3403-3445 Fieldgate Drive, Development 3403-3445 Fieldgate Drive, Mississauga, Ontario

Site Description Block "J" Registered Plan 719

City of Mississauga Municipality of Peel

Subject To Zoning By-Law 0225-2007

* Loading Space Size: 6m x 18m and 7.5m Overhead Clearance

Garbage Requirements

Residential Loading Space

Commercial Loading Space

* Loading Space Size: 3.5m x 9m

Floor FFE

134.85

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, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority. (0308-2011)

ot Area	Full Property Without Parkland Dedication 15,840 m ² 14,564 m ²	reference to a stree Municipality or othe	r designated authority.		isned by the										
Apartment Tower A	Units			9945 to # 3,000 H 2 # 25 to # 4 to #	nstruction Area	200	Commercial		Deductions are	Gross Floor Are					
Floor No. Storey	Total STUDIO 1B 1B + D 2B 2B+D 3B Units	Total GCA (m²)	Total GCA (sq.ft.)	(m²)	Amenity Area I	(m²)	Area (m²)	BOH Area (m²)	per by-law (m²)	zoning GFA (m²)	zoning GFA (sq.ft.)				
1 Parking Level 2 2 Parking Level 1	0	12,765.95 m ² 12,661.17 m ²	137,412.69 sq.ft. 136,284.86 sq.ft.		0.00 m ²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	12,765.95 m ² 12,661.17 m ²	0.00 m ² 0.00 m ²	0.00 sq.ft. 0.00 sq.ft.				
Totals	0 0 0 0 0 0	25,427.12 m²	273,697.54 sq.ft	. 25,427.12 m²	0.00 m²	0.00 m²	0.00 m²	0.00 m ²	25,427.12 m²	0.00 m ²	0.00 sq.ft.				
Apartment Tower A	Units			Gross Co	nstruction Area	a			KORANIA O KA NAMINAMINIA ANI DO CICTURE	Gross Floor Are	a	()	ım Apartmer	nt Setbacks P	rovide
Floor No. Storey	Total STUDIO 1B 1B + D 2B 2B+D 3B Units	Total GCA	Total GCA	3	Amenity Area I		Commercial Area	BOH Area	Deductions are per by-law	zoning GFA	zoning GFA	(11)	Side Yard (m)	(111)	Side Ya
1 Lobby/Amenity/Residential 2 Residential	0 0 0 0 0 0 0 13 0 2 1 5 0 5	(m²) 4,677.59 m² 1,334.27 m²	(sq.ft.) 50,349.52 sq.ft. 14,362.08 sq.ft.		(m²) 306.75 m² 211.48 m²	(m²) 1,472.66 m² 1,122.79 m²	(m²) 1,792.78 m² 0.00 m²	(m²) 968.94 m² 0.00 m²	(m²) 1,270.87 m² 49.93 m²	(m²) 3,406.72 m² 1,284.34 m²	(sq.ft.) 36,669.90 sq.ft. 13,824.64 sq.ft.	(South) 4.01 m	(West) N/A	(North) N/A	(Ea 7.50
3 Residential 4 Residential	16 0 3 4 3 0 6 16 0 3 4 3 0 6	1,304.63 m ² 1,304.63 m ²	14,043.04 sq.ft. 14,043.04 sq.ft.	0.00 m ²	0.00 m² 0.00 m²	1,304.63 m² 1,304.63 m²	0.00 m² 0.00 m²	0.00 m ² 0.00 m ²	49.93 m² 49.93 m²	1,254.70 m ² 1,254.70 m ²	13,505.59 sq.ft. 13,505.59 sq.ft.	Front Yard	Side Yard	Rear Yard	Side
5 Residential 6 Residential 7 Residential	17 0 4 6 3 2 2 11 0 7 2 2 0 0 11 0 7 2 2 0 0	1,263.05 m ² 710.33 m ² 710.33 m ²	13,595.47 sq.ft. 7,645.99 sq.ft. 7,645.99 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	1,263.05 m ² 710.33 m ² 710.33 m ²	0.00 m² 0.00 m² 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	49.93 m ² 36.13 m ² 36.13 m ²	1,213.12 m ² 674.20 m ² 674.20 m ²	13,058.02 sq.ft. 7,257.09 sq.ft. 7,257.09 sq.ft.	(m) (South) 4.00 m	(m) (West) 7.50 m	(m) (North) 16.50 m	(m (Ea 4.50
8 Residential 9 Residential	8 0 4 1 2 1 0 8 1 3 0 3 1 0	585.90 m² 573.52 m²	6,306.63 sq.ft. 6,173.37 sq.ft.	0.00 m ²	0.00 m² 0.00 m²	585.90 m² 573.52 m²	0.00 m² 0.00 m²	0.00 m ² 0.00 m ²	36.13 m² 36.13 m²	549.77 m² 537.39 m²	5,917.72 sq.ft. 5,784.47 sq.ft.				
10 Residential 11 Residential 12 Residential	8 1 3 0 3 1 0 8 1 3 0 3 1 0 8 1 3 0 3 1 0	573.52 m ² 573.52 m ² 573.52 m ²	6,173.37 sq.ft. 6,173.37 sq.ft. 6,173.37 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	573.52 m ² 573.52 m ² 573.52 m ²	0.00 m² 0.00 m² 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	36.13 m ² 36.13 m ² 36.13 m ²	537.39 m ² 537.39 m ² 537.39 m ²	5,784.47 sq.ft. 5,784.47 sq.ft. 5,784.47 sq.ft.				
13 Residential 14 Residential	8 1 3 0 3 1 0 8 1 3 0 3 1 0	573.52 m ² 573.52 m ²	6,173.37 sq.ft. 6,173.37 sq.ft.	0.00 m ²	0.00 m² 0.00 m²	573.52 m² 573.52 m²	0.00 m² 0.00 m²	0.00 m ² 0.00 m ²	36.13 m ² 36.13 m ²	537.39 m ² 537.39 m ²	5,784.47 sq.ft. 5,784.47 sq.ft.				
15 Residential 16 Residential 17 Residential	8 1 3 0 3 1 0 8 1 3 0 3 1 0 8 1 3 0 3 1 0	573.52 m ² 573.52 m ² 573.52 m ²	6,173.37 sq.ft. 6,173.37 sq.ft. 6,173.37 sq.ft.	. 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	573.52 m ² 573.52 m ² 573.52 m ²	0.00 m ² 0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	36.13 m ² 36.13 m ² 36.13 m ²	537.39 m ² 537.39 m ² 537.39 m ²	5,784.47 sq.ft. 5,784.47 sq.ft. 5,784.47 sq.ft.				
18 Residential 19 Residential	8 1 3 0 3 1 0 8 1 3 0 3 1 0	573.52 m² 573.52 m²	6,173.37 sq.ft. 6,173.37 sq.ft.	0.00 m ²	0.00 m² 0.00 m²	573.52 m² 573.52 m²	0.00 m² 0.00 m²	0.00 m ² 0.00 m ²	36.13 m ² 36.13 m ²	537.39 m² 537.39 m²	5,784.47 sq.ft. 5,784.47 sq.ft.				
