

PROJECT STATISTICS

PROJECT STATISTICS  
 JOB No: 2045.22  
 DATE: Jun 30 2023

STATISTICS PER: MISSISSAUGA BYLAW 0225-2007

01. SITE

m2	7837.5
ha	0.78
ft2	84362
ac	0.18

02. G.C.A | Above Grade

	Required	Proposed
Residential	185646.6 ft2	17803.5 m2
Non-Res (Ground level Live/Work)	5988.6 ft2	556.4 m2
Parking Structure	105800.6 ft2	9832.8 m2
<b>Total</b>	<b>297435.8 ft2</b>	<b>28192.6 m2</b>

03. G.F.A | Above Grade

Residential	173455.1 ft2	16114.5 m2
Non-Res (Ground level Live/Work)	5966.4 ft2	554.3 m2
<b>Total</b>	<b>179421.6 ft2</b>	<b>16668.8 m2</b>

04. FSI

Calculated using Bylaw G.F.A.	2.13
-------------------------------	------

05. UNIT BREAKDOWN

Residential Units	Live/Work	8	3%
	Studio	19	8%
	1 Bed	48	21%
	1 Bed + D	30	13%
	2 Bed	77	33%
	2 Bed + D	10	4%
	3 Bed	4	2%
	2 sty TownHome (ground lvl)	14	6%
	2 sty TownHome (8th lvl)	22	9%
<b>Total</b>		<b>232</b>	<b>184%</b>

06. PARKING

	Ratio	Units
Residential (Above Grade)	0.8 Parking / Unit	186
Non Residential/Visitors	0.2 Parking / Unit	46
<b>Total</b>		<b>232</b>
<b>Total Electric Vehicle</b>	Residential 20%	37
	Visitor 10%	5

07. BIKE PARKING

	Ratio	Units   Area(m2)
Residential		
Class A long term	0.6 bikes / Unit	140
Class B short term	0.05 bikes / Unit	12
Non-Residential		
Class A long term	0.20 spaces/ 100m2	1
Class B short term	0.15 spaces/ 100m2	6
<b>Total long term</b>		<b>141</b>
<b>Total short term</b>		<b>18</b>
<b>Total</b>		<b>159</b>

