HGC ENGINEERING

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Noise Feasibility Study
Proposed Retirement Building
(Erinview Redevelopment)
2132 Dundas Street West,
Mississauga, Ontario

Prepared for:

Sifton Properties Limited
195 Dufferin Ave
Oakville, Ontario
N6A 1K7

Prepared by

Sheeba Paul, MEng, PEng

December 20, 2016

Project No. 01604022

Table of Contents

1 Introduction & Summary

Howe Gastmeier Chapnik Limited (HGC Engineering) was retained by Sifton Properties Limited to conduct a noise feasibility study for their proposed mid-rise retirement development located at 2132 Dundas Street West, in the City of Mississauga, Ontario. The area surrounding the proposed development includes existing residential and commercial uses. The subject site will consist of two four storey buildings connected by a 2-storey section. The study is required by the municipality as part of their planning and approvals process.

The primary noise sources impacting the site were determined to be road traffic on Dundas Street West and Fifth Line West. Road traffic data for was obtained from the City of Mississauga. The data was used to predict future traffic sound levels at the locations of the proposed building facades. The predicted sound levels were compared to the guidelines of the Ministry of Environment and Climate Change (MOECC) to develop noise control recommendations for the proposed development.

The sound level predictions indicate that the future road traffic sound levels will exceed MOECC guidelines at the closest building facades with exposure to Dundas Street West. Central air conditioning is required for the building. Upgraded building constructions are required for the façade facing Dundas Street West. The remaining facades may be constructed with any building construction meeting the minimum requirements of the Ontario Building Code. When detailed floor plans and building elevations are available for the façade facing Dundas Street West, the glazing constructions should be revised based on actual window to floor area ratios. Warning clauses are also recommended to inform future occupants and the owner of the buildings of the traffic noise impacts.

In summary, with suitable controls integrated into the building plans, it is concluded that the proposed development is feasible from the perspective of noise impact. Details of the assessment leading to this conclusion are provided herein.

2 Site Description & Noise Sources

The site is situated on the south side of Dundas Street West and on the west side of Fifth Line West, specifically at 2132 Dundas Street West, in Mississauga, Ontario. Figure 1 shows an aerial photo illustrating the location of the proposed site. A site plan prepared by James Fryett Architect Inc. dated 2016.03.24 is shown as Figure 2. The site proposes two 4-storey buildings connected by a 2-storey portion. Any rooftop mechanical equipment associated with the buildings will be contained within a rooftop mechanical penthouse. Preliminary architectural drawings are provided in Appendix A for reference.

A site visit was made by HGC Engineering personnel in November 2016 to make observations of the acoustical environment. The surrounding area is considered to be Class 1 (Urban) in terms of its acoustical environment. Surrounding the subject site are an existing church to the west, residences to the south and commercial uses to the east and north of the subject site. Currently on the site is the existing Erinview Retirement Home which is to be redeveloped. Road traffic on Dundas Street West and Fifth Line West were confirmed to be the dominant source of sound. There are no significant source of stationary noise within 500 m of the subject site.

3 Noise Level Criteria

3.1 Road Traffic Noise

Guidelines for acceptable levels of road traffic noise impacting developments are given in the MOECC publication NPC-300, “Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning”, Part C release date October 21, 2013, and are listed in Table I below. The values in Table I are energy equivalent (average) sound levels [L_{EQ}] in units of A-weighted decibels [dBA].

Table I: MOECC Road Traffic Noise Criteria (dBA)

Area	Daytime L_{EQ} (16 hour) Road	Nighttime L_{EQ}(8 hour) Road
Outside Windows of Sleeping Quarters	55 dBA	50 dBA
Outdoor Living Area	55 dBA	--
Inside Living/Dining Rooms, Hospitals, Nursing Homes	45 dBA	45 dBA
Inside Sleeping Quarters	45 dBA	40 dBA

Daytime refers to the period between 07:00 and 23:00, while nighttime refers to the period between 23:00 and 07:00. The term "Outdoor Living Area" (OLA) is used in reference to an outdoor patio, a backyard, a terrace or other area where passive recreation is expected to occur. Balconies that are less than 4 m in depth are not considered to be outdoor living areas under MOECC guidelines.

The guidelines in the MOECC publication allow the sound level in an OLA to be exceeded by up to 5 dBA, without mitigation, if warning clauses are placed in the purchase and rental agreements to the property. Where OLA sound levels exceed 60 dBA, physical mitigation is required to reduce the OLA sound level to below 60 dBA and as close to 55 dBA as technically, economically and administratively feasible.

A central air conditioning system as an alternative means of ventilation to open windows is required for units where nighttime sound levels outside windows of sleeping quarters, living/dining room windows associated with hospitals or nursing homes exceed 60 dBA or daytime sound levels exceed 65 dBA. Forced-air ventilation with ducts sized to accommodate the future installation of air conditioning is required when nighttime sound levels at windows of sleeping quarters, living/dining room windows associated with hospitals or nursing homes are in the range of 51 to 60 dBA or when daytime sound levels are in the range of 56 to 65 dBA. The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOECC publication NPC-300.

Building components such as walls, windows and doors must be designed to achieve indoor sound level criteria when the plane of window nighttime sound level is greater than 60 dBA or the daytime

sound level is greater than 65 dBA due to road traffic noise.

Warning clauses to notify future occupants of possible excesses are also required when nighttime sound levels exceed 50 dBA at the plane of the windows of sleeping quarters, living/dining room windows associated with hospitals or nursing homes exceed 55 dBA in the outdoor living area and at the plane of the living/dining/sleeping quarters window due to road traffic.

4 Assessment of Road Traffic Noise on the Proposed Retirement Development, Methods & Results

4.1 Road Traffic

Ultimate traffic data for Dundas Street West and Fifth Line West was obtained from City of Mississauga in the form of Ultimate Annual Average Daily Traffic (AADT) data, and is provided in Appendix B. For Dundas Street West, a commercial vehicle percentage of 7% was split into 3.85% medium trucks and 3.15% heavy trucks. For Fifth Line, a commercial vehicle percentage of 2% was split into 1.1% medium trucks and 0.9% heavy trucks. A day/night split of 90%/10% was used in the analysis along with posted speeds of 60 km/h for Dundas Street West and 50 km/h for Fifth Line. Ultimate traffic volumes are listed in Table II.

Table II: Ultimate Road Traffic Data

Road Name		Cars	Medium Trucks	Heavy Trucks	Total
Fifth Line	Daytime	8 820	99	87	9 000
	Nighttime	980	11	9	1 000
	Total	**9 800**	**110**	**90**	**10 000**
Dundas Street West	Daytime	41 850	1 733	1 418	45 000
	Nighttime	4 650	193	158	5 000
	Total	**46 500**	**1 925**	**1 575**	**50 000**

4.2 Road Traffic Noise Predictions

To assess the levels of road traffic noise which will impact the site in the future, predictions were made using STAMSON version 5.04, a computer algorithm developed by the MOECC. Sample STAMSON output is included in Appendix C.

Prediction locations were chosen around the retirement development to obtain a good representation of the future sound levels at the facades with exposure to Dundas Street West and Fifth Line West. The worst case prediction locations were chosen to represent the top floors (4th), to investigate ventilation requirements. The results of these predictions are summarized in Table III.

Table III: Predicted Road Traffic Sound Levels [dBA], Without Mitigation

Prediction Location	Description	Daytime – at Façade $L_{EQ(16)}$	Nighttime – at Façade $L_{EQ(8)}$
A	North façade with exposure to Dundas Street West	70	63
B	West façade with some exposure to Dundas Street West	64	57
C	East façade with some exposure to Dundas Street West and Fifth Line West	65	58
D	East façade with exposure to Fifth Line West	60	54

4.3 Traffic Noise Recommendations

The predictions indicate that the future traffic sound levels will exceed MOECC guidelines at the facades with exposure to Dundas Street West and Fifth Line West. Recommendations for ventilation and warning clauses to achieve the noise criteria stated in Table I are discussed below.

4.3.1 Outdoor Living Areas

Many of the units in the building may include balconies or decks which are less than 4 metres in depth. These are exempt from the definition of OLA under MOECC guidelines. Physical mitigation is not required.

There are no common amenity areas identified on the site plan.

4.3.2 Indoor Living Areas & Ventilation Requirements

The predicted future daytime sound levels outside the plane of the windows of the façade closest Dundas Street West is greater than 65 dBA and greater than 60 dBA during the nighttime hours. The building requires air conditioning. The guidelines also recommend warning clauses for units with ventilation requirements. Inclusion of central air conditioning will meet or exceed the requirements. It is understood that building will be provided with air conditioning. The mechanical units will be housed inside the rooftop penthouse.

4.3.3 Building Facade Constructions

Since future sound levels at some of facades of the building are predicted to exceed criteria, sound attenuating building constructions (windows, doors, and walls) need to be specified.

Calculations were performed to determine the acoustical insulation factors to maintain indoor sound levels within MOECC guidelines. The calculation methods were developed by the National Research Council (NRC). They are based on the predicted future sound levels at the building facades, and the anticipated area ratios of the facade components (walls, windows and doors) and the anticipated floor area of the adjacent room.

Exterior Wall Construction

In this analysis, it has been assumed that sound transmitted through elements other than the glazing elements is negligible in comparison. Thus, the exterior walls should have sufficient acoustical insulation value such that the noise transmitted through the walls is negligible in comparison with the windows. The exterior walls may include spandrel glass or metal panels within an aluminum window system. Sufficient sound insulation can typically be achieved by using a drywall assembly on separate framing behind the spandrel panels. The recommended assembly depends on the details of the exterior spandrel panels as well as the relative wall areas versus the window areas in a given room. Further input regarding the design of the exterior walls can be provided during design development, if required.

Glazing Construction

Assuming a typical window to floor area of 50% for the living/dining rooms (30% fixed and 20%

operable) and 25% for the sleeping quarters (20% fixed and 5% operable), the minimum acoustical requirement for the basic window glazing, including glass in fixed sections, sliding doors, and operable windows, is shown in Table IV for each prediction location. Note that the calculated STC requirements assume insignificant sound transmission through the walls, as discussed above.

Table IV: Required Glazing STC for Specific Facades

Prediction Location	Description	Space	Glazing STC
A	Façade facing Dundas Street West	Living/Dining	37
		Sleeping Quarters	OBC
B	West façade with some exposure to Dundas Street West	Living/Dining	OBC
		Sleeping Quarters	OBC
C	East façade with some exposure to Dundas Street	Living/Dining	OBC
		Sleeping Quarters	OBC
D	West and Fifth Line West	Living/Dining	OBC
		Sleeping Quarters	OBC
		Sleeping Quarters	OBC

Note:
OBC – any construction meeting the minimum requirements of the Ontario Building Code
[1] Based on 50% window to floor area ratio for living/dining rooms and 25% window to floor area ratio for sleeping quarters.
[2] STC requirement refers to installed performance, including sound transmitted through mullions in window-wall systems and seals on operable windows and doors. Test data should be provided where available.

Sample window assemblies which may achieve the STC requirements are summarized in Table V below. Note that acoustic performance varies with manufacturer's construction details, and these are only guidelines to provide some indication of the type of glazing likely to be required. Acoustical test data for the selected assemblies should be requested from the supplier, to ensure that the stated acoustic performance levels will be achieved by their assemblies.

Table V: Glazing Constructions Satisfying STC Requirements

STC Requirement	Glazing Configuration (STC)
28 – 29	Any double glazed unit
30 – 31	3(13)3
32 – 33	4(10)4
34	4(19)4
35 – 36	6(10)4, 5(16)4
37	6(13)4, 6(20)5
38/39	6(25)5, 6L(13)6

In Table V, the numbers outside the parentheses indicate minimum pane thicknesses in millimetres and the number in parentheses indicates the minimum inter-pane gap in millimetres. “L” indicates a laminated pane. OBC indicates any glazing construction meeting the minimum requirements of the Ontario Building Code.

When detailed floor plans and elevations are available for the façade of the building with exposure to Dundas Street West, an acoustical consultant should review the drawings to determine the required glazing constructions and refine based on actual window to floor area ratios.

4.3.4 Warning Clauses

The MOECC guidelines recommend that appropriate warning clauses be used in the Development Agreements and in purchase, sale and lease agreements (typically by reference to the Development Agreements), to inform future owners and occupants about noise concerns from transportation sources in the area. The following clauses are recommended.

(a) Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment and Climate Change noise criteria.

(b) This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor

sound levels are within the Municipality's and the Ministry of the Environment and Climate Change's noise criteria.

These sample clauses are provided by the MOECC as examples and can be modified by the Municipality as required.

5 Summary of Traffic Noise Control Recommendations for the Proposed Retirement Building

The following recommendations are provided in regard to noise mitigation for road traffic noise for the proposed retirement building.

1. Central air conditioning is required for the building. It is understood that the building will include air conditioning.
2. Upgraded building constructions are required for the façade of the building facing Dundas Street West. When detailed floor plans and building elevations are available for the façade facing Dundas Street West, an acoustical consultant should provide revised glazing constructions based on actual window to floor area ratios. For the remaining facades, any building construction meeting the minimum requirements of the Ontario Building Code will be sufficient.
3. Warning clauses are also recommended to inform future occupants and the owner of the building of the traffic noise impacts.

Table VI: Summary of Noise Control Requirements and Noise Warning Clauses

Prediction Location	Acoustic Barrier	Ventilation Requirements *	Type of Warning Clause	Building Façade Constructions (AIF requirements)**
A	--	A/C	a, b	LR/DR : STC- 37 BR: OBC
B	--	A/C	a, b	LR/DR : OBC BR: OBC
C	--	A/C	a, b	LR/DR : OBC BR: OBC
D	--	A/C	a, b	LR/DR : OBC BR: OBC

Notes:
* The location, installation and sound rating of the air conditioning condensers must be compliant with MOECC Guideline NPC-216.
OBC – meeting the minimum requirements of the Ontario Building Code.
**When detailed floor plans and building elevations are available, an acoustical consultant should review the plans for conformity to noise report.

The reader is referred to the previous sections of the report where these recommendations are discussed in more detail.

5.1 Implementation

To ensure that the noise control recommendations outlined above are fully implemented, it is recommended that:

1) When detailed floor plans and elevations are available for the building, an acoustical consultant should review the drawings to determine the required glazing constructions and refine based on actual window to floor area ratios.

2) Prior to the issuance of occupancy permits, a Professional Engineer qualified to provide acoustical engineering services in Ontario shall certify that the noise control measures for the dwelling units have been properly incorporated, installed and constructed.

