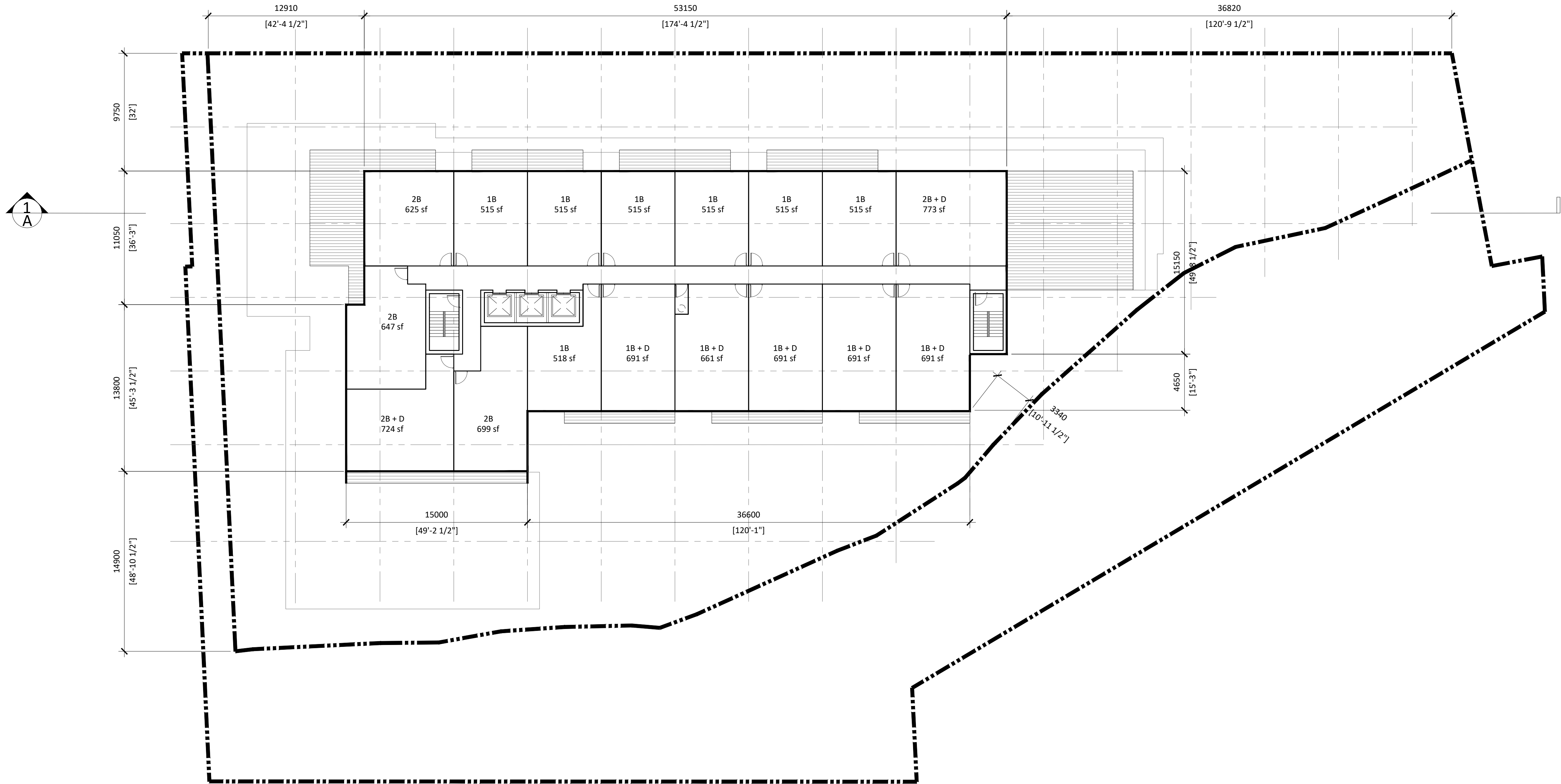




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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
86-90 DUNDAS STREET EAST, MISSISSAUGA

16TH FLOOR PLAN

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

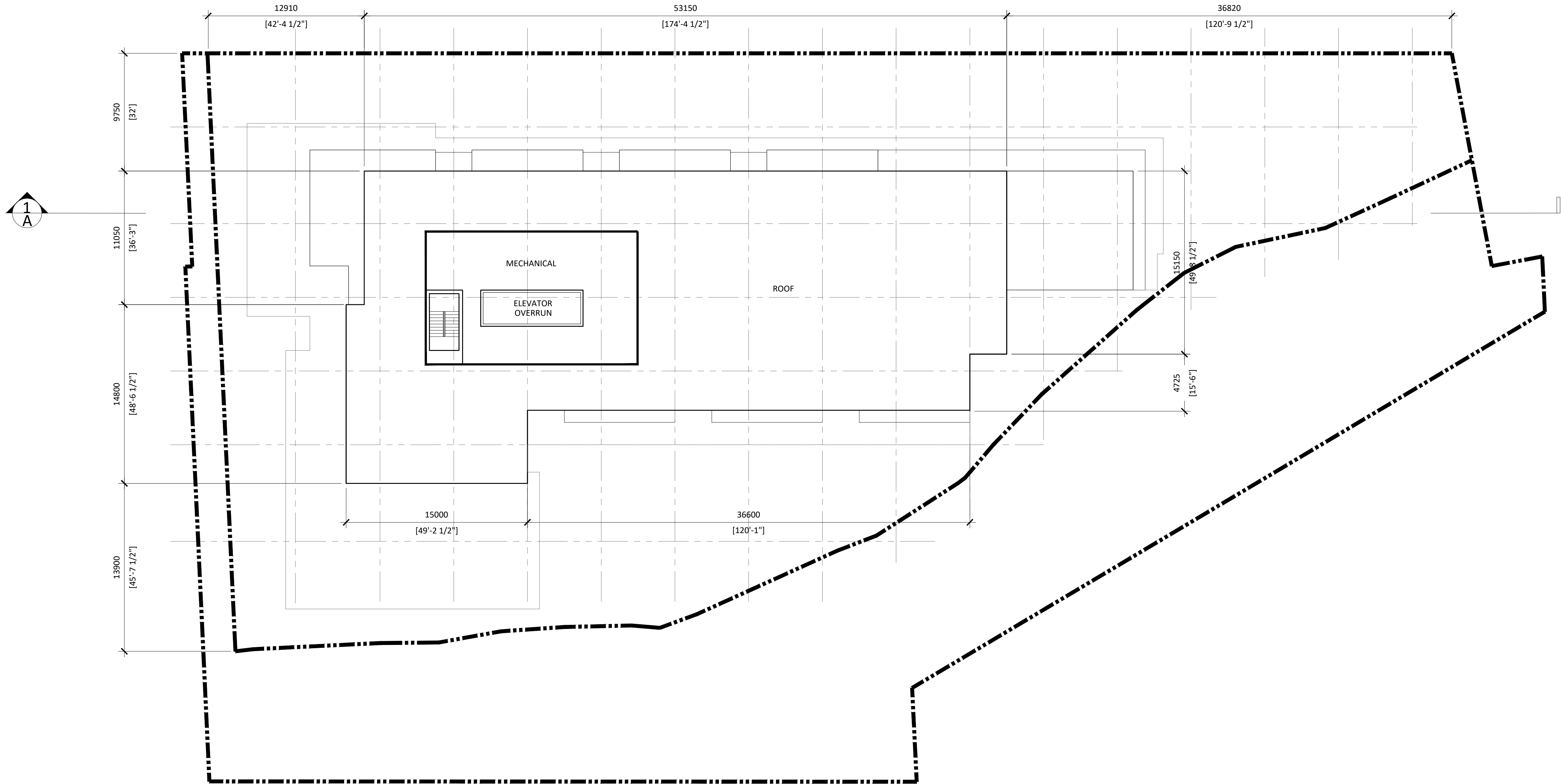
A3.09



Revisions:

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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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ROOF PLAN

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

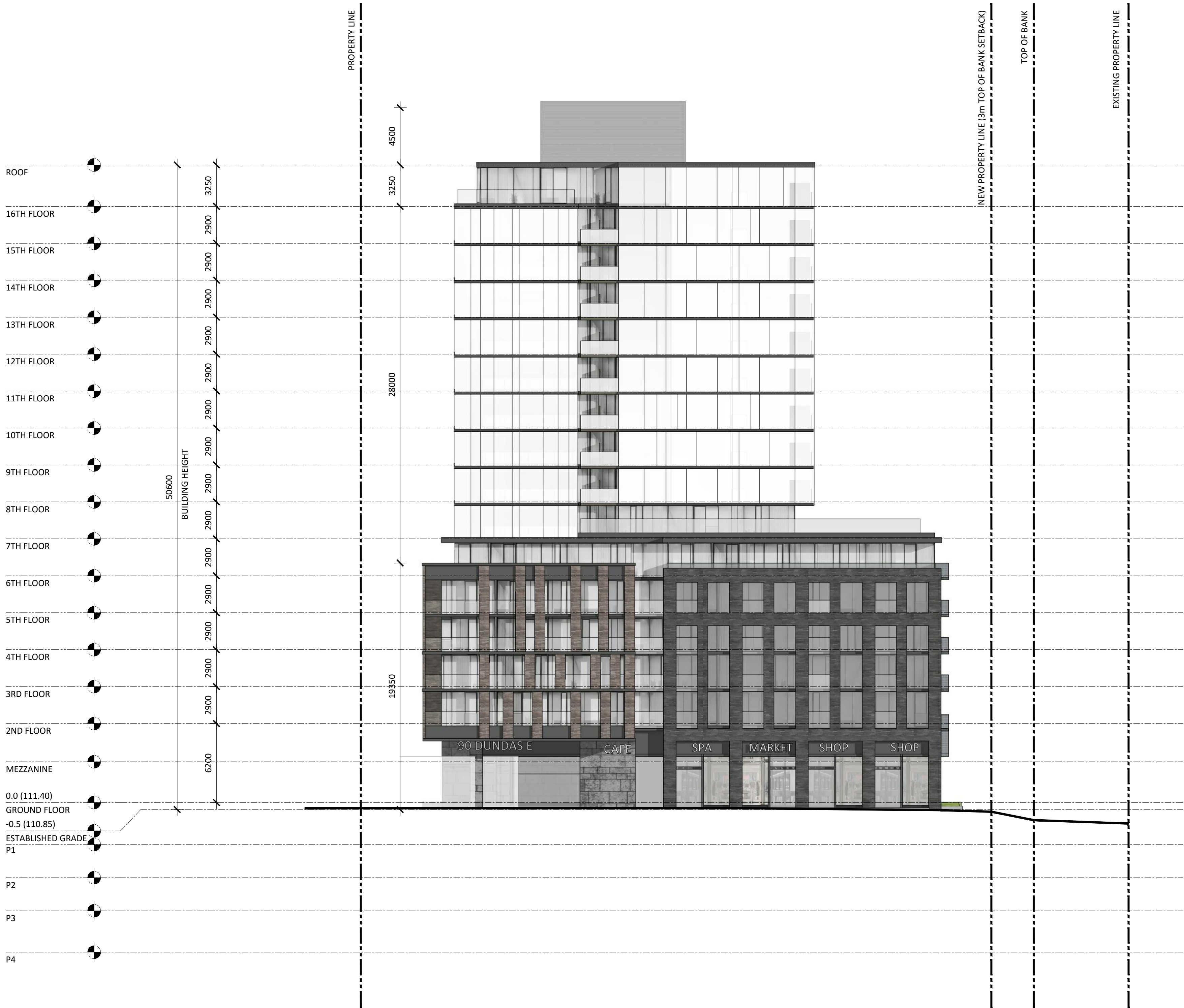
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Revisions:

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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
86-90 DUNDAS STREET EAST, MISSISSAUGA

NORTH ELEVATION

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

A5.00



Revisions:

DESCRIPTION:	DATE:
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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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EAST ELEVATION

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
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DRAWING NO.:

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Revisions:

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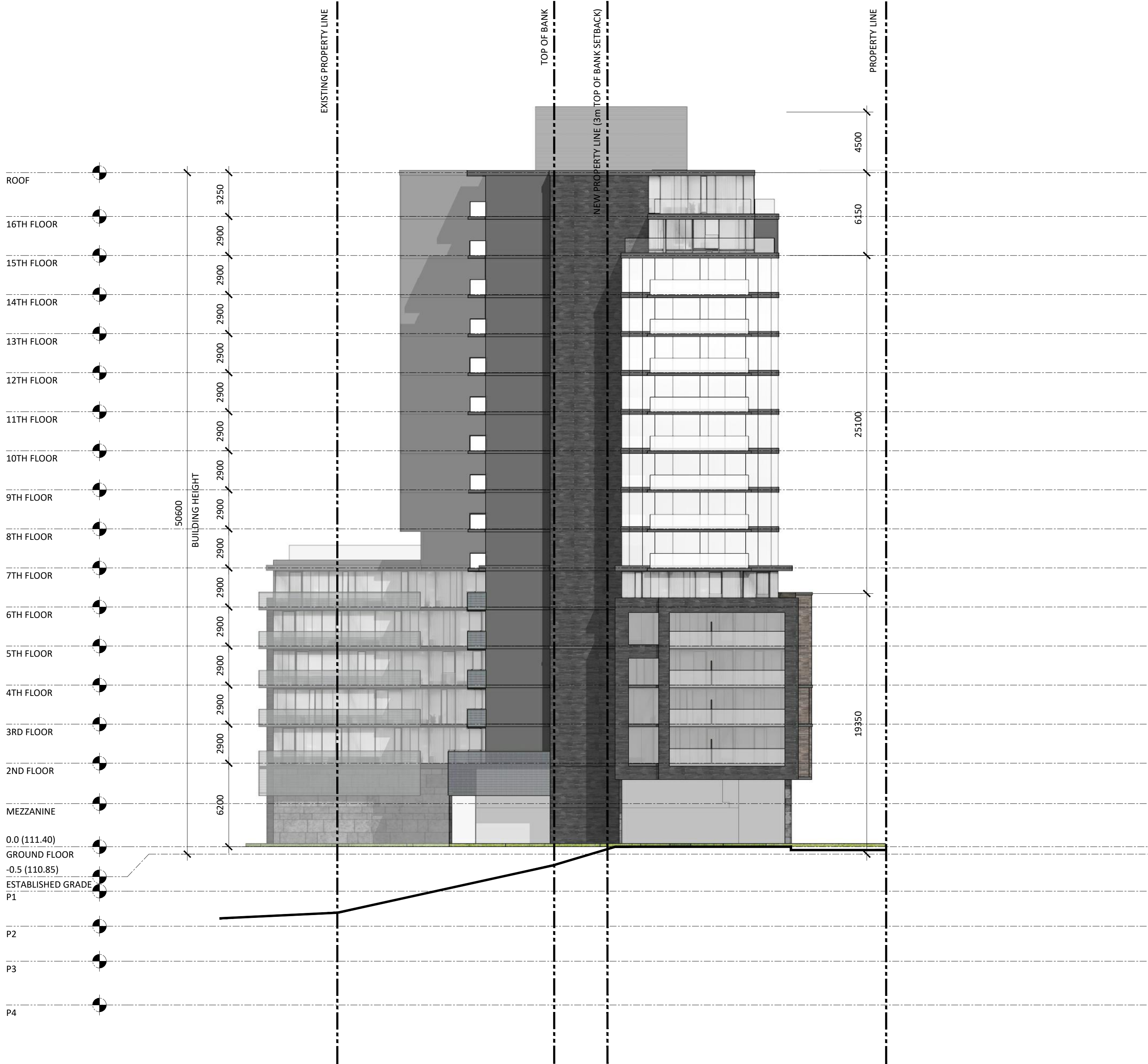
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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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SOUTH ELEVATION

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

A5.02



Revisions:

DESCRIPTION:	DATE:
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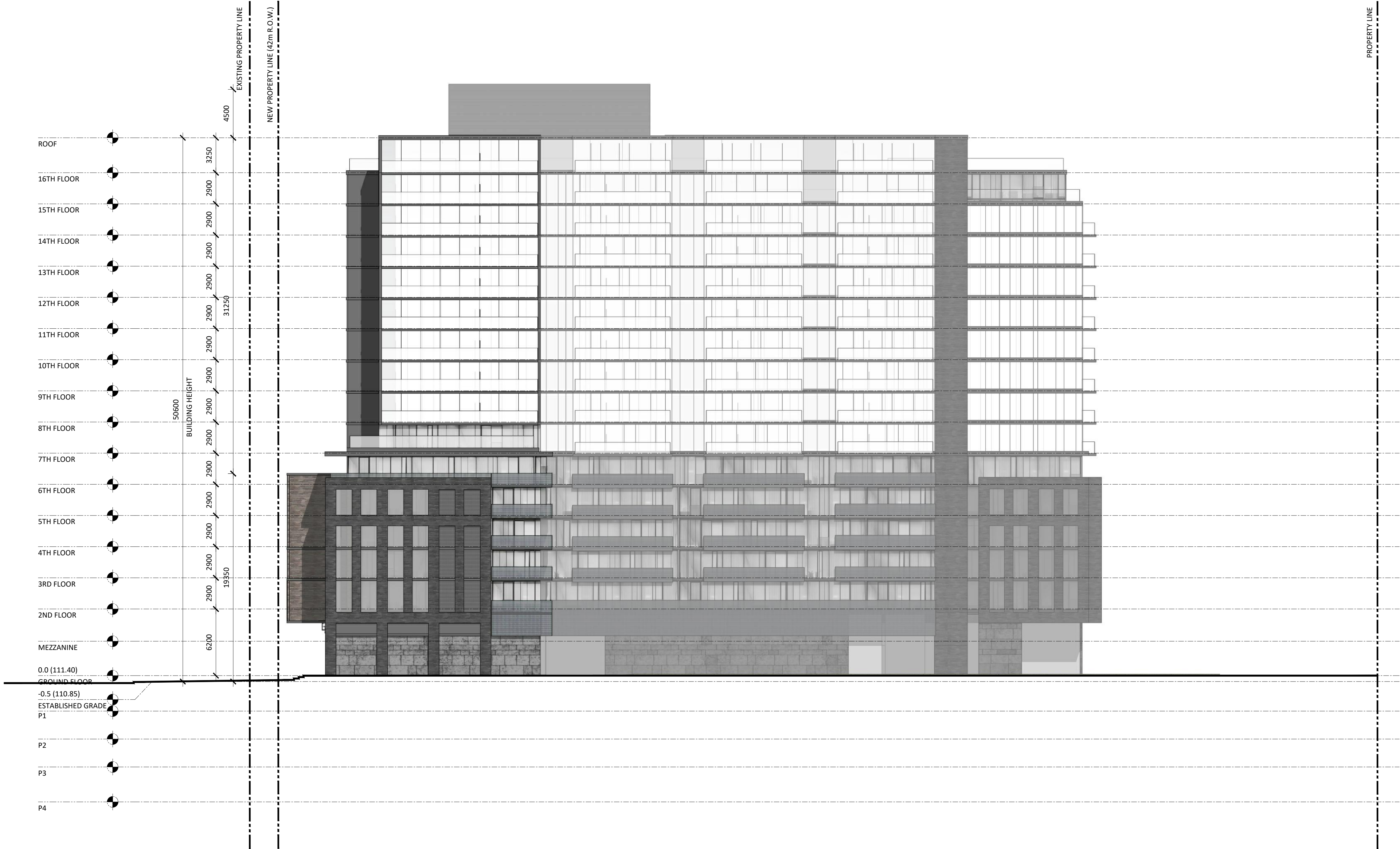
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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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WEST ELEVATION

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
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DRAWING NO.:

A5.03



Revisions:

DESCRIPTION: DATE:

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MISSISSAUGA MIXED-USE BUILDING

ADDRESS:
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SECTION A

PROJECT NO.: 1911
SCALE: 1:200
DATE: SEPTEMBER 19, 2019
DRAWN BY:

DRAWING NO.:

A6.00

