

Floor	Gross Building Area (no exclusions)		GFA Exclusions*		Mississauga By-Law 0225-2007 GFA (Res)		UNIT BREAKDOWN						Notes:
	sm	sf	sm	sf	sm	sf	1B	1B+D	2B	2B+D	3B	Total Units	
MPH	560.9	6,037	560.9	6,037									
12	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
11	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
10	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
9	1,620.0	17,438	89.3	961	1,530.7	16,476	4	8	5	3	4	24	
8	1,620.0	17,438	89.3	961	1,530.7	16,476	4	8	5	3	4	24	
7	1,620.0	17,438	89.3	961	1,530.7	16,476	5	6	8	2	3	24	
6	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
5	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
4	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
3	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
2	2,076.8	22,354	180.6	1,944	1,896.2	20,411	3	4	5	9	3	24	
Ground	2,671.3	28,754	739.9	7,964	1,931.4	20,789	3	3	2	4	1	13	
P1	4,730.8	50,922	4,730.8	50,922									
P2	4,730.8	50,922	4,730.8	50,922									
P2 Lower	778.2	8,376											
TOTALS					20,046.8 sm	215,782 sf	38	69	65	73	38	283	
					In-door Amenity Deduction	806.1 sm	107			138			
						19,240.7 sm	207,105 sf	38%	49%	13%	100%	% of Unit Type	
		32,661.0 sm	351,560 sf			19,240.7 sm	207,105 sf						
Site Area Totals & FSI					Gross Site Area	5,880.7 sm	63,299 sf						
					Landscape Buffers (North+South)	890.7 sm	9,587 sf						
					Landscape Area (not including amenity areas or buffers)	1,075.0 sm	11,571 sf						
					Outdoor Amenity Area at Grade	515.1 sm	5,544 sf						
					Total Landscaped Area	2,480.8 sm	26,703 sf	42.2%					of Gross Site Area
					Land Coverage	2,671.3 sm	28,754 sf	45.4%					of Gross Site Area
					FSI (Total GFA/Net Site Area)	3.3							
					TOTAL GFA	19,240.7 sm	207,105 sf						

GFA: Means the sum of the areas of each storey of a building above or below grade, excluding a parking structure above or below grade, measured from the exterior of the outside walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse.

GFA - Apartment: *As per By-law 0225-2007, Gross Floor Area (GFA - Apartment) excludes any part of the building used for mechanical floor area, stairwells, elevators, vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for collection/storage of garbage/recycling, common facilities for the use of residents in the building, a day care and amenity area.

NOTE: All open to below areas are included in GFA, unless otherwise indicated in the Notes column above.

The Statistics below are based on requirements as per the Mississauga Zoning By-law 0225-2007

VEHICULAR PARKING		Required	Provided
Precinct 4 - Parking Master Plan 2019			
Refer to Traffic Report prepared by C.F. Crozier & Associates Inc., for additional information.			
Rental Apartment	1.00 x 283	283	242
Res Visitor	0.20 x 283	57	30
Accessible Parking Spaces (equal number Type A & Type B) (13-100 Required Visitor Spaces = min. 4% of the total to be Accessible Spaces)			
		3	3
TOTAL PARKING			
		340	272
(20% of residential parking and 10% of visitor parking spaces are provided with EV ready spaces)			

BICYCLE PARKING		Required	Provided
Class A	(0.6/unit) (In an enclosed area with controlled access)	0.6 x 283	170
Class B	(greater of: 0.05/unit or 6 spaces) (In a publicly accessible location)	0.05 x 283	15
TOTAL BICYCLES (50% of occupant bicycle parking to be located in secure weather protected area)		185	260

PROJECT STATISTICS SUMMARY	
Municipal Address:	1470 Williamsport Drive
Mississauga Zoning Bylaw 0225-2007:	RA2-40
Gross Site Area	5,880.7 sm
Established Grade:	139.26
(By-Law 0225-2007, average elevation of grade around the building)	
Building Height (Storeys): (excl. Mech Penthouse)	12 ST
Building Height above Established Grade: (excl. Mech Penthouse)	39.5 m
GFA - Residential Uses	19,240.7 sm
GFA - Non-Residential Uses	0.0 sm
Total Combined Gross Floor Area	19,240.7 sm
Floor Space Index (FSI)	3.3
Number of Residential Units	283
Amenity Space Required	1,584.8 sm
Indoor Amenity Space Provided	806.1 sm
Outdoor Amenity Space Provided	1,030.4 sm
Total Amenity Space Provided	1,836.5 sm
Vehicular Parking Total Required	340
Vehicular Parking Total Provided	272
Bicycle Parking Total Required	185
Bicycle Parking Total Provided	260
Loading Spaces Required	1
Loading Spaces Provided	1

LOADING / GARBAGE		Required	Provided
Loading Spaces			
Refer to Traffic Report prepared by C.F. Crozier & Associates Inc., for additional information.			
Residential	283 Units (loading space size 3.5m x 9m)	1	1
TOTAL LOADING SPACES			
		1	
GARBAGE & RECYCLABLE MATERIAL BIN CALCULATION			
# Units	Bin Type	Requirement	Required Bins
283	3-cubic Yards	1 bin/54 units	6
283	3-cubic Yards	1 bin/45 units	7
*3-cubic Yard storage bin area: 1.26m high, 2.03m long, 1.07m deep			

AMENITY AREA		Required	Provided
Total Amenity Area	5.6 sm/unit (Amenity Required - the greater of 5.6sm/unit or 10% of the Site Area)	1,584.8	1,836.5 sm
Indoor Amenity	min. 50% contiguous area	Ground: 587.0 sm 2nd: 219.1 sm Total: 806.1 sm	
Outdoor Amenity	min. 55m provided at grade	Ground: 515.1 sm 2nd: 279.5 sm 7th: 235.8 sm Total: 1,030.4 sm	

RENTAL REPLACEMENT			
Existing Building - Suite Breakdown			
Floor	1B	2B	3B
6	3	5	1
5	3	5	1
4	3	5	1
3	3	5	1
2	3	5	1
Ground	4	3	1
Total	19	28	6
	53		

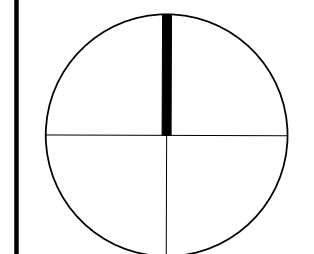
*The above suites will be replaced in proposed development with the equivalent configuration



1 Context Plan
A100.S 1:2000

REVISION RECORD

ISSUE RECORD



BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

1470 Williamsport Drive
Mississauga, ON
for
1470 Williamsport Holdings Inc.

23057 1:1000 AS AB
PROJECT SCALE DRAWN REVIEWED

Context Plan & Statistics

A100.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.