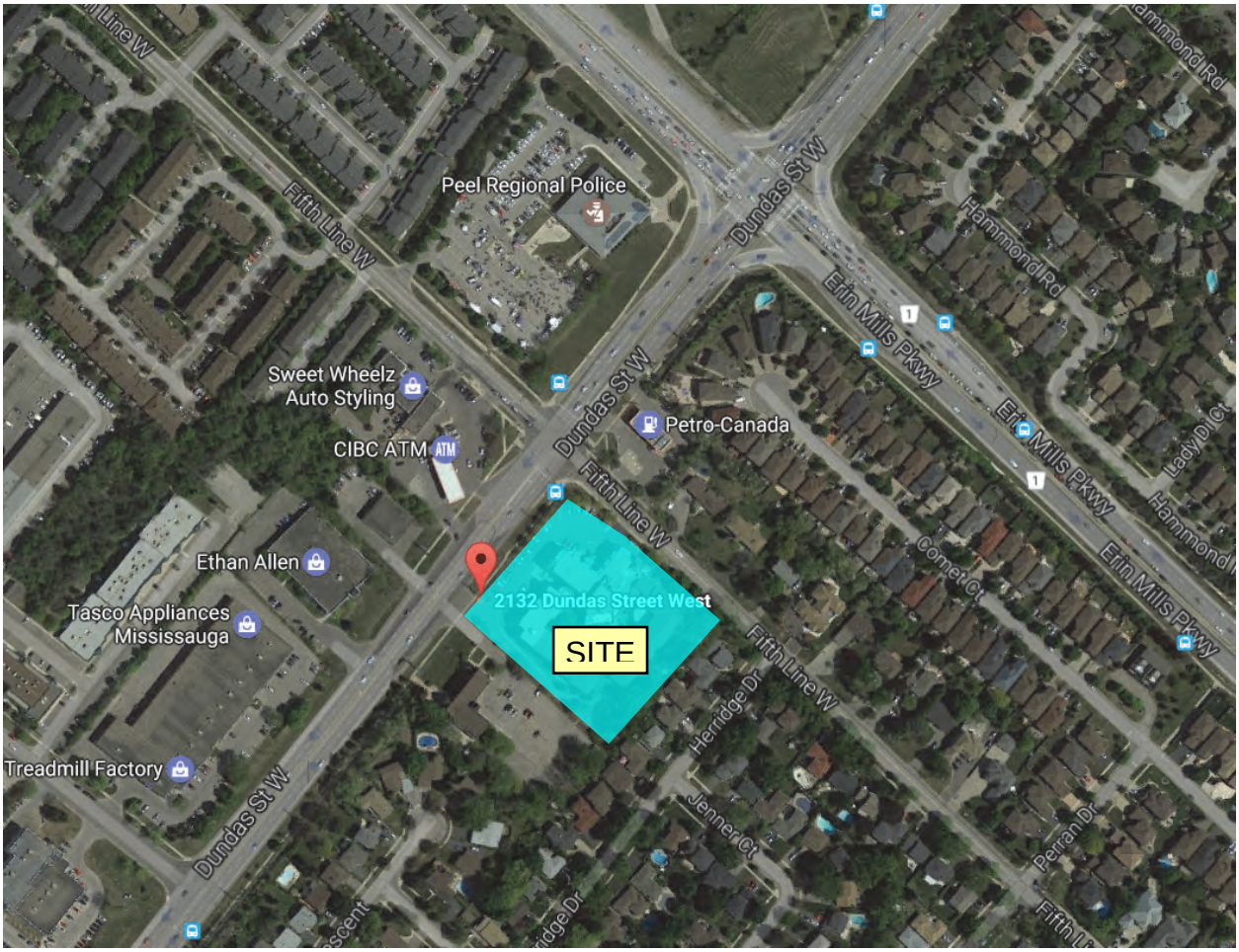
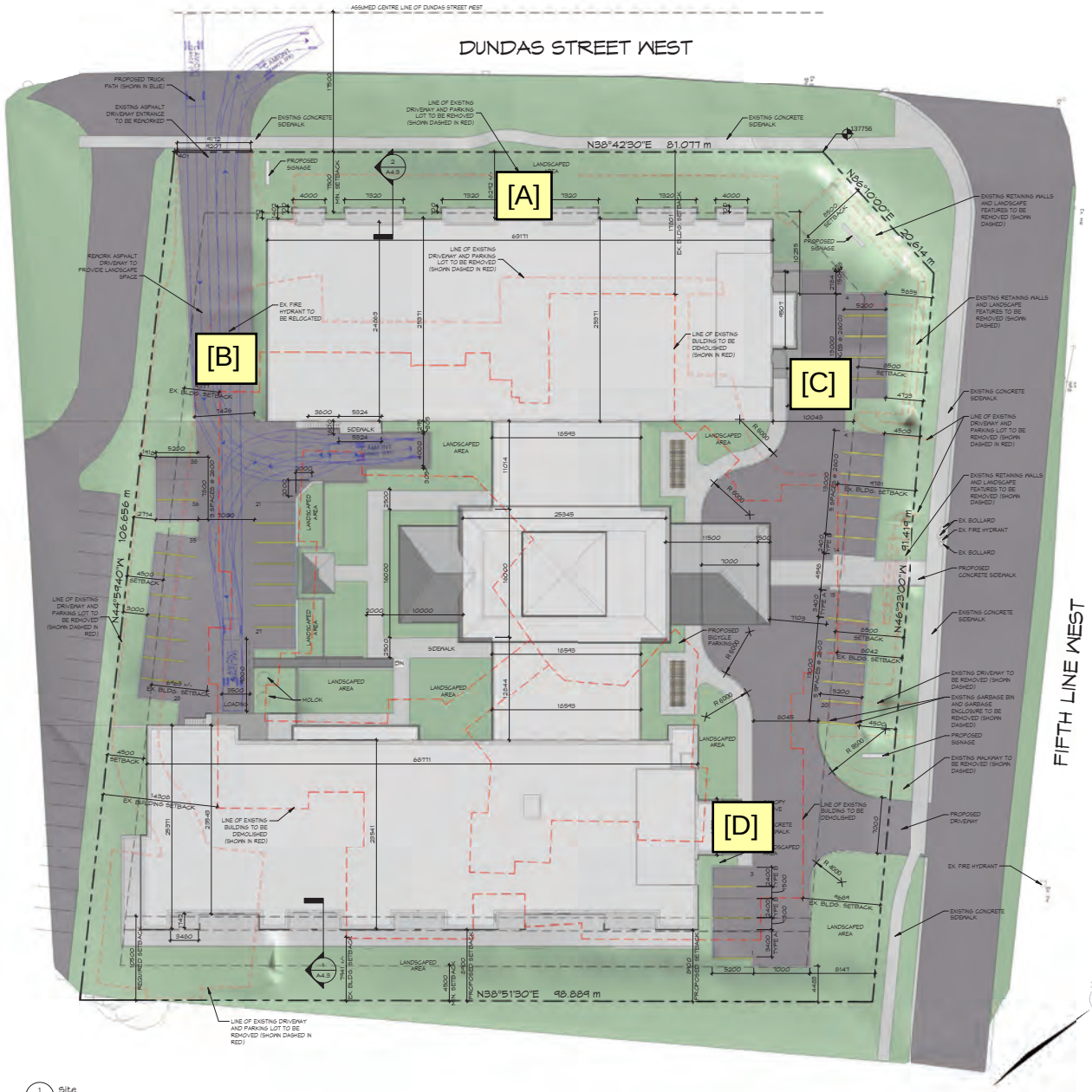


Figure 1 - Key Plan



SITE DATA — ZONE RM4-23 — SITE AREA 10,245.602 M2

	ITEM	BY-LAW NUMBER	REQUIRED	PROPOSED	COMPLIES	COMMENTS
1	MIN. LOT FRONTAGE	4.15.1	30 m	81.077 m (DUNDAS STREET WEST)	YES	
2	MIN. FRONT YARD/EXTERIOR SIDE	4.15.1	3.5 m (HEIGHT B/W 13.0 m ≤ 20 m) HEIGHT ON DUNDAS STREET BASED ON ESTABLISHED GRADE IS 15.76 m +/-	8.24 m (DUNDAS STREET WEST) 8.5 m (FIFTH LINE WEST)	NO - BASED ON ESTABLISHED GRADE YES	MINOR VARIANCE REQUIRED TO REDUCE SETBACK TO 8.24 m
3	MIN. INTERIOR SIDE YARD (WEST)	4.15.1	4.5 m (ABUTS INSTITUTIONAL)	4.5 m	YES	BASED ON CLOSEST BLDG. FACE
	MIN. INTERIOR SIDE YARD (SOUTH)	4.15.1	7.5 m + 1.0 m FOR EACH ADDITIONAL 1.0 m of DWELLING HEIGHT, OR PORTION THEREOF, EXCEEDING 12.0 m PROPOSED BLDG HEIGHT- 12.12 m NOTE: 10.5 m SETBACK REQUIRED	8.4 m	NO	MINOR VARIANCE REQUIRED TO REDUCE SETBACK TO 8.4 m
4	MAX. ENCROACHMENT OF A BALCONY OR CORNICE ABOVE THE FIRST STOREY INTO A REQUIRED YARD	4.15.1	1.0 m	1.495 m - SOUTH (BASED ON 10.5 m SETBACK) 0.61 m - NORTH (DUNDAS ST. WEST)	NO YES	MINOR VARIANCE REQUIRED FOR REDUCED SIDE YARD SETBACK TO 8.4 m. AS A RESULT, BALCONY FILL NOT ENCROACH IN SETBACK
	MAX. ENCROACHMENT INTO A REQUIRED YARD OF A BALCONY LOCATED ON THE FIRST STOREY THAT EACH SHALL HAVE A MAXIMUM WIDTH OF 6.0 m	4.15.1	1.8 m	N/A - SOUTH N/A - NORTH	N/A	
	MAX. PROJECTION OF A BALCONY LOCATED ABOVE THE FIRST STOREY MEASURED FROM THE OUTERMOST FACE OR FACES OF THE BUILDING FROM WHICH THE BALCONY PROJECTS	4.15.1	1.0 m	1.402 m (DUNDAS ST. WEST)	NO	MINOR VARIANCE REQUIRED TO ALLOW FOR 1.402 m BALCONY PROJECTION
5	MIN. ABOVE GRADE SEPARATION BETWEEN BUILDINGS	4.15.1	9.0 m (BUILDING HEIGHT LESS THAN 13 m) 4.0 m (HEIGHT B/W 13.0 m ≤ 20 m)	> 9.0 m > 4.0 m	YES YES	
6	FSI APARTMENT DWELLING ZONE	4.15.1	0.4 MIN. TO 0.4 MAX.	4246.64 sq.m/10,245.60 sq.m = 0.40	YES	
7	HEIGHT MAX	4.10.2.23.2.(2)	9 STOREYS AND 10.1 m MAX	5 STOREYS AND 15.76 m +/- (DUNDAS STREET WEST) 5 STOREYS AND 16.44 m +/- (ARCHITECTURAL FEATURE - FIFTH LINE WEST)	NO	MINOR VARIANCE REQUIRED TO ALLOW FOR 5 STOREYS AND 17.45 m MAXIMUM HEIGHT
8	# UNITS			TOTAL = 140		
9	USE	4.10.2.23.1	LONG TERM CARE/RETIREMENT DWELLING	RETIREMENT DWELLING	YES	
10	OFF STREET PARKING	3.1.2.1	0.5 / UNIT RETIREMENT HOME = 70 REQUIRED	54 PARKING GARAGE 86 GRADE TOTAL = 72	YES	
	OFF STREET PARKING DIMENSIONS	3.1.1.4.1, 3.1.1.5.1.	2.6 x 5.2 (7.0 m AISLE)	2.6 x 5.2 (7.0 m AISLE)	YES	
	OFF STREET PARKING SETBACK	4.15.1	4.5 m MIN. (TO A STREET LINE) 3.0 m MIN. (ANY OTHER LOT LINE) 1.5 m MIN. (PARKING STRUCTURE PARTIALLY ABOVE GRADE TO LOT LINE)	2.66 m TO 5.8 m (FIFTH LINE WEST) 1.349 m TO 3.0 m (WEST) 10.255 m (DUNDAS STREET)	YES NO YES	EXIST. CONDITION
11	LOADING SPACES	3.1.4.5	1 REQUIRED (3.5 m W x 9.0 m L)	1 PROVIDED (3.5 m x 9.0 m)	YES	
12	MIN. SETBACK FOR WASTE ENCLOSE/LOADING AREA TO STREET LINE MIN. SETBACK FOR WASTE ENCLOSE/LOADING AREA TO DETACHED DWELLINGS	4.15.1	10 m MIN. 10 m MIN.	N/A > 40 m	N/A YES	
13	OUTDOOR STORAGE			N/A	N/A	
14	MIN. LANDSCAPED AREA	4.15.1	40% OF SITE = 4,098.24 sq.m	39.10.046 sq.m +/- (38.82% +/-) NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS.	NO	MINOR VARIANCE REQUIRED TO REDUCE MINIMUM LANDSCAPE AREA TO 30%. NOTE: ADDITIONAL AMENITY SPACE PROVIDED INSIDE BUILDING.
15	BUFFER STRIPS	4.15.1, 21.25, 4.1.15.4	4.5 m STREET LINE/RESIDENTIAL 3.0 m OTHER LOT LINE	> 4.5 m VARIES: WEST - 1.410 m MIN. AT PARKING SOUTH - 4.4 m > AT PARKING	YES NO - WEST YES - SOUTH	EXISTING CONDITION
16	FENCES		---			
17	AMENITY	4.15.1	GREATER OF 5.6M2/UNIT (784 sq.m) OR 10% OF SITE AREA (1024.56 sq.m) MIN. % OF TOTAL REQUIRED AMENITY AREA TO BE PROVIDED IN ONE CONTIGUOUS AREA (50% OR 512.28 sq.m) MIN. AMENITY AREA TO BE PROVIDED OUTSIDE AT GRADE (150.0 sq.m)	EXTERIOR: 1043 sq.m +/- INTERIOR: 420 sq.m +/- TOTAL: 2013 sq.m +/- > 135% (COURTYARD 644.352 sq.m) 1043 sq.m +/-	YES YES YES	
18	BICYCLE PARKING		5% OF REQ'D CAR SPACES 5% OF 70 = 3.5	4 SPACES	YES	
19	LOT AREA			10,245.602 sq.m		

Parking Schedule

Count	Type	Level
54	2600 x 5200 90 deg	000 Level 0
3	2400 x 5200 90 deg Type B	001 Level 1
33	2600 x 5200 90 deg	001 Level 1
2	3400 x 5200 90 deg Type A	001 Level 1

Grand total: 72

Zoning Map
N.T.S.

