900 Lakeshore Statistics

Address:	900 Lakeshore Road West, Mississauga, ON
Project No:	23016
Legal Description:	Lot 1, Plan C89 and Part Lot 22, Concession 3 SDS
Review:	March 19, 2026

1.0 Official Plan & Zoning

Land Use:	Residential Low Density
City of Mississauga Zoning By-Law:	R2-5
By-Law No:	0225-2007

2.0 Site Statistics

	m	ft	m²	ft²	Hectares	Acres	%
Gross Site Area			4,702.9	*50,623*	0.47	1.16	
Conveyed Lands			1,342.8	*14,454*	0.13	0.33	
Net Site Area			3,360.1	*36,169*	0.34	0.83	
Lot Frontage	123.0	*404*					
Lot Depth	84.8	*278*					
Existing GFA			348.66	*3,753*			

3.0 Building proposal

Building Footprint		2,393.0 m²	
Buiding Height*		29.2 m	**Mech. Pent. Excluded*
Storey		9	
Gross Floor Area	*(Based on GFA - Apartment Zone)*	14,841.0 m²	
Lot Coverage (%)	*(Based on Gross Site Area)*	51%	
Lot Coverage (%)	*(Based on Net Site Area)*	71%	
FSI	*(GFA / Gross Site Area)*	**3.16**	
FSI	*(GFA / Net Site Area)*	**4.42**	

3.1 Setbacks

		Required (0225-2007)	***Proposed (after conveyance)***	
Front Yard (m)	(North)	9.0m	0.5m	*(0.93m on GF)*
Rear Yard (m)	(South)	n/a	n/a	
Side Yard (m)	(East)	7.9m	3m	
Side Yard (m)	(West)	7.9m	2.75m	

4.0 Proposed Areas

Floor	**GCA** * (m²)**	*GCA *** (ft²)*	**GFA* (m²)**	*GFA * (ft²)*	*GFA * exclusions*
P3 Level	2,333.0	*25,112*			
P2 Level	2,333.0	*25,112*			
P1 Level	2,333.0	*25,112*			
Ground Floor	1,421.0	*15,296*	531.0	*5,716*	*890*
2nd Floor	2,157.0	*23,218*	1,931.0	*20,785*	*226*
3rd Floor	2,241.0	*24,122*	2,095.0	*22,550*	*146*
4th Floor	2,133.0	*22,959*	1,998.0	*21,506*	*135*
5th Floor	2,032.0	*21,872*	1,897.0	*20,419*	*135*
6th Floor	1,979.0	*21,302*	1,844.0	*19,849*	*135*
7th Floor	1,620.0	*17,438*	1,515.0	*16,307*	*105*
8th Floor	1,620.0	*17,438*	1,515.0	*16,307*	*105*
9th Floor	1,620.0	*17,438*	1,515.0	*16,307*	*105*
Mech. P.H	474.0	*5,102*			
Total Proposed GFA*	***17,297.0***	***186,183.2***	**14,841.0**	***159,747***	

***Total GCA excluded parking garage levels**

*****Gross Floor Area (GFA)*** *- Apartment 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.*

****** Gross Construction Area (GCA)*** *- The total enclosed area of a floor or building measured to the outside surface of the permanent exterior walls of the building or structure or to a predetermined surface, or plane as in the case of overhangs and projections to the outside surface of the building.*

5.0 Unit Count

	Units	**Townhouse**	**1 Bed**	**2 Bed**	**3 Bed**
Ground Floor	7	*7*	0	0	0
2nd Floor	17		13	2	2
3rd Floor	24		18	1	5
4th Floor	24		18	1	5
5th Floor	24		18	3	3
6th Floor	23		17	3	3
7th Floor	14		4	8	2
8th Floor	14		4	8	2
9th Floor	14		4	8	2
Total Units	**161**	**7**	**96**	**34**	**24**
		4%	*60%*	*21%*	*15%*

6.0 Vehicular Parking

6.1 Parking Required

	Units	**Parking**	**Ratio**
Residential	161	177	*1.10*
Visitors	161	32	*0.20*
Total Parking Required		**209**	

