PROJECT SUMMARY

MISSISSAUGA, ONTARIO			
LAND USE	m²	ft²	%
BUILDING COVERAGE	5,162.3	55,567	41.6%
LANDSCAPING	5,149.7	55,431	41.5%
DRIVEWAY (VEHICULAR HARDSCAPE)	2,107.9	22,689	17.0%
TOTAL SITE AREA	12,419.9	133,687	100%
AREA OF R.O.W (ROAD WIDENING)	454.7	4.894	3.7%

PROJECT INFORMATION

	REQUIRED	PROVIDED
BUILDING HEIGHT		65.62m (18 STOREYS)
BUILDING SETBACKS		
(REFERENCING TRUE NORTH)		
NORTH SETBACK		8.3M(BUILDING) 4.8M (TOWNHOME)
EAST SETBACK		4M (BUILDING)
WEST SETBACK		3.0M (TOWNHOME)
SOUTH WEST SETBACK		6.86M (BUILDING) 3.09M (TOWNHOME)
SOUTH SETBACK		3.0M (BUILDING)
LOADING SPACE	2	4 (2 townhouse loading space)

GROSS FLOOR AREA SUMMARY

ONOGO I E	1 EGGIT TITLE T GGITTING TO									
BLDG	USE		GF	FSI						
			m²	ft²						
	RETAIL		626.0	6,738	0.05					
BLDG 1	SUBTOTAL NON-RESIDENTIAL		626.0	6,738	0.05					
+										
BLDG 2	RESIDENTIAL	642 UNITS	46,796.1	503,709	3.77					
	SUBTOTAL RESIDENTIAL		46,796.1	503,709	3.77					
	TOTAL		47,422.1	510,447	3.82					

DEFINITIONS *Mississauga Zoning By-Law NO. 0225-2007*

GROSS FLOOR AREA

(GFA) - APARTMENT DWELLING ZONE

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**.

- I. MEANS, WITH REFERENCE TO THE HEIGHT OF A BUILDING, STRUCTURE OR PART THEREOF, EXCEPT A DETACHED, SEMI-DETACHED, DUPLEX OR
- TRIPLEX, THE VERTICAL DISTANCE BETWEEN THE ESTABLISHED GRADE AND: (0174-2017)
- II. THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF; OR III. THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A SLOPED ROOF.
- IV. THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND HIGHEST POINT OF THE FLAT ROOF WHERE THERE IS A FLAT ROOF ON TOP OF A SLOPED ROOF; OR
- V. THE HIGHEST POINT OF A STRUCTURE WITHOUT A ROOF.

TOTAL FLOOR AREA SUMMARY

TOTAL FLOOR ARLA SOMMANT									
FLOORS	TFA								
	m²	ft²							
U/G 1	10,825.4	116,525							
FLOOR 1 to FLOOR 18	51,587.4	555,287							
TOTAL	62,412.8	671,811							

