

1303 Lakeshore Road East

Public Meeting
May 30, 2022



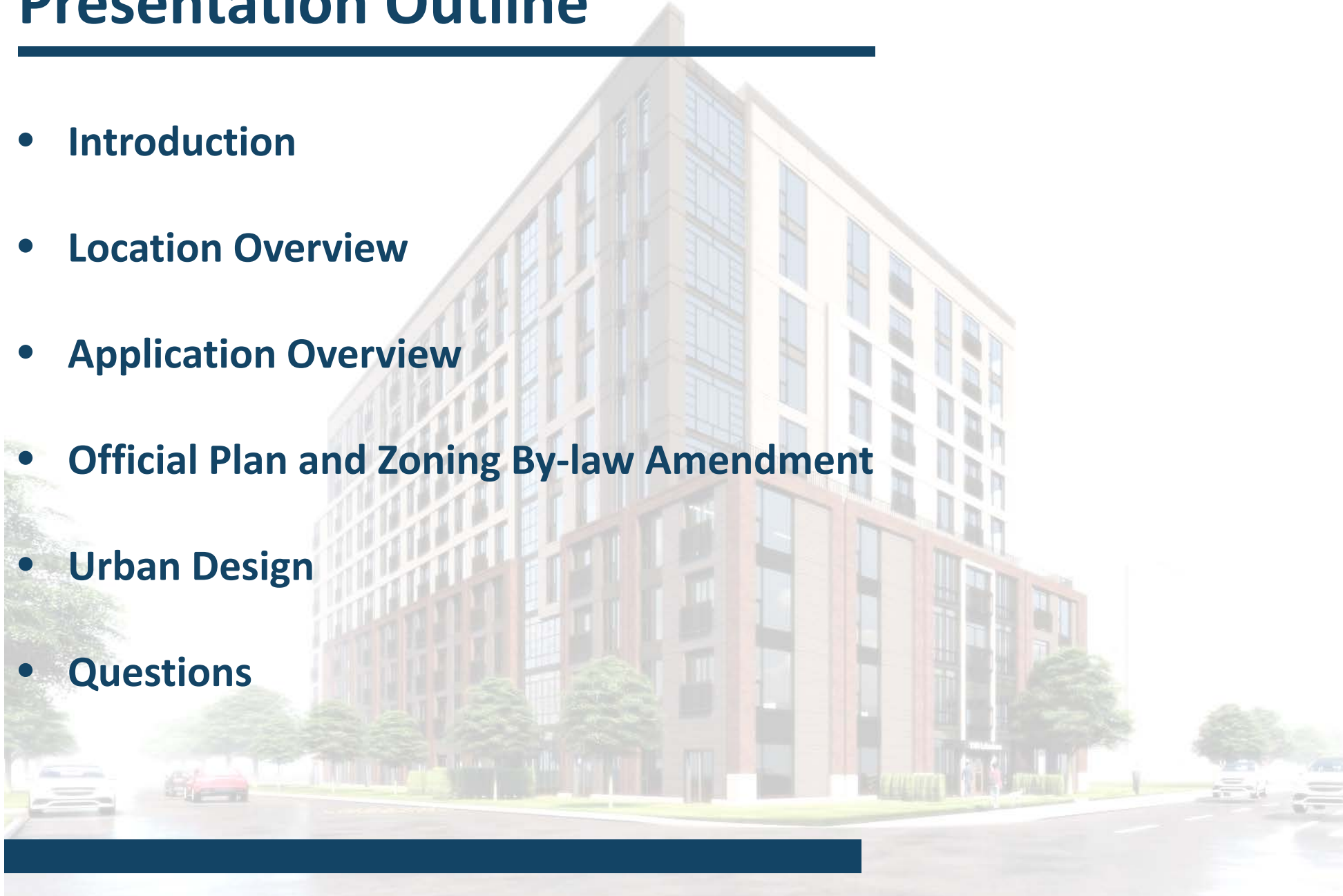
Official Plan & Zoning By-law Amendment
Applications



Presentation Outline



- Introduction
- Location Overview
- Application Overview
- Official Plan and Zoning By-law Amendment
- Urban Design
- Questions



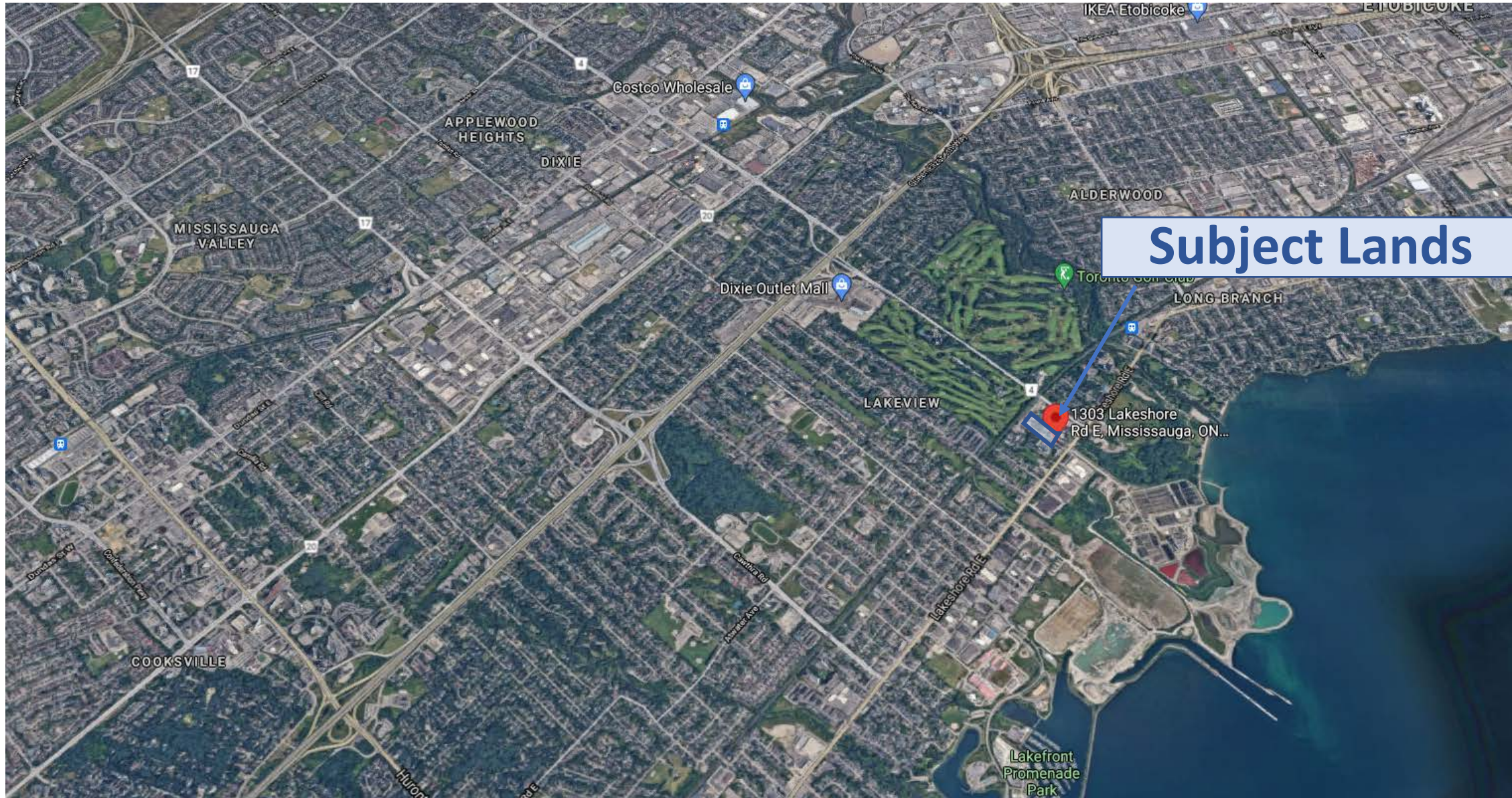
Introduction



- Our goal here today is to introduce our development project to Council and the public, and to gather public input regarding the proposed development application.



Location Overview – 1303 Lakeshore Rd E.



Location Overview – 1303 Lakeshore Rd E.



