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CONSULTANT LIST

CLIENT
MAPLE BROWN INVESTMENTS LTD
C/O FRAM BUILDING GROUP
141 LAKESHORE RD. E.
MISSISSAUGA, ONTARIO, L5G 1E8
T. 416.747.9661

CONTRACTOR
TBD

ARCHITECT
GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS
462 WELLINGTON ST. WEST SUITE 501
TORONTO, ONTARIO M5V 1E3
T. 416.591.7788

PLANNER
URBAN STRATEGIES INC.
197 SPADINA AVE.
TORONTO, ONTARIO, M5T 2C8
T. 416.340.9004

STRUCTURAL ENGINEER
TBD.

MECHANICAL ENGINEER
TBD.

ELECTRICAL ENGINEER
TBD.

SITE SERVICES ENGINEER
URBANTECH CONSULTING
2030 BRISTOL CIR. SUITE 201
OAKVILLE, ONTARIO, L6H 0H2
T. 905.829.8818

LANDSCAPE ARCHITECT
BAKER TURNER INC
8501 MISSISSAUGA RD. SUITE 300
BRAMPTON, ONTARIO, L6Y 5G8
T. 905.453.9398

TRANSPORTATION CONSULTANT
R. J. BURNSIDE & ASSOCIATES LTD.
1465 PICKERING PARKWAY SUITE 200
PICKERING, ONTARIO, L1V 7G7
T. 905.420.5777



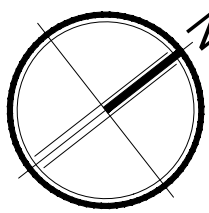
1 KEY PLAN
A0.00 N.T.S.

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Giannone Petricone Associates Inc. Architects
462 Wellington Street West, Toronto, Canada M5V 1E3.
T. 416.591.7788 F. 416.591.1293 E. mail@gpaia.com

55 PORT STREET EAST

55 PORT ST. E., MISSISSAUGA, ON, L5G 4P3
SHEET TITLE

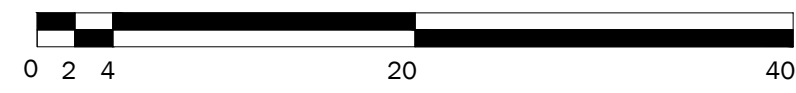
COVER

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PROJECT NO.:	17165
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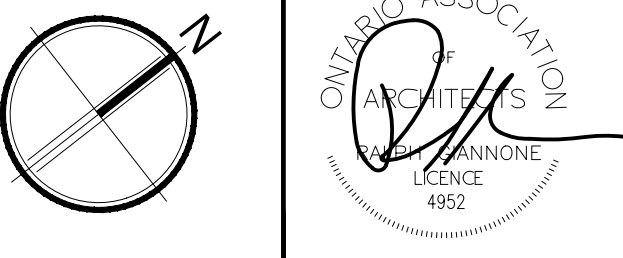
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1	RENDERING 1 - VIEW FROM PORT STREET EAST
AO.02	N.T.S.

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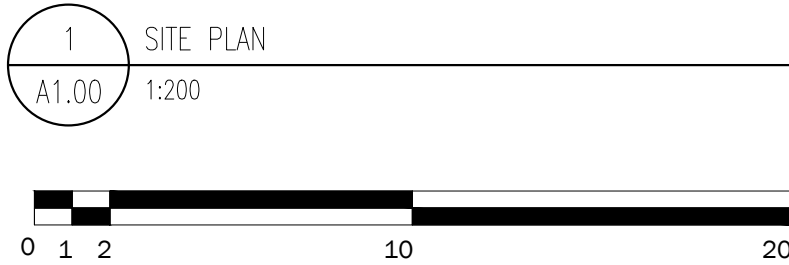
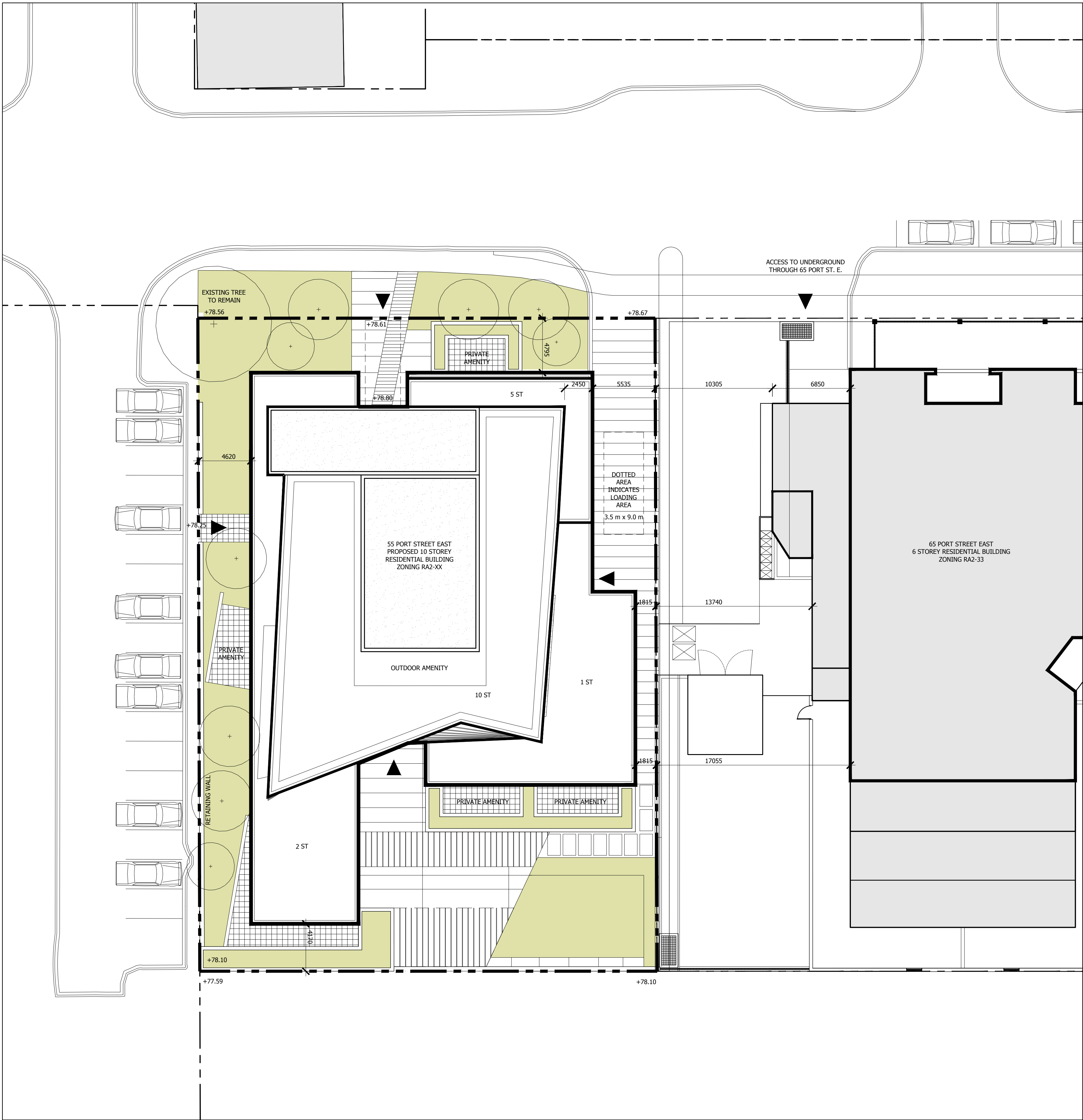
55 PORT STREET EAST

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SHEET TITLE

RENDERINGS

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PROJECT NO.:	17165
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A0.02



PROJECT STATISTICS

18.03.16

SITE INFORMATION

Site Address	55 Port Street East
	Mississauga, ON, L5G 4P3
Building Type	Residential/ Apartment
Land Area (sm)	2312.1

PROPOSAL SUMMARY

Land Area (sm)	2,312.1
Land Area (sf)	24,887.2
Gross Floor Area** (sm)	6,192.0
Gross Floor Area** (sf)	66,650.1
FSI	2.7
Maximum Height Excluding Mech PH (m)	34.4

PERMITTED ZONING SUMMARY (BY-LAW 0225-2007)		
Zone	RA2-33 (A)	
	Min/Max/Req'd	Proposed
Maximum Dwelling Units	20	35
Minimum Landscape Area (% of Lot Area)	35%	36%
Minimum FSI	1.9	N/A
Maximum FSI	2.5	2.7
Maximum Gross Floor Area (sm)	4800.0	6192
Maximum Ht. (Rear Setback = 3.5m-7.5m)	13.0m/3 Storeys	N/A
Maximum Ht. (Rear Setback = 7.5m-11.5m)	16.0m/4 Storeys	N/A
Maximum Ht. (Rear Setback = 11.5m-15.5m)	19.0m/5 Storeys	8.8/2 Storey
Maximum Ht. (Rear Setback = 15.5m+)	22.0m/6 Storeys	34.4m/10 Storey
Front Yard Setback	4.5m	4.5m
Rear Yard Setback	3.5m	4.5m
Exterior Side Yard Setback	4.5m	4.5m
Interior Side Yard (to adj. bldg)	20.0m	15.4m
Max Building Length	49.5m	48.5m

RESIDENTIAL AMENITY SUMMARY ***	
Total Amenity Required (sm)	231.2 (10% of Lot Area)
Total Amenity Provided (sm)	698.8
Max. Indoor Amenity Required (sm)	176.2
Indoor Amenity Provided (sm)	189.0
Outdoor Amenity Required (sm)	55.0
Outdoor Amenity Provided*** (sm)	509.8

CAR PARKING		
Level	Required	Provided
P1	56	56

BICYCLE PARKING		
Level	Required	Provided
Grnd		28

BUILDING AREAS				
Level	Enclosed Area* (sm)	GFA** (sm)	Indoor Amenity (sm)	Outdoor Amenity (sm)
P1	2241.0	0.0	0.0	0.0
Ground	1140.0	704.0	189.0	457.3
2nd	785.0	747.0	0.0	0.0
3rd	670.0	632.0	0.0	0.0
4th	670.0	632.0	0.0	0.0
5th	670.0	632.0	0.0	0.0
6th	607.0	569.0	0.0	0.0
7th	607.0	569.0	0.0	0.0
8th	607.0	569.0	0.0	0.0
9th	607.0	569.0	0.0	0.0
10th	607.0	569.0	0.0	0.0
Penthouse	237.0	0.0	0.0	52.5
Total	7207.0	6192.0	189.0	509.8

Notes:
* Area calculations are approximate and include all enclosed areas above grade with no exceptions or exclusions
** Gross Floor Area calculations as per Mississauga Zoning By-Law No. 0225-2007
*** The greater of 5.6 sm per dwelling unit or 10% of the site area (Mississauga Zoning By-Law No. 0225-2007)

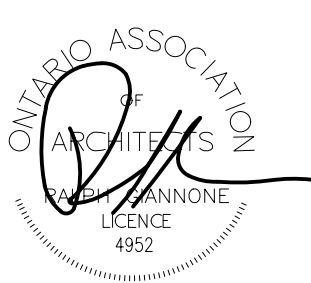
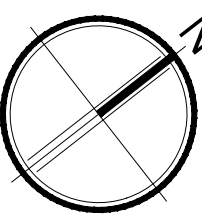
2
A1.00
STATISTICS
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Giannone Petricone Associates

Giannone Petricone Associates Inc. Architects
482 Wellington Street West, Toronto, Canada M5V 1E3.
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