20 Residential 21 Residential 22 Residential	8 1 3 0 3 1 0 8 1 3 0 3 1 0 8 1 3 0 3 1 0	573.52 m ² 573.52 m ² 573.52 m ²	6,173.37 sq.ft. 6,173.37 sq.ft. 6,173.37 sq.ft.	. 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	573.52 m ² 573.52 m ² 573.52 m ²	0.00 m² 0.00 m² 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	36.13 m ² 36.13 m ² 36.13 m ²	537.39 m ² 537.39 m ² 537.39 m ²	5,784.47 sq.ft. 5,784.47 sq.ft. 5,784.47 sq.ft.				
Mechanical	0 0 0 0 0 0	335.86 m²	3,615.20 sq.ft.		0.00 m²	335.86 m²	0.00 m²	0.00 m²	335.86 m²	0.00 m²	0.00 sq.ft.				
Apartment Tower B	204 14 72 20 62 17 19 Units	20,255.87 m²	218,034.13 sq.ft	.CM 84	518.23 m²	16,839.46 m²	1,792.78 m²	968.94 m²		17,835.21 m ² Gross Floor Are	191,978.17 sq.ft.	Minima	um Anartme	nt Setbacks P	rovide
Apartment Tower B	Total STUDIO 1B 1B+D 2B 2B+D 3B	Total GCA	Total GCA	54.5000000425.60000	Amenity Area		Commercial	BOH Area	Deductions are	zoning GFA	zoning GFA	FIVI	Side Yard (m)	DVI	Side Ya
Floor No. Storey	Units	(m²)	(sq.ft.)	(m²)	(m²)	(m²)	Area (m²)	(m²)	per by-law (m²)	(m²)	(sq.ft.)	(m) (South)	(West)	(North)	(Ea
1 Lobby/Amenity/Residential 2 Residential	0 0 0 0 0 0 0 0 11 0 0 0	0.00 m² 1,823.99 m²	0.00 sq.ft. 19,633.43 sq.ft.	. 0.00 m²	0.00 m² 885.13 m²	0.00 m ² 938.86 m ²	0.00 m² 0.00 m²	0.00 m ² 0.00 m ²	0.00 m ² 49.62 m ²	0.00 m² 1,774.37 m²	0.00 sq.ft. 19,099.32 sq.ft.	N/A	N/A	16.50 m	10.4
3 Residential 4 Residential 5 Residential	24 0 2 7 12 3 0 24 0 2 7 12 3 0	1,752.92 m ² 1,752.92 m ² 1,691.10 m ²	18,868.43 sq.ft. 18,868.43 sq.ft. 18,203.00 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	1,752.92 m ² 1,752.92 m ² 1,691.10 m ²	0.00 m ² 0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	49.62 m² 49.62 m² 49.62 m²	1,703.30 m ² 1,703.30 m ² 1,641.48 m ²	18,334.32 sq.ft. 18,334.32 sq.ft. 17,668.89 sq.ft.	Front Yard	Side Yard	Rear Yard	Side
6 Residential 7 Residential	9 1 4 2 2 0 0 10 1 6 1 2 0 0	640.76 m² 620.99 m²	6,897.14 sq.ft. 6,684.34 sq.ft.	. 0.00 m ²	29.74 m ² 0.00 m ²	611.02 m ² 620.99 m ²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	55.69 m ² 36.29 m ²	585.07 m ² 584.70 m ²	6,297.69 sq.ft. 6,293.71 sq.ft.	(m) (South) 4.00 m	(m) (West) 7.50 m	(m) (North) 16.50 m	(m (Ea 4.50
8 Residential 9 Residential 10 Residential	10 1 6 1 2 0 0 10 1 6 1 2 0 0 10 1 6 1 2 0 0	620.99 m² 620.99 m² 620.99 m²	6,684.34 sq.ft. 6,684.34 sq.ft. 6,684.34 sq.ft.	. 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	620.99 m ² 620.99 m ² 620.99 m ²	0.00 m² 0.00 m² 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	36.29 m ² 36.29 m ² 36.29 m ²	584.70 m ² 584.70 m ² 584.70 m ²	6,293.71 sq.ft. 6,293.71 sq.ft. 6,293.71 sq.ft.				
11 Residential 12 Residential	10 1 6 1 2 0 0 10 1 6 1 2 0 0	620.99 m² 620.99 m²	6,684.34 sq.ft. 6,684.34 sq.ft.	0.00 m ²	0.00 m² 0.00 m²	620.99 m² 620.99 m²	0.00 m² 0.00 m²	0.00 m² 0.00 m²	36.29 m² 36.29 m²	584.70 m² 584.70 m²	6,293.71 sq.ft. 6,293.71 sq.ft.				
13 Residential 14 Residential 15 Residential	10 1 6 1 2 0 0 10 1 6 1 2 0 0 10 1 6 1 2 0 0	620.99 m² 620.99 m² 620.99 m²	6,684.34 sq.ft. 6,684.34 sq.ft. 6,684.34 sq.ft.	0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	620.99 m ² 620.99 m ² 620.99 m ²	0.00 m ² 0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	36.29 m ² 36.29 m ² 36.29 m ²	584.70 m ² 584.70 m ² 584.70 m ²	6,293.71 sq.ft. 6,293.71 sq.ft. 6,293.71 sq.ft.				
16 Residential 17 Residential	10 1 6 1 2 0 0 10 1 6 1 2 0 0	620.99 m² 620.99 m²	6,684.34 sq.ft. 6,684.34 sq.ft.	0.00 m ²	0.00 m² 0.00 m²	620.99 m² 620.99 m²	0.00 m² 0.00 m²	0.00 m ² 0.00 m ²	36.29 m² 36.29 m²	584.70 m² 584.70 m²	6,293.71 sq.ft. 6,293.71 sq.ft.				
18 Residential Mechanical	10 1 6 1 2 0 0 0 0 0 0 0 0 0	620.99 m² 466.33 m²	6,684.34 sq.ft. 5,019.58 sq.ft.		0.00 m ²	620.99 m² 466.33 m²	0.00 m ² 0.00 m ²	0.00 m ²	36.29 m² 466.33 m²	584.70 m² 0.00 m²	6,293.71 sq.ft. 0.00 sq.ft.				
Totals	212 13 86 39 67 7 0	15,579.90 m²	167,702.04 sq.ft	. 0.00 m²	914.87 m²	14,665.03 m²	0.00 m²	0.00 m²	1,155.98 m²	14,423.92 m²	155,259.07 sq.ft.	02			
Apartment Tower C	Units			Gross Co	nstruction Area	a	AND STATE OF THE S		cuias do cuto de de constructor a comenda colo	Gross Floor Are	a		ım Apartmer	nt Setbacks P	rovide
Floor No. Storey	Total STUDIO 1B 1B + D 2B 2B+D 3B Units	Total GCA	Total GCA	Garage Area	Amenity Area	Residential Area	Commercial Area	BOH Area	Deductions are per by-law	zoning GFA	zoning GFA	Front Yard (m)	Side Yard (m)) Rear Yard (m)	Side Y
