

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 PEEL

SITE DATA

LOT AREA	18,685 sq.m (1.87 hectare)
PARKLAND AREA	1,900 sq.m (0.13 hectare)
NET LOT AREA	16,785 sq.m (1.68 hectare)
BUILDING AREA (GROUND FLOOR)	7,201 sq.m (43% OF LOT AREA)
GROSS FLOOR AREA	77,230 sq.m
FLOOR SPACE INDEX (F.S.I.)	4.6

FLOOR AREAS AND SUITES

TYPE	STOREYS	FLOOR PLATE* (m²)	AREA (GFA)(m²)				
COMMERCIAL	-	300					
AREAS (m²)				1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
PODIUM (F1-F6)	-	INCL LINKS @ F7/F8	28,912	300	20	60	380
TOWER A (F7-8)	32	850	18,390	230	70	0	300
TOWER B (F7-8)	31	850	17,875	220	75	0	295
TOWER C (F7-8)	24	850	11,853	300	35	0	335
TOTAL			77,230	1,050	200	60	1,310

NOTES:

2.5% OF TOTAL UNITS DEDICATED TO RENTAL TENANCY AND 7% OF TOTAL UNITS DEDICATED TO AFFORDABLE HOUSING  
\*FLOOR PLATE AREAS FOR TOWERS ARE BASED ON FLOORS P9 AND ABOVE. FLOOR PLATE AREAS INDICATE TYPICAL PLAN IN EACH TOWER UPPER FLOORS OF TOWER C HAS DRastically REDUCED FLOOR PLATE AREAS DUE TO TAPERING MASSING/FORM ON TOP OF TOWER

MIN. SUITE AREA	50 sq.m
AVERAGE AREA/SUITE (net)	60 sq.m
UNITS PER HECTARE (U.P.H.)	780

LAND USE AT GRADE

PAVED AREA	2,150 sq.m	12%
LANDSCAPED AREA	7,394 sq.m	40%
AREA OF BLDG. AT GRADE	7,241 sq.m	38%
PARKLAND	1,900 sq.m	10%
TOTAL	18,685 sq.m	100%

SETBACKS

PROVIDED

SOUTH SIDE (JOHN STREET)	VARIES 1.5 m - 31.0 m
WEST SIDE	VARIES 9.1 m - 15.0 m
NORTH SIDE (C.P.R. RAILWAY)	VARIES 30.0 m - 67.2 m
EAST SIDE	VARIES 35.0 m - 66.4 m
EAST SIDE (TO PARKLAND)	VARIES 3.5 m - 27.5 m

BUILDING HEIGHTS

TOWER A HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE)	99 m
TOWER B HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE)	96 m
TOWER C HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE)	75 m

PARKING

REQUIRED

TYPE OF UNIT	NO. OF UNITS	PARKING RATIO	PARKING REQUIRED
1 BEDROOM	1,050	0.00	0
2 BEDROOM	200	0.00	0
3 BEDROOM	60	0.00	0
TOTAL RESIDENTIAL PARKING			0
VISITOR PARKING	1,310	0.00	0
TOTAL PARKING REQUIRED			0

PROVIDED

PARKING LEVEL	TOTAL PARKING SPACES (0.61 PARKING RATIO)
SURFACE	7
P1 LEVEL	116
P2 LEVEL	114
P3 LEVEL	284
P4 LEVEL	304
TOTAL	825

PARKING SPACE TYPICAL DIMENSIONS: 2.6 m X 5.2 m  
BARRIER FREE: 4.5 m X 5.7 m  
DRIVEWAY: 7.00 m MIN. WIDTH

NOTES:

INCLUDES 18 BARRIER-FREE PARKING SPACES, 807 RESIDENTIAL SPACES  
SURFACE LEVEL PARKING SPACES ARE INCLUDED IN TOTAL PARKING PROVIDED  
PARKING RATIOS ARE BASED ON NEW REQUIREMENTS SUPPORTED BY MISSISSAUGA CITY COUNCIL  
INCLUDES 165 RESIDENTIAL EV SPACES (20% OF TOTAL)

BICYCLE PARKING PROVIDED

SURFACE LEVEL	44 SPACES
BASEMENT LEVELS	805 SPACES
TOTAL ON SITE	849 SPACES

NOTES:

SURFACE LEVEL SPOTS ARE SHORT-TERM VISITOR SPACES

AMENITY/OPEN SPACE

REAR YARD OPEN SPACE (BERM AREA)	4,000 sq.m
COMMON OUTDOOR SIDEYARD AMENITY	1,958 sq.m
OUTDOOR REAR TERRACE AMENITY (AT FLOOR 2)	2,427 sq.m
PROVIDED SHARED OUTDOOR AMENITY (AT FLOORS 4 AND 9)	1,270 sq.m (F4- 216 sq.m   F9- 1,054 sq.m)
INDOOR AMENITY (TOTAL OF FLOORS 1, 4 AND 9)	1,150 sq.m (F3- 115 sq.m   F4- 610 sq.m   F9- 425 sq.m)
TOTAL	6,805 sq.m*

NOTES:

OUTDOOR REAR YARD AMENITY SPACE EXCLUDES PRIVATE PATIOS AND RAILWAY BERM AREAS

\* COMBINED PROGRAMMED INDOOR/OUTDOOR AMENITY IS APPROX. 5.8 sq.m/unit

LANDSCAPE AREAS

REAR YARD (BERM AREA)	4,000 sq.m
FRONT YARD LANDSCAPING (ISLAND AND MISC. AREAS)	3,394 sq.m
OUTDOOR AMENITY (TOTAL OF FLOORS 1, 2, 4 AND 9)	5,655 sq.m
TOTAL	9,049 sq.m*

NOTES:

OUTDOOR AMENITY SPACE EXCLUDES PRIVATE PATIOS

\* DOES NOT INCLUDE ANY PART OF PARKLAND AREA, BERM AREAS OR PAVED AREAS

REAR YARD BERM + FRONT YARD LANDSCAPING EQUALS LANDSCAPE PORTION OF LAND USE ON GRADE (7,394 sq.m)

3 SITE PLAN

Scale: 1:300

1 STATISTICS

CONSULTANTS:

2025-10-23 01 FOR REVIEW

DATE No. ISSUE

ARCHITECT:

TREGBOV COGAN ARCHITECT

40 Saint Clair Avenue East, Suite 303  
Toronto, ON M4T 1M9  
PHONE: 647.352.3350

OWNER:

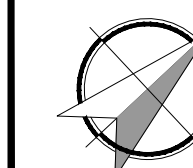
PROJECT NAME:

69 & 117 JOHN ST.  
MISSISSAUGA

DRAWING TITLE:

SITE STATISTICS, CONTEXT  
PLAN AND ROOF PLAN

PRINT DATE: 23-OCT 2025



NORTH

PROJ. No.: 1101

SCALE: AS NOTED

DRAWN BY: KT, AJ

DEV APPLICATION NO:

DWG NO.

A1.0a