Subject Lands

Application Overview – Site Plan

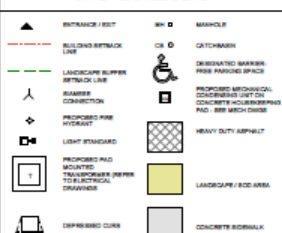


3 AXO 1
A001



4 AXO 2

SITE PLAN LEGEND

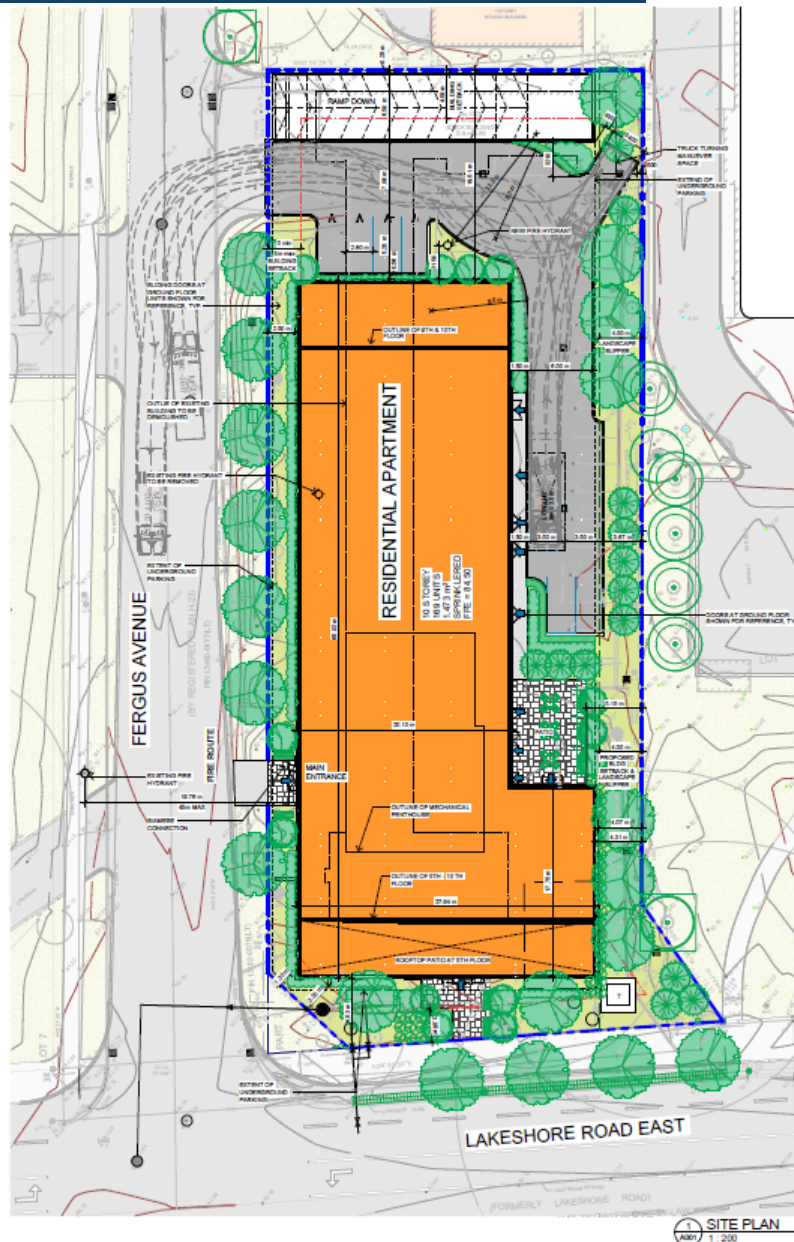


SITE STATISTICS

DESCRIPTION	AREA (SQ)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	1,437 (32)	15,649 (34)	48.1%
W/DO FOOTPRINT	1,437 (32)	15,649 (34)	48.1%
LAND LANDSCAPE			
CORNER	5,011 (107)	30,781 (67)	13.1%
ADJACENT	1,141 (24)	3,401 (74)	1.7%
PARKING	1,511 (32)	11,839 (26)	3.7%
SEWERAGE	1,437 (32)	453 (10)	1.4%
	7,746 (16)	73,118 (16)	24.3%
SOFT LANDSCAPE			
PROPOSED	3,058 (67)	30,839 (67)	29.9%
	1,057 (22)	3,009 (67)	29.9%
	1,999 (43)	20,719 (45)	100.0%
PARKING SCHEDULE			
LEVEL	MINIMUM	MAXIMUM	COUNT
GROUND FLOOR			0
GROUND FLOOR	THYPICAL SPACE 1.50m x 5.50m		8
PARKING LEVEL P1	FORM 4 BAY SPACE 3.00m x 5.50m		1
PARKING LEVEL P1	FORM 6 BAY SPACE 3.00m x 5.50m		1
PARKING LEVEL P1	THYPICAL SPACE 1.50m x 5.50m		51
PARKING LEVEL P1	THYPICAL SPACE 1.50m x 5.50m		51
PARKING LEVEL P1 - 02			02
PARKING LEVEL P2	THYPICAL SPACE 1.50m x 5.50m		59
PARKING LEVEL P2	THYPICAL SPACE 1.50m x 5.50m		59
PARKING LEVEL P2 - 05			05
PARKING LEVEL P3	THYPICAL SPACE 1.50m x 5.50m		90
PARKING LEVEL P3	THYPICAL SPACE 1.50m x 5.50m		90
PARKING LEVEL P3 - 07			07
PARKING LEVEL P3 - 08			08

PARKING SCHEDULE

Level	DESCRIPTION	COUNT
GROUND FLOOR	TYPICAL SPACE 2.8m x 5.6m	8
GROUND FLOOR #		8
PARKING LEVEL P1	TYPE A RACK SPACE 3.40m x 5.20m	1
PARKING LEVEL P1	TYPE B RACK SPACE 3.40m x 5.20m	1
PARKING LEVEL P1	TYPICAL SPACE 2.8m x 5.2m	21
PARKING LEVEL P1	TYPICAL SPACE 2.75m x 5.2m	9
PARKING LEVEL P1-62		62
PARKING LEVEL P2	TYPICAL SPACE 2.8m x 5.2m	58
PARKING LEVEL P2	TYPICAL SPACE 2.75m x 5.2m	7
PARKING LEVEL P2-65		65
PARKING LEVEL P3	TYPICAL SPACE 2.8m x 5.2m	60
PARKING LEVEL P3	TYPICAL SPACE 2.75m x 5.2m	7
PARKING LEVEL P3-67		67
Grand total		200



CONTEXT PLAN



LEGAL DESCRIPTION

**PART OF LOTS 5, 6, AND 19
REGISTERED PLAN H-23
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**

CREDIT NOTE:
THIS SITE PLAN IS RAISED UPON AND MUST BE RAISED IN COLLABORATION WITH THE SURVEY PLAN PREPARED BY MARGUERITE SURVEYORS LIMITED, DATED JUNE 30, 2011.
JOB NO. 2011-262

**CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR
ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT
INCLUDED UNDER SEAL OF CERTIFICATION, IF ANY.**

ZONING DATA

2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 		
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MAXIMUM FRONT AND MAXIMUM EXTERIOR SIDE YARD		
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MINIMUM PROVISIONS			
MINIMUM CHARTERED DECK DECK	DISCOUNTED RISK: 30 points	17.0 points = required point value	11.0 or 10.0 or 9.0 10.7 = adjusted
ENHANCEMENT OF RISK			
		Maximum of 0.40 points for any required point	N/A
ROOFTOP BALCONY			
		Must be setback 1.2 meters from all exterior edges of a building structure	N/A
		May be 0.5 meters where the exterior edge of the balcony forms a street and the building is located in a non residential zone or the exterior edge of the balcony does not sit at a Residential Zone and the balcony is located in a non residential zone	N/A

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MINIMUM PARKING SPACE OVERSIDE	2.0 x 3.0 meters	NO PROVISIONS FOR BICYCLES OR RECREATION EQUIPMENT
MINIMUM PARKING SPACE IN A PARKING LOT NOT EXCEEDING 10 CROURES	2.4 x 3.0 meters	
THE MINIMUM CROSS-THAT CROSS-THAT ACCESSIBLE OR MINIMUM PARKING SPACE SHALL BE INCREASED TO 3.0 meters WHERE THE LENGTH OF ONE SIDE IS MORE THAN 3.0 meters		
ACCESSIBLE PARKING SPACE	TYPE A: 3.0 x 3.0 meters TYPE B: 2.4 x 3.0 meters	1 PROVIDED 1 PROVIDED

MINIMUM AISLE WIDTH		7.0 inches
PROPOSED PARKING REQUIREMENTS		

160 LOTS / 1.16 PARKING SPACES / LOT + 160.42 (30) PARKING SPACES REQUIRED

PARKING PROVIDED:
54 UNDERGROUND PARKING
8 SURFACE PARKING
300 TOTAL PARKING SPACES PROVIDED

NOTES:

- DRIVE AISLE = 7.0 m
- TYPICAL PARKING = 12.6 x 6.3 m
- ADJUTED STRUCTURE (ONE BAY) = 17.8 x 6.3 m
- ADJUTED STRUCTURE (TWO BAYS) = 19.8 x 6.3 m

LOADING SPACES

1 LOADING SPACE REQUIRED (1 APARTMENT BUILDING WITH MORE THAN 30 CHALLENGE UNITS)

NOTES: 1.2 x 9.0 m

Chamberlain Architectural
Construction
Management

Chamberlain Architect
Services Limited

4571 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
CANADA

Phone: 905.621.7777

www.chamberlainPO.com

NO.	ISSUED	DATE
1	RECEIVED	10/1/2011

[illegible]RESIDENTIAL
MID-RISE

1303 LAKESHORE RD
MISSISSAUGA, ON

SITE PLAN

START DATE: JUNE 2011

DESIGN BY  M.C.

As indicated

12

A0004

A001

7/100/1

Application Overview – Site Statistics



ZONING DATA

ZONING BY-LAW 0225-2007
ZONE: C4
SITE AREA = 3170.61 m²

REGULATIONS		C4 ZONE	PROPOSED
MINIMUM LOT FRONTAGE		N/A	-
MINIMUM FRONT YARD		3.0 metres	1.3 metres 6.5 metres (Site Specific Zoning Required)
MINIMUM EXTERIOR SIDE YARD		0.0 metres	2.8 metres
MAXIMUM EXTERIOR SIDE YARD		3.0 metres	2.8 metres
MINIMUM INTERIOR SIDE YARD LOT	LOT ABUTTING RESIDENTIAL ZONE	4.5 metres	3.67 metres (Site Specific Zoning Required)
MINIMUM REAR YARD	LOT ABUTTING RESIDENTIAL ZONE	4.5 metres	19.5 metres
MINIMUM HEIGHT (Flat Roof)		2 storeys	10 storeys
MAXIMUM HEIGHT (Flat Roof)		12.5 metres & 3 storeys	32 metres & 10 storeys (Site Specific Zoning Required)
MINIMUM LANDSCAPE BUFFER	FROM A LOT LINE (STREET LINE)	0.0 metres	2.5 metres West & 1.3 metres South
	FROM A LOT LINE (STREET LINE) & PARKING AREA	3.0 metres	-
	ANY OTHER LOT LINE	4.5 metres	4.0 metres for most of lot line 3.67 metres at one section & 0.5m at turning maneuver space for trucks Site Specific Zoning Required
PARKING AND LOADING SPACES SHALL NOT BE LOCATED BETWEEN A STREETWALL AND A LOT LINE THAT IS A STREETLINE			as shown on the site plan
MAXIMUM LENGTH OF A BUILDING STREETWALL ON THE FIRST STOREY THAT MAY BE USED FOR ACCESSING RESIDENTIAL USES LOCATED ABOVE THE FIRST STOREY		25%	-
MAXIMUM LENGTH OF A STREETWALL THAT MAY BE SETBACK BEYOND THE MAXIMUM FRONT AND MAXIMUM EXTERIOR SIDE YARD		30%	-

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BLDG FOOTPRINT	1437.15 m ²	15469 ft ²	48.1%
	1437.15 m ²	15469 ft ²	48.1%
HARD LANDSCAPE			
ASPHALT	541.63 m ²	5830 ft ²	18.1%
CURB	36.87 m ²	397 ft ²	1.2%
PAVER	110.48 m ²	1189 ft ²	3.7%
SIDEWALK	37.35 m ²	402 ft ²	1.2%
	726.33 m ²	7818 ft ²	24.3%
SOFT LANDSCAPE			
LANDSCAPE	825.82 m ²	8889 ft ²	27.6%
	825.82 m ²	8889 ft ²	27.6%
	2989.29 m ²	32176 ft ²	100.0%

Application Overview – Site Statistics



UNIT MIX			
Name	Area	Count	%
1 BED	46 m² ... 56 m²	110	65%
2 BED	64 m² ... 96 m²	45	27%
3 BED	85 m² ... 85 m²	9	5%
STUDIO	40 m² ... 40 m²	5	3%
Grand total:		169	100%

SELLABLE AREA VS. NON-SELLABLE AREA		
Count	Area	%

NON-SELLABLE

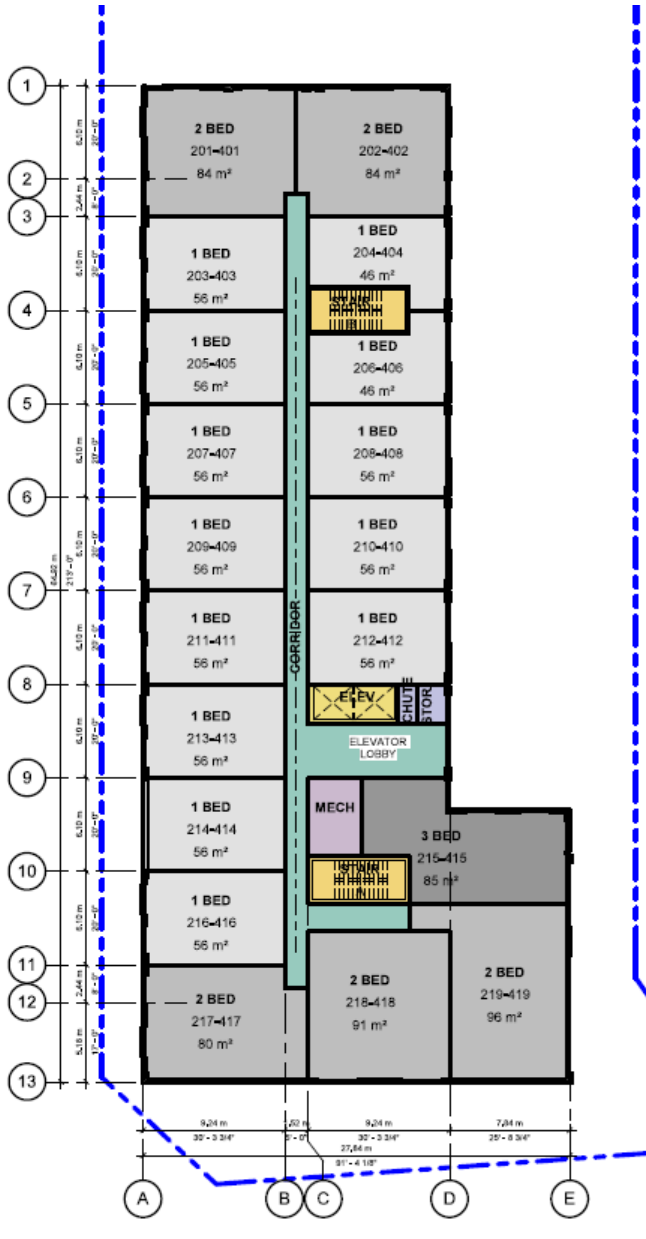
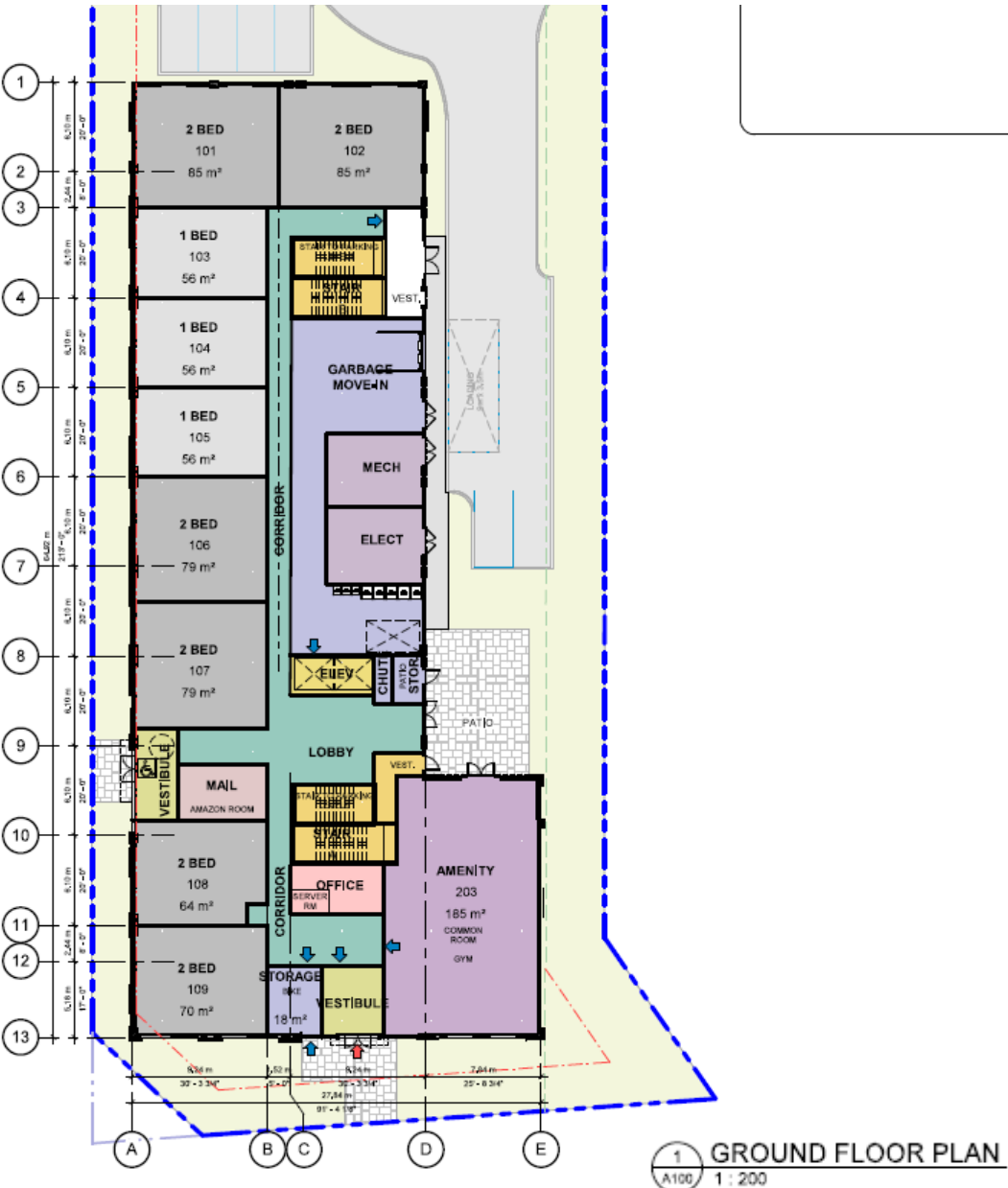
87	30806 SF	21%
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SELLABLE