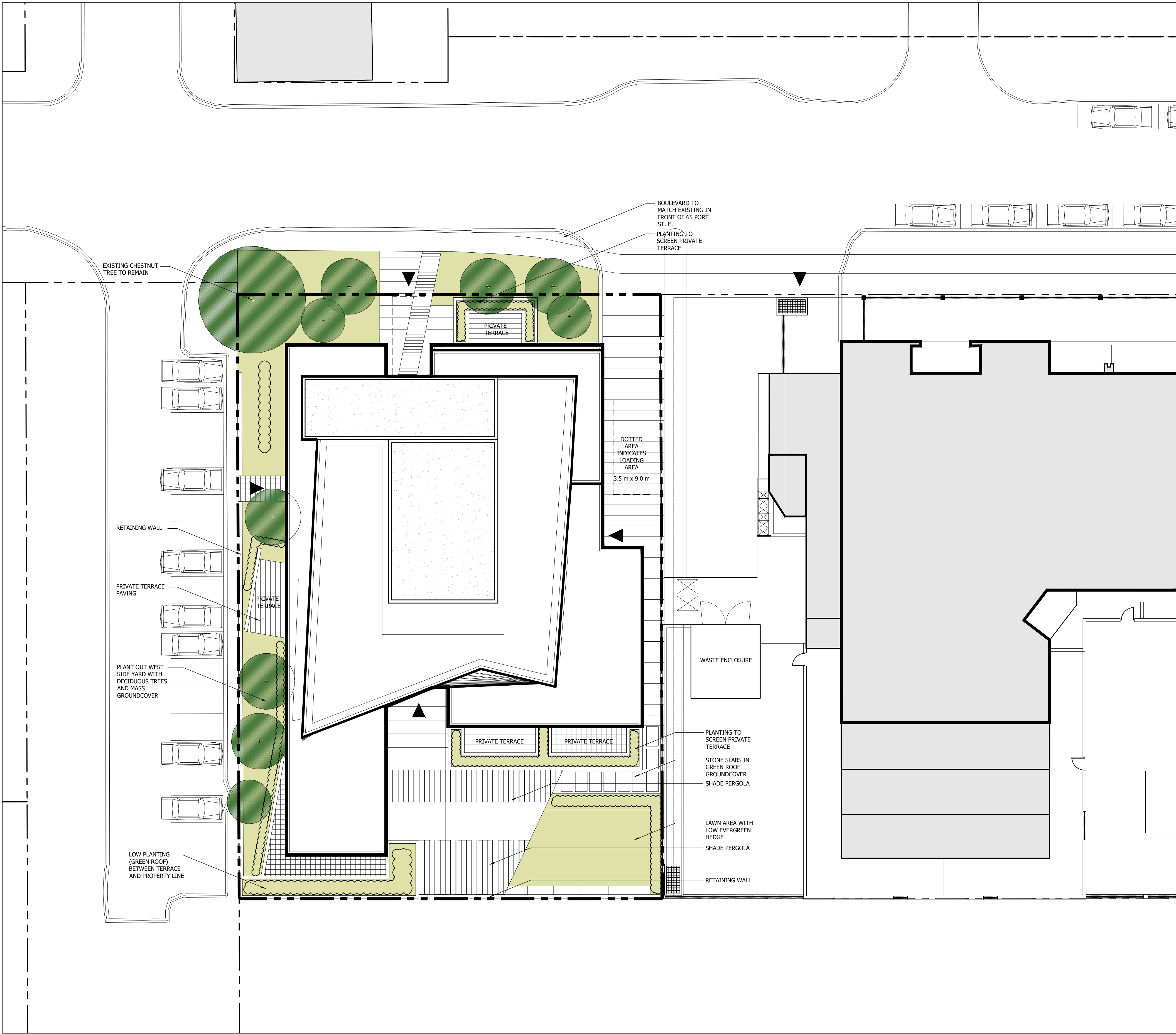
55 PORT STREET EAST

55 PORT ST. E., MISSISSAUGA, ON, L5G 4P3
SHEET TITLE

SITE PLAN AND
STATISTICS

SCALE: AS NOTED
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A1.00



LANDSCAPE CONTEXT PLAN
A1.00A 1:200

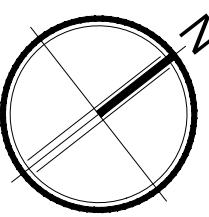


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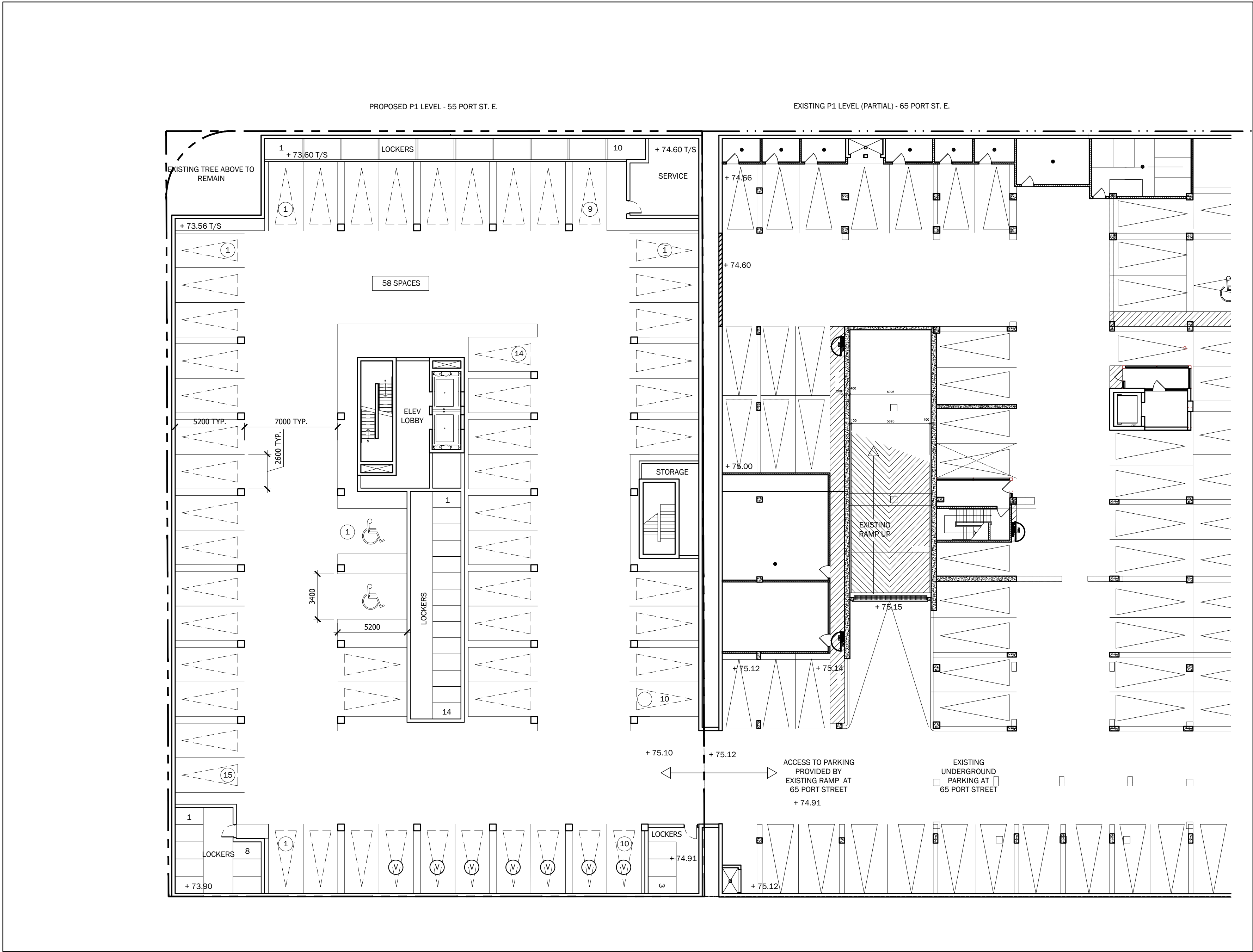
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SHEET TITLE

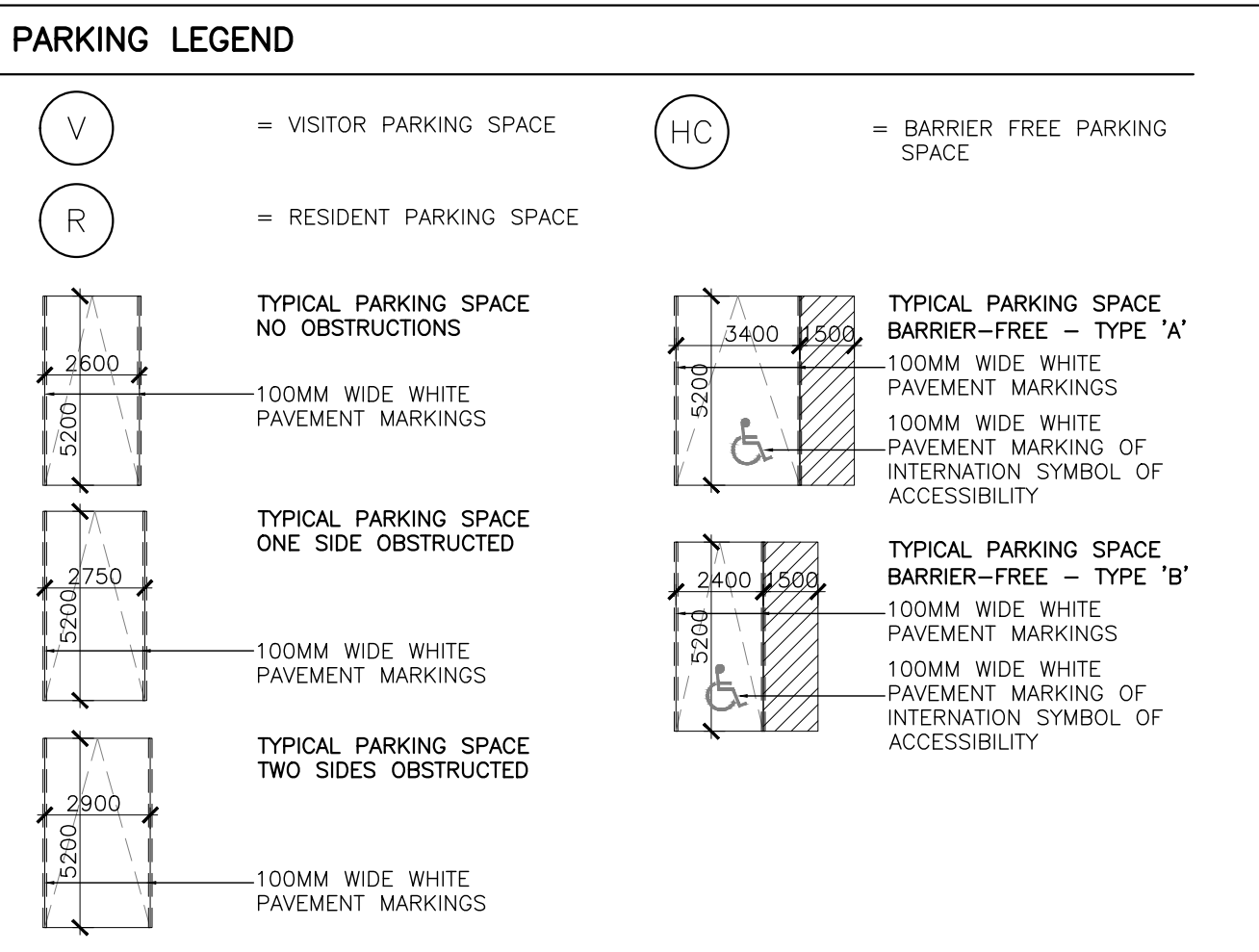
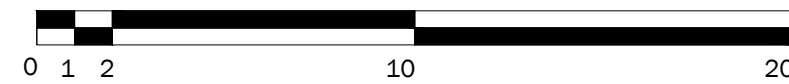
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CONTEXT PLAN**

