CONSULTANT TEAM

CLIENT

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ARCHITECT IBI Group

55 St. Clair Avenue West - 7th Floor Toronto, ON M4V 2Y7 T (416) 596 1930

SITE SERVICING

LEA Consulting Ltd. 625 Cochrane Drive - Suite 900 Markham, ON. L3R 9R9 CANADA T: 905-470-0015

STRUCTURE

Stephenson Engineering 2550 Victoria Park Avenue, Suite 602 Toronto, ON M2J 5A9 T (416) 635 9970

SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD. 64 Jardin Drive, Unit 1 Concord, Ontario L4K 3P3 T (416) 987-0101

GEO TECHNICAL

Terraprobe 11 Indell Lane Brampton, Ontario L6T 3Y3 T (905) 796.2650

WIND AND NOISE

Novus **Environmental Scientist** 150 Research Lane, Suite 105 Guelph, ON Canada, N1G 4T2 226.706.8080 x 224 Т:

LANDSCAPE

Land Art Design 52 Mimico Avenue, Studio B, Toronto ON M8V 1R1 T: 416-840-0039

TRAFFIC

LEA Consulting Ltd. 625 Cochrane Drive - Suite 900 Markham, ON. L3R 9R9 CANADA T: 905-470-0015

MECHANICAL

Smith + Anderson 4211 Yonge Street Suite 500 Toronto Ontario M2P 2A9 T: 416 218 7045



RE-ZONING SUBMISSION JUNE 2018

SITE STATISTICS - 3480 HAVENWOOD DRIVE & 1485 WILLIAMSPORT DRIVE MISSISSAUGA, ONTARIO

SITE AREA: 22,204.80m² (WILLIAMSPORT DR. = 11,121.40m² / HAVENWOOD DR. = 11,083.40m²) FSI = 2.057

EXISITNG BUILDINGS:

BUILDING A 9 STOREY RENTAL- 3480 HAVENWOOD DRIVE GFA = 13,090m² UNIT MIX & COUNT 1 BR = 63 2 BR = 34 3 BR = 34

4 BR = 1 TOTAL COUNT = 132

BUILDING B 9 STOREY RENTAL- 1485 WILLIAMSPORT DRIVE

GFA = 13,090m² UNIT MIX & COUNT 1 BR = 63 2 BR = 34 3 BR = 34 4 BR = 1 TOTAL = 132

TOTAL EXISTING GFA = 26,180m²

PROPOSED BUILDINGS C & D: 8 STOREYS WITH 2 BELOW GRADE PARKING LEVELS AT BUILDING C (WILLIAMSPORT DRIVE) AND 1 LEVEL AT BUILDING D (EXISTING GARAGE PARTIALLY RETAINED - HAVENWOOD DRIVE)

GFA PROPOSED (COMBINED) = 19,500m²

PROPOSED UNIT MIX & COUNT (COMBINED):

BA = 22 1 BR = 80 2 BR = 79 3 BR = 21 TOTAL = 202

AMENITY AREA PROVIDED (INDOOR & OUTDOOR): INDOOR = 425m² OUTDOOR AT GRADE = 2,738m² OUT DOOR AT THIRD FLOOR = 224m² TOTAL PROVIDED3,387m²