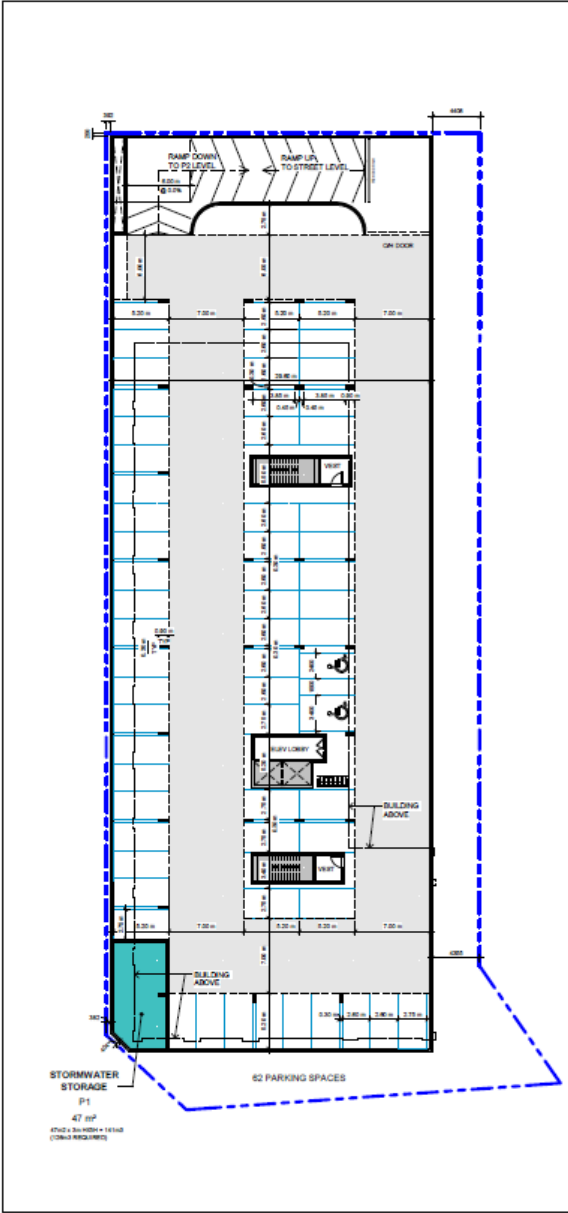
169	113963 SF	79%
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Grand total: 256 144769 SF