SCALE: AS NOTED
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DATE: 3.15.2018
PROJECT NO.: 17165
SHEET NUMBER

A1.00A



1 P1 PARKING PLAN
A1.01 1:200

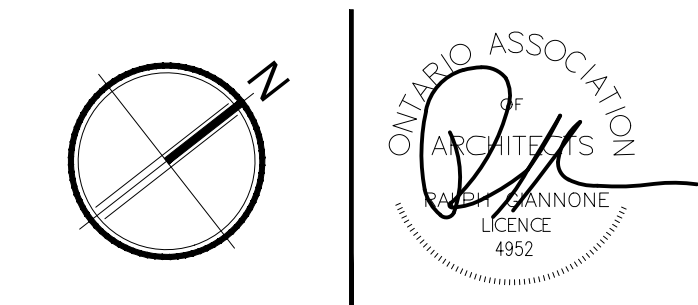


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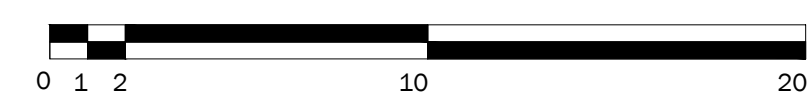
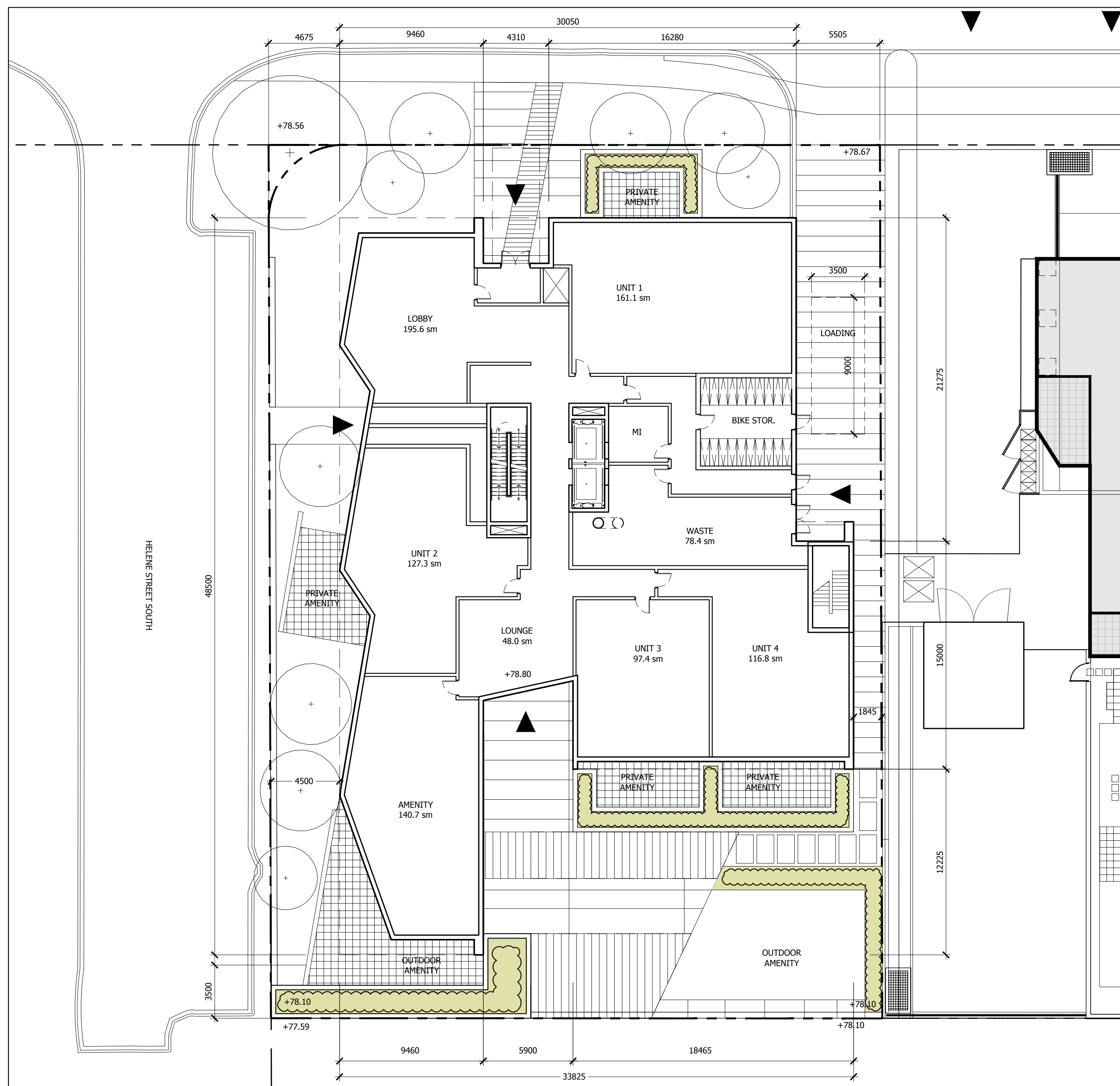
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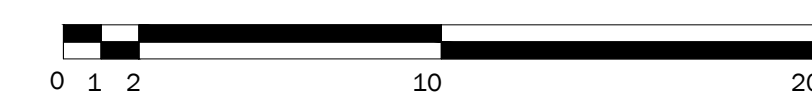
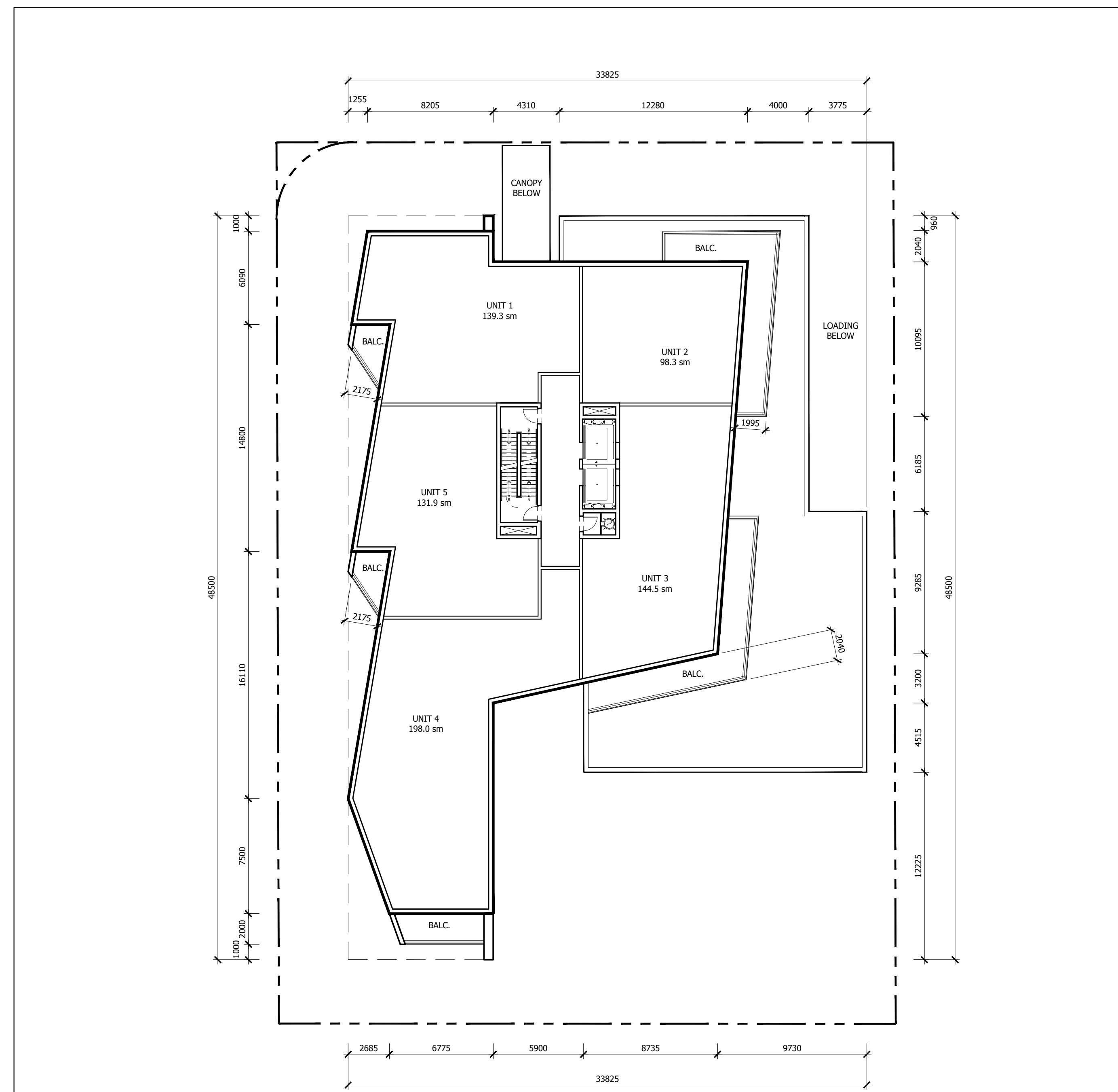
P1 PARKING PLAN

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DATE: 3.15.2018
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A1.01



STATISTICS	
FLOOR PLATE AREA	1140 sm
ENCLOSED AREA	1140 sm
GROSS FLOOR AREA	704 sm



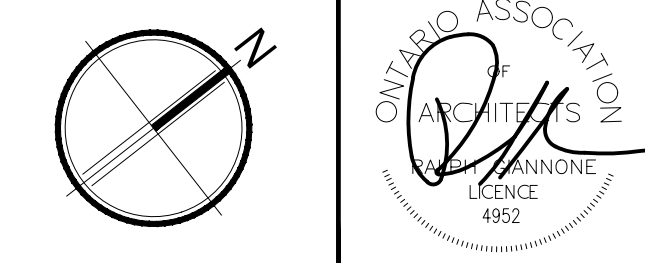
STATISTICS	
FLOOR PLATE AREA	887 sm
ENCLOSED AREA	785 sm
GROSS FLOOR AREA	747 sm

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GROUND AND SECOND LEVEL PLANS

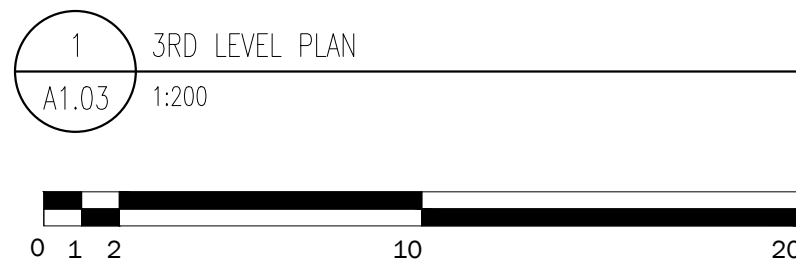
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PROJECT NO.:	17165
SHEET NUMBER	

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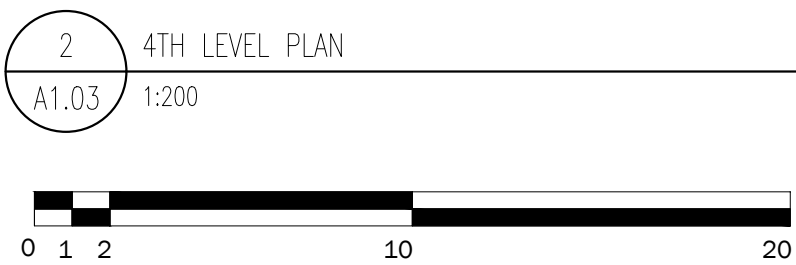
PLOT DATE: 18.03.