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20180324
2 ISSUED FOR PRE-ZONING APPLICATION	20151210
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150421

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SEAL

PROJECT NORTH

Erinview Redevelopment
Dundas St. W. Mississauga, ON

Site Plan

STATUS	Schematic
PROJECT #	15099
CHKD	JEF
DRAWN	EF/TT
SCALE	As Indicated
DATE DWN	20150513
ISSUED	20160324

SHEET # A1.0

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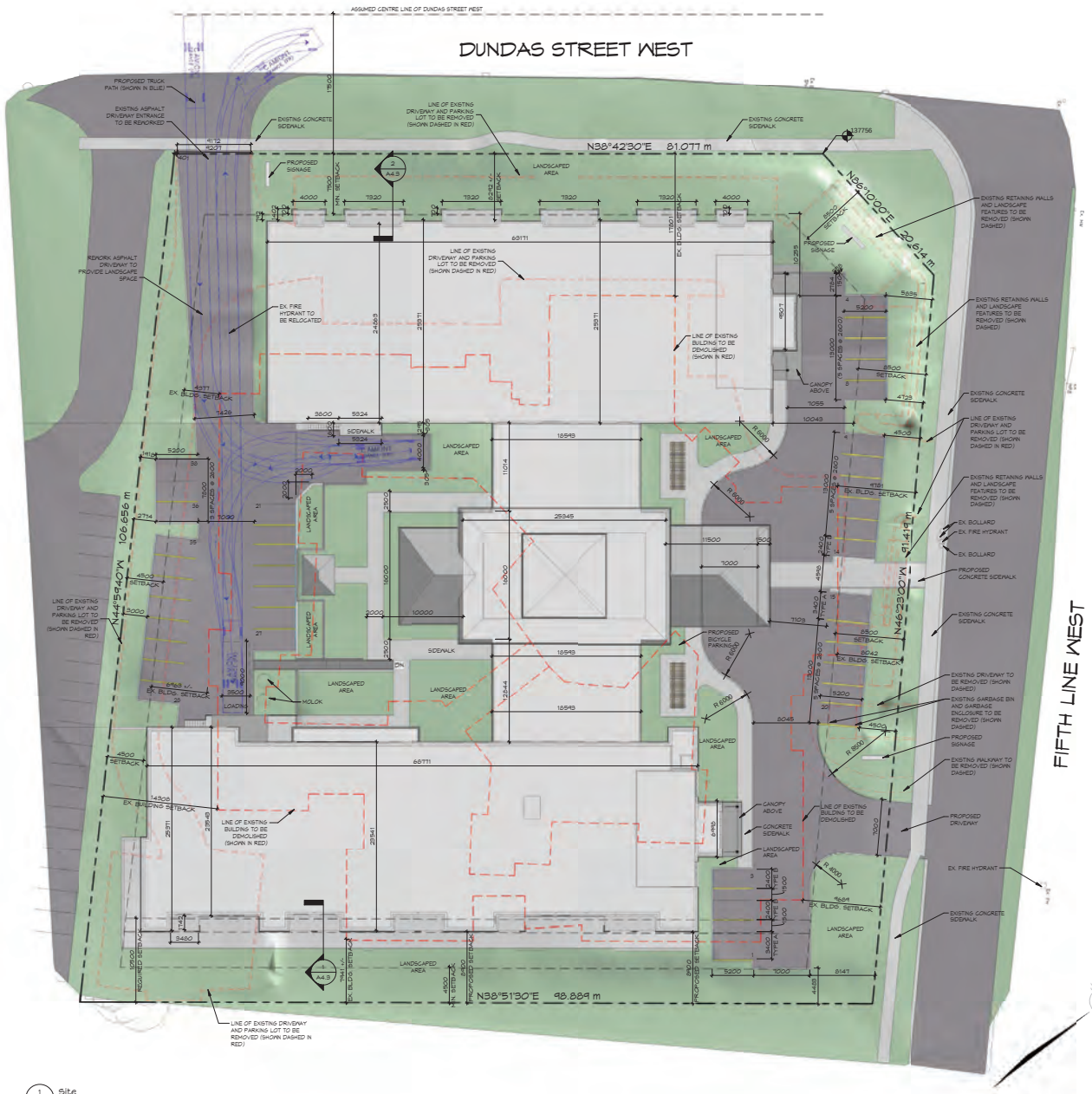
Figure 2 - Proposed Site Plan

APPENDIX A

Supporting Drawings



1 Site
A1.0 1 : 250

SITE DATA		ZONE RM4-23	SITE AREA 10,245.602 M2			
	ITEM	BY-LAW NUMBER	REQUIRED	PROPOSED	COMPLIES	COMMENTS
1	MIN. LOT FRONTAGE	4.15.1	30 m	81.071 m (DUNDAS STREET WEST)	YES	
2	MIN. FRONT YARD/EXTERIOR SIDE	4.15.1	8.5 m (HEIGHT B/W 13.0 m ≤ 20 m) HEIGHT ON DUNDAS STREET BASED ON ESTABLISHED GRADE IS 15.76 m +/-	8.24 m (DUNDAS STREET WEST) 8.5 m (FIFTH LINE WEST)	NO - BASED ON ESTABLISHED GRADE YES	MINOR VARIANCE REQUIRED TO REDUCE SETBACK TO 8.24 m
3	MIN. INTERIOR SIDE YARD (WEST)	4.15.1	4.5 m (ABUTS INSTITUTIONAL)	4.5 m	YES	BASED ON CLOSEST BLDG. FACE
	MIN. INTERIOR SIDE YARD (SOUTH)	4.15.1	7.5 m + 1.0 m FOR EACH ADDITIONAL 1.0 m of DWELLING HEIGHT, OR PORTION THEREOF, EXCEEDING 12.0 m PROPOSED BLDG HEIGHT- 12.12 m NOTE: 10.5 m SETBACK REQUIRED	8.4 m	NO	MINOR VARIANCE REQUIRED TO REDUCE SETBACK TO 8.4 m
4	MAX. ENCROACHMENT OF A BALCONY OR CORNICE ABOVE THE FIRST STOREY INTO A REQUIRED YARD	4.15.1	1.0 m	1.495 m - SOUTH (BASED ON 10.5 m SETBACK) 0.61 m - NORTH (DUNDAS ST. WEST)	NO YES	MINOR VARIANCE REQUIRED FOR REDUCED SIDE YARD SETBACK TO 8.4 m. AS A RESULT, BALCONY WILL NOT ENCROACH IN SETBACK
	MAX. ENCROACHMENT INTO A REQUIRED YARD OF A BALCONY LOCATED ON THE FIRST STOREY THAT EACH SHALL HAVE A MAXIMUM WIDTH OF 6.0 m	4.15.1	1.8 m	N/A - SOUTH N/A - NORTH	N/A	
	MAX. PROJECTION OF A BALCONY LOCATED ABOVE THE FIRST STOREY MEASURED FROM THE OUTERMOST FACE OR FACES OF THE BUILDING FROM WHICH THE BALCONY PROJECTS	4.15.1	1.0 m	1.402 m (DUNDAS ST. WEST)	NO	MINOR VARIANCE REQUIRED TO ALLOW FOR 1.402 m BALCONY PROJECTION
5	MIN. ABOVE GRADE SEPARATION BETWEEN BUILDINGS	4.15.1	9.0 m (BUILDING HEIGHT LESS THAN 13 m) 4.0 m (HEIGHT B/W 13.0 m ≤ 20 m)	+ 9.0 m + 4.0 m	YES YES	
6	FSI APARTMENT DWELLING ZONE	4.15.1	0.4 MIN. TO 0.9 MAX.	4245.84 sq.m/10,245.60 sq.m = 0.90	YES	
7	HEIGHT MAX	4.10.2.23.2.(2)	9 STOREYS AND 30.1 m MAX	5 STOREYS AND 15.76 m +/- (DUNDAS STREET WEST) 5 STOREYS AND 16.44 m +/- (ARCHITECTURAL FEATURE - FIFTH LINE WEST)	NO	MINOR VARIANCE REQUIRED TO ALLOW FOR 5 STOREYS AND 17.45 m MAXIMUM HEIGHT
8	# UNITS			TOTAL = 140		
9	USE	4.10.2.23.1	LONG TERM CARE/RETIREMENT DWELLING	RETIREMENT DWELLING	YES	
10	OFF STREET PARKING	3.1.2.1	0.5 / UNIT RETIREMENT HOME = 70 REQUIRED	54 PARKING GARAGE 86 GRADE TOTAL = 72	YES	
	OFF STREET PARKING DIMENSIONS	3.1.1.4.1, 3.1.1.5.1.	2.6 x 5.2 (7.0 m AISLE)	2.6 x 5.2 (7.0 m AISLE)	YES	
	OFF STREET PARKING SETBACK	4.15.1	4.5 m MIN. (TO A STREET LINE) 3.0 m MIN. (ANY OTHER LOT LINE) 1.5 m MIN. (PARKING STRUCTURE PARTIALLY ABOVE GRADE TO LOT LINE)	2.66 m TO 5.8 m (FIFTH LINE WEST) 1.349 m TO 3.0 m (WEST) 10.255 m (DUNDAS STREET)	YES NO YES	EXIST. CONDITION
11	LOADING SPACES	3.1.4.5	1 REQUIRED (3.5 m W x 9.0 m L)	1 PROVIDED (3.5 m x 9.0 m)	YES	
12	MIN. SETBACK FOR WASTE ENCLOSE/LOADING AREA TO STREET LINE MIN. SETBACK FOR WASTE ENCLOSE/LOADING AREA TO ATTACHED DWELLINGS	4.15.1	10 m MIN. 10 m MIN.	N/A + 40 m	N/A YES	
13	OUTDOOR STORAGE			N/A	N/A	
14	MIN. LANDSCAPED AREA	4.15.1	40% OF SITE = 4,098.24 sq.m	3610.046 sq.m +/- (35.82% +/-) NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS.	NO	MINOR VARIANCE REQUIRED TO REDUCE MINIMUM LANDSCAPE AREA TO 30%. NOTE: ADDITIONAL AMENITY SPACE PROVIDED INSIDE BUILDING.
15	BUFFER STRIPS	4.15.1, 21.25, 4.1.15.4	4.5 m STREET LINE/RESIDENTIAL 3.0 m OTHER LOT LINE	+ 4.5 m VARIES: WEST - 1.410 m MIN. AT PARKING SOUTH - 4.4 m + AT PARKING	YES NO - WEST YES - SOUTH	EXISTING CONDITION
16	FENCES		---			
17	AMENITY	4.15.1	GREATER OF 5.6M2/UNIT (784 sq.m) OR 10% OF SITE AREA (1024.56 sq.m) MIN. % OF TOTAL REQUIRED AMENITY AREA TO BE PROVIDED IN ONE CONTIGUOUS AREA (50% OR 512.28 sq.m) MIN. AMENITY AREA TO BE PROVIDED OUTSIDE AT GRADE (150.0 sq.m)	EXTERIOR: 1043 sq.m +/- INTERIOR: 420 sq.m +/- TOTAL: 2013 sq.m +/- + 135% (COURTYARD 644.352 sq.m) 1043 sq.m +/-	YES YES YES	
18	BICYCLE PARKING		5% OF REQ'D CAR SPACES 5% OF 70 = 3.5	4 SPACES	YES	
19	LOT AREA			10,245.602 sq.m		

Parking Schedule		
Count	Type	Level
54	2600 x 5200 90 deg	000 Level 0
3	2400 x 5200 90 deg Type B	001 Level 1
33	2600 x 5200 90 deg	001 Level 1
2	3400 x 5200 90 deg Type A	001 Level 1
Grand total: 72		

Zoning Map
N.T.S.

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2 ISSUED FOR PRE-ZONING APPLICATION	20151210
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150921

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SEAL

PROJECT NORTH

Erinview Redevelopment
Dundas St. W. Mississauga, ON

Site Plan

STATUS	Schematic
PROJECT #	15059
CHKD	JEF
DRAWN	EF/TT
SCALE	As Indicated
DATE DWN	20150513
ISSUED	20160324

SHEET # A1.0

3/25/2016 9:22:49 AM

Area Schedule (Rentable)