AMENITY AREA REQUIRED BASED ON 5.6m² / UNIT (ENTIRE SITE) = 2,610m²

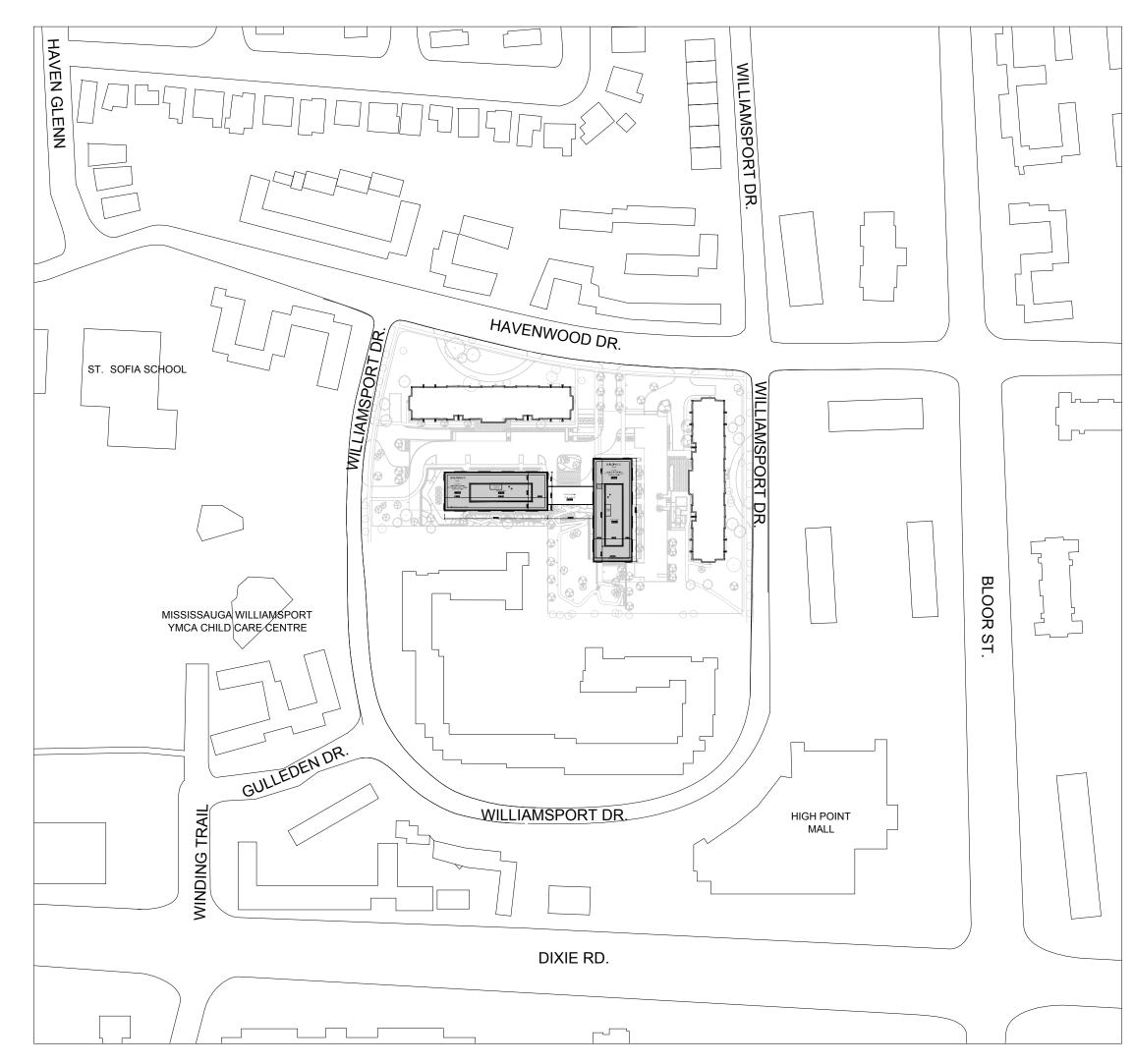
PARKING PROPOSED:

SURFACE = 75 BELOW GRADE = 224 HC = 2 TYPE A2 & TYPE B TOTAL = 303

PARKING REQUIRED - TOTAL 303

LOADING PROVIDED: 3

VIEW LOOKING WEST FROM HAVENWOOD DR.



CONTEXT PLAN 1:2000

	ISSUE	
No	DATE	DESCRIPTION
01	JUNE 06 2018	ISSUED FOR ZONING BY-LAW AMENDMENT

GENERAL NOTES:

. THESE DRAWINGS ARE PREPARED BASED ON A PLAN OF TOPOGRAPHIC SURVEY OF BLOCK G REGISTERED PLAN 733, CITY OF MISSISSAUGA, AS PREPARED BY SCHAEFER DZALDOV BENNETT LTD ONTARIO LAND SUVEYORS, DATED MAY 18, 2016.

