



3 VIEW LOOKING NORTH-EAST TO AMENITIES BUILDING D
A-101



2 VIEW LOOKING SOUTH EAST
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1a. SITE AREA AND ZONING:

LEGAL DESCRIPTION	BLOCK B, REGISTERED PLAN 723 CITY OF MISSISSAUGA
ZONING	RA3-1
SITE AREA	25,253.2 m ²

2. EXISTING BUILDING UNIT MIX

UNIT MIX	1B	2B	3B	TOTAL
TOWER A (1750 Bloor)	60	83	10	153
TOWER B (3315 Fieldgate)	57	82	10	149
TOTAL UNIT BLDG.	117	165	20	302

3. PROPOSED BUILDING UNIT MIX
3a. PROPOSED TOWER C (BLOOR)

UNIT MIX	1B	2B	3B	TOTAL
GROUND	6	6	0	12
SECOND	8	6	3	17
THIRD TO TENTH	8 (64)	5 (40)	3 (24)	128
ELEVENTH TO FOURTEENTH	9 (36)	6 (24)	1 (4)	64
FIFTEEN TO SIXTEENTH	13 (52)	2 (8)	0	30
SEVENTEENTH	14	1	0	15
TOTAL UNIT BLDG.	154	80	32	266

TOTAL UNITS	Existing (Tower A+B)	Proposed Buildings	TOTAL
(Existing + New)	302	266	568

4. EXISTING AND PROPOSED BUILDINGS GROSS FLOOR AREA (GFA) BASED ON ZONING BY-LAW NO. 0225-2007
4a. TOWER A (1750 Bloor)

FLOORS	RESIDENTIAL GFA (Above Grade GFA)	
	m ²	ft ²
TOTAL	11,845.1	127,500

4b. TOWER B (3315 Fieldgate)

FLOORS	RESIDENTIAL GFA (Above Grade GFA)	
	m ²	ft ²
TOTAL	11,845.1	127,500

4c. TOWER C

FLOORS	RESIDENTIAL GFA		TOTAL GFA		AMENITY SPACE (Excluded from GFA)		OUTDOOR AMENITY (Excluded from GFA)	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
PARKING LEVEL P1	89	955	89	955	0	0	0	0
GROUND	1237	13,300.0	1237	13,300.0	182	1,960.0	0	0
SECOND	1421.0	15,300.0	1421.0	15,300.0	0	0	0	0
THIRD TO TENTH	9944.0 (1745.0x6)	107,040.0 (13,380.0x8)	9944.0 (1745.0x6)	107,040.0 (13,380.0x8)	0	0	0	0
ELEVENTH TO FOURTEENTH	4534.0 (114.0x4)	48,800.0 (12,300.0x4)	4534.0 (114.0x4)	48,800.0 (12,300.0x4)	0	0	0	0
FIFTEEN TO SEVENTEENTH	3073.0 (1024.0x3)	33,080.0 (11,027.0x3)	3073.0 (1024.0x3)	33,080.0 (11,027.0x3)	0	0	0	0
MECHANICAL PENT	65	700	65	700	0	0	192.0	2,062.0
TOTAL	20,360	219,180.0	20,360	219,180.0	182	1,960.0	192.0	2,062.0

4d. AMENITIES BUILDING D

FLOORS	RESIDENTIAL GFA		TOTAL GFA		AMENITY SPACE (Excluded from GFA)		OUTDOOR AMENITY (Excluded from GFA)	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
GROUND	70	757	70	757	758.4	8,165	0	0
TOTAL EXISTING AND PROPOSED BUILDINGS (GFA)	44,160.5m²	475,340ft²						

5a. EXISTING BUILDINGS AMENITY AREA

INDOOR AMENITY	1750 Bloor 190m ² + 3315 Fieldgate 190m ² =	380 m ²
OUTDOOR AMENITY	Redeveloped as part of proposed	
TOTAL EXISTING AMENITY AREA		= 380 m²

5b. REQUIRED AMENITY AREA (INDOORS+OUTDOORS)

REQUIRED (NEW)	5.6m ² /UNIT (266x 5.6 = 1,490m ²)
REQUIRED (NEW AND EXISTING)	5.6m ² /UNIT (568(302+266) x 5.6 = 3,180m ²)

5c. NEW BUILDING AMENITY AREA

PROPOSED INDOOR AMENITY	940m ² (Building C 182m ² + Building D 758.4m ²)
PROPOSED OUTDOOR AMENITY	2,095 m ² (Playfield 1400m ² + Pool Terrace 235m ² + Rooftop Amenity 192m ² + Dog Run 268m ²)
TOTAL PROPOSED AMENITY AREA	= 3,035m²

5d. TOTAL EXISTING + PROPOSED INDOOR AND OUTDOOR AMENITIES PROVIDED

REQUIRED CONTIGUOUS AMENITY AREA	= 90%
TOTAL PROVIDED CONTIGUOUS AMENITY AREA	= 70% (Building D 758.4m ² +Playfield 1400m ² +Pool Terrace 235m ² = 2393.4m ²)
TOTAL EXISTING + PROPOSED INDOOR AND OUTDOOR AMENITIES PROVIDED	= 3,415 m²

6a. SITE DENSITY:

	BUILDING AREA (GFA) m ² based on By-Law 0225-2007	SITE AREA (m ²)	FSI
EXISTING	23,690.2 m ²	25,253.2 m ²	0.938 x's
PROPOSED	44,160.5 m ²	25,253.2 m ²	1.749x's

