1785 Bloor Street Statistics

1785 Bloor Street, Mississauga,ON

NOTE: All statistics relating to Existing Apartment Buildings are approximate.

Site Description	Plan of all of Block P Registered Plan 719 City of Mississauga (Ward 3) Regional Municipality of Peel Existing Conditions : Existing Apartment Building (10-storeys,76units) and surface parking

Subject To Zoning By-Law 0225-2007 with Site Specific Exception RA3-21

FFE at Existing Apartment Ground Floor	132.67
FFE at Proposed Apartment Ground Floor	132.70
Lot Area	12021 m2 (1.2021ha)

Existing Apartment Building

*** Unit Mix, Gross Floor Area, and setbacks are approximate for existing apartment building**

Floor No.	Storey	Existing Units: Total Units	1B	1B + D	2B	3B	Gross Construction Area: Total GCA (m2)	Total GCA (sq.ft.)	Gross Floor Area: Assumed (5%) Deductions (m2)	zoning GFA (m2)	zoning GFA (sq.ft.)
1	Lobby/Amenity/Residential	**5**	2	1	0	2	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
2	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
3	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
4	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
5	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
6	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
7	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
8	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
9	Residential	**8**	2	2	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
10	Residential	**7**	2	1	0	4	0	**731.19 m2**	**7,870.53 sq.ft.**	36.56 m2	**694.63 m2**	**7,477.00 sq.ft.**
	Totals	**76**	20	18	0	38	0	**7,311.90 m2**	**78,705.29 sq.ft.**	365.60 m2	**6,946.31 m2**	**74,770.03 sq.ft.**

Existing Apartment Setbacks Provided

Front Yard (m) (South)	Side Yard (m) (East)	Rear Yard (m) (North)	Side Yard (m) (West)
16.454	22.164	95.337	21.700

Required Apartment Setbacks

Front Yard (m) (South)	Side Yard (m) (East)	Rear Yard (m) (North)	Side Yard (m) (West)
10.500	4.500	10.500	4.500

Proposed Apartment Building

Floor No.	Storey	Proposed Units: Total Units	BACH	1B	1B+D	2B	3B	Gross Construction Area: Total GCA (m2)	Total GCA (sq.ft.)	Gross Floor Area: Deductions are per by-law (m2)	zoning GFA (m2)	zoning GFA (sq.ft.)
-2	Parking Level 2	**0**	0	0	0	0	0	**5,994.06 m2**	**64,520.06 sq.ft.**	5,994.06 m2	**0.00 m2**	**0.00 sq.ft.**
-1	Parking Level 1	**0**	0	0	0	0	0	**5,920.80 m2**	**63,731.49 sq.ft.**	5,920.80 m2	**0.00 m2**	**0.00 sq.ft.**
1	Lobby/Amenity/Residential	**4**	0	1	0	0	3	**2,262.12 m2**	**24,349.46 sq.ft.**	1,338.81 m2	**923.31 m2**	**9,938.51 sq.ft.**
2	Residential	**19**	0	6	0	11	2	**2,111.10 m2**	**22,723.88 sq.ft.**	70.89 m2	**2,040.21 m2**	**21,960.82 sq.ft.**
3	Residential	**22**	0	7	0	11	4	**2,139.43 m2**	**23,028.82 sq.ft.**	68.87 m2	**2,070.56 m2**	**22,287.51 sq.ft.**
4	Residential	**22**	0	7	0	11	4	**2,139.43 m2**	**23,028.82 sq.ft.**	68.87 m2	**2,070.56 m2**	**22,287.51 sq.ft.**
5	Residential	**22**	0	7	0	11	4	**2,139.43 m2**	**23,028.82 sq.ft.**	68.87 m2	**2,070.56 m2**	**22,287.51 sq.ft.**
6	Residential	**22**	0	7	0	11	4	**2,139.43 m2**	**23,028.82 sq.ft.**	68.87 m2	**2,070.56 m2**	**22,287.51 sq.ft.**
7	Residential	**23**	0	12	0	9	2	**1,940.20 m2**	**20,884.31 sq.ft.**	68.87 m2	**1,871.33 m2**	**20,143.00 sq.ft.**
8	Residential	**21**	0	8	0	11	2	**1,905.90 m2**	**20,515.11 sq.ft.**	68.87 m2	**1,837.03 m2**	**19,773.79 sq.ft.**
9	Residential	**20**	0	5	0	13	2	**1,838.12 m2**	**19,785.52 sq.ft.**	68.87 m2	**1,769.25 m2**	**19,044.21 sq.ft.**
10	Residential	**20**	0	5	0	13	2	**1,838.12 m2**	**19,785.52 sq.ft.**	68.87 m2	**1,769.25 m2**	**19,044.21 sq.ft.**
11	Residential	**9**	0	1	0	6	2	**1,015.38 m2**	**10,929.55 sq.ft.**	148.58 m2	**866.80 m2**	**9,330.24 sq.ft.**
12	Residential	**10**	0	1	0	6	3	**1,015.38 m2**	**10,929.55 sq.ft.**	148.58 m2	**866.80 m2**	**9,330.24 sq.ft.**
13	Residential	**10**	0	1	0	6	3	**1,015.39 m2**	**10,929.66 sq.ft.**	56.25 m2	**959.14 m2**	**10,324.18 sq.ft.**
14	Residential	**10**	0	1	0	6	3	**1,015.39 m2**	**10,929.66 sq.ft.**	56.25 m2	**959.14 m2**	**10,324.18 sq.ft.**
	Mechanical	**0**	0	0	0	0	0	**635.01 m2**	**6,835.25 sq.ft.**	635.01 m2	**0.00 m2**	**0.00 sq.ft.**
	Totals	**234**	0	69	0	125	40	**37,064.69 m2**	**398,964.32 sq.ft.**	14,920.19 m2	**22,144.50 m2**	**238,363.40 sq.ft.**