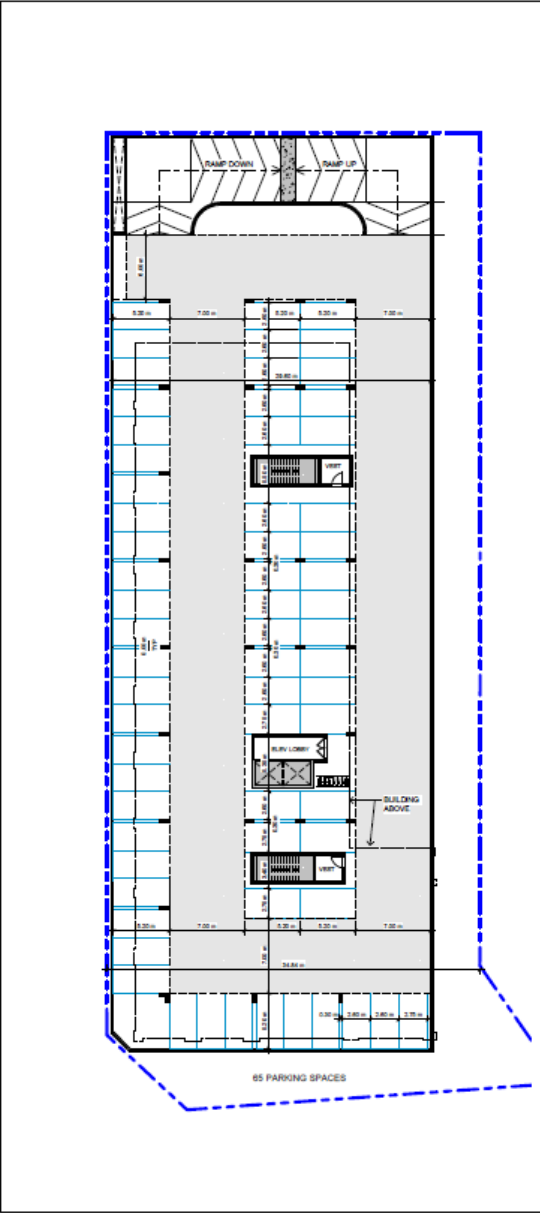
Application Overview – Floorplan



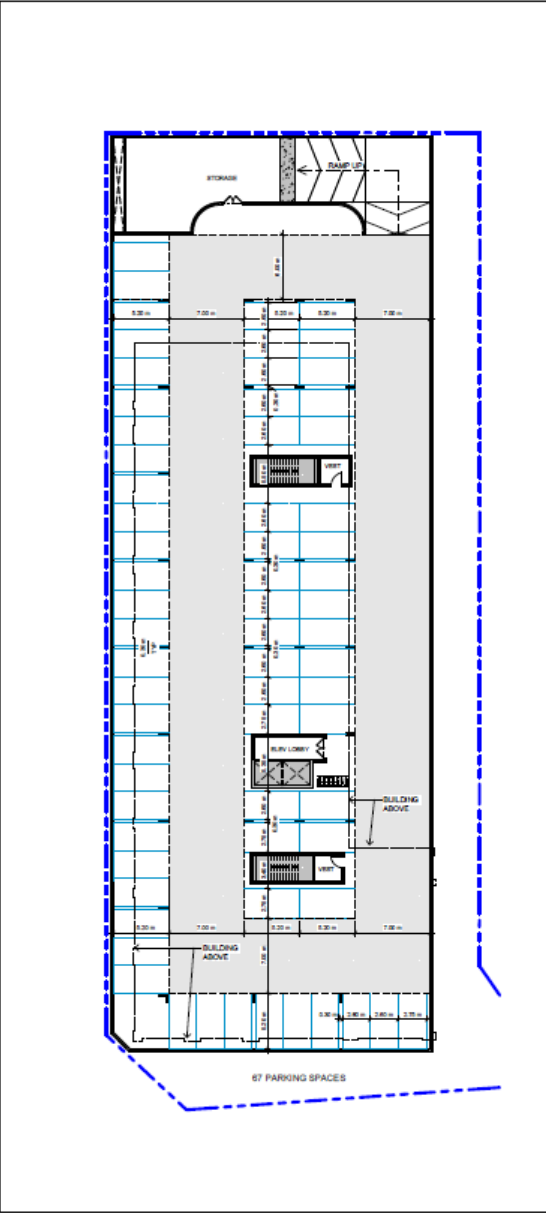
Application Overview – Underground



1 Parking Level P1
A100 1:200



2 Parking Level P2
A100 1:200



3 Parking Level P3
A100 1:200

Application Overview – Elevations



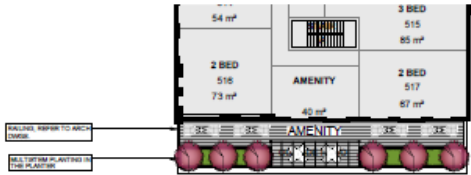
Application Overview – Elevations



Application Overview - Landscape Design



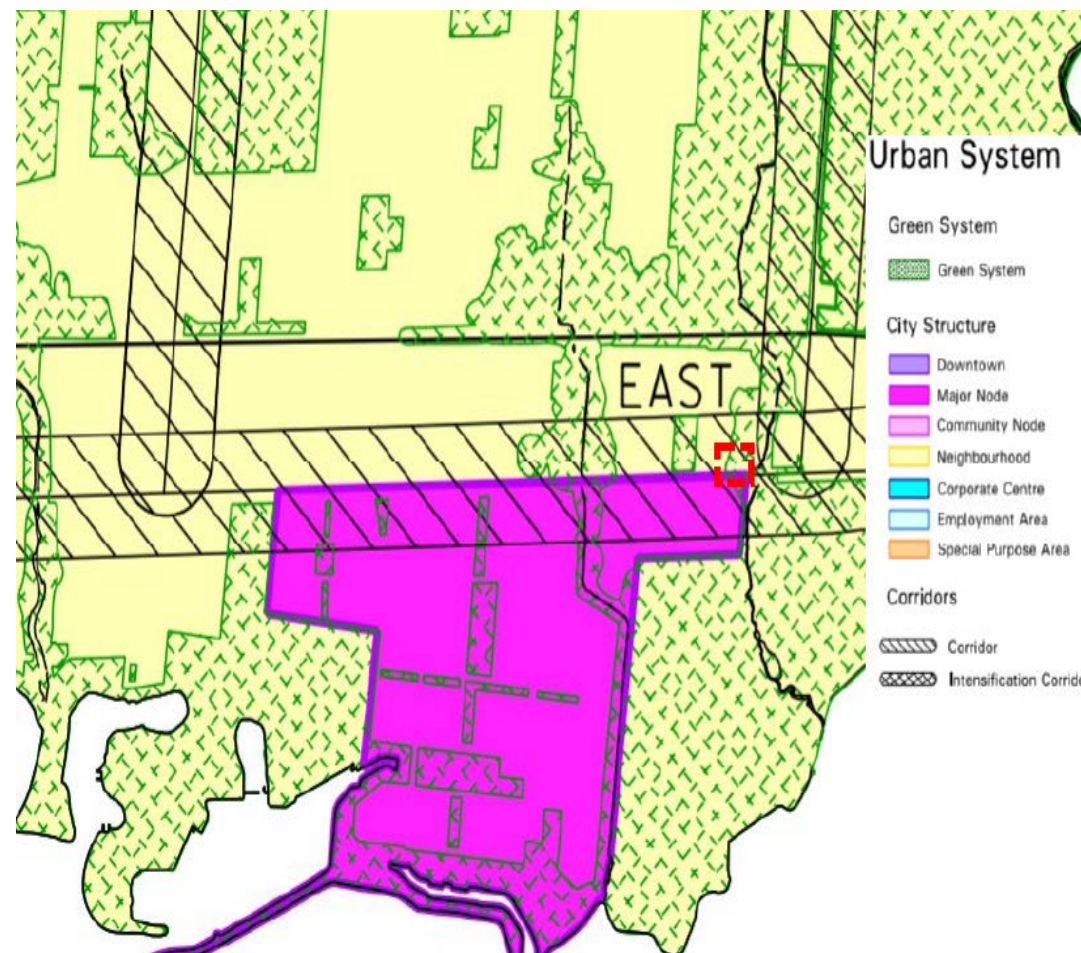
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Official Plan and Zoning By-law Amendment

City of Mississauga Official Plan

- Urban System Designation: Neighbourhoods within a Corridor
 - Higher density uses should be located along Corridors
- Subject to Local Area Plan (Lakeview Neighbourhood)

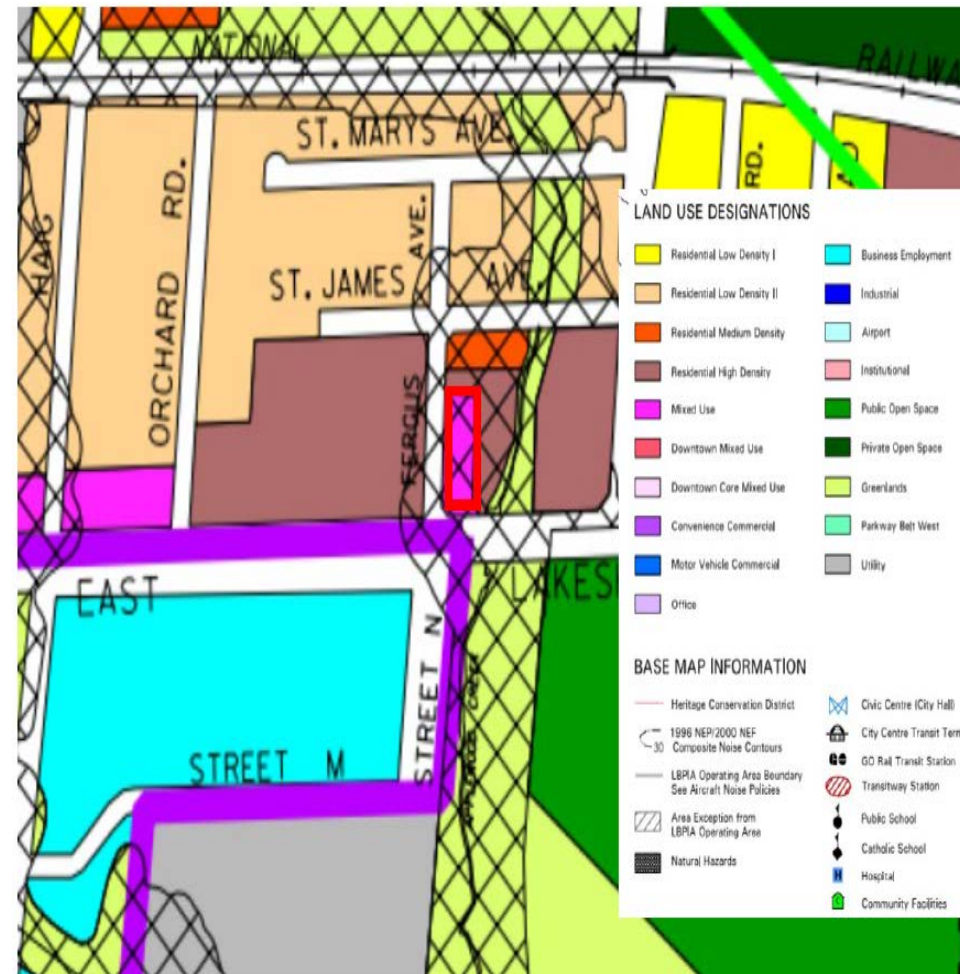


Schedule 1 – Urban System

Official Plan and Zoning By-law Amendment

City of Mississauga Official Plan

- Land Use Designation:
Mixed Use with Natural Hazard Overlay
 - Permitted Uses:
Residential in conjunction with other uses
- Proposal will require an Official Plan Amendment to allow exclusively residential uses (Residential High Density)

