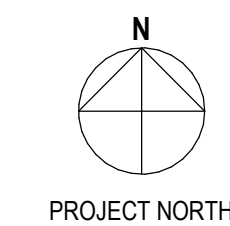


CONTEXT PLAN



OVER ALL 2225 ERIN MILLS PARKWAY PROPERTY LINE

PROPOSED ZONE G BOUNDARY LINE

SUBJECT PROPERTY

PROJECT STATISTICS

New 15 Storey Mid Rise
2022-12-14

1.0	Site Area (ZONE G)	acres	sq.m.	sq.ft.
	Total	1.16	4,705.00	50,644.20
2.0	GFA			
2.1	Proposed Residential Above Grade GFA (BUILDING G1)	Deductions per floor	Total GFA	
	Levels	sq.m.	sq.m.	sq.ft.
	Level 1	1	TBD	1,834
	Level 2 to 7	6	TBD	12,984
	Level 8 to 12	5	TBD	10,760
	Level 13 to 15	3	TBD	4,962
	Roof	1	TBD	-
	Total	15	30,540.00	328,729.82
2.2	Proposed Residential GFA Below Grade	(deductions per floor)	Total GFA	
	Levels	sq.m.	sq.m.	sq.ft.
	Level P1	1	TBD	#VALUE!
	Level P2	1	TBD	#VALUE!
	Level P3	1	TBD	#VALUE!
	Level P4	1	TBD	#VALUE!
	Total	4	0.00	0.00
2.3	Proposed Total GFA	sq.m.	sq.ft.	
	Total Residential GFA (ZONE G)	30,540.00	328,729.82	
2.4	Proposed Floor Space Index (FSI) ZONE G		Total	
			6.49	

5.0 Proposed Unit Count (Required min 10% of 3BR suite)

Levels	Studio	1BR	1BR+D	2BR	2BR+D	3B	Units
Level 1	0	0	2	15	2	0	19
Level 2 to Level 7	0	3	2	17	4	0	156
Level 8 to Level 12	0	1	5	16	4	0	130
Level 13	0	3	15	0	0	0	22
Level 14	0	3	15	0	0	0	22
Level 15	0	3	15	0	0	0	22
Total	0	32	84	197	46	12	371
	0%	9%	23%	53%	12%	3%	100%

6.0 Parking

6.1 Required Vehicular Parking Calculation

Residents (0.8 spaces per unit for 1BR+D)	Parking Ratio	Parking Spaces
116 x 1		116
Residents (0.9 spaces per unit for 2BR)		243 x 1
Residents (1.1 spaces per unit for 3BR)		12 x 1
Visitors (0.15 spaces per unit)	371 x 0.15	56
Total		427

6.2 Provided Vehicular Parking Calculation

Residents	Visitors	Parking Spaces
371	56	427

6.3 Provided Vehicular Parking

Levels	Residents	Visitors	Parking Spaces
Level P1	1 x	44	100
Level P2	1 x	119	0
Level P3	1 x	119	0
Level P4	1 x	89	0
Total			427

LEGEND

- BUILDING SECONDARY ENTRANCE
- BUILDING EXIT
- BUILDING ENTRANCE
- BLOCK BOUNDARY LINE
- PROPERTY LINE
- RAMP TO UNDERGROUND PARKING LEVELS
- OVERHEAD DOOR
- PRIVATE DRIVEWAY

PLAN OF SURVEY AND TOPOGRAPHY

PART OF LOT 14, RANGE 3 CREDIT INDIAN RESERVE
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