Minimum Apartment Setbacks Provided

Front Yard (m) (South)	Side Yard (m) (East)	Rear Yard (m) (North)	Side Yard (m) (West)
58.418	11.681	9.572	9.894

Required Apartment Setbacks

Front Yard (m) (South)	Side Yard (m) (East)	Rear Yard (m) (North)	Side Yard (m) (West)
10.500	4.500	7.500	4.500

Total Site

	Units: Total Units	BACH	1B	1B + D	2B	3B	Gross Floor Area: Deductions are per by-law (m2)	zoning GFA (m2)	zoning GFA (sq.ft.)
	310	20	87	0	163	40	15,285.79 m2	**29,090.81 m2**	**313,133.43 sq.ft.**

	Maximum as Per Zoning By-law 0225-2007	Existing Apartment Building	Provided for Proposed Apartment	
Maximum Building Height (From Eerablished Grade)	38m (12 Storeys)	10 storeys	45.6m (14 Storeys)	* Excluding MPH level

	Maximum as Per Zoning By-law 0225-2007	Existing Apartment Building	Provided for Proposed Apartment	Combined (Existing & Proposed)
Density (m2) (Total # of Units / Hectare)	NA	63.22	194.66	257.88
F.S.I (Total GFA / Site Area (m2))	0.80	0.58	1.84	2.42
Maximum Lot Coverage (Includes Balconies)	NA	6%	18%	25%

Parking

Parking Stall Size: 2.6m x 5.2m

Barrier Free Stall Size - Type A -3.4m x 5.2m/ Type B - 2.4m x 5.2m (Both Type A & Type B to have 1.5m access aisle)

Minimum Drive Alsle	Required as Per Zoning By-law 0225-2007	Provided
	7m	7m

	Required for Existing Apartment Building as Per Zoning By-law 0225-2007	Required for Proposed Apartment Building as Per Zoning By-law 0225-2007	Required Total as Per Zoning By-law 0225-2007	Provided for Existing Apartment Building	Provided for Proposed Apartment	Provided Total (Existing & Proposed)		
Resident	93	311	404	70	216	286	**0.92**	**spaces provided /unit**
Visitor	15	47	62	4	12	16	**0.05**	**spaces provided /unit**
Total	**108**	**358**	**466**	**74**	**228**	**302**	**0.97 spaces provided / unit including visitor**	

Existing parking on site = 0.92 spaces/unit ***(12 Tandem Spaces Provided - not included in totals above)***

