PROJECT SUMMARY
MISSISSAUGA, ONTARIO

LAND USE	m²	ft²	%
BUILDING COVERAGE	5,117.4	55,083	41.2%
LANDSCAPING	5,205.6	56,033	41.9%
DRIVEWAY (VEHICULAR HARDSCAPE)	2,096.9	22,571	16.9%
TOTAL SITE AREA	**12,419.9**	**133,687**	100%
AREA OF R.O.W (ROAD WIDENING)	454.7	4,894	3.7%

PROJECT INFORMATION

	PERMITTED / REQUIRED	PROVIDED
BUILDING HEIGHT		51.94m (16 STOREYS)
BUILDING SETBACKS		
(REFERENCING TRUE NORTH)		
NORTH SETBACK	4.5 M	8.3M(BUILDING) 4.8M (TOWNHOME)
EAST SETBACK	4.0 M	4M (BUILDING)
WEST SETBACK	3.0 M	3.0M (TOWNHOME)
SOUTH WEST SETBACK	3.0 M	6.86M (BUILDING) 3.09M (TOWNHOME)
SOUTH SETBACK	3.0 M	3.0M (BUILDING)
LOADING SPACE	2	3 (1 townhouse loading space)

DEFINITIONS
Mississauga Zoning By-Law NO. 0225-2007

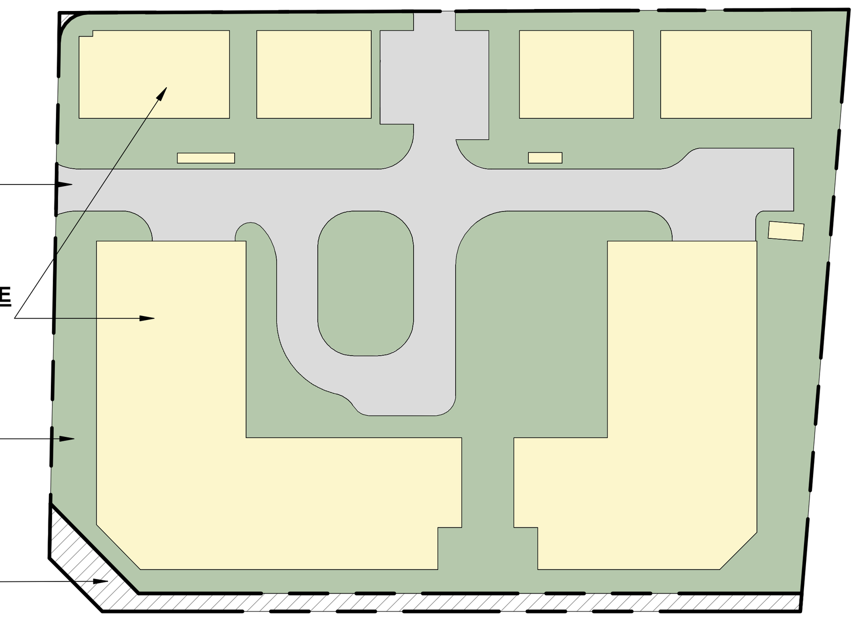
GROSS FLOOR AREA
(GFA) - APARTMENT DWELLING ZONE

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**.

HEIGHT

I. MEANS, WITH REFERENCE TO THE HEIGHT OF A BUILDING, STRUCTURE OR PART THEREOF, EXCEPT A DETACHED, SEMI-DETACHED, DUPLEX OR TRIPLEX, THE VERTICAL DISTANCE BETWEEN THE ESTABLISHED GRADE AND: (0174-2017)
II. THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF; OR
III. THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A SLOPED ROOF.
IV. 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 (0325-2008)
V. THE HIGHEST POINT OF A STRUCTURE WITHOUT A ROOF.

GROSS FLOOR AREA
MEANS, WITH REFERENCE TO A BUILDING, STRUCTURE OR PART THEREOF, THE AVERAGE ELEVATION OF THE FINISHED GRADE OF THE GROUND IMMEDIATELY SURROUNDING SUCH BUILDING OR STRUCTURE, AND WHEN USED WITH REFERENCE TO A STREET, MEANS THE ELEVATION OF THE STREET, ESTABLISHED BY THE MUNICIPALITY OR OTHER DESIGNATED AUTHORITY.



