# **CONSULTANT TEAM**

## CLIENT

Starlight Investments 1400 - 3280 Bloor Street West, Centre Tower, Toronto, Ontario M8X 2X3 T (416) 234-8444

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: 22,204.80m<sup>2</sup> (WILLIAMSPORT DR. = 11,121.40m<sup>2</sup> / HAVENWOOD DR. = 11,083.40m<sup>2</sup>) FSI = 2.057

### EXISITNG BUILDINGS:

BUILDING A 9 STOREY RENTAL- 3480 HAVENWOOD DRIVE GFA = 13,090m<sup>2</sup> 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 = 13,090m<sup>2</sup> UNIT MIX & COUNT 1 BR = 63 2 BR = 34 3 BR = 34 4 BR = 1 TOTAL = 132

TOTAL EXISTING GFA = 26,180m<sup>2</sup>

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) = 19,500m<sup>2</sup>

PROPOSED UNIT MIX & COUNT (COMBINED):

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

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

AMENITY AREA REQUIRED BASED ON 5.6m<sup>2</sup> / UNIT (ENTIRE SITE) = 2,610m<sup>2</sup>

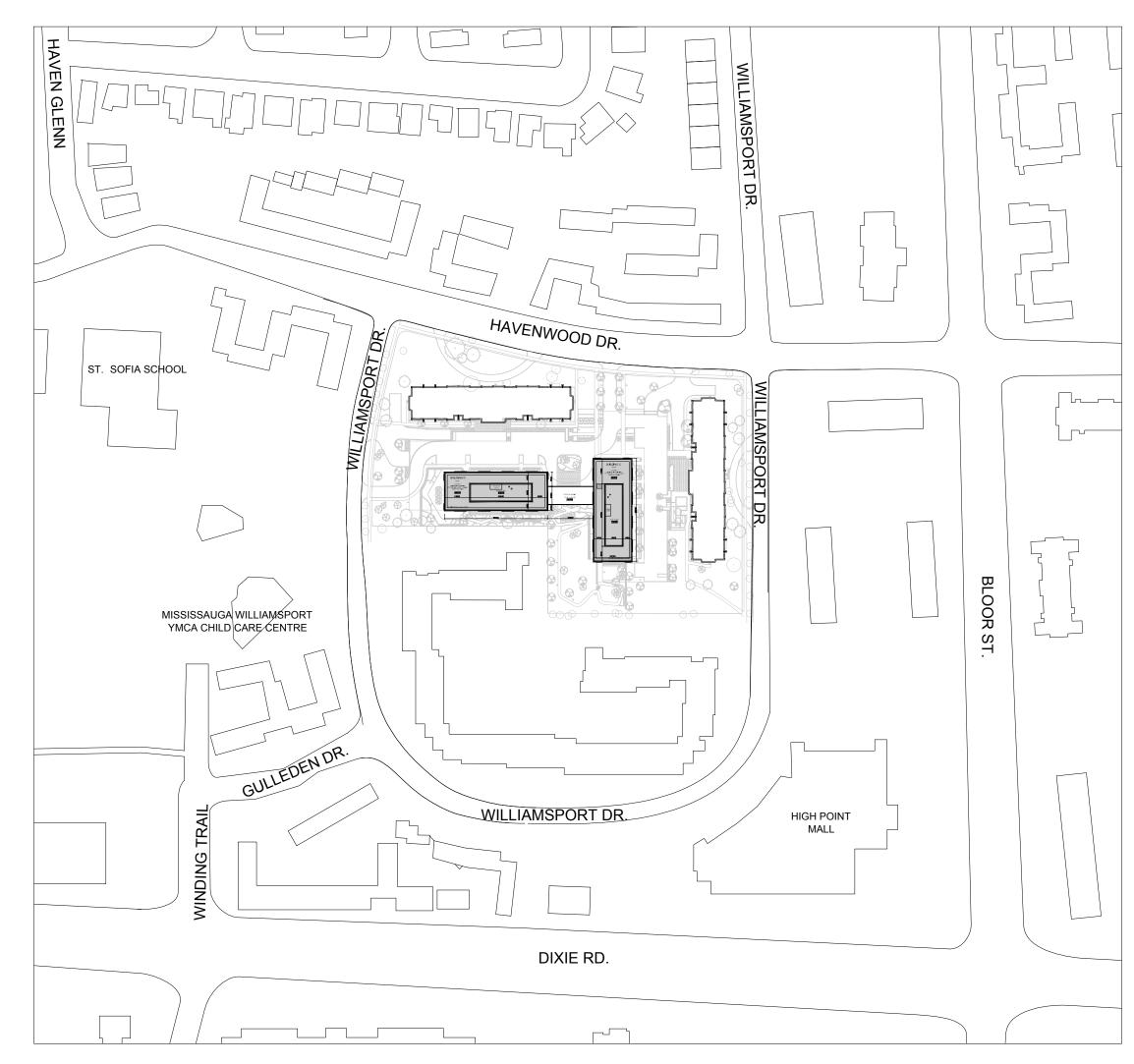
### PARKING PROPOSED:

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.

