

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED yy-mm-dd
 22-09-14 ISSUED FOR REZONING
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GFA DEFINITION

GROSS FLOOR AREA, APARTMENT - 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. (0174-2017)

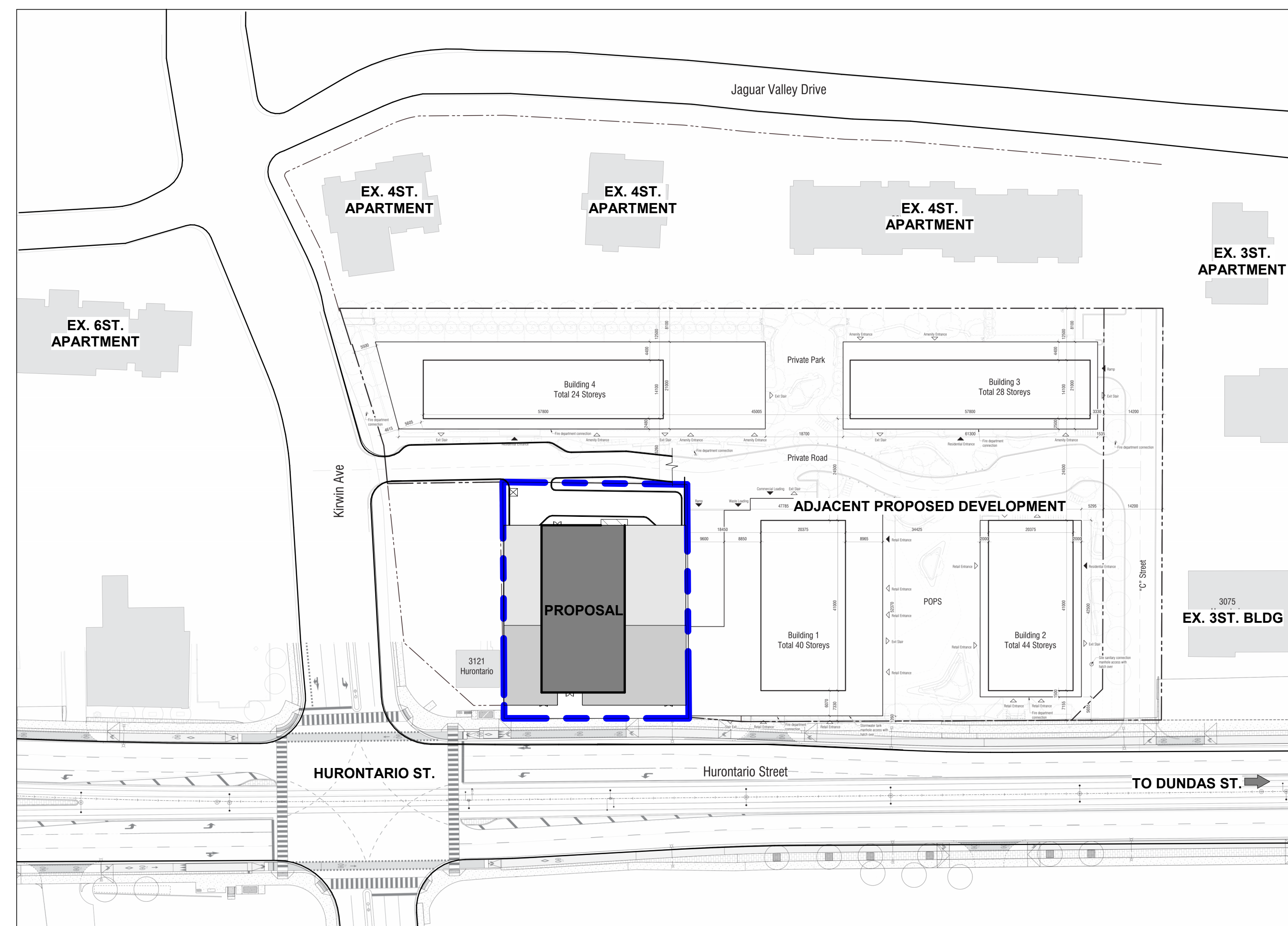
GROSS FLOOR AREA, RESIDENTIAL - means the sum of the areas of each storey of a building measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking.