7. PARKING REQUIREMENTS (Zoning By-Law Requirement 0225-2007)

EXISTING BUILDINGS	UNIT COUNT	PARKING STALLS
TOWER A (1750 Bloor)	153	189
TOWER B (3315 Fieldgate)	149	182

7a. EXISTING PARKING

TOWER A (1750 Bloor)	UNIT COUNT	RATE	REQUIRED PARKING STALL
1 BED	60		
2 BED	93		
TOTAL RESIDENT REQUIREMENT	153	0.81	124
VISITOR	153	0.09	14
TOTAL PARKING REQUIREMENT			138

7b. PARKING REQUIRED

TOWER B (3315 FIELDGATE)	UNIT COUNT	RATE	REQUIRED PARKING STALL
1 BED	57		
2 BED	92		
TOTAL RESIDENT REQUIREMENT	149	0.81	121
VISITOR	149	0.09	13
DAYCARE			6
TOTAL PARKING REQUIREMENT			134

7c. PARKING PROVIDED

TOWER C (BLOOR)	UNIT COUNT	RATE	REQUIRED PARKING STALL
1 BED	154		
2 BED	81		
3 BED	31		
TOTAL RESIDENT REQUIREMENT	266	0.81	215
VISITOR	266	0.09	24
TOTAL PARKING REQUIREMENT			239
SITE TOTAL (PARKING REQUIREMENT)			517

7c. PARKING PROVIDED

RESIDENTS (568 UNITS)	UNDERGROUND PARKING LEVEL P1 + GRADE	PHYSICAL SUPPLY	EFFECTIVE SUPPLY
CAR SHARE (RESIDENTS) AT GRADE		454 STALLS	460 STALLS
VISITORS AT GRADE		2 STALLS	2 STALLS
DAY CARE		52 STALLS	52 STALLS
TOTAL PROVIDED		518 STALLS	518 STALLS
ACCESSIBLE PARKING (INCLUDED IN TOTAL PROVIDED)		3 STALLS	3 STALLS

8. PROPOSED BICYCLE PARKING (NEW BUILDING, EXCLUDES TOWNS ON KIRKWALL)

Type	Units/GFA	Rate	Required	Provided
Residential		Short Term spaces/unit	0.08x568	46
		Long Term spaces/unit	0.7x568	398
Total			444	449 BICYCLE STALLS
SITE TOTAL (Bicycle Park)				

9. PROPOSED LOADING SPACES (NEW BUILDING)

Type	Required	Provided	Dimensions (L x W x H)
Shared type "G"	3	3	3.5mx9.0m
Total	3	3	3.5mx9.0m

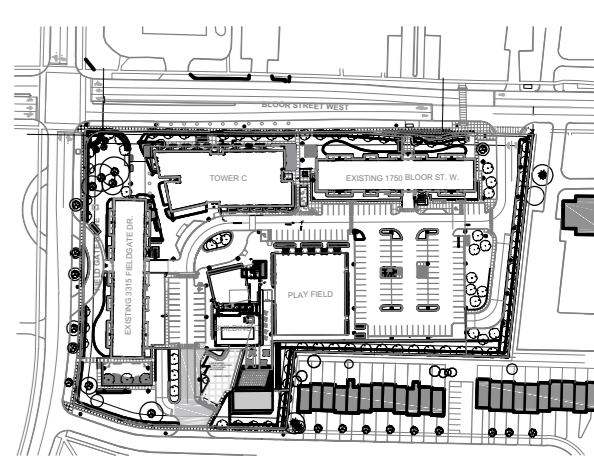
10. LANDSCAPING

DESCRIPTION	m ²	ft ²
Site area	25,253.2 (100%)	271,823.2 (100%)
Building Coverage	5,467 (21.6%)	58,844 (21.6%)
Surface parking/drive way	7,356 (29%)	79,180 (29%)
Landscape open space	12,440.3(50%)	136,059(50%)

1 PROJECT STATISTICS

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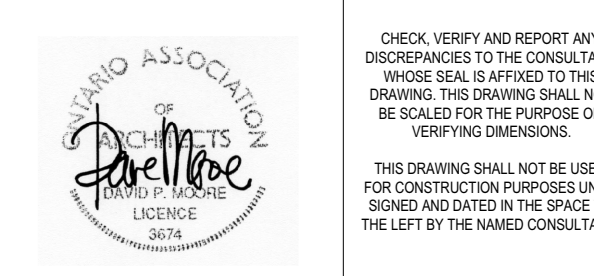
Key Plan



ISSUES/REVISIONS

ISSUE	TITLE	DATE
1	ISSUED FOR OPA AND ZBA	2017OCT31
2	RE-ISSUED FOR OPA AND ZBA	2018MAY20
3	RE-ISSUED FOR OPA AND ZBA	2018OCT19
4	RE-ISSUED FOR OPA AND ZBA	2019JUL24
5	RE-ISSUED FOR OPA AND ZBA	2020MAY03
6	RE-ISSUED FOR OPA AND ZBA	2020SEP20
7	ISSUED FOR SPA	2020SEP20

Seal



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BLOCK B, REGISTERED PLAN 723
MISSISSAUGA, ON

PROJECT STATISTICS AND 3D RENDERINGS

Date: 10/08/20 Scale: NTS

Drawn By: _____

Project No: 07803.000

Drawing No: A-101