

30 QUEEN STREET EAST - PROJECT SUMMARY

SITE AREA	ORIGINAL SITE AREA: 5,952.4 SQ.M. 64,071.10 SQ. FT. 1.471 ACRES .595 HA QUEEN ST. SITE AREA: 1,378.1 SQ.M. 14,833.75 SQ. FT. 0.340 ACRES .138 HA CORNER ROUNDING: -11.9 SQ.M. -128.09 SQ. FT. -0.003 ACRES -0.001 HA NET SITE AREA: 7,318.6 SQ.M. 78,776.76 SQ. FT. 1.808 ACRES .732 HA					
PROGRAM	RETAIL (GROUP E), RESIDENTIAL (GROUP C)					
GROSS CONSTRUCTION AREA	TOTAL PROPOSED ABOVE GRADE GCA = 97,365 SQ. M (1,048,050 SQ. FT.)					
GROSS FLOOR AREA ¹	PROPOSED COMMERCIAL GFA = 4,600 SQ. M (49,550 SQ. FT.) PROPOSED RESIDENTIAL GFA = 80,405 SQ. M (865,370 SQ. FT.) TOTAL PROPOSED PROJECT GFA = 85,005 SQ. M (914,920 SQ. FT.)		1. GFA DEFINITION = 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.			
NO. OF DWELLING UNITS		1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	TOTAL PROVIDED
	NORTH TOWER	415 UNITS	135 UNITS	146 UNITS	17 UNITS	713 UNITS
	SOUTH TOWER	331 UNITS	94 UNITS	189 UNITS	2 UNITS	616 UNITS
	TOTAL	746 UNITS	229 UNITS	335 UNITS	19 UNITS	1,329 UNITS

	PROVIDED
FLOOR SPACE INDEX	11.6
MAX. BUILDING HEIGHT	NORTH TOWER - 42 STOREYS PLUS MECHANICAL PENTHOUSE SOUTH TOWER - 40 STOREYS PLUS MECHANICAL PENTHOUSE
SETBACKS	UNDERGROUND ALL LOT LINES = 0.0m NORTH TOWER NORTH LOT LINE (METROLINK) = 0.0m EAST LOT LINE (FUTURE LRT) = 0.0m WEST LOT LINE (ANN STREET) = 1.0m SOUTH TOWER EAST LOT LINE (FUTURE LRT) = 4.5m SOUTH LOT LINE (PARK STREET) = 1.5m WEST LOT LINE (ANN STREET) = 2.0m CORNER ROUNDING = 0.0m
LOADING	1 TYPE 'G', 1 TYPE 'B' AND 1 TYPE 'C' LOADING AREA ON GROUND LEVEL AND 1 TYPE 'C' ON P1 LEVEL: TYPE 'G' LOADING: 4.0 M X 13 M X 7.5 M HIGH TYPE 'B' LOADING: 3.5 M X 11 M X 4.0 M HIGH TYPE 'C' LOADING: 3.0 M X 6.0 M X 3.0 M HIGH
POPs	1,935 SQ. M. (20,840 SQ. FT.)
AMENITY SPACE	INDOOR AMENITY PROVIDED: NORTH TOWER INDOOR PROVIDED = 3,325 SQ. M. SOUTH TOWER INDOOR PROVIDED = 45 SQ. M. TOTAL INDOOR AMENITY PROVIDED = 3,370 SQ. M. OUTDOOR AMENITY PROVIDED: NORTH TOWER OUTDOOR PROVIDED = 600 SQ. M. SOUTH TOWER OUTDOOR PROVIDED = 265 SQ. M. TOTAL OUTDOOR AMENITY PROVIDED = 865 SQ. M. TOTAL AMENITY PROVIDED = 4,235 SQ. M. (3.2m²/UNIT)

PARKING																					
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BICYCLE PARKING	RESIDENTIAL LONG TERM (CLASS A) BICYCLE PARKING PROPOSED: 1,329 UNITS X 0.6 PER UNIT = 797 RESIDENTIAL SHORT TERM (CLASS B) BICYCLE PARKING PROPOSED: 1,329 UNITS X 0.05 PER UNIT = 66 TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED = 863 SPACES NON-RESIDENTIAL LONG TERM (CLASS A) BICYCLE PARKING PROPOSED: 0.15 PER 100m ² OF RETAIL + 0.10 PER 100m ² OF OFFICE + 0.05 PER 100m ² OF DAYCARE = [0.15 X (1,680/100)] + [0.10 X (2,017/100)] + [0.15 X (907/100)] = 6 NON-RESIDENTIAL SHORT TERM BICYCLE (CLASS B) PARKING PROPOSED: 0.20 PER 100m ² OF RETAIL + 0.10 PER 100m ² OF OFFICE + 0.10 PER 100m ² OF DAYCARE = [0.20 X (1,680/100)] + [0.10 X (2,017/100)] + [0.10 X (907/100)] = 6 TOTAL NON-RESIDENTIAL BICYCLE PARKING PROPOSED = 12 SPACES																				

NO.	REVISIONS	DATE
2	RE-ISSUED FOR ZBA/OPA	31 MAY 2023
1	ISSUED FOR ZBA/OPA	4 FEBRUARY 2022

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 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

PROJECT NAME:
88 PARK STREET EAST
 42 STOREY MIXED-USE (RESIDENTIAL & RETAIL) BUILDING
PROJECT ADDRESS:
88 PARK STREET E, MISSISSAUGA
LEGAL DESCRIPTION:
PART OF QUEEN STREET LYING BETWEEN ANN STREET AND HURONTARIO STREET (CLOSED BY BY-LAW 116-78), PARTS 2, 3 AND 4 PLAN 43R-39134 AND PART OF LOT 1 AND ALL OF LOT 2, REGISTERED PLAN PC-2 (EAST OF CREDIT RIVER) IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEE.
OWNER:
EDENSHAW QUEEN DEVELOPMENTS LIMITED
OWNER'S ADDRESS:
129 LAKESHORE ROAD EAST, 2ND FLOOR MISSISSAUGA, ON, L5G 1E5 P.
 905-990-3500 F:905-890-9501

88 PARK STREET EAST
MISSISSAUGA, ON



DRAWN G.S.	SCALE NTS
CHECKED G.S.	DATE DECEMBER 2021

PROJECT STATISTICS

PROJECT NO. 21-231	DRAWING NO. A001
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