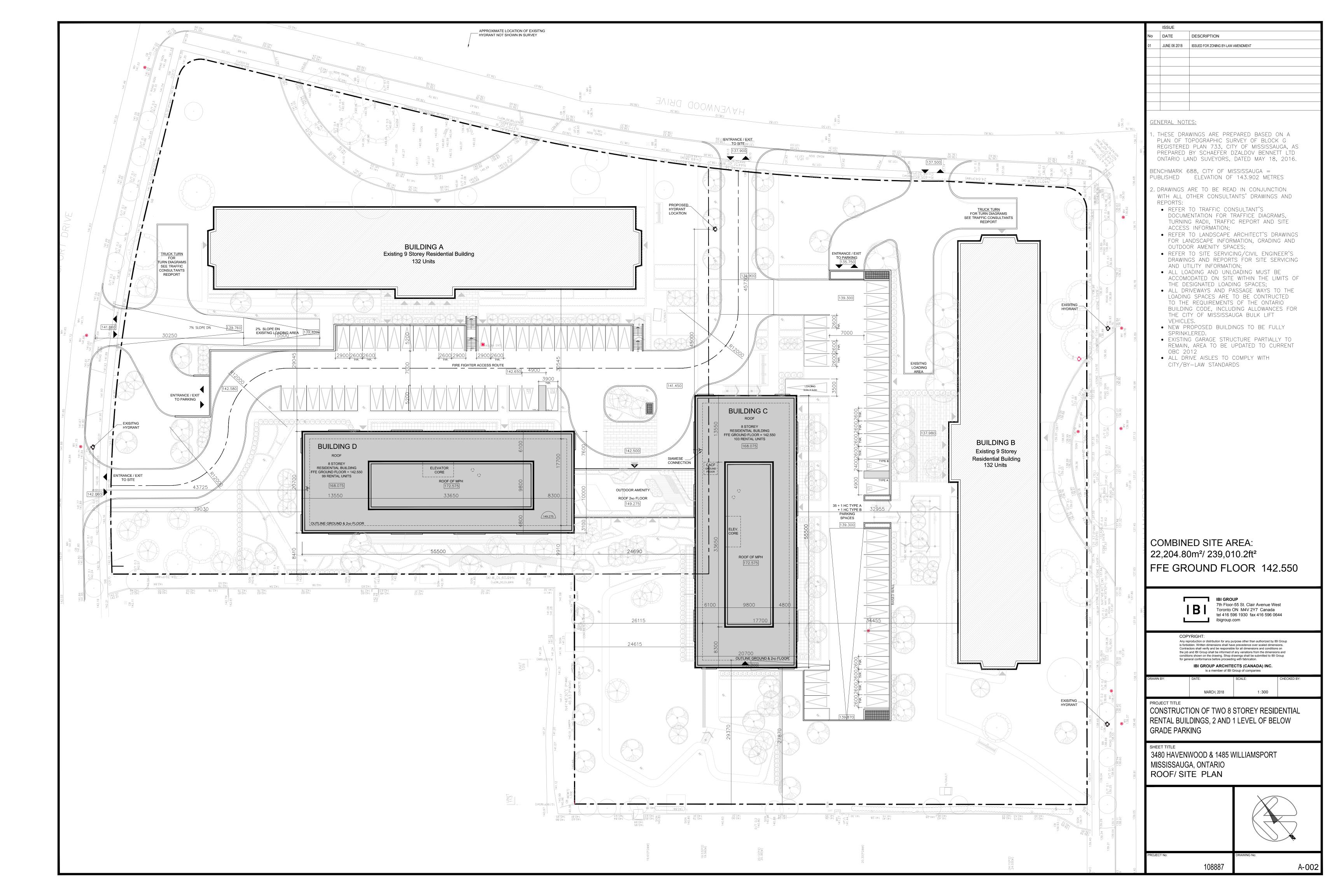
BENCHMARK 688, CITY OF MISSISSAUGA = PUBLISHED ELEVATION OF 143.902 METRES

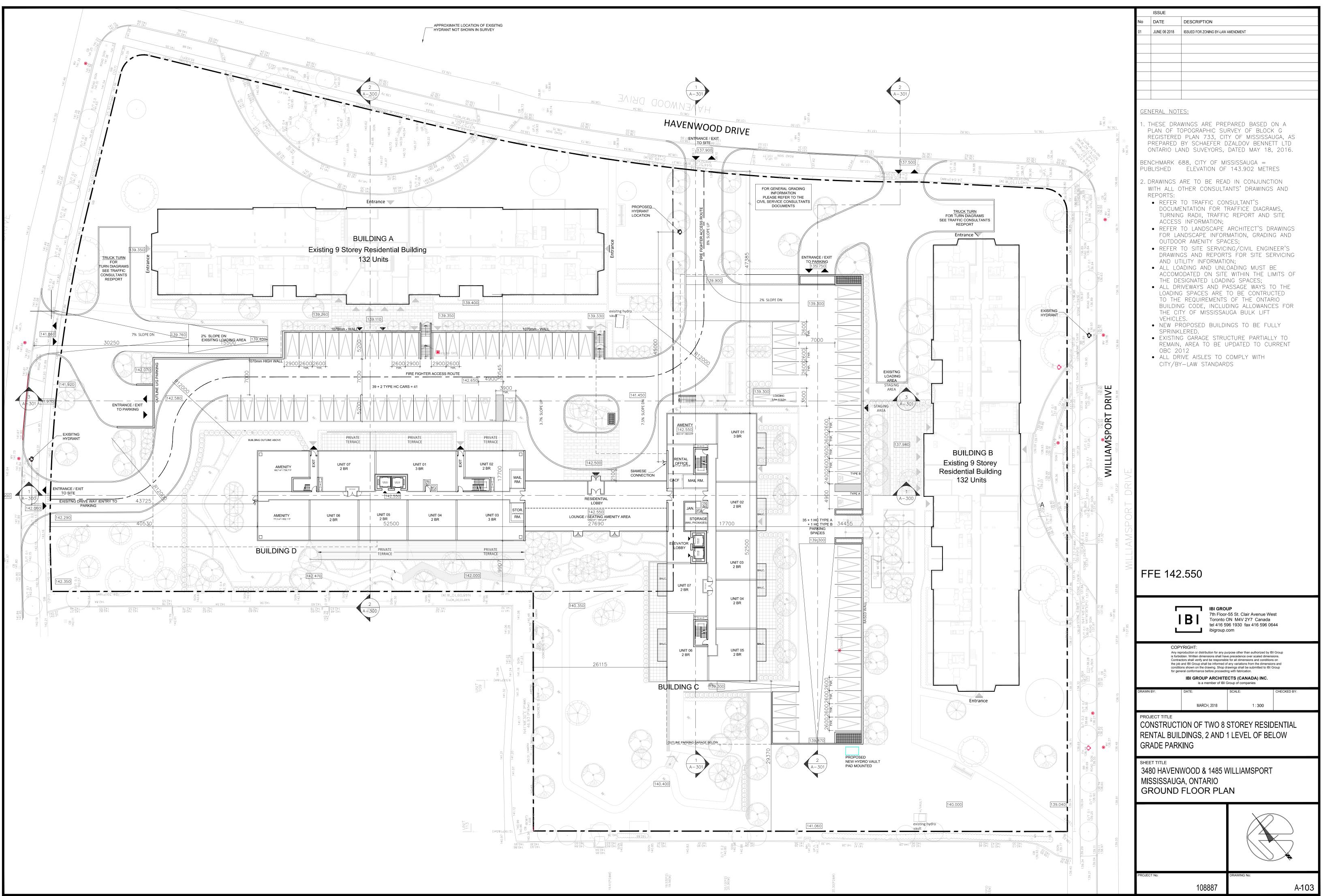
- 2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS:
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFICE DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE INFORMATION, GRADING AND 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 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