1 Lobby/Amenity/Residential	0 0 0 0 0 0 0	(m²) 1,708.41 m²	(sq.ft.) 18,389.29 sq.ft.		(m²) 0.00 m²	(m²) 406.90 m²	(m²) 1,091.53 m²	(m²) 37.83 m²	(m²) 289.60 m²	(m²) 1,418.81 m²	(sq.ft.) 15,272.09 sq.ft.	(South) 4.01 m	(West) 7.50 m	(North) 20.00 m	(Ea
2 Residential 3 Residential 4 Residential	18 0 2 2 11 0 3 19 1 2 2 13 0 1 19 1 2 2 13 0 1	1,474.04 m² 1,417.85 m² 1,417.87 m²	15,866.57 sq.ft. 15,261.74 sq.ft. 15,261.95 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ² 0.00 m ²	1,474.04 m ² 1,417.85 m ² 1,417.87 m ²	0.00 m ² 0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	44.07 m ² 44.07 m ² 44.07 m ²	1,429.97 m ² 1,373.78 m ² 1,373.80 m ²	15,392.20 sq.ft. 14,787.37 sq.ft. 14,787.58 sq.ft.	Re Front Yard		rtment Setbac	ks Side
5 Residential 6 Residential	19 1 2 2 13 0 1 19 1 6 4 8 0 0 11 0 9 1 1 0 0	1,286.85 m ² 704.85 m ²	13,851.65 sq.ft. 7,587.01 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ²	1,286.85 m ² 704.85 m ²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	44.07 m² 44.07 m² 45.16 m²	1,242.78 m ² 659.69 m ²	13,377.28 sq.ft. 7,100.90 sq.ft.	(m) (South)	Side Yard (m) (West)	(m) (North)	Side (n (Ea
7 Residential 8 Residential	11 0 9 1 1 0 0 11 0 9 1 1 0 0 11 0 9 1 1 0 0	704.85 m ² 704.85 m ²	7,587.01 sq.ft. 7,587.01 sq.ft.	. 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	704.85 m ² 704.85 m ²	0.00 m ² 0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	45.16 m ² 45.16 m ²	659.69 m² 659.69 m²	7,100.90 sq.ft. 7,100.90 sq.ft. 7,100.90 sq.ft.	4.00 m	7.50 m	20.00 m	4.5
9 Residential 10 Residential 11 Residential	11 0 9 1 1 0 0 11 0 9 1 1 0 0 11 0 9 1 1 0 0	704.85 m² 704.85 m² 704.85 m²	7,587.01 sq.ft. 7,587.01 sq.ft. 7,587.01 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ²	704.85 m ² 704.85 m ² 704.85 m ²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ² 0.00 m ²	45.16 m² 45.16 m² 45.16 m²	659.69 m² 659.69 m² 659.69 m²	7,100.90 sq.ft. 7,100.90 sq.ft. 7,100.90 sq.ft.				
12 Residential 13 Residential	11 0 9 1 1 0 0 11 0 9 1 1 0 0	704.85 m ² 704.85 m ²	7,587.01 sq.ft. 7,587.01 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ²	704.85 m ² 704.85 m ²	0.00 m² 0.00 m²	0.00 m ²	45.16 m ² 45.16 m ²	659.69 m² 659.69 m²	7,100.90 sq.ft. 7,100.90 sq.ft.				
Mechanical Totals	0 163 3 84 18 53 0 5	375.19 m² 	4,038.55 sq.ft.		0.00 m ²	375.19 m ²	0.00 m ²	0.00 m ²	375.19 m² 1,202.35 m²	0.00 m²	0.00 sq.ft. 130,423.75 sq.ft.				
Townhouse Units	Units	10,010.01 111	140,000.70 34.10		nstruction Are		1,001.00111	37.03 III	171115-6056600000	Gross Floor Are		Minimu	ım Townhou	se Setbacks F	Provide
	Total STUDIO 1B 1B + D 2B 2B+D 3B	Total GCA	Total GCA	Garage Area	Amenity Area I	Residential Area	Commercial	BOH Area	Deductions are	zoning GFA	zoning GFA	Front Yard	Side Yard (m)	Rear Yard	Side Y
Floor No. Storey	Units	(m²)	(m²)	(m²)	(m²)	(m²)	Area (m²)	(m²)	per by-law (m²)	(m²)	(sq.ft.)	(South)	(West)	(North)	(Ea
1 Townhouses 2 Townhouses	13 0 0 0 0 5 8 0 0 0 0 0 0 0	598.21 m ² 605.26 m ²	6,439.13 sq.ft. 6,515.02 sq.ft.	. 0.00 m²	0.00 m ² 0.00 m ²	598.21 m² 605.26 m²	0.00 m ²	0.00 m ²	0.00 m ² 0.00 m ²	598.21 m ² 605.26 m ²	6,439.13 sq.ft. 6,515.02 sq.ft.	N/A Red	7.50 m	20.00 m nhouse Setbac	cks
3 Townhouses Roof	0 0 0 0 0 0 0 0 0 0 0 0 0 0	368.57 m² 76.86 m²	3,967.29 sq.ft. 827.32 sq.ft.		0.00 m ² 0.00 m ²	368.57 m² 76.86 m²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	0.00 m ² 0.00 m ²	368.57 m² 76.86 m²	3,967.29 sq.ft. 827.32 sq.ft.	Front Yard (South)	Side Yard (West)	Rear Yard (North)	Side (Ea
Totals	13 0 0 0 0 5 8	1,648.90 m²	17,748.76 sq.ft	. 0.00 m²	0.00 m²	1,648.90 m²	0.00 m²	0.00 m²	0.00 m ²	1,648.90 m²	17,748.76 sq.ft.	4.00 m	7.50 m	20.00 m	4.50
Total Site	Units	Necessia stagenessas	assono endestore	Gross Co	nstruction Are	a	Commercial	0000000 - 30'	Deductions are	Gross Floor Are					
	Total STUDIO 1B 1B + D 2B 2B+D 3B Units	Total GCA	Total GCA	Garage Area	Amenity Area I	Residential Area	Area (m²)	BOH Area (m²)	per by-law	zoning GFA (m²)	zoning GFA (sq.ft.)				
	592 30 242 77 182 29 32	76,230.79 m²	. Description of the second series of the second se	. 25,735.74 m²	Contraction Contraction Contraction	45,170.89 m²	2,884.31 m²	1,006.77 m²	30,206.11 m²	46,024.69 m²	495,409.75 sq.ft.				
laviasum Buildina Usiaht	Maximum as Per Zoning Maximum as Per Zoning Provided	Provided	Provided	Provided	Provided					Zoning GFA Inclu	des 2,884.31 m² Co	mmercial GFA			
aximum Building Height	By-law 0225-2007 By-law 0225-2007 (Apartment A (RA4)		(Apartment C)		(Townhouses)	BUILDING HEIGH	IT:		GROSS FLOOR	REA:					
rom Established Grade of 134.85)	N/A N/A 71.40m (22 Storeys)	58.90m (18 Storeys)	43.4 m (13 Storeys)	9.0 m (3 Storeys)	(2 Storeys)	Height and Height Height	AND SOME OF STREET		Gross Floor Area means the sum of	the areas of each	storey above or				
