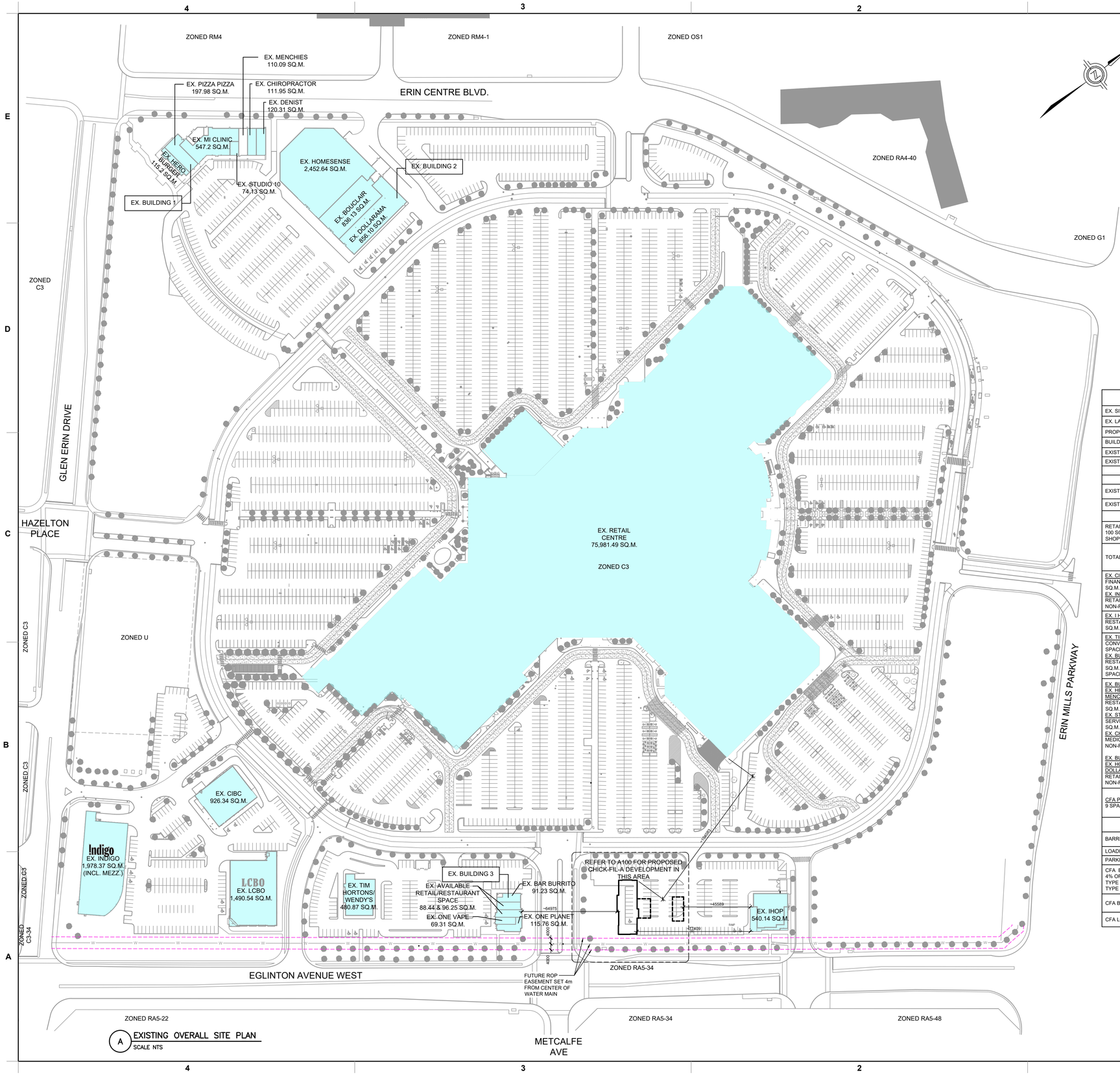
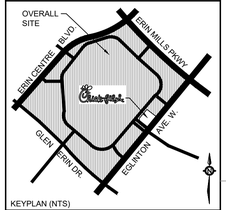



A EXISTING OVERALL SITE PLAN
SCALE NTS

OVERALL SITE




KEYPLAN (NTS)

PART 80 PART 5 PLAN 43R-15700
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

## DEVELOPMENT STATISTICS - CONT'D.

| | | |
|---|---|---|
| EX. SITE AREA | | 34,160m² |
| EX. LANDSCAPE AREA | | 10,767.93m² |
| PROPOSED LANDSCAPE AREA | | |
| BUILDING AREA (FOR PARKING CALCULATION) | | |
| EXISTING GFA NON-RESIDENTAIL | | 75,981.49m² |
| EXISTING AGGREGATE OUTPARCEL FLOOR AREA | | 11,506.25m² |
| TOTAL | | 87,487.74m² |
| PARKING SUMMARY | | |
| EXISTING BARRIER-FREE REQUIREMENT (1001>, 11 SPACES + 1% OF TOTAL) | | 59 |
| EXISