

CONSULTANT TEAM

CLIENT

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ARCHITECT

IBI Group
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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.
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Concord, Ontario L4K 3P3
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Terraprobe
11 Indell Lane
Brampton, Ontario L6T 3Y3
T (905) 796.2650

WIND AND NOISE

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

LANDSCAPE

Land Art Design
52 Mimico Avenue, Studio B,
Toronto ON M8V 1R1
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TRAFFIC

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MECHANICAL

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



VIEW LOOKING WEST FROM HAVENWOOD DR.

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

EXISTING 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

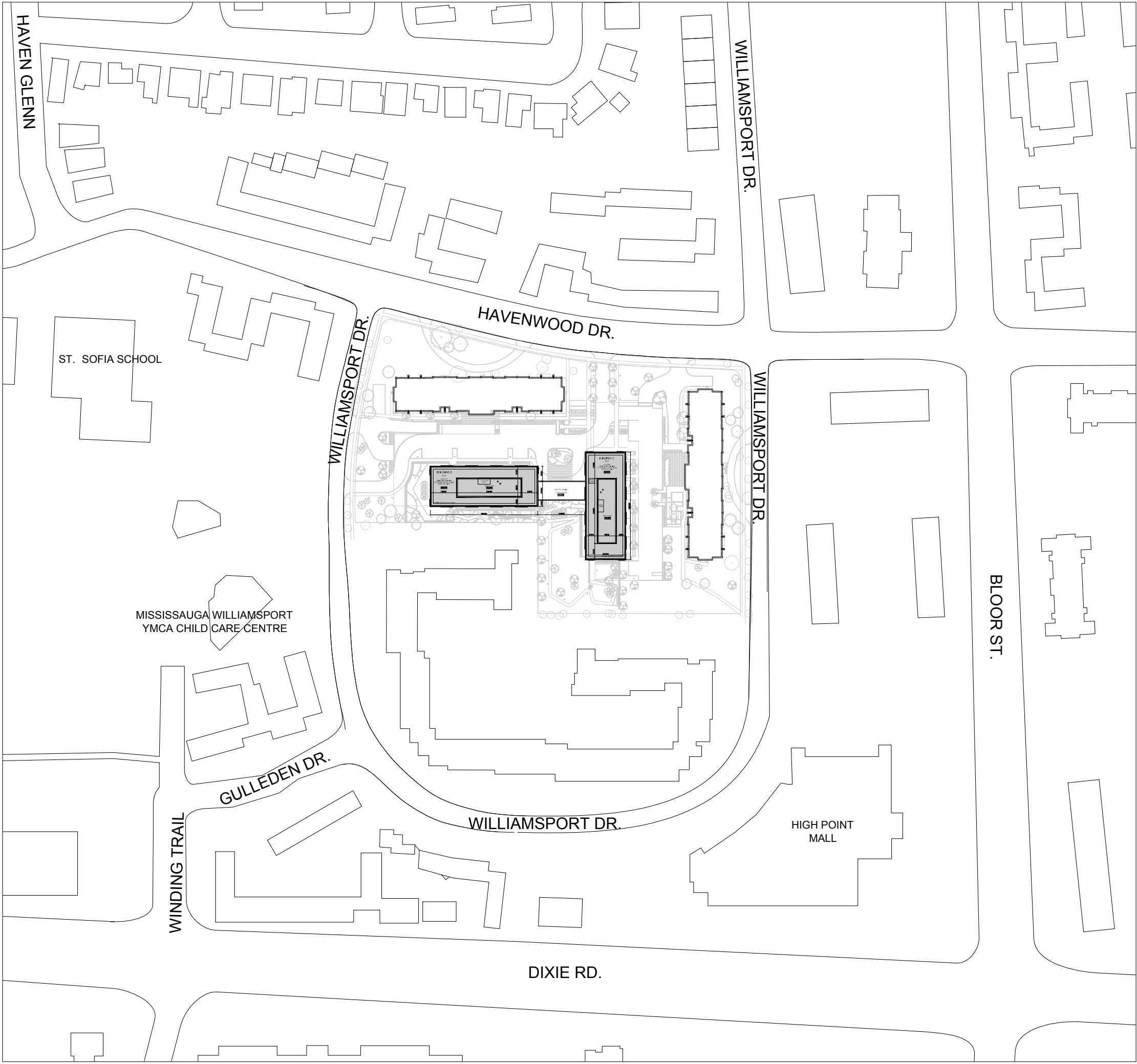
AMENITY AREA PROVIDED (INDOOR & OUTDOOR):
INDOOR = 425m²
OUTDOOR AT GRADE = 2,738m²
OUT DOOR AT THIRD FLOOR = 224m²
TOTAL PROVIDED 3,387m²

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



CONTEXT PLAN 1:2000

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

- GENERAL NOTES:**
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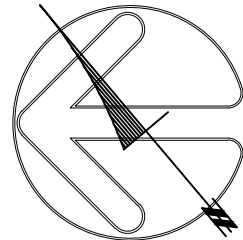
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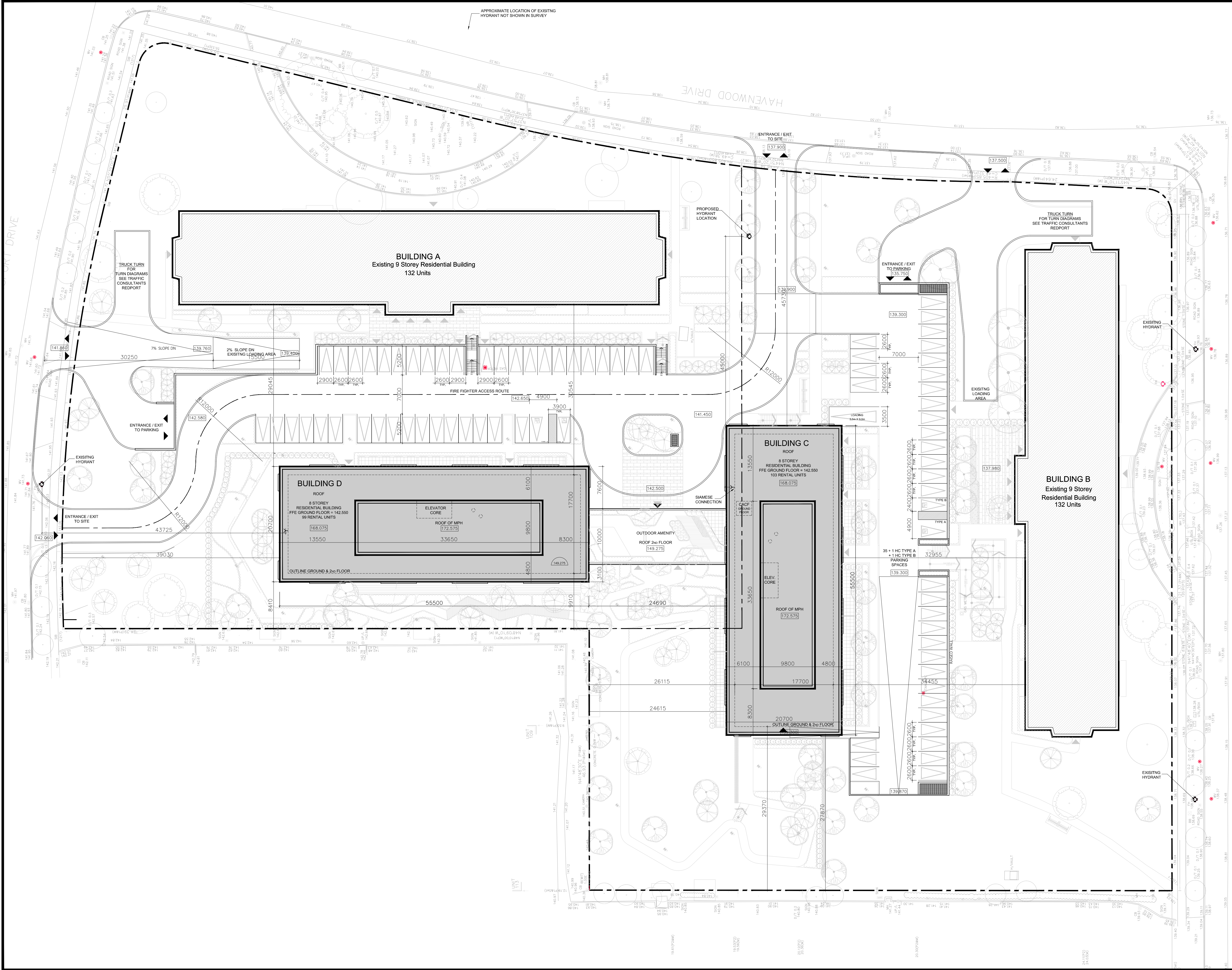
DRAWN BY:	DATE:	SCALE:	CHECKED BY:
	MARCH 2018	1:NTS	

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:	DRAWING No:
108887	A-000



ISSUE

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01	JUNE 06 2018	ISSUED FOR ZONING BY-LAW AMENDMENT

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COMBINED SITE AREA:
22,204.80m²/ 239,010.2ft²

FFE GROUND FLOOR 142.550

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DATE:

SCALE:

CHECKED BY:

MARCH 2018

1:300

PROJECT TITLE

CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING

SHEET TITLE

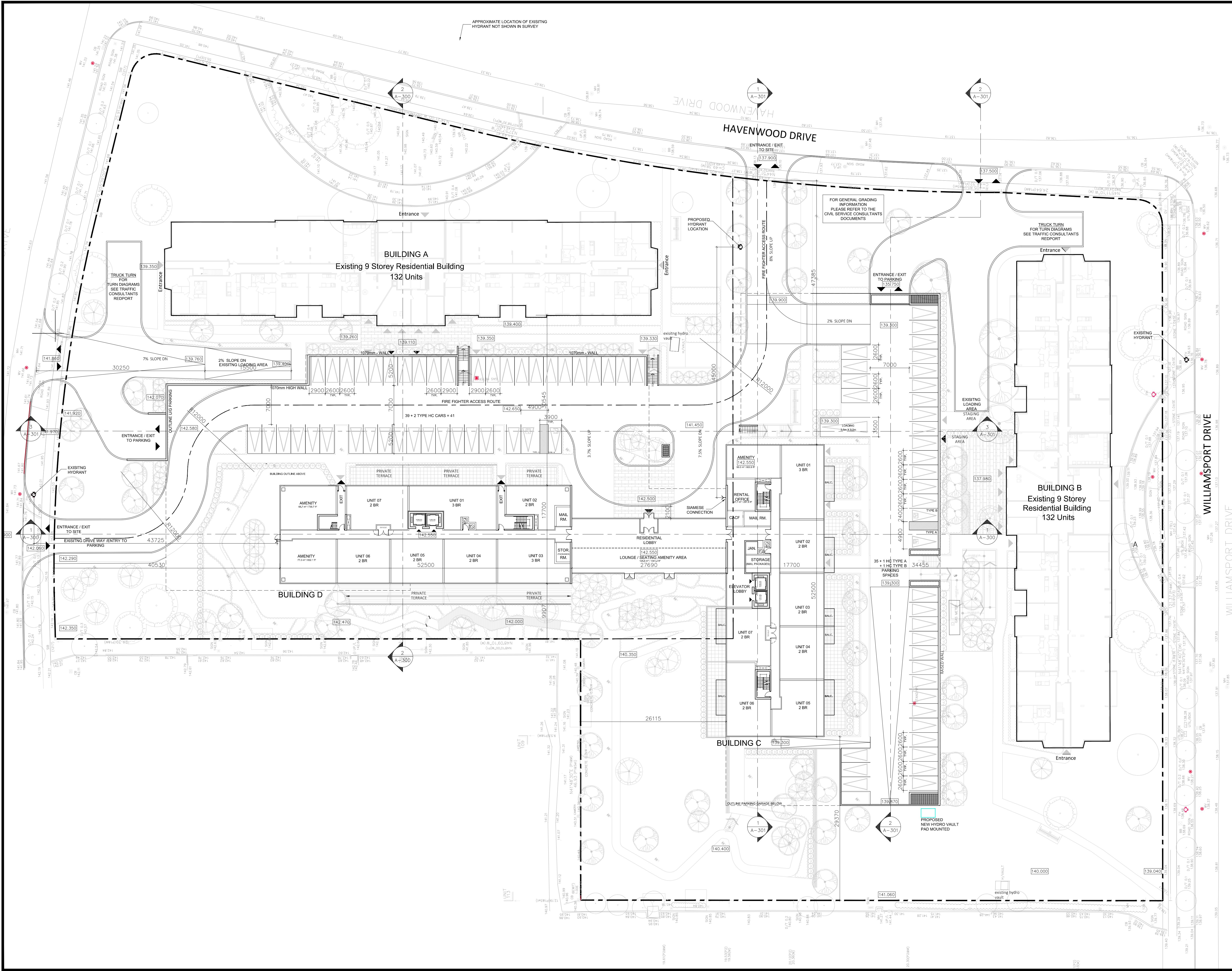
3480 HAVENWOOD & 1485 WILLIAMSPORT
MISSISSAUGA, ONTARIO
ROOF/ SITE PLAN

PROJECT No:

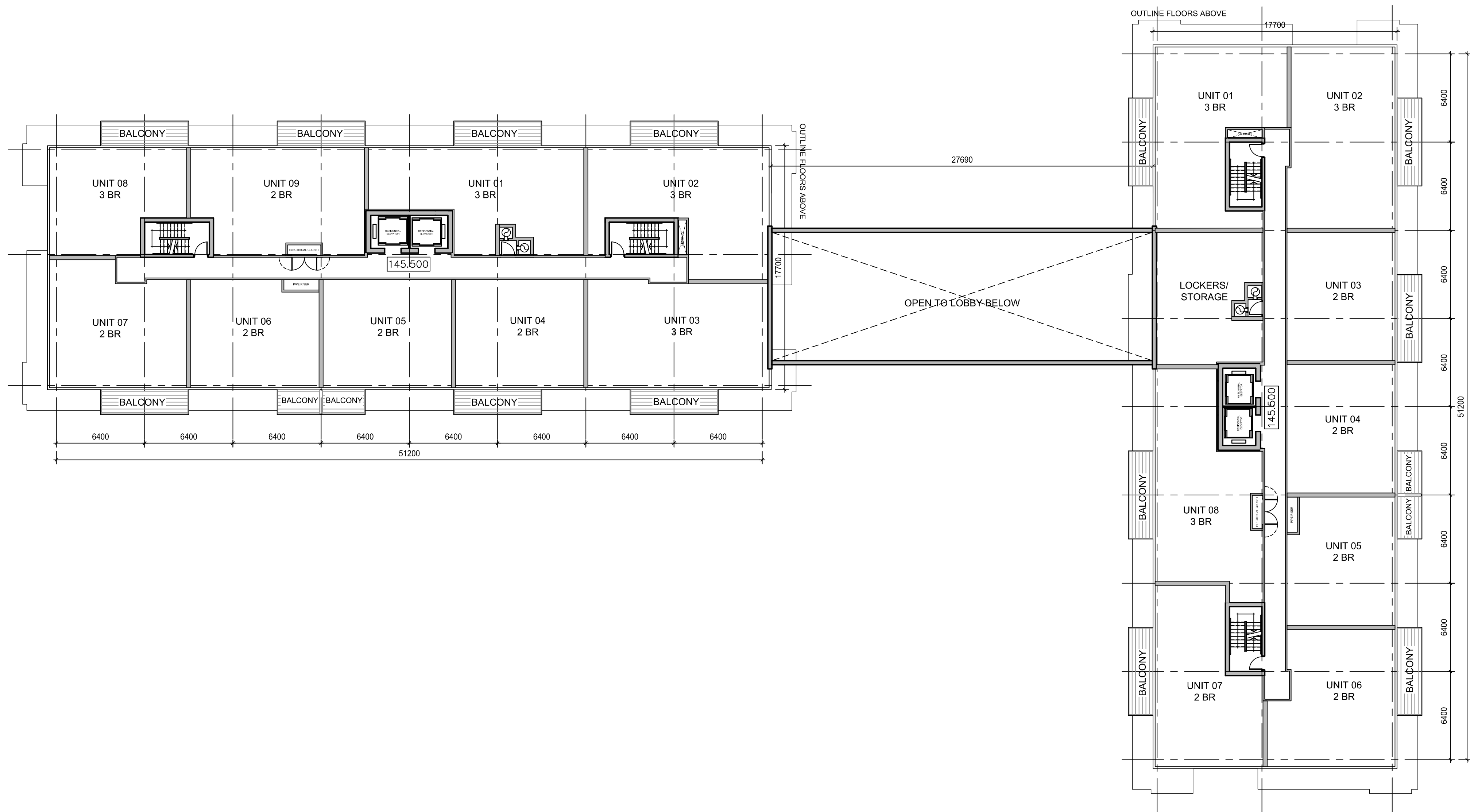
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108887

A-002



ISSUE		
No	DATE	DESCRIPTION
01	JUNE 06 2018	ISSUED FOR ZONING BY-LAW AMENDMENT
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• 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		
FFE 142.550		
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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 GROUND FLOOR PLAN		
PROJECT No:	DRAWING No:	
108887	A-103	