TOTAL SITE AREA 12419.9 m² BUILDING COVERAGE AT GROUND FLOOR 5162.3 m² ROAD WIDENING 454.7 m²

SPA002 1:1000

GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF UNITS		RESIDE	ENTIAL		TOTAL RESIDENTIAL		RETAIL			TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)		
		UNITS	SALE	ABLE	NON-SAI	LEABLE			RET	AIL	RETAIL S	ERVICE			(IIA-LXC	20310113)
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	U/G 1				61.5	662	61.5	662							61.5	662
	Floor 1	10	574.8	6,187	764.3	8,226	1,339.1	14,413	548.5	5,904	77.5	834	626.0	6,738	1,965.1	21,152
	MEZZANINE		596.9	6,425	112.7	1,213	709.6	7,639							709.6	7,639
	Floor 2	45	3,133.8	33,732	472.2	5,083	3,606.1	38,815							3,606.1	38,815
	Floor 3	48	3,308.1	35,608	454.1	4,888	3,762.2	40,496							3,762.2	40,496
	Floor 4	48	3,308.1	35,608	454.1	4,888	3,762.2	40,496							3,762.2	40,496
	Floor 5	48	3,226.7	34,732	456.7	4,915	3,683.3	39,647							3,683.3	39,647
DI DO 4	Floor 6	48	3,226.7	34,732	456.7	4,915	3,683.3	39,647							3,683.3	39,647
BLDG 1 (TOWER A + B)	Floor 7	45	2,514.6	27,067	398.3	4,288	2,912.9	31,354							2,912.9	31,354
(**************************************	Floor 8	45	2,514.6	27,067	398.3	4,288	2,912.9	31,354							2,912.9	31,354
	Floor 9	45	2,514.6	27,067	398.3	4,288	2,912.9	31,354							2,912.9	31,354
	Floor 10	22	1,165.0	12,540	135.5	1,459	1,300.5	13,999							1,300.5	13,999
	Floor 11	29	1,554.4	16,732	129.4	1,393	1,683.8	18,124							1,683.8	18,124
	Floor 12	29	1,554.4	16,732	129.4	1,393	1,683.8	18,124							1,683.8	18,124
	Floor 13	25	1,383.3	14,889	114.2	1,229	1,497.5	16,119							1,497.5	16,119
	Floor 14	25	1,383.3	14,889	114.2	1,229	1,497.5	16,119							1,497.5	16,119
	Floor 15	25	1,383.3	14,889	114.2	1,229	1,497.5	16,119							1,497.5	16,119
	Floor 16	25	1,383.3	14,889	114.2	1,229	1,497.5	16,119							1,497.5	16,119
	Floor 17	25	1,383.3	14,889	114.2	1,229	1,497.5	16,119							1,497.5	16,119
	Floor 18	25	1,383.3	14,889	114.2	1,229	1,497.5	16,119							1,497.5	16,119
	TOTAL	612	37,492.209	403,562.949	5,506.689	59,273.533	42,998.898	462,836.482	548.539	5,904.425	77.481	833.994	626.019	6,738.419	43,624.917	469,574.901
	TOTAL (ROUNDED)	612	37,492.2	403,563	5,506.7	59,274	42,998.9	462,836	548.5	5,904	77.5	834	626.0	6,738	43,624.9	469,575

OUTDOOR AMENITY INDOOR AMENITY m² ft² m² ft² 956.3 10,293 983.2 10,583 1,258.4 13,545 398.7 4,292 2,214.657 23,838.378 1,381.920 14,874.870 2,214.7 23,838 1,381.9 14,875	MENITY ARE	A BREAKDOWI	V			
956.3 10,293 983.2 10,583 1,258.4 13,545 398.7 4,292 2,214.657 23,838.378 1,381.920 14,874.870	OUTDOOR	RAMENITY	INDOOR AMENITY			
1,258.4 13,545 398.7 4,292 2,214.657 23,838.378 1,381.920 14,874.870	m²	ft²	m²	ft²		
2,214.657 23,838.378 1,381.920 14,874.870	956.3	10,293	983.2	10,583		
2,214.657 23,838.378 1,381.920 14,874.870						
2,214.657 23,838.378 1,381.920 14,874.870						
	1,258.4	13,545	398.7	4,292		
	2,214.657	23,838.378	1,381.920	14,874.870		

TOTAL FLOOR AREA BREAKDOWN

TOTAL FLOOR AREA BREAKDOWN								
AREA EXC	CLUSIONS	TOTAL FLOOR AREA						
		GFA+INDOOR A	MENITY+EXCL.					
m²	ft²	m²	ft²					
10,763.9	115,861	10,825.4	116,523					
808.3	8,701	3,756.6	40,436					
556.1	5,986	1,265.8	13,625					
89.7	965	3,695.7	39,781					
90.4	973	3,852.6	41,469					
90.4	973	3,852.6	41,469					
89.7	965	3,773.0	40,612					
89.7	965	3,773.0	40,612					
90.1	970	3,003.0	32,324					
90.1	970	3,003.0	32,324					
90.1	970	3,003.0	32,324					
84.3	907	1,783.6	19,198					
84.5	909	1,768.3	19,034					
84.5	909	1,768.3	19,034					
84.5	909	1,581.9	17,028					
84.5	909	1,581.9	17,028					
84.5	909	1,581.9	17,028					
84.5	909	1,581.9	17,028					
84.5	909	1,581.9	17,028					
84.5	909	1,581.9	17,028					
13,608.552	146,481.301	58,615.389	630,931.072					
13,608.6	146,481	58,615.4	630,931					

GROSS FLOOR AREA BREAKDOWN

GROSS FLOOR AREA BREAKDOWN								
	FLOOR	# OF UNITS	RESIDI	ENTIAL		L GFA CLUSIONS)		
		ONITO	SALE	ABLE	(IIIX EXC	,LUSIONS)		
			m²	ft²	m²	ft²		
BLDG 2	Floor 1	30	1,364.3	14,686	1,364.3	14,686		
(TOWNHOUSES)	MEZZANINE		1,363.6	14,678	1,363.6	14,678		
	Floor 2		1,069.2	11,509	1,069.2	11,509		
	TOTAL	30	3,797.160	40,872.312	3,797.160	40,872.312		
	TOTAL (ROUNDED)	30	3,797.2	40,872	3,797.2	40,872		