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1 3RD LEVEL PLAN
A1.03 1:200



2 4TH LEVEL PLAN
A1.03 1:200

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PROJECT NO.:	17165
SHEET NUMBER	

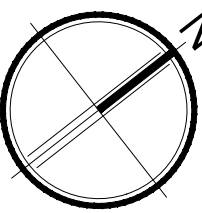
A1.03

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Glannone Petricone Associates Inc. Architects
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T 416.591.7788 F 416.591.1293 E mail@gpaia.com

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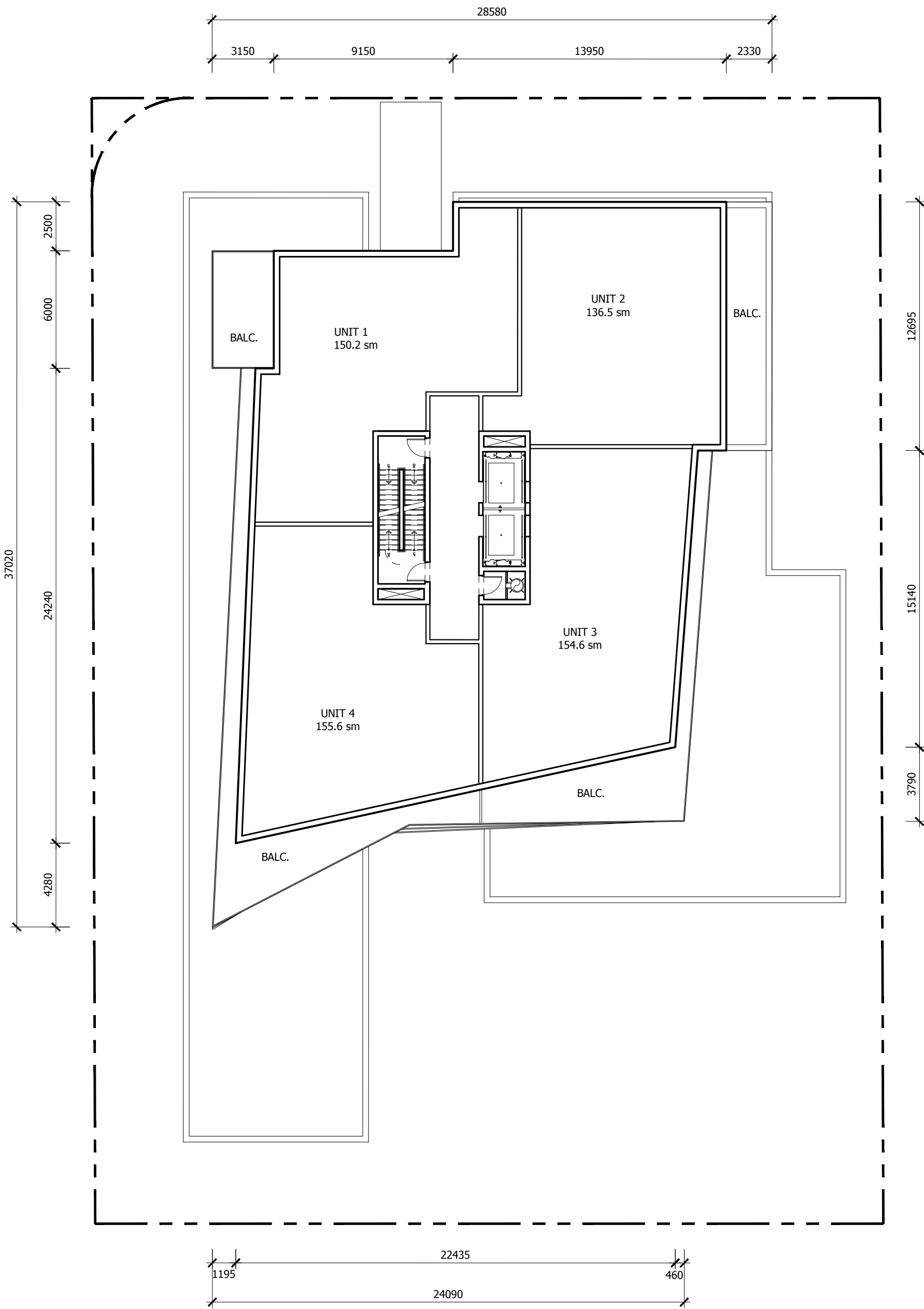
55 PORT ST. E., MISSISSAUGA, ON, L5G 4P3
SHEET TITLE

FIFTH AND SIXTH
LEVEL PLANS

SCALE: AS NOTED
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PROJECT NO.: 17165
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A1.04

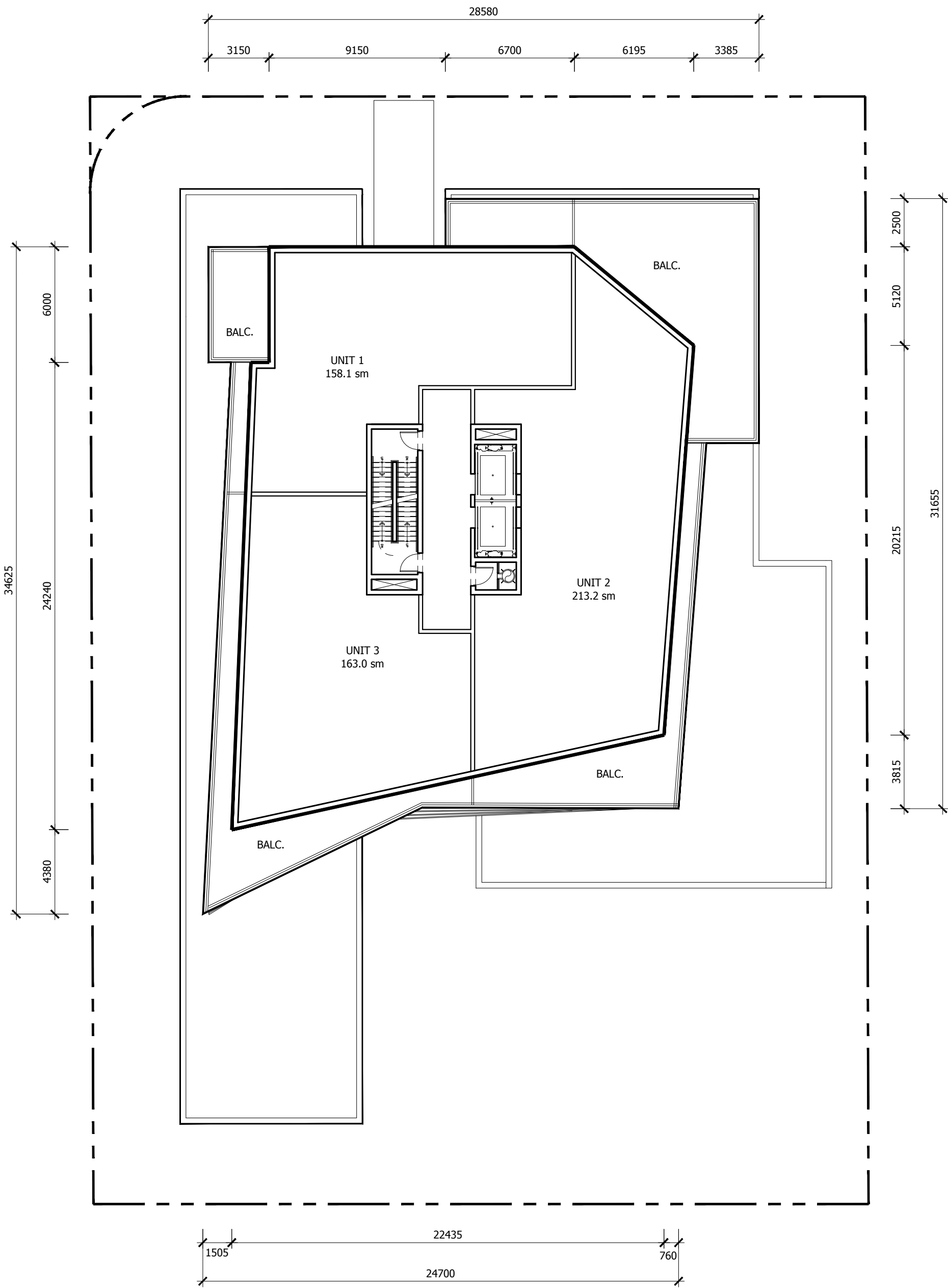
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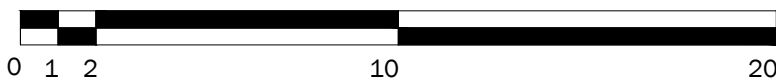
1 5TH LEVEL PLAN
A1.04 1:200



STATISTICS		
FLOOR PLATE AREA		811 sm
ENCLOSED AREA		670 sm
GROSS FLOOR AREA		632 sm



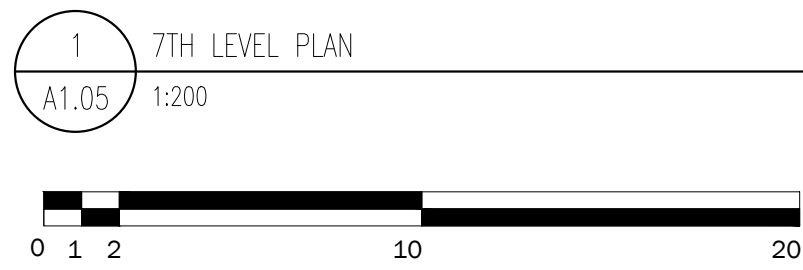
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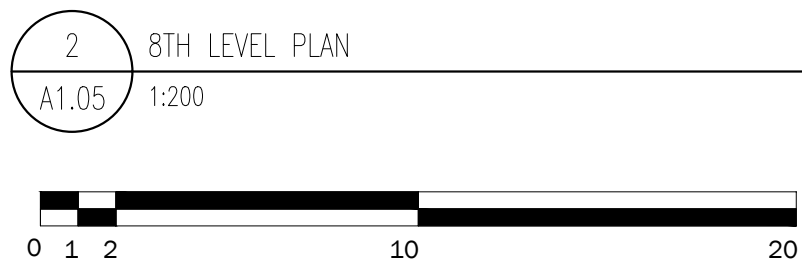
STATISTICS		
FLOOR PLATE AREA		825 sm
ENCLOSED AREA		607 sm
GROSS FLOOR AREA		569 sm

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STATISTICS	
FLOOR PLATE AREA	740 sm
ENCLOSED AREA	607 sm
GROSS FLOOR AREA	569 sm



STATISTICS	
FLOOR PLATE AREA	740 sm
ENCLOSED AREA	607 sm
GROSS FLOOR AREA	569 sm



Giannone Petricone Associates

Giannone Petricone Associates Inc. Architects
462 Wellington Street West, Toronto, Canada M5V 1E3,
T 416.591.7788 F 416.591.1293 E mail@goaia.com

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SHEET TITLE

SEVENTH AND EIGHTH LEVEL PLANS

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PROJECT NO.:	17165
SHEET NUMBER	

