3085 Hurontario Street
Missisauga, ON L5A 2G9

ISSUED FOR RE-ZONING RESUBMISSION

08/16/23

ARCHITECTURAL

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Hurontario Site Statistics by Phase 2023-08-15

Site Area	13,159	142,969
Total GFA	104,203	1,121,837
FSI (GFA/Site Area)	7.88	

PHASE 1 B1, B2, POPs

	Total										
	No. of Floors	NSA/Flr (SM)	NSA (SM)	NSA (SF)	GCA/Flr (SM)	GCA (SM)	GCA (SF)	GFA/Flr (SM)	GFA (SM)	GFA (SF)	Efficiency (NSA/GCA)
Site											
Ground L1											
Sub Total											
Bldg 1											
Ground L1	1				1,797	1,797	19,342	1,037	1,037	11,162	
Podium L1 Mech	1				64	64	689	64	64	689	
Podium L3	1				1,604	1,604	17,264	46	46	495	
Podium L4 Void											
Podium Roof L5	1	559	559	6,016	832	832	8,956	609	609	6,552	67%
Typical Tower L6-40	35	700	24,496	263,665	820	28,714	309,095	751	26,278	282,858	85%
Mech. PH L45					763	763	8,215				
Sub Total	40		25,055	269,681		34,090	367,069		28,039	301,756	73%
Bldg 2											
Ground L1	1				819	819	8,811	493	493	5,305	
Podium L2 Mech	1				306	306		41	41	441	
Podium L3	1	703	703	7,569	825	825	8,882	755	755	8,123	85%
Podium L4	1	703	703	7,569	825	825	8,882	755	755	8,123	85%
Podium Roof L5	1	561	561	6,041	819	819	8,818	610	610	6,564	68%
Typical Tower L6-44	39	699	27,245	293,267	820	31,996	344,497	750	29,243	314,773	85%
Mech. PH L45					763	763	8,215				
Sub Total	45		29,213	314,442		36,352	391,385		31,896	343,332	80%
Total (SM)			54,268	584,123		70,442	758,454		59,935	645,088	77%

	Suite Count										
	Per Level					Subtotal					
	Studio	1BR	1BR+D	2BR	3BR	Studio	1BR	1BR+D	2BR	3BR	Total
Site											
Ground L1											
Sub Total											
Bldg 1											
Ground L1											
Podium L2 Mech											
Podium L3											
Podium L4 Void											
Podium Roof L5			3	5	2		3	5	2		10
Typical Tower L6-40			3	5	4		105	175	140		420
Mech. PH L45											
Sub Total							108	180	142		430
Bldg 2											
Ground L1											
Podium L2 Mech											
Podium L3			3	5	4		3	5	4		12
Podium L4			3	5	4		3	5	4		12
Podium Roof L5			1	4	3	1	1	4	3	1	9
Typical Tower L6-44			3	5	4		117	195	156		468
Mech. PH L45											
Sub Total							124	209	167	1	501
Total (SM)							232	389	309	1	931
							25%	42%	33%	0%	

	Retail (NLA)	
	Area (SM)	Area (SF)
Site		
Ground L1		
Sub Total		
Bldg 1		
Ground L1	696	7,493
Podium L2 Mech		
Podium L3		
Podium L4 Void		
Podium Roof L5		
Typical Tower L6-40		
Mech. PH L45		
Sub Total	696	7,493
Bldg 2		
Ground L1	454	4,885
Podium L2 Mech		
Podium L3		
Podium L4		
Podium Roof L5		
Typical Tower L6-44		
Mech. PH L45		
Sub Total	454	4885
Total (SM)	1,146	12,378

