RESIDENTIAL UNIT COUNT B.F

LEVEL	NUMBER OF REPEATED FLOOR	RESIDENTIAL UNIT COUNT: STUDIO	1B	1BD	2B	2BD	3B	TOTAL UNIT
LEVEL 1	1	1	0	0	1	0	0	2
LEVEL 2	1	1	0	0	0	0	0	1
LEVEL 3	1	2	0	5	1	0	0	8
LEVEL 4	1	2	0	5	1	0	0	8
LEVEL 5	1	2	0	5	2	0	0	9
LEVEL 6	1	2	0	5	2	0	0	9
LEVEL 7-8	2	4	0	10	4	0	0	18
LEVEL 9	1	2	0	5	1	0	2	10
		16	0	35	12	0	2	65

SALEABLE AREA

LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE (RESIDENTIAL)		SALEABLE (RETAIL)	
		SALEABLE	SALEABLE sf	RETAIL LEASABLE	RETAIL LEASABLE sf
LEVEL 1	1	1,324.2 m^2	14,254 SF	1,197.5 m^2	12,889 SF
LEVEL 2	1	1,149 m^2	12,367 SF	0 m^2	0 SF
LEVEL 3	1	3,424.8 m^2	36,864 SF	0 m^2	0 SF
LEVEL 4	1	3,655 m^2	39,342 SF	0 m^2	0 SF
LEVEL 5	1	2,726.6 m^2	29,349 SF	0 m^2	0 SF
LEVEL 6	1	2,869.1 m^2	30,883 SF	0 m^2	0 SF
LEVEL 7-8	2	5,251.6 m^2	56,528 SF	0 m^2	0 SF
LEVEL 9	1	2,459.1 m^2	26,469 SF	0 m^2	0 SF
MPH	1	0 m^2	0 SF	0 m^2	0 SF
		22,859.4 m^2	246,057 SF	1,197.5 m^2	12,889 SF

UNIT SIZE:

	SM	SF
STUDIO	32	334
	49	530
1B-1B+D	47	509
	64	692
2B-2B+D	62	669
	83	898
3B	84	906
	92	987

*GARBAGE	GARBAGE ROOM	REQUIRED sm	PROVIDED sm
	RESIDENTIAL	113.40	174.81
	RETAIL		123.45
	BULKROOM	10	30.58
	STAGING	39.0	55.85
	TOTAL (SM)	162.40	384.69

GARBAGE ROOM: MIN. 25 sm FOR THE FIRST 50 UNITS AND 13 sm FOR ADDITIONAL 50
STAGING: 5 sm FOR EVERY 50 UNITS
GARBAGE (1/50) RECYCLE (1/50) ORGANIC (1/100)

TOTAL RETAIL GARBAGE

LEVEL	Area Garbage Retail
LEVEL 1	123 m^2
	123 m^2

TOTAL LOADING & GARBAGE AREA

LEVEL	Area Garbage Loading
P1	75 m^2
LEVEL 1	261 m^2
	337 m^2

* MIN. CLEAR HEIGHT FOR LOADING = 7.5m

REQUIRED RESIDENTIAL BIKE

RESIDENTIAL LONG-TERM(X0.6)	RESIDENTIAL SHORT-TERM (X0.15)	TOTAL
234	59	293

PROVIDED RESIDENTIAL SHORT-TERM BIKE

LEVEL	TYPE	COUNT
Level 1	VISITOR BIKE	60
		60

PROVIDED RESIDENTIAL LONG-TERM BIKE

LEVEL	TYPE	COUNT
Level 1	RES. 1700X450 STACK BIKE	234
		234

PROVIDED TOTAL RESIDENTIAL SHORT/LONG-TERM BIKE

LEVEL	TYPE	COUNT
Level 1		294
		294

TOTAL RETAIL PARKING

LEVEL	PARKING TYPE	COUNT
P1	RETAIL REGULAR PARKING	41
P1	RETAIL BARRIER FREE PARKING	1
Level 1	DROP OFF/RETAIL SHORT TERM REGULAR PARKING	2
		44

TOTAL VISITOR PARKING

LEVEL	PARKING TYPE	COUNT
P1	VISITOR REGULAR PARKING	74
P1	VISITOR BARRIER FREE PARKING	4
		78

TOTAL RESIDENTIAL

LEVEL	PARKING TYPE	COUNT
P3	RESIDENTIAL REGULAR PARKING	189
P2	RESIDENTIAL REGULAR PARKING	187
P1	RESIDENTIAL REGULAR PARKING	60
P3	RESIDENTIAL BARRIER FREE TYPE A PARKING	7
P2	RESIDENTIAL BARRIER FREE TYPE A PARKING	7
P1	RESIDENTIAL BARRIER FREE TYPE A PARKING	2
Level 1	DROP OFF/SHORT TERM RESIDENTIAL PARKING	1
		453