1 A002 SITE AREA DIAGRAM
1 : 1000

GROSS FLOOR AREA SUMMARY

BLDG	USE		GFA m²	GFA ft²	FSI
BLDG A+B+TH	RETAIL		1,229.4	13,234	0.10
	SUBTOTAL NON-RESIDENTIAL		1,229.4	13,234	0.10
	RESIDENTIAL	553 UNITS	43,093.3	463,852	3.47
	SUBTOTAL RESIDENTIAL		43,093.3	463,852	3.47
	TOTAL		**44,322.7**	**477,086**	**3.57**

Last Updated: Monday, 11 May 2026 09:55:03 AM

VEHICULAR PARKING SPACES - MINIMUM REQUIRED

BLDG	USE	RATIO	UNITS / GFA (m²)	SPACES (MIN.)
BLDG A+B+TH	VISITOR	0.1 SPACES /UNIT	525	53
	VISITOR - TOWNHOUSE	0.1 SPACES /UNIT	28	3
	RETAIL	1.0 SPACES /100m²	1229	12
	TOTAL			**68**

Last Updated: Friday, 01 May 2026 09:37:29 AM

BICYCLE PARKING SPACES - MINIMUM REQUIRED

BLDG	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES	RETAIL RATIO	RETAIL SPACES	TOTAL
BLDG A+B+TH						
	SHORT TERM	0.05/UNIT	28	0.2/100m²	3	**31**
	LONG TERM	0.60/UNIT	332	0.15/100m²	2	**334**
	TOTAL		360		5	**365**

Last Updated: Monday, 04 May 2026 14:40:00 PM

AMENITY AREAS REQUIRED & PROVIDED

BLDG	TYPE	REQUIRED RATIO	REQUIRED m²	REQUIRED ft²	PROVIDED RATIO	PROVIDED m²	PROVIDED ft²
BLDG A+B+TH	INDOOR AMENITY	0.00 m²/UNIT	0.0	0	2.31 m²/UNIT	1,280.3	13,781
	OUTDOOR AMENITY	5.60 m²/UNIT	3,096.8	33,334	3.30 m²/UNIT	1,826.2	19,657
	TOTAL AMENITY	**5.60 m²/UNIT**	**3,096.8**	**33,334**	**5.61 m²/UNIT**	**3,106.5**	**33,438**
	CONTIGUOUS AREA	**50%**	**1,553.3**	**16,719**	**50%**	**1,571.1**	**16,911**

VEHICULAR PARKING SPACE PROVIDED

BLDG	FLOOR	RESIDENTIAL	VISITOR/RETAIL	VISITOR	TOTAL
BLDG A+B+TH	Floor 1		8		8
	U/G 1	230	5	60	295
	TOTAL	**230**	**13**	**60**	**303**

Last Updated: Friday, 08 May 2026 14:19:19 PM

BICYCLE PARKING SPACES - PROVIDED

BLDG	FLOOR	RESIDENTIAL SHORT TERM	RESIDENTIAL LONG TERM	RESIDENTIAL SUB TOTAL	RETAIL SHORT TERM	RETAIL LONG TERM	RETAIL SUB TOTAL	TOTAL
BLDG A+B+TH								
	Floor 1	28	17	45	3	2	5	50
	MEZZANINE		316	316				316
	TOTAL	**28**	**333**	**361**	**3**	**2**	**5**	**366**

Last Updated: Monday, 04 May 2026 15:02:18 PM

EV PARKING SPACES PROVIDED

BLDG	FLOOR	RESIDENTIAL	VISITOR	TOTAL
BLDG A+B+TH	Floor 1			
	U/G 1	14	39	53
	TOTAL	**14**	**39**	**53**

Last Updated: Thursday, 10 July 2025 15:27:13 PM

ACCESSIBLE PARKING SPACES PROVIDED

BLDG	FLOOR	RESIDENTIAL	VISITOR/RETAIL	VISITOR	TOTAL
BLDG A+B+TH	Floor 1		1		1
	U/G 1	1		2	3
	TOTAL	**1**	**1**	**2**	**4**

