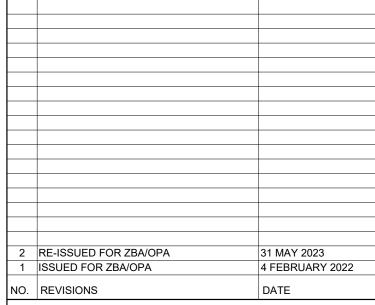
SITE AREA	ORIGINAL SITE AREA: 5,952.4 SQ.M. 64,071.10 SQ. FT. 1.471 ACRES .595 HA QUEEN ST. SITE AREA: 1,378.1 SQ.M. 14,833.75 SQ. FT. 0.340 ACRES .138 HA CORNER ROUNDING: -11.9 SQ.M. -128.09 SQ. FT. -0.003 ACRES 001 HA							
	CORNER ROUNDING: NET SITE AREA:	•	09 SQ. FT. -0.003 ACRES 001 76 SQ. FT. 1.808 ACRES .732					
PROGRAM	RETAIL (GROUP E), RES	IDENTIAL (GROUP C)						
GROSS CONSTRUCTION AREA	STRUCTION TOTAL PROPOSED ABOVE GRADE GCA = 97,365 SQ. M (1,048,050 SQ. FT.)							
GROSS FLOOR AREA ¹	PROPOSED COMMERCIA PROPOSED RESIDENTIA NORTH TOW SOUTH TOW TOTAL RESI	AL GFA /ER = 41,335 Se /ER = 39,070 Se DENTIAL = 80,405 Se	Q. M (49,550 SQ. FT.) Q. M (444,790 SQ. FT.) Q. M (420,580 SQ. FT.) Q. M (865,370 SQ. FT.)	1. GFA DEFINITION = 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.				
NO. OF DWELLING UNITS	TOTAL PROPOSED PRO	1 BEDROOM	Q. M (914,920 SQ. FT.) 1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	TOTAL PROVIDED		
	NORTH TOWER	415 UNITS	135 UNITS	146 UNITS	17 UNITS	713 UNITS		
	SOUTH TOWER	331 UNITS	94 UNITS	189 UNITS	2 UNITS	616 UNITS		
	TOTAL	746 UNITS	229 UNITS	335 UNITS	19 UNITS	1,329 UNITS		
	PROVIDED							
FLOOR SPACE INDEX	11.6							
MAX. BUILDING HEIGHT	NORTH TOWER - 42 STOREYS PLUS MECHANICAL PENTHOUSE SOUTH TOWER - 40 STOREYS PLUS MECHANICAL PENTHOUSE							
SETBACKS	UNDERGROUND ALL LOT LINES = 0.0m							
	NORTH TOWER NORTH LOT LINE (METROLINX) = 0.0m EAST LOT LINE (FUTURE LRT) = 0.0m WEST LOT LINE (ANN STREET) = 1.0m SOUTH TOWER EAST LOT LINE (FUTURE LRT) = 4.5m SOUTH LOT LINE (PARK STREET) = 1.5m WEST LOT LINE (ANN STREET) = 2.0m CORNER ROUNDING = 0.0m							
LOADING	1 TYPE 'G', 1 TYPE 'B' AND 1 TYPE 'C' LOADING AREA ON GROUND LEVEL AND 1 TYPE 'C' ON P1 LEVEL:							
POPs	1,935 SQ. M. (20,840 SQ.	FT.)						2 RE-ISSUED FOR ZBA/OF NO. REVISIONS
	SOUTH TOWER INDOOR PROVIDED = 45 SQ. M. TOTAL INDOOR AMENITY PROVIDED = 3,370 SQ. M. OUTDOOR AMENITY PROVIDED; NORTH TOWER OUTDOOR PROVIDED = 600 SQ. M. SOUTH TOWER OUTDOOR PROVIDED = 265 SQ. M. TOTAL OUTDOOR AMENITY PROVIDED = 865 SQ. M. TOTAL AMENITY PROVIDED = 4,235 SQ. M. (3.2m²/UNIT)							IS FORBIDDEN WITHOU PERMISSION." CONTRACTOR MUST CHAPTER STATES CORE ARCHITECT AND QUEENS QU
PARKING								TORONTO, ON CA T +1 416 343 040 INFO@COREARC
