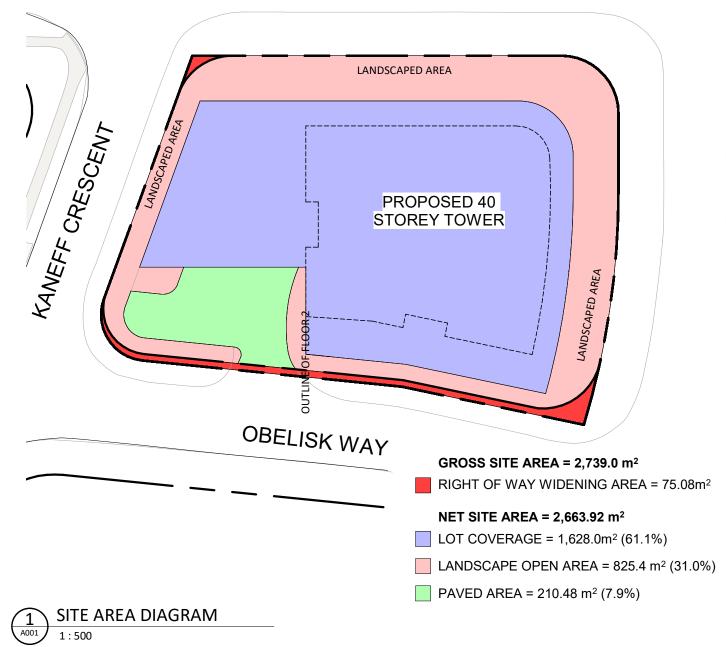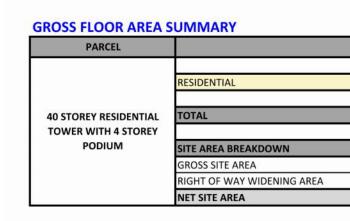## DRAWING LIST

Drawing Number	Drawing Name
A001	DRAWING LIST, SITE AREA DIAGRAM, & STATISTICS
A002	CONTEXT PLAN
A003	SITE PLAN / ROOF PLAN
A004	RESIDENTIAL SOLID WASTE MANAGEMENT
A101	UNDERGROUND LEVEL 4 LOWER
A102	UNDERGROUND LEVEL 4
A103	UNDERGROUND LEVEL 3
A104	UNDERGROUND LEVEL 2
A105	UNDERGROUND LEVEL 1
A151	GROUND FLOOR LOWER LEVEL
A152	GROUND FLOOR
A153	FLOOR 2
A154	FLOORS 3 to 4
A155	FLOOR 5
A156	TYPICAL TOWER FLOOR
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A401	BUILDING SECTION
A402	PARTIAL BUILDING SECTION
A801	3D PERSPECTIVES
A802	3D PERSPECTIVES
A811	SHADOW STUDIES
A812	SHADOW STUDIES
A813	SHADOW STUDIES
A814	SHADOW STUDIES
A815	SHADOW STUDIES
A816	SHADOW STUDIES
A817	SHADOW STUDIES
A818	SHADOW STUDIES
A819	SHADOW STUDIES
A820	SHADOW STUDIES
A821	SHADOW STUDIES
A822	SHADOW STUDIES
A823	SHADOW STUDIES
A824	SHADOW STUDIES
A825	SHADOW STUDIES
A826	SHADOW STUDIES
A827	SHADOW STUDIES
A828	SHADOW STUDIES
A829	SHADOW STUDIES
A830	SHADOW STUDIES
A831	SHADOW STUDIES
A832	SHADOW STUDIES
A833	SHADOW STUDIES
A834	SHADOW STUDIES
A836	SHADOW STUDIES
A837	SHADOW STUDIES
A838	SHADOW STUDIES
A839	SHADOW STUDIES
A840	SHADOW STUDIES
A841	SHADOW STUDIES
A842	SHADOW STUDIES
A843	SHADOW STUDIES
A844	SHADOW STUDIES
A845	SHADOW STUDIES
A846	SHADOW STUDIES
A847	SHADOW STUDIES
A848	SHADOW STUDIES
A849	SHADOW STUDIES
A850	SHADOW STUDIES

GROSS FLOOR AREA SUMMARY

PARCEL		GFA m²	GFA ft²	FSI
40 STOREY RESIDENTIAL TOWER WITH 4 STOREY PODIUM	RESIDENTIAL	31,957.8	343,994	12.00
	TOTAL	31,957.8	343,994	12.00

SITE AREA BREAKDOWN	m²	ft²
GROSS SITE AREA	2,739.0	29,483
RIGHT OF WAY WIDENING AREA	75.1	808
NET SITE AREA	2,663.9	28,674

GROSS FLOOR AREA DEFINITION

Mississauga Zoning By-Law NO. 0225-2007 Section 1.2 G

(GFA) - APARTMENT DWELLING ZONE

Means the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area.

