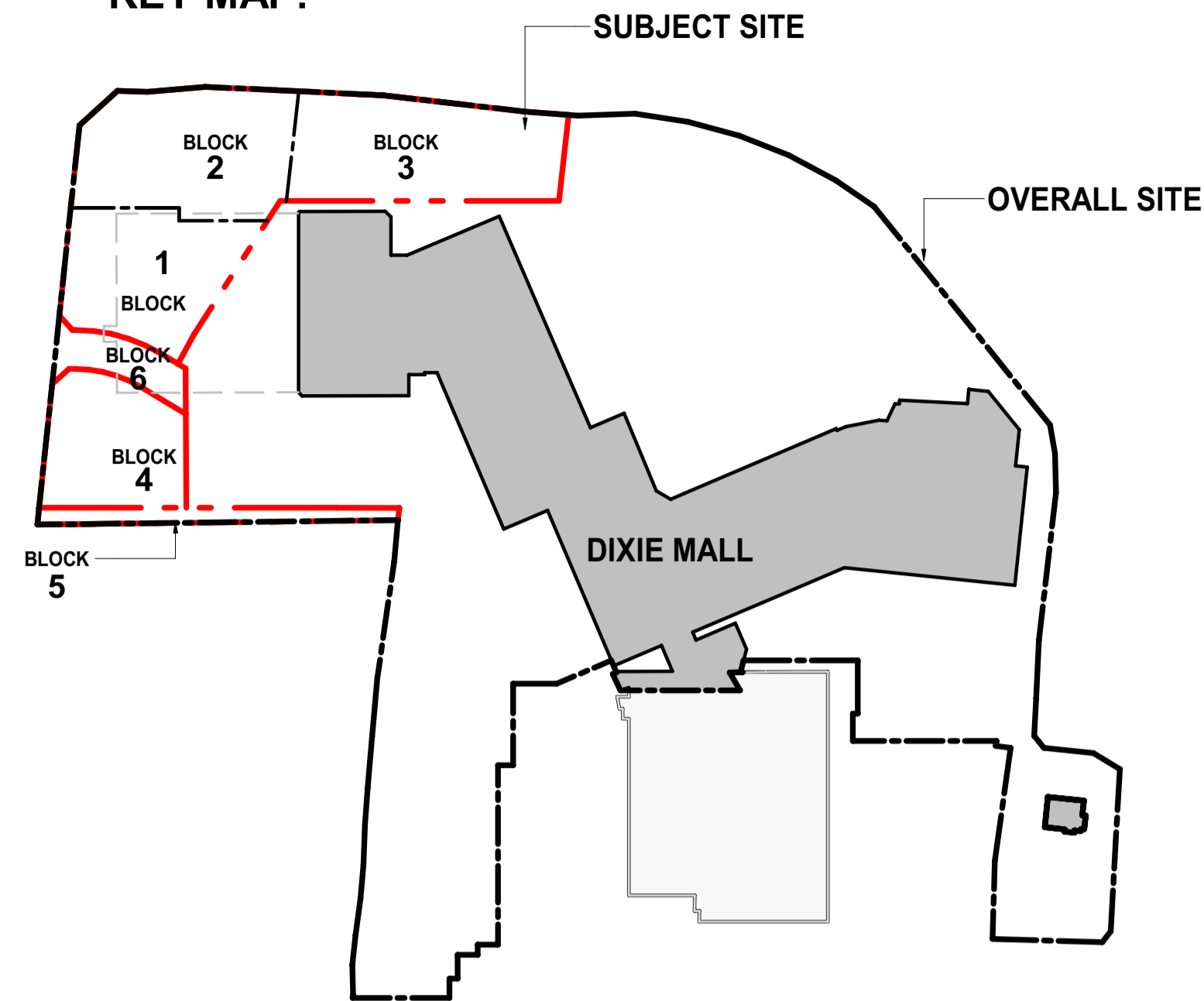


KEY MAP:



	SM	SF
OVERALL SITE AREA	14,568.1	1,546,564
DIXIE MALL GFA (RETAINED PORTION OF THE MALL WITHIN OVERALL SITE)	14.37	35,50
TOTAL GFA (DIXIE MALL + PROPOSED DEVELOPMENT)	111,800	1,203,408
OVERALL FSI	0.78	