	Required for Existing Apartment Building as Per Zoning By-law 0225-2007	Required for Proposed Apartment Building as Per Zoning By-law 0225-2007	Required Total as Per Zoning By-law 0225-2007	Provided for Existing Apartment Building	Provided for Proposed Apartment	Combined (Existing & Proposed)	
Barrier Free Resident Parking 4% of total visitor	1	2	2	5	6	11	*** Visitor BF Parking provided at Grade**
Total Barrier Free Parking	**1**	**2**	**2**	**5**	**6**	**11**	

20% of provided resident parking spaces have been designated as EV ready. (58 spaces) 10% of provided visitor parking spaces have been designated as EV ready (2 spaces)

Bike Storage

	Required for Existing Apartment Building as Per Zoning By-law 0225-2007	Required for Proposed Apartment Building as Per Zoning By-law 0225-2007	Required Total as Per Zoning By-law 0225-2007	Provided for Existing Apartment Building	Provided for Proposed Apartment	Combined (Existing & Proposed)	
Class A Long-Term *0.6/unit*	46	140	186	46	140	186	* Long-Term Bicycle Parking Located at P1/P2
Class B Short-Term *.05/unit (6 minimum)*	4	12	16	26	26	52	* Short-Term Bicycle Parking Located at Grade
Total	**50**	**152**	**202**	**72**	**166**	**238**	

Amenity Areas

	Required for Existing Apartment Building as Per Zoning By-law 0225-2007	Required for Proposed Apartment Building as Per Zoning By-law 0225-2007	Required Total as Per Zoning By-law 0225-2007	Combined (Existing & Proposed)	
Indoor Amenity	426 m2	1310 m2	1736 m2	626 m2	* Provided at Ground Floor and 11th Floor
Outdoor Amenity				1594 m2	* Provided at Grade and 11th Floor Roof Top

5.6m2/unit & minimum 55m2 to be provided outside at grade

Total	**426 m2**	**1310 m2**	**1736 m2**	**2220 m2**	**7.16m2 provided / unit**

Garbage Requirements

	Required as Per Zoning By-law 0225-2007	Combined (Existing & Proposed)
Loading Space	1	1 Shared Loading Space

* Loading Space Size: 6.0m x 18m and 7.5m Overhead Clearance

Landscape Requirements

	Required as Per Zoning By-law 0225-2007	Combined (Existing & Proposed)
Landscape Area (m2) 40% of lot area	4808.58	6834
Landscape Buffer:		
Project North	3.0m	3.0m
Project South	4.5m	0m (Existing Drop Off)
Project East	3m	9.1m (Hydro Easement)
Project West	3m	1.83m