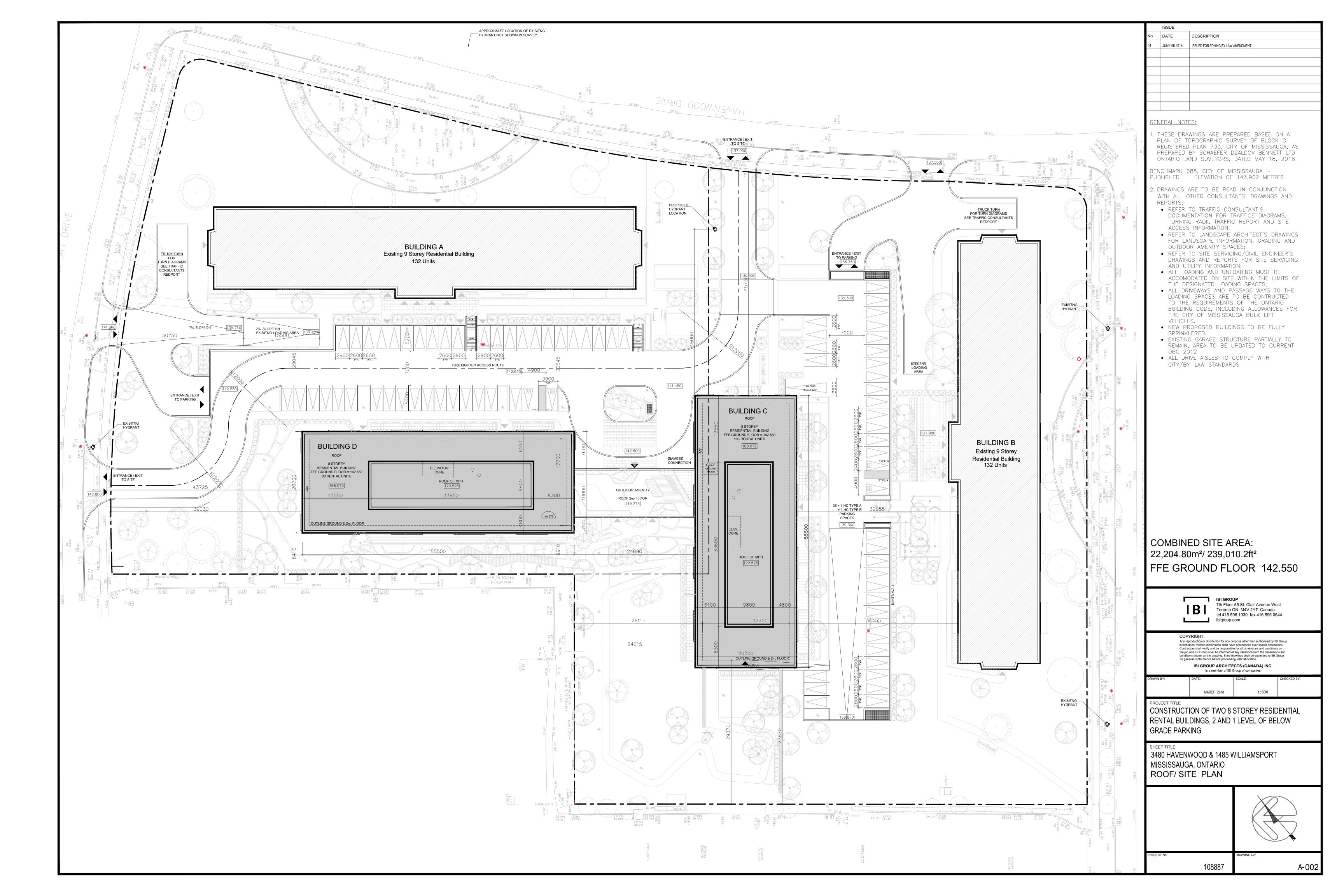
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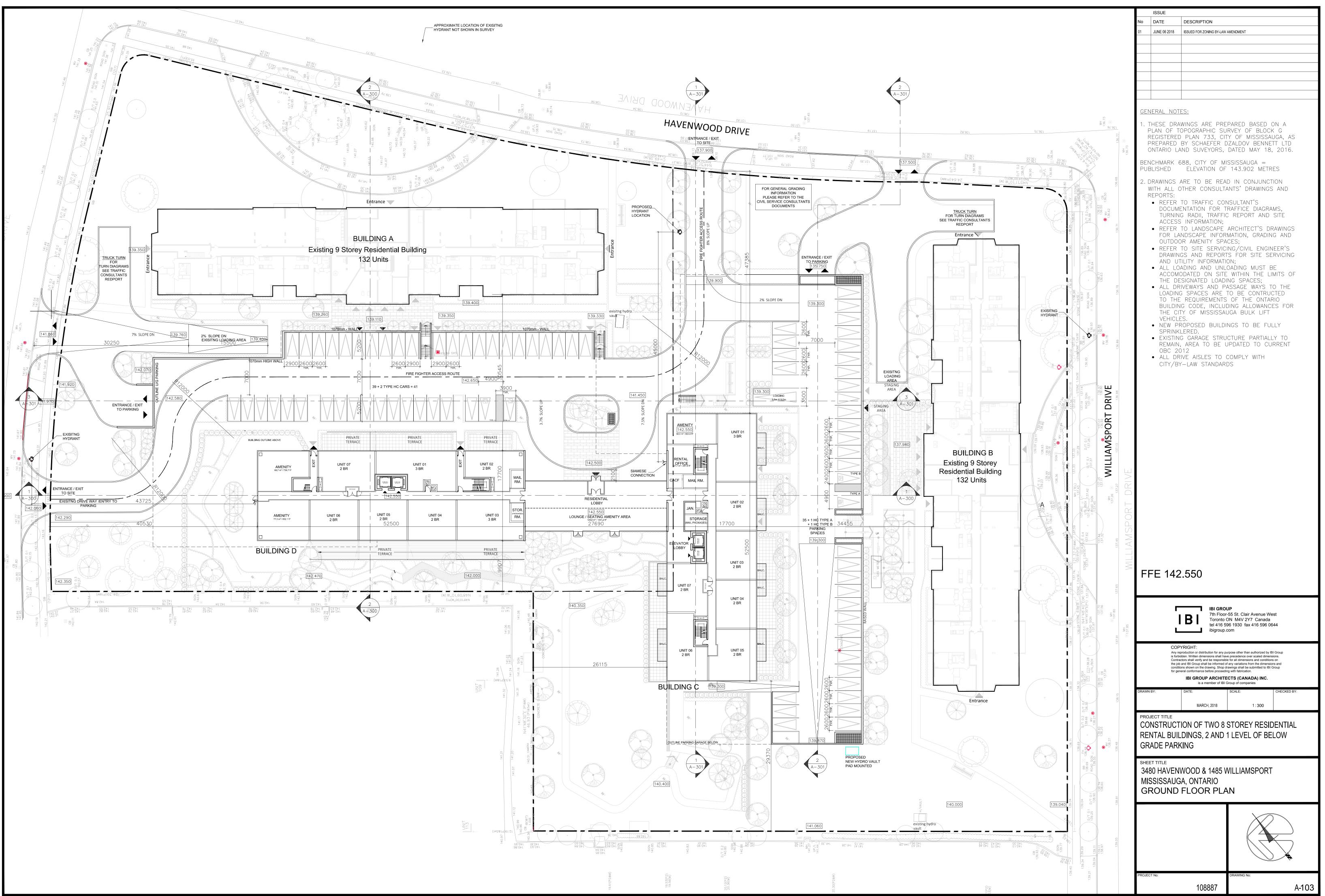
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- REFER TO SITE SERVICING/CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
- ALL LOADING AND UNLOADING MUST BE ACCOMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES;
- ALL DRIVEWAYS AND PASSAGE WAYS TO THE LOADING SPACES ARE TO BE CONTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCES FOR THE CITY OF MISSISSAUGA BULK LIFT VEHICLES.
- NEW PROPOSED BUILDINGS TO BE FULLY SPRINKLERED.
- EXISTING GARAGE STRUCTURE PARTIALLY TO REMAIN, AREA TO BE UPDATED TO CURRENT OBC 2012 ALL DRIVE AISLES TO COMPLY WITH
- CITY/BY-LAW STANDARDS

