

4094 Tomken Rd & 924 Rathburn Rd, Mississauga, ON L4W 1J5	
1 Legal Address	4094 Tomken Rd & 924 Rathburn Rd, Mississauga, ON L4W 1J5
2 Municipal Address	4094 Tomken Rd & 924 Rathburn Rd, Mississauga, ON L4W 1J5
3 Applicable Zoning By-Laws	Zoning By-law (NO. 0225-2007)
4 Zoning Designation	Residential Zone – Apartments (RA2-11)
5 Lot Area (m ²)	14,141 m ²
6 New Build Lot Coverage (Area at Grade, m ²)	1,987 m ²
7 Total Lot Coverage (Area at Grade, m ²)	3,877 m ²
8 New Build GFA (m ²)	18,604 m ²
9 Total GFA (m ²)	26,646 m ²
10 Sustainability Target	TBD
11 Established Grade (Building 1)	Geodetic el. 138.2010m
12 Established Grade (Building 2)	Geodetic el. 138.260m
13 Total Area of Renovated Space	0
14 Landscape Area (40% min. required)	48%
Proposed Building Height (Building 1 & 2)	43.800m

- 1 City of Mississauga ZBL 0225-2017 "Established grade" means, with reference to a building, structure or part thereof, the average elevation of the finished grade of the ground immediately surrounding such building or structure
- 1 Building Height is measured from Established Grade as defined above
- 2 Floor heights are measured from Established Grade at Geodetic el. Described above
- 3 Landscape Area as defined by By-Law 0225-2007

ZBA_Project Area Breakdown (m ²)							
Level	Gross Constructed Area (GCA) New	Gross Floor Area (GFA) Site Total					Total
		Existing Church	New Community	Existing Residential	New Residential		
LowerLevel 3	3148 m ²	0 m ²	0 m ²	0 m ²	41 m ²	41 m ²	41 m ²
LowerLevel 2	4441 m ²	0 m ²	0 m ²	0 m ²	42 m ²	42 m ²	42 m ²
LowerLevel 1	4806 m ²	0 m ²	0 m ²	0 m ²	41 m ²	41 m ²	41 m ²
GroundLevel	2066 m ²	890 m ²	0 m ²	999 m ²	1227 m ²	3117 m ²	3117 m ²
Level 2	2081 m ²	157 m ²	0 m ²	999 m ²	1874 m ²	3031 m ²	3031 m ²
Level 3	2088 m ²	0 m ²	0 m ²	999 m ²	1886 m ²	2885 m ²	2885 m ²
Level 4	2090 m ²	0 m ²	0 m ²	999 m ²	1954 m ²	2953 m ²	2953 m ²
Level 5	1928 m ²	0 m ²	0 m ²	999 m ²	1793 m ²	2792 m ²	2792 m ²
Level 6	1629 m ²	0 m ²	0 m ²	999 m ²	1491 m ²	2490 m ²	2490 m ²
Level 7	1513 m ²	0 m ²	0 m ²	999 m ²	1375 m ²	2374 m ²	2374 m ²
Level 8	1513 m ²	0 m ²	0 m ²	0 m ²	1375 m ²	1375 m ²	1375 m ²
Level 9	1513 m ²	0 m ²	0 m ²	0 m ²	1377 m ²	1377 m ²	1377 m ²
Level 10	1513 m ²	0 m ²	0 m ²	0 m ²	1375 m ²	1375 m ²	1375 m ²
Level 11	1512 m ²	0 m ²	0 m ²	0 m ²	1375 m ²	1375 m ²	1375 m ²
Level 12	1512 m ²	0 m ²	0 m ²	0 m ²	1375 m ²	1375 m ²	1375 m ²
Roof	333 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²
Total	33687 m ²	1047 m ²	0 m ²	6995 m ²	1800 m ²	26643 m ²	26643 m ²
	33687 m ²		1047 m ²		25596 m ²		26643 m ²

