

PROJECT SUMMARY

MISSISSAUGA, ONTARIO

LAND USE	m²	ft²	%
BUILDING COVERAGE	5,074.5	54,621	40.9%
LANDSCAPING	5,275.6	56,786	42.5%
DRIVEWAY (VEHICULAR HARDSCAPE)	2,069.8	22,275	16.7%
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		65.62m (18 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

- 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)
THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF; OR
- THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A SLOPED ROOF.
- 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)
- 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.

TOTAL SITE AREA
12419.9 m²

HARDSCAPE
2096.9 m²

BUILDING COVERAGE AT GROUND FLOOR
5074.5 m²

LANDSCAPING
5251 m²

ROAD WIDENING
454.7 m²

1 SITE AREA DIAGRAM
A002 1 : 1000

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m²	ft²		
TOWER A+B+TH	RETAIL	1,229.4	13,234	0.10	
	SUBTOTAL NON-RESIDENTIAL	1,229.4	13,234	0.10	
	RESIDENTIAL	621 UNITS	45,897.1	494,032	3.70
	SUBTOTAL RESIDENTIAL		45,897.1	494,032	3.70
	TOTAL		47,126.5	507,266	3.79

Last Updated: Wednesday, 23 July 2025 13:18:09 PM

VEHICULAR PARKING - MINIMUM REQUIRED

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
TOWER A+B+TH	VISITOR	0.1/UNIT	621	62
	VISITOR - TOWNHOUSE	0.1/UNIT	35	3
	RETAIL	1.0/100m²	1229	12
	TOTAL			77

Last Updated: Tuesday, 15 July 2025 14:58:08 PM

BICYCLE PARKING - MINIMUM REQUIRED

	USE	RESIDENTIAL		TOTAL
		RATIO	SPACES	
TOWER A+B+TH	SHORT TERM	0.05/UNIT	32	32
	LONG TERM	0.60/UNIT	373	373
	TOTAL		405	405

Last Updated: Wednesday, 23 July 2025 13:09:29 PM

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
TOWER A+B+TH	INDOOR AMENITY	0.00 m²/UNIT	0.0	0	2.48 m²/UNIT	1,544.1	16,620
	OUTDOOR AMENITY	5.60 m²/UNIT	3,477.6	37,433	3.16 m²/UNIT	1,965.8	21,159
	TOTAL AMENITY	5.60 m²/UNIT	3,477.6	37,433	5.65 m²/UNIT	3,509.8	37,779
	CONTIGUOUS AREA	50%	1,739	18,718	50.9%	1,770.6	19,058

Last Updated: Wednesday, 23 July 2025 13:05:40 PM

VEHICULAR PARKING PROVIDED

TOWER A+B+TH	FLOOR	USE			TOTAL
		RESIDENTIAL	VISITOR/RETAIL	VISITOR	
TOWER A+B+TH	Floor 1		12		12
	U/G 1	229	5	60	294
	TOTAL	229	17	60	306

Last Updated: Wednesday, 16 July 2025 12:58:06 PM

ACCESSIBLE PARKING PROVIDED

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

Last Updated: Wednesday, 16 July 2025 12:58:49 PM

* 4% OF VISITOR PARKING FOR MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES + 1 FOR RETAIL

BICYCLE PARKING - PROVIDED

TOWER A+B+TH	FLOOR	RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	
TOWER A+B+TH	Floor 1	34	11	45	45
	MEZZANINE		364	364	364
	TOTAL	34	375	409	409
	% OF HORIZONTAL = 11.0%				

Last Updated: Wednesday, 23 July 2025 13:09:16 PM

EV PARKING PROVIDED

TOWER A+B+TH	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
TOWER 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

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
TOWER A		m²	ft²		
	RETAIL	687.0	7,394	0.06	
	SUBTOTAL NON-RESIDENTIAL	687.0	7,394	0.06	
	RESIDENTIAL	336 UNITS	23,635.5	254,410	1.90
	SUBTOTAL RESIDENTIAL	23,635.5	254,410	1.90	
	TOTAL	24,322.4	261,804	1.96	

Last Updated: Wednesday, 23 July 2025 13:17:58 PM

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
TOWER A	INDOOR AMENITY	0.00 m²/UNIT	0.0	0	2.29 m²/UNIT	772.1	8,311
	OUTDOOR AMENITY	5.60 m²/UNIT	1,881.6	20,253	3.26 m²/UNIT	1,095.8	11,795
	TOTAL AMENITY	5.60 m²/UNIT	1,881.6	20,253	5.55 m²/UNIT	1,867.9	20,106

