

PROJECT STATISTICS

Municipal Address			
70 Park street, Mississauga, ON			
Area Summary (m²)			
GCA (Including Below Grade)	67,395		
GCA (Excluding Below Grade)	40,900		
Landscape Area (Grade)	2,004		32%

GFA (Mississauga Bylaw 0174-2017) (m²)			
Proposed 38 storeyed Tower	PROPOSED TOWER	RETAINED TOWER	PROPOSED+RETAINED
Residential GFA	34,610	23,807	58,417
Retail GFA	463	0	463
Daycare GFA	401	0	401
Total GFA	35,474	23,807	59,281

FSI		
	SITE AREA	FSI
Site Area (excluding Existing tower)	4,527	7.8
Site Area (including Existing retained tower)	6,276	9.4

Unit Mix			
Unit Type	Provided	Percentage	Percentage
Studio	86	16%	59%
One Bedroom	230	43%	
Two Bedroom	114	22%	22%
Two Bedroom + Den	100	19%	19%
Total	530	100	

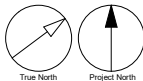
Amenity Area (m²)		TOTAL	
	PROPOSED TOWER	RETAINED TOWER	PROPOSED + RETAINED
Indoor Amenity (2 m² per unit)	Provided	Provided	Provided Required (4m²/unit)
Level 09	532		
Mezzanine	879		
Total	1,411	189	1,599.8
Outdoor Amenity (2 m² per unit)	Provided		
Level 09	1,410		
Total	1,410	70	1,480.0
Total Indoor +Outdoor Amenity	2,821	259	3,079.8 2,960.0

BICYCLE PARKING			
Long-Term	Provided	Required	Rate
Mezz	320	318	
Total	320	318	0.6 bike/unit
Short-Term	Provided	Required	
Mezz	30	27	
Total	30	27	0.05 bike/unit

Parking Provided	Regular	Visitor/Non residential	Resident
Ground Floor (Pick-up / Drop-off (Short-term))	4	4	
P1 (Visitor)	70	70	0
P2 (41 Visitor & 40 Residential)	81	41	40
P3 (Residential)	82		82
P4 (Residential)	82		82
P5 (Residential)	82		82
P6 (Residential)	82		82
P7 (Residential)	82		82
P8 (Residential) partial	45		45
provided per unit	0.80	0.15	0.65
Total Provided	610	111	495

BUILDING HEIGHT (m)	
	Proposed
Number of Storeys	38
Building Height	126.30
Established Grade	82.15
Building height measured from Established Grade:	208.5

IBI GROUP ARCHITECTS



CLIENT

MPCT DIF 70 Park Street East LP

30 Adelaide Street East, Toronto, ON

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KEYPLAN

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	2023-01-25

CONSULTANTS

SEAL

PROJECT

70 PARK STREET EAST

PROJECT NO:
Project Number

SCALE:

DRAWN BY:
JK

CHECKED BY:
MV

PROJECT MGR:
JK

APPROVED BY:
MS

PRIME CONSULTANT

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SHEET TITLE

CONTEXT PLAN

SHEET NUMBER

A001

SHEET NUMBER

ISSUE

1