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STATISTICS

	M2	SF
PROPOSED SITE AREA:	26,391	284,076
NEW PROPOSAL GFA	58,293	627,469
FSI	2.21	
NEW RESIDENTIAL UNIT#	709	

	M2	SF	%
Building Area	10,856	116,858	41.1%
Landscaped Area	10,689	115,055	40.5%
Paved Area	4,846	52,161	18.4%
Total Site Area	26,391	284,074	100.0%

GFA BREAKDOWN

(GFA EXCLUDES U/G PARKING, MECH.P.H., EXIT STAIR WELLS, INDOOR AMENITY SPACE, BICYCLE STORAGE, GARBAGE CHUTES, GARBAGE ROOM PER CITY OF MISSISSAUGA ZONING BY LAW)

	DESCRIPTION	FLOORS #	RESIDENTIAL					RETAIL		TOTAL GFA		
			TYPE	TOTAL GFA		NET SALEABLE			m2	ft2	m2	ft2
				m2	ft2	m2	ft2	UNIT				
U/G PARKING		2	520	5592				520		5,592		
BUILDING 'A'	RESIDENTIAL BASE	15(14+MEZZ.)	17,934	193,043	16,221	174,597	256	408	4,392	18,342	197,435	
BUILDING 'B'	RESIDENTIAL BASE	5(4+MEZZ.)	6,120	65,871	5,086	54,742	74			6,120	65,871	
BUILDING 'C'	RESIDENTIAL BASE	7	6,668	71,768	5,955	64,097	82			6,668	71,768	
BUILDING 'D'	RESIDENTIAL BASE	8	6,950	74,807	6,250	67,272	93	382	4,109	7,332	78,916	
BUILDING 'E'	RESIDENTIAL BASE	8(7+MEZZ.)	7,247	78,003	6,485	69,800	92			7,247	78,003	
TOTAL			45,437	489,085	39,996	430,508	597	790	8,500	46,227	497,585	

	DESCRIPTION	FLOORS #	RESIDENTIAL					RETAIL		TOTAL GFA		
			TYPE	TOTAL GFA		NET SALEABLE			m2	ft2	m2	ft2
				m2	ft2	m2	ft2	UNIT				
B TO B STACKED TOWNHOUS	108.3M2/ UNIT	4	12,066	129,881	12,066	129,881	112			12,066	129,881	

PROPOSED PARKING SUPPLY

RESIDENTIAL	UNITS #	MIN. RATE	PARKING SPACES
BUILDING 'A'	256	1.1	282
BUILDING 'B'	74	1.1	81
BUILDING 'C'	82	1.1	91
BUILDING 'D'	93	1.1	103
BUILDING 'E'	92	1.1	102
B-B STACKED TOWNHOUSES	112	1.1	123
SUB TOTAL	709	1.1	783
NON-RESIDENTIAL			
RESIDENTIAL VISITOR	709	0.2	142
RETAIL	790	5/100M2	40
SUB TOTAL (BEFORE SHARING)			
SUB TOTAL (AFTER SHARING)			
TOTAL (BEFORE SHARING)			
TOTAL (AFTER SHARING)			

*MINIMUM PARKING RATE AS PER PROPOSED SITE SPECIFIC BY-LAW

PROPOSED PARKING PROVIDED

FLOOR	USE		TOTAL
	RESIDENTIAL	NON-RESIDENTIAL	
FLOOR 1		39	39
U/G LEVEL 1	556	103	659
U/G LEVEL 2	227		227
TOTAL PROVIDED	783	142	925
RATIO	1.10		

AMENITY REQUIRED

5.6m2 per unit	3970 m2
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AMENITY PROVIDED

INDOOR	1790 m2
OUTDOOR	2270 m2
TOTAL	4061 m2

BICYCLE PARKING - REQUIRED

USE	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
	RATIO	SPACES	RATIO	SPACES	
SHORT TERM (CLASS B)	0.05 / UNIT	35	0.20 / 100m ²	0	35
LONG TERM (CLASS A)	0.60 / UNIT	425	0.15 / 100m ²	0	425
TOTAL REQUIRED		460		0	460

* BICYCLE PARKING RATIOS AS PER CITY OF MISSISSAUGA ZONING BY-LAW

*BICYCLE PARKING SPACES SHALL NOT BE REQUIRED FOR NON-RESIDENTIAL USES WITH LESS THAN 1000 m² OF GFA - NON-RESIDENTIAL.

