

	Floor	Gross Building Area (no exclusions)		GFA Exclusions*		Mississauga By-Law 0225-2007 GFA (Res)		UNIT BREAKDOWN						Notes:
		sm	sf	sm	sf	sm	sf	1B	1B+D	2B	2B+D	3B	Total Units	
ABOVE GRADE	MPH	560.9	6,037	560.9	6,037									
	12	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
	11	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
	10	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
	9	1,620.0	17,438	89.3	961	1,530.7	16,476	4	8	5	3	4	24	
	8	1,620.0	17,438	89.3	961	1,530.7	16,476	4	8	5	3	4	24	
	7	1,620.0	17,438	89.3	961	1,530.7	16,476	5	6	8	2	3	24	
	6	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	5	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	4	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	3	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	2	2,076.8	22,354	180.6	1,944	1,896.2	20,411	3	4	5	9	3	24	
	Ground	2,671.3	28,754	739.9	7,964	1,931.4	20,789	3	3	2	4	1	13	
BELOW GRADE	P1	4,730.8	50,922	4,730.8	50,922									
	P2	4,730.8	50,922	4,730.8	50,922									
	P2 Lower	830.1	8,935	830.1	8,935									
TOTALS		Indoor Amenity Deduction				20,046.8 sm	215,782 sf	38	69	65	73	38	283	
						806.1 sm	8,677 sf	107		138				
		32,712.9 sm	352,118 sf			19,240.7 sm	207,105 sf	38%		49%		13%	100%	% of Unit Type
Site Area Totals & FSI		Gross Site Area				5,880.7 sm	63,299 sf			0.6 ha				
		Landscape Buffers (North+South)				890.7 sm	9,587 sf							
		Landscape Area (not including amenity areas or buffers)				1,075.0 sm	11,571 sf							
		Outdoor Amenity Area at Grade				515.1 sm	5,544 sf							
		Total Landscaped Area				2,480.8 sm	26,703 sf			42.2% of Gross Site Area				
		Land Coverage				2,671.3 sm	28,754 sf			45.4% of Gross Site Area				
		FSI (Total GFA/Net Site Area)				3.3								
		TOTAL GFA				19,240.7 sm	207,105 sf							

GFA: Means the sum of the areas of each storey of a building above or below grade, excluding a parking structure above or below grade, measured from the exterior of the outside walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse.

GFA - Apartment: *As per By-law 0225-2007, Gross Floor Area (GFA - Apartment) excludes any part of the building used for mechanical floor area, stairwells, elevators, vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for collection/storage of garbage/recycling, common facilities for the use of residents in the building, a day care and amenity area.

NOTE: All open to below areas are included in GFA, unless otherwise indicated in the Notes column above.

The Statistics below are based on requirements as per the Mississauga Zoning By-law 0225-2007

VEHICULAR PARKING			
Precinct 4 - Parking Master Plan 2019	Required	Provided	
Refer to Traffic Report prepared by C.F. Crozier & Associates Inc., for additional information.			
Rental Apartment			
Occupant	1.00 x 283	283	253
Res Visitor	0.20 x 283	57	28
Accessible Parking Spaces (equal number Type A & Type B) (13-100 Required Visitor Spaces = min. 4% of the total to be Accessible Spaces)			
		3	3
TOTAL PARKING (20% of residential parking and 10% of visitor parking spaces are provided with EV ready spaces)			
		340	281