	Maximum as Per Zoning Zoning By-law 0225-2007 Aximum as Per Zoning By-law 0225-2007 F	Provided			l	 means, with re building, structure detached dwelling 	or part thereof, ex	xcept a	below established outside walls, or fr including the area	om the midpoint of	common walls,				
ensity (m²) otal # of Units / Site Area)	(RA4) (Townhouse)					fourplex, townhou stacked townhous the established gr	e, the vertical dist		located within a str access and passa of the building or s	ge by persons and	including all parts				
.S.I	N/A N/A Maximum as Per Zoning By-law 0225-2007	0.04			((1.1) the highest p	oint of the roof su		established grade warehouse uses, t	used for retail, officeut excluding the fo	ce, industrial or ollowing:				
otal GFA / Site Area)	(RA4)	Provided 2.91				(1.2) the mean he ridge of a sloped r (1.3) the mean he	oof.		 any part of the used for mechanic areas of stairw 	al floor area;	50 (50) 7774 (50)				
	Maximum as Per Zoning By-law 0225-2007		COVERAGE: Lot Covered by all	erage means the pe	ercentage of the	highest point of th roof on top of a slo	e flat roof where the pped roof; or	here is a flat	(3) any enclosed a of disposable or re	rea used for the co cyclable waste ge	ollection or storage				
aximum Lot Coverage	(RA4) F	Provided 44%	thereof, at or above av exclusive of overhangi	verage grade or esta ing eaves of 0.45 m	ablished grade, or less, and	Order 2019 Febru	4-2017), (0181-2 ary 15), (0196-20	018/LPAT 23)		building or structur tablished grade us	ed for motor vehicle				
arking			outdoor swimming poo decks greater than 10 established grade. Fo	m2 and higher than	pergolas and g	See Illustration No	. 6 - Section 1.3 -	· Illustrations	parking, bicycle pa spaces; (0118-202 (5) any part of the	rking, or the provis 2)	sion of loading				
rking Stall Size: 2.6m x 5.2m rrier Free Type A Stall Size: 3.4m x 5.2m	Barrier Free Type B Stall Size: 2.4m x 5.2m		coverage shall be deel the lot that is located w	med to apply to only	y that portion of t zone. (0325- t	townhouse, back townhouse, the ve	o back townhouse rtical distance bet	e and stacked	below established other uses in the b	grade used for sto uilding, structure o	rage incidental to r part thereof or				
nimum Drive Aisle	Required as Per Zoning By-law 0225-2007 Provided	e .	2008), (0208-2022)		(context grade and (3.1) the highest proof, including a p	oint of the roof su	ırface of a flat	provided and rese occupants of the b	ved for the person uilding, structure o	al needs of the				
	7.00 m 7.00 m	5			((3.2) the mean he ridge of a sloped r	ght level between oof.		2022) (6) accessory outd		ALIAN III				
Parking Requirements	Required as Per Zoning By-law 0225- 2007 Provided				!	(3.3) the mean he highest point of th roof on top of a slo	e flat roof where the pped roof; or	here is a flat	Gross Floor Area (I storey of a building				
Apartments 1.1 Spaces/ Unit	637 663 454					(3.4) the highest p (0181-2018/LPAT	oint of a structure		measured from the include any part of	exterior of outside the building used	e walls but shall not for motor vehicle				
Townhouses 2.0 Spaces/ Unit Apartments	26	1				(0158-2023) See Illustration No			parking or bicycle	parking, (U118-202	,				
0.2 Spaces/ Unit Townhouses	4 144 143	*11 Lay-by Visitors	Parking located on Fiel	ldgate Drive	t	Notwithstanding a the calculation of lipart thereof, excei	neight for a buildin	ng, structure or							
0.25 Spaces/ Unit 5 Spaces/ 100 m² of	144 143				i	exclusive of mech components such	anical or architect as mechanical eq	tural quipment,							
tal dudes Barrier Free Parking Spaces	807 597				1	mechanical penth stairwell enclosure parapets, turrets,	ouses, elevator m es, telecommunica	achine rooms, ation equipment,							
arrier Free Parking	Required as Per Provided					enclosures locate maximum height o	d on the roof, prov of the top of such o	vided that the components is							
I TOO I GINIIIY	Zoning By-law 0225-2007 8 8 8	* BF Parking Locate	ed on P1 Level		31	no higher than 6.0 otherwise applical	m above the heigh								
	5	* BF Visitor/Comme	rcial Parking Located o	on P1 Level											
rrier Free Resident Parking rrier Free Visitor Parking space +3% of total required visitor parking)			100 mm												
rrier Free Resident Parking rrier Free Visitor Parking space +3% of total required visitor parking) rrier Free Commercial Parking space +3% of total required commercial parking)	6														