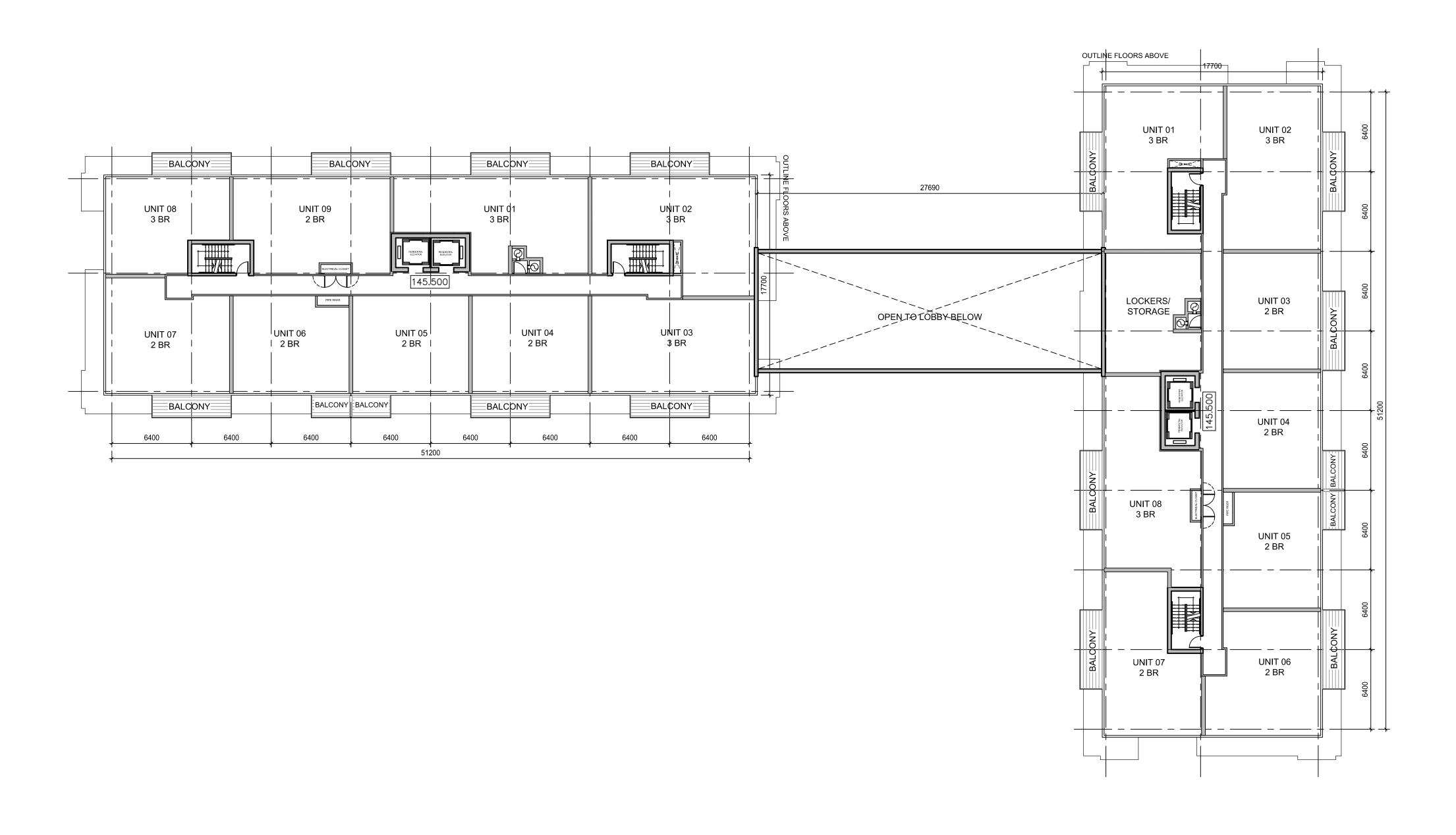
Г		
	I B	
L		

IBI GROUP 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com

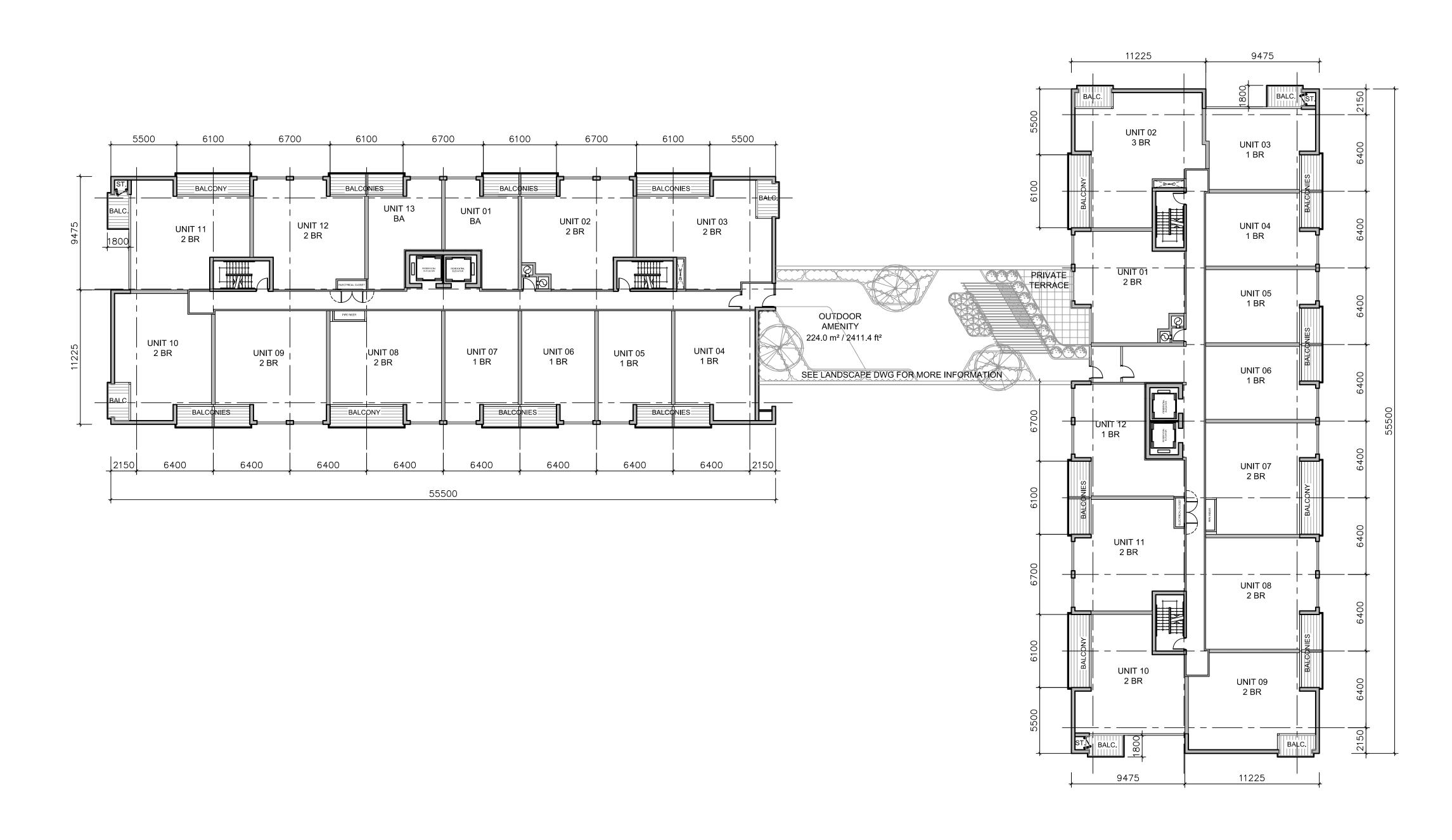
COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication. <b>IBI GROUP ARCHITECTS (CANADA) INC.</b> is a member of IBI Group of companies				
DRAWN BY:	DATE:	SCALE:	CHECKED BY:	
DRAWN DT.	MARCH, 2018	1 : NTS	GILORED DT.	
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	