	TFA		RESIDENTIAL		CHARITY		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY	
	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
UNDERGROUND														
PARKING														
Level -4	2,167.81 m ²	23,334 SF	30.73 m ²	331 SF	--	--	--	--	30.73 m ²	331 SF	--	--	--	--
Level -3	2,168.92 m ²	23,346 SF	30.82 m ²	332 SF	--	--	--	--	30.82 m ²	332 SF	--	--	--	--
Level -2	2,168.92 m ²	23,346 SF	30.82 m ²	332 SF	--	--	--	--	30.82 m ²	332 SF	--	--	--	--
Level -1	2,225.56 m ²	23,956 SF	130.00 m ²	1,399 SF	--	--	--	--	130.00 m ²	1,399 SF	--	--	--	--
PARKING TOTAL	8,731.20 m²	93,982 SF	222.38 m²	2,394 SF	--	--	--	--	222.38 m²	2,394 SF	--	--	--	--
UNDERGROUND TOTAL	8,731.20 m²	93,982 SF	222.38 m²	2,394 SF	--	--	--	--	222.38 m²	2,394 SF	--	--	--	--

	TFA		RESIDENTIAL		CHARITY		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY	
	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
ABOVE GRADE														
PODIUM														
Level 01	1,799.03 m ²	19,365 SF	680.36 m ²	7,323 SF	483.73 m ²	5,207 SF	218.53 m ²	2,352 SF	1,382.61 m ²	14,882 SF	--	--	--	--
Level 02	1,768.38 m ²	19,035 SF	41.90 m ²	451 SF	457.21 m ²	4,921 SF	--	--	499.11 m ²	5,372 SF	470.01 m ²	5,059 SF	--	--
Level 03 - Amenity	1,182.46 m ²	12,728 SF	1.41 m ²	15 SF	--	--	--	--	1.41 m ²	15 SF	1,097.43 m ²	11,813 SF	328.70 m ²	3,538 SF
Level 04	1,182.47 m ²	12,728 SF	1,094.97 m ²	11,786 SF	--	--	--	--	1,094.97 m ²	11,786 SF	--	--	--	--
Level 05	1,182.47 m ²	12,728 SF	1,094.97 m ²	11,786 SF	--	--	--	--	1,094.97 m ²	11,786 SF	--	--	--	--
Level 06	1,182.47 m ²	12,728 SF	1,094.97 m ²	11,786 SF	--	--	--	--	1,094.97 m ²	11,786 SF	--	--	--	--
SUBTOTAL	8,297.27 m²	89,311 SF	4,008.59 m²	43,148 SF	940.94 m²	10,128 SF	218.53 m²	2,352 SF	5,168.06 m²	55,629 SF	1,567.44 m²	16,872 SF	328.70 m²	3,538 SF
TOWER														
Level 07 - Amenity	801.48 m ²	8,627 SF	429.99 m ²	4,628 SF	--	--	--	--	429.99 m ²	4,628 SF	300.14 m ²	3,231 SF	376.29 m ²	4,050 SF
Level 08	801.48 m ²	8,627 SF	730.13 m ²	7,859 SF	--	--	--	--	730.13 m ²	7,859 SF	--	--	--	--
Level 9 to 42	27,250.25 m ²	293,319 SF	24,824.47 m ²	267,208 SF	--	--	--	--	24,824.47 m ²	267,208 SF	--	--	--	--
Mech. PH & Amenity	555.59 m ²	5,980 SF	25.88 m ²	279 SF	--	--	--	--	25.88 m ²	279 SF	171.16 m ²	1,842 SF	245.89 m ²	2,647 SF
SUBTOTAL	29,408.80 m²	316,554 SF	26,010.47 m²	279,974 SF	--	--	--	--	26,010.47 m²	279,974 SF	471.30 m²	5,073 SF	622.17 m²	6,697 SF
ABOVEGRADE TOTAL	37,706.07 m²	405,865 SF	30,019.06 m²	323,123 SF	940.94 m²	10,128 SF	218.53 m²	2,352 SF	31,178.53 m²	335,603 SF	2,038.74 m²	21,945 SF	950.88 m²	10,235 SF
GRAND TOTAL	46,437.27 m²	499,847 SF	30,241.44 m²	325,516 SF	940.94 m²	10,128 SF	218.53 m²	2,352 SF	31,400.91 m²	337,997 SF	2,038.74 m²	21,945 SF	950.88 m²	10,235 SF