08. AMENITY (m2)

	Ratio	Units
Indoor	0.94	232
Outdoor	3.13	232
<b>Total</b>		<b>944</b>

09. BUILDING HEIGHT

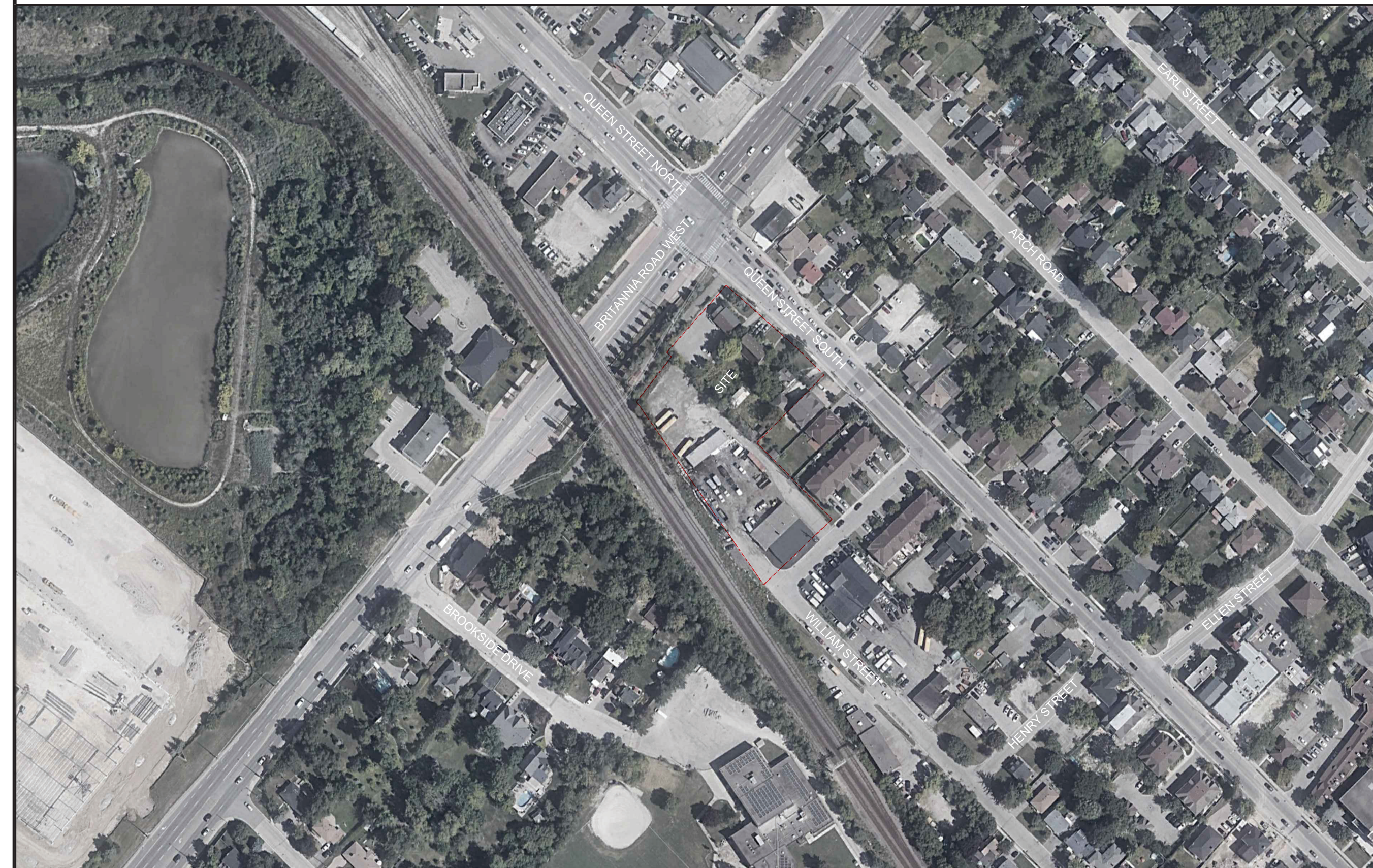
	25.60m (Ground-8th,including MPH)
--	-----------------------------------