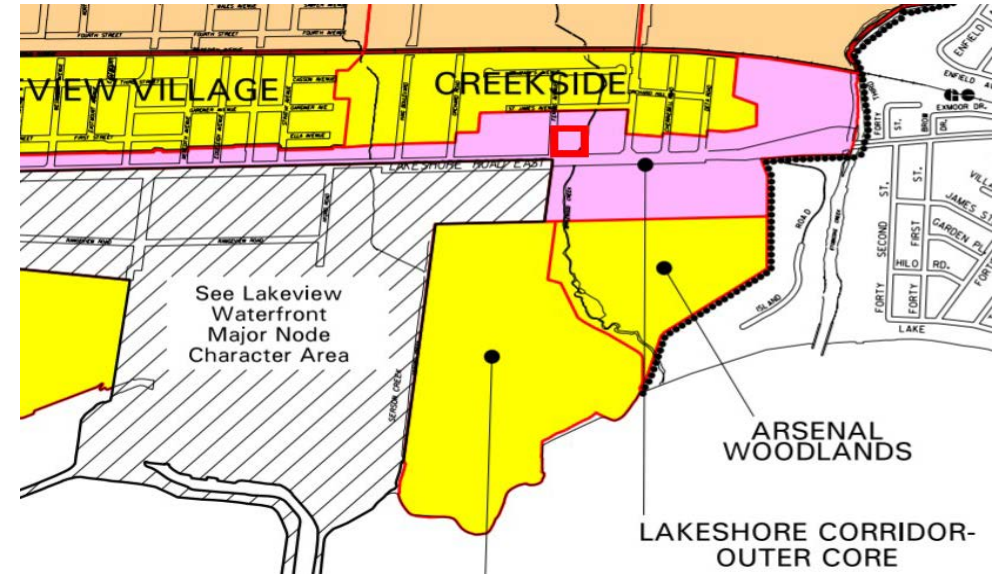


Schedule 10 – Land Use Designation

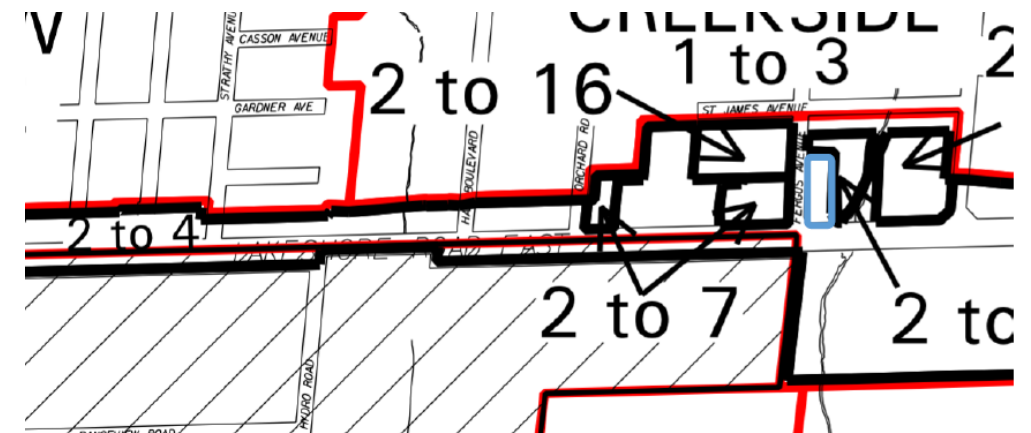
Official Plan and Zoning By-law Amendment

Lakeview Area Plan

- Designation:
Lakeshore Corridor Outer Core
 - 2-4 storeys
- The Proposal will require an Official Plan Amendment to add a Special Site to the Lakeview Area Plan to permit an increase in height
- OPA Designation will be 'Residential High Density'



Map 1 – Local Area Plan Precincts

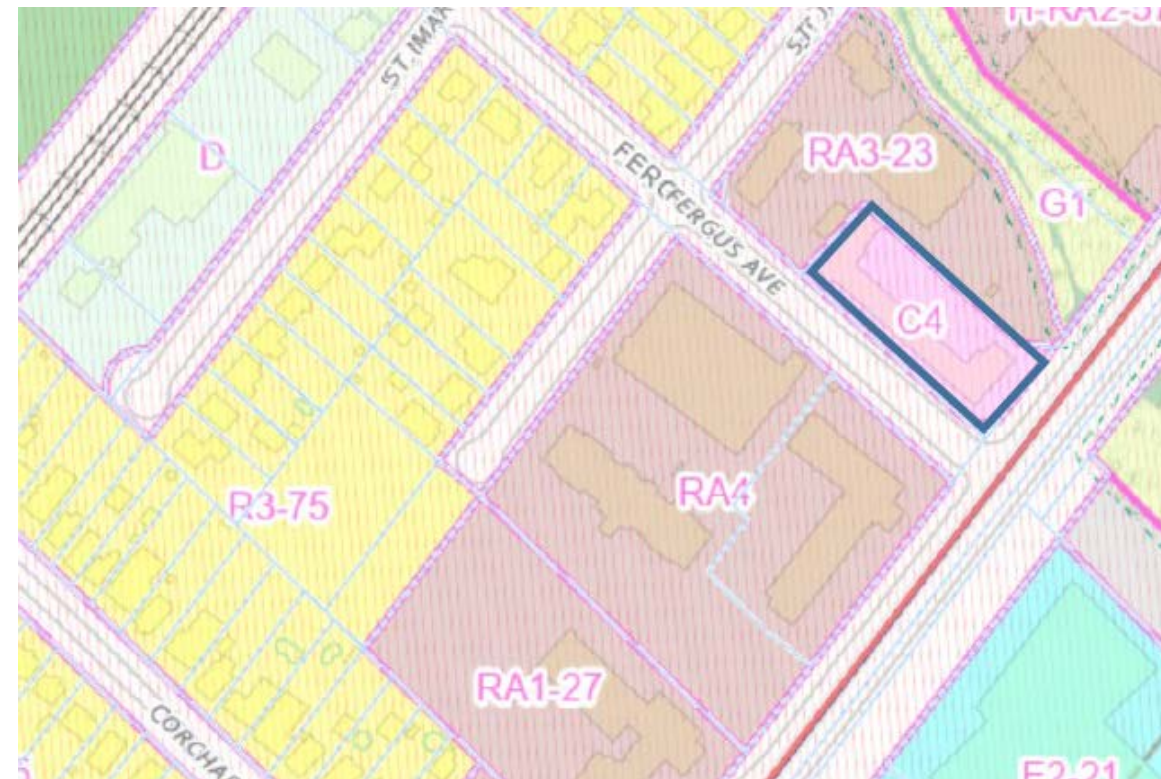


Map 3 – Height Limits

Official Plan and Zoning By-law Amendment

City of Mississauga Zoning By-law

- Zone: C4 Main Street Commercial
- Permitted Uses:
 - Apartment
 - Dwelling Units Above 1st Floor
- Maximum Height: 3 storeys
- The Proposal will require a Zoning By-law Amendment to re-zone the site to RA3-Exception (Residential High Density)



Lakeview Built Form Guidelines

- Buildings Setback from Street & Well Landscaped Front Yard
- An Appropriate Pedestrian-Oriented Streetscape
- Minimized Access Points
- Parking at the Rear or Underground



Questions



- Questions/ Comments?
- If you have follow up questions, my email is drew@highstreetcapitalpartners.com feel free to email me there.



Additional Information



Table 9: City of Mississauga By-Law Parking Requirements

Land Use	Rate per Mississauga Zoning By-Law 0225-2007	Proposed Number of Units	Required Number of Parking Spaces	Proposed Number of Parking Spaces	Surplus/ Deficiency
Residential -169 Units	1.00 resident space per studio unit	5	5	201	-55
	1.25 resident spaces per one-bedroom unit	110	138		
	1.40 resident spaces per two-bedroom unit	45	63		
	1.75 resident spaces per three-bedroom unit	9	16		
	0.20 visitor spaces per unit	169	34		
Total			256		
Loading Space - 1 Apartment Building	1.0 loading space per apartment containing a minimum of 30 dwelling units	1	1	1	0

As can be seen in Table 9, the site has a planned deficiency of 55 parking spaces under the current by-laws with 201 parking spaces provided and 256 spaces required. The site meets the requirement for the 1 loading space per building for apartment buildings.

Additional Information



9.2 Parking Requirements – City of Mississauga’s Parking Master Plan

The City of Mississauga recently released the latest ‘Parking Regulations-Draft Policy Directions for Consultation’ on May 14, 2021. While the parking rates outlined in the report are not approved, it gives us a look into the future of parking rates in the City. This policy change is currently on schedule for approval in 2021 and has a public forum on September 14, 2021. The proposed site is within “Precinct 2” which is proposed to have the second lowest rates, contemplating 0.9 spaces/unit (no unit split) for apartments and Visitor is proposed at 0.15 spaces/unit. These rates are shown in Table 10.

Table 10: City of Mississauga Parking Master Plan Parking Spaces Requirements

Land Use	Proposed Parking Rates	Proposed Number of Units	Required Number of Parking Spaces	Proposed Number of Parking Spaces	Surplus/ Deficiency
Residential I-169 Units	0.9 resident space per unit	169	152	201	+23
	0.15 visitor spaces per unit	169	26		
Total			178		

Under these new regulations, the site would have an excess of 23 parking spaces. While these new regulations have not been approved as of the submission of this report, the proposed changes reflect the acknowledgement of the changing requirements for parking capacity.

Additional Information



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CANADA
Phone: 905.631.7777
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NO. REVISION DATE

DO NOT SCALE DIMENSIONS. USE ONLY DIMENSIONS
SHOWN. RESULTS FOR CONSTRUCTION. WHEN
CONSTRUCTION AND DIMENSIONS DO NOT MATCH,
REFERENCE THE DIMENSIONS SHOWN. THE DIMENSIONS
SHOWN ARE THE DIMENSIONS OF THE BUILDING.
CHAMBERLAIN ARCHITECT SERVICES LIMITED AND
CHAMBERLAIN CONSTRUCTION SERVICES LIMITED
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ARE THE DIMENSIONS OF THE BUILDING.
CHAMBERLAIN ARCHITECT SERVICES LIMITED
AND CHAMBERLAIN CONSTRUCTION SERVICES
LIMITED HAVE SEVERAL AGREEMENTS.