Last Updated: Wednesday, 23 July 2025 13:04:42 PM

GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF UNITS	RESIDENTIAL				TOTAL RESIDENTIAL		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)	
			SALEABLE		NON-SALEABLE		m²	ft²	RETAIL		RETAIL SERVICE		m²	ft²	m²	ft²
			m²	ft²	m²	ft²			m²	ft²	m²	ft²				
TOWER A	U/G 1				210.4	2,265	210.4	2,265			25.2	272	25.2	272	235.6	2,536
	Floor 1	7	363.2	3,910	330.7	3,560	693.9	7,469	602.2	6,482	59.5	641	661.7	7,123	1,355.7	14,592
	MEZZANINE		395.1	4,253	79.9	860	475.0	5,113							475.0	5,113
	Floor 2	22	1,531.8	16,489	197.3	2,124	1,729.2	18,613							1,729.2	18,613
	Floor 3	27	1,954.5	21,038	210.0	2,260	2,164.5	23,298							2,164.5	23,298
	Floor 4	27	1,954.5	21,038	210.0	2,260	2,164.5	23,298							2,164.5	23,298
	Floor 5	27	1,914.0	20,602	209.9	2,259	2,123.9	22,861							2,123.9	22,861
	Floor 6	27	1,914.0	20,602	209.9	2,259	2,123.9	22,861							2,123.9	22,861
	Floor 7	27	1,502.8	16,176	209.9	2,259	1,712.7	18,435							1,712.7	18,435
	Floor 8	27	1,502.8	16,176	209.9	2,259	1,712.7	18,435							1,712.7	18,435
	Floor 9	27	1,502.8	16,176	209.9	2,259	1,712.7	18,435							1,712.7	18,435
	Floor 10	10	501.4	5,397	61.7	664	563.0	6,060							563.0	6,060
	Floor 11	15	777.2	8,366	65.0	700	842.2	9,066							842.2	9,066
	Floor 12	15	777.2	8,366	65.0	700	842.2	9,066							842.2	9,066
	Floor 13	13	704.5	7,583	62.7	675	767.2	8,258							767.2	8,258
	Floor 14	13	696.8	7,501	62.7	675	759.5	8,175							759.5	8,175
	Floor 15	13	696.8	7,501	62.7	675	759.5	8,175							759.5	8,175
	Floor 16	13	696.8	7,501	62.7	675	759.5	8,175							759.5	8,175
	Floor 17	13	696.8	7,501	62.7	675	759.5	8,175							759.5	8,175
	Floor 18	13	696.8	7,501	62.7	675	759.5	8,175							759.5	8,175
	MPH															
	TOTAL	336	20,779.922	223,673.313	2,855.540	30,736.795	23,635.462	254,410.108	602.185	6,481.870	84.766	912.412	686.951	7,394.282	24,322.413	261,804.390
	TOTAL (ROUNDED)	336	20,779.9	223,673	2,855.5	30,737	23,635.5	254,410	602.2	6,482	84.8	912	687.0	7,394	24,322.4	261,804

Last Updated: Wednesday, 23 July 2025 13:16:09 PM

VEHICULAR PARKING PROVIDED

TOWER A	FLOOR	RESIDENTIAL	USE VISITOR/RETAIL	VISITOR	TOTAL
	U/G 1	92	5	37	134
	TOTAL	92	5	37	134

Last Updated: Wednesday, 16 July 2025 12:57:57 PM

BICYCLE PARKING - MINIMUM REQUIRED

BLDG A	USE	RESIDENTIAL		TOTAL
		RATIO	SPACES	
BLDG A	SHORT TERM	0.05/UNIT	17	17
	LONG TERM	0.60/UNIT	202	202
	TOTAL		219	219

Last Updated: Wednesday, 23 July 2025 13:09:19 PM

BICYCLE PARKING - PROVIDED

BLDG A	FLOOR	RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	
BLDG A	Floor 1	21		21	21
	MEZZANINE		204	204	204
	TOTAL	21	204	225	225
	% OF HORIZONTAL = 9.3%				

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TURNER FLEISCHER

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3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA/ZBA & SPA RESUBMISSION	BY
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1225 Dundas Street E, Mississauga, ON