10. BUILDING SETBACKS

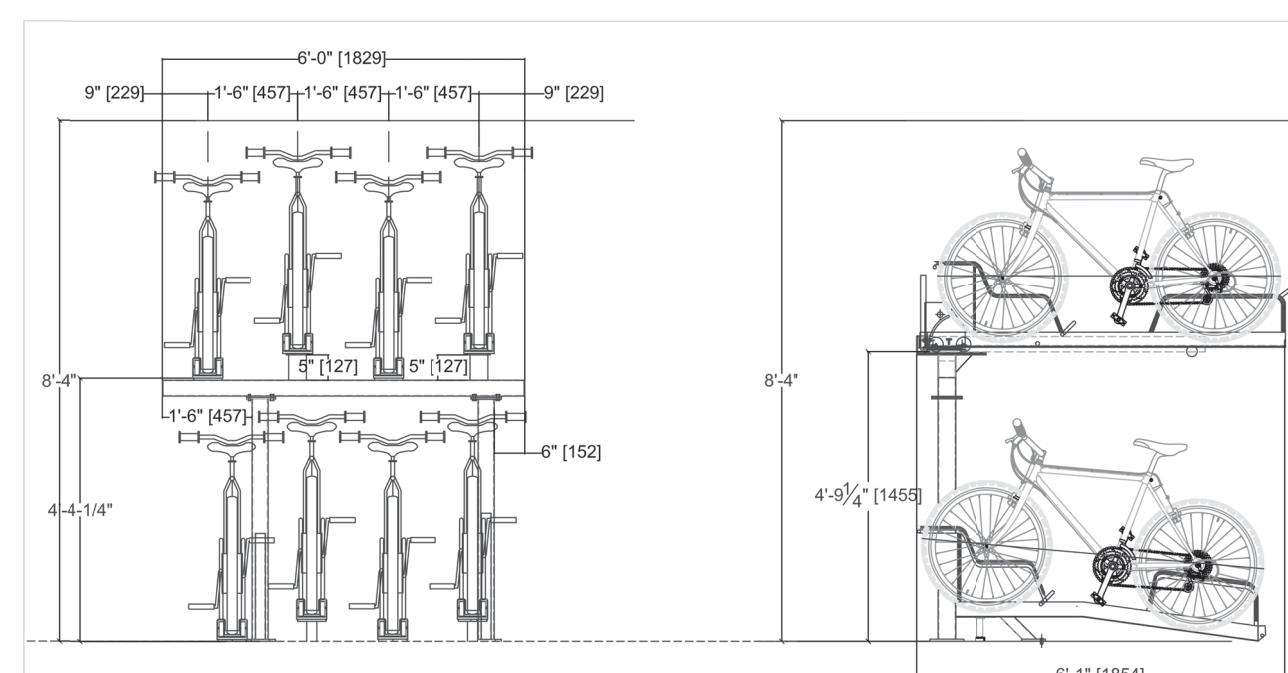
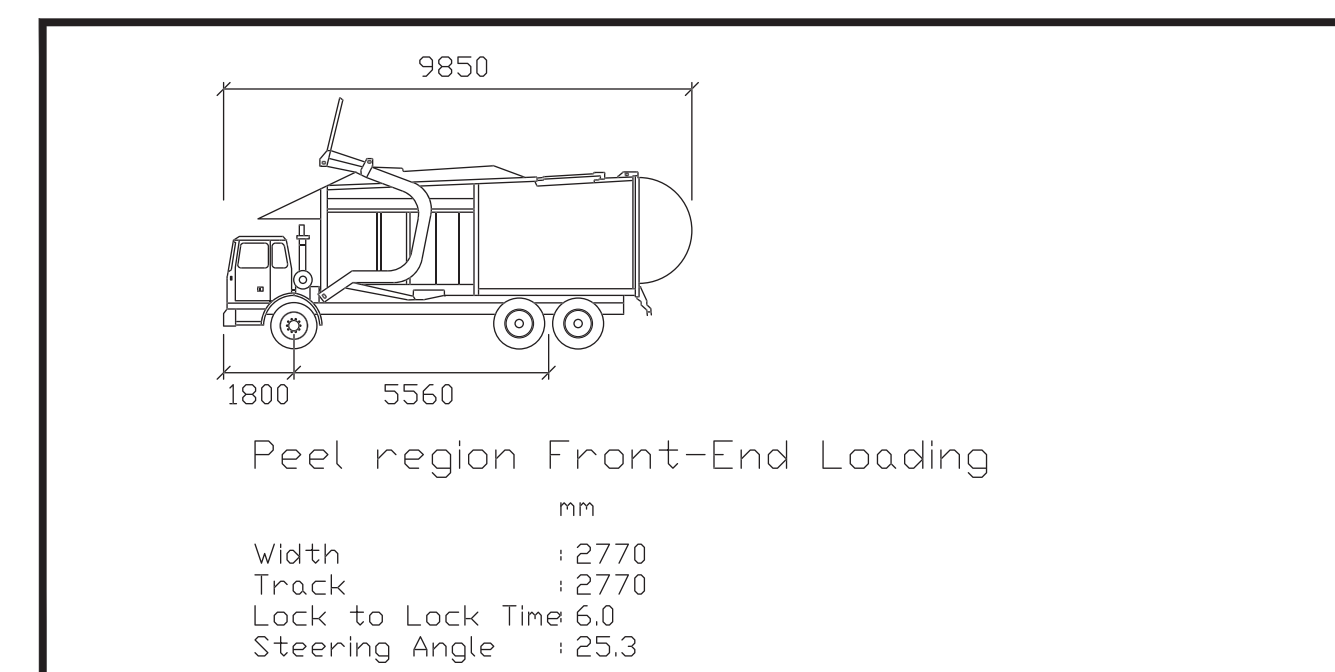
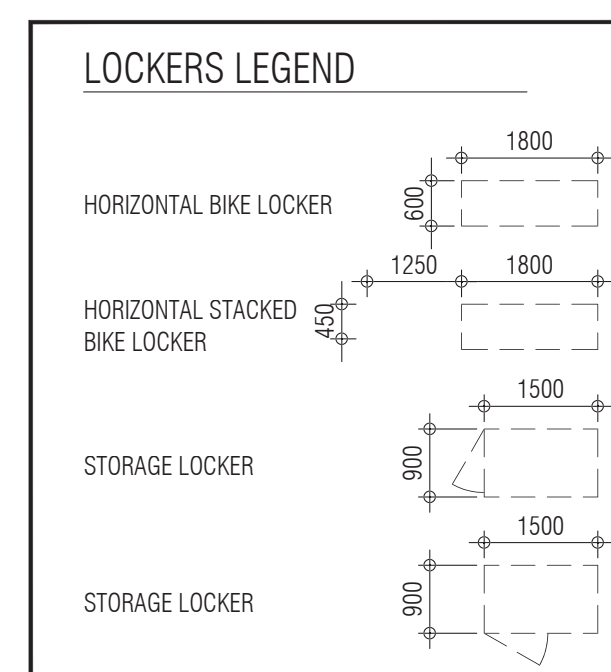
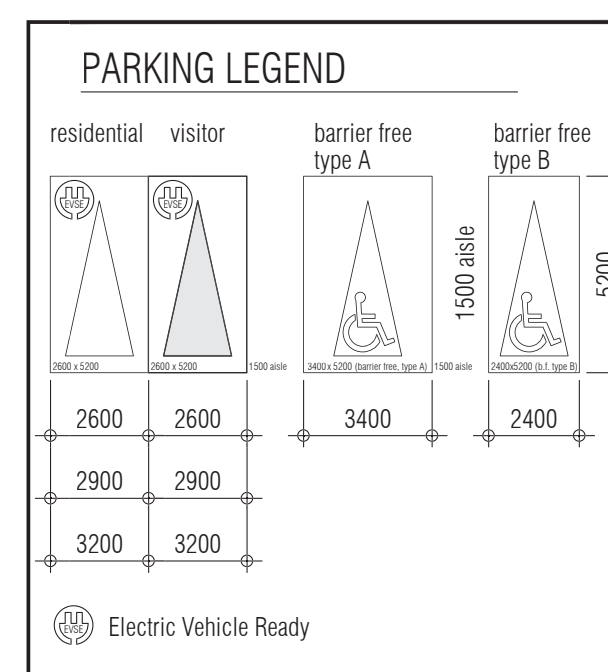
	3m min.
North	3m min.
East	4.5m min.
South	0m
West	3m min.