	ISSUE			
No				
	JUNE 06 2018	ISSUED FOR ZONING BY-LAW	AMENUMENT	
GEN	NERAL NOTI	ES:		
		<u>-o.</u> WINGS ARE PRE	PARFD RASED (	ON A
F	PLAN OF TO	OPOGRAPHIC SU	RVEY OF BLOCH	< G
F	PREPARED	PLAN 733, CIT BY SCHAEFER D	ZALDOV BENNE	TT LTD
(	ONTARIO LA	ND SUVEYORS,	DATED MAY 18,	2016.
		88, CITY OF MI ELEVATION OF		ES
		ARE TO BE REA		
N	WITH ALL C	THER CONSULT		
F	REPORTS: • REFER	TO TRAFFIC CON	ISULTANT'S	
		ENTATION FOR T G RADII, TRAFFIC		
	ACCESS	INFORMATION;		
	FOR LA	TO LANDSCAPE NDSCAPE INFOR	MATION, GRADIN	
		OR AMENITY SPA TO SITE SERVIC		IEER'S
	DRAWIN	GS AND REPORT	'S FOR SITE SE	
	• ALL LO	ADING AND UNL	DADING MUST E	
	THE DE	DATED ON SITE SIGNATED LOADI	NG SPACES;	
	LOADING	VEWAYS AND PA	TO BE CONTRUC	CTED
	BUILDIN	REQUIREMENTS G CODE, INCLUI	DING ALLOWANC	
		Y OF MISSISSAU		
		ROPOSED BUILDI	NGS TO BE FUI	_LY
	• EXISTING	GARAGE STRU AREA TO BE L		
	OBC 20	)12		ININE IN I
		IVE AISLES TO ( ´—LAW STANDARI		
		050		
▋┝┟	E 145	.950		
		Toronto (	-55 St. Clair Avenue We	est
		tel 416 59	DN M4V 2Y7 Canada 96 1930 fax 416 596 06 com	644
		ibigroup.o		
		YRIGHT: production or distribution for any pu	Irpose other than authorized by IE	3I Group
	is forbio Contrac	den. Written dimensions shall hav tors shall verify and be responsibl and IBI Group shall be informed of	e precedence over scaled dimens e for all dimensions and condition	sions. s on
	conditio	ons shown on the drawing. Shop do eral conformance before proceedir	awings shall be submitted to IBI ( ng with fabrication.	
		IBI GROUP ARCHITE is a member of IBI C	· · ·	
DRAWN	IBY:	DATE:	SCALE:	CHECKED BY:
		MARCH, 2018	1 : 200	
_				
		ION OF TWO 8		
	NTAL BUIL ADE PARK	DINGS, 2 AND '	I LEVEL OF BE	LUVV
GR				
		NOOD & 1485 V	VILLIAMSPORT	
		A, ONTARIO FLOOR PLA	N	
			IN	
				$\leftarrow$
				v
PROJEC	CT No:		DRAWING No:	
		108887		A-104



	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.

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

- 2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND **REPORTS:**
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFICE 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 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