Level	Name	Area Type	Area
000 Level 0	STAIR	Major Vertical Penetration	19.04 m²
000 Level 0	STORAGE	Building Common Area	15.58 m²
000 Level 0	SERVICE	Building Common Area	39.76 m²
000 Level 0	SERVICE	Building Common Area	53.24 m²
000 Level 0	STAFF	Building Common Area	22.67 m²
000 Level 0	CIRCULATION	Building Common Area	196.23 m²
000 Level 0	STAIR	Major Vertical Penetration	22.11 m²
000 Level 0	OFFICE	Building Common Area	55.21 m²
000 Level 0	2 BED	Floor Area	76.38 m²
000 Level 0	STUDIO	Floor Area	38.52 m²
000 Level 0	STUDIO	Floor Area	38.52 m²
000 Level 0	1 BED + DEN	Floor Area	69.53 m²
000 Level 0	1 BED + DEN	Floor Area	68.91 m²
000 Level 0	1 BED + DEN	Floor Area	68.91 m²
000 Level 0	1 BED + DEN	Floor Area	68.91 m²
000 Level 0	1 BED + DEN	Floor Area	69.19 m²
000 Level 0	STUDIO	Floor Area	38.23 m²
000 Level 0	STUDIO	Floor Area	38.52 m²
000 Level 0	1 BED	Floor Area	58.90 m²
000 Level 0	1 BED	Floor Area	61.88 m²
000 Level 0	PARKING	Building Common Area	1156.78 m²
000 Level 0	STAIR	Major Vertical Penetration	4.03 m²
000 Level 0	SERVICE	Building Common Area	88.89 m²
000 Level 0	STAIR	Major Vertical Penetration	11.19 m²
000 Level 0	STAIR	Major Vertical Penetration	24.67 m²
000 Level 0	ELEV.	Major Vertical Penetration	13.82 m²
000 Level 0	CIRCULATION	Building Common Area	194.88 m²
000 Level 0	COMMON	Building Common Area	85.38 m²
000 Level 0	COMMON	Building Common Area	71.50 m²
000 Level 0	COMMON	Building Common Area	69.19 m²
000 Level 0	OFFICE	Building Common Area	80.94 m²
000 Level 0	STAIR	Major Vertical Penetration	14.43 m²
000 Level 0	ELEV.	Major Vertical Penetration	7.07 m²
000 Level 0	CIRCULATION	Building Common Area	23.55 m²
000 Level 0	OFFICE	Building Common Area	11.37 m²
000 Level 0	COMMON	Building Common Area	17.48 m²
000 Level 0	COMMON	Building Common Area	71.94 m²
000 Level 0	COMMON	Building Common Area	65.60 m²
000 Level 0	STAIR	Major Vertical Penetration	20.01 m²
000 Level 0	SERVICE	Building Common Area	84.97 m²
000 Level 0	SERVICE	Building Common Area	90.87 m²
000 Level 0	CIRCULATION	Building Common Area	13.95 m²
000 Level 0	CIRCULATION	Major Vertical Penetration	20.92 m²
000 Level 0	CIRCULATION	Building Common Area	8.84 m²
000 Level 0	SERVICE	Major Vertical Penetration	18.18 m²
000 Level 0	OFFICE	Major Vertical Penetration	146.94 m²
000 Level 0	STAFF	Major Vertical Penetration	45.25 m²
000 Level 0	STAFF	Major Vertical Penetration	54.98 m²
000 Level 0	WASHROOMS	Major Vertical Penetration	14.04 m²
000 Level 0	STORAGE	Major Vertical Penetration	20.74 m²
000 Level 0	COMMON	Major Vertical Penetration	9.89 m²
000 Level 0	ELEV.	Major Vertical Penetration	7.73 m²
000 Level 0	2 BED	Floor Area	84.21 m²
000 Level 0	SERVICE	Major Vertical Penetration	39.38 m²
000 Level 0	SERVICE	Major Vertical Penetration	11.99 m²
000 Level 0	LAUNDRY	Major Vertical Penetration	14.22 m²
000 Level 0	SERVICE	Major Vertical Penetration	82.41 m²
000 Level 0	COMMON	Major Vertical Penetration	48.34 m²
000 Level 0	STORAGE	Major Vertical Penetration	37.01 m²
000 Level 0	WASHROOMS	Major Vertical Penetration	13.63 m²
000 Level 0	STORAGE	Major Vertical Penetration	6.41 m²
000 Level 0	WASHROOMS	Major Vertical Penetration	7.51 m²
000 Level 0	SERVICE	Major Vertical Penetration	15.71 m²
000 Level 0	STORAGE	Major Vertical Penetration	9.47 m²
000 Level 0	WASHROOMS	Major Vertical Penetration	6.13 m²
000 Level 0	SERVICE	Major Vertical Penetration	6.70 m²
001 Level 1	2 BED	Floor Area	82.45 m²
001 Level 1	2 BED	Floor Area	76.39 m²
001 Level 1	1 BED + DEN	Floor Area	69.53 m²
001 Level 1	1 BED + DEN	Floor Area	68.93 m²
001 Level 1	1 BED + DEN	Floor Area	68.91 m²
001 Level 1	1 BED + DEN	Floor Area	68.93 m²
001 Level 1	1 BED + DEN	Floor Area	68.93 m²
001 Level 1	STUDIO	Floor Area	38.53 m²
001 Level 1	STUDIO	Floor Area	38.53 m²
001 Level 1	STUDIO	Floor Area	38.52 m²
001 Level 1	STUDIO	Floor Area	38.52 m²
001 Level 1	1 BED	Floor Area	58.90 m²
001 Level 1	STAIR	Major Vertical Penetration	40.99 m²
001 Level 1	LOADING	Building Common Area	33.90 m²
001 Level 1	2 BED	Floor Area	76.69 m²
001 Level 1	CIRCULATION	Building Common Area	208.41 m²
001 Level 1	LAUNDRY	Building Common Area	10.51 m²
001 Level 1	1 BED	Floor Area	62.32 m²
001 Level 1	CIRCULATION	Building Common Area	211.50 m²
001 Level 1	COMMON	Building Common Area	35.80 m²
001 Level 1	1 BED + DEN	Floor Area	74.67 m²
001 Level 1	LAUNDRY	Building Common Area	33.98 m²
001 Level 1	1 BED + DEN	Floor Area	74.67 m²
001 Level 1	STAIR	Major Vertical Penetration	71.34 m²
001 Level 1	STAIR	Major Vertical Penetration	25.73 m²
001 Level 1	2 BED	Floor Area	81.64 m²
001 Level 1	2 BED	Floor Area	80.95 m²
001 Level 1	2 BED	Floor Area	80.40 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED	Floor Area	68.44 m²
001 Level 1	1 BED + DEN	Floor Area	74.68 m²
001 Level 1	1 BED + DEN	Floor Area	73.78 m²
001 Level 1	STORAGE	Floor Area	19.39 m²
001 Level 1	STAIR	Building Common Area	27.37 m²
001 Level 1	WASHROOMS	Building Common Area	14.04 m²
001 Level 1	CIRCULATION	Building Common Area	57.01 m²
001 Level 1	COMMON	Building Common Area	93.04 m²
001 Level 1	DINING	Major Vertical Penetration	171.11 m²
001 Level 1	CIRCULATION	Building Common Area	51.76 m²
001 Level 1	ELEV.	Major Vertical Penetration	7.06 m²
001 Level 1	COMMON	Building Common Area	79.57 m²
001 Level 1	ELEV.	Major Vertical Penetration	14.23 m²
001 Level 1	DINING	Building Common Area	177.11 m²
001 Level 1	OFFICE	Building Common Area	62.56 m²
001 Level 1	COMMON	Building Common Area	43.55 m²
001 Level 1	DINING	Building Common Area	49.64 m²
001 Level 1	WASHROOMS	Building Common Area	13.83 m²
001 Level 1	COMMON	Building Common Area	44.93 m²

Area Schedule (Rentable)

Level	Name	Area Type	Area
001 Level 1	COMMON	Building Common Area	73.74 m²
001 Level 1	STAIR	Major Vertical Penetration	21.64 m²
001 Level 1	STORAGE	Building Common Area	5.88 m²
001 Level 1	KITCHEN	Major Vertical Penetration	125.59 m²
001 Level 1	STORAGE	Major Vertical Penetration	20.66 m²
001 Level 1	COMMON	Major Vertical Penetration	22.15 m²
001 Level 1	OFFICE	Major Vertical Penetration	10.51 m²
001 Level 1	COMMON	Major Vertical Penetration	40.26 m²
001 Level 1	COMMON	Major Vertical Penetration	22.14 m²
001 Level 1	COMMON	Major Vertical Penetration	45.00 m²
001 Level 1	STORAGE	Major Vertical Penetration	7.97 m²
001 Level 1	OFFICE	Major Vertical Penetration	24.69 m²
001 Level 1	STORAGE	Major Vertical Penetration	17.20 m²
001 Level 1	SERVICE	Major Vertical Penetration	6.56 m²
001 Level 1	SERVICE	Major Vertical Penetration	7.14 m²
001 Level 1	ELEV.	Major Vertical Penetration	7.73 m²
002 Level 2	STAIR	Major Vertical Penetration	20.11 m²
002 Level 2	CIRCULATION	Building Common Area	184.22 m²
002 Level 2	STAIR	Major Vertical Penetration	21.74 m²
002 Level 2	2 BED	Floor Area	82.46 m²
002 Level 2	1 BED	Floor Area	67.30 m²
002 Level 2	1 BED	Floor Area	58.89 m²
002 Level 2	1 BED	Floor Area	58.89 m²
002 Level 2	1 BED	Floor Area	58.88 m²
002 Level 2	1 BED	Floor Area	63.38 m²
002 Level 2	1 BED	Floor Area	63.47 m²
002 Level 2	STUDIO	Floor Area	38.54 m²
002 Level 2	STUDIO	Floor Area	38.52 m²
002 Level 2	2 BED	Floor Area	75.64 m²
002 Level 2	1 BED	Floor Area	62.32 m²
002 Level 2	1 BED	Floor Area	58.90 m²
002 Level 2	STUDIO	Floor Area	38.52 m²
002 Level 2	STUDIO	Floor Area	38.52 m²
002 Level 2	1 BED + DEN	Floor Area	68.93 m²
002 Level 2	1 BED + DEN	Floor Area	68.93 m²
002 Level 2	1 BED + DEN	Floor Area	68.93 m²
002 Level 2	1 BED + DEN	Floor Area	68.93 m²
002 Level 2	1 BED + DEN	Floor Area	69.55 m²
002 Level 2	STUDIO	Floor Area	38.52 m²
002 Level 2	STUDIO	Floor Area	38.52 m²
002 Level 2	2 BED	Floor Area	76.38 m²
002 Level 2	CIRCULATION	Building Common Area	200.52 m²
002 Level 2	STAIR	Major Vertical Penetration	23.16 m²
002 Level 2	STAIR	Major Vertical Penetration	26.27 m²
002 Level 2	2 BED	Floor Area	80.96 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	1 BED	Floor Area	68.44 m²
002 Level 2	2 BED	Floor Area	80.40 m²
002 Level 2	1 BED + DEN	Floor Area	74.68 m²
002 Level 2	1 BED + DEN	Floor Area	74.67 m²
002 Level 2	1 BED + DEN	Floor Area	74.69 m²
002 Level 2	1 BED + DEN	Floor Area	74.68 m²
002 Level 2	1 BED + DEN	Floor Area	74.67 m²
002 Level 2	1 BED + DEN	Floor Area	74.67 m²
002 Level 2	1 BED	Floor Area	65.39 m²
002 Level 2	2 BED	Floor Area	82.57 m²
002 Level 2	ELEV.	Major Vertical Penetration	7.05 m²
002 Level 2	LAUNDRY	Building Common Area	24.51 m²
002 Level 2	SERVICE	Building Common Area	7.19 m²
002 Level 2	LAUNDRY	Major Vertical Penetration	9.77 m²
002 Level 2	ELEV.	Major Vertical Penetration	14.41 m²
002 Level 2	COMMON	Major Vertical Penetration	22.08 m²
002 Level 2	COMMON	Major Vertical Penetration	22.14 m²
002 Level 2	SERVICE	Major Vertical Penetration	6.58 m²
002 Level 2	SERVICE	Major Vertical Penetration	7.14 m²
003 Level 3	STAIR	Major Vertical Penetration	18.94 m²
003 Level 3	CIRCULATION	Building Common Area	184.05 m²
003 Level 3	STAIR	Major Vertical Penetration	21.74 m²
003 Level 3	2 BED	Floor Area	82.46 m²
003 Level 3	1 BED	Floor Area	68.46 m²
003 Level 3	1 BED	Floor Area	58.89 m²
003 Level 3	1 BED	Floor Area	58.89 m²
003 Level 3	1 BED	Floor Area	58.88 m²
003 Level 3	1 BED	Floor Area	63.37 m²
003 Level 3	1 BED	Floor Area	63.48 m²
003 Level 3	STUDIO	Floor Area	38.56 m²
003 Level 3	STUDIO	Floor Area	38.53 m²
003 Level 3	2 BED	Floor Area	75.64 m²
003 Level 3	1 BED	Floor Area	63.32 m²
003 Level 3	1 BED	Floor Area	57.93 m²
003 Level 3	STUDIO	Floor Area	38.52 m²
003 Level 3	STUDIO	Floor Area	38.52 m²
003 Level 3	1 BED + DEN	Floor Area	68.93 m²
003 Level 3	1 BED + DEN	Floor Area	68.93 m²
003 Level 3	1 BED + DEN	Floor Area	68.93 m²
003 Level 3	1 BED + DEN	Floor Area	68.93 m²
003 Level 3	1 BED + DEN	Floor Area	69.55 m²
003 Level 3	STUDIO	Floor Area	38.52 m²
003 Level 3	STUDIO	Floor Area	38.52 m²
003 Level 3	2 BED	Floor Area	76.38 m²
003 Level 3	STAIR	Major Vertical Penetration	23.16 m²
003 Level 3	CIRCULATION	Building Common Area	200.71 m²
003 Level 3	STAIR	Major Vertical Penetration	26.27 m²
003 Level 3	2 BED	Floor Area	80.96 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	1 BED	Floor Area	68.44 m²
003 Level 3	2 BED	Floor Area	80.40 m²
003 Level 3	1 BED + DEN	Floor Area	74.68 m²
003 Level 3	1 BED + DEN	Floor Area	74.67 m²
003 Level 3	1 BED + DEN	Floor Area	74.69 m²
003 Level 3	1 BED + DEN	Floor Area	74.68 m²
003 Level 3	1 BED + DEN	Floor Area	74.67 m²
003 Level 3	1 BED + DEN	Floor Area	74.67 m²
003 Level 3	1 BED	Floor Area	65.39 m²
003 Level 3	2 BED	Floor Area	82.57 m²
003 Level 3	ELEV.	Major Vertical Penetration	6.76 m²
003 Level 3	ELEV.	Major Vertical Penetration	14.04 m²
003 Level 3	LAUNDRY	Building Common Area	24.51 m²

Area Schedule (Rentable)

Level	Name	Area Type	Area
003 Level 3	SERVICE	Building Common Area	7.14 m²
003 Level 3	LAUNDRY	Building Common Area	9.77 m²
003 Level 3	COMMON	Major Vertical Penetration	22.14 m²
003 Level 3	COMMON	Major Vertical Penetration	22.19 m²
003 Level 3	SERVICE	Major Vertical Penetration	6.50 m²
003 Level 3	SERVICE	Major Vertical Penetration	7.13 m²
004 Level 4	STAIR	Major Vertical Penetration	23.16 m²
004 Level 4	CIRCULATION	Building Common Area	200.52 m²
004 Level 4	STAIR	Major Vertical Penetration	26.27 m²
004 Level 4	2 BED	Floor Area	80.96 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	1 BED	Floor Area	68.44 m²
004 Level 4	2 BED	Floor Area	80.40 m²
004 Level 4	1 BED + DEN	Floor Area	74.68 m²
004 Level 4	1 BED + DEN	Floor Area	74.67 m²
004 Level 4	1 BED + DEN	Floor Area	74.69 m²
004 Level 4	1 BED + DEN	Floor Area	74.68 m²
004 Level 4	1 BED + DEN	Floor Area	74.67 m²
004 Level 4	1 BED + DEN	Floor Area	74.67 m²
004 Level 4	1 BED	Floor Area	65.39 m²
004 Level 4	2 BED	Floor Area	82.57 m²
004 Level 4	ELEV.	Major Vertical Penetration	14.48 m²
004 Level 4	LAUNDRY	Major Vertical Penetration	9.77 m²
004 Level 4	COMMON	Major Vertical Penetration	22.14 m²
004 Level 4	SERVICE	Major Vertical Penetration	6.51 m²
004 Level 4	SERVICE	Major Vertical Penetration	98.23 m²
004 Level 4	STAIR	Major Vertical Penetration	22.65 m²

Area Schedule (Gross Building)

Level	Name	Area	Area SF	Area Total
000 Level 0	NORTH	2451.62 m²	26389 ft²	2451.62 m²
000 Level 0	SOUTH	1626.12 m²	17503 ft²	1626.12 m²
001 Level 1	NORTH	2456.65 m²	26443 ft²	2456.65 m²
001 Level 1	SOUTH	1626.12 m²	17503 ft²	1626.12 m²
002 Level 2	NORTH	1607.72 m²	17305 ft²	1607.72 m²
002 Level 2	SOUTH	1596.93 m²	17189 ft²	1596.93 m²
003 Level 3	NORTH	1607.72 m²	17305 ft²	1607.72 m²
003 Level 3	SOUTH	1596.93 m²	17189 ft²	1596.93 m²
004 Level 4	NORTH	1607.72 m²	17305 ft²	1607.72 m²
Grand total				16177.54 m²

