

SITE STATISTICS INCLUDING EASEMENT AREA				
Area	Building Foot Print	TOTAL GFA	COVERAGE	FSI
9,676 m ²	6,009 m ²	28,238 m ²	0.62	2.92

GROSS FLOOR AREA (GFA) - APARTMENT ZONE
 MEANS THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR BELOW ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS OF THE BUILDING INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS BUT EXCLUDING ANY PART OF THE BUILDING USED FOR MECHANICAL FLOOR AREA, STAIRWELLS, ELEVATORS, MOTOR VEHICLE PARKING, BICYCLE PARKING, STORAGE LOCKERS, BELOW-GRADE STORAGE, ANY ENCLOSED AREA USED FOR THE COLLECTION OR STORAGE OF DISPOSABLE OR RECYCLABLE WASTE GENERATED WITHIN THE BUILDING, COMMON FACILITIES FOR THE USE OF THE RESIDENTS OF THE BUILDING, A DAY CARE AND AMENITY AREA.
 *AVERAGE GRADE= 165.55 + 165.05 / 2 = 165.30

TOTAL OPEN TO BELOW AREA IS NOT INCLUDED IN GCA	
LEVEL	Area
LEVEL 2	2,229 m ²

STATISTICS/ TOTAL																			
LEVEL	NUMBER OF REPEATED FLOOR	GCA (ABOVE GRADE)- TOTAL		DEDUCTION													TOTAL DEDUCTION	GFA-TOTAL	
		GCA	GCA sf	PARKING	STORAGE / BIKE	GARBAGE CHUTE	ELEVATOR	MECH.PH	MECH./ELEC.	STAIR	GARBAGE LOADING	RESIDENTIAL GARBAGE LOADING	RETAIL GARBAGE LOADING	GARBAGE RETAIL	INDOOR AMENITY	GFA		GFA sf	
LEVEL 1	1	5,648.6 m ²	60,801.1 SF	247.2 m ²	406.5 m ²	0.3 m ²	34.0 m ²	0 m ²	1.2 m ²	63.0 m ²	285.2 m ²	216.1 m ²	22.2 m ²	138.6 m ²	313.5 m ²	1,727.6 m ²	3,921 m ²	42,205.4 SF	
LEVEL 2	1	3,442.1 m ²	37,050.7 SF	0.0 m ²	0.0 m ²	0.6 m ²	25.3 m ²	0 m ²	359.4 m ²	101.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	906.9 m ²	1,393.6 m ²	2,048.5 m ²	22,049.8 SF	
LEVEL 3	1	4,052.4 m ²	43,619.9 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	11.8 m ²	55.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	258.2 m ²	349.2 m ²	3,703.2 m ²	39,861.4 SF	
LEVEL 4	1	4,052.9 m ²	43,624.5 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	11.8 m ²	55.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	91 m ²	3,961.8 m ²	42,644.5 SF	
LEVEL 5	1	3,171.9 m ²	34,142.3 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	9.4 m ²	53.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	85.8 m ²	3,086.1 m ²	33,218.3 SF	
LEVEL 6	1	3,201.3 m ²	34,458 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	9.4 m ²	53.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	85.9 m ²	3,115.4 m ²	33,533.9 SF	
LEVEL 7-8	2	5,883.4 m ²	63,328.6 SF	0.0 m ²	0.0 m ²	1.2 m ²	45.5 m ²	0 m ²	18.8 m ²	102.7 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	168.2 m ²	5,715.2 m ²	61,518 SF	
LEVEL 9	1	2,772.8 m ²	29,845.9 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	9.5 m ²	53.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	85.9 m ²	2,686.9 m ²	28,921.7 SF	
MPH	1	478 m ²	5,145.6 SF	0.0 m ²	0.0 m ²	0.0 m ²	32.5 m ²	410.4 m ²	0.0 m ²	35.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	478 m ²	0 m ²	0 SF	
		32,703.4 m ²	352,016.7 SF	247.2 m ²	406.5 m ²	5.0 m ²	251.0 m ²	410.4 m ²	431.3 m ²	573.3 m ²	285.2 m ²	216.1 m ²	22.2 m ²	138.6 m ²	1,478.6 m ²	4,465.3 m ²	28,238.2 m ²	303,953 SF	