Notes:  
 \* setbacks to main building face  
 \*\* actual unit count may vary depending on market demand

CONTEXT PLAN



CONTEXT PLAN 1  
 NTS A101



**SPEC**  
 PRODUCT- The Lock-up stackable bike rack  
 Multiple stackable bike rack  
 SECTIONS- 8' sections, 6' sections + Single sections  
 CAPACITY- 8 bikes, 6 bikes, or 2 bikes  
 MATERIAL- HSS steel  
 FINISHES- Hot Dipped Galvanized  
 SPACE USE/SETBACKS- 18" center to center

Single Stackable Bike Rack Section  
 Bike Rack MFG Dist.  
 416-927-7499

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/ REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/ APPROPRIATENESS/ RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI + CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:  
 1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.  
 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

01. FEB.03.2023 issued for ZBA + OPA BG

02. JUL.07.2023 re-issued for ZBA + OPA BG

issued for revisions



GRAZIANI CORAZZA ARCHITECTS  
 8400 JANE STREET, BUILDING D, SUITE 300 CONCORD, ONTARIO L4K 4J8  
 T.905.795.2601 F.905.795.2844 WWW.GC-ARCHITECTS.COM

Queen + Britannia

6, 10, 12 Queen Street South, 16 James Street & 2 William Street  
 Mississauga Ontario

PROJECT ARCHITECT: B.Grazianni  
 ASSISTANT DESIGNER: C.Kotva  
 DRAWN BY: S.P.  
 CHECKED BY: G.COLANGELO / D.BIASE  
 PLOT DATE: JUL.06.2023  
 JOB #: 2045.22

CONTEXT PLAN & STATISTICS