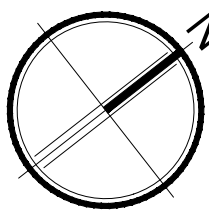
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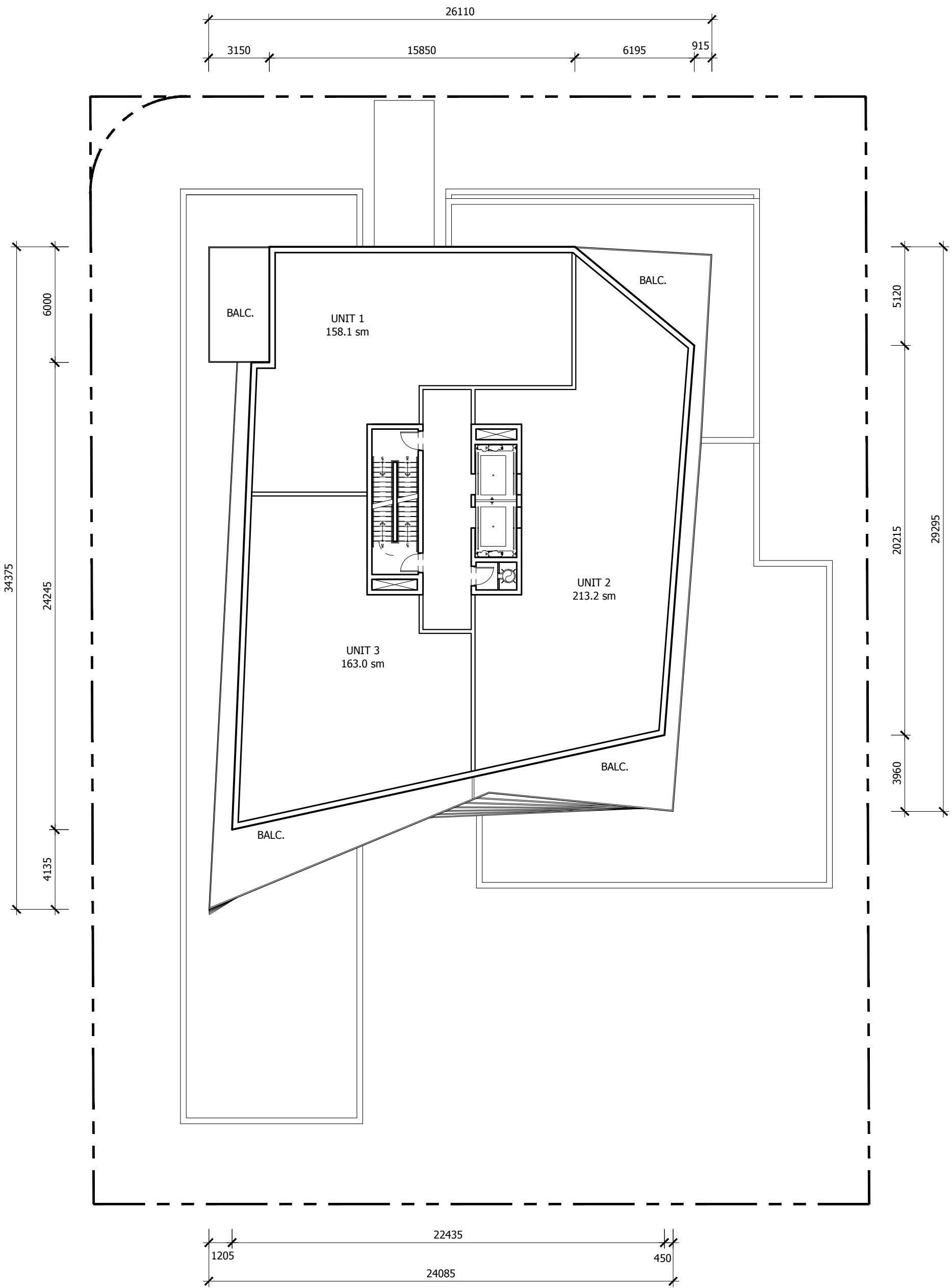
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SHEET TITLE

NINTH AND TENTH
LEVEL PLANS

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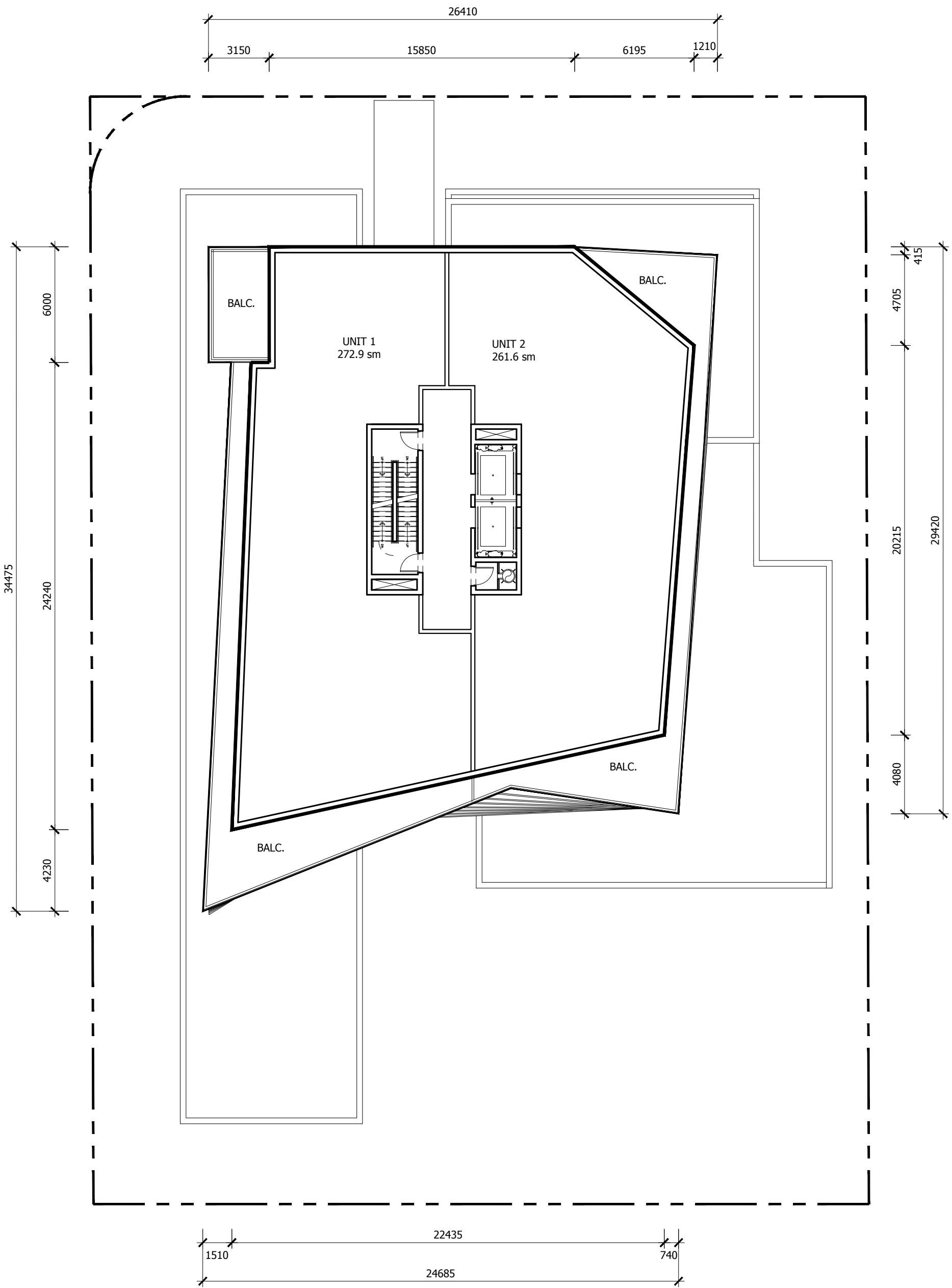
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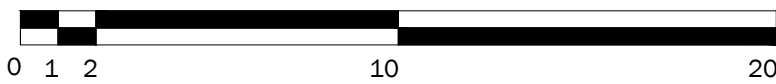
1 9TH LEVEL PLAN
A1.06 1:200



STATISTICS	
FLOOR PLATE AREA	741 sm
ENCLOSED AREA	607 sm
GROSS FLOOR AREA	569 sm



2 10TH LEVEL PLAN
A1.06 1:200

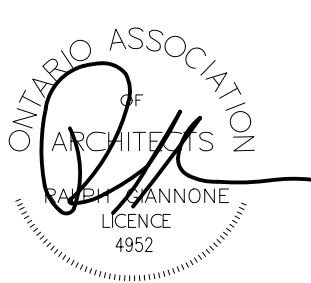
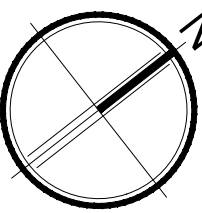