**Except at drive entrance off of Bloor Street (0.49m)*

Minimum Buffer to built structures or drive aisles

SUITE MIX

TYPE	AREA (sqm)	AREA (sqft)
Level 1		
1 BDRM	76.81 m²	826.80 ft²
3 BDRM	91.29 m²	982.69 ft²
3 BDRM	85.55 m²	920.89 ft²
3 BDRM	106.95 m²	1151.17 ft²
4	360.61 m²	3881.54 ft²
Level 2		
1 BDRM	83.54 m²	899.25 ft²
1 BDRM	73.26 m²	788.61 ft²
1 BDRM	67.69 m²	728.60 ft²
1 BDRM	67.00 m²	721.18 ft²
1 BDRM	60.10 m²	646.90 ft²
1 BDRM	59.10 m²	636.15 ft²
2 BDRM	94.33 m²	1015.41 ft²
2 BDRM	76.92 m²	828.00 ft²
2 BDRM	92.18 m²	992.22 ft²
2 BDRM	75.93 m²	817.31 ft²
2 BDRM	94.55 m²	1017.74 ft²
2 BDRM	78.11 m²	840.75 ft²
2 BDRM	86.76 m²	934.13 ft²
2 BDRM	63.56 m²	684.12 ft²
2 BDRM	79.63 m²	857.08 ft²
2 BDRM	63.27 m²	670.24 ft²
2 BDRM	71.38 m²	768.35 ft²
3 BDRM	110.99 m²	1194.68 ft²
3 BDRM	83.57 m²	899.52 ft²
19	1462.89 m²	15861.70 ft²
Level 3		
1 BDRM	72.74 m²	782.99 ft²
1 BDRM	83.73 m²	901.31 ft²
1 BDRM	41.51 m²	446.81 ft²
1 BDRM	73.37 m²	789.76 ft²
1 BDRM	70.40 m²	757.75 ft²
1 BDRM	67.40 m²	725.51 ft²
1 BDRM	58.48 m²	629.49 ft²
2 BDRM	95.01 m²	1022.72 ft²
2 BDRM	91.87 m²	988.84 ft²
2 BDRM	78.84 m²	848.65 ft²
2 BDRM	92.11 m²	991.44 ft²
2 BDRM	75.91 m²	817.11 ft²
2 BDRM	97.53 m²	1049.84 ft²
2 BDRM	75.73 m²	815.19 ft²
2 BDRM	99.68 m²	1072.93 ft²
2 BDRM	79.03 m²	850.67 ft²
2 BDRM	98.82 m²	1063.73 ft²
2 BDRM	93.31 m²	1004.34 ft²
3 BDRM	105.16 m²	1131.98 ft²
3 BDRM	111.48 m²	1199.98 ft²
3 BDRM	129.61 m²	1395.11 ft²
3 BDRM	122.72 m²	1320.92 ft²
22	1914.46 m²	20607.05 ft²
Level 4		
1 BDRM	72.74 m²	782.99 ft²
1 BDRM	87.36 m²	940.33 ft²
1 BDRM	60.66 m²	652.92 ft²
1 BDRM	69.11 m²	743.86 ft²
1 BDRM	70.40 m²	757.75 ft²
1 BDRM	67.40 m²	725.51 ft²
1 BDRM	54.29 m²	584.39 ft²
2 BDRM	95.01 m²	1022.72 ft²
2 BDRM	91.87 m²	988.84 ft²
2 BDRM	78.84 m²	848.65 ft²
2 BDRM	92.11 m²	991.44 ft²
2 BDRM	75.91 m²	817.11 ft²
2 BDRM	97.53 m²	1049.84 ft²
2 BDRM	75.73 m²	815.19 ft²
2 BDRM	99.68 m²	1072.93 ft²
2 BDRM	79.03 m²	850.67 ft²
2 BDRM	98.82 m²	1063.73 ft²
2 BDRM	93.31 m²	1004.34 ft²
3 BDRM	105.16 m²	1131.98 ft²
3 BDRM	111.48 m²	1199.98 ft²
3 BDRM	129.61 m²	1395.11 ft²
3 BDRM	122.72 m²	1320.92 ft²
22	1914.46 m²	20607.05 ft²
Level 5		
1 BDRM	72.74 m²	782.99 ft²
1 BDRM	87.36 m²	940.33 ft²
1 BDRM	60.66 m²	652.92 ft²
1 BDRM	69.11 m²	743.86 ft²
1 BDRM	70.40 m²	757.75 ft²
1 BDRM	67.40 m²	725.51 ft²
1 BDRM	54.29 m²	584.39 ft²
2 BDRM	95.01 m²	1022.72 ft²