EVSE PARKING - PROVIDED

RESIDENTIAL	EVSE	
	RESIDENTIAL	NON-RESIDENTIAL
157	15	
157	15	
20%	10%	

ACCESSIBLE PARKING - PROVIDED

FLOOR	SPACES		TOTAL
	RESIDENTIAL	VISITOR	
FLOOR 1		1	1
U/G LEVEL 1	2	5	7
U/G LEVEL 2	2		2
TOTAL PROVIDED	4	6	10

UNIT MIX SUMMARY

BLDG	SALEABLE					AVG. UNIT SIZE	
	1B	2B	2B+D	3B	TOTAL	m ²	ft ²
A	192	35	17	12	256	63.4	682
B	43	17	8	6	74	68.7	740
C	37	26	14	5	82	72.6	782
D	53	30	3	7	93	67.2	723
E	65	9	11	7	92	70.5	759
SUBTOTAL						390	597
TOTAL UNITS						390	597
UNIT MIX						65.3%	19.6%
UNIT MIX TOTAL						65.3%	28.5%
AVG UNIT SIZE (m ²)						58.2	75.2
AVG UNIT SIZE (ft ²)						627	810
AVG UNIT SIZE TOTAL (m ²)						58.2	78.7
AVG UNIT SIZE TOTAL (ft ²)						627	848

TH UNIT MIX PROVIDED

BLDG	AVG UNIT SIZE	
	m2	ft2
2B	107.7	1160
TH	112	
TOTAL UNITS	112	

GROSS FLOOR AREA DEFINITION

CITY OF MISSISSAUGA ZONING BY-LAW 0225-2007

Gross Floor Area (GFA)

means the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the midpoint of common walls.

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. (0174-2017)

Gross Floor Area / (GFA) - Residential

means the sum of the areas of each storey of a building measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking.

Gross Floor Area / (GFA) - Non-Residential

means the sum of the areas of each storey above or below established grade, measured from the exterior of outside walls, or from the midpoint of common walls, including the area of any floor system or assembly located within a storey which is designed or used for access and passage by persons and including all parts of the building or structure or part thereof below established grade used for retail, office, industrial or warehouse uses, but excluding the following:
 (1) any part of the building, structure or part thereof used for mechanical floor area;
 (2) areas of stairwells, washrooms or elevators;
 (3) any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof;
 (4) any part of the building or structure or part thereof above or below established grade used for motor vehicle parking or the provision of loading spaces;
 (5) any part of the building, structure or part thereof below established grade used for storage incidental to other uses in the building, structure or part thereof or provided and reserved for the personal needs of the occupants of the building, structure or part thereof including lunch rooms, lounges or fitness rooms;
 (6) accessory outdoor tank. (0379-2009)

Height

means, with reference to the height of a building, structure or part thereof, except a detached dwelling, semi-detached, duplex, triplex, fourplex, townhouse, back to back townhouse or stacked townhouse, the vertical distance between the established grade and:
 (1.1) the highest point of the roof surface of a flat roof; or
 (1.2) the mean height level between the eaves and ridge of a sloped roof;
 (1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or
 (1.4) the highest point of a structure without a roof.

BICYCLE PARKING - PROVIDED

FLOOR	RESIDENTIAL		
	SHORT TERM (CLASS B)	LONG TERM (CLASS A)	SUB-TOTAL
FLOOR 1	35	126	161
U/G LEVEL 1		299	299
TOTAL PROVIDED	35	425	460

2	2024-09-19	PARTIAL ZONING SUBMISSION	MRZ
1	2023-08-22	OFFICIAL PLAN AND ZONING SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

QUEENSCORP®

PROJECT
4099 Erin Mills Parkway, Mississauga, ON

DRAWING

STATISTICS

PROJECT NO.	19.001
PROJECT DATE	2024-09-19
DRAWN BY	ATS
CHECKED BY	AYU
SCALE	1 : 1



DRAWING NO. SPA002 REV. 2