BUILDING HEIGHT

HEIGHT BREAKDOWN		
PROPOSED BUILDING	ESTABLISHED GRADE	134.35m
	HEIGHT	123.75m
	STOREYS	40

HEIGHT DEFINITION

Mississauga Zoning By-Law NO. 0225-2007 Section 1.2 H

(1) means, with reference to the height of a building, structure or part thereof, except a detached dwelling, semi-detached, duplex, triplex, townhouse, back to back townhouse or stacked townhouse, the vertical distance between the established grade and:
  (1.1) the highest point of the roof surface of a flat roof; or
  (1.2) the mean height level between the eaves and ridge of a sloped roof.
  (1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or

Mississauga Zoning By-Law NO. 0225-2007 Section 4.1.15.3

Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable. (0174-2017)

GROSS FLOOR AREA (GFA) BREAKDOWN

SUMMARY	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL GFA [GFA] (TFA - EXCLUSIONS) m²	TOTAL GFA ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	TOTAL TFA (NO EXCLUSIONS) m²	TOTAL TFA ft²	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²
U/G	U/G 4				29.8	321	29.8	321	29.8	321			2,290.1	24,651		
	U/G 3				29.8	321	29.8	321	29.8	321			2,085.7	22,450		
	U/G 2				29.8	321	29.8	321	29.8	321			2,085.7	22,450		
	U/G 1				20.7	223	20.7	223	20.7	223			1,961.7	21,116		
PODIUM	FL1 LOWER	0	359.1	3,865	19.9	214	379.0	4,080	379.0	4,080			391.1	4,210		
	1	7	503.4	5,419	218.3	2,350	721.7	7,768	721.7	7,768			1,442.4	15,526		
	2	10	770.8	8,297	85.1	916	855.9	9,213	855.9	9,213	410.4	4,418	1,433.4	15,429		
	3	15	969.9	10,440	83.8	902	1,053.7	11,342	1,053.7	11,342			1,148.7	12,365		
	4	15	969.9	10,440	83.8	902	1,053.7	11,342	1,053.7	11,342			1,148.7	12,365		
TOWER	5	0	0.0	0	46.2	497	46.2	497	46.2	497	733.6	7,896	849.9	9,148	261.3	2,813
	6	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	7	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	8	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	9	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	10	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	11	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	12	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	13	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	14	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	15	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	16	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	17	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	18	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	19	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	20	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	21	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	22	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	23	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	24	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	25	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	26	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	27	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	28	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	29	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	30	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	31	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	32	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	33	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	34	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	35	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	36	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	37	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	38	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	39	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	40	12	739.7	7,962	52.8	568	792.5	8,530	792.5	8,530			849.3	9,142		
	MPH												175.5	1,889		
TOTAL		467	29,462.6	317,135	2,495.2	26,858	31,957.8	343,994	31,957.8	343,994	1,144.0	12,314	44,738.4	481,564	261.3	2,813

UNIT MIX - PROVIDED

FLOOR	UNIT TYPE 1B	1B+D	2B	2B+D	3B	TOTAL
FL1-LOWER	0	0	2	4	1	0
1	0	0	2	4	1	7
2	1	1	4	4	0	10
3	3	7	2	3	0	15
4	3	7	2	3	0	15
5						0
6	8	0	2	2	0	12
7	8	0	2	2	0	12
8	8	0	2	2	0	12
9	8	0	2	2	0	12
10	8	0	2	2	0	12
11	8	0	2	2	0	12
12	8	0	2	2	0	12
13	8	0	2	2	0	12
14	8	0	2	2	0	12
15	8	0	2	2	0	12
16	8	0	2	2	0	12
17	8	0	2	2	0	12
18	8	0	2	2	0	12
19	8	0	2	2	0	12
20	8	0	2	2	0	12
21	8	0	2	2	0	12
22	8	0	2	2	0	12
23	8	0	2	2	0	12
24	8	0	2	2	0	12
25	8	0	2	2	0	12
26	8	0	2	2	0	12
27	8	0	2	2	0	12
28	8	0	2	2	0	12
29	8	0	2	2	0	12
30	8	0	2	2	0	12
31	8	0	2	2	0	12
32	8	0	2	2	0	12
33	8	0	2	2	0	12
34	8	0	2	2	0	12
35	8	0	2	2	0	12
36	8	0	2	2	0	12
37	8	0	2	2	0	12
38	8	0	2	2	0	12
39	8	0	2	2	0	12
40	8	0	2	2	0	12
MPH						
SUBTOTAL	287	15	80	84	1	467