2 BDRM	91.87 m²	988.84 ft²
2 BDRM	78.84 m²	848.65 ft²
2 BDRM	92.11 m²	991.44 ft²
2 BDRM	75.91 m²	817.11 ft²
2 BDRM	97.53 m²	1049.84 ft²
2 BDRM	75.73 m²	815.19 ft²
2 BDRM	99.68 m²	1072.93 ft²
2 BDRM	79.03 m²	850.67 ft²
2 BDRM	98.82 m²	1063.73 ft²
2 BDRM	93.31 m²	1004.34 ft²
3 BDRM	105.16 m²	1131.98 ft²
3 BDRM	111.48 m²	1199.98 ft²
3 BDRM	129.61 m²	1395.11 ft²
3 BDRM	122.72 m²	1320.92 ft²
22	1921.17 m²	20679.31 ft²
Level 6		
1 BDRM	72.74 m²	782.99 ft²
1 BDRM	87.36 m²	940.33 ft²
1 BDRM	60.66 m²	652.92 ft²
1 BDRM	69.11 m²	743.86 ft²
1 BDRM	70.40 m²	757.75 ft²
1 BDRM	67.40 m²	725.51 ft²
1 BDRM	54.29 m²	584.39 ft²
2 BDRM	95.01 m²	1022.72 ft²
2 BDRM	91.87 m²	988.84 ft²
2 BDRM	78.84 m²	848.65 ft²
2 BDRM	92.11 m²	991.44 ft²
2 BDRM	75.91 m²	817.11 ft²
2 BDRM	97.53 m²	1049.84 ft²
2 BDRM	75.73 m²	815.19 ft²
2 BDRM	99.68 m²	1072.93 ft²
2 BDRM	79.03 m²	850.67 ft²
2 BDRM	98.82 m²	1063.73 ft²
2 BDRM	93.31 m²	1004.34 ft²
3 BDRM	105.16 m²	1131.98 ft²
3 BDRM	111.48 m²	1199.98 ft²
3 BDRM	129.61 m²	1395.11 ft²
3 BDRM	122.72 m²	1320.92 ft²
22	1921.17 m²	20679.31 ft²
Level 7		
1 BDRM	72.74 m²	782.99 ft²
1 BDRM	87.17 m²	938.27 ft²
1 BDRM	60.67 m²	653.03 ft²
1 BDRM	62.27 m²	670.30 ft²
1 BDRM	57.65 m²	620.52 ft²
1 BDRM	52.58 m²	565.60 ft²
1 BDRM	67.48 m²	726.30 ft²
1 BDRM	51.96 m²	559.28 ft²
1 BDRM	73.90 m²	795.40 ft²
1 BDRM	54.42 m²	585.79 ft²
1 BDRM	53.09 m²	571.48 ft²
1 BDRM	52.05 m²	560.21 ft²
2 BDRM	94.98 m²	1022.35 ft²
2 BDRM	91.95 m²	989.69 ft²
2 BDRM	78.75 m²	847.69 ft²
2 BDRM	72.66 m²	782.14 ft²
2 BDRM	72.99 m²	785.68 ft²
2 BDRM	75.82 m²	816.08 ft²
2 BDRM	101.35 m²	1090.87 ft²
2 BDRM	83.24 m²	895.96 ft²
2 BDRM	86.69 m²	933.17 ft²
3 BDRM	105.15 m²	1131.83 ft²
3 BDRM	103.47 m²	1113.74 ft²
23	1712.51 m²	18433.35 ft²
Level 8		
1 BDRM	54.42 m²	585.79 ft²
1 BDRM	72.84 m²	784.09 ft²
1 BDRM	87.17 m²	938.27 ft²
1 BDRM	60.67 m²	653.03 ft²
1 BDRM	62.27 m²	670.30 ft²
1 BDRM	57.65 m²	620.52 ft²
1 BDRM	72.65 m²	781.99 ft²
1 BDRM	73.90 m²	795.40 ft²
2 BDRM	94.88 m²	1021.26 ft²
2 BDRM	91.95 m²	989.69 ft²
2 BDRM	78.90 m²	849.32 ft²
2 BDRM	73.01 m²	785.83 ft²
2 BDRM	75.82 m²	816.08 ft²
2 BDRM	78.06 m²	840.18 ft²
2 BDRM	94.98 m²	1012.49 ft²
2 BDRM	77.97 m²	839.24 ft²
2 BDRM	78.03 m²	839.91 ft²
2 BDRM	82.96 m²	892.95 ft²
2 BDRM	86.69 m²	933.17 ft²
3 BDRM	105.15 m²	1131.83 ft²
3 BDRM	123.38 m²	1328.08 ft²
21	1682.42 m²	19109.40 ft²
Level 9		
1 BDRM	87.17 m²	938.27 ft²