No.	DESCRIPTION	DATE

No.	DESCRIPTION	DATE

No.	DESCRIPTION	DATE

Issued for Zoning By-Law Amendment
June 01 2023

ISSUED RECORD

D
DUNPAR
BETTER BY DESIGN

2225 ERIN MILLS PARKWAY PROPOSED
NEW CONDOMINIUM TOWER ZONE G
35 CAMPTHORPE AVE.

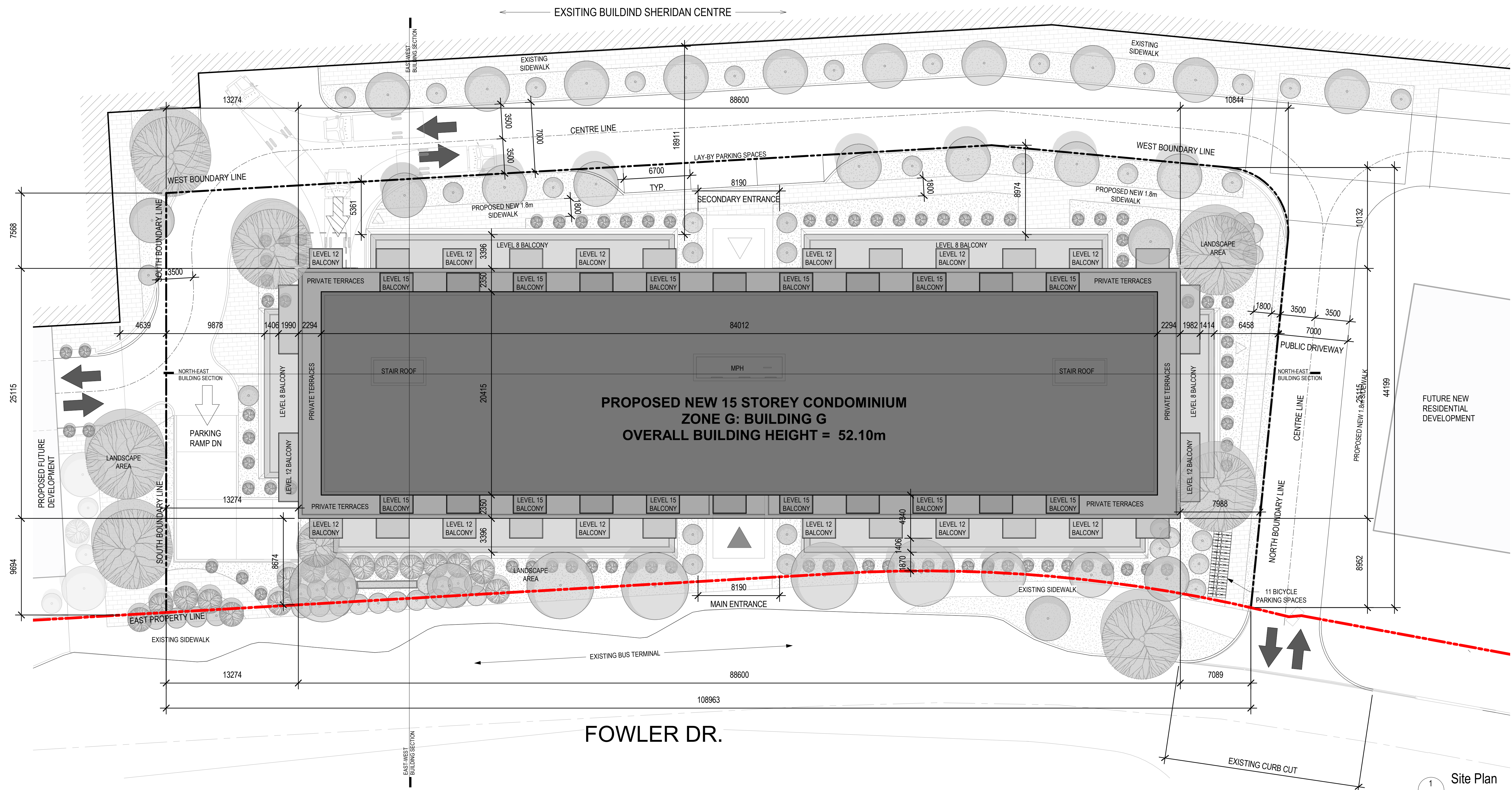
SCALE As indicated NORTH

DRAWING TITLE
SITE PLAN & PROJECT STATISTICS

CLIENT
105 SIX POINT ROAD ETOBICOKE ON M8Z 2X3
TEL: 416.236.9800 | FAX: 416.236.9080

DRAWN BY Author
CHECKED BY Checker
DATE 09/15/21

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FOWLER DR.

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Site Plan
1:200

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