

IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
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ibigroup.com

1.0 Site Area

Gross Lot Area	m2	ft2
	9,705	104,464

2.0 Density

F.S.I (Gross Floor Area / Gross Lot Area)	2.3
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3.0 Building Area

* Excludes parking and loading areas within podium.

	Tower		Total	
	m2	ft2	m2	ft2
Residential GFA	22,267	239,680	22,267	239,680

Commercial GFA	m2	ft2
	371	3,993

Total GFA	m2	ft2
	22,638	243,673

4.0 Building Height

* maximum height, excluding 6.3m mechanical penthouse.

	Tower	
	m	storeys
Residential	47.50	14

5.0 Unit Mix Summary

Unit Type	Tower		Total	
	No.	%	No.	%
1 Bedroom	100	43.9%	100	44%
2 Bedroom	81	35.5%	81	36%
3 Bedroom	47	20.6%	47	21%
Subtotal	228	100%	228	100%

6.0 Parking - Per New By law

	Parking Rate	Proposed Units/GFA	Total
Res. Condominium Apartment Tower	1.0 spaces per dwelling units	228	228
Commercial	4.0 paces per 100m2	336m2	16
Visitor Condominium	0.2 spaced per dwelling units	228	46
Total Parking Spaces Required			290
Pkg. Provided (3 Levels of UG Parking)			299
Surplus (Deficit)			9

* Electric Vehicle ready parking spaces : 20% of the total required parking (290 x 0.2 = 58 stalls)

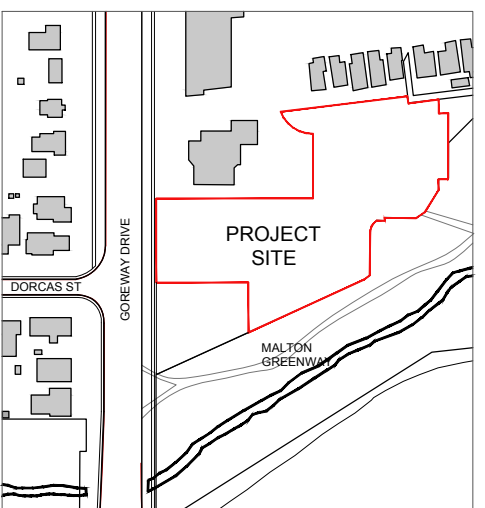
7.0 Bicycle Parking

Long Term	0.6 spaces per unit	Required and Provided	137 Spaces
Short Term	The greater of 0.05 spaces per unit or 6.0 spaces	Required and Provided	11 Spaces

8.0 Amenity

		m2	ft2
Indoor and Outdoor Amenity Combined Required	The greater of 5.6m2 per dwelling unit OR 10% of the site area.		
Unit Total : 228	5.6m2	1,277	13,743
Site Area (m2):9870	10%	987	10,624
Indoor Amenity Provided		503	5,414
Programmed Outdoor Amenity Provided		787	8,471
Total Amenity Provided		1,290	13,885

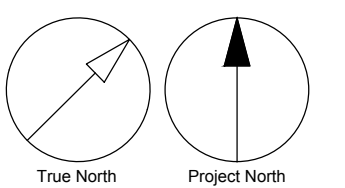
KEY PLAN



SUBMISSION

#	Date	By	Comment
5	2023.07.07	DH	RE-ISSUED FOR OPA
4	2022.06.13	DH	RE-ISSUED FOR OPA
3	2020.08.12	DH	ISSUED FOR OPA
2	2020.06.12	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARÇ

#	Date	By	Comment
5	2023.07.07	DH	RE-ISSUED FOR OPA
4	2022.06.13	DH	RE-ISSUED FOR OPA
3	2020.08.12	DH	ISSUED FOR OPA
2	2020.06.12	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARÇ



SEAL :



PROJECT :



REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Statistics

DATE : 2022-02-02

SCALE : N.T.S

DRAWN : SL/DV/EK

CHECKED : DH

PROJ. NO. 120212

A-001