	Amenity									
	Provided					Zoning Target		Mattamy Target (1.5+1.5SM/Unit)		
	Indoor Area (SM)	Outdoor Area (SM)	Total Area (SM)	Total Area (SF)	Area/Unit (SM)	Combined Area (SM)	Combined Area (SF)	Indoor Area (SM)	Outdoor Area (SM)	Combined Area (SM)	Combined Area (SF)
Site											
Ground L1		1,032	1,032	11,111							
Sub Total		1,032	1,032	11,111							
Bldg 1											
Ground L1	1,319		1,319	14,202							
Podium L2 Mech											
Podium L3		1,519	1,519	16,350							
Podium L4 Void											
Podium Roof L5	139	306	444	4,780							
Typical Tower L6-40											
Mech. PH L45											
Sub Total	1,458	306	1,764	19,130	4.57	2,436	26,224	645	645	1,290	13,884
Bldg 2											
Ground L1											
Podium L2 Mech											
Podium L3											
Podium L4	157	157	1,675								
Podium Roof L5											
Typical Tower L6-44											
Mech. PH L45											
Sub Total	157	157	1,675	18,031	0.27	2,806	30,198	752	752	1,503	16,182
Total (SM)	1,795	2,267	4,062	43,722	4.86	5,214	56,122	1,397	1,397	2,793	
	1.19	2.43	4.36								

	Bike Parking									
	Class A			Class B						
	Res (0.6/unit)	Non-Res (0.15/1000M)		Res (0.05/unit)	Non-Res (0.5/1000M)					
Site										
Ground L1										
Sub Total										
Bldg 1										
Ground L1										
Podium L2 Mech										
Podium L3										
Podium L4 Void										
Podium Roof L5										
Typical Tower L6-40										
Mech. PH L45										
Sub Total	256	5	22	0	22	0	278			
Bldg 2										
Ground L1										
Podium L2 Mech										
Podium L3										
Podium L4										
Podium Roof L5										
Typical Tower L6-44										
Mech. PH L45										
Sub Total	301	5	25	5	28		329			
Total (SM)	559	2	47	5	50		607			

	Vehicle Parking		
	Residential		
	Resident (0.7/Unit)	Visitor (0.2/unit)	Total
Site			
Ground L1			
Sub Total			
Bldg 1			
Ground L1			
Podium L2 Mech			
Podium L3			
Podium L4 Void			
Podium Roof L5			
Typical Tower L6-40			
Mech. PH L45			
Sub Total	310	80	390
Bldg 2			
Ground L1			
Podium L2 Mech			
Podium L3			
Podium L4			
Podium Roof L5			
Typical Tower L6-44			
Mech. PH L45			
Sub Total	361	100	461
Total (SM)	670	180	850

PHASE 2 B3, Private Park

	Total										
	No. of Floors	NSA/Flr (SM)	NSA (SM)	NSA (SF)	GCA/Flr (SM)	GCA (SM)	GCA (SF)	GFA/Flr (SM)	GFA (SM)	GFA (SF)	Efficiency (NSA/GCA)
Site											
Ground L1											
Sub Total											
Bldg 3											
Ground L1	1	191	191	2,056	1,219	1,219	13,120	951	951	9,779	16%
Podium L2	1	955	955	10,280	1,094	1,094	11,778	1,034	1,034	11,129	87%
Typical Podium L3-4	4	955	3,820	41,120	1,094	4,377	47,114	1,034	4,134	44,501	87%
Podium Roof L7	1	555	555	5,974	803	803	8,644	628	628	6,759	69%
Typical Tower L8-28	21	681	14,295	153,901	806	16,932	182,258	767	15,892	168,916	84%
Mech. PH L29					763	763	8,215				
Sub Total	29		19,816	213,331	25,190	275,199		21,639	235,072		79%
Total (SM)	29		19,816	213,331	25,190	275,199		21,639	235,072		79%

	Suite Count										
	Per Level					Subtotal					
	Studio	1BR	1BR+D	2BR	3BR	Studio	1BR	1BR+D	2BR	3BR	Total
Site											
Ground L1											
Sub Total											
Bldg 3											
Ground L1			1	2			1	2			3
Podium L2			1	2	2	4	1	2	2	2	10
Typical Podium L3-4			1	2	2	16	4	8	8	8	44
Podium Roof L7			2	4	4		2	4	4		10
Typical Tower L8-28			2	5	4	1	42	105	84	21	252
Mech. PH L29											
Sub Total						20	50	154	100	31	355
Total (SM)						20	50	154	100	31	355
						6%	14%	43%	28%	9%	

	Retail (NLA)	
	Area (SM)	Area (SF)
Site		
Ground L1		
Sub Total		
Bldg 3		
Ground L1		
Podium L2		
Typical Podium L3-4		
Podium Roof L7		
Typical Tower L8-28		
Mech. PH L29		
Sub Total		
Total (SM)		