arrier Free Resident Parking arrier Free Visitor Parking space +3% of total required visitor parking) arrier Free Commercial Parking space +3% of total required commercial parking)	6	k G													
arrier Free Resident Parking arrier Free Visitor Parking space +3% of total required visitor parking) arrier Free Commercial Parking space +3% of total required commercial parking) otal Barrier Free Parking ike Lockers	6 19 14														
arrier Free Resident Parking arrier Free Visitor Parking space +3% of total required visitor parking) arrier Free Commercial Parking space +3% of total required commercial parking) otal Barrier Free Parking sike Lockers all Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m agth clearance from wall) esidential Long-Term	6 19 14 Required as Per	* Residential Long-	Ferm Bicycle Parking L	ocated at P1 Level											
arrier Free Resident Parking arrier Free Visitor Parking space +3% of total required visitor parking) arrier Free Commercial Parking space +3% of total required commercial parking) stal Barrier Free Parking sike Lockers all Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m agth clearance from wall) sidential Long-Term 6 stalls / unit esidential Short-Term	6 19 14 Required as Per Provided	and the second of the second	Ferm Bicycle Parking L Term Bicycle Parking L												
rrier Free Resident Parking prier Free Visitor Parking space +3% of total required visitor parking) rrier Free Commercial Parking space +3% of total required commercial parking) rital Barrier Free Parking ike Lockers all Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m gth clearance from wall) risidential Long-Term 5 stalls / unit risidential Short-Term 25 stalls / unit risidential Long-Term	6 19 14 Required as Per	* Residential Short-		ocated at Grade											
arrier Free Resident Parking space +3% of total required visitor parking) arrier Free Commercial Parking space +3% of total required commercial parking) space +3% of total required commercial parking) stall Barrier Free Parking ike Lockers all Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m agth clearance from wall) sesidential Long-Term 6 stalls / unit sesidential Short-Term 25 stalls / 100m² commercial Short-Term 22 stalls / 100m²	6 19 14 Required as Per Zoning By-law 0225-2007 356 30 32 5 6 8	* Residential Short-	Term Bicycle Parking L	Located at Grade											
rrier Free Resident Parking rrier Free Visitor Parking space +3% of total required visitor parking) rrier Free Commercial Parking space +3% of total required commercial parking) tal Barrier Free Parking ike Lockers Il Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m gth clearance from wall) sidential Long-Term stalls / unit sidential Short-Term 5 stalls / unit mmercial Long-Term 5 stalls / 100m² mmercial Short-Term 1 stalls / 100m²	Required as Per Zoning By-law 0225-2007 Provided 356 356 30 32 5 5 6 8 397 401	* Residential Short-	Term Bicycle Parking L	Located at Grade											
rrier Free Resident Parking rrier Free Visitor Parking space +3% of total required visitor parking) rrier Free Commercial Parking space +3% of total required commercial parking) tal Barrier Free Parking ikke Lockers Il Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m ght clearance from wall) sidential Long-Term stalls / unit sidential Short-Term 5 stalls / unit mmercial Long-Term 5 stalls / 100m² mmercial Short-Term stalls / 100m² tall ockers	Required as Per Provided	* Residential Short-	Term Bicycle Parking L	Located at Grade											
rrier Free Resident Parking rrier Free Visitor Parking space +3% of total required visitor parking) rrier Free Commercial Parking space +3% of total required commercial parking) tal Barrier Free Parking ke Lockers Il Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m and clearance from wall) sidential Long-Term stalls / unit mmercial Long-Term 5 stalls / unit mmercial Long-Term 5 stalls / 100m² mmercial Short-Term stalls / 100m² mmercial Short-Term stalls / 100m² mmercial Short-Term stalls / 100m²	Required as Per	* Residential Short-	Term Bicycle Parking L	Located at Grade											
arrier Free Resident Parking arrier Free Visitor Parking space +3% of total required visitor parking) arrier Free Commercial Parking space +3% of total required commercial parking) stal Barrier Free Parking sike Lockers all Size: 0.6m x 1.8m x 1.9m vertical clearance (1.2m agth clearance from wall) esidential Long-Term 6 stalls / unit	Required as Per	* Residential Short-	Term Bicycle Parking L Term Bicycle Parking I	Located at Grade											

