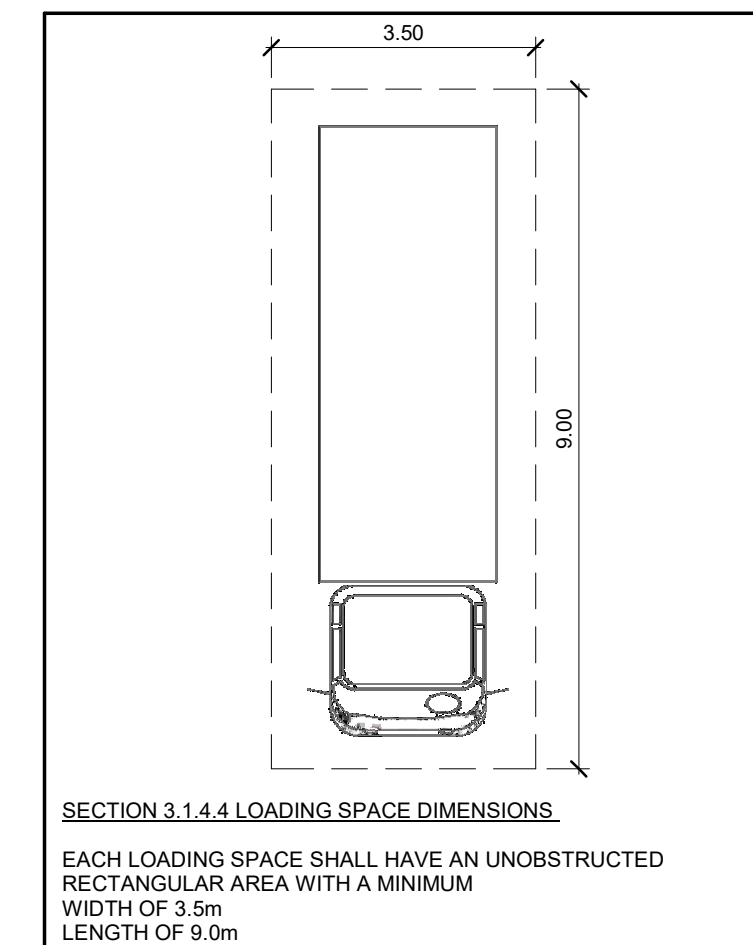
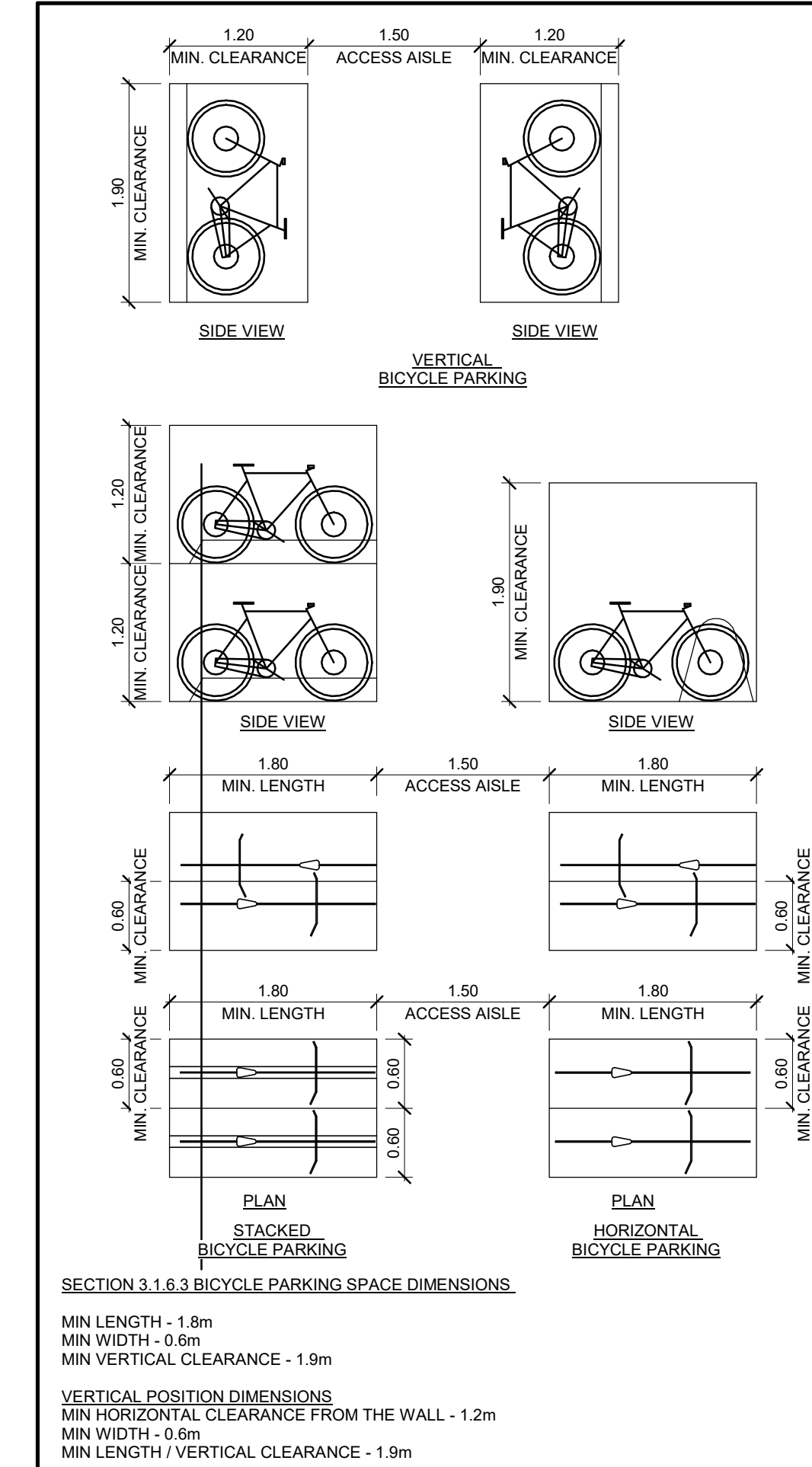