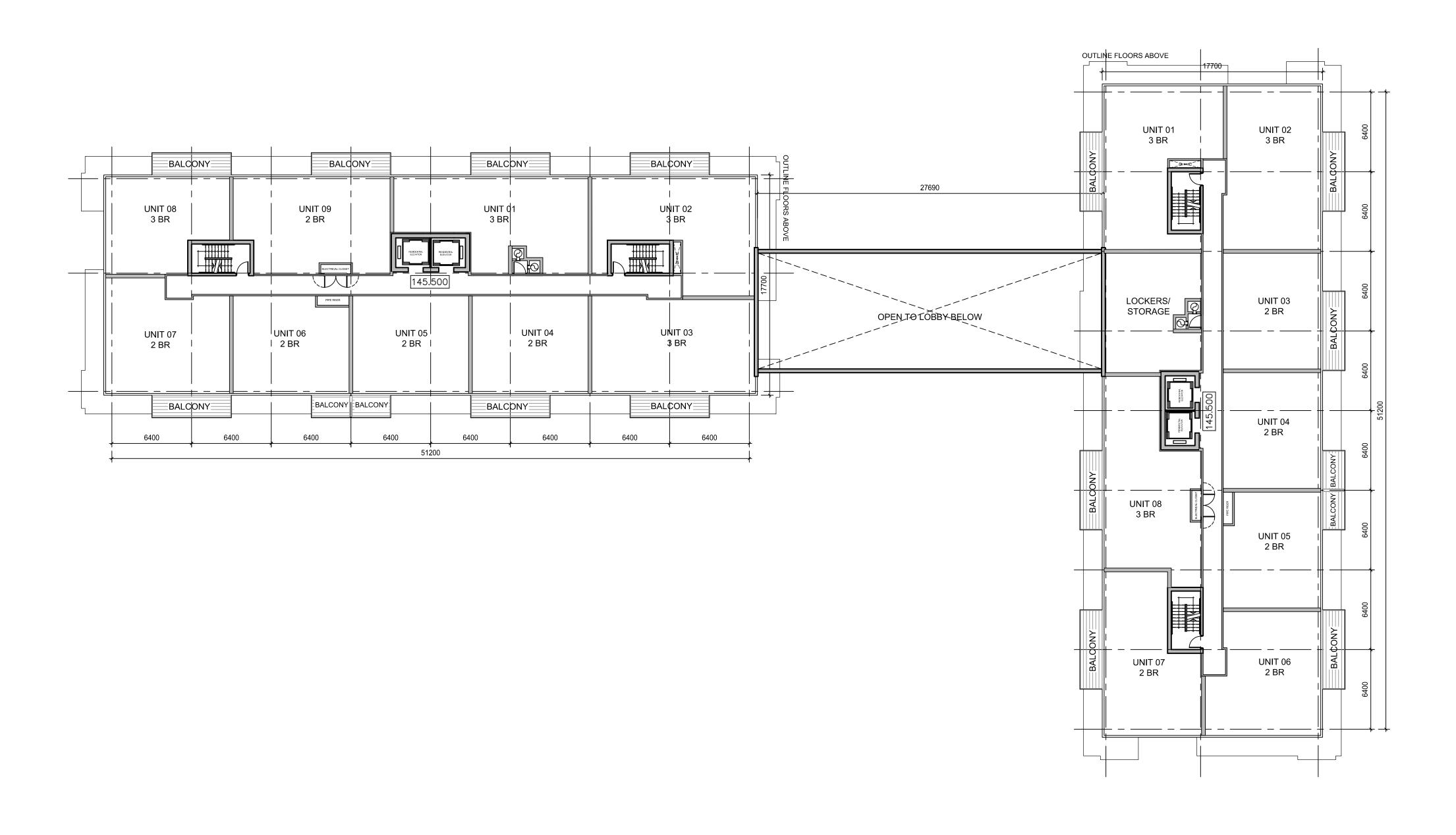
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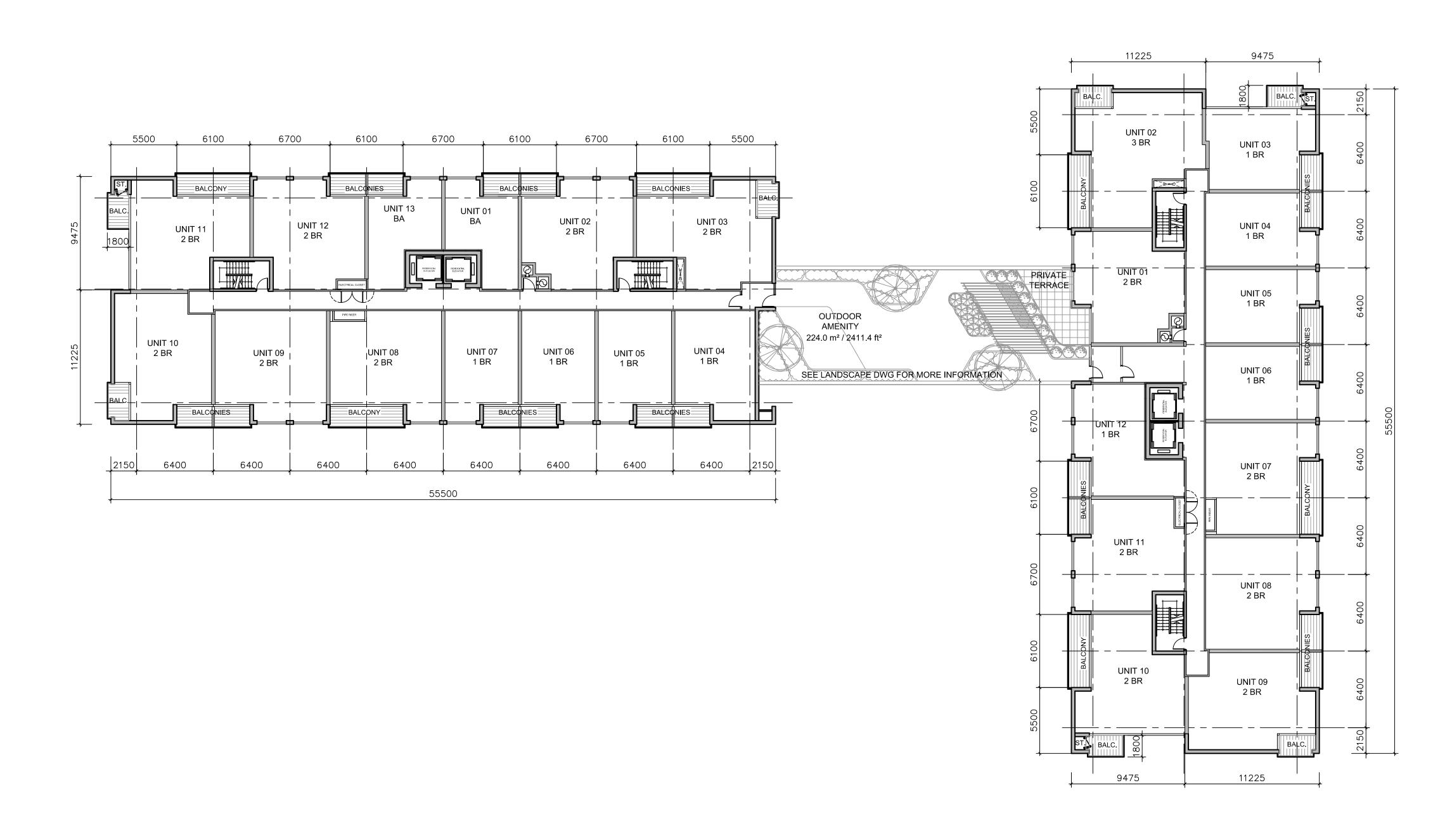
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PROJECT TITLE CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING				
SHEET TITLE 3480 HAVENWOOD & 1485 WILLIAMSPORT MISSISSAUGA, ONTARIO COVER PAGE				
PROJECT No:	108887	DRAWING No:	A-000	