ISSUE		
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FFE 145.950

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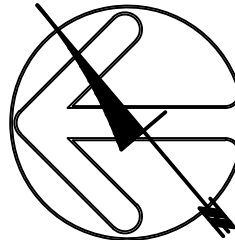
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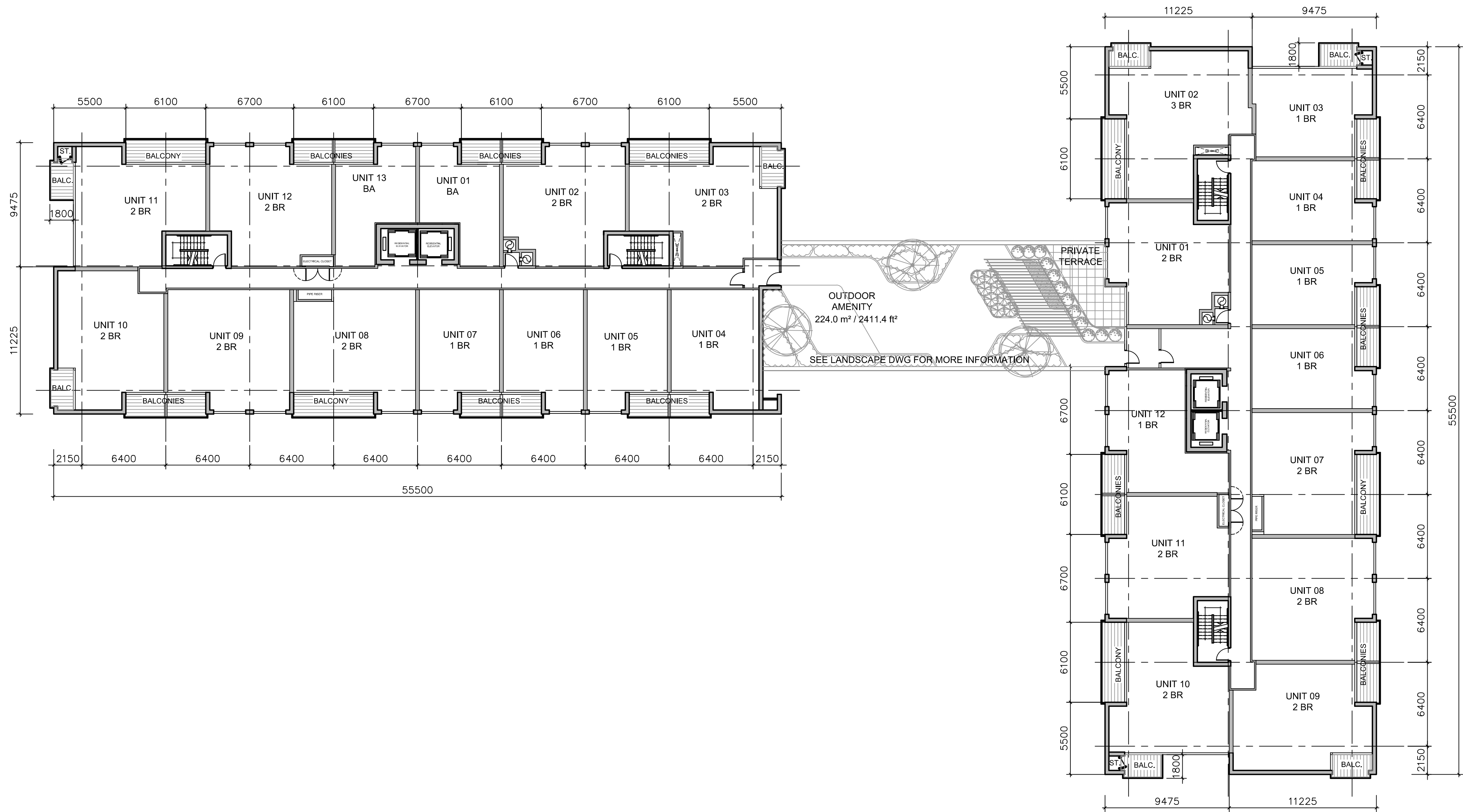
PROJECT TITLE
CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING

SHEET TITLE
3480 HAVENWOOD & 1485 WILLIAMSPORT
MISSISSAUGA, ONTARIO
SECOND FLOOR PLAN



PROJECT No:
108887

DRAWING No:
A-104



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

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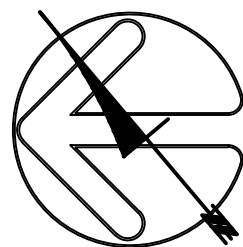
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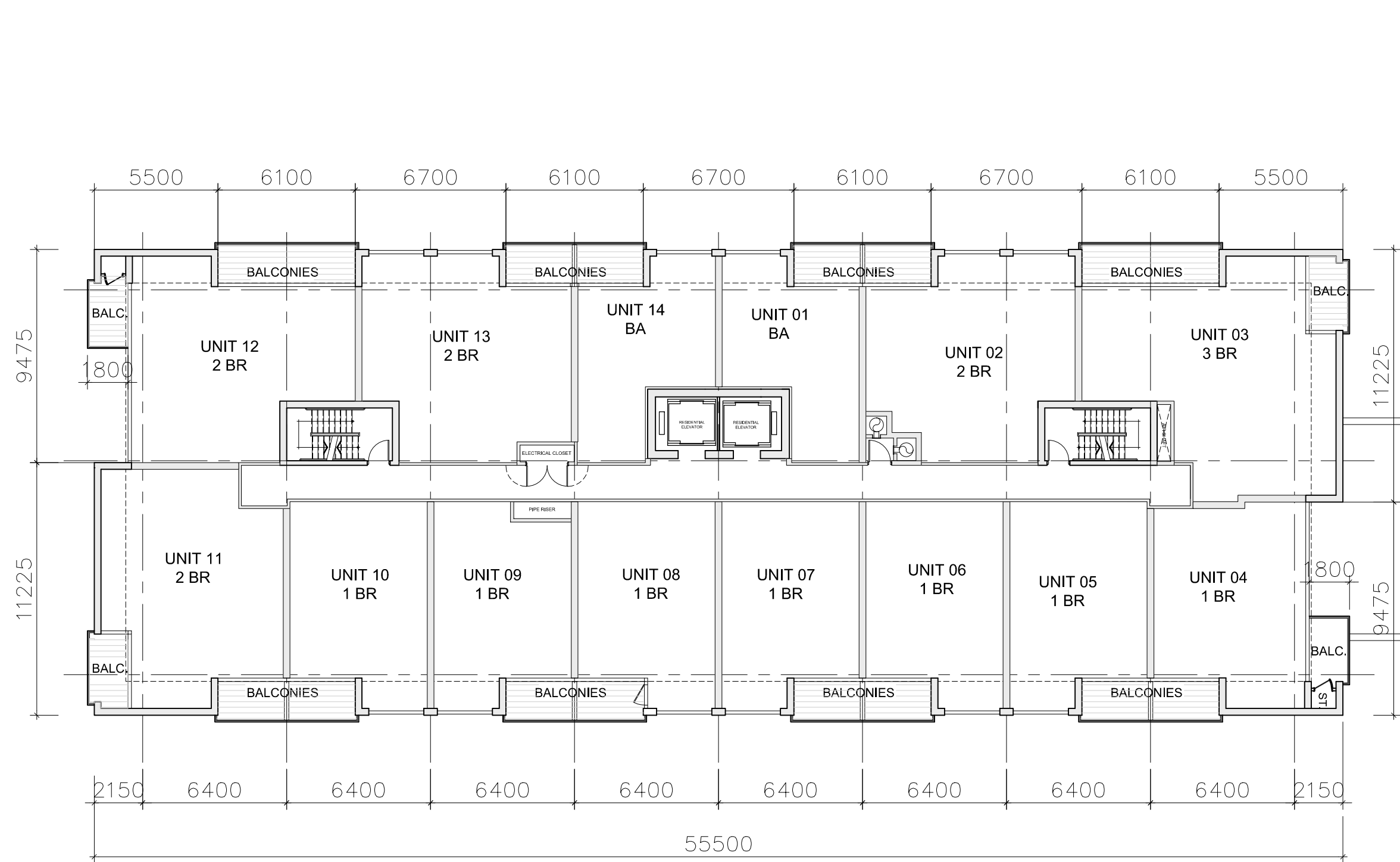
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PROJECT TITLE
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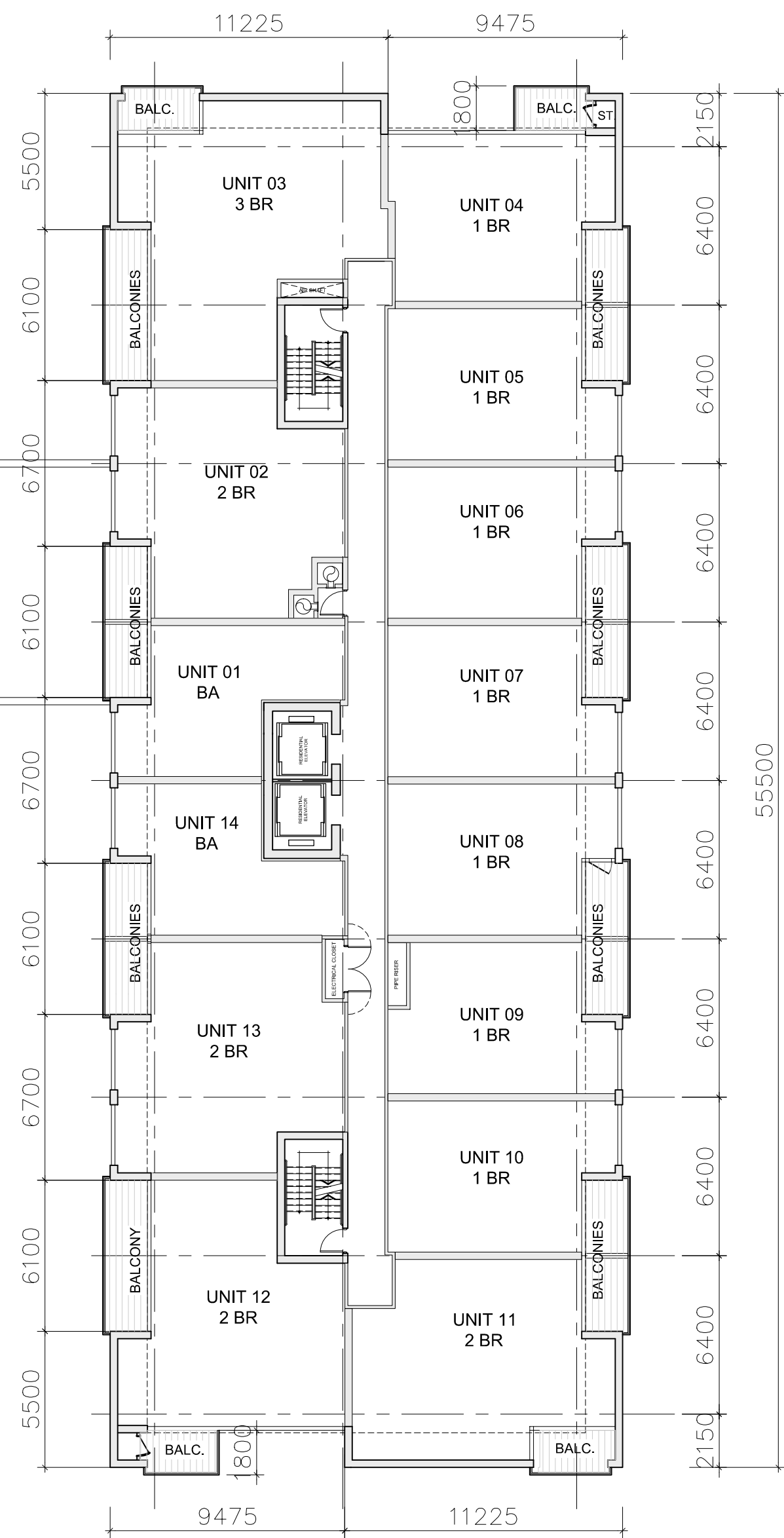
SHEET TITLE
**3480 HAVENWOOD & 1485 WILLIAMSPORT
MISSISSAUGA, ONTARIO
3RD FLOOR PLAN**