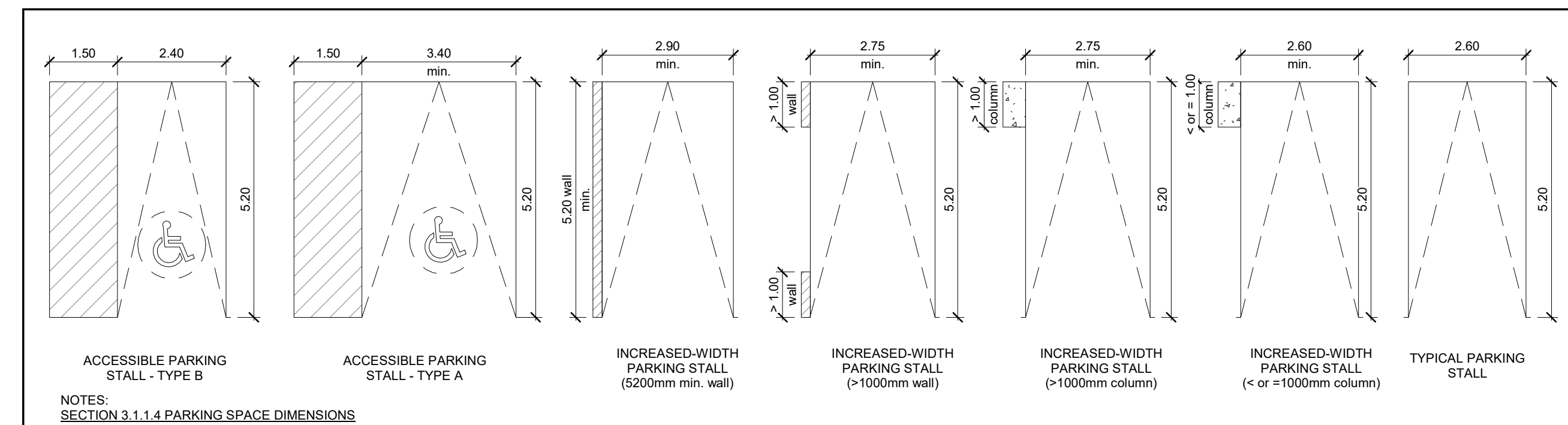
5 CONTEXT PLAN
N.T.S.



4 LOADING SPACE DIMENSIONS
1:100



3 BICYCLE PARKING DIMENSIONS
1:50



2 PARKING STALL DIMENSIONS
1:100

SITE DATA		
51-57 Tannery St and 208 Embry Dr., Mississauga, ON		
ZONING H-RM5-59; H-RM9-4		
DATA	HECTARES	ACRES
LOT AREA (EXISTING)	1.853	4.578
LOT AREA (FUTURE)	1.426	3.522
DEDICATION (ROAD WIDENING)	0.023	0.058
DEDICATION (VALLEY LANDS)	0.404	0.998
	REQUIRED	PROVIDED
FRONT YARD (m)		6.0 m
INTERIOR SIDE YARD (m)		10.95 m
EXTERIOR SIDE YARD (m)		25 m
REAR YARD (m)		16.05 m