TOTAL RESIDENTIAL UNIT COUNT									
BACH	1BD	1BD+D	2BD	2BD+D	3BD	3BD+D	TOTAL		
--	--	--	--	--	--	--	--		
--	--	--	--	--	--	--	--		
1	12	--	5	--	1	--	19		
1	12	--	5	--	1	--	19		
1	12	--	5	--	1	--	19		
3	36	--	15	--	3	--	57		
53%	63.2%	--	28.3%	--	5.3%	--			
1	5	--	2	--	--	--	8		
1	8	--	3	--	1	--	13		
34	272	--	102	--	34	--	442		
--	--	--	--	--	--	--	--		
36	285	--	107	--	35	--	463		
7.8%	61.6%	--	23.1%	--	7.6%	--			
39	321	--	122	--	38	--	520		
7.5%	61.7%	--	23.5%	--	7.3%	--			
AVG. UNIT SIZE PER TYPE	31.54 m ²	44.96 m ²	66.71 m ²	83.94 m ²					
	340 SF	484 SF	718 SF	904 SF					

*** Areas in square feet are for reference only.



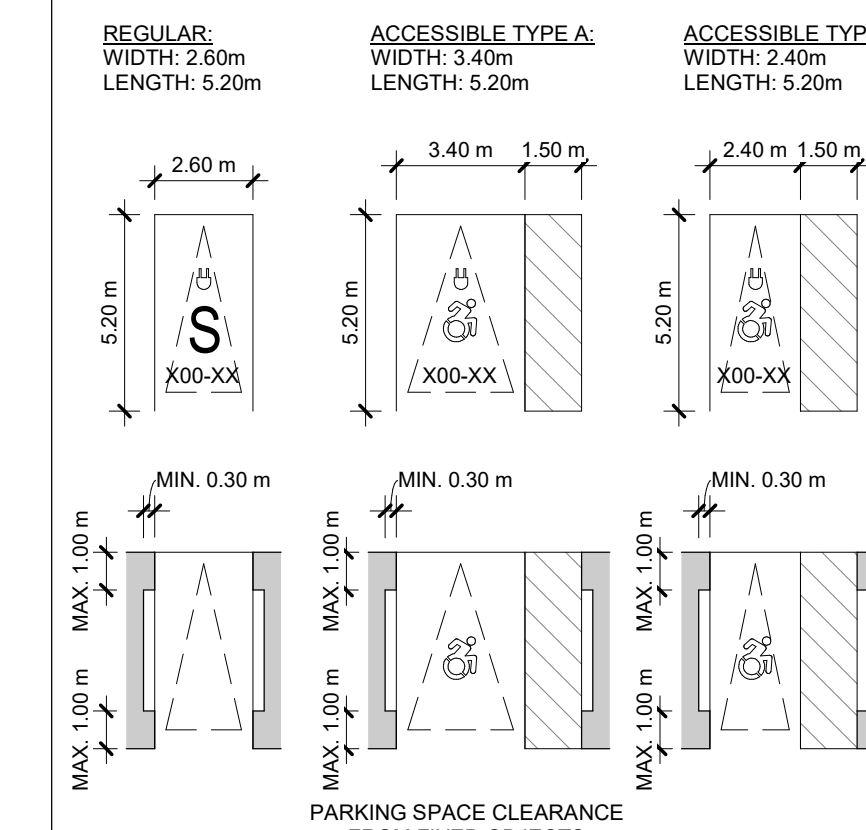
ZONING REQUIREMENTS			
SITE			
TYPE	NOTES	PROVIDED	
GROSS SITE AREA		2,494.74 m ²	
PARK CONVEYANCE		--	
ROW CONVEYANCE		--	
POPS	(NOT DEDUCTED FROM NET SITE AREA)	--	
NET SITE AREA		2,494.738	
COVERAGE			
TYPE	NOTES	PROVIDED	
BUILDING COVERAGE*	*percentage of NET SITE AREA	0.00%	
PAVED AREA*		0.00%	
LANDSCAPING*		0.00%	
NET SITE AREA		0.00%	
FSI			
TYPE	NOTES	PROVIDED	
TOTAL RES GFA		30,241.44 m ²	96.31%
TOTAL INSTITUTIONAL GFA		940.94 m ²	3.00%
TOTAL RETAIL GFA		218.53 m ²	0.70%
TOTAL GFA		31,400.91 m ²	100.00%
FLOOR SPACE INDEX (GROSS)		12.59	
FLOOR SPACE INDEX (NET)		12.59	
RESIDENTIAL AMENITY			
TYPE	REQUIRED (m ² /unit)	REQUIRED (m ²)	PROVIDED (m ²)
INDOOR & OUTDOOR	520 units	5.60	2,912 m ²
TOTAL RES. AMENITY			5,75 m ²
VEHICULAR PARKING			
TYPE	PROPOSED REQUIREMENT	PROVIDED	
Residential	520 units 0.23 spaces/unit	122	
Residential Visitor	520 units 0.15 spaces/unit	78	
Retail*	218.53 m ²		
TOTAL PARKING		200	
LEVEL	REGULAR	VISITOR	BF
P4	54	0	3
P3	52	0	3
P2	16	34	0
P1	0	44	3
TOTAL PARKING	122	78	9
*to be shared with visitor			
BICYCLE PARKING			
TYPE	REQUIRED	PROVIDED	
Res LONG TERM	520 units 0.6 spaces/unit	312	
Res SHORT TERM	520 units 0.05 spaces/unit	26	
TOTAL BICYCLES		338	
TOTAL LONG TERM		312	
TOTAL SHORT TERM		26	
LEVEL BREAKDOWN	RES. LT.	RES. ST.	RETAIL
P1	0	26	0
L1	88	0	0
L2	224	0	0
TOTAL BICYCLES	312	26	0
LOADING & STAGING GARBAGE ROOM GARBAGE BINS			
See Waste Management Report			