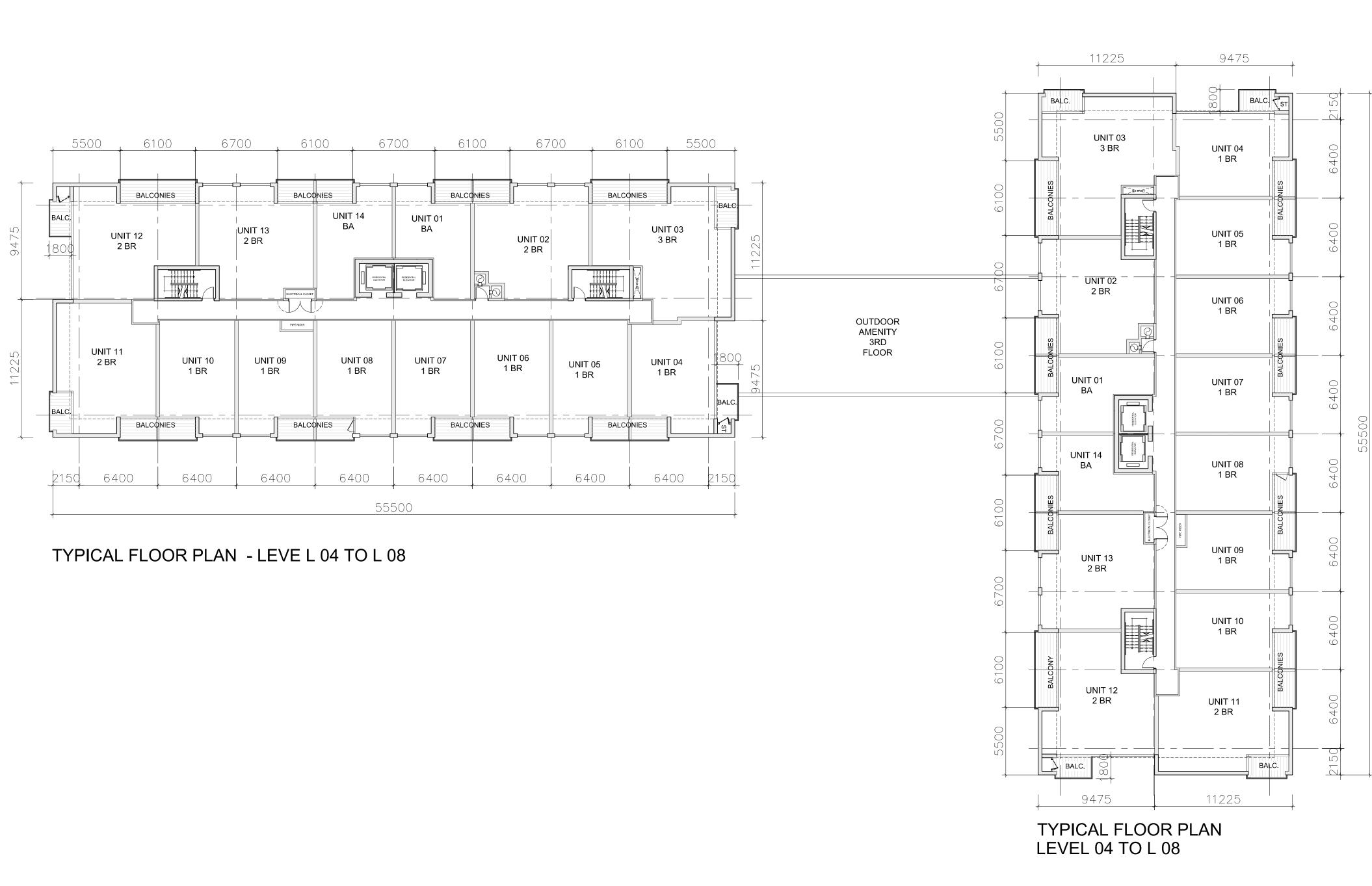
	В	
-		-

IBI GROUP 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com

COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication. <b>IBI GROUP ARCHITECTS (CANADA) INC.</b> is a member of IBI Group of companies				
DRAWN BY:	DATE:	SCALE:	CHECKED BY:	
	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

A-105



	ISSUE	
No	DATE	DESCRIPTION
01	JUNE 06 2018	ISSUED FOR ZONING BY-LAW AMENDMENT
<u>gen</u>	IERAL NOT	<u>ES:</u>
		WINGS ARE PREPARED BASED ON A
		OPOGRAPHIC SURVEY OF BLOCK G ) PLAN 733, CITY OF MISSISSAUGA, AS
F	PREPARED	BY SCHAEFER DZALDOV BENNETT LTD
(	ontario la	AND SUVEYORS, DATED MAY 18, 2016.
		688, CITY OF MISSISSAUGA = Elevation of 143.902 metres
		ARE TO BE READ IN CONJUNCTION DTHER CONSULTANTS' DRAWINGS AND
	REPORTS:	
		TO TRAFFIC CONSULTANT'S ENTATION FOR TRAFFICE DIAGRAMS,
	TURNIN	G RADII, TRAFFIC REPORT AND SITE
		S INFORMATION; TO LANDSCAPE ARCHITECT'S DRAWINGS
		NDSCAPE INFORMATION, GRADING AND OR AMENITY SPACES;
	• REFER	TO SITE SERVICING/CIVIL ENGINEER'S
		IGS AND REPORTS FOR SITE SERVICING TILITY INFORMATION;
	• ALL LC	ADING AND UNLOADING MUST BE
		ODATED ON SITE WITHIN THE LIMITS OF ESIGNATED LOADING SPACES;
		RIVEWAYS AND PASSAGE WAYS TO THE G SPACES ARE TO BE CONTRUCTED
	το τηε	E REQUIREMENTS OF THE ONTARIO
		NG CODE, INCLUDING ALLOWANCES FOR TY OF MISSISSAUGA BULK LIFT
	VEHICL	
	SPRINK	LERED.
		G GARAGE STRUCTURE PARTIALLY TO , AREA TO BE UPDATED TO CURRENT
	OBC 20	012
		RIVE AISLES TO COMPLY WITH Y-LAW STANDARDS
	, _	