STATISTICS	
FLOOR PLATE AREA	756 sm
ENCLOSED AREA	607 sm
GROSS FLOOR AREA	569 sm

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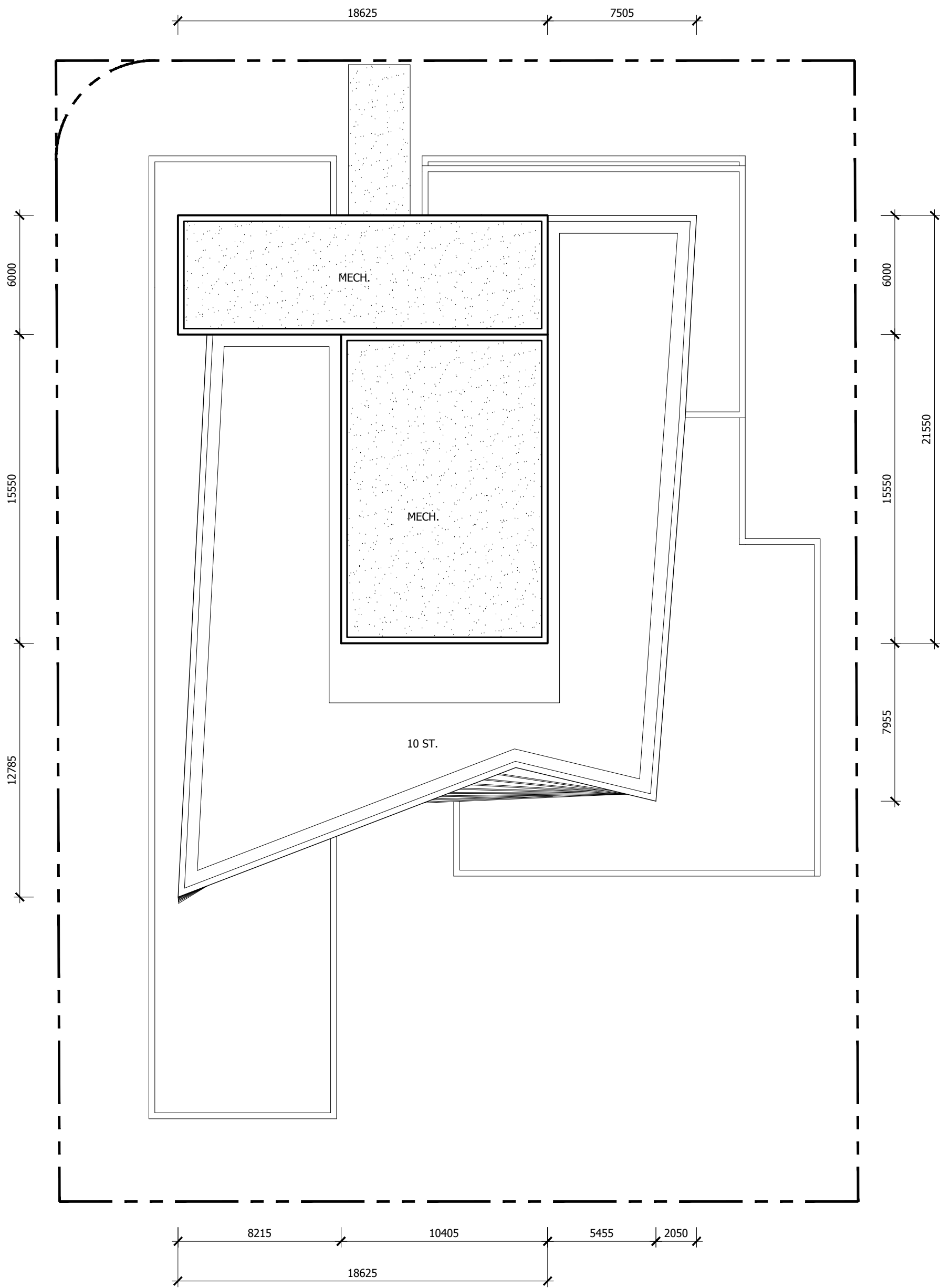
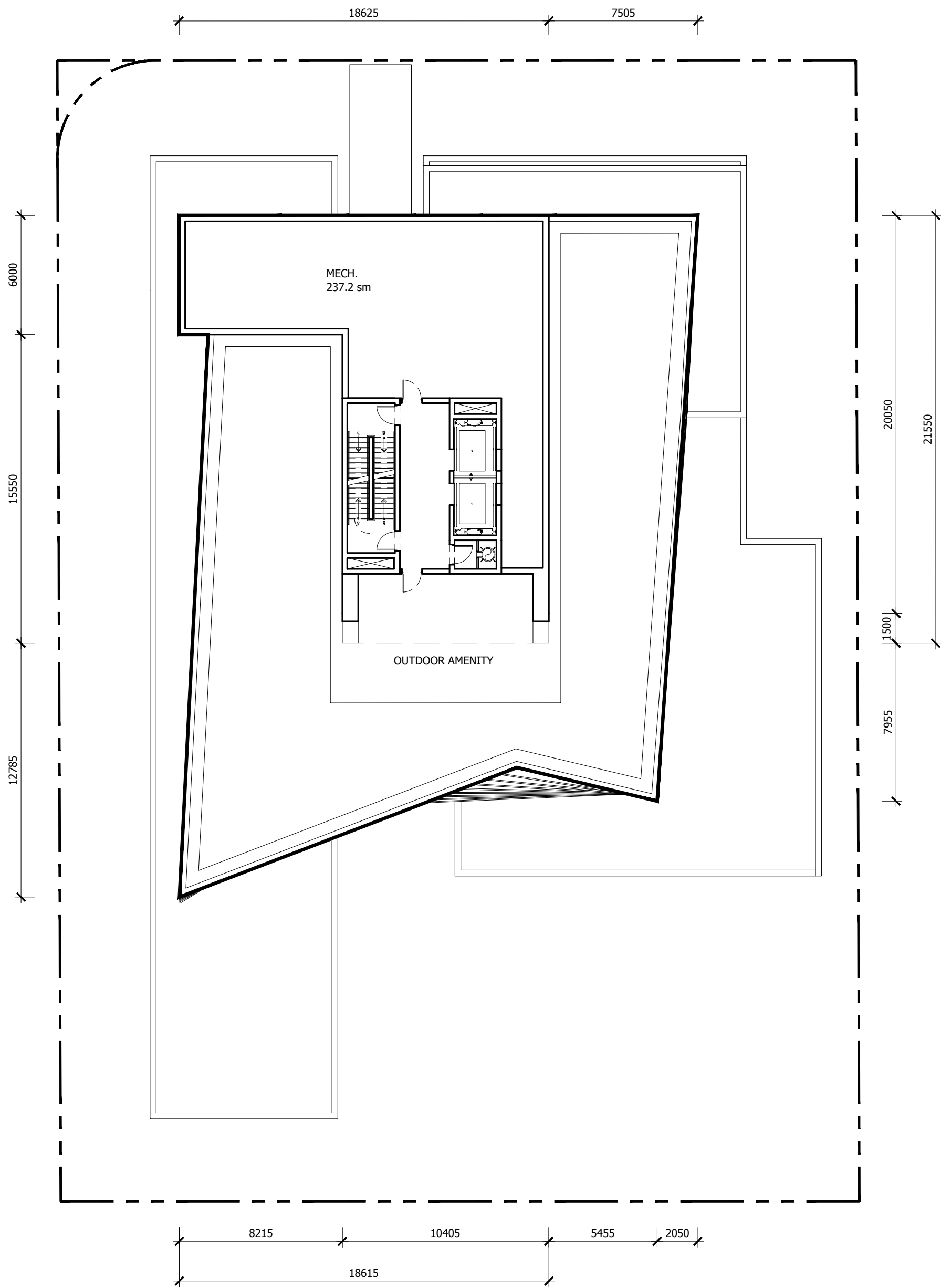
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55 PORT ST. E., MISSISSAUGA, ON, L5G 4P3
SHEET TITLE

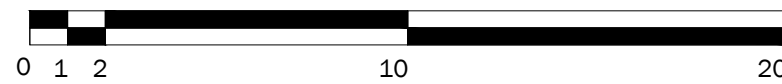
MECHANICAL AND
ROOF LEVEL PLANS

SCALE: AS NOTED
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CHECKED BY: CO
DATE: 3.15.2018
PROJECT NO.: 17165
SHEET NUMBER

A1.07



1 MECHANICAL LEVEL PLAN
A1.07 1:200



2 ROOF LEVEL PLAN
A1.07 1:200

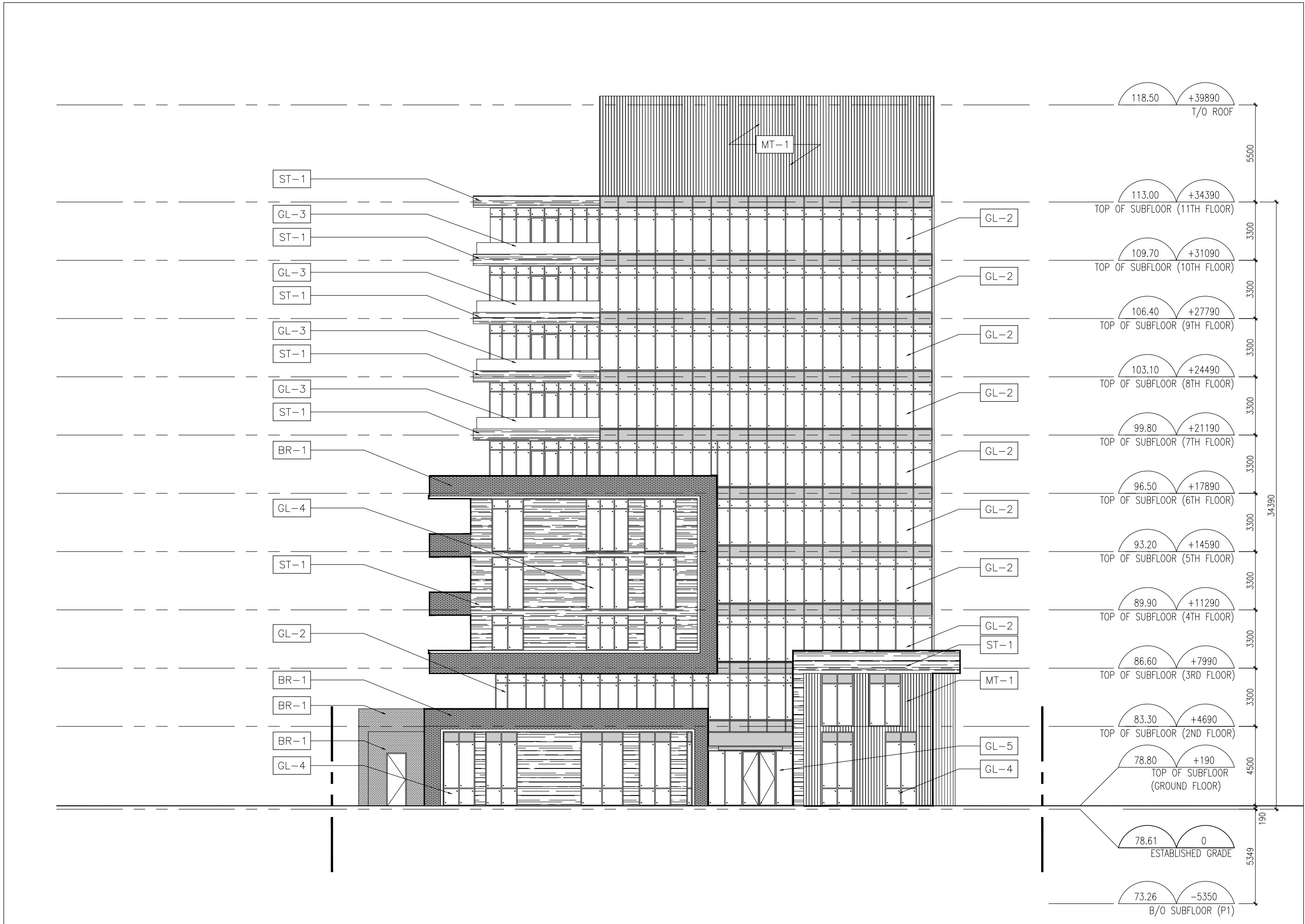


STATISTICS	
FLOOR PLATE AREA	741 sm
ENCLOSED AREA	237 sm
GROSS FLOOR AREA	0 sm

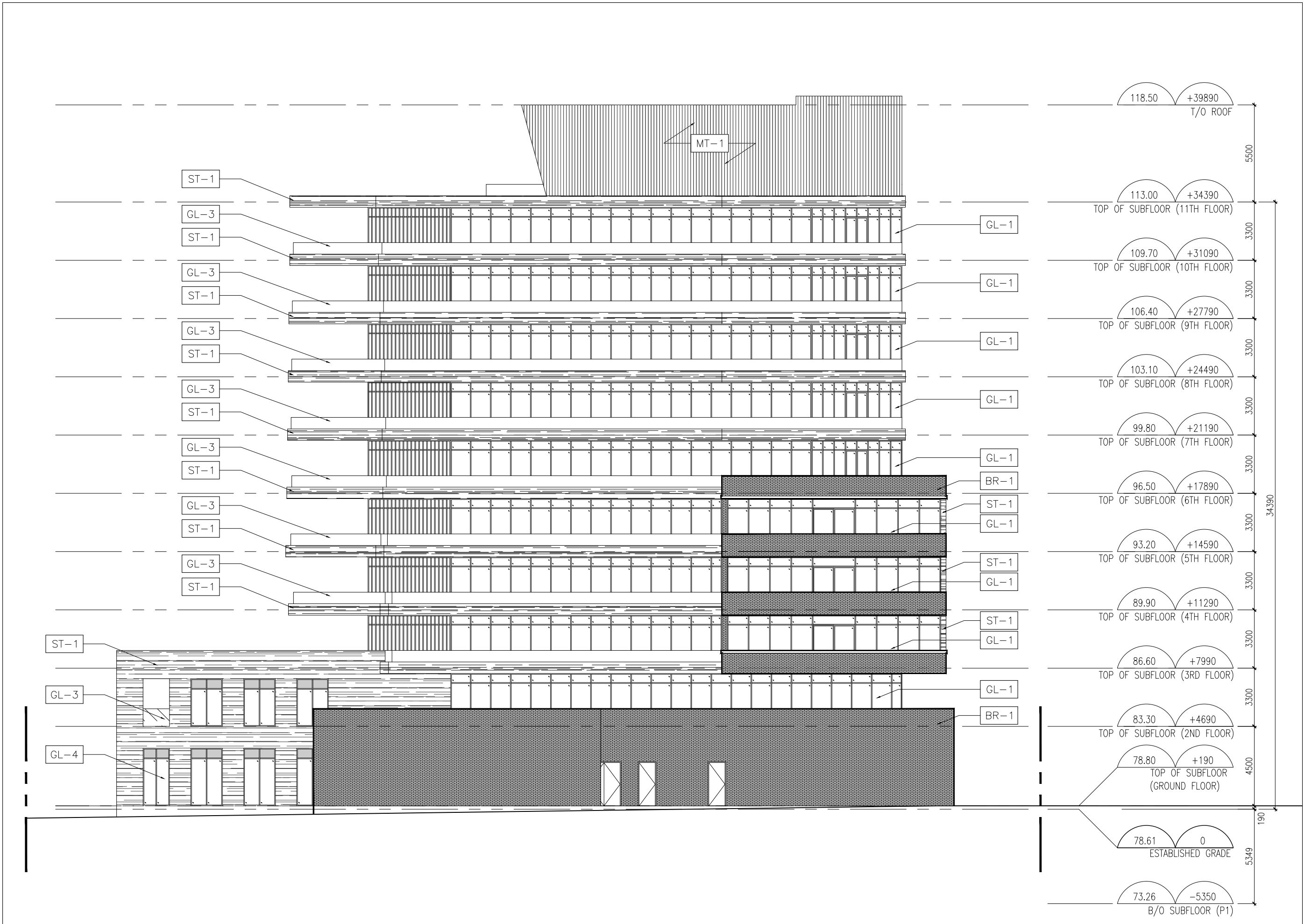
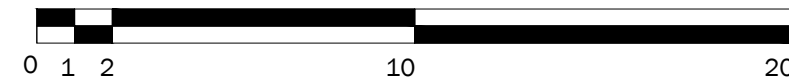
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1 NORTH ELEVATION
A2.00 1:200