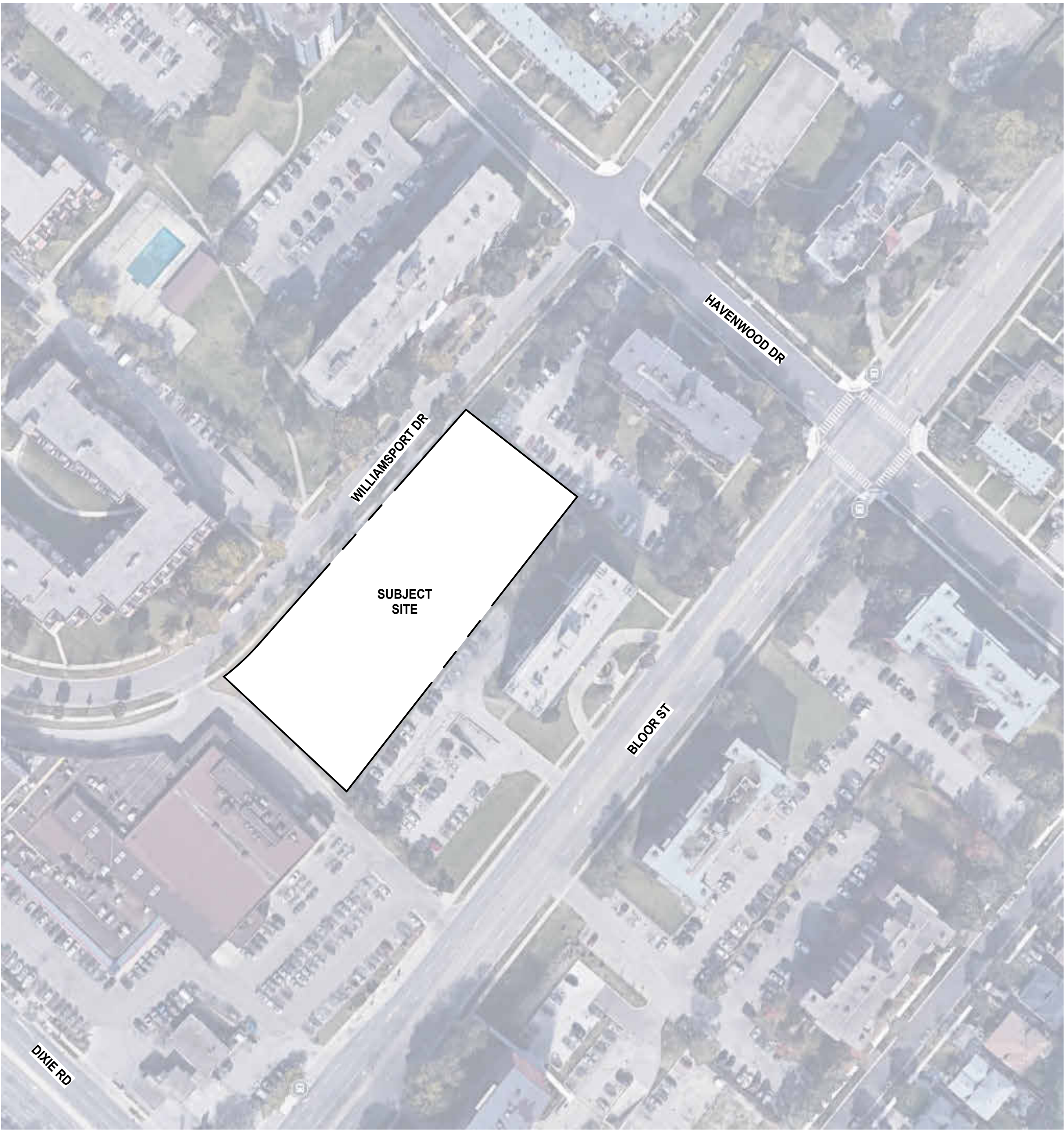
BICYCLE PARKING			
	Required	Provided	
Class A (0.6/unit) (in an enclosed area with controlled access)	0.6 x 283	170	236
Class B (greater of 0.05/unit or 6 spaces) (in a publicly accessible location)	0.05 x 283	15	24
TOTAL BICYCLES (50% of occupant bicycle parking to be located in secure weather protected area)			
		185	260

PROJECT STATISTICS SUMMARY	
Municipal Address:	1470 Williamsport Drive
Mississauga Zoning Bylaw 0225-2007:	RA2-40
Gross Site Area	5,880.7 sm
Established Grade:	139.26
(By-Law 0225-2007, average elevation of grade around the building)	
Building Height (Storeys): (excl. Mech Penthouse)	12 ST
Building Height above Established Grade:	39.5 m
(excl. Mech Penthouse)	
GFA - Residential Uses	19,240.7 sm
GFA - Non-Residential Uses	0.0 sm
Total Combined Gross Floor Area	19,240.7 sm
Floor Space Index (FSI)	3.3
Number of Residential Units	283
Amenity Space Required	1,584.8 sm
Indoor Amenity Space Provided	806.1 sm
Outdoor Amenity Space Provided	1,030.4 sm
Total Amenity Space Provided	1,836.5 sm
Vehicular Parking Total Required	340
Vehicular Parking Total Provided	272
Bicycle Parking Total Required	185
Bicycle Parking Total Provided	260
Loading Spaces Required	
Loading Spaces Provided	1

LOADING / GARBAGE			
Loading Spaces	Required	Provided	
Refer to Traffic Report prepared by C.F. Crozier & Associates Inc., for additional information.			
Residential	283 Units	(loading space size 3.5m x 9m)	1 1
TOTAL LOADING SPACES			
			1
GARBAGE & RECYCLABLE MATERIAL BIN CALCULATION			
# Units	Bin Type	Requirement	Required Bins
Garbage Bins	283 3-cubic Yards	1 bin/54 units	6
Recycle Bins	283 3-cubic Yards	1 bin/45 units	7
* 3-cubic Yard storage bin area: 1.26m high, 2.03m long, 1.07m deep			

AMENITY AREA			
	Required	Provided	
Total Amenity Area	5.8 sm/unit	1,584.8	1,836.5 sm
(Amenity Required - the greater of 5.6sm/unit or 10% of the Site Area)			
Indoor Amenity	min. 50% contiguous area	Ground	587.0 sm
		2nd	219.1 sm
		Total	806.1 sm
Outdoor Amenity	min. 55sm provided at grade	Ground	515.1 sm
		2nd	279.5 sm
		7th	235.8 sm
		Total	1,030.4 sm

RENTAL REPLACEMENT				
Existing Building - Suite Breakdown				
Floor	1B	2B	3B	
6	3	5		1
5	3	5		1
4	3	5		1
3	3	5		1
2	3	5		1
Ground	4	3		1
Total	19	28	6	
		53		
*The above suites will be replaced in proposed development with the equivalent configuration				



1 Context Plan
A100.S 1:2000

Date	No.	Description
------	-----	-------------

REVISION RECORD

2025-10-16	Issued for ZBA Resubmission/SPA
2025-02-25	Issued for ZBA/SPA

ISSUE RECORD



BDP.
Quadrangle

Quadrangle Architects Limited
The West, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

1470 Williamsport Drive

Mississauga, ON
for
1470 Williamsport Holdings Inc.

23057 1:1000	AS	AB
PROJECT SCALE	DRAWN	REVIEWED

Context Plan & Statistics

A100.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.