Unit Schedule - South Building

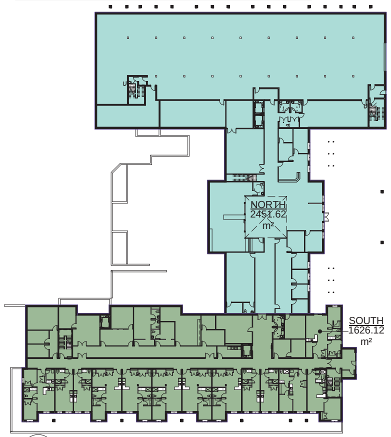
Count	Name	Phase
18	1 BED	Phase 1
20	1 BED + DEN	Phase 1
10	2 BED	Phase 1
19	STUDIO	Phase 1
Grand total: 67		

Unit Schedule - North + South Reno

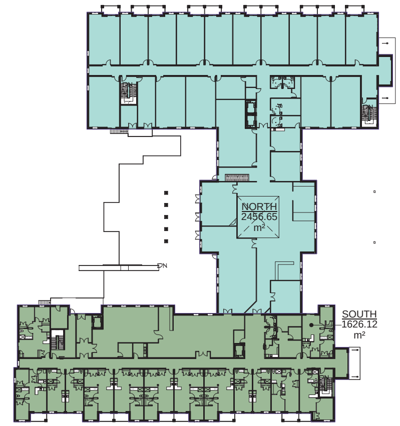
Count	Name	Phase
37	1 BED	Phase 2
22	1 BED + DEN	Phase 2
13	2 BED	Phase 2
1	STUDIO	Phase 2
Grand total: 73		

Unit Schedule - Total

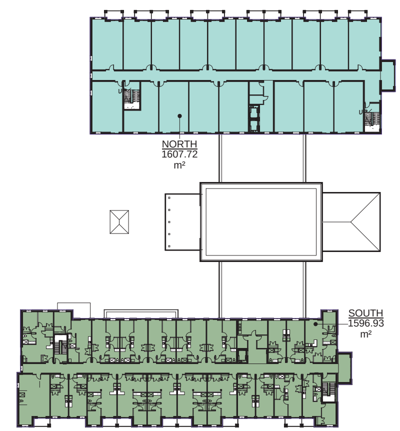
Count	Name
55	1 BED
42	1 BED + DEN
23	2 BED
20	STUDIO
Grand total: 140	



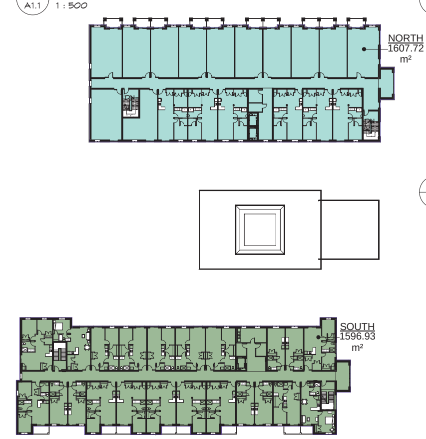
1 A1.1 000 Level 0 Gross Building Area Plan
1 : 500



2 A1.1 001 Level 1 Gross Building Area Plan
1 : 500



3 A1.1 002 Level 2 Gross Building Area Plan
1 : 500



4 A1.1 003 Level 3 Gross Building Area Plan
1 : 500

5 A1.1 004 Level 4 Gross Building Area Plan
1 : 500

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

SEAL

PROJECT NORTH

Revisions		Date
3	RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2	ISSUED FOR PRE-ZONING APPLICATION	20151210
1	ISSUED FOR SITE PLAN PRE-APPLICATION	20150921

PROJECT: Erinview Redevelopment
Dundas St. W. Mississauga, ON

TITLE: Project Data

STATUS	Schematic
PROJECT #	15055
CHKD	JEF
DRAWN	JEF/TT
SCALE	1 : 500
DATE DWN	20150830
ISSUED	20160324

SHEET #
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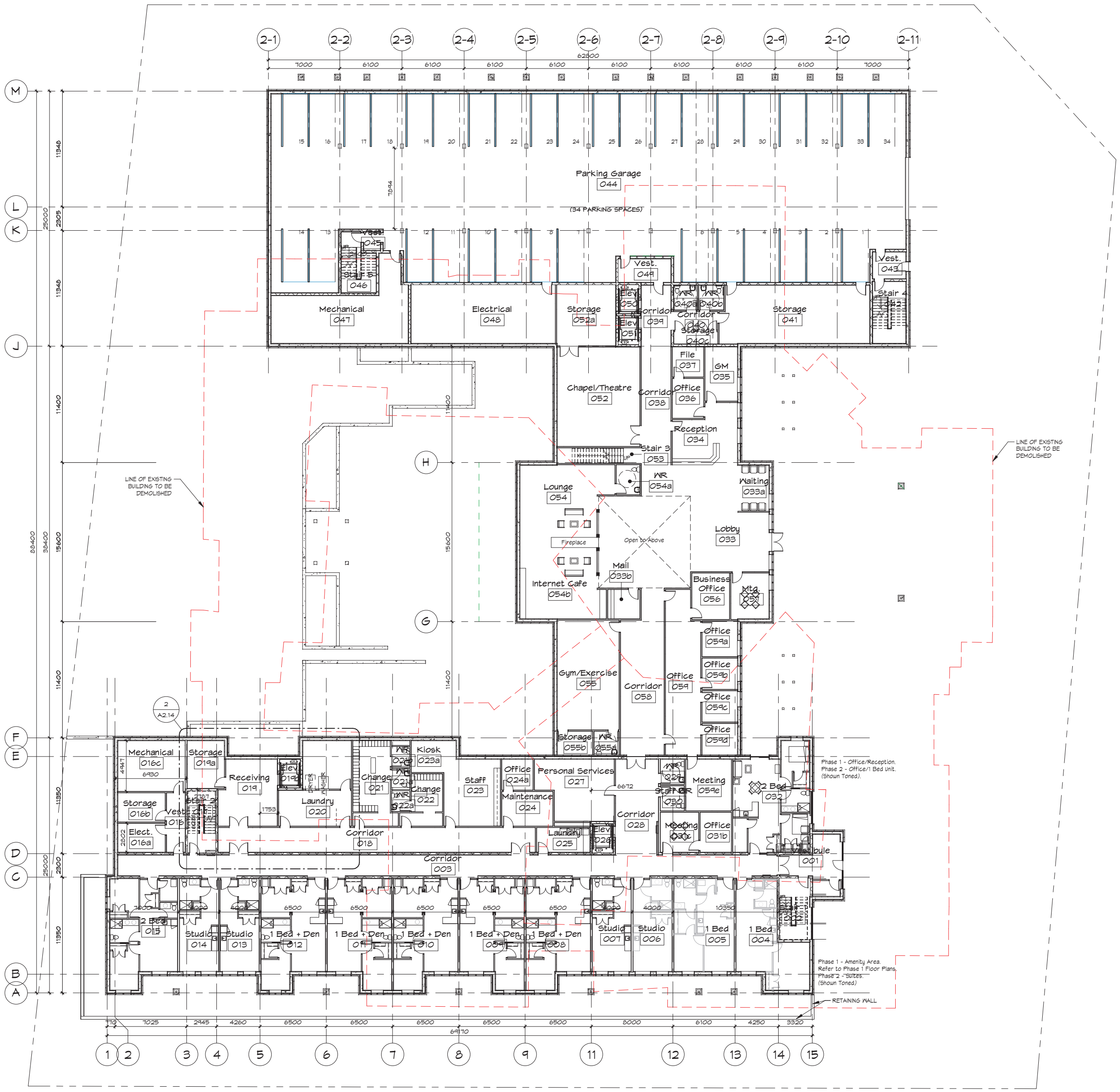

1 000 Level 0
A2.0 1 : 200

PRELIMINARY

3 RE-ISSUED FOR PRE-ZONING APPLICATION 20160324
2 ISSUED FOR PRE-ZONING APPLICATION 20151210

REVISIONS DATE

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SEAL

PROJECT NORTH

PROJECT
Erinview Redevelopment
Dundas St. W. Mississauga, ON

TITLE
Ground Floor Plan

STATUS	Schematic
PROJECT #	15055
CHKD	JEF
DRAWN	JEF, TT, DL
SCALE	1 : 200
DATE DWN	20150830
ISSUED	20160324

SHEET #
A2.0

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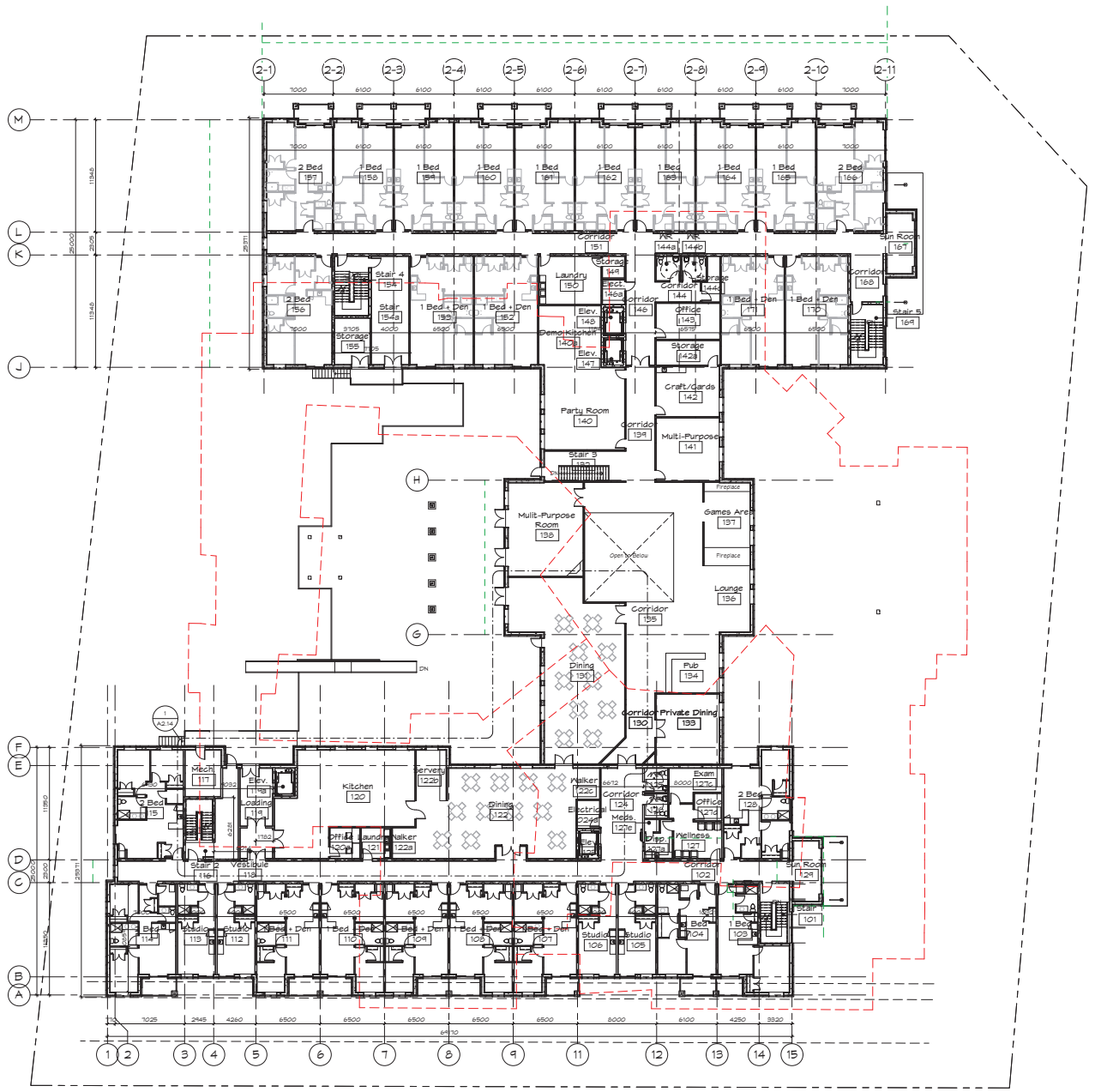

1 / A2.1 001 Level 1
1 : 200

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2 ISSUED FOR PRE-ZONING APPLICATION	20151210

JAMES FRYETT ARCHITECT INC.
115 Metcalfe Street
Elora, Ontario N0B 1S0
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SEAL

PROJECT NORTH

Erinview Redevelopment

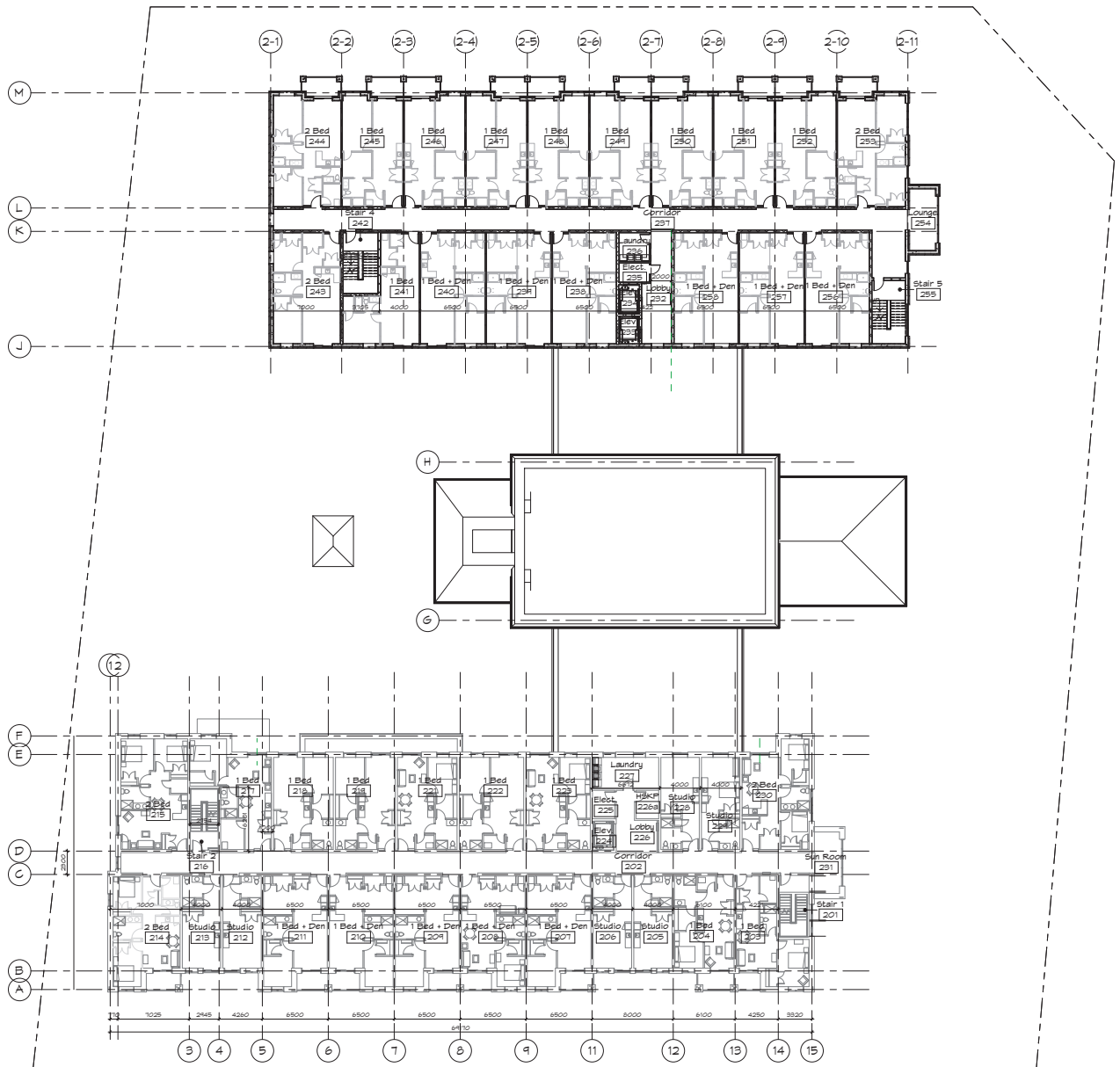
Dundas St. N. Mississauga, ON

1st Floor Plan

STATUS	Schematic
PROJECT #	15099
CHKD	JEF
DRAWN	JEF, TT, DL
SCALE	1 : 200
DATE DWN	20150817
ISSUED	20160324

SHEET # A2.1

3/25/2016 9:23:00 AM



1 / A2.2 002 Level 2
1 : 200

3/25/2016 9:23:02 AM

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2 ISSUED FOR PRE-ZONING APPLICATION	20151210