2 EAST ELEVATION
A2.00 1:200

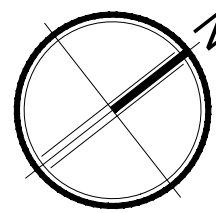


MATERIAL LEGEND

- BR-1 BRICK - RED
- GL-1 WINDOW WALL SPANDREL
GLASS WITH ANODIZED
MULLIONS & LOW-E COATING
- GL-2 CURTAIN WALL GLASS WITH
SPANDREL GLASS PANELS
- GL-3 TEMPERED GLASS GUARD - CLEAR
- GL-4 PUNCH WINDOW
- GL-5 STOREFRONT - VISION GLASS WITH SSG
MULLIONS
- ST-1 STONE - ROUGH
- MT-1 ALUMINUM COMPOSITE
PANELS

1. ISSUED FOR REZONING 2018.03.16

Revision Date



Giannone Petricone Associates

Giannone Petricone Associates Inc. Architects
462 Wellington Street West, Toronto, Canada M5V 1E3.
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

55 PORT STREET EAST

55 PORT ST. E., MISSISSAUGA, ON, L5G 4P3
SHEET TITLE

NORTH AND EAST
ELEVATIONS

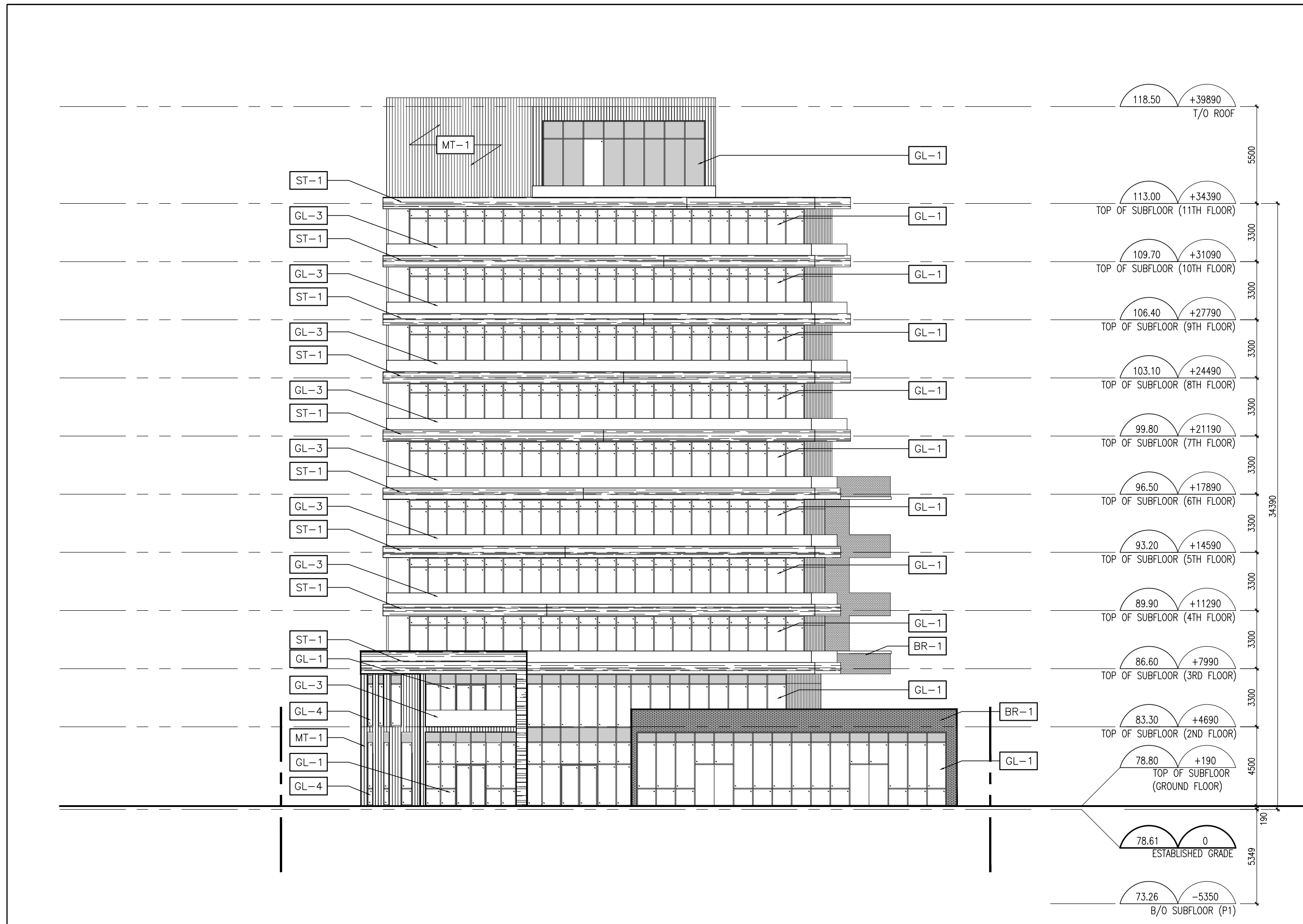
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DATE: 3.15.2018
PROJECT NO.: 17165
SHEET NUMBER

A2.00

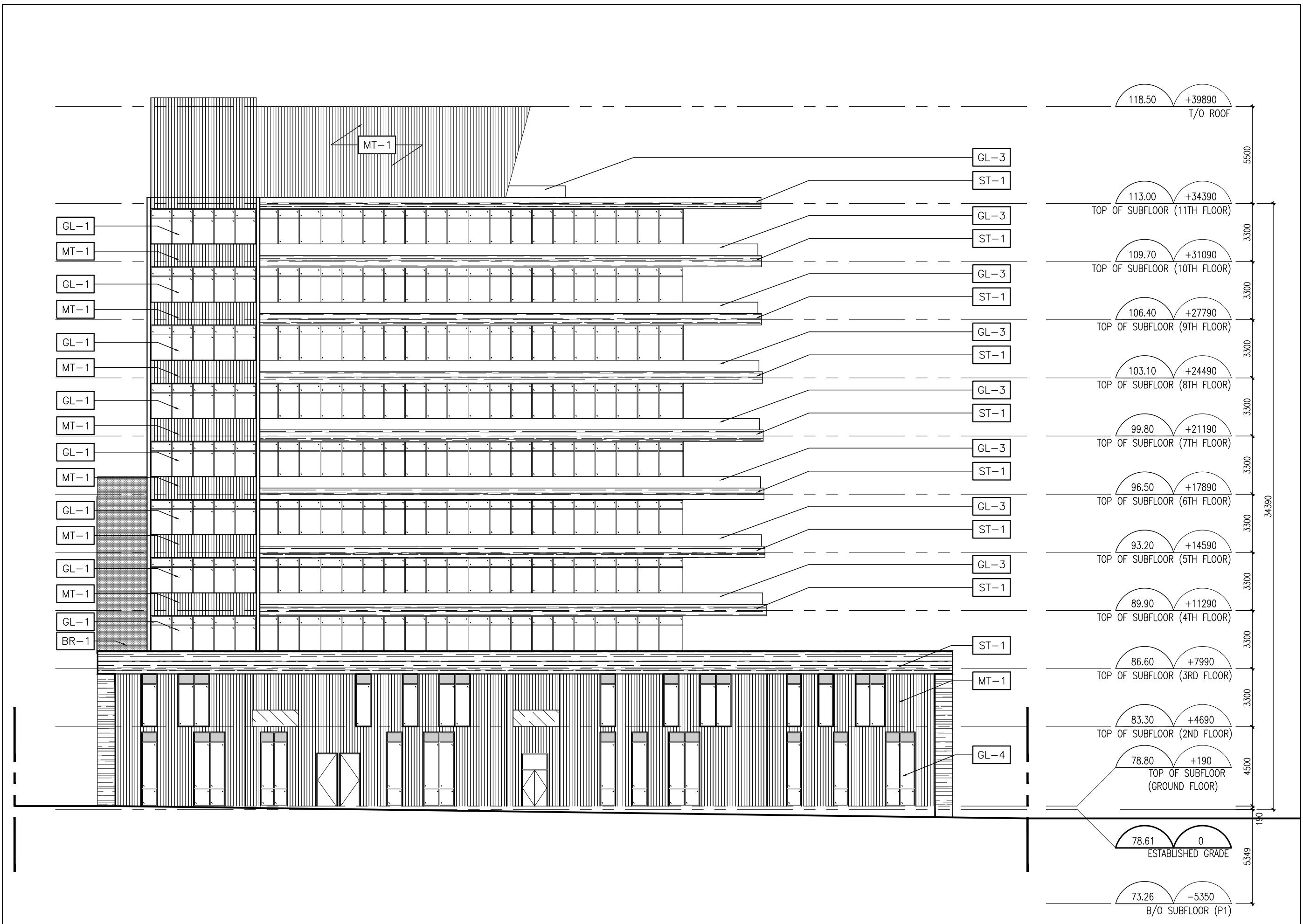
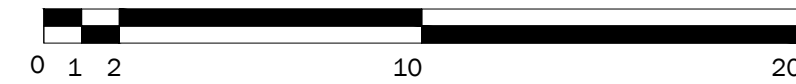
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PRELIMINARY



1 SOUTH ELEVATION
A2.01 1:200



2 WEST ELEVATION
A2.01 1:200

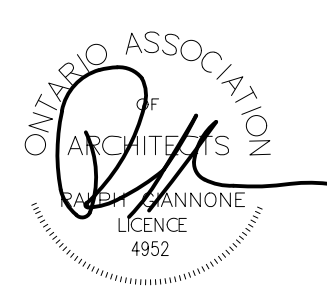
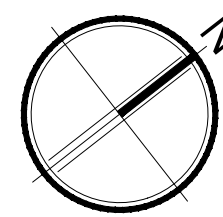


MATERIAL LEGEND

- BR-1 BRICK - RED
- GL-1 WINDOW WALL SPRANDREL
GLASS WITH ANODIZED
MULLIONS & LOW-E COATING
- GL-2 CURTAIN WALL GLASS WITH
SPRANDREL GLASS PANELS
- GL-3 TEMPERED GLASS GUARD - CLEAR
- GL-4 PUNCH WINDOW
- GL-5 STOREFRONT - VISION GLASS WITH SSG
MULLIONS
- ST-1 STONE - ROUGH
- MT-1 ALUMINUM COMPOSITE
PANELS

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Giannone Petricone Associates

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462 Wellington Street West, Toronto, Canada M5V 1E3.
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

55 PORT STREET EAST

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SHEET TITLE

SOUTH AND WEST
ELEVATIONS

SCALE: AS NOTED
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CHECKED BY: CO
DATE: 3.15.2018
PROJECT NO.: 17165
SHEET NUMBER

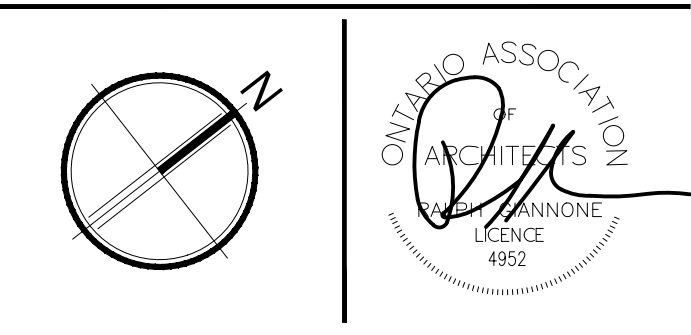
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55 PORT STREET EAST