BLOCK 1

BUILDING HEIGHT	35.4 M
SITE COVERAGE	2065.2 SM
FSI NET	2.10

UNIT MIX TARGETS
 1BD (45-65sm) - 65%
 2BD (68-74sm) - 20%
 3BD (80-94sm) - 15%

BLOCK 1 - GCA			BLOCK 1 - GFA DEDUCTIONS		BLOCK 1 - GFA	
Level	SM	SF	SM	SF	SM	SF
Level 1	1913.5	20597	790.9	8513	1274.3	13716
Level 2	1921.2	20680	58.3	627	1862.9	20052
Level 3	1921.2	20680	58.3	627	1862.9	20052
Level 4	1921.2	20680	58.3	627	1862.9	20052
Level 5	1537.5	16550	58.5	630	1479.0	15920
Level 6	1537.5	16550	58.5	630	1479.0	15920
Level 7	999.1	10754	376.3	4050	913.3	9831
Level 8	999.1	10754	45.8	493	953.3	10261
TOTAL	12750.4	137244	1504.9	16199	11687.7	125805

BLOCK 1 - RESIDENTIAL UNIT COUNT	
Level	Unit Count
Level 1	13
Level 2	23
Level 3	23
Level 4	23
Level 5	24
Level 6	24
Level 7	14
Level 8	15
TOTAL UNIT COUNT	159

*REQUIRED AMENITY 5.6 SM PER DWELLING = 912.8 SM

BLOCK 1 - INDOOR AMENITY			BLOCK 1 - OUTDOOR AMENITY		
Level	SM	SF	Level	SM	SF
Level 1	311.3	3351	Level 1	151.7	1633
Level 1	126.4	1361	Level 7	290.5	3127
Level 7	39.9	430			
TOTAL	919.9		TOTAL	9901	

BLOCK 2

BUILDING HEIGHT INCL. MPH.	71.1 M
SITE COVERAGE	2600.6 SM
FSI NET	3.76

BLOCK 2 - GCA			BLOCK 2 - GFA DEDUCTIONS		BLOCK 2 - GFA	
Level	SM	SF	SM	SF	SM	SF
Level 1	2600.6	27993	1320.9	14218	1279.7	13774
Level 2	2608.5	28078	151.5	1631	2457.0	26447
Level 3	2886.6	31071	169.0	1819	2717.5	29251
Level 4	2886.6	31071	169.0	1819	2717.5	29251
Level 5	2886.6	31071	169.0	1819	2717.5	29251
Level 6	2886.6	31071	169.0	1819	2717.5	29251
Level 7	990.5	10662	1250.4	13459	695.6	7487
Level 8	990.5	10662	45.6	491	945.0	10171
Level 9	990.5	10662	45.6	491	945.0	10171
Level 10	990.5	10662	45.6	491	945.0	10171
Level 11	990.5	10662	45.6	491	945.0	10171
Level 12	990.5	10662	45.6	491	945.0	10171
Level 13	990.5	10662	45.6	491	945.0	10171
Level 14	990.5	10662	45.6	491	945.0	10171
Level 15	990.5	10662	45.6	491	945.0	10171
Level 16	990.5	10662	45.6	491	945.0	10171
Level 17	990.5	10662	45.6	491	945.0	10171
Level 18	990.5	10662	45.6	491	945.0	10171
TOTAL	28641.8	308298	3900.3	41982	25697.0	276600

BLOCK 2 - RESIDENTIAL UNIT COUNT	
Level	Unit Count
Level 1	9
Level 2	29
Level 3	34
Level 4	34
Level 5	34
Level 6	34
Level 7	10
Level 8	14
Level 9	14
Level 10	14
Level 11	14
Level 12	14
Level 13	14
Level 14	14
Level 15	14
Level 16	14
Level 17	14
Level 18	14
TOTAL UNIT COUNT	338

*REQUIRED AMENITY 5.6 SM PER DWELLING = 1915.2 SM

BLOCK 2 - INDOOR AMENITY			BLOCK 2 - OUTDOOR AMENITY		
Level	SM	SF	Level	SM	SF
Level 1	741.1	7977	Level 7	955.41	10283.92
Level 7	249.4	2684			
TOTAL	1945.9		TOTAL	20945	

SUBJECT SITE GROSS AREA					
BLOCK	DESCRIPTION	SM	SF	ACRES	HA
BLOCK 1	MID-RISE (8 LEVELS)	5569.3	59948	1.38	0.56
BLOCK 2	TOWER (18 LEVELS) AND PODIUM (6 LEVELS)	6832.9	73549	1.69	0.68
BLOCK 3	TWO TOWERS (15+19 LEVELS) AND PODIUM (6 LEVELS)	7102.4	76450	1.76	0.71
BLOCK 4	COMMUNITY PARK	4585.5	49358	1.13	0.46
BLOCK 5	EASEMENT	1393.7	15002	0.34	0.14
BLOCK 6	R.O.W.	1488.4	16021	0.37	0.15
TOTAL		26972.2	290326	6.66	2.70