STATUS Schematic
PROJECT # 15099
CHKD JEP
DRAWN JEP, TT, DL
SCALE 1 : 200
DATE DWN 20150818
ISSUED 20160324
SHEET # A2.2

PROJECT
Erinview Redevelopment
Dundas St. W. Mississauga, ON

TITLE
2nd Floor Plan

SEAL

PROJECT NORTH

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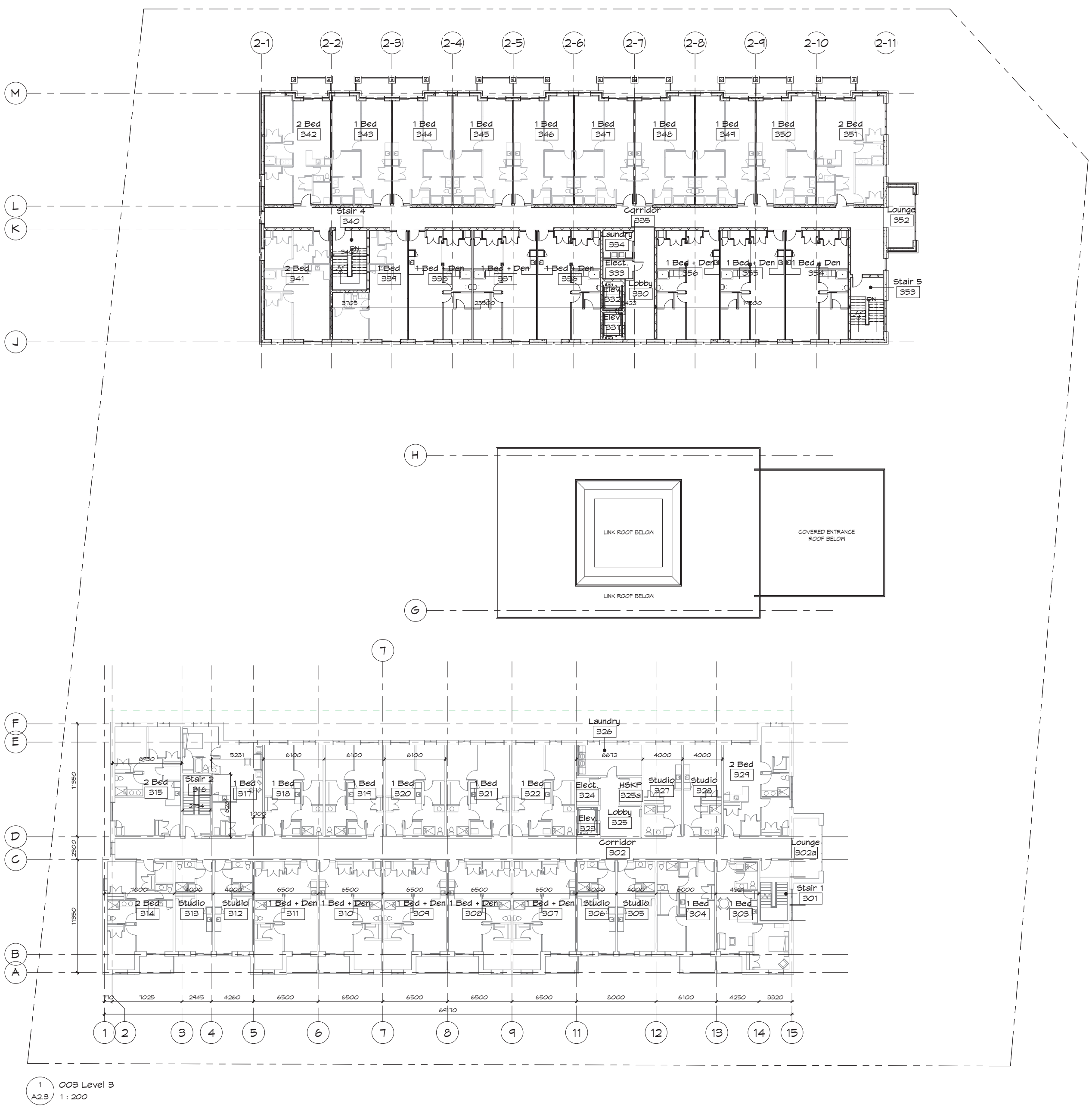

3/25/2016 9:23:05 AM

3 RE-ISSUED FOR PRE-ZONING APPLICATION 20160324
2 ISSUED FOR PRE-ZONING APPLICATION 20151210
REVISIONS DATE

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SEAL

PROJECT NORTH

Erinview Redevelopment
Dundas St. W. Mississauga, ON

3rd Floor Plan

STATUS	Schematic
PROJECT #	15035
CHKD	JEF
DRAWN	JEF, TT, DL
SCALE	1 : 200
DATE DWN	20150817
ISSUED	20160324

SHEET # A2.3

1 / A3.0 000 Level 0
1 : 200

Rentable Area Legend

- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- COMMON
- ELEV.
- LAUNDRY
- OFFICE
- PARKING
- SERVICE
- STAFF
- STAIR
- STORAGE
- STUDIO
- WASHROOMS

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150421

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. W. Mississauga, ON

Area Plans - Level 0

STATUS	Schematic
PROJECT #	15099
SHEET #	A3.0
CHKD	JEF
DRAWN	EF/TT
SCALE	1 : 200
DATE DWN	20150519
ISSUED	20160324

3/25/2016 9:23:06 AM

1 / A3.1 001 Level 1
1 : 200

Rentable Area Legend

- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- COMMON
- DINING
- ELEV.
- KITCHEN
- LAUNDRY
- LOADING
- OFFICE
- SERVICE
- STAIR
- STORAGE
- STUDIO
- WASHROOMS

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150421

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. N. Mississauga, ON

Area Plans - Level 1

STATUS	Schematic
PROJECT #	15099
SHEET #	A3.1
CHKD	JEF
DRAWN	EF/TT
SCALE	1 : 200
DATE DWN	20150519
ISSUED	20160324

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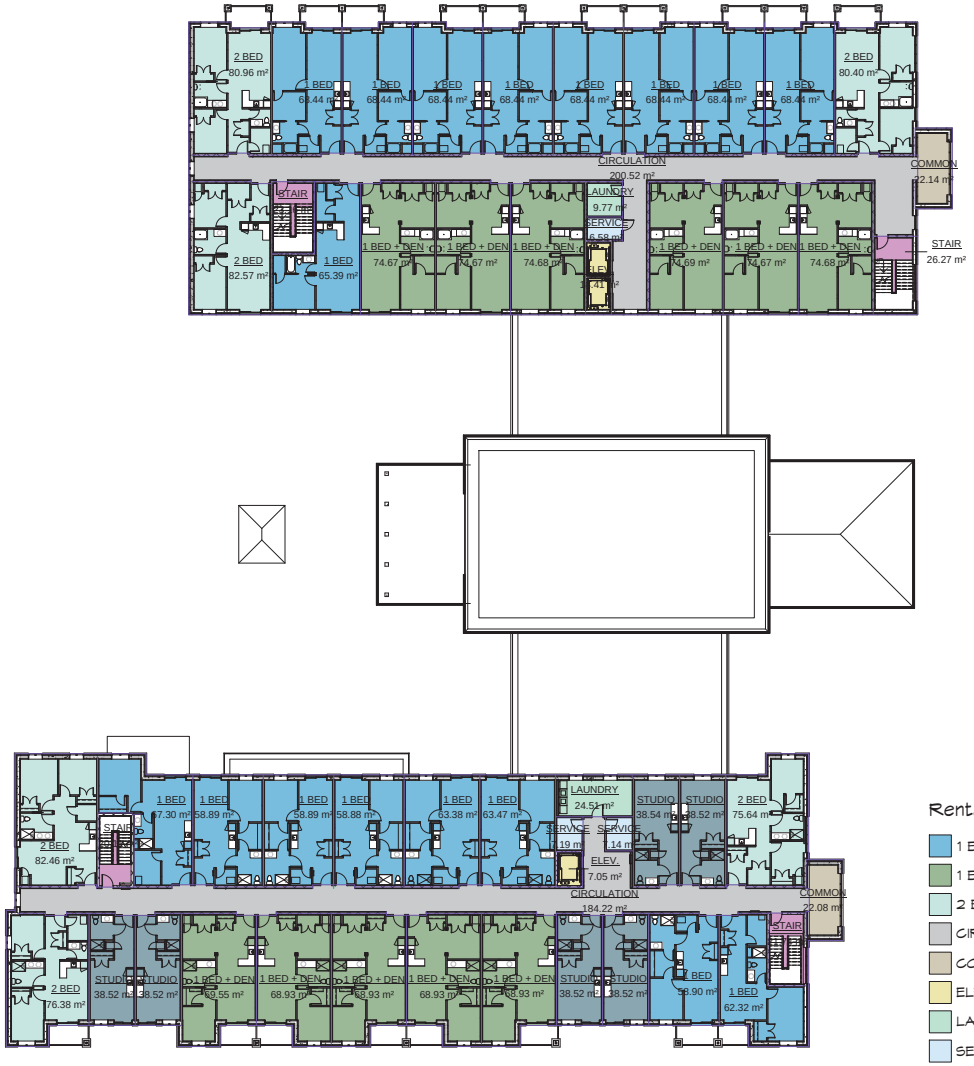

1 / A3.2 002 Level 2
1 : 200

Rentable Area Legend

- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- COMMON
- ELEV.
- LAUNDRY
- SERVICE
- STAIR
- STUDIO

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150421

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. W. Mississauga, ON

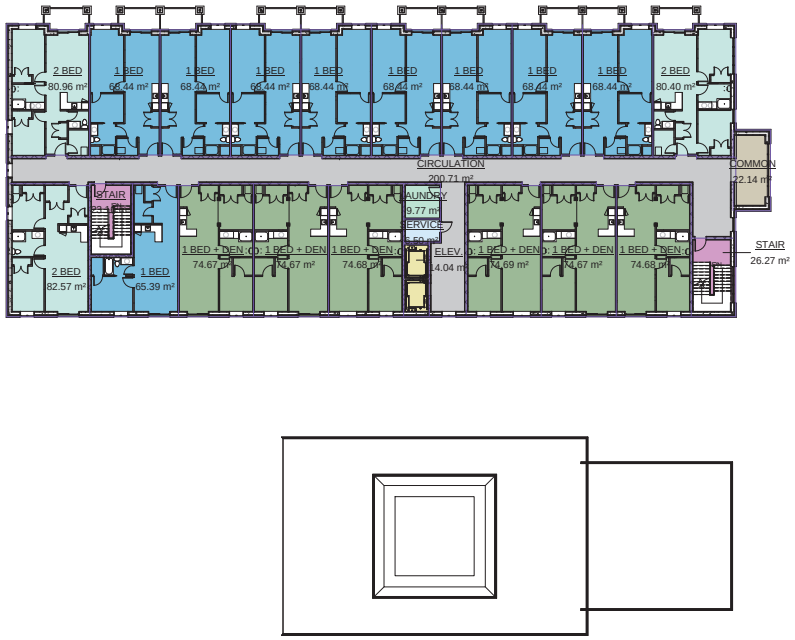
Area Plans - Level 2

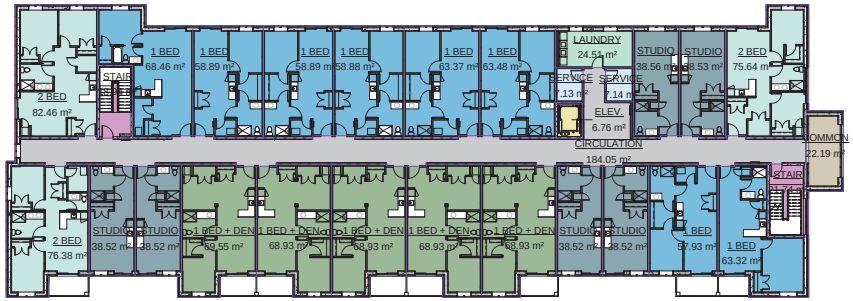
STATUS	Schematic
PROJECT #	15099
CHKD	JEF
DRAWN	EF/TT
SCALE	1 : 200
DATE DWN	20150930
ISSUED	20160324

SHEET #

A3.2

3/25/2016 9:23:09 AM





1 / A3.3 003 Level 3
1 : 200

Rentable Area Legend

- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- COMMON
- ELEV.
- LAUNDRY
- SERVICE
- STAIR
- STUDIO

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150421

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. W. Mississauga, ON

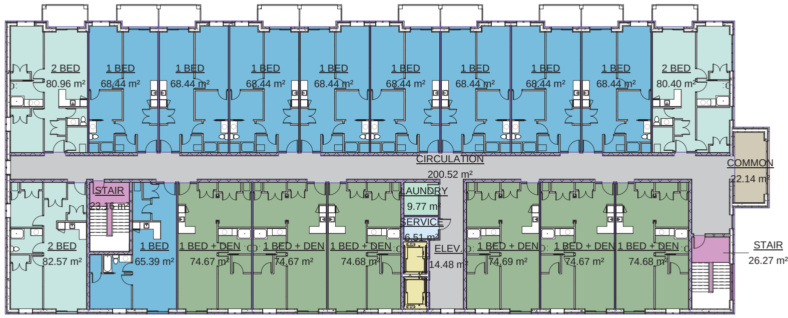
Area Plans - Level 3

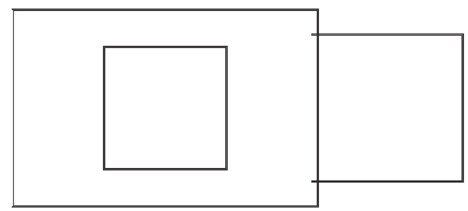
STATUS	Schematic
PROJECT #	15099
CHKD	JEF
DRAWN	EF/TT
SCALE	1 : 200
DATE DWN	20150930
ISSUED	20160324

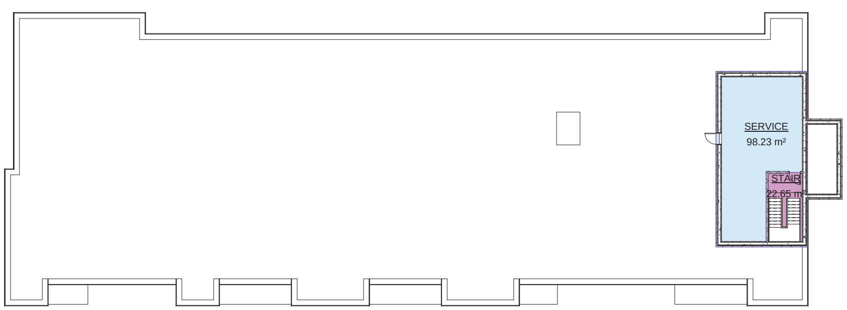
SHEET #

A3.3

3/25/2016 9:23:11 AM







1 A3.4 004 Level 4
1 : 200

Rentable Area Legend

- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- COMMON
- ELEV.
- LAUNDRY
- SERVICE
- STAIR

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150921

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SEAL

PROJECT NORTH

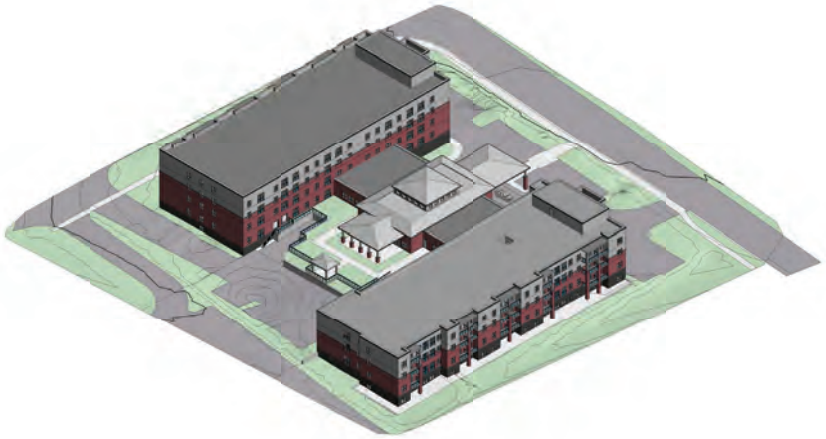
PROJECT: Erinview Redevelopment
Dundas St. W. Mississauga, ON

TITLE: Area Plans - Level 4

STATUS	Schematic
PROJECT #	15035
CHKD	JEF
DRAWN	TT
SCALE	1 : 200
DATE DWN	20150830
ISSUED	20160324
SHEET #	A3.4

3/25/2016 9:23:12 AM

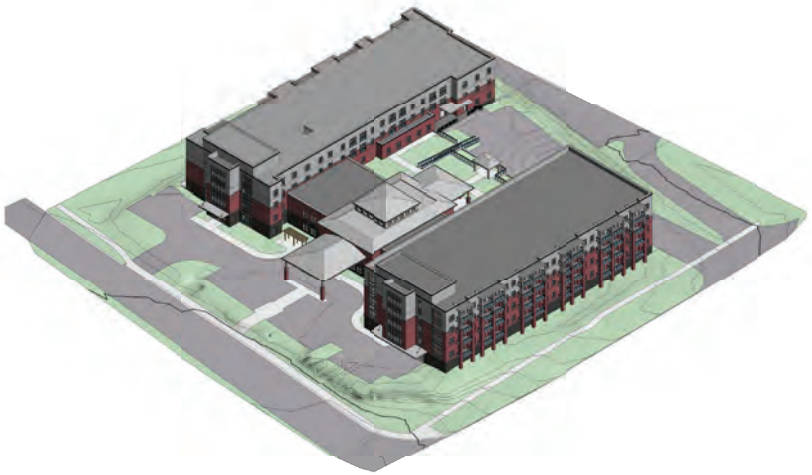
1 A4.0 3D View 1 - View from Fifth Line West



2 A4.0 3D View 1

4 A4.0 View of South Building Entrance

5 A4.0 View of South Building Entrance 1



3 A4.0 View from Corner of Dundas Street & Fifth Line West

6 A4.0 View of North Building Parking Garage Entrance

7 A4.0 View of North Building Parking Garage Entrance 1

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2 ISSUED FOR PRE-ZONING APPLICATION	20151210
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150921

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. W. Mississauga, ON

3D Views

STATUS	Schematic
PROJECT #	15099
CHKD	JEF
DRAWN	EF/TT
SCALE	
DATE DWN	20150902
ISSUED	20160324

PROJECT TITLE

SHEET #

A4.0

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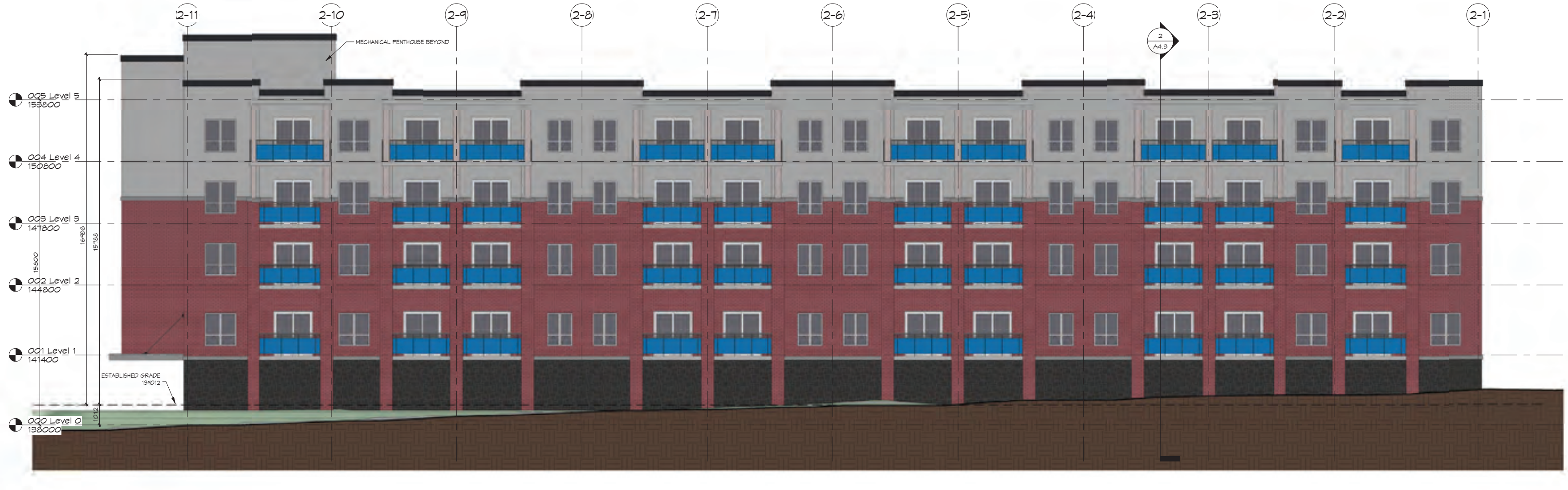

2 North
A4.1 1 : 100

1 South
A4.1 1 : 100

3/25/2016 9:27:51 AM

3	RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2	ISSUED FOR PRE-ZONING APPLICATION	20151210
1	ISSUED FOR SITE PLAN PRE-APPLICATION	20150921
	REVISIONS	DATE

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Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS NSTRUMENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS.

SEAL

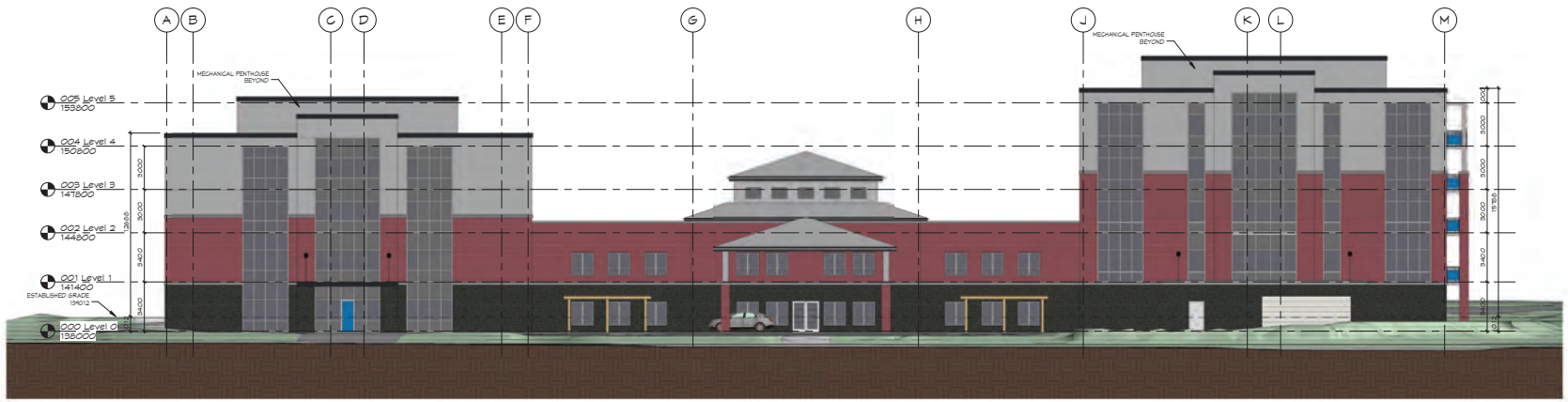
PROJECT NORTH

PROJECT
Erinview Redevelopment
Dundas St. W. Mississauga, ON

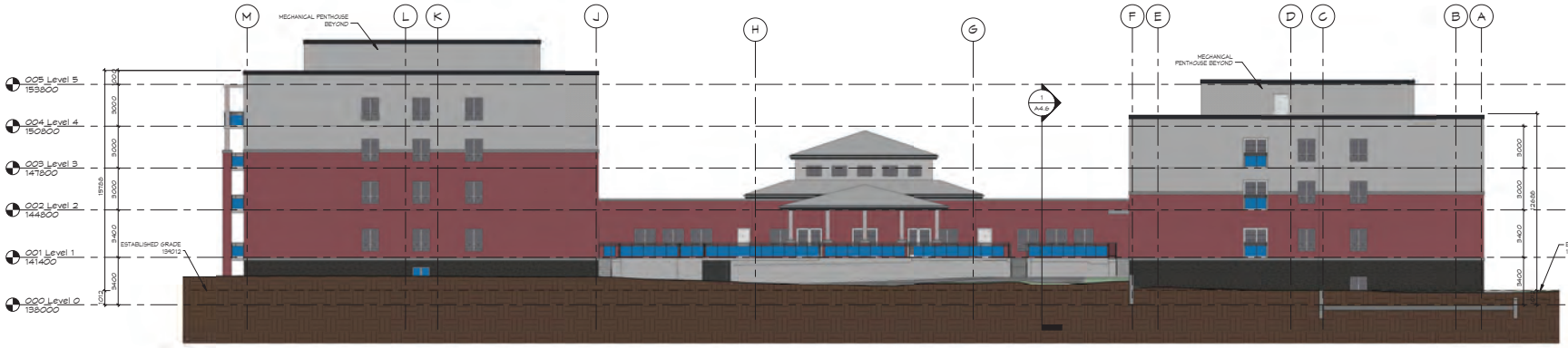
TITLE
Building Elevations

STATUS	Schematic
PROJECT #	15035
CHKD	JEF
DRAWN	JEF, TT, DL
SCALE	1 : 100
DATE DWN	20150904
ISSUED	20160324

SHEET #
A4.1



1 East
A4.2 1 : 150



2 West
A4.2 1 : 150

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324
2 ISSUED FOR PRE-ZONING APPLICATION	20151210
1 ISSUED FOR SITE PLAN PRE-APPLICATION	20150921

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. W. Mississauga, ON

Building Elevations

STATUS	Schematic
PROJECT #	15099
SHEET #	A4.2
CHKD	JEF
DRAWN	JEF, TT, DL
SCALE	1 : 150
DATE DWN	20150904
ISSUED	20160324

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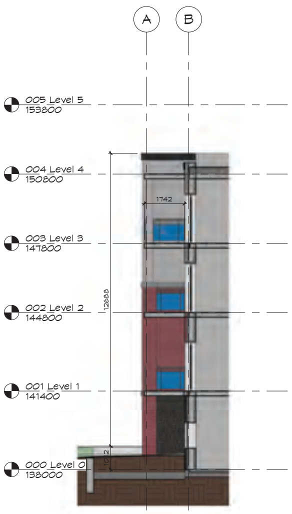
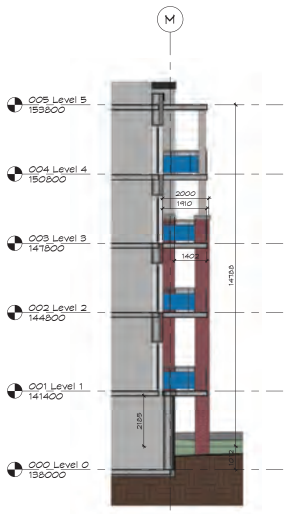


1 Section Through Balcony - South
A4.3 1 : 100



2 Section Through Balcony - North
A4.3 1 : 100

PRELIMINARY

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324

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SEAL

PROJECT NORTH

PROJECT
Erinview Redevelopment
Dundas St. W. Mississauga, ON

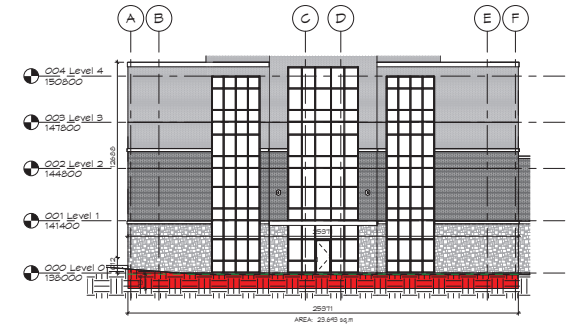
TITLE
Elevation Sections

STATUS	Schematic
PROJECT #	15055
CHKD	Checker
DRAWN	Author
SCALE	1 : 100
DATE DWN	02/24/16
ISSUED	20160324

SHEET #
A4.3

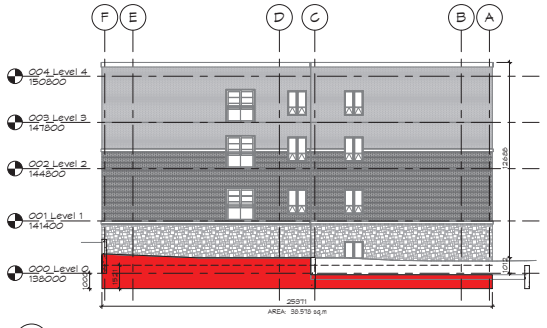
3/25/2016 9:23:52 AM

1 A4.4 Grading - South Building - North Elevation 1 : 150



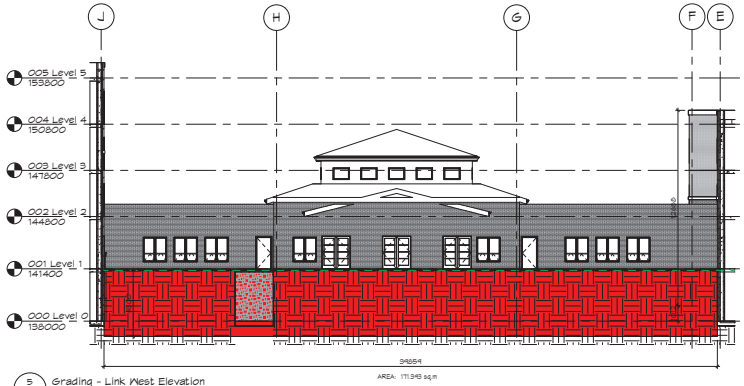
2 A4.4 Grading - South Building - East Elevation 1 : 150

3 A4.4 Grading - South Building - South Elevation 1 : 150

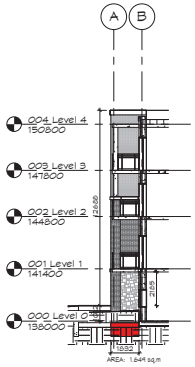


4 A4.4 Grading - South Building - West Elevation 1 : 150

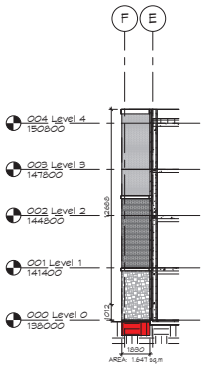
ESTABLISHED GRADE - AT BUILDING FACE			
DRAWING NO.	ELEVATION NAME	AREA	LENGTH
1/A4.4	South Building -North Elevation	2.101 sq.m	3.002 m
	South Building -North Elevation	6.384 sq.m	7.071 m
	South Building -North Elevation	174.875 sq.m	43.107 m
	South Building -North Elevation	1.540 sq.m	0.770 m
2/A4.4	South Building - East Elevation	29.649 sq.m	25.911 m
3/A4.4	South Building - South Elevation	62.581 sq.m	64.541 m
	South Building - South Elevation	3.449 sq.m	3.002 m
4/A4.4	South Building - West Elevation	38.515 sq.m	25.911 m
5/A4.4	Link West Elevation	171.343 sq.m	94.864 m
1/A4.5	North Building - North Elevation	105.036 sq.m	60.171 m
2/A4.5	Link North Elevation	2.745 sq.m	3.103 m
	Link North Elevation	15.645 sq.m	9.650 m
3/A4.5	North Building - South Elevation	103.134 sq.m	28.055 m
	North Building - South Elevation	15.141 sq.m	16.523 m
4/A4.5	Link South Elevation	15.645 sq.m	9.650 m
	Link South Elevation	2.744 sq.m	3.103 m
5/A4.5	Link and North Building East Elevation	61.744 sq.m	65.230 m
6/A4.5	North Building - West Elevation	61.482 sq.m	25.911 m
6/A4.4	South Bldg. Typ. Balcony Section x 1	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 2	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 3	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 4	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 5	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 6	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 7	1.644 sq.m	1.892 m
	South Bldg. Typ. Balcony Section x 8	1.644 sq.m	1.892 m
7/A4.4	South Bldg. West Near Entrance	1.647 sq.m	1.830 m
8/A4.4	South Bldg. Typ. Section at Loading x 1	7.064 sq.m	1.830 m
	South Bldg. Typ. Section at Loading x 2	7.064 sq.m	1.830 m
	South Bldg. Typ. Section at Loading x 3	7.064 sq.m	1.830 m
	TOTAL	401.267 sq.m	450.426 m
		401.267 sq.m/450.426 m = 2.012 m above reference point or 1.012 above Level 0	



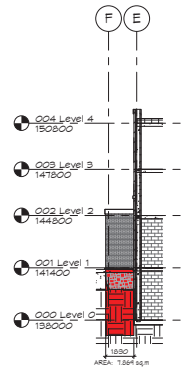
5 A4.4 Grading - Link West Elevation 1 : 150



6 A4.4 Grading - South Bldg. Typ. Balcony Section 1 : 150



7 A4.4 Grading - South Bldg. West Near Entrance 1 : 150



8 A4.4 Grading - South Bldg. Typ. Section at Loading 1 : 150

PRELIMINARY

3 RE-ISSUED FOR PRE-ZONING APPLICATION 20160324

REVISIONS DATE

JAMES FRYETT ARCHITECT INC.
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www.fryettarchitect.com

SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. N. Mississauga, ON

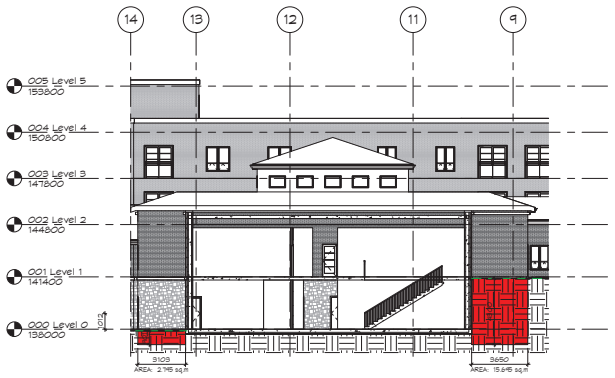
Grading Calculations

STATUS	Schematic
PROJECT #	15099
CHKD	JEF
DRAWN	JEF, TT
SCALE	As Indicated
DATE DWN	20140224
ISSUED	20160324

SHEET # A4.4

3/25/2016 9:23:57 AM

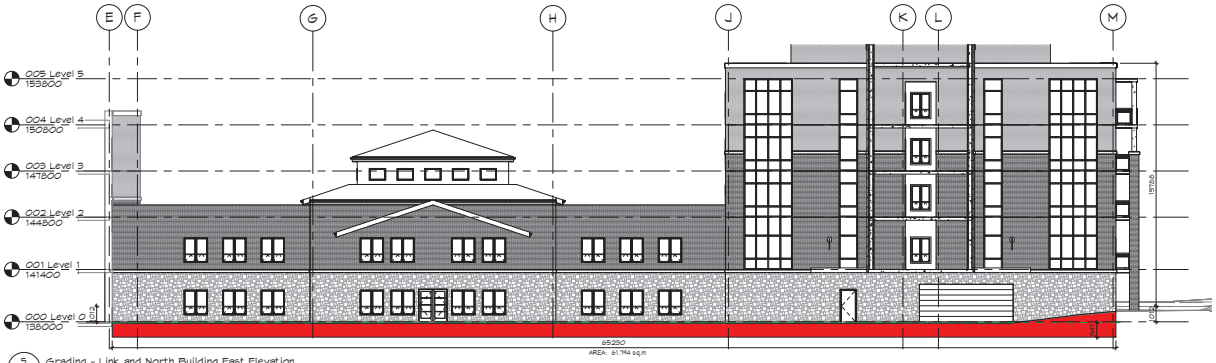
1 / A4.5 Grading - North Building - North Elevation
1 : 150



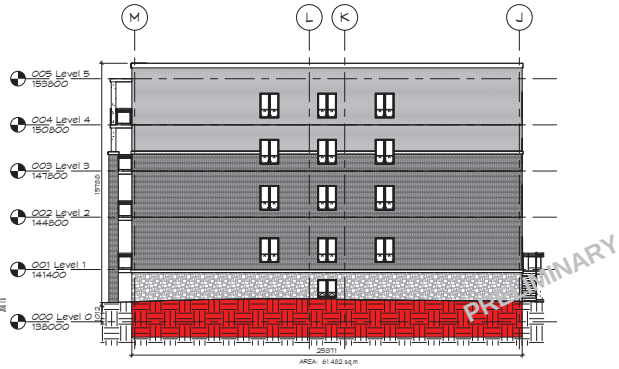
2 / A4.5 Grading - Link North Elevation
1 : 150

3 / A4.5 Grading - North Building - South Elevation
1 : 150

4 / A4.5 Grading - Link South Elevation
1 : 150



5 / A4.5 Grading - Link and North Building East Elevation
1 : 150



6 / A4.5 Grading - North Building - West Elevation
1 : 150

REVISIONS	DATE
3 RE-ISSUED FOR PRE-ZONING APPLICATION	20160324

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SEAL

PROJECT NORTH

Erinview Redevelopment

Dundas St. N. Mississauga, ON

Grading Calculations

STATUS	Schematic
PROJECT #	15099
PROJECT	
CHKD	JEF
DRAWN	JEF, TT
TITLE	
SCALE	1 : 150
DATE DWN	20160224
ISSUED	20160324

SHEET #

A4.5

3/25/2016 9:24:02 AM

APPENDIX B

Road Traffic Information

Date:	02-Nov-16

NOISE REPORT FOR PROPOSED DEVELOPMENT

REQUESTED BY:	
Name:	Sheeba Paul
Company	HGC Engineering
Fax#:	( ) - 0

PREPARED BY:	
Name:	Jacqueline Hunter
Tel#:	(905) 615-3200

Location:	Dundas Street West / Fifth Line West Mississauga, ON
Look Up ID#:	356

ON SITE TRAFFIC DATA

Specific	***Street Names***				
	Dundas Street W	Fifth Line West			
AADT:	50,000	10,000			
# of Lanes:	7 lanes	2 lanes			
% Trucks:	7%	2%			
Medium/Heavy Trucks Ratio:	55/45	55/45			
Day/Night Traffic Split:	90/10	90/10			
Posted Speed Limit:	60 km/h	50 km/h			
Gradient of Road:	< 2%	< 2%			
Ultimate R O W:	35 m	20 m			

Comments:	Ultimate Traffic Data Only

APPENDIX C

Sample Stamson 5.04 Output

STAMSON 5.0 NORMAL REPORT Date: 20-12-2016 12:51:04
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: a.te Time Period: Day/Night 16/8 hours
Description: ***Daytime and nighttime sound levels at the north façade with exposure to Dundas Street West*, prediction lcoation [A]**

Road data, segment # 1: Dundas (day/night)

Car traffic volume : 41850/4650 veh/TimePeriod *
Medium truck volume : 1733/193 veh/TimePeriod *
Heavy truck volume : 1418/158 veh/TimePeriod *
Posted speed limit : 60 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 50000
Percentage of Annual Growth : 0.00
Number of Years of Growth : 0.00
Medium Truck % of Total Volume : 3.85
Heavy Truck % of Total Volume : 3.15
Day (16 hrs) % of Total Volume : 90.00

Data for Segment # 1: Dundas (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 25.24 / 25.24 m
Receiver height : 1.50 / 1.50 m
Topography : 3 (Elevated; no barrier)
Elevation : 9.00 m
Reference angle : 0.00

Road data, segment # 2: Fifth Line (day/night)

Car traffic volume : 8820/980 veh/TimePeriod *
Medium truck volume : 99/11 veh/TimePeriod *
Heavy truck volume : 81/9 veh/TimePeriod *
Posted speed limit : 50 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 10000
Percentage of Annual Growth : 0.00
Number of Years of Growth : 0.00
Medium Truck % of Total Volume : 1.10
Heavy Truck % of Total Volume : 0.90
Day (16 hrs) % of Total Volume : 90.00

```
Data for Segment # 2: Fifth Line (day/night)
--------------------------------------------
Angle1   Angle2           : -90.00 deg   0.00 deg
Wood depth                :      0       (No woods.)
No of house rows          :      0 / 0
Surface                   :      1       (Absorptive ground surface)
Receiver source distance  :  63.00 / 63.00  m
Receiver height           :   1.50 / 1.50   m
Topography                :      3       (Elevated; no barrier)
Elevation                 :   9.00 m
Reference angle           :   0.00

Results segment # 1: Dundas (day)
---------------------------------

Source height = 1.33 m

ROAD (0.00 + 69.46 + 0.00) = 69.46 dBA
Angle1 Angle2  Alpha RefLeq  P.Adj  D.Adj  F.Adj  W.Adj  H.Adj  B.Adj
SubLeq
-------------------------------------------------------------------------
---
   -90     90   0.40  73.58   0.00  -3.15  -0.97   0.00   0.00   0.00
69.46
-------------------------------------------------------------------------
---

Segment Leq : 69.46 dBA

Results segment # 2: Fifth Line (day)
-------------------------------------

Source height = 0.97 m

ROAD (0.00 + 49.15 + 0.00) = 49.15 dBA
Angle1 Angle2  Alpha RefLeq  P.Adj  D.Adj  F.Adj  W.Adj  H.Adj  B.Adj
SubLeq
-------------------------------------------------------------------------
---
   -90      0   0.41  61.92   0.00  -8.76  -4.00   0.00   0.00   0.00
49.15
-------------------------------------------------------------------------
---

Segment Leq : 49.15 dBA

Total Leq All Segments: 69.50 dBA

Results segment # 1: Dundas (night)
-----------------------------------

Source height = 1.33 m

ROAD (0.00 + 62.93 + 0.00) = 62.93 dBA
```

```
Angle1 Angle2  Alpha RefLeq  P.Adj  D.Adj  F.Adj  W.Adj  H.Adj  B.Adj
SubLeq
-------------------------------------------------------------------------
---
   -90     90   0.40  67.06   0.00  -3.15  -0.97   0.00   0.00   0.00
62.93
-------------------------------------------------------------------------
---

Segment Leq : 62.93 dBA

Results segment # 2: Fifth Line (night)
---------------------------------------

Source height = 0.97 m

ROAD (0.00 + 42.62 + 0.00) = 42.62 dBA
Angle1 Angle2  Alpha RefLeq  P.Adj  D.Adj  F.Adj  W.Adj  H.Adj  B.Adj
SubLeq
-------------------------------------------------------------------------
---
   -90      0   0.41  55.39   0.00  -8.76  -4.00   0.00   0.00   0.00
42.62
-------------------------------------------------------------------------
---

Segment Leq : 42.62 dBA

Total Leq All Segments: 62.97 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 69.50
                           (NIGHT): 62.97
```