Last Updated: Thursday, 30 April 2026 16:52:51 PM
* 4% OF VISITOR PARKING FOR MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES + 1 FOR RETAIL

GROSS FLOOR AREA SUMMARY

BLDG	USE		GFA m²	GFA ft²	FSI
BLDG A	RETAIL		687.0	7,394	0.06
	SUBTOTAL NON-RESIDENTIAL		687.0	7,394	0.06
	RESIDENTIAL	300 UNITS	21,630.6	232,830	1.74
	SUBTOTAL RESIDENTIAL		21,630.6	232,830	1.74
	TOTAL		**22,317.6**	**240,225**	**1.80**

Last Updated: Monday, 11 May 2026 09:43:52 AM

AMENITY AREAS REQUIRED & PROVIDED

BLDG	TYPE	REQUIRED RATIO	REQUIRED m²	REQUIRED ft²	PROVIDED RATIO	PROVIDED m²	PROVIDED ft²
BLDG A	INDOOR AMENITY	0.00 m²/UNIT	0.0	0	1.99 m²/UNIT	598.2	6,439
	OUTDOOR AMENITY	5.60 m²/UNIT	1,680.0	18,083	2.87 m²/UNIT	863.7	9,296
	TOTAL AMENITY	**5.60 m²/UNIT**	**1,680.0**	**18,083**	**4.87 m²/UNIT**	**1,461.9**	**15,736**

Last Updated: Monday, 11 May 2026 09:43:45 AM

GROSS FLOOR AREA BREAKDOWN (BLDG A)

FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²
U/G 1				196.9	2,119	196.9	2,119
Floor 1	7	363.2	3,910	348.0	3,746	711.2	7,655
MEZZANINE		395.1	4,253	79.9	860	475.0	5,113
Floor 2	22	1,536.0	16,533	197.3	2,124	1,733.3	18,657
Floor 3	27	1,954.5	21,038	210.0	2,260	2,164.5	23,298
Floor 4	27	1,954.5	21,038	210.0	2,260	2,164.5	23,298
Floor 5	27	1,914.0	20,602	209.9	2,259	2,123.9	22,861
Floor 6	27	1,914.0	20,602	209.9	2,259	2,123.9	22,861
Floor 7	27	1,502.8	16,176	209.9	2,259	1,712.7	18,435
Floor 8	27	1,502.8	16,176	209.9	2,259	1,712.7	18,435
Floor 9	27	1,502.8	16,176	209.9	2,259	1,712.7	18,435
Floor 10	12	606.3	6,526	66.4	715	672.6	7,240
Floor 11	15	777.2	8,366	65.0	700	842.2	9,066
Floor 12	15	777.2	8,366	65.0	700	842.2	9,066
Floor 13	13	704.5	7,583	62.7	675	767.2	8,258
Floor 14	13	696.8	7,501	62.7	675	759.5	8,175
Floor 15	7	391.2	4,211	66.6	717	457.9	4,929
Floor 16	7	391.2	4,211	66.6	717	457.9	4,929
TOTAL	**300**	**18,884.007**	**203,265.849**	**2,746.619**	**29,564.375**	**21,630.626**	**232,830.224**
TOTAL (ROUNDED)	**300**	**18,884.0**	**203,266**	**2,746.6**	**29,564**	**21,630.6**	**232,830**