CAR PARKING SPACE:

NOTES:

- DRIVE AISLE MINIMUM 7.0m UNLESS OTHERWISE NOTED.
- MINIMUM 2.1m VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES ARE TYPICAL UNLESS OTHERWISE NOTED.

MINIMUM PARKING SPACE DIMENSIONS:



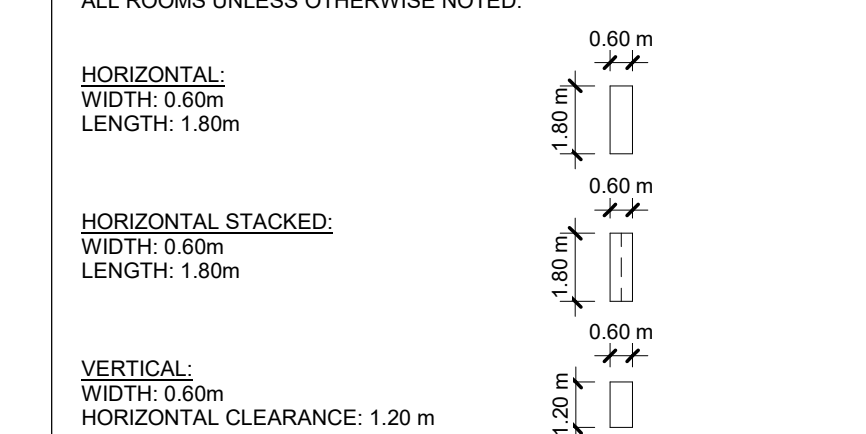
LEGEND:

- ACCESSIBLE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE
- PARKING SPACE NOT MEETING THE MINIMUM DIMENSIONS REQUIREMENTS OR HAVING OBSTRUCTIONS
- USE: NUMBER
- USES: R = RESIDENTIAL, V = VISITOR, CS = CAR SHARE

BICYCLE PARKING SPACE:

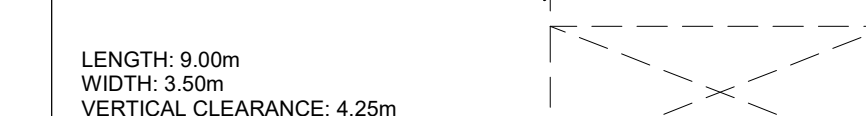
MINIMUM BICYCLE PARKING SPACE DIMENSIONS:

NOTE: 2.4m VERTICAL CLEARANCE IN ALL ROOMS UNLESS OTHERWISE NOTED.



TYPICAL LOADING SPACE:

MINIMUM LOADING SPACE DIMENSIONS:



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PROJ. NAME
Dam Charity and Residential
 3115 Hurontario St, Mississauga, Ontario

Application No. OZ/OPA 22-24 W7

OWNER
Clearbrook Developments Ltd.

DWG TITLE
Context Plan & Project Statistics

DATE: 2024-06-04
 SCALE: As indicated
 DRAWN: RM
 CHECKED: AG
 PROJ. No.: 2106

DWG No.
AZ001