

PROJECT STATISTICS

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JOB No: 2045.22

DATE: October 5, 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
Total	297435.8 ft2	28192.6 m2

03. G.F.A | Above Grade

	Required	Proposed
Residential	173455.1 ft2	16114.5 m2
Non-Res (Ground level Retail)	5966.4 ft2	554.3 m2
Total	179421.6 ft2	16668.8 m2

04. FSI

Calculated using Bylaw G.F.A.	2.13
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05. UNIT BREAKDOWN

Residential Units	Studio	19	8%
	1 Eed	48	21%
	1 Eed + D	30	13%
	2 Eed	78	34%
	2 Eed + D	17	7%
	3 Eed	4	2%
	2 sly TownHome (ground lvl)	14	6%
	2 sly TownHome (8th lvl)	22	9%
Total		232	100%

06. PARKING

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

07. BIKE PARKING

	Ratio	Units	Area(m2)
Residential			
Class A long term	0.6 bikes / Unit	140	232
Class B short term	0.05 bikes / Unit	12	12
Non-Residential			
Class A long term	0.20 spaces/ 100m2	1	556
Class B short term	0.15 spaces/ 100m2	6	6
Total long term		141	141
Total short term		18	18
Total		159	159

08. AMENITY (m2)

	Ratio	Units
Indoor	0.94	232
Outdoor	3.13	232
Total		944

09. BUILDING HEIGHT

	25.60m (Ground-8th, including MPH)
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10. BUILDING SETBACKS