RESIDENTIAL
MID-RISE

1303 LAKESHORE RD E
MISSISSAUGA, ON

SHEET NAME

ANGULAR PLANE

START DATE

JUNE 2021

DRAWN BY

Author

CHECKED BY

Checker

SCALE

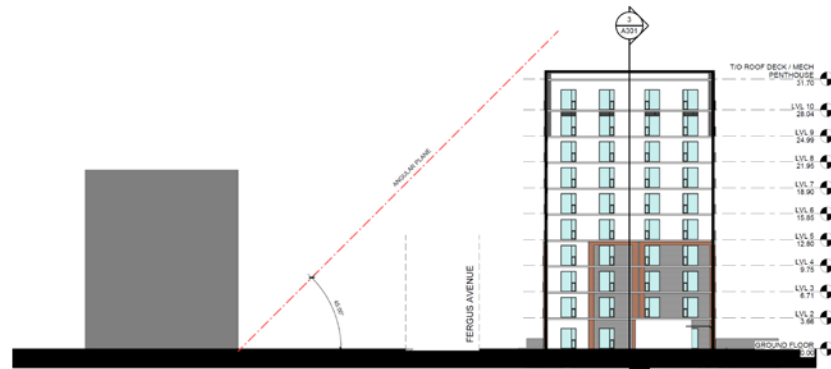
As indicated

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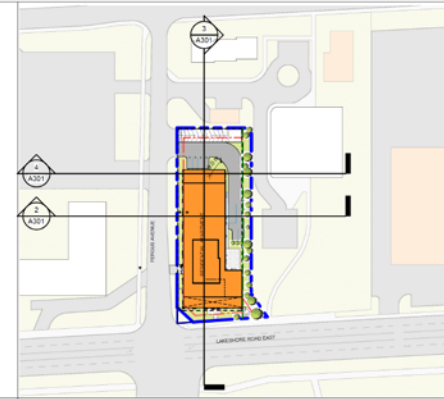
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DRAWING

A301



2 Section A
A301 1:250



ANGULAR PLANE PLAN
1:1000

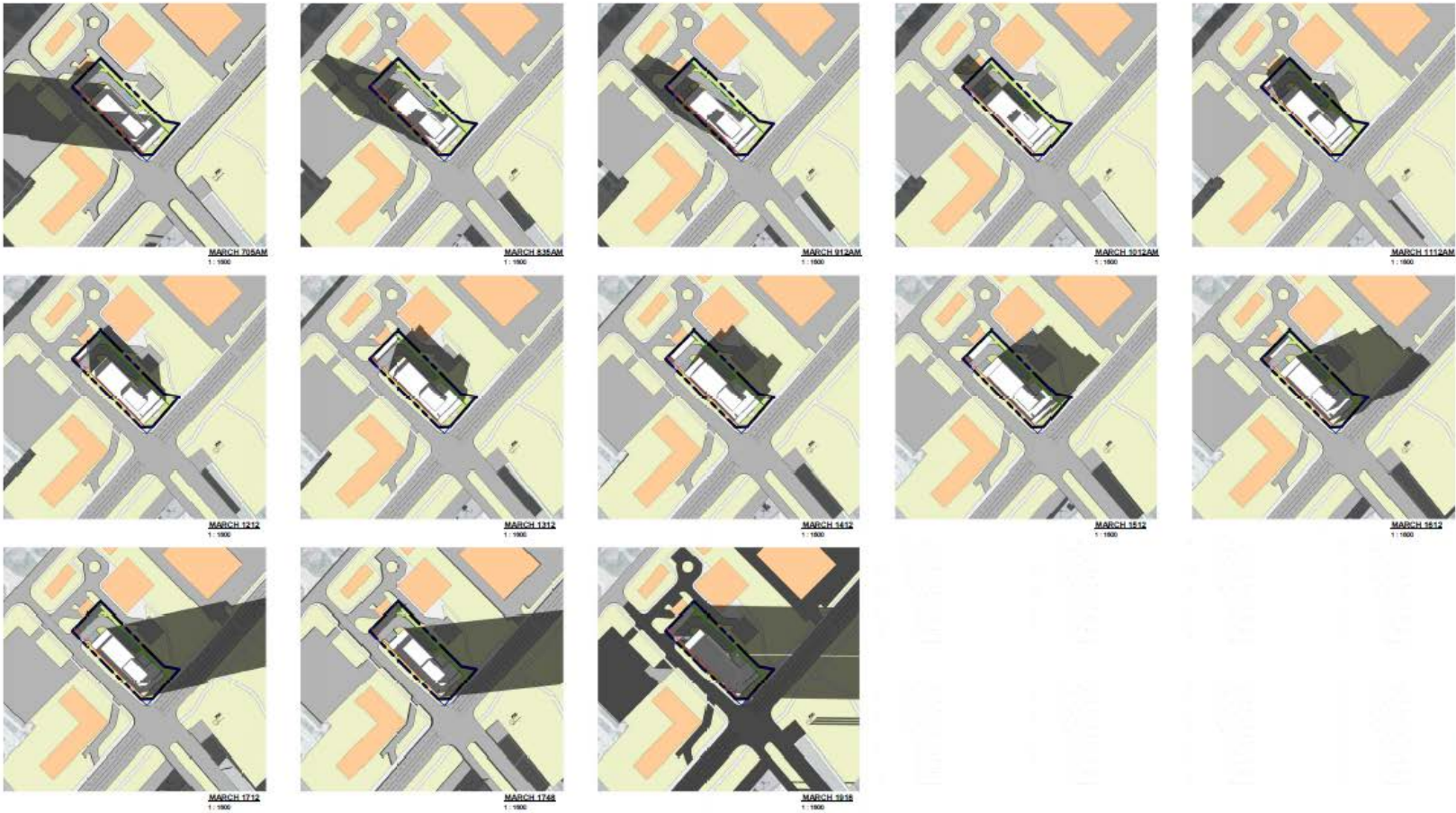


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4 Section C
A301 1:250

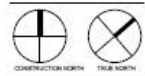
Additional Information



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Phone: (905) 331-7777
www.chamberlain77.com

100 200 300

THIS SHADOW STUDY IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS SHOWN. THE SHADOWS SHOWN ARE BASED ON THE ASSUMPTIONS OF THE SHADOW STUDY. THE SHADOWS SHOWN ARE NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS SHOWN. THE SHADOWS SHOWN ARE NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS SHOWN.