1 BDRM	69.11 m²	743.86 ft²
1 BDRM	67.40 m²	725.51 ft²
1 BDRM	54.29 m²	584.39 ft²
1 BDRM	95.01 m²	1022.72 ft²
2 BDRM	92.61 m²	996.86 ft²
2 BDRM	78.84 m²	848.65 ft²
2 BDRM	92.11 m²	991.44 ft²
2 BDRM	75.89 m²	816.90 ft²
2 BDRM	94.56 m²	1017.80 ft²
2 BDRM	76.37 m²	822.02 ft²
2 BDRM	99.68 m²	1072.93 ft²
2 BDRM	79.03 m²	850.67 ft²
2 BDRM	98.82 m²	1063.73 ft²
2 BDRM	86.76 m²	933.89 ft²
3 BDRM	105.16 m²	1131.98 ft²
3 BDRM	112.04 m²	1205.94 ft²
3 BDRM	129.61 m²	1395.11 ft²
3 BDRM	122.72 m²	1320.92 ft²
22	1921.17 m²	20679.31 ft²
Level 10		
1 BDRM	87.17 m²	938.27 ft²
1 BDRM	55.10 m²	593.06 ft²
1 BDRM	57.65 m²	620.52 ft²
1 BDRM	72.65 m²	781.99 ft²
1 BDRM	51.76 m²	557.11 ft²
2 BDRM	91.87 m²	989.46 ft²
2 BDRM	83.56 m²	899.45 ft²
2 BDRM	91.95 m²	989.69 ft²
2 BDRM	78.92 m²	849.44 ft²
2 BDRM	84.33 m²	907.71 ft²
2 BDRM	73.01 m²	785.83 ft²
2 BDRM	75.82 m²	816.08 ft²
2 BDRM	78.03 m²	839.91 ft²
2 BDRM	94.05 m²	1012.36 ft²
2 BDRM	77.97 m²	839.24 ft²
2 BDRM	77.96 m²	839.13 ft²
2 BDRM	83.03 m²	893.73 ft²
2 BDRM	85.36 m²	918.75 ft²
3 BDRM	98.69 m²	1062.29 ft²
3 BDRM	123.38 m²	1328.08 ft²
20	1622.28 m²	17462.11 ft²
Level 11		
1 BDRM	55.10 m²	593.06 ft²
2 BDRM	84.40 m²	908.45 ft²
2 BDRM	77.67 m²	836.08 ft²
2 BDRM	91.77 m²	987.79 ft²
2 BDRM	74.76 m²	804.73 ft²
2 BDRM	90.87 m²	978.13 ft²
2 BDRM	85.29 m²	918.02 ft²
3 BDRM	98.51 m²	1060.39 ft²
3 BDRM	118.05 m²	1270.69 ft²
9	776.42 m²	8357.34 ft²
Level 12		
1 BDRM	55.10 m²	593.06 ft²
2 BDRM	84.40 m²	908.45 ft²
2 BDRM	77.67 m²	836.08 ft²
2 BDRM	91.77 m²	987.79 ft²
2 BDRM	73.94 m²	795.93 ft²
2 BDRM	90.93 m²	978.77 ft²
2 BDRM	85.29 m²	918.02 ft²
3 BDRM	98.51 m²	1060.39 ft²
3 BDRM	118.05 m²	1270.69 ft²
3 BDRM	106.02 m²	1141.24 ft²
10	881.69 m²	9490.41 ft²
Level 13		
1 BDRM	55.10 m²	593.06 ft²
2 BDRM	84.40 m²	908.45 ft²
2 BDRM	77.67 m²	836.08 ft²
2 BDRM	92.51 m²	995.81 ft²
2 BDRM	73.94 m²	795.93 ft²
2 BDRM	90.93 m²	978.77 ft²
2 BDRM	85.29 m²	918.02 ft²
3 BDRM	98.51 m²	1060.39 ft²
3 BDRM	118.05 m²	1270.69 ft²
3 BDRM	106.02 m²	1141.24 ft²
10	882.43 m²	9498.44 ft²
Level 14		
1 BDRM	55.10 m²	593.06 ft²
2 BDRM	84.40 m²	908.45 ft²
2 BDRM	77.67 m²	836.08 ft²
2 BDRM	92.51 m²	995.81 ft²
2 BDRM	73.94 m²	795.93 ft²
2 BDRM	90.93 m²	978.77 ft²
2 BDRM	85.29 m²	918.02 ft²
3 BDRM	98.51 m²	1060.39 ft²
3 BDRM	118.05 m²	1270.69 ft²
3 BDRM	106.02 m²	1141.24 ft²
10	882.43 m²	9498.44 ft²
Grand total: 234	19583.94 m²	210799.80 ft²