* Provided on Level 2 & 6 Rooftop Terrace

1,906.91 m²

3,340.01 m²

Provided

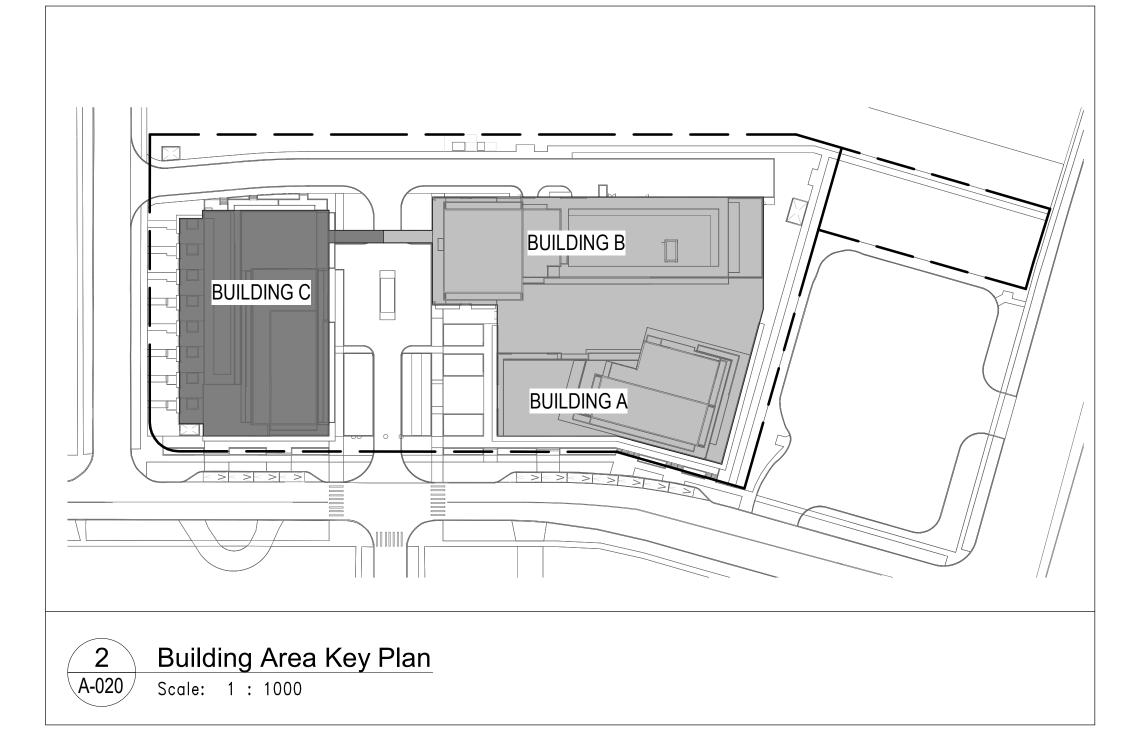
3,315.20 m²

O.B.C. MATRIX - BUILDING A, B & UNDERGROUND PARKING

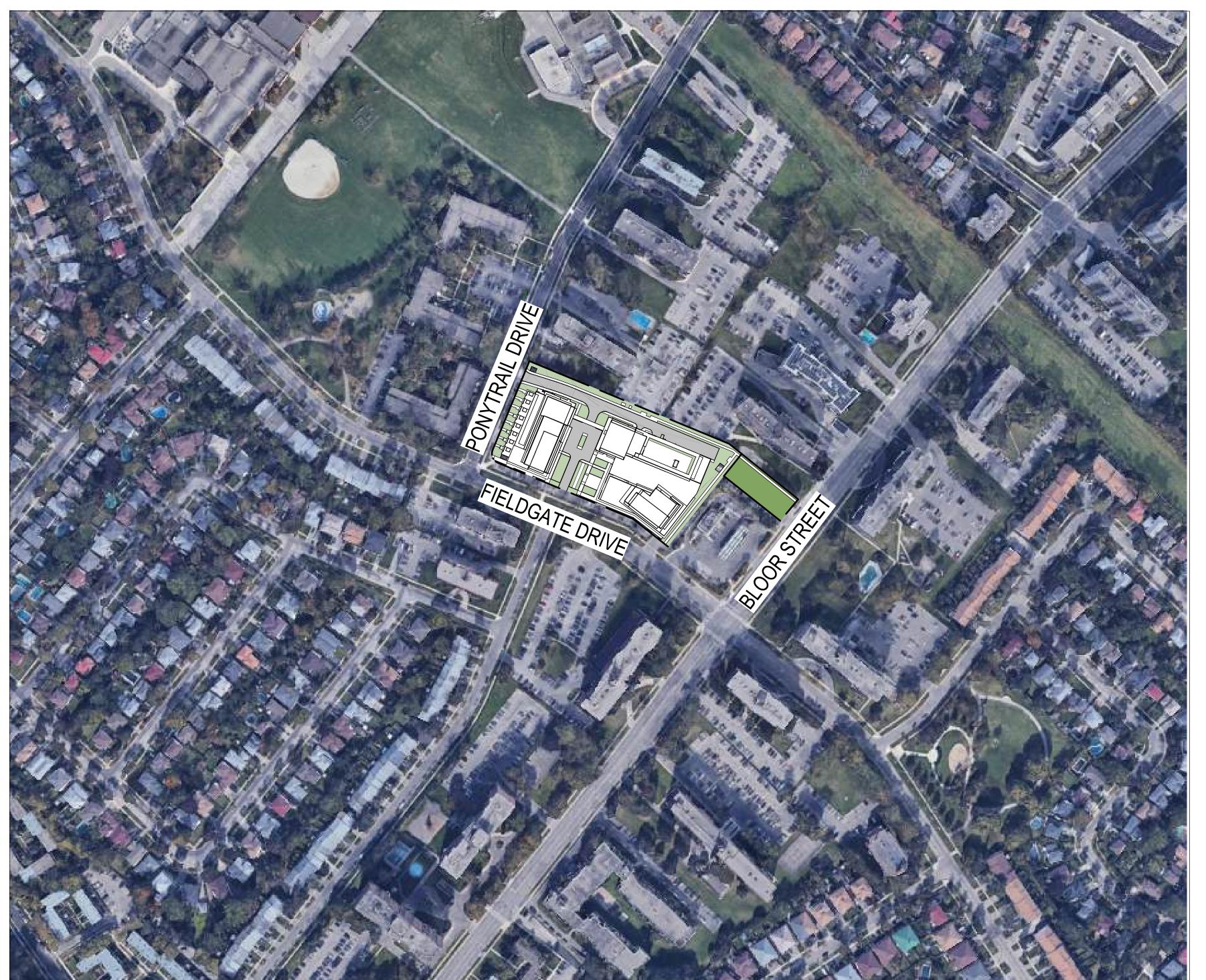
	ONTARIO BUILD	ING CO	DE DAT	A MATRIX, P	ART 3 and/or	9
	ONESPACE UNLIMITED Certificate of Practice #4009 3700 Steeles Ave. W, Suite 305 Vaughan, Ontario L4L 8K8 Tel (416)-848-1245 Fax (416)-84 email dream@onespaceunlimited.c The Certificate of Practice number o	om f the holder is	s the holde	r's BCDN.	ARCHI MANA ROD L. RO LICE	TECTS Z WBOTHAM ENCE 1844
	LOCATION: 3403-3445 Fieldgate Dr	ive Mississa	uga, ON		control with respec	we has exercised responsible of to design activities. ber is the Architect's BCDN
Item	Ontario's 2	012 Building	Code		OBC R	eference
		atrix Part 3 or				Division B unless noted or [C] for Division C.
1	Project Description	■ Ne	eW	☐ Part 11	■ Part 3	□ Part 9
·	☐ Change of	□ Ad Use □ Alt	ldition eration	11.1 to 11.4	1.1.2.[A]	1.1.2.[A] & 9.10.1.3