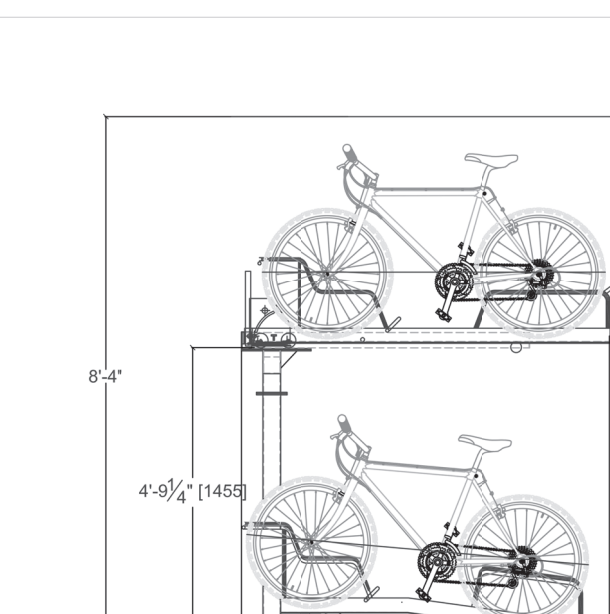
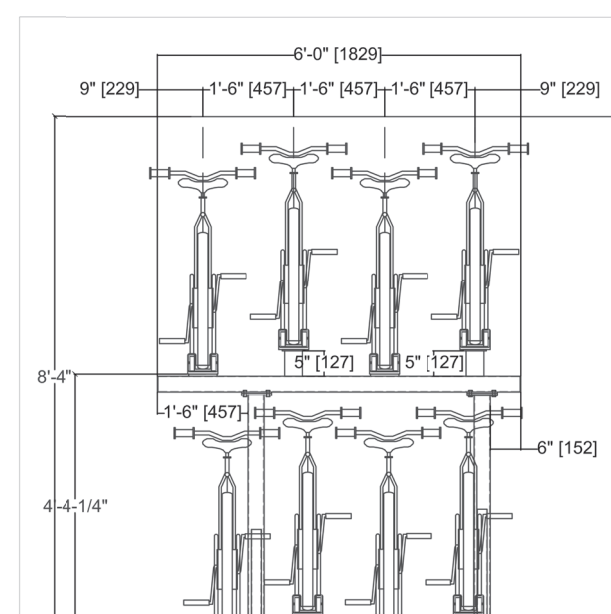
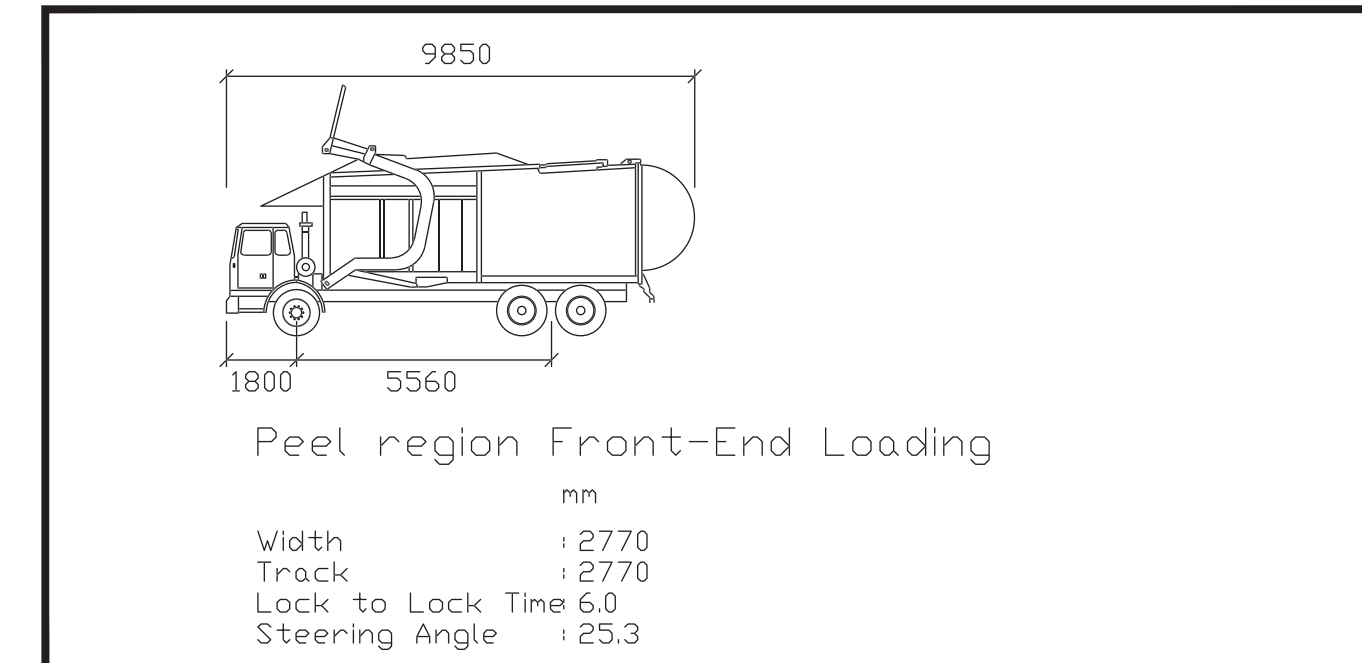
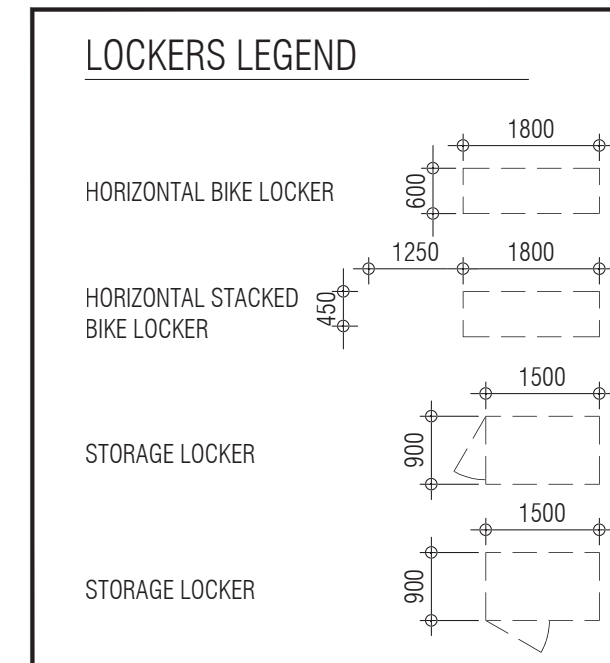
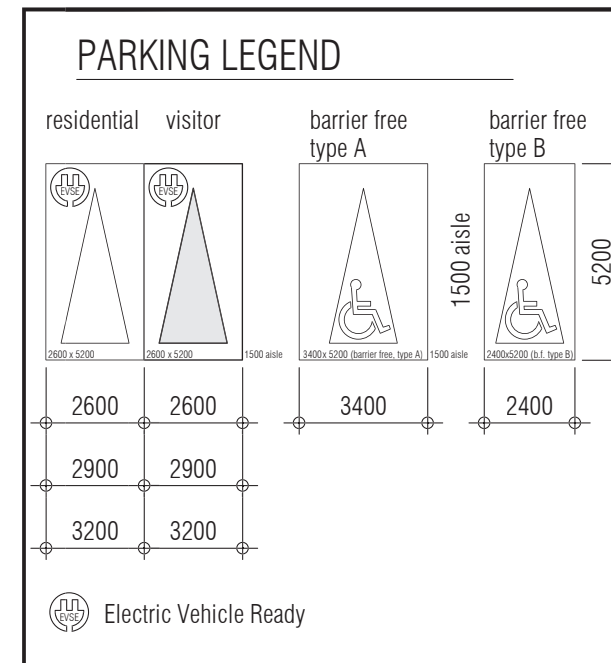
	North	East	South	West
	3m min.	4.5m min.	0m	3m min.

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

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- 02. JUL.07.2023 re-issued for ZBA + OPA BG
- 03. SEP.27.2023 re-issued for ZBA + OPA BG

issued for revisions

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Mixed-Use

Queen + Britannia
 02/OPA 21-14 W11
 6,10,12 Queen Street South, 16 James Street & 2 William Street
 Mississauga Ontario

PROJECT ARCHITECT: B. Graziani
 ASSISTANT DESIGNER: C. Kotva
 DRAWN BY: S.P
 CHECKED BY: G. COLANGELO / D. BIASE
 PLOT DATE: OCT.05.2023
 JOB #: 2045.22

CONTEXT PLAN & STATISTICS