BUILDING DATA	
DATA	PROVIDED
TOTAL DENSITY (# of units)	633 units
BUILDING AREA (m ²)	4,389.2 m ² (47,245 ft ²)
GROSS FLOOR AREA (DEFINED AS PER ZONING)	47,931.8 m ² (515,934 ft ²)
GROSS CONSTRUCTION AREA (EXCLUDING PARKING)	51,399.1 m ² (553,256 ft ²)
GROSS CONSTRUCTION AREA (INCL. PARKING)	73,757 m ² (793,918 ft ²)
NUMBER OF STOREYS	14
BUILDING HEIGHT (m)	+/- 50.75 m
DENSITY (FSI) GFA / LOT AREA (FUTURE)	3.36

Gross Floor Area (GFA) means the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the midpoint of common walls.

Lot Area means the total horizontal area within the lot lines of a lot. Where this By-law requires a minimum lot area for a use, such area shall be located within the same zone as the use.

Floor Space Index (FSI) means the ratio of the gross floor area of all buildings and structures to the lot area.

AMENITY AREA		
REQUIRED	RATE	AREA
	5.6 m ² / UNIT	= 3,544.8 m ² (38,156 ft ²)
PROVIDED	RATE	AREA
	5.6 m ² / UNIT INDOOR	INDOOR 1,361.8 m ² (14,874 ft ²)
		OUTDOOR 2,164.6 m ² (23,298 ft ²)
		TOTAL = 3,546.3 m ² (38,172 ft ²)

LANDSCAPE AREA		
TYPE	REQUIRED	PROPOSED
LANDSCAPE AREA (DEFINED AS PER ZONING; SEE BELOW)	40% OF LOT AREA = 7,411.3 m ² (79,774.8 ft ²)	7845.13 m ² (84,444 ft ²)

Landscape Area means any outdoor area on a lot, located at grade, including the landscaped buffer, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, as well as other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas, but shall not include driveways, alleys, ramps or accessways, parking areas, whether surface or not, bicycle parking space, courts, any open space beneath or within any building, structure or part thereof, or any exterior garbage storage or handling area. (01/05/2014), (01/15/2018) P.M. Order 2018 February 15, (01/18/2022)

UNIT SCHEDULE (ENTIRE DEVELOPMENT)					
UNIT TYPE	COUNT	AREA (SQ. FT.)		PERCENTAGE	AVG. SUITE SIZE (SQ.FT.)
		AREA (TOTAL)	AREA (Min - Max)		
STUDIO	31	13394	374 - 458	5%	432
1 BED	175	84284	468 - 672	28%	530
1 BED + D	167	110333	589 - 756	28%	661
2 BED	170	131480	703 - 907	27%	773
2 BED + D	17	15792	789 - 977	3%	929
3 BED	73	78033	869 - 1455	12%	1069
TOTAL	633			100%	700

UNIT AND PARKING BREAKDOWN					
UNIT TYPE	UNITS	REQUIRED BY ZBL*	PROPOSED		
		RATE	PARKING	RATE	
STUDIO	31	0.9	27.9	0.8	24.8
1 BED	342	0.9	307.8	0.8	273.6
2 BED	187	0.9	168.3	0.8	149.6
3 BED	73	0.9	65.7	0.8	58.4
TOTAL (RESIDENTIAL)					506
VISITOR PARKING	633	0.2	126.6	0.15	94.95
TOTAL	633		696		601

*NOTE: Required parking is based on Zoning By-law No.0225-2007

NUMBER OF BARRIER FREE PARKING SPACES (INCLUDES TOTAL PARKING SPACES)			
	2.0 SPACES + 2% OF THE TOTAL = 14	TYPE A	TYPE B
		11	4
EV PARKING (RESIDENTIAL) (20% OF THE TOTAL REQ. RESI. PARKING SPACES)			
	20% X 506 = 101.2	101 (Incl. Total Resi. Parking Count)	
EV PARKING (VISITOR) (10% OF THE TOTAL REQ. VISITOR PARKING SPACES)			
	10% X 95 = 9.5	10 (Incl. Total Visitor Parking Count)	

BIKE PARKING		
TYPE	REQUIRED	PROPOSED
CLASS A (INDOOR)	0.6 / UNIT = 380 STALLS	391 STALLS
CLASS B (OUTDOOR)	THE GREATER OF 0.05 / UNIT OR 6	36 STALLS
TOTAL	412 STALLS	426 STALLS

1 PROJECT STATISTICS
N.T.S.