	Amenity									
	Provided					Zoning Target		Mattamy Target (1.5+1.5SM/Unit)		
	Indoor Area (SM)	Outdoor Area (SM)	Total Area (SM)	Total Area (SF)	Area/Unit (SM)	Combined Area (SM)	Combined Area (SF)	Indoor Area (SM)	Outdoor Area (SM)	Combined Area (SM)	Combined Area (SF)
Site											
Ground L1		929	929	9,998							
Sub Total		929	929	9,998							
Bldg 3											
Ground L1	308		308	3,311							
Podium L2											
Typical Podium L3-4	114	69	183	1,968							
Podium Roof L7											
Typical Tower L8-28											
Mech. PH L29											
Sub Total	422	69	490	5,277	1.38	1,990	21,419	533	533	1,065	11,464
Total (SM)	422	998	1,419	15,275	4.00	1,990	21,419	533	533	1,065	11,464
	1.19	2.81	4.00								

	Bike Parking									
	Class A			Class B						
	Res (0.6/unit)	Non-Res (0.15/1000M)		Res (0.05/unit)	Non-Res (0.5/1000M)					
Site										
Ground L1										
Sub Total										
Bldg 3										
Ground L1										
Podium L2										
Typical Podium L3-4										
Podium Roof L7										
Typical Tower L8-28										
Mech. PH L29										
Sub Total	213		18		18		231			
Total (SM)	213		18		18		231			

	Vehicle Parking		
	Residential		
	Resident (0.7/Unit)	Visitor (0.2/unit)	Total
Site			
Ground L1			
Sub Total			
Bldg 3			
Ground L1			
Podium L2			
Typical Podium L3-4			
Podium Roof L7			
Typical Tower L8-28			
Mech. PH L29			
Sub Total	250	71	321
Total (SM)	250	71	321

PHASE 3 B4

	Total										
	No. of Floors	NSA/Flr (SM)	NSA (SM)	NSA (SF)	GCA/Flr (SM)	GCA (SM)	GCA (SF)	GFA/Flr (SM)	GFA (SM)	GFA (SF)	Efficiency (NSA/GCA)
Site											
Ground L1											
Sub Total											
Bldg 4											
Ground L1	1	1,861	1,861	11,457	1,812	1,812	19,503	1,264	1,264	13,602	59%
Podium L2	1	1,452	1,452	15,630	1,628	1,628	17,521	1,341	1,341	14,433	89%
Typical Podium L3-4	2	1,452	2,904	31,260	1,628	3,257	35,044	1,341	2,682	28,866	89%
Podium Roof L7	1	538	538	5,790	830	830	8,937	604	604	6,502	65%
Typical Tower L8-24	17	684	11,623	125,126	806	13,707	147,559	751	12,766	137,461	85%
Mech. PH L25					770	770	8,285				
Sub Total	25		20,392	219,503		23,293	237,349		22,440	241,564	81%
Total (SM)	25		20,392	219,503		23,293	237,349		22,440	241,564	81%

	Suite Count										
	Per Level					Subtotal					
	Studio	1BR	1BR+D	2BR	3BR	Studio	1BR	1BR+D	2BR	3BR	Total
Site											
Ground L1											
Sub Total											
Bldg 4											
Ground L1	1	1	1	14	1	1	1	1	14	1	18
Podium L2	5	3	17	2	1	5	3	17	2	1	28
Typical Podium L3-4	5	3	17	2	1	20	12	68	8	4	112
Podium Roof L7			2	6	2		2	6	2		10
Typical Tower L8-24			2	5	4	1	34	85	68	17	204
Mech. PH L25											
Sub Total						26	52	177	94	23	372
Total (SM)						26	52	177	94	23	372
						7%	14%	48%	25%	6%	

	Retail (NLA)	
	Area (SM)	Area (SF)
Site		
Ground L1		
Sub Total		
Bldg 4		
Ground L1		
Podium L2		
Typical Podium L3-4		
Podium Roof L7		
Typical Tower L8-24		
Mech. PH L25		
Sub Total		
Total (SM)		