TOTAL PROPOSED PARKING (TANDEM)

LEVEL	PARKING TYPE	COUNT
P3	TANDEM REGULAR PARKING (SMALL CAR)	13
P2	TANDEM REGULAR PARKING (SMALL CAR)	13
		26

TOTAL PROPOSED PARKING

LEVEL	PARKING TYPE	COUNT
P3		209
P2		207
P1		182
Level 1		3
		601

REQUIRED RETAIL BIKE

RETAIL LONG-TERM (X0.085/100 sm)	RETAIL SHORT-TERM (X0.25)	TOTAL
1.02	2.99	4.01

PROVIDED RETAIL SHORT-TERM BIKE

LEVEL	TYPE	COUNT
Level 1	RETAIL SHORT-TERM BIKE	4
		4

PROVIDED RETAIL LONG-TERM BIKE

LEVEL	TYPE	COUNT
Level 1	RETAIL LONG-TERM BIKE	2
		2

PROVIDED TOTAL RETAIL SHORT/LONG-TERM BIKE

LEVEL	TYPE	COUNT
Level 1		6
		6

PROVIDED RESIDENTIAL LOCKER

LEVEL	LOCKER TYPE	COUNT
P3	RES. 1830X915 LOCKER	121
P2	RES. 1830X915 LOCKER	116
P1	RES. 1830X915 LOCKER	105
Level 1	RES. 1830X915 LOCKER	17
Level 2	RES. 1830X915 LOCKER	56
		415

Low Impact Design Features List

1. Development Density
   - The proposed development serves to maximize the permitted density on the land, maximizing efficient use of the lands while minimizing urban sprawl
2. Public Transportation Access
   - 21-51 Queen Street North will be located adjacent to several Mississauga Transit bus lines. Furthermore, it is a short bus ride to the GO Train, therefore encouraging mass transit and consequently reducing the carbon footprint.
3. Walkability
   - 21-51 Queen Street North will be situated within walking distance to public transit and retail, therefore encouraging mass transit. All the public and private walkways are continuous, accessible, and barrier-free. All the building entries are connected to pedestrian pathways.
4. Bicycle Storage
   - Conveniently located bicycle parking spaces for residents and visitors have been proposed to encourage bicycle use as an alternative form of transportation
5. Green Roof System
   - Where feasible, all portions of the roof will have either a high solar reflectance surface, outdoor amenity areas or a "green roof" created through the use of plant material, reducing temperature extremes inside the buildings and providing attractive views from suites. These areas will not only help to reduce energy use and the heat island effect but will also serve as outdoor amenity and recreation areas.
6. New Trees
   - New shade trees along all street frontages and public walkways will be provided in areas with sufficient soil quality and volume.
   - Previous hardscape areas will be converted to landscape areas and act as a buffer between existing residents and the proposed building.
7. Erosion And Sediment Control
   - The erosion and sediment control plan for the site will be designed in conformance with the City of Mississauga and Credit Valley Conservation Authority guidelines. Construction management will be taking erosion and sediment control measures as well as following the requirements of the grading plan to prevent loss of topsoil, while also working to contain dust within the site.
8. Green Site Maintenance
   - A comprehensive site maintenance program will be implemented.
9. Heat Island Effect (Non-Roof and Roof)
   - Of the vehicular parking provided, all will be contained within underground parking levels. This will reduce the heat island effect which results from exposed surface parking lots
10. Indoor Water Use Reduction
    - To reduce water consumption, high-efficiency toilets and water reducing fixtures will be provided.
11. Tri-Sorter Recycling
    - A tri-sorter system will be installed and made accessible to each residential floor, allowing for convenient separation and disposal of recyclables and refuse.
12. Regional Material
    - Construction materials where available will be sourced from the GTA to minimize the carbon footprint associated with the shipment of materials.
13. Pedestrian Walkways (Incorporated)
    - Private sidewalks and walkways are continuous, universally accessible, barrier-free, and clearly designated. Sidewalks within immediate site vicinity have a buffer of vegetation between traffic and the walkway.
    - New sidewalks and pathways are proposed intended for the enjoyment of residents.
    - Walkways will have various shaded, resting spots for relaxation and recreation
14. Site and Building Lighting (Incorporated)
    - Install exterior light fixtures that are properly shielded to prevent glare and/or light to trespass onto any neighbouring properties.
    - Avoid up-lighting from exterior light fixtures mounted on buildings unless they are designated as an integral component to a heritage structure.

2	2022-01-07	ISSUED FOR OPA & ZBA COORDINATION
1	2021-03-02	ISSUED FOR PRE-APPLICATION MEETING

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21-51 QUEEN ST. N, MISSISSAUGA, ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS
APHRODITE LIAGHAT
LICENCE 6398

SCALE: 1 : 1
DATE:

TITLE:
STATISTICS

PROJECT NO.
20-121

A-003

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