2	Major Occupancy(s) 'C' Residential	& 'F3' Indus	trial		3.2.2.42 & 3.2.2.72	9.10.2.
3	Building Area (m²) Existing 0	New <u>4,</u>	955 m² To	otal <u>4,955 m</u> ²	1.4.1.2.[A]	1.4.1.2.[A]
4	Gross Area Existing 0	New 35	5,850 m² T	otal <u>35,850 m</u> ²	1.4.1.2.[A]	1.4.1.2.[A]
5	Number of Storeys Above Grade	22	Below Gra	ade	1.4.1.2.[A] & 3.2.1.1	1.4.1.2.[A] & 9.10.1
6	Number of Streets/Fire Fighter Acces	ss_2			3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification 3.2.2.42 - C RI	ESIDENTIAL	& 3.2.2.72	: - F3 INDUSTRIAL	3.2.2.42 & 3.2.2.72	9.10.2.
8]	Selected	Compartme Floor Areas t □ In Lie ired	s eu of Roof Rating	3.2.2.20-83. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe Required			No	3.2.9.	N/A
10	Fire Alarm Required			No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate			No	3.2.5.7.	N/A
12	High Building		Yes □	No	3.2.6.	N/A
13	perm		permitted		3.2.2.20-83.	9.10.6.
4.4		bustible 	Non-com	bustible Both	2.2.4.4.(2).(0)	0.40.4.4
14	Mezzanine(s) Area m² N/A				3.2.1.1.(3)-(8)	9.10.4.1.