MISSISSAUGA VALLEY BOULEVARD

PROPOSED 40 STOREY TOWER

LANDSCAPED AREA

KANEFF CRESCENT / ELM DRIVE / OBELISK WAY

GROSS SITE AREA = 2,739.0 m²

■ RIGHT OF WAY WIDENING AREA = 75.08m²

NET SITE AREA = 2,663.92 m²

■ LOT COVERAGE = 1,628.0 m² (61.1%)

■ LANDSCAPE OPEN AREA = 825.4 m² (31.0%)

■ PAVED AREA = 210.48 m² (7.9%)

1 SITE AREA DIAGRAM A001 1 : 500

BICYCLE PARKING - REQUIRED

* Bicycle parking required as per City of Mississauga Zoning By-law No. 0225-2007; Table 3.1.6.5.1 – Required Number of Bicycle Parking Spaces for Residential Uses

	USE	RESIDENTIAL RATIO	SPACES	TOTAL
PROPOSED BUILDING	CLASS A	0.60 / UNIT	280	280
	CLASS B	0.05 / UNIT	23	23
TOTAL REQUIRED				303

* Class B refers to bicycle parking outside that is to be addressed by landscape with the next SPA submission

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL HORIZONTAL	VERTICAL	STACKED	TOTAL
PROPOSED BUILDING	U/G LEVEL 1	4			4
	FLOOR 1		20	190	210
	FLOOR 2			66	66
TOTAL PROVIDED		4	20	256	280

AMENITY AREAS - PROVIDED

	TYPE	PROVIDED RATIO	m2	ft2
PROPOSED BUILDING	INDOOR	2.4 m²/UNIT	1,144.0	12,314
	OUTDOOR	0.6 m²/UNIT	261.3	2,813
		3.0 m²/UNIT	1,405.3	15,127
	CONTIGUOUS AREA	71%	994.9	10,709

BARRIER FREE PARKING - REQUIRED

* Vehicular parking required as per City of Mississauga Zoning By-law NO. 0225-2007

	USE	RATIO (MIN.)	VISITOR PARKING REQ'D	SPACES (MIN.)
PROPOSED BUILDING	13-100	4% OF THE TOTAL # OF REQ'D VISITOR	93	4

BARRIER FREE PARKING - PROVIDED

	FLOOR	RESIDENTIAL TYPE A	RESIDENTIAL TYPE B	VISITOR TYPE A	VISITOR TYPE B	TOTAL
PROPOSED BUILDING	U/G LEVEL 1			2	2	4
	U/G LEVEL 2					
	U/G LEVEL 3					
	U/G LEVEL 4					
TOTAL PROVIDED				2	2	4

UNIT TOTALS - PROVIDED

TOTAL UNITS	287	15	80	84	1	467
UNIT MIX	61.5%	3.2%	17.1%	18.0%	0.2%	100.0%
UNIT MIN (ft²)	481	666	739	823	1913	
UNIT MAX (ft²)	580	859	820	1535	1913	

VEHICULAR PARKING - REQUIRED PER BY-LAW

Vehicle parking required as per City of Mississauga Zoning By-law No. 0225-2007; Table 3.1.2.1 – Rental Apartment
As ammended, 0117-2022; Table 3.1.2.1 – Rental Apartment

	USE	RATIO (MIN.) FOR OFF-STREET PARKING	UNITS / GFA (m²)	SPACES (MIN.)
PROPOSED BUILDING	1B & 1B+D UNITS	0.80 / UNIT	302	242
	2B & 2B+D UNITS	0.80 / UNIT	164	131
	3B & 3B+D UNITS	0.80 / UNIT	1	1
	SUB TOTAL		467	374
	Visitor Parking Requirements			
		0.20 / UNIT	467	93
	TOTAL			467

VEHICULAR PARKING - PROVIDED

	FLOOR	RESIDENTIAL	PARKING RATIO
PROPOSED BUILDING	U/G LEVEL 1	21	
	U/G LEVEL 2	60	
	U/G LEVEL 3	61	
	U/G LEVEL 4	66	
OFF-SITE PARKING	3575 Kaneff Cres.	46	
	SUB TOTAL	254	0.54
	VISITOR		
PROPOSED BUILDING	U/G LEVEL 1	10	
OFF-SITE PARKING	3575 Kaneff Cres.	36	
	SUB TOTAL	46	0.10
	TOTAL PROVIDED	300	0.64

3	2022-10-20	Issued for Rezoning	DRO
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSW
#	DATE	DESCRIPTION	BY

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

Kaneff Crescent and Mississauga Valley Boulevard, Mississauga, ON
City File NO. OZ 20/070

DRAWING

DRAWING LIST, SITE AREA DIAGRAM, & STATISTICS

PROJECT NO. 16.286SPA
PROJECT DATE 2018-04-20
DRAWN BY DRO
CHECKED BY RMM
SCALE 1 : 500

DRAWING NO. **A001** REV. **3**