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#	DATE	DESCRIPTION	BY
1	2022-08-22	OFFICIAL PLAN AND REZONING SUBMISSION	AYU

PROJECT  
**4099 Erin Mills Parkway, Mississauga, ON**

### STATISTICS

PROJECT NO.	19.001
PROJECT DATE	2022-08-26
DRAWN BY	JMS
CHECKED BY	AYU
SCALE	1 : 1



DRAWING NO. **SPA002** REV. **1**

### STATISTICS

	M2	SF
PROPOSED SITE AREA:	26,405	284,223
NEW PROPOSAL GFA	59,024	635,335
FSI	2.24	
NEW RESIDENTIAL UNIT#	703	

### GFA BREAKDOWN

(GFA EXCLUDES U/G PARKING, MECH.P.H., EXIT STAIR WELLS, INDOOR AMENITY SPACE, BICYCLE STORAGE, GARBAGE CHUTES, GARBAGE ROOM PER CITY OF MISSISSAUGA ZONING BY LAW)

U/G PARKING	DESCRIPTION		RESIDENTIAL				RETAIL		TOTAL GFA		
			TOTAL GFA		NET SALEABLE		m2	ft2	m2	ft2	
	TYPE	HEIGHT (m)	m2	ft2	m2	ft2					UNIT
		2 LEVELS	459	4941				459	4,941		
BUILDING 'A'	RESIDENTIAL BASE	33.6	15,064	162,152	13,120	141,226	197	411	4,429	15,476	166,581
BUILDING 'B'	RESIDENTIAL BASE	21.2	11,286	121,480	9,585	103,173	142			11,286	121,480
BUILDING 'C'	RESIDENTIAL BASE	21.2	5,815	62,595	4,936	53,131	80			5,815	62,595
BUILDING 'D'	RESIDENTIAL BASE	26.0	7,308	78,664	6,213	66,877	95	365	3,926	7,673	82,591
BUILDING 'E'	RESIDENTIAL BASE	21.9	6,184	66,569	5,221	56,195	77			6,184	66,569
TOTAL			46,117	496,401	39,075	420,601	591	776	8,356	46,893	504,757

B-B STACKED TOWNHOUSES	DESCRIPTION		RESIDENTIAL				RETAIL		TOTAL GFA		
			TOTAL GFA		NET SALEABLE		m2	ft2	m2	ft2	
	TYPE	HEIGHT (m)	m2	ft2	m2	ft2					UNIT
	108.3M2/ UNIT	10.3 TO 11.3	12,131	130,578	12,131	130,578	112			12,131	130,578

### PARKING REQUIRED

RESIDENTIAL	UNITS #	MIN. RATE	PARKING SPACES
BUILDING 'A'	197	1.1	217
BUILDING 'B'	142	1.1	156
BUILDING 'C'	80	1.1	88
BUILDING 'D'	95	1.1	105
BUILDING 'E'	77	1.1	85
B-B STACKED TOWNHOUSES	112	1.1	123
SUB TOTAL	703		773
NON-RESIDENTIAL			
RESIDENTIAL VISITOR	703	0.2	141
RETAIL	776.3	5/100M2	39
SUB TOTAL (BEFORE SHARING)			180
SUB TOTAL (AFTER SHARING)			141
TOTAL (BEFORE SHARING)			953
TOTAL (AFTER SHARING)			914

### AMENITY REQUIRED

5.6m2 per unit	3936.8 m2
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### AMENITY PROVIDED

INDOOR	1621.03 m2
OUTDOOR	2330.41 m2

### BICYCLE PARKING - REQUIRED

USE	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
	RATIO	SPACES	RATIO	SPACES	
SHORT TERM (CLASS B)	0.05 / UNIT	35	0.20 / 100m <sup>2</sup>	0	35
LONG TERM (CLASS A)	0.60 / UNIT	422	0.15 / 100m <sup>2</sup>	0	422
TOTAL REQUIRED		457		0	457

\* BICYCLE PARKING RATIOS AS PER CITY OF MISSISSAUGA ZONING BY-LAW  
\* BICYCLE PARKING SPACES SHALL NOT BE REQUIRED FOR NON-RESIDENTIAL USES WITH LESS THAN 1000 m<sup>2</sup> OF GFA - NON-RESIDENTIAL.

### BICYCLE PARKING - PROVIDED

FLOOR	RESIDENTIAL		
	SHORT TERM (CLASS B)	LONG TERM (CLASS A)	SUB-TOTAL
FLOOR 1	38	158	196
U/G LEVEL 1		264	264
TOTAL PROVIDED	38	422	460

### PARKING PROVIDED

FLOOR	USE		TOTAL
	RESIDENTIAL	NON-RESIDENTIAL	
FLOOR 1		26	26
U/G LEVEL 1	558	115	673
U/G LEVEL 2	215		215
TOTAL PROVIDED	773	141	914
RATIO	1.1		

EVSE	
RESIDENTIAL	NON-RESIDENTIAL
155	15
20%	10%

### ACCESSIBLE PARKING - PROVIDED

FLOOR	SPACES		TOTAL
	RESIDENTIAL	VISITOR	
FLOOR 1		1	1
U/G LEVEL 1	2	5	7
U/G LEVEL 2	2		2
TOTAL PROVIDED	4	6	10

### SALEABLE UNIT MIX PROVIDED - UNIT TOTALS

BLDG	BLDG				TOTAL	AVG. UNIT SIZE	
	1B	2B	2B+D	3B		m <sup>2</sup>	ft <sup>2</sup>
A	130	39	16	12	197	66.6	717
B	86	37	16	3	142	67.5	726
C	56	16	5	3	80	61.7	664
D	57	17	15	6	95	65.4	704
E	55	10	5	7	77	67.8	730
SUBTOTAL	384	119	57	31	591		
TOTAL UNITS	384		176	31		66.1	711
UNIT MIX	65.0%	20.1%	9.6%	5.2%	100.0%		
UNIT MIX TOTAL	65.0%	29.8%		5.2%	100.0%		
AVG UNIT SIZE	57.4	75.3	83.7	106.6		m <sup>2</sup>	
AVG UNIT SIZE TOTAL	57.4		72.8	93.8		m <sup>2</sup>	

BLDG	TYPE	AVG UNIT SIZE	
		m <sup>2</sup>	ft <sup>2</sup>
2B			
TH	112	108.3	1166
TOTAL UNITS	112		