	MARCH, 2018	1 : 200			
ROJECT TITLE CONSTRUCTION OF TWO 8 STOREY RESIDENTIAL RENTAL BUILDINGS, 2 AND 1 LEVEL OF BELOW GRADE PARKING					
HEET TITLE 3480 HAVENWOOD & 1485 WILLIAMSPORT MISSISSAUGA, ONTARIO TYPICAL FLOOR PLAN					

 IBI GROUP

 7th Floor-55 St. Clair Avenue West

 Toronto ON M4V 2Y7 Canada

 tel 416 596 1930 fax 416 596 0644

 ibigroup com

Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

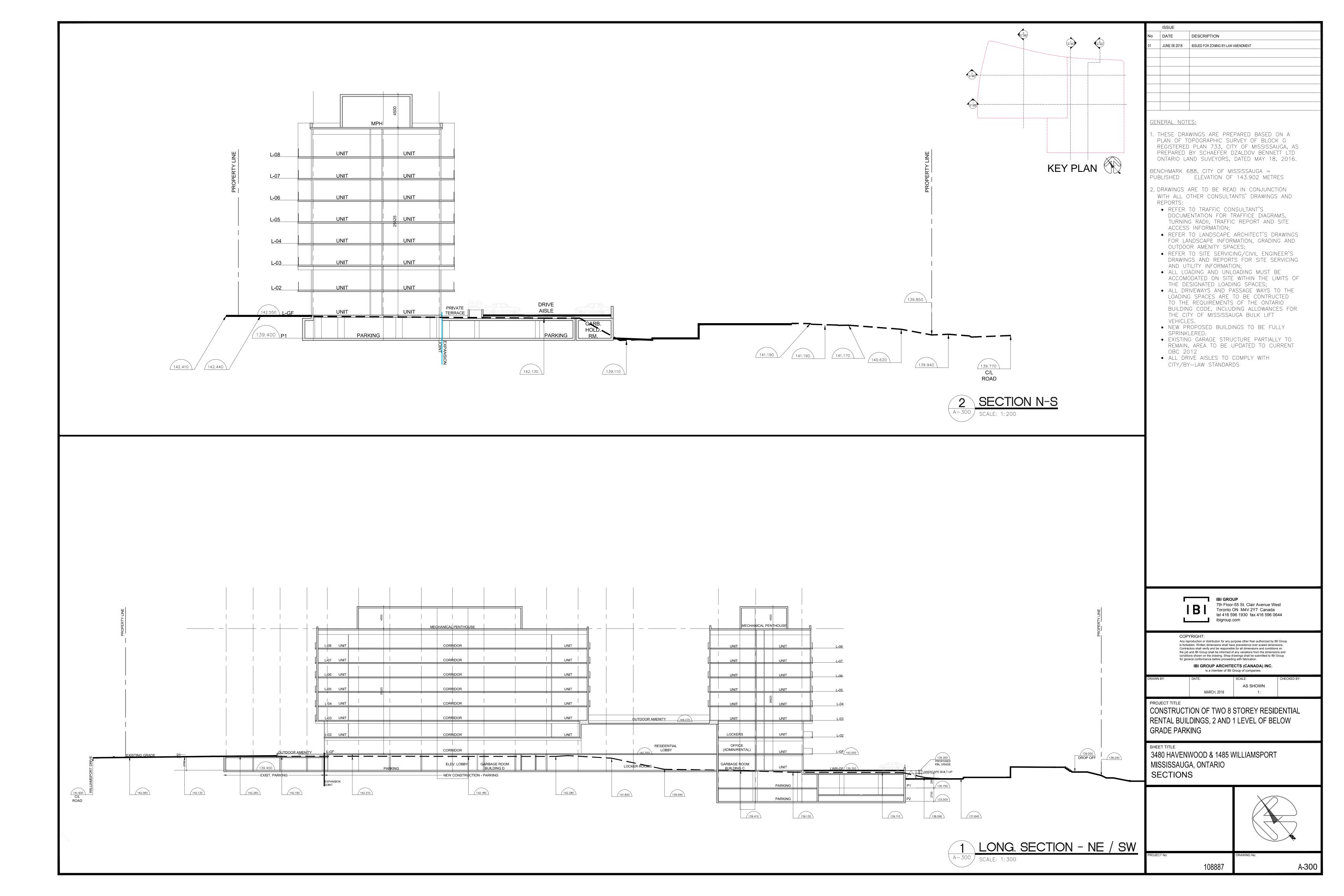
IBI GROUP ARCHITECTS (CANADA) INC. is a member of IBI Group of companies