6.2 Parking Provided

	At Grade	**P1 Level**	**P2 Level**	**P3 Level**	**Sub Total**	***Ratio***
Residential (20% EVSE)	0	31	63	65	159	*0.99*
- Barrier Free Parking	0	2	0	0	2	*0.01*
Visitors (20% EVSE)	5	27	0	0	32	*0.20*
Total Parking Provided	**5**	**60**	**63**	**65**	**193**	***1.20***

7.0 Bicycle Parking

7.1 Bicycle Parking Required

	Ratio			
Short Term Residential	*0.05*	*x unit*	8	
Long Term Residential	*0.6*	*x unit*	97	
			Total:	**105**

7.2 Bicycle Parking Provided

	At Grade	**P1**	**P2**	**P3**	**TOTAL**
Short Term Residential	10	0	0	0	10
Long Term Residential (20% EVSE)	100	12	0	0	112
Total Bicycle Parking Provided	**110**	**12**	**0**	**0**	**122**

8.0 Proposed Landscaped Areas

	Total (m²)	**Total (ft²)**	**% Lot Area**
Soft Landscaping	624	*6,717*	*19%*
Hard Landscaping	215	*2,314*	*6%*
Total Landscape	**839**	***9,031***	***25%***

9.0 Amenity Area

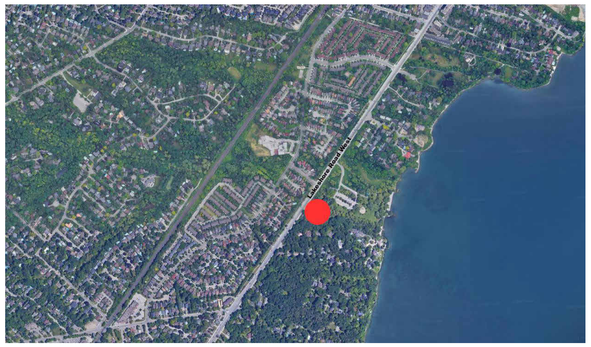
9.1 Amenity Area Required

5.6 m² per unit	(Based on Apartment Zone)	901.6 m²
Total		**901.6 m²**

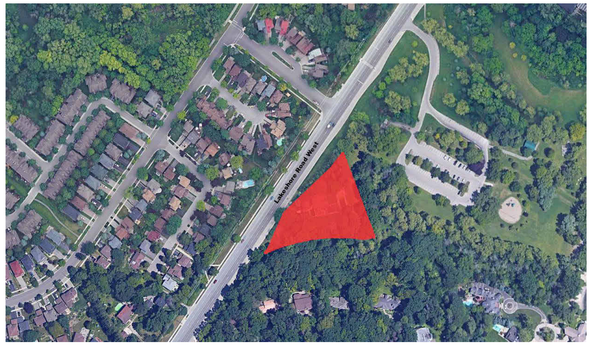
9.2 Amenity Area Provided

Proposed Amenity Rate 9.64 m² per unit

	Indoor (m²)	**Outdoor (m²)**	**Total (m²)**	**Total (ft²)**
Ground Floor	430	103	533.0	*5,737*
Mech PH Floor	0	1,020	1,020.0	*10,979*
Total	**430**	**1123**	**1553.0**	***16,716***



1. Aerial View Context



2. Aerial View Context

900 LAKESHORE

900 LAKESHORE ROAD WEST
MISSISSAUGA, ON

APPL. NUMBER: OZ / OPZ 25-8 W2

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No.	Description	Date
1	Issued for MUDAP	29.01.2024
2	Issued for OPA/ZBA	26.11.2024
3	Issued for OZ/OPA 25-8 W2	04.09.2025
4	Issued for OPA/ZBA 25-8 W2	20.03.2026

CONTEXT KEY PLAN

PROJECT NORTH

STAMP

CLIENT

PROJECT NO:	23016
SCALE:	
DATE:	09.01.2024
DRAWN BY:	FC

DRAWING TITLE

SITE STATISTICS & CONTEXT

DRAWING NO

A001