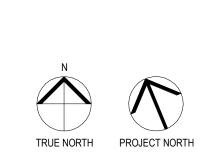
O.B.C. MATRIX - BUILDING C

	ONTARIO BUILDING CODE DATA	A MATRIX, P	ART 3 and/or	9		
	ONESPACE UNLIMITED Certificate of Practice #4009 3700 Steeles Ave. W, Suite 305 Vaughan, Ontario L4L 8K8 Tel (416)-848-1245 Fax (416)-848-1246 email dream@onespaceunlimited.com The Certificate of Practice number of the holder is the holder 3403-3445 Fieldgate Drive, Development	's BCDN.	Man ROD L. RO	SSOCIATION OF TECTS & CONTRACTOR OF THE CONTRACT		
	LOCATION: 3403-3445 Fieldgate Drive Mississauga, ON		control with respe	ve has exercised responsible ct to design activities. ber is the Architect's BCDN		
Item	Ontario's 2012 Building Code	OBC Reference				
	Data Matrix Part 3 or 9		References are to Division B unless noted [A] for Division A or [C] for Division C.			
1	Project Description New	□ Part 11	■ Part 3	□ Part 9		
·	☐ Addition☐ Change of Use ☐ Alteration	11.1 to 11.4	1.1.2.[A]	1.1.2.[A] & 9.10.1.3.		
2	Major Occupancy(s) 'C' Residential		3.2.2.42	9.10.2.		
3	Building Area (m²) Existing 0 New 2,381 m² Tot	tal <u>2,381 m</u> ²	1.4.1.2.[A]	1.4.1.2.[A]		
4	Gross Area Existing 0 New 14,973 m ² To	otal 14,973 m²	1.4.1.2.[A]	1.4.1.2.[A]		
5	Number of Storeys Above Grade 13 Below Grade	de <u>2</u>	1.4.1.2.[A] & 3.2.1.1	1.4.1.2.[A] & 9.10.1		
6	Number of Streets/Fire Fighter Access 2		3.2.2.10. & 3.2.5.	9.10.20.		
7	Building Classification 3.2.2.42 - C RESIDENTIAL		3.2.2.42	9.10.2.		
8	Sprinkler System Proposed □ Entire Building □ Selected Compartme □ Selected Floor Areas □ Basement □ In Lieu □ Not Required	;	3.2.2.20-83. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX		
9	Standpipe Required ■ Yes □ N	No	3.2.9.	N/A		
10	Fire Alarm Required ■ Yes □ N	No	3.2.4.	9.10.18.		
11	113	No	3.2.5.7.	N/A		
12	High Building ■ Yes □ N	No	3.2.6.	N/A		
13	Construction Restrictions Combustible Non-combustible permitted permitted		3.2.2.20-83.	9.10.6.		
	Actual Construction ☐ Combustible ■ Non-comb	oustible Both	2.04.4.(0).(0)	0.40.4.4		
14	Mezzanine(s) Area m² N/A		3.2.1.1.(3)-(8)	9.10.4.1.		



	_
A-010	Cover Sheet
A-020	Drawing List, Site Statistics, OBC Matrix, Context Plan
A-021	Existing Survey
A-030	Zoning Envelope & Setback Plan
A-031	Future Development Plan
A-035	Renderings
A-036	Perspectives
A-037	Perspectives
A-038	Perspectives
A-040	Site Plan
A-042	Existing and New Building Footprints
A-045	Site Plan Typical Details
A-081	Area Plans - GFA
A-082	Area Plans - GFA
A-083	Area Plans - GFA
A-085	Waste Management Plans
A-100	P2 Overall Floor Plans
A-101	P1 Overall Floor Plans
A-102	Level 1 Overall Floor Plans
A-103	Level 2 Overall Floor Plans
A-104	Level 3-4 Overall Floor Plans
A-105	Level 5 Overall Floor Plans
A-106	Level 6 Overall Floor Plans
A-107	Level 7 Overall Floor Plans
A-108	Level 8 Overall Floor Plans
A-109	Level 9 Overall Floor Plans
A-110	Level 10-13 Typical Overall Floor Plans
A-111	Level 14-18 Typical Overall Floor Plans
A-112	Level 19-22 Typical Overall Floor Plans
A-113	MPH Overall Floor Plans
A-300	Building Elevations - South & West Elevations
A-301	Building Elevations - North & East Elevations
A-302	Building Elevations - Driveway Courtyard
A-303	Building Elevations - Amenity Courtyard
A-400	Building Sections
A-401	Building Sections





onespace unlimited inc. architecture + interior design 3700 STEELES AVE WEST. SUITE 305. VAUGHAN, ONTARIO L4L 8K8 TEL: (416) 848-1245 FAX: (416) 848-1246 WWW.ONESPACEUNLIMITED.COM

No. Date Revision

001 05 DEC 2024 ISSUED FOR REZONING

No. DATE ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM ONESPACE.

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.

PRE-APPLICATION MEETING NO. DARC 24-30

Forest Glen Shopping Centre Ltd. 3427 Fieldgate Dr., Mississauga ON, L4X 2J4

3403-3445 Fieldgate Drive Mississauga, ON

Drawing List, Site Statistics, OBC Matrix, Context Plan

PROJECT NUMBER

23063

SCALE

As indicated

DATE

05 DEC 2024

PLOTTED DATE

2024-12-05 1:57:56 PM