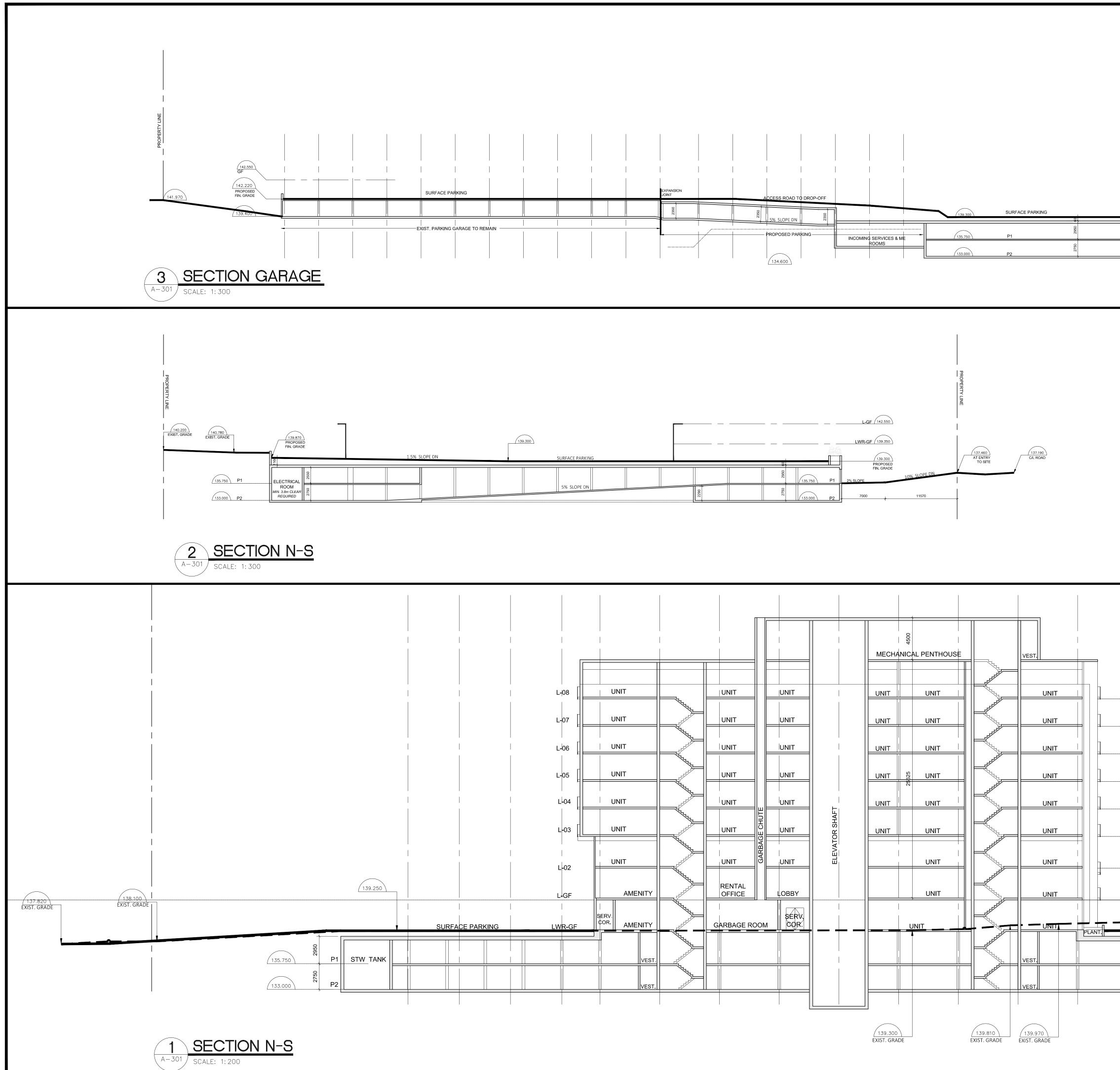
ibigroup.com

COPYRIGHT:

$\sum$	
	$\overline{}$
$\mathcal{L}$	×

108887





<u> </u>	ISSUE
$\begin{pmatrix} 2\\ A-300\\ \hline \\ A-301 \end{pmatrix}$ $\begin{pmatrix} 1\\ A-301 \end{pmatrix}$	No         DATE         DESCRIPTION           01         JUNE 06 2018         ISSUED FOR ZONING BY-LAW AMENDMENT
A-301 (A-301)	UI JUNE VO ZUIO ISSUED FUR ZUNING BY-LAW AMENUMENI
	-
	<u>GENERAL NOTES:</u>
	1. 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 SUMEYORS DATED MAY 18, 2016
	ONTARIO LAND SUVEYORS, DATED MAY 18, 2016. Benchmark 688, city of mississauga =
	PUBLISHED ELEVATION OF 143.902 METRES
	2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND
	<ul> <li>REPORTS:</li> <li>REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFICE DIAGRAMS,</li> </ul>
	TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
	<ul> <li>REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE INFORMATION, GRADING AND</li> </ul>
	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
	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
L-08	
L-07	
	<b>IBI GROUP</b> 7th Floor-55 St. Clair Avenue West
L-06	Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com
L-05	
	COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on
L-04	the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.
L-03	IBI GROUP ARCHITECTS (CANADA) INC. is a member of IBI Group of companies
	DRAWN BY: DATE: SCALE: CHECKED BY: AS NOTED
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
M/E P1 135.750	MISSISSAUGA, ONTARIO SECTIONS
52220	
M/E P2 N 133.000	
(140.270)	
EXIST. GRADE EXIST. GRADE	
	PROJECT No: DRAWING No:
	108887 A-301