RESIDENTIAL
MID-RISE

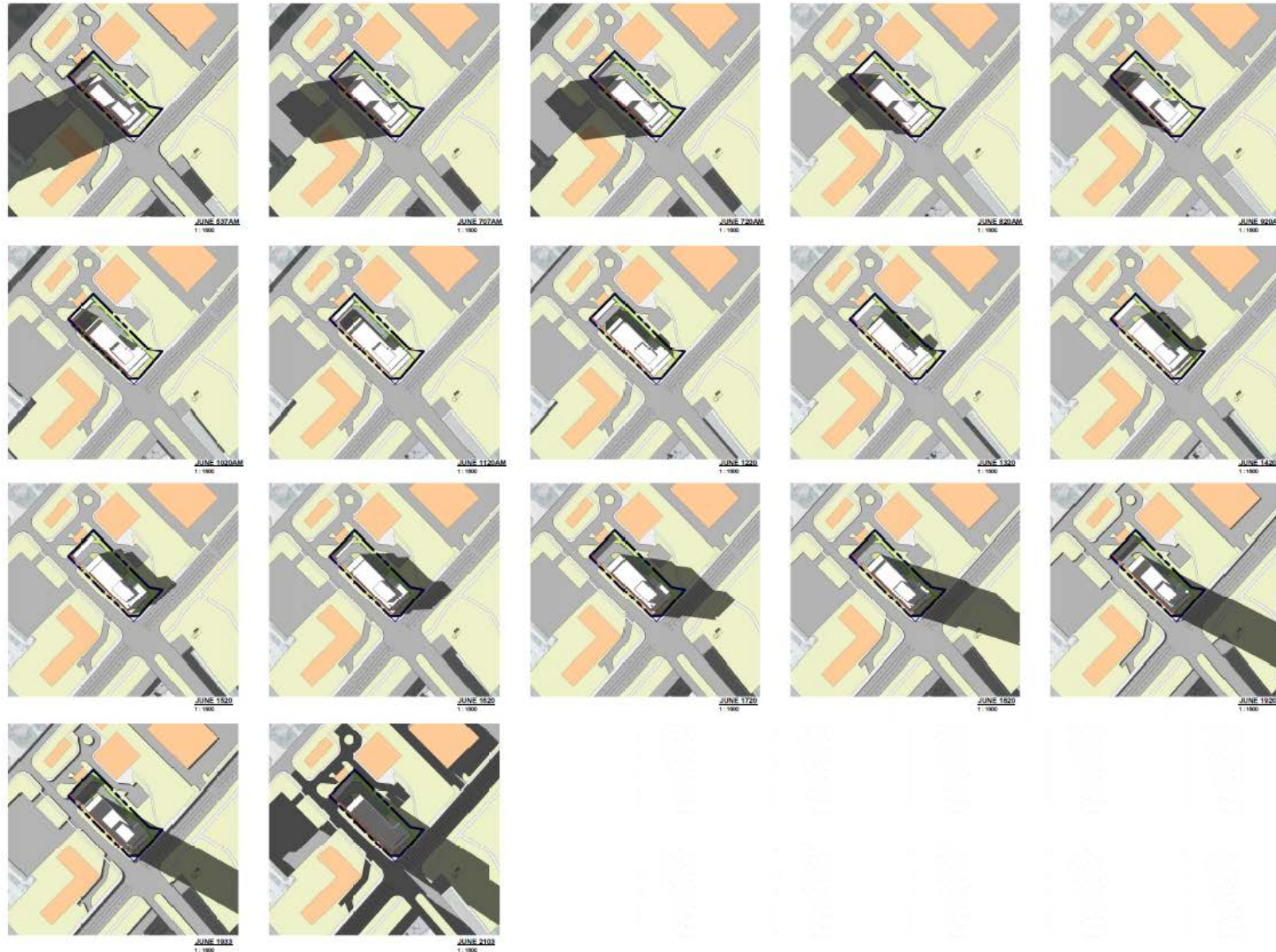
1303 LAKESHORE RD E
MISSISSAUGA, ON

SHADOW STUDY -
MARCH 21

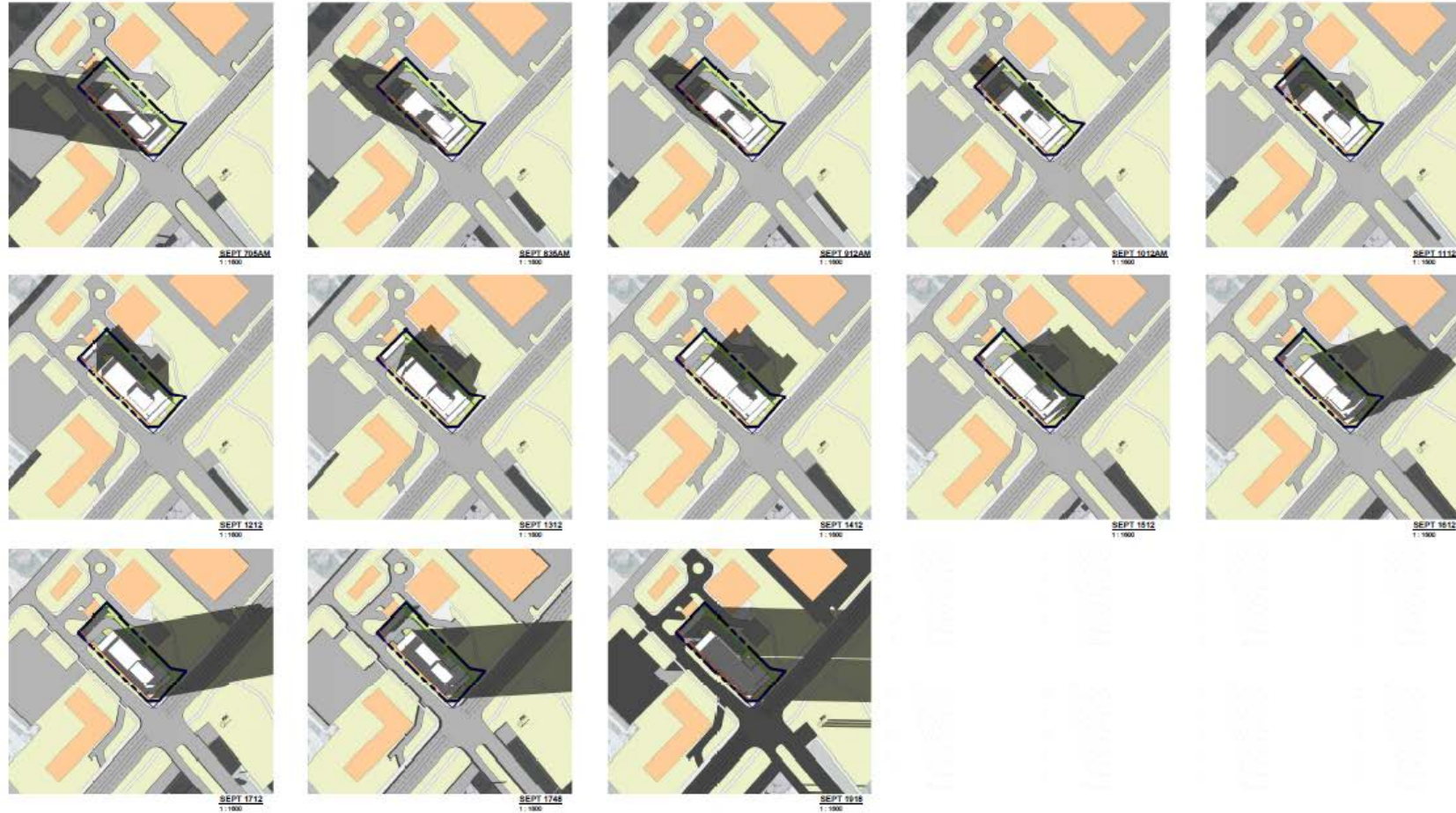
DATE: JUNE 2021
DRAWN BY: J.A.
CHECKED BY: S.M.
SCALE: 1:1000
PROJECT NO: 121027

A551

Additional Information



Additional Information



Chamberlain
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Landscape
Services
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Burlington, Ontario L7R 6H9
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Phone: 905.631.7777
www.chamberlainarchitect.com

100' 000' 000' 000'

THIS SHADOW STUDY WAS PREPARED FOR THE PURPOSE OF ILLUSTRATING THE SHADOWS CAST BY THE PROPOSED BUILDING ON THE ADJACENT PROPERTIES. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS CAST. THE SHADOWS CAST BY THE PROPOSED BUILDING ON THE ADJACENT PROPERTIES ARE BASED ON THE ASSUMPTIONS THAT THE BUILDING WILL BE CONSTRUCTED AS SHOWN IN THE ARCHITECTURAL DRAWINGS. THE SHADOWS CAST BY THE PROPOSED BUILDING ON THE ADJACENT PROPERTIES ARE BASED ON THE ASSUMPTIONS THAT THE BUILDING WILL BE CONSTRUCTED AS SHOWN IN THE ARCHITECTURAL DRAWINGS. THE SHADOWS CAST BY THE PROPOSED BUILDING ON THE ADJACENT PROPERTIES ARE BASED ON THE ASSUMPTIONS THAT THE BUILDING WILL BE CONSTRUCTED AS SHOWN IN THE ARCHITECTURAL DRAWINGS.



RESIDENTIAL
MID-RISE

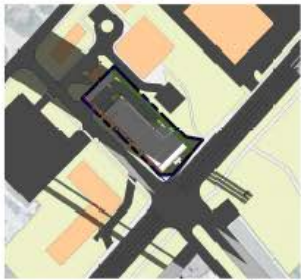
1303 LAKESHORE RD E
MISSISSAUGA, ON

SHADOW STUDY -
SEPTEMBER 21

START DATE: JUNE 2021
DESIGNED BY: JA
CHECKED BY: SM
SCALE: 1:1000
PROJECT NO: 121027
DRAWN:

A553

Additional Information



DEC 740 AM
1:1800



DEC 830 AM
1:1800



DEC 927 AM
1:1800



DEC 1017 AM
1:1800



DEC 1217
1:1800



DEC 1317
1:1800



DEC 1417
1:1800



DEC 1515
1:1800



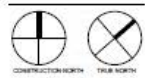
DEC 1645
1:1800



Chamberlain Architecture
Services Limited
4871 Palladium Way (Unit 1)
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Canada
Phone: (905) 631-7777
www.chamberlainarch.com

1:1800

SHADOW STUDY - DECEMBER 21
1303 LAKESHORE RD E
MISSISSAUGA, ON
L4X 1L3
1:1800



RESIDENTIAL
MID-RISE

1303 LAKESHORE RD E
MISSISSAUGA, ON

1:1800

SHADOW STUDY -
DECEMBER 21

DATE: JUNE 2021
DRAWN BY: JA
CHECKED BY: SM
SCALE: 1:1800
PROJECT NO: 121027

A554



3 EAST ELEVATION
A201 1:200



1 NORTH ELEVATION
A201 1:200

MATERIAL LEGEND

1. HORIZONTAL SIDING - CHARCOAL
2. MASONRY - DARK RED
3. EIFS - LIGHT GREY
4. COMPOSITE PANEL - GREY BOARD
5. EIFS - DARK CHARCOAL
6. CHARCOAL METAL - TO MATCH MULLION
7. GLAZING - CLEAR
8. SPANDREL PANEL



4 WEST ELEVATION
A201 1:200



2 SOUTH ELEVATION
A201 1:200