*PROPOSED PARKING RATE
 RESIDENTIAL 0.85
 VISITOR 0.15

BLOCK 1+2 PARKING STALLS		
Block	Parking Type	Count
BLOCK 1+2	RESIDENTIAL	414
BLOCK 1+2	RESIDENTIAL (BF) (A)	4
BLOCK 1+2	RESIDENTIAL (BF) (B)	8
BLOCK 1+2	VISITOR	76
BLOCK 1+2	VISITOR (BF) (A)	1
BLOCK 1+2	VISITOR (BF) (B)	3

TOTAL PARKING STALLS : 506

BLOCK 3 PARKING STALLS		
Block	Parking Type	Count
BLOCK 3	RESIDENTIAL	419
BLOCK 3	RESIDENTIAL (BF) (B)	3
BLOCK 3	VISITOR	76
BLOCK 3	VISITOR (BF) (A)	3
BLOCK 3	VISITOR (BF) (B)	2

TOTAL PARKING STALLS : 503

BLOCK 3

BUILDING HEIGHT INCL. MPH.	63.2 M + 74.7 M
SITE COVERAGE	3258.6 SM
FSI NET	4.88

BLOCK 3 - GCA			BLOCK 3 - GFA DEDUCTIONS		BLOCK 3 - GFA	
Level	SM	SF	SM	SF	SM	SF
Level 1	3258.6	35075	1931.9	20795	1326.7	14281
Level 2	3288.8	35401	99.4	1070	3189.4	34330
Level 3	3288.8	35401	99.4	1070	3189.4	34330
Level 4	3288.8	35401	99.4	1070	3189.4	34330
Level 5	2538.3	27322	99.4	1070	2438.8	26251
Level 6	2538.3	27322	99.4	1070	2438.8	26251
Level 7	1691.6	18208	1062.1	11433	1251.2	13468
Level 8	1880.2	20239	100.0	1077	1780.2	19162
Level 9	1880.2	20239	100.0	1077	1780.2	19162
Level 10	1880.2	20239	100.0	1077	1780.2	19162
Level 11	1880.2	20239	100.0	1077	1780.2	19162
Level 12	1880.2	20239	100.0	1077	1780.2	19162
Level 13	1880.2	20239	100.0	1077	1780.2	19162
Level 14	1880.2	20239	100.0	1077	1780.2	19162
Level 15	1880.2	20239	100.0	1077	1780.2	19162
Level 16	906.3	9756	52.4	564	853.9	9191
Level 17	906.3	9756	52.4	564	853.9	9191
Level 18	906.3	9756	52.4	564	853.9	9191
Level 19	906.3	9756	52.4	564	853.9	9191
TOTAL	38560.5	415062	4501.0	48448	34681.3	373306

BLOCK 3 - RESIDENTIAL UNIT COUNT	
Level	Unit Count
Level 1	8
Level 2	38
Level 3	38
Level 4	38
Level 5	38
Level 6	38
Level 7	22
Level 8	28
Level 9	28
Level 10	28
Level 11	28
Level 12	28
Level 13	28
Level 14	28
Level 15	28
Level 16	14
Level 17	14
Level 18	14
Level 19	14
TOTAL UNIT COUNT	500

*REQUIRED AMENITY 5.6 SM PER DWELLING = 2833.6 SM

BLOCK 3 - INDOOR AMENITY			BLOCK 3 - OUTDOOR AMENITY		
Level	SM	SF	Level	SM	SF
Level 1	645.6	6949	Level 7	621.7	6692
Level 7	340.4	3664			
TOTAL	1607.7		TOTAL	17306	

OVERALL GCA		OVERALL GFA		OVERALL RESIDENTIAL UNIT COUNT		OVERALL AMENITY	
SM	SF	SM	SF	Unit Count	SM	SF	
81972.08	882340.09	72065.90	775710.82	997	4473.48	48152.15	

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**giannone
 petricone
 associates**

Giannone Petricone Associates Inc. Architects
 96 Spadina Avenue, Toronto, Canada M5V 2J6
 T 416.591.7788 F 416.591.1293 E mail@gpaia.com

**DIXIE MALL
 REDEVELOPMENT**
 1250 South Service Road
 Mississauga, ON L5E 3E5

STATISTICS

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 CHECKED BY: AV
 PROJECT START DATE: 06/28/22
 PROJECT NO.: 22138
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