



**CONTEXT PLAN**

**PLAN OF SURVEY AND TOPOGRAPHY**

PART OF LOT 14, RANGE 3 CREDIT INDIAN RESERVE

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

**PROJECT STATISTICS - 2225 ERIN MILLS PARKWAY - ZONE A CONDOMINIUM TOWER**

Proposed Residential Development Mississauga, Ontario New 15 Storey Mid Rise 2023-07-29										
1.0	Site Area (ZONE A)									
			acres	sq.m		sq.ft.				
Total			1.60	6,468.21		69,623.20				
2.0	GFA									
2.1	Proposed Residential Above Grade GFA									
			Levels	Deductions per floor		Total GFA				
				sq.m		sq.m		sq.ft.		
Level 1			1	TBD		1,280		13,778		
Level 2 to 6			5	TBD		8,920		96,014		
Level 7 to 15			9	TBD		11,835		127,391		
Total			15			22,035.00		237,182.77		
2.2	Proposed Residential GFA Below Grade									
			Levels	(deductions per floor)		Total GFA				
				sq.m		sq.m		sq.ft.		
Level P3			1 x	4624.99		20.00		215.26		
Level P2			1 x	4490.88		20.00		2497.23		
Level P1			1 x	4490.88		20.00		215.26		
Total			3			60.00		445.53		
2.3	Proposed Total GFA									
				sq.m		sq.ft.				
Total Residential GFA (ZONE A)						22,095.00		237,182.77		
2.4	Proposed Floor Space Index (FSI) ZONE A									
						Total		3.42		
4.0	Amenity Area									
4.1	Provided Indoor Amenity									
				sq.m		sq.ft.				
Level 1										
Roof Top						548.00		5898.62		
Total						681.00		1431.60		
4.2	Provided Outdoor Amenity									
				sq.m		sq.ft.				
Level 1						386.00		4154.87		
Roof Top						295.00		3175.35		
Total						681.00		7330.22		
4.3	Provided Total Amenity Area									
			(Required total ratio 5.2 Sq.m per unit = 1,362 sq.m)							
Indoor				sq.m		sq.ft.				
Outdoor						681.00		1431.60		
Total						1362.00		2861.82		
5.0	Proposed Unit Count									
			Levels	Studio	1BR	1BR+D	2BR	2BR+D	3B	Units
Level 1			1	0	0	1	10	2	0	13
Level 2 to Level 6			5	0	1	2	11	7	0	105
Level 7			1	0	8	2	0	3	3	16
Level 8-15			8	0	8	2	0	4	2	128
Total			15	0	77	29	65	72	19	262
				0%	29%	11%	25%	27%	7%	100%
6.0	Parking									
6.1	Required Vehicular Parking Calculation									
					Parking Ratio		Parking Spaces			
Residents (1 space per unit)					262 x 1		262			
Visitors (0.2 spaces per unit)					262 x 0.2		52			
Total							314			
6.2	Provided Vehicular Parking Calculation									
							Parking Spaces			
Residents							399			
Visitors							51			
Total							450			
6.3	Provided Vehicular Parking									
			Levels	Residents	Visitors	Parking Spaces				
Ground			1x	0	7	7				
Level P1			1 x	101	44	145				
Level P2			1 x	148	0	148				
Level P3			1 x	150	0	150				
Total				399	51	450				
6.4	Proposed Bicycle Parking									
			Levels	Units	Ratio	Bicycle Parking Spaces				
Visitors			1 x	262	0.02	5				
Residents			1 x	262	0.6	157				
Total						162				

**LEGEND**

- BUILDING SECONDARY ENTRANCE
- BUILDING EXIT
- BUILDING ENTRANCE
- BLOCK BOUNDARY LINE
- PROPERTY LINE
- RAMP TO UNDERGROUND PARKING LEVELS
- OVERHEAD DOOR
- PRIVATE DRIVEWAY

No.	DESCRIPTION	DATE
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**REVISION RECORD**

Issued for Re-zoning	July 11, 2025
Issued for Revised Settlement Offer	Sept 20, 2024
Issued for Zoning By-Law Amendment	June 01, 2023

DESCRIPTION	DATE
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**ISSUED RECORD**



**2225 ERIN MILLS PARKWAY PROPOSED NEW CONDOMINIUM ZONE A**

SCALE	As indicated	NORTH
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**SITE PLAN**

CLIENT

105 SIX POINT ROAD ETOBICOKE ON M2Z 2X3  
TEL: 416.236.9800 | FAX: 416.236.9800

DRAWN BY	Author	PAGE NO.
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DATE	June 01, 2023	