Architectural Drawing Sheet List

A-010	Cover Sheet
A-011	Perspective Views
A-020	Drawing List, Site Statistics, OBC Matrix, Context Plan
A-030	Existing Survey
A-040	Site Plan
A-041	Site Plan (Ground Floor View)
A-045	Site Plan Typical Details
A-046	Area Plans-GFA
A-047	Area Plans - GFA
A-065	Waste Management Plans
A-100	P2 Overall Floor Plan
A-101	P1 Overall Floor Plan
A-102	Ground Level Overall Floor Plan
A-103	Level 2 Overall Floor Plan
A-104	Typ. 3rd-6th Overall Floor Plan
A-105	Level 7th Overall Floor Plan
A-106	Level 8th Overall Floor Plan
A-107	Level 9th Overall Floor Plan
A-108	Level 10th Overall Floor Plan
A-109	Level 11th Overall Floor Plan
A-110	Level 12th-14th Typical Floor Plan
A-111	MPH Overall Floor Plan
A-112	Roof Level Overall Floor Plan
A-300	North Building Elevation
A-301	East Building Elevation
A-302	South Building Elevation
A-303	West Building Elevation
A-400	Building Sections
A-401	Building Sections

O.B.C. MATRIX

(NOTE: MATRIX IS FOR NEW PROPOSED BUILDING ONLY

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9

ONESPACE UNLIMITED
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The certificate of practice number of the holder is the holder's BCDN.

1785 BLOOR STREET DEVELOPMENT

LOCATION: MISSISSAUGA, ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

The Architect named above has exercised responsible control with respect to design activities.
The Architect's seal number is the Architect's BCDN

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		OBC Reference References are to Division B unless noted [A] for Division A or [C] for Division C	
1	Project Description	■ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	■ Part 3 ☐ Part 9 1.1.2.[A] & 9.10.1.3.
2	Major Occupancy(s): **Group 'C' Residential (3.2.2.43)**			3.2.2.43. 9.10.2.
3	Building Area (m2) Existing 0 New 2183.9 Total 2183.9			1.4.1.2.[A] 1.4.1.2.[A]
4	Gross Area Existing 0 New 24560.2 Total 24560.2			1.4.1.2.[A] 1.4.1.2.[A]
5	Number of Storeys Above Grade 14 Below Grade 2			1.4.1.2.[A] & 3.2.1.1 1.4.1.2.[A] & 9.10.1
6	Number of Streets/Fire Fighter Access 1			3.2.2.10. & 3.2.5. 9.10.20.
7	Building Classification Group 'C' Residential, Group 'F' Division 3			3.2.2.20-83. 9.10.2.
8	Sprinkler System Proposed	■ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ In Lieu of Roof Rating ☐ Not Required		3.2.2.20-83. 9.10.8.2. 3.2.1.5. 3.2.2.17. INDEX INDEX
9	Standpipe Required	■ Yes ☐ No		3.2.9. N/A
10	Fire Alarm Required	■ Yes ☐ No		3.2.4. 9.10.18.
11	Water Service/Supply is Adequate	■ Yes ☐ No		3.2.5.7. N/A
12	High Building	■ Yes ☐ No		3.2.6. N/A
13	Construction Restrictions Actual Construction	☐ Combustible permitted ■ Non-combustible ☐ Both ☐ Combustible ■ Non-combustible ☐ Both		3.2.2.20-83. 9.10.6.
14	Mezzanine(s) Area m2 N/A			3.2.1.1.(3)-(8) 9.10.4.1.

1 Context Map
1 : 1250

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one team. one vision.

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WWW.ONESPACEUNLIMITED.COM

No.	Date	Revision

True North N Project North

No.	DATE	ISSUED
03	21Dec2023	REISSUED FOR OPA AND REZONING
02	28Sep2023	REISSUED FOR OPA AND REZONING
01	27Aug2022	ISSUED FOR OPA AND REZONING

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
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DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT

1785 Bloor Holdings Inc.
181 Eglinton Avenue East, Suite 204, Toronto, ON M4P 1J4

ADDRESS

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1785 Bloor Street, Mississauga, ON L4X 1S8

DRAWING

Drawing List, Site Statistics, OBC Matrix, Context Plan

PROJECT NUMBER	DATE
21045	21Dec2023
SCALE	PLOTTED DATE
1 : 1250	21Dec2023

A-020