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No	DATE	DESCRIPTION
01	JUNE 06 2018	ISSUED FOR ZONING BY-LAW AMENDMENT

GENERAL NOTES:

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BENCHMARK 688, CITY OF MISSISSAUGA = PUBLISHED ELEVATION OF 143.902 METRES

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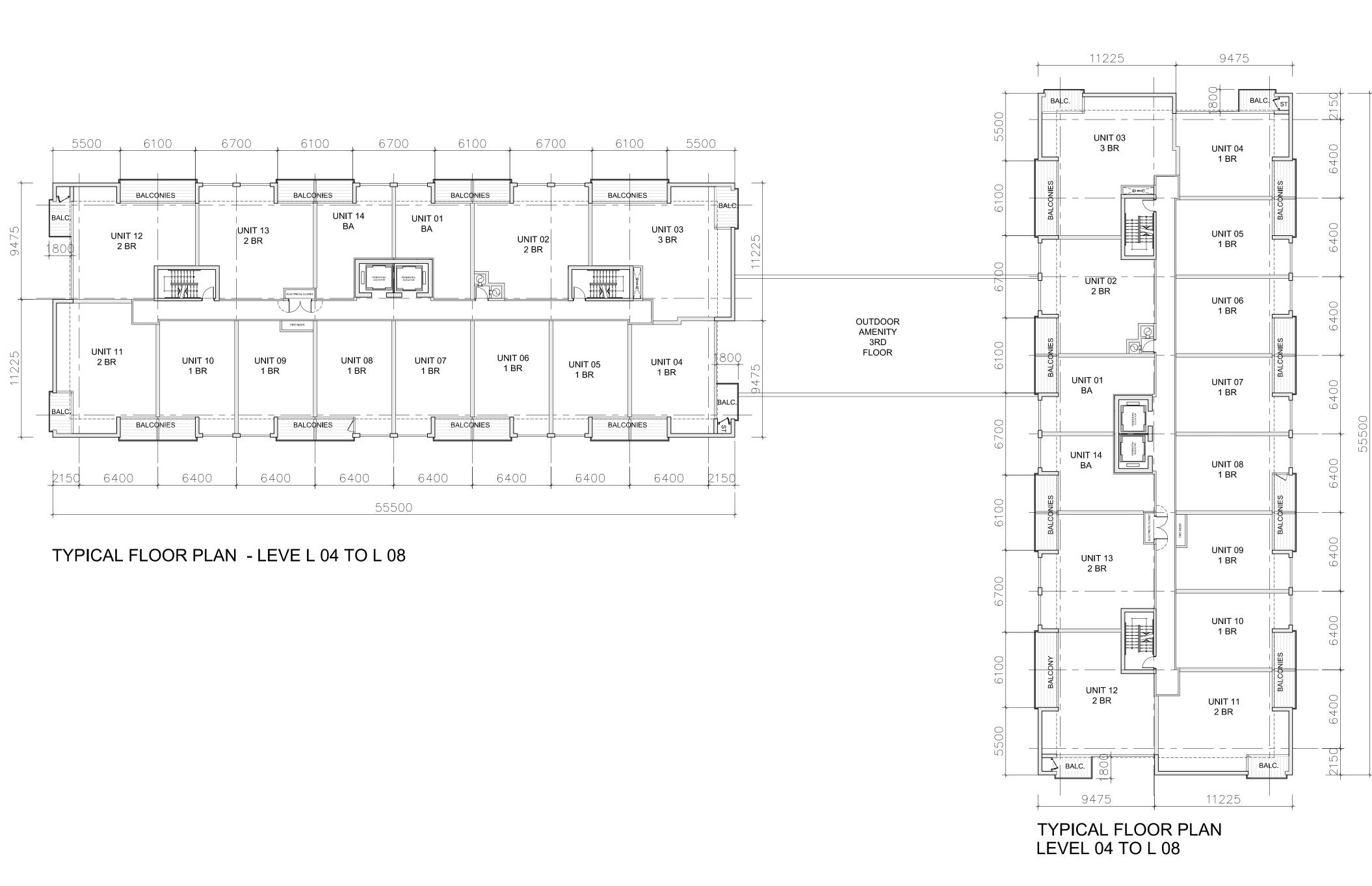
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	MARCH, 2018	1:200		
PROJECT TITLE CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING				
3480 HAVENWOOD & 1485 WILLIAMSPORT MISSISSAUGA, ONTARIO 3RD FLOOR PLAN				
PROJECT No:		DRAWING No:		