	Amenity									
	Provided					Zoning Target		Mattamy Target (1.5+1.5SM/Unit)		
	Indoor Area (SM)	Outdoor Area (SM)	Total Area (SM)	Total Area (SF)	Area/Unit (SM)	Combined Area (SM)	Combined Area (SF)	Indoor Area (SM)	Outdoor Area (SM)	Combined Area (SM)	Combined Area (SF)
Site											
Ground L1	156		156	1,680							
Sub Total											
Bldg 4											
Ground L1											
Podium L2											
Typical Podium L3-4	141	154	295	3,176							
Podium Roof L7											
Typical Tower L8-24											
Mech. PH L25											
Sub Total	297	154	451	4,856	1.21	2,080	22,392	558	558	1,116	12,015
Total (SM)	297	154	451	4,856	1.21	2,080	22,392	558	558	1,116	12,015
	0.80	0.41	1.21								

	Bike Parking									
	Class A			Class B						
	Res (0.6/unit)	Non-Res (0.15/1000M)		Res (0.05/unit)	Non-Res (0.5/1000M)					
Site										
Ground L1										
Sub Total										
Bldg 4										
Ground L1										
Podium L2										
Typical Podium L3-4										
Podium Roof L7										
Typical Tower L8-24										
Mech. PH L25										
Sub Total	223		19		19		242			
Total (SM)	223		19		19		242			

	Vehicle Parking		
	Residential		
	Resident (0.7/Unit)	Visitor (0.2/unit)	Total
Site			
Ground L1			
Sub Total			
Bldg 4			
Ground L1			
Podium L2			
Typical Podium L3-4			
Podium Roof L7			
Typical Tower L8-24			
Mech. PH L25			
Sub Total	204	74	342
Total (SM)	204	74	342

TOTAL BUILDING AREAS	NSA (SM)	GCA (SM)	Efficiency	GFA (SM)	GBA (SM)
	94,466	120,902	78%	104,203	230,126

TOTAL UNIT COUNT	Studio	1 BR	1BR+D	2 BR	3 BR	TOTAL
	45	594	770	503	51	1,958

TOTAL AMENITY	Provided		Target	
	Indoor (SM)	Outdoor (SM)	Indoor (SM)	Outdoor (SM)
	2,514	2,488	2,487	2,487
Ratio (SM/Unit	1.52	1.50	1.5	1.5

Vehicle Parking by Level	Provided			Required	
	GFA (SM)	Parking	Efficiency (GFA/Level)	Parking Ratio	Resident	Visitor	Total	Δ
P1	12,272	296	41.4					
P2	12,272	296	41.4					
P3	12,272	296	41.4					
P4	12,272	296	41.4					
Total	49,195	1184	46.5	0.67	1194	392	1587	-403

Residential Units	Phase 1 Total	Phase 1 Tower 1	Phase 2 Tower 2	Phase 3 Tower 3	Phase 4 Tower 4	Ratio	Target
Studio	46			20	26	2.8%	5%
1 BR	334	108	116	50	51	20.1%	25%
1 BR+D	427	147	140	70	70	25.7%	30%
2 BR	503	142	142	104	115	30.3%	35%
3 BR	51		5	35	21	3.3%	5%
Total Unit Count	1,424	436	501	359	373	100%	100%

Parking by Phase	Provided					Required			Δ	
	P1	P2	P3	P4	Total	Resident	Visitor	Total		
Phase 1	102	51	106	94	353	675	198	873	-520	
Phase 2	0	0	35	0	35	224	71	327	-292	
Phase 3	94	94	94	94	376	258	78	342	34	
Global	196	145	295	188	764	1,156	347	1,542	-778	

Bike Parking by Phase	Provided			Required			Δ		
	Class A	Class B	Total	Class A	Class B	Total	Class A	Class B	Total
Phase 1	67	11	138	560	56	616	-493	-45	-538
Phase 2	920	10	930	213	16	231	707	-6	699
Phase 3	414	8	422	223	19	242	191	-11	180
Total	1417	29	1,490	995	91	1,086	405	-62	343

Bike Parking by Level	Class A Indoor Single	Class A Indoor Stacked	Class B Outdoor	Total
L1		90		170
P1		812		812
P2	106			106
P3	109			109
P4	109			109
Total	215	902	80	1397

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