REQUIRED	RESIDENTIAL	VISITOR	NON-RESIDENTIAL (RETAIL)	NON-RESIDENTIAL (OFFICE)	NON-RESIDENTIAL (DAYCARE)			www.corearch
VEHICULAR PARKING	1,329 UNITS X 0.8 PER UNIT = 1,062	1,329 UNITS X 0.2 PER UNIT = 266	1,680m ² / 3.0 PER 100m ² = 50	2,017m ² / 2.0 PER 100m ² = 40	907m ² / 2.5 PER 100m ² = 23			42 STOREY MIXE
	TOTAL RESIDENTIAL PARKING REQUIRED: 1,328 TOTAL NON-RESIDENTIAL PARKING REQUIRED: 113 **SHARED WITH RESIDENTIAL VISITOR PARKING** TOTAL PROJECT PARKING REQUIRED: 1,328							PART OF QUEEN S HURONTARIO STREET PLAN 43R-39134 AND P PLAN PC-2 (EAST OF
PROVIDED	RESIDENTIAL	VISITOR	COMMERCIAL					REGI EDENSHAV
VEHICULAR PARKING	1,329 UNITS X 0.35 PER UNIT = 474	1,329 UNITS X 0.08 PER UNIT = 109	4,600m ² / 2.0 PER 100m ² = 92					129 LAKESHORE ROAD I
	TOTAL RESIDENTIAL PARKING PROVIDED: TOTAL VISITOR/RETAIL PARKING PROVIDED: TOTAL PROJECT PARKING PROVIDED: 583 OVER 4 LEVELS OF UNDERGROUND PARKING **10% OF PARKING SPACES TO BE EV CHARGER READY SPACES 583 OVER 4 LEVELS OF UNDERGROUND PARKING **10% OF PARKING SPACES TO BE EV CHARGER READY SPACES							S
BICYCLE PARKING	RESIDENTIAL LONG TERM (CLASS A) BICYCLE PARKING PROPOSED: 1,329 UNITS X 0.6 PER UNIT = 797 RESIDENTIAL SHORT TERM (CLASS B) BICYCLE PARKING PROPOSED: 1,329 UNITS X 0.05 PER UNIT = 66 TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED = 863 SPACES							MI
	NON-RESIDENTIAL LONG TERM (CLASS A) BICYCLE PARKING PROPOSED: 0.15 PER 100m ² OF RETAIL + 0.10 PER 100m ² OF OFFICE + 0.05 PER 100m ² OF DAYCARE = [0.15 X (1,680/100)] + [0.10 X (2,017/100)] + [0.15 X (907/100)] = 6 NON-RESIDENTIAL SHORT TERM BICYCLE (CLASS B) PARKING PROPOSED: 0.20 PER 100m ² OF RETAIL + 0.10 PER 100m ² OF OFFICE + 0.10 PER 100m ² OF DAYCARE = [0.20 X (1,680/100)] + [0.10 X (2,017/100)] + [0.10 X (907/100)] = 6 TOTAL NON-RESIDENTIAL BICYCLE PARKING PROPOSED = 12 SPACES							
	1							DRAWN
								G.S.
								G.S.



RELATED DOCUMENTS IE ARCHITECT AND MUST ICTION OF DRAWINGS, IENTS IN PART OR WHOLE CT'S WRITTEN

ALL DIMENSIONS ON THE

HITECTS

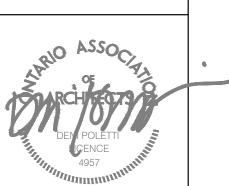
TE 700, WEST TOWER 0P6 3 343 0401

EAST TIAL & RETAIL) BUILDING ESS: SSISSAUGA PTION:

TWEEN ANN STREET AND LAW 116-78), PARTS 2, 3 AND 4 ID ALL OF LOT 2, REGISTERED THE CITY OF MISSISSAUGA, ITY OF PEEL

PMENTS LIMITED R MISSISSAUGA, ON, L5G 1E5 P: -890-9501

> AST A, ON



ECEMBER 2021

PROJECT NO. DRAWING NO. 21-231 A001