STATISTICS/ RESIDENTIAL																			
LEVEL	NUMBER OF REPEATED FLOOR	GCA(ABOVE GRADE)- RES.		DEDUCTION													TOTAL DEDUCTION	GFA- RESIDENTIAL	
		GCA	GCA sf	PARKING	STORAGE / BIKE	GARBAGE CHUTE	ELEVATOR	MECH.PH	MECH./ELEC.	STAIR	GARBAGE LOADING	RESIDENTIAL GARBAGE LOADING	RETAIL GARBAGE LOADING	GARBAGE RETAIL	INDOOR AMENITY	GFA		GFA sf	
LEVEL 1	1	4,064.2 m ²	43,747 SF	247.2 m ²	406.5 m ²	0.3 m ²	34.0 m ²	0 m ²	1.2 m ²	63.0 m ²	285.2 m ²	216.1 m ²	0.0 m ²	0.0 m ²	313.5 m ²	1,566.8 m ²	2,497.4 m ²	26,881.7 SF	
LEVEL 2	1	3,442.1 m ²	37,050.7 SF	0.0 m ²	0.0 m ²	0.6 m ²	25.3 m ²	0 m ²	359.4 m ²	101.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	906.9 m ²	1,393.6 m ²	2,048.5 m ²	22,049.8 SF	
LEVEL 3	1	4,052.4 m ²	43,619.9 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	11.8 m ²	55.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	258.2 m ²	349.2 m ²	3,703.2 m ²	39,861.4 SF	
LEVEL 4	1	4,052.9 m ²	43,624.5 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	11.8 m ²	55.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	91 m ²	3,961.8 m ²	42,644.5 SF	
LEVEL 5	1	3,171.9 m ²	34,142.3 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	9.4 m ²	53.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	85.8 m ²	3,086.1 m ²	33,218.3 SF	
LEVEL 6	1	3,201.3 m ²	34,458 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	9.4 m ²	53.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	85.9 m ²	3,115.4 m ²	33,533.9 SF	
LEVEL 7-8	2	5,883.4 m ²	63,328.6 SF	0.0 m ²	0.0 m ²	1.2 m ²	45.5 m ²	0 m ²	18.8 m ²	102.7 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	168.2 m ²	5,715.2 m ²	61,518 SF	
LEVEL 9	1	2,772.8 m ²	29,845.9 SF	0.0 m ²	0.0 m ²	0.6 m ²	22.8 m ²	0 m ²	9.5 m ²	53.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	85.9 m ²	2,686.9 m ²	28,921.7 SF	
MPH	1	478 m ²	5,145.6 SF	0.0 m ²	0.0 m ²	0.0 m ²	32.5 m ²	410.4 m ²	0 m ²	35.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	478 m ²	0 m ²	0 SF	
		31,119 m ²	334,962.5 SF	247.2 m ²	406.5 m ²	5.0 m ²	251.0 m ²	410.4 m ²	431.3 m ²	573.3 m ²	285.2 m ²	216.1 m ²	0.0 m ²	0.0 m ²	1478.6 m ²	4,304.5 m ²	26,814.5 m ²	288,629.3 SF	

STATISTICS/ RETAIL																			
LEVEL	NUMBER OF REPEATED FLOOR	GCA(ABOVE GRADE)- RETAIL		DEDUCTION													TOTAL DEDUCTION	GFA- RETAIL	
		GCA	GCA sf	PARKING	Area Storage/ Bike	GARBAGE CHUTE	ELEVATOR	MECH.PH	MECH./ELEC.	STAIR	GARBAGE LOADING	RESIDENTIAL GARBAGE LOADING	RETAIL GARBAGE LOADING	GARBAGE RETAIL	INDOOR AMENITY	GFA		GFA sf	
LEVEL 1	1	1,584.4 m ²	17,054.2 SF	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	0 m ²	0.0 m ²	0 m ²	0.0 m ²	0.0 m ²	22.2 m ²	138.6 m ²	0.0 m ²	160.8 m ²	1,423.6 m ²	15,323.7 SF
		1,584.4 m ²	17,054.2 SF	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	0 m ²	0.0 m ²	0 m ²	0.0 m ²	0.0 m ²	22.2 m ²	138.6 m ²	0.0 m ²	160.8 m ²	1,423.6 m ²	15,323.7 SF

NOTE: 90% OF LOADING AREA HAS BEEN DEDUCTED FOR RESIDENTIAL GFA CALCULATION
 10% OF LOADING AREA HAS BEEN DEDUCTED FOR RETAIL GFA CALCULATION