AMENITY AREA BREAKDOWN

MINIMUM 50% CONTIGUOUS AREA

19,349

1,798

		, <u>.</u>							
OUTDOOR	R AMENITY	INDOOR .	AMENITY						
m²	ft²	m²	ft²						

BIKE PARKING - REQUIRED

USE	RATIO (MIN.)	UNITS/AREA	SPACES (MIN.)
VISITOR	0.05 / UNIT	642	32
RESIDENT	0.60 / UNIT	642	385
	TOTAL RESIDENTIAL REQU	417	

AMENITY AREAS - REQUIRED

REQUIRED

PROVIDED

CONTIGUOUS AREA

AMENITY AREAS REQUIRED & PROVIDED									
	TYPE	F	REQUIRED		P	ROVIDED			
		RATIO	m²	ft²	RATIO	m²	ft²		
	INDOOR AMENITY				2.15 m²/UNIT	1,381.9	14,875		
BLDG 1+BLDG 2	OUTDOOR AMENITY				3.44 m²/UNIT	2,214.7	23,838		
	TOTAL AMENITY	5.60 m²/UNIT	3,595.2	38,698	5.60 m²/UNIT	3,596.6	38,713		

* AS PER CITY OF MISSISSAUGA BY-LAW NUMBER 0225-2007 THE MINIMUM REQUIRED AMENITY IS EQUAL TO THE GREATER OF 5.6M2 PER DWELLING UNIT OR 10% OF THE NET SITE AREA. OF THIS, A MINIMUM OF 50% IS REQUIRED TO BE CONTIGUOUS

@ 5.6 m2 / UNIT

5.60 m²/UNIT

3,595

3,597

1,940

38,714

VEHICULAR PARKING - REQUIRED

**Vehicular parking required as per CGH Transportation Inc.report

	USE	RATIO (MIN.)	UNITS/AREA	SPACES (MIN.)
TH	VISITOR	0.10 / UNIT	30	3
	RESIDENT	0.75 / UNIT	30	23
10 CTODEV	VISITOR	0.10 / UNIT	612	62
18 STOREY BUILDING	RESIDENT	0.75 / UNIT	612	459
BUILDING				
	TO [*]		547	
	RETAIL	1.0/100 sq. m	626.0	6

VEHICULAR PARKING - PROPOSED

FLOOR		USE	TOTAL		
	RESIDENTIAL	VISITOR	RETAIL	TOTAL	
FLOOR 1		5	6	11	
U/G LEVEL 1	260	60		320	
TOTAL PROVIDED	260	65	6	331	
RATIO	0.40 / UNIT			0.52 / UNIT	

BIKE PARKI	NG - PRO	VIDED							
	FLOOR		RESIDENTIAL		RETAIL			TOTAL	
			LONG TERM	SHORT TERM	SUBTOTAL	LONG TERM	SHORT TERM	SUBTOTAL	TOTAL
	MEZZANINE		392		392				392
	FLOOR 1	INTERIOR							
	FLOOR 1	EXTERIOR		32	32				32
	TOTAL PROVIDED		392	32	424				424

BARRIER FREE PARKING REQUIRED/PROVIDED

* Vehicular parking	required as per City of Mississauga Zoning By-Law NO. 0225-200	7		
	USE	RATIO (MIN.)	VISITOR PARKING	REQ. /PROV.
	VISITOR PARKING # : 13-100	4% OF THE TOTAL # OF REQ'D VISITOR PARKING	65	3
	RETAIL PARKING # : 1-12		6	1

EVSE VEHICLE - PROVIDED

* 20% EV READY RESIDENTIAL SPACES REQUIRED, 10% EV READY NON-RESIDENTIAL SPACES REQUIRED

U% EV KLADT KESIL	DENTIAL SPACES REQUIRED, 10% EV K	EADT NON-RESIDENTIAL SPACES REQU	KLD		
	FLOOR	USE	TOTAL		
		RESIDENTIAL	VISITOR RE	TAIL	TOTAL
	U/G LEVEL 1	52	7		59
	FLOOR 1				
	TOTAL PROVIDED	52	7		59
	%	20%	10%		

TURNER FLEISCHER

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

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 2
 08-09-2024
 OPA & ZBA RESUBMISSION

 1
 08-07-2022
 OPA,ZBA & SPA RESUBMISSION

 #
 DATE
 DESCRIPTION

PROPOSED MIXED-USE

DEVELOPMENT 1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

STATISTICS

22.117P01 PROJECT DATE CHECKED BY



SPA002