FLOOR	RETAIL m²	RETAIL ft²	RETAIL SERVICE m²	RETAIL SERVICE ft²	TOTAL RETAIL m²	TOTAL RETAIL ft²	TOTAL GFA (TFA - EXCLUSIONS) m²	TOTAL GFA (TFA - EXCLUSIONS) ft²
U/G 1			25.2	272	25.2	272	222.1	2,391
Floor 1	602.2	6,482	59.5	641	661.7	7,123	1,372.9	14,778
MEZZANINE							475.0	5,113
Floor 2							1,733.3	18,657
Floor 3							2,164.5	23,298
Floor 4							2,164.5	23,298
Floor 5							2,123.9	22,861
Floor 6							2,123.9	22,861
Floor 7							1,712.7	18,435
Floor 8							1,712.7	18,435
Floor 9							1,712.7	18,435
Floor 10							672.6	7,240
Floor 11							842.2	9,066
Floor 12							842.2	9,066
Floor 13							767.2	8,258
Floor 14							759.5	8,175
Floor 15							457.9	4,929
Floor 16							457.9	4,929
TOTAL	**602.185**	**6,481.870**	**84.766**	**912.412**	**686.951**	**7,394.282**	**22,317.577**	**240,224.506**
TOTAL (ROUNDED)	**602.2**	**6,482**	**84.8**	**912**	**687.0**	**7,394**	**22,317.6**	**240,225**

Last Updated: Monday, 11 May 2026 09:41:07 AM

AMENITY AREA BREAKDOWN

FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²
U/G 1				
Floor 1			51.9	559
MEZZANINE				
Floor 2			361.9	3,895
Floor 3				
Floor 4				
Floor 5				
Floor 6				
Floor 7				
Floor 8				
Floor 9				
Floor 10	863.7	9,296	184.4	1,985
Floor 11				
Floor 12				
Floor 13				
Floor 14				
Floor 15				
Floor 16				
TOTAL	**863.665**	**9,296.421**	**598.245**	**6,439.455**
TOTAL (ROUNDED)	**863.7**	**9,296**	**598.2**	**6,439**

TOTAL FLOOR AREA BREAKDOWN

FLOOR	AREA EXCLUSIONS m²	AREA EXCLUSIONS ft²	TOTAL FLOOR AREA (GFA+INDOOR AMENITY+EXCL.) m²	TOTAL FLOOR AREA (GFA+INDOOR AMENITY+EXCL.) ft²
U/G 1	9,936.8	106,959	10,158.9	109,350
Floor 1	647.6	6,971	2,072.5	22,308
MEZZANINE	361.6	3,893	836.6	9,005
Floor 2	59.7	643	2,154.9	23,195
Floor 3	57.9	624	2,222.4	23,922
Floor 4	57.9	624	2,222.4	23,922
Floor 5	57.3	616	2,181.1	23,478
Floor 6	57.3	616	2,181.1	23,478
Floor 7	57.3	616	1,769.9	19,051
Floor 8	57.3	616	1,769.9	19,051
Floor 9	57.3	616	1,769.9	19,051
Floor 10	57.3	616	914.3	9,842
Floor 11	44.7	481	886.9	9,547
Floor 12	44.7	481	886.9	9,547
Floor 13	44.6	481	811.8	8,738
Floor 14	44.7	481	804.2	8,656
Floor 15	369.2	3,974	827.1	8,903
Floor 16	44.7	481	502.5	5,409
TOTAL	**12,057.720**	**129,788.276**	**34,973.542**	**376,452.238**
TOTAL (ROUNDED)	**12,057.7**	**129,788**	**34,973.5**	**376,452**

Last Updated: Monday, 11 May 2026 09:42:13 AM

VEHICULAR PARKING PROVIDED

BLDG	FLOOR	RESIDENTIAL	VISITOR/RETAIL	VISITOR	TOTAL
BLDG A	U/G 1	93	5	37	135
	TOTAL	**93**	**5**	**37**	**135**

Last Updated: Monday, 04 May 2026 12:56:51 PM

TURNER
FLEISCHER

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#	DATE	DESCRIPTION	BY
4	05-27-2026	OPA & ZBA RESUBMISSION #2	MLE
3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	08-09-2024	OPA & ZBA SUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

STATISTICS

PROJECT NO.
22.117P01
PROJECT DATE
2022-08-07
DRAWN BY
MLE
CHECKED BY
NMC
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO.
A002
REV.
4

2026-05-27 10:21:10 AM