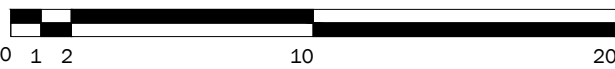
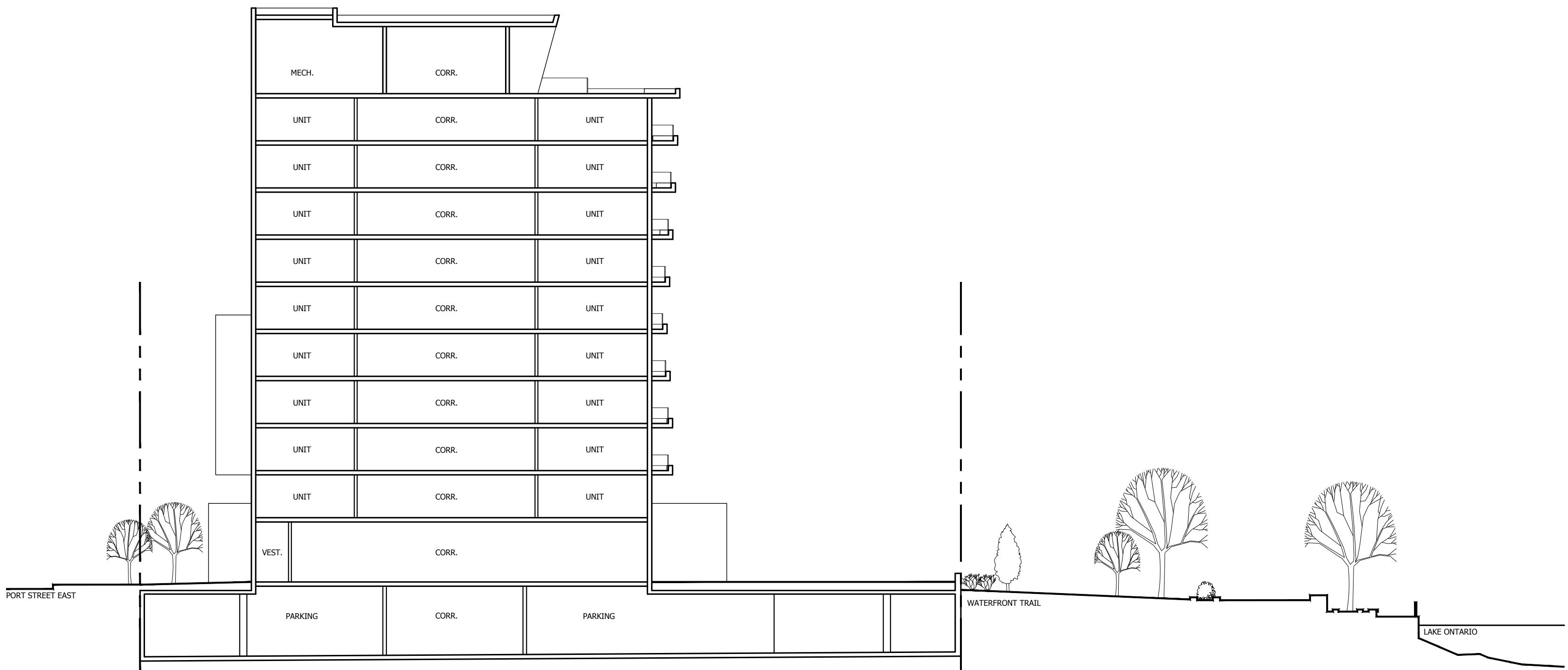
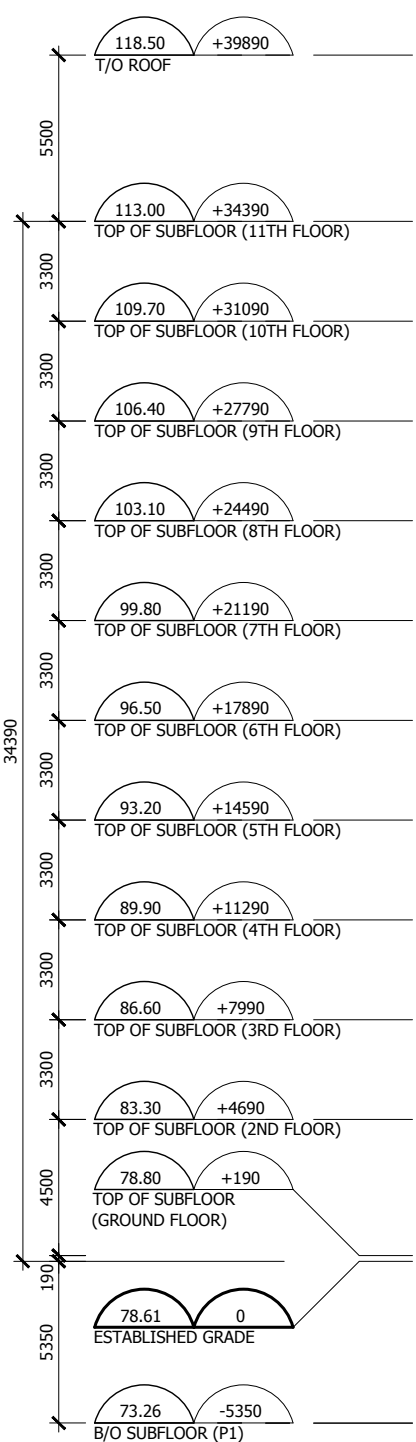
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SHEET TITLE

BUILDING
SECTIONS

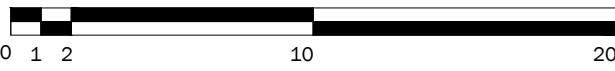
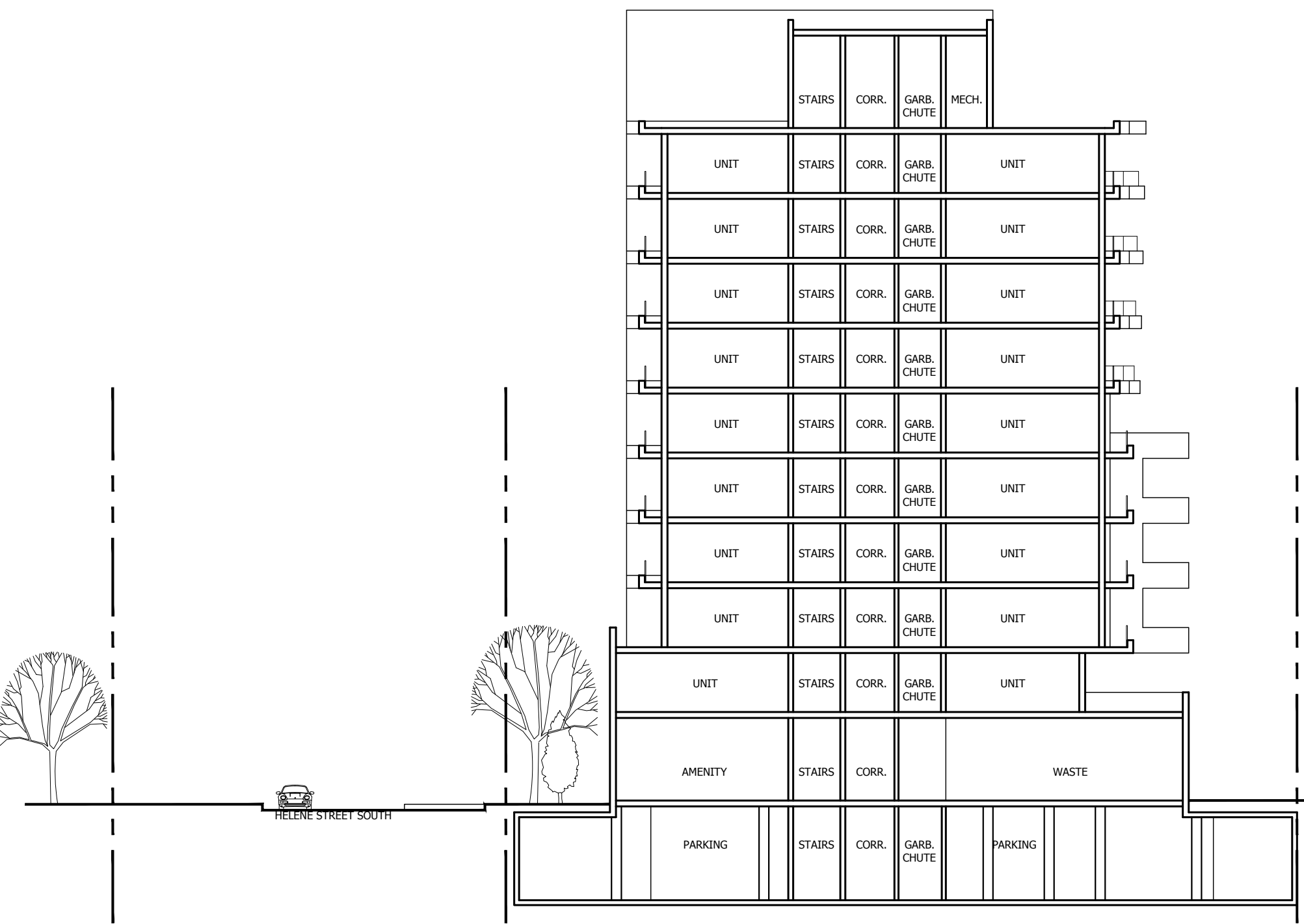
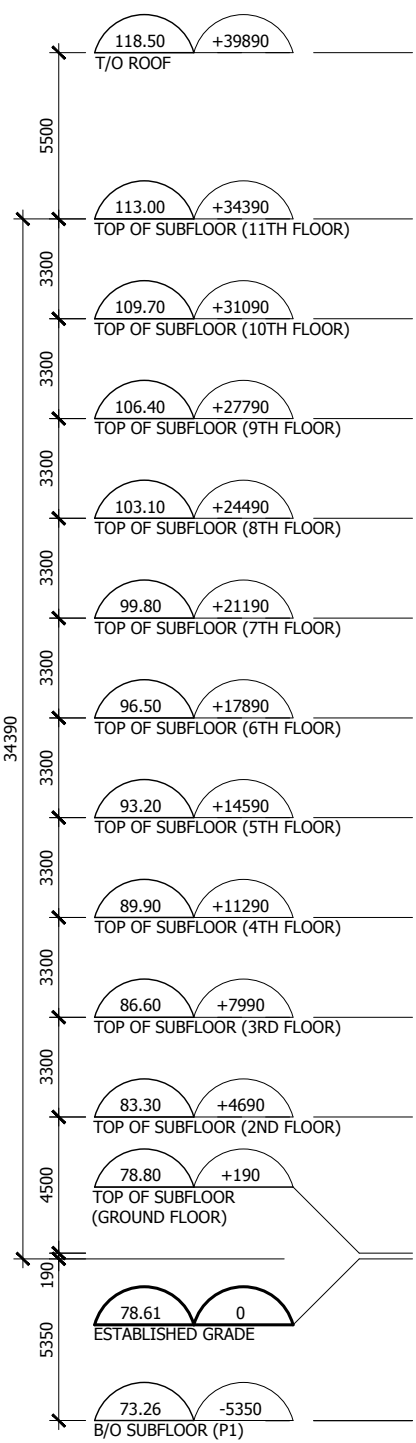
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PROJECT NO.: 17165
SHEET NUMBER

A3.00

PLOT DATE: 18.03.15



1 SECTION AA
A3.00 1:250



1 SECTION BB
A3.00 1:250