PROJECT No:	DRAWING No:
108887	A-105



TYPICAL FLOOR PLAN - LEVE L 04 TO L 08



TYPICAL FLOOR PLAN
LEVEL 04 TO L 08

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PROJECT TITLE

CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING

SHEET TITLE

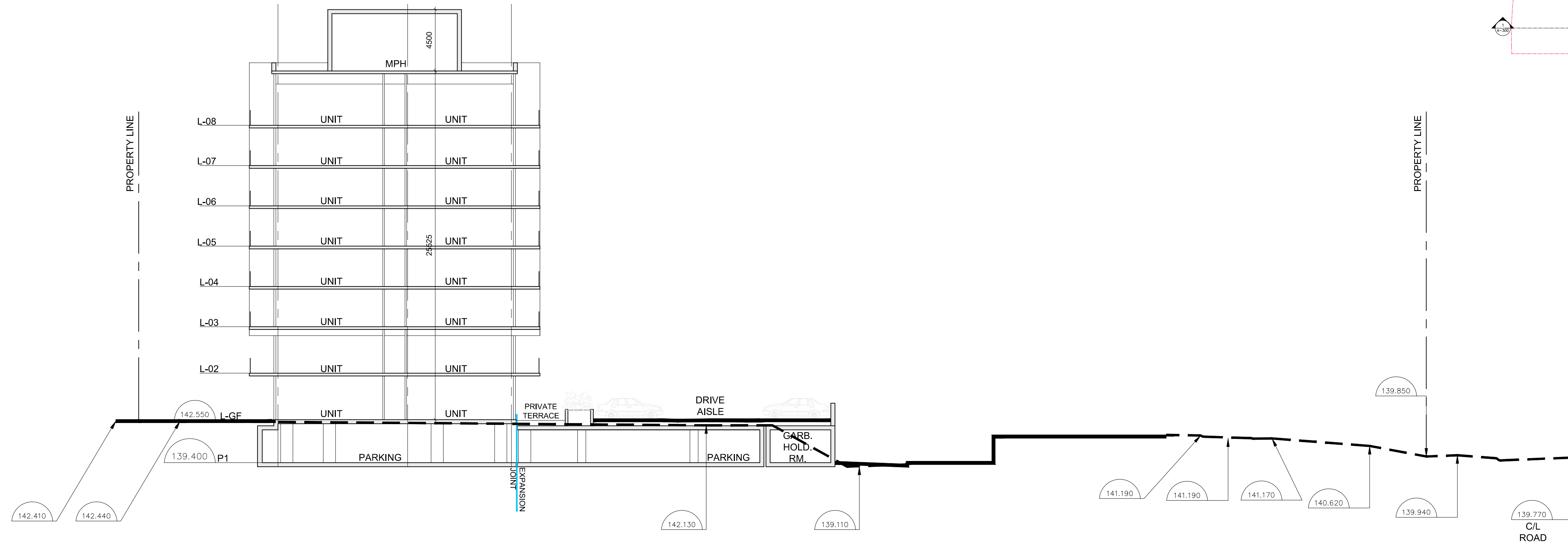
3480 HAVENWOOD & 1485 WILLIAMSPORT
MISSISSAUGA, ONTARIO
TYPICAL FLOOR PLAN

PROJECT No:

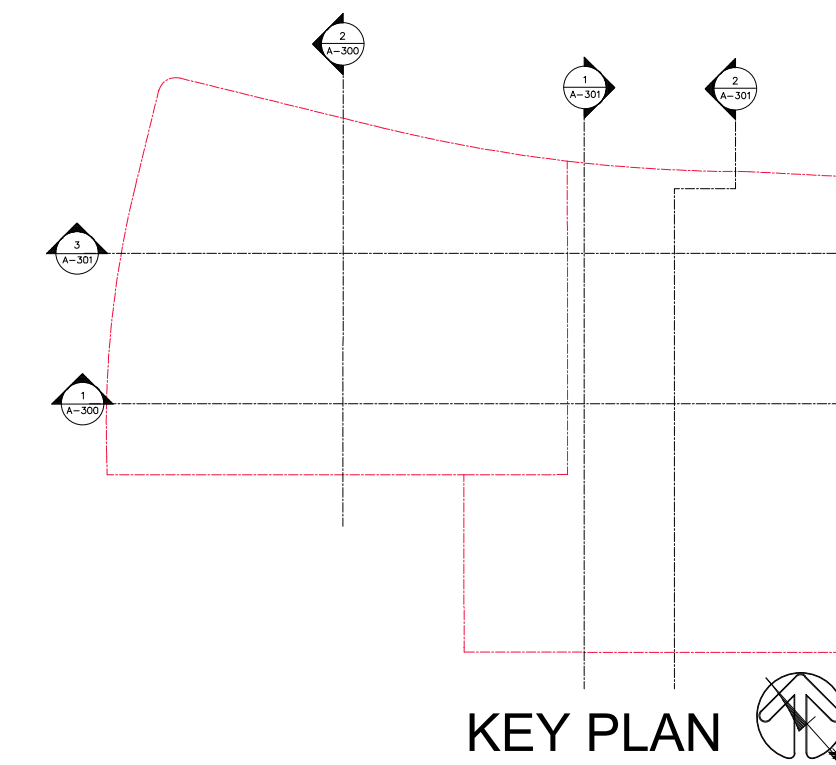
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DRAWING No:

A-106

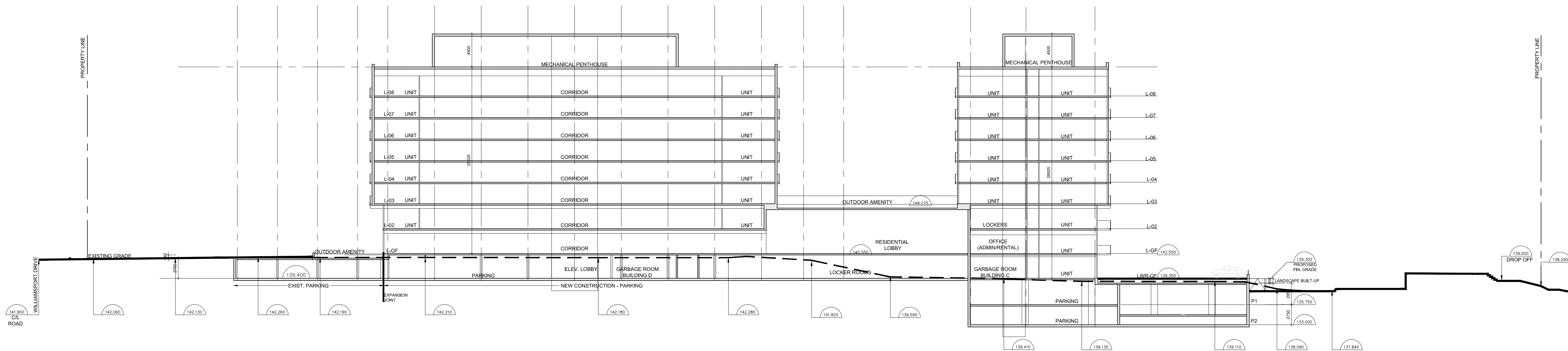


2 SECTION N-S
A-300 SCALE: 1:200



ISSUE		
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1 LONG. SECTION - NE / SW
A-300 SCALE: 1:300

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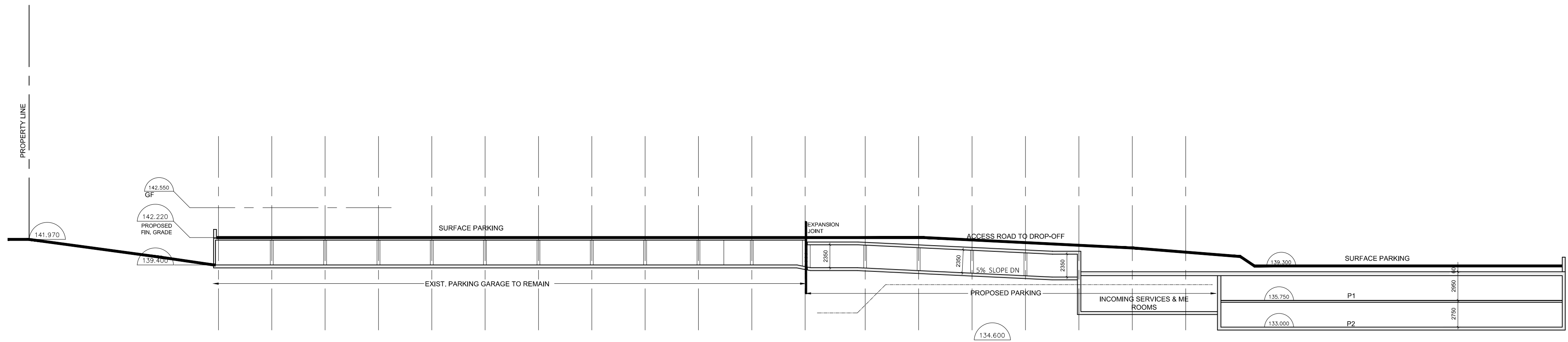
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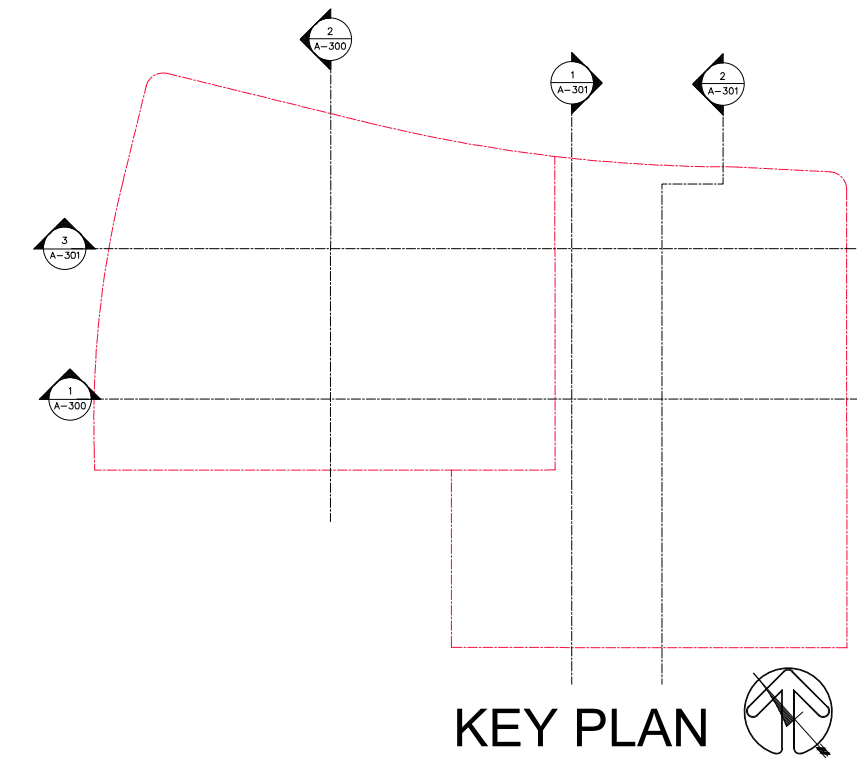
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CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING

SHEET TITLE
3480 HAVENWOOD & 1485 WILLIAMSPORT
MISSISSAUGA, ONTARIO
SECTIONS

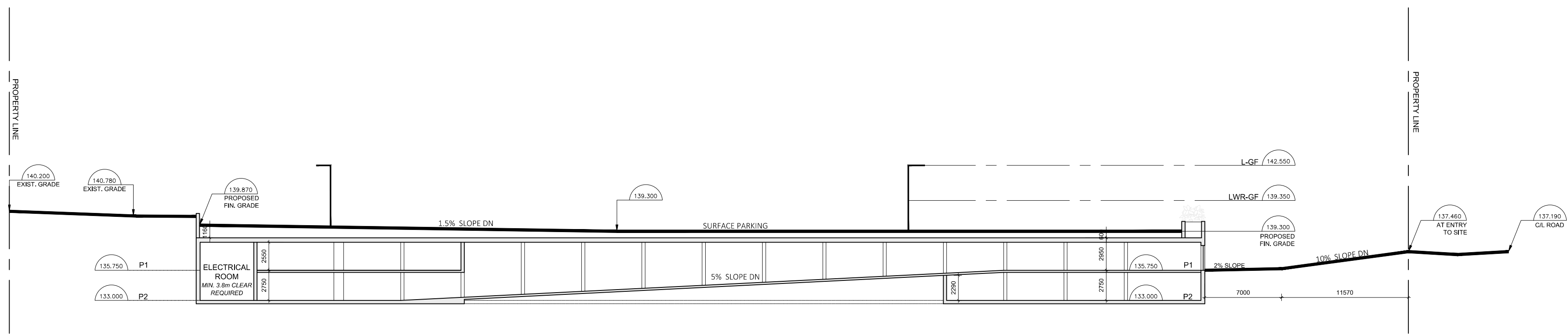
PROJECT No:	108887	DRAWING No:	A-300
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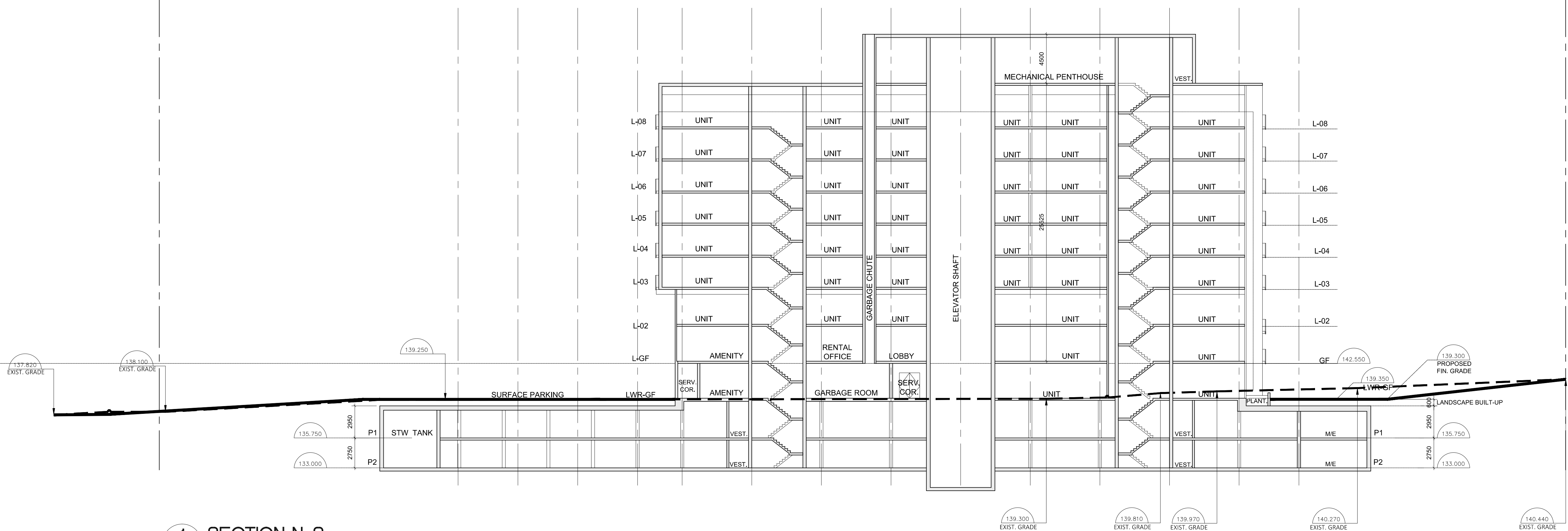
3 SECTION GARAGE
A-301 SCALE: 1:300



KEY PLAN



2 SECTION N-S
A-301 SCALE: 1:300



1 SECTION N-S
A-301 SCALE: 1:200

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 SURVEYORS, DATED MAY 18, 2016.
 - BENCHMARK 688, CITY OF MISSISSAUGA = PUBLISHED ELEVATION OF 143.902 METRES
 - DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS:
 - REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE INFORMATION, GRADING AND OUTDOOR AMENITY SPACES;
 - REFER TO SITE SERVICING/CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
 - ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES;
 - ALL DRIVEWAYS AND PASSAGE WAYS TO THE LOADING SPACES ARE TO BE CONSTRUCTED 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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IBI GROUP ARCHITECTS (CANADA) INC.
is a member of IBI Group of companies

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
	MARCH 2018	AS NOTED 1:	

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
SECTIONS

PROJECT No:	DRAWING No:
108887	A-301