LOADING AREA REQUIRED	REQUIRED	PROVIDED
RETAIL: BETWEEN 2,350 sm UP TO 7,500 sm	2	N/A
RETAIL: BETWEEN 250 sm UP TO 2,350 sm	1	1
RESIDENTIAL APARTMENT MORE THAN 30 UNITS	1	1

GCA (BELOW GRADE PARKING AREA)			
Level	NUMBER OF REPEATED FLOOR	GCA	GCA sf
Not Placed	1	0 m ²	0 SF
P2	1	7,240 m ²	77,931 SF
P1	1	7,296.5 m ²	78,539 SF
		14,536.5 m ²	156,470 SF

REQUIRED PARKING (Zoning)						
STUDIO (X 1)	1B+1BD (X1.25)	2B+2BD (X 1.4)	3B (X1.75)	VIS. (x.2)	TOTAL	
175	236.3	109	3.5	88.8	612.8	

**RETAIL PARKING REQUIRED: ACCESSIBLE PARKING REQUIREMENT 4%
 4.3 SPACES PER 100sm GFA = 62 OF NON RESIDENTIAL / 4% OF VISITORS

TOTAL PROPOSED PARKING (NOT INCLUD TANDEM)	
Level	Count
P2	189
P1	169
Grand total	358

RESIDENTIAL UNIT COUNT								
LEVEL	NUMBER OF REPEATED FLOOR	RESIDENTIAL UNIT COUNT						TOTAL UNIT
		STUDIO	1B	1BD	2B	2BD	3B	
LEVEL 1	1	8	1	2	10	0	0	21
LEVEL 2	1	20	0	1	10	0	0	31
LEVEL 3	1	23	2	32	8	0	0	65
LEVEL 4	1	27	2	33	9	0	0	71
LEVEL 5	1	22	2	22	9	0	0	55
LEVEL 6	1	20	2	24	9	0	0	55
LEVEL 7-8	2	36	4	44	16	0	0	100
LEVEL 9	1	19	1	17	5	2	2	46
MPH	1	0	0	0	0	0	0	0
		175	14	175	76	2	2	444

REQUIRED BF UNITS 15%			
STUDIO BF %	1 B+ 1BD _BF%	2B+2BD BF %	3B_BF %
26.25	28.35	11.7	0

UNIT COUNT						
STUDIO	1B	1BD	2B	2BD	3B	TOTAL UNIT
175	14	175	76	2	2	444

*UNIT BREAKDOWN %							
NUMBER OF UNITS	STUDIO	1B	1 BD	2B	2BD	3B	TOTAL %
444	39.4%	3.2%	39.4%	17.1%	0.5%	0.5%	100.0

*UNIT BREAKDOWN COUNT%				
NUMBER OF UNITS	STUDIO	1B+1BD	2B+2BD+3B	TOTAL %
444	39.4%	42.6%	18.0%	100.0

*AVERAGE UNIT			
NUMBER OF UNITS	SALEABLE	AVERAGE UNITS	AVERAGE UNIT SF
444	23,023 m ²	52 m ²	558 SF

MIN AMENITY AREA IS THE GREATER OF 5.6 sm PER UNIT OR 10% OF THE SITE AREA

REQUIRED AMENITY AREA	
NET UNITS	TOTAL
444	2,486.4

TOTAL PROVIDED AMENITY	
LEVEL	Area
LEVEL 1	313 m ²
LEVEL 2	907 m ²
LEVEL 3	1,098 m ²
LEVEL 3	258 m ²
Grand total	2,576 m ²

PROVIDED INTERIOR AMENITY	
LEVEL	Area
LEVEL 1	313 m ²
LEVEL 2	907 m ²
LEVEL 3	258 m ²
Grand total	1,479 m ²

INTERIOR AMENITY RATIO: TOTAL AREA / NUMBER OF UNIS = 1,469 /444=3.3

PROVIDED EXTERIOR AMENITY	
LEVEL	Area
LEVEL 3	1,098 m ²
Grand total	1,098 m ²

EXTERIOR AMENITY RATIO: TOTAL AREA / NUMBER OF UNIS = 1,098/444=2.47

3 2023-05-19 RE ISSUED FOR OPA & ZBA COORDINATION
 2 2022-01-07 ISSUED FOR OPA & ZBA COORDINATION
 1 2021-03-02 ISSUED FOR PRE-APPLICATION MEETING
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PROJECT: THE MISS QUEEN
 21-51 QUEEN ST. N, MISSISSAUGA, ONTARIO

SCALE: DATE: DECEMBER 2020

TITLE: STATISTICS

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