108887

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01	JUNE 06 2018	ISSUED FOR ZONING BY-LAW AMENDMENT
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HEET TITLE 3480 HAVENWOOD & 1485 WILLIAMSPORT MISSISSAUGA, ONTARIO TYPICAL FLOOR PLAN					

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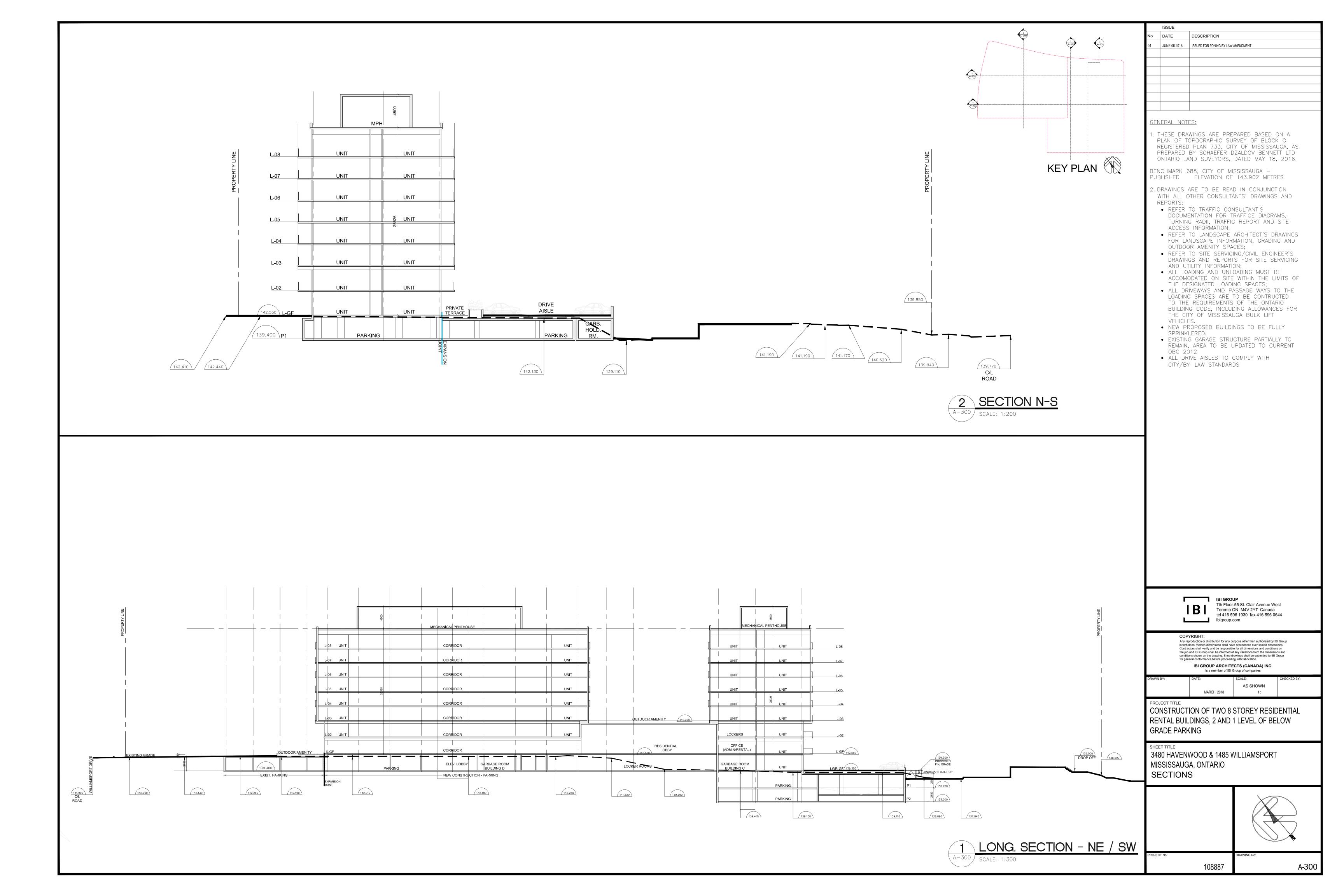