ZBA_Residential Suite Mix_Overall						
Level	Studio	1 Bed	2 Bed	3 Bed	Total Count	
GroundLevel	0	5	2	1	8	
Level 2	0	14	6	5	25	
Level 3	0	13	7	5	25	
Level 4	0	13	9	4	26	
Level 5	0	16	9	1	26	
Level 6	0	13	5	2	20	
Level 7	0	14	4	2	20	
Level 8	0	14	4	2	20	
Level 9	0	14	4	2	20	
Level 10	0	14	4	2	20	
Level 11	0	14	4	2	20	
Level 12	0	14	4	2	20	
Grand total	0	158	62	30	250	
% of Total	0%	63%	25%	12%	100%	

Barrier Free Units - Per OBC 3.8.2.1.(5)					
	% of total units required	# of Units Required	% of total units provided	# of units provided	Comments
Building 1	15%	15	20%	19	
Building 2	15%	23	20.3%	31	

Residential Amenity Area - Per Zoning By-law (NO. 0225-2007)						
	Req. Total Amenity Area	Req. Outdoor Amenity	Provided Indoor Amenity	Provided Outdoor Amenity	Overall Rate Required	Overall Rate Provided
Building 1						
Total Area	543m ²	55m ²	85m ²	473m ²		
Area per Residential Suite	5.6m ²	N/A	9m ²	4.9m ²	5.6m²	5.8m²
Building 2						
Total Area	857m ²	55m ²	285m ²	584m ²		
Area per Residential Suite	5.6m ²	N/A	1.9m ²	3.8m ²	5.6m²	5.7m²

Residential Indoor Amenity Space Provided - Per Zoning By-law (NO. 0225-2007)			Residential Outdoor Amenity Space Provided - Per Zoning By-law (NO. 0225-2007)		
	Area	Description	Level	Area	Description
Building 1					
Ground Level	85m ²	Indoor Amenity Area + Washrooms	Ground Level	473m ²	Areas include Exterior Amenity Patio and Building 1 Open Lawn and Walkways. Refer to A1-03 Site Plan for locations. Per Mississauga Zoning Bylaw: Amenity Areas include play structures, site furnishings, planting, plan, lighting, fencing, paving etc.
Total	85m²		Total	473m²	
Building 2					
Ground Level	204m ²	Indoor Amenity Area + Washrooms	Ground Level	469m ²	Areas include Exterior Amenity Patio, Playground, Community Garden and Building 2 Open Lawn and Walkways. Refer to A1-03 Site Plan for locations.
Level 6	81m ²	Indoor Amenity Area + Washrooms	Level 6	115m ²	Per Mississauga Zoning Bylaw: Amenity Areas include play structures, site furnishings, planting, plan, lighting, fencing, paving etc.
Total	285m²		Total	584m²	

Calculation of Required Green Roof Area (m ²) - Per Zoning By-law (NO. 0225-2007)			
	Required	Provided	Notes
Gross Floor Area 1		33,569m ²	
Total Roof Area(s)		1,427m ²	
Areas Designated for renewable energy devices		m ²	
Residential Private Terraces		m ²	
Rooftop Outdoor Amenity Space 2		118m ²	
Tower floor plate above podium <750m ²			
Available Roof Area (Total - Deductions)		1,309m ²	
Area of Green Roof	60%	62%	
(20,000 m ² or greater Gross Floor Area requires a coverage of available roof space to be 60%)	785m ²	817m ²	

- 1 As defined in Green Roof By-Law.
- 2 Rooftop Outdoor Amenity Space is the req'd amenity space, not exceeding the minimum area req'd under applicable zoning By-Law.

Car Parking as per City of Mississauga Zoning By-Law 0225-2017								
Residential								
	Visitor (spaces per unit)	Standard (spaces per unit)	EVSE (spaces req'd)	Total Parking Required Visitor & Standard	Parking Provided Visitor	Parking Provided Standard	Total Parking Provided Visitor & Standard	Spaces Provided/Notes
Building 1	0.2	1	21	116.4	20	78	98	Provided Parking spaces per unit as below: Standard Spaces 0.8 spaces per unit, Visitor Spaces 0.2 spaces per unit
Building 2	0.2	1	34	184	31	123	154	
Sub-Total			55	300	51	201	252	EVSE spaces 20% of total requirement and 10% of visitor parking
Effective Resident Ratio (Spaces per unit)				1.20	0.20	0.80	1.00	
Non-Residential								
	Existing Area (m ²)	Standard (spaces per 100m ²)	EVSE (spaces req'd)	Total Parking Required	Total Parking Provided		Spaces Provided/Notes	
Place of Worship	345	27.1		93	77			
Daycare	385	2.5		10	77		EVSE's provided for new program only.	
Sub-Total				103	77			
Existing								
Existing Parking to Remain							Spaces Provided/Notes	
Existing Building Below Grade							54	
Existing Building Visitor Parking							14	Existing Spaces to Remain
Sub-Total							68	

