



JOHN STREET

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2 CONTEXT PLAN

Scale: 1:5000

LEGAL DESCRIPTION

PART OF LOT 15 CONCESSION 1, NORTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TORONTO)  
 CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEELE

SITE DATA

LOT AREA 18,685 sq.m (11.67 hectares)  
 BUILDING AREA (INCLUDING FLOOR) 7,205 sq.m (ENR) OF LOT AREA  
 GROSS FLOOR AREA 100,379 sq.m  
 FLOOR SPACE INDEX (F.S.I.) 5.37

FLOOR AREAS AND SUITES

TYPE	AREA (sq.m)	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
COMMERCIAL	500				
PODIUM (EX F123)	55,650	520	190	60	670
TOWER A	11,858	191	56	0	247
TOWER B	11,333	193	35	0	226
TOWER C	6,508	180	32	0	192
TOTAL	100,379	1,091	191	60	1,342

NOTES

1. 2 AND 3 BED TOTAL UNITS DEDICATED TO RENTAL TENANCY AND 7% OF TOTAL UNITS DEDICATED TO AFFORDABLE HOUSING FLOOR AREAS REFLECT 3 AND 4 m FLOOR PLATES FOR TOWERS FLOOR AREAS DO NOT INCLUDE OCCUPATION SPACE

MIN. SUITE AREA 50 sq.m  
 AVERAGE AREA/SUITE (m<sup>2</sup>) 63 sq.m  
 UNITS PER HECTARE (U.P.H.) 717

SAND USE AT GRADE

PAVED AREA	LANDSCAPED AREA	PARK LAND	AREA OF SO.DG. AT GRADE	TOTAL
2,130 sq.m	6,860 sq.m	2,600 sq.m	7,036 sq.m	18,626 sq.m
11%	37%	14%	38%	100%

SETBACKS

PROVIDED  
 SOUTH SIDE (JOHN STREET) VARIES 1.0 m - 30.2 m  
 WEST SIDE VARIES 5.0 m - 112 m  
 NORTH SIDE (E.P.R. RAILWAY) VARIES 30.0 m - 177 m  
 EAST SIDE VARIES 35.7 m - 84.4 m  
 EAST SIDE TO PARKLAND VARIES 5.5 m - 27.1 m

BUILDING HEIGHTS

TOWER A HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE) 100 m  
 TOWER B HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE) 97 m  
 TOWER C HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE) 65 m

PARKING

TYPE OF UNIT	NO OF UNITS	PARKING RATIO	PARKING REQUIRED
1 BEDROOM	1,191	0.00	0
2 BEDROOM	191	0.00	0
3 BEDROOM	60	0.00	0
TOTAL RESIDENTIAL PARKING			0
VISITOR PARKING	1,142	0.00	0
TOTAL PARKING REQUIRED			0

PROVIDED

PARKING LEVEL	TOTAL PARKING SPACES (SEE PARKING RATIO)
SURFACE	7
P1 LEVEL	115
P2 LEVEL	114
P3 LEVEL	280
P4 LEVEL	393
TOTAL	822

PARKING SPACE TYPICAL DIMENSIONS: 2.6 m x 5.2 m

BARRIER FREE: 4.5 m x 5.2 m  
 DRIVEWAY: 7.00 m MIN. WIDTH

NOTES:  
 INCLUDES 18 BARRIER-FREE PARKING SPACES, 804 RESIDENTIAL SPACES SURFACE LEVEL PARKING SPACES ARE INCLUDED IN TOTAL PARKING PROVIDED  
 PARKING RATIO IS BASED ON NEW REQUIREMENTS SUPPORTED BY MISSISSAUGA CITY COUNCIL  
 INCLUDES 164 RESIDENTIAL EV SPACES (20% OF TOTAL)

BICYCLE PARKING PROVIDED  
 SURFACE LEVEL 70 SPACES  
 BASEMENT LEVELS 807 SPACES  
 TOTAL ON SITE 877 SPACES

AMENITY SPACE  
 OUTDOOR REAR YARD (ON GRADE) 4,477 sq.m  
 PROVIDED SHARED OUTDOOR AMENITY AT FLOORS 4 AND 13 1,296 sq.m  
 INDOOR AMENITY (TOTAL OF FLOORS 4 AND 13) 1,531 sq.m  
 TOTAL 7,369 sq.m

NOTES:  
 OUTDOOR REAR YARD AMENITY SPACE INCLUDES PRIVATE PATIOS AND RAILWAY BERM AREAS  
 DOES NOT INCLUDE ANY PART OF PARKLAND ZONES A AND W

3 SITE PLAN

Scale: 1:300

1 STATISTICS

CONSULTANTS

2024-0-23	01	FOR SUBMISSION
DATE	No.	ISSUE

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OWNER:

PROJECT NAME:  
**69 & 117 JOHN ST. MISSISSAUGA**

DRAWING TITLE:  
**SITE STATISTICS, CONTEXT PLAN AND ROOF PLAN**

PRINT DATE: 23-OCT-2024

PROJ. No.	1101	DESIGNING	AS NOTED
DRAWN BY	KT	SCALE	<b>A1.0</b>