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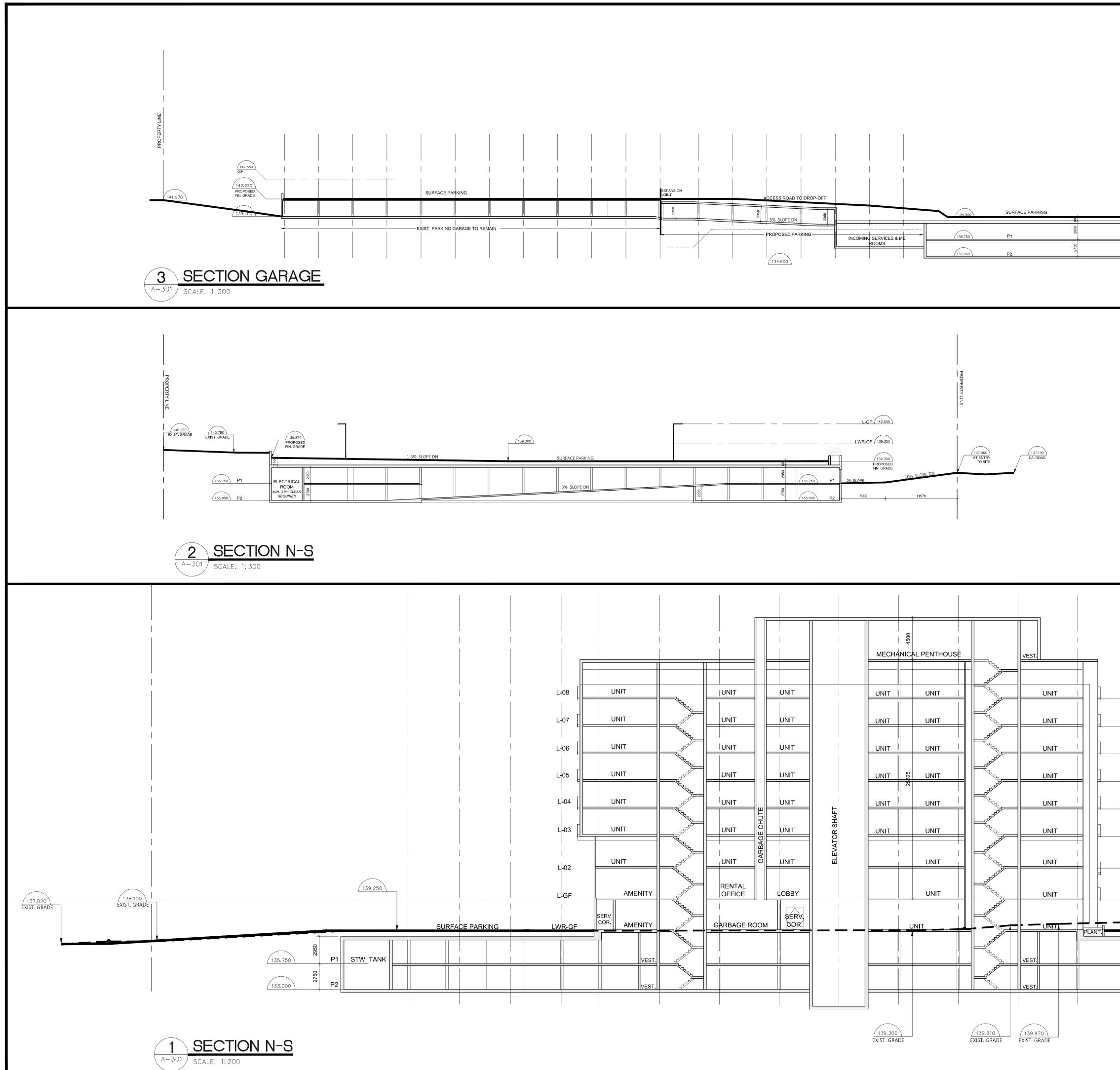
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L-02	MARCH, 2018 1 : PROJECT TITLE
	CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW
GF 142.550 (139.300) PROPOSED FIN. GRADE	GRADE PARKING
	SHEET TITLE
	3480 HAVENWOOD & 1485 WILLIAMSPORT
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