Total Car Parking on Site (Existing and Proposed)	
	397
	84 Spaces at grade 54 Spaces below grade Existing Building 98 Spaces below grade Building 1 163 Spaces below grade Building 2

Accessible Parking Spaces Required					
	Total Number of Required Parking Spaces	Minimum Number of Required Accessible Parking Spaces	Accessible Spaces Required	Accessible Spaces Provided	5 Spaces at Grade 2 Dropoff Accessible Spaces at Existing Church (Not counted in total) 5 Below grade spaces
Accessible Parking Spaces Required	201 - 1000 Parking Spaces	2 spaces plus 2% of the total	10	10	

Bicycle Parking as per City of Mississauga Zoning By-Law 0225-2017					
	Units/GFA	Spaces (per unit)	Spaces Required	Spaces Provided	Spaces Provided/Notes
Building 1					
Residential Long-term	97	0.6	59	36	Bicycle parking calculations resulting in a fraction are rounded up to the nearest whole number in accordance with Zoning By-law 0225-2017
Residential Short-term	97	0.05	5	24	
Total			64	0	
Building 2					
Total Long-term	153	0.6	92	118	
Total Short-term	153	0.05	8	24	
Total			99	0	
Total Long-term			151	154	
Total Short-term			13	48	

Loading		
	Number of Units/Size	Area
Building 1	97	LOADING SPACE (L) x 3.5m (W) x 4.5m (H)
Building 2	153	LOADING SPACE (L) x 3.5m (W) x 7.5m (H)
Total		
1 Rate requirements calculated as per the City of Mississauga Zoning By-Law 0225-2017		
2 One loading space to accommodate both new buildings, and to be located within Building 2		
3 New loading space also to accommodate Existing Church		

Waste Management as per Waste Collection Design Standards Manual 2020			
	Units/People	Req'd Garbage & Recycling Facilities	Proposed Garbage and Recycling Facilities (Number of 3 yd3 bins)
Residential Garbage	250	(1) 3 yd3 bin per 54 units for compacted garbage	5
Residential Recycling	250	(1) 3 yd3 bin per 45 units for recyclable materials	6
Place of Worship Garbage	129	(1) 3 yd3 bin per 90 persons for compacted garbage	2
Place of Worship Recycling	129	(1) 3 yd3 bin per 450 persons for recyclable materials	1
Total			14
1 Requirements calculated as per WCDSM Appendix 6 Front-end Garbage and Recycling Bins and Appendix 7 Waste Bin Calculations.			

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- GENERAL NOTES:**
- Drawings are to be used for construction and not for any other purpose. All work shall conform to the latest editions of all applicable codes and standards.
 - The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
 - Contract documents including the contract documents and the conditions of contract shall prevail over any other documents.
 - Contract documents shall be read in conjunction with the drawings and specifications.
 - The contractor shall be responsible for providing all necessary materials and labor for the completion of the project.
 - The contractor shall be responsible for the safety and health of all workers and the public.
 - The contractor shall be responsible for the protection of the environment and the community.

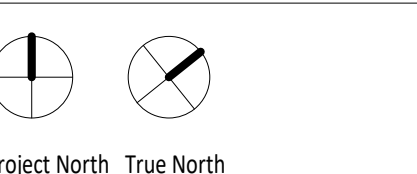
Rev.	Date	Description
1	2024-01-10	Issue for Construction
2	2024-01-15	Issue for Construction
3	2024-01-20	Issue for Construction

KPMB Architects
251 King St. E. Suite 1200
Toronto, ON, Canada M5A 0L6
416.977.5104

Application Number:
CG-CPA-22-028-W3

Kindred Works
WESTMINSTER UNITED
MISSISSAUGA

4094 Tomken Rd, Mississauga, ON
L4W 1J5



Project No. 2112
Scale 1:1
Plot Date 04/12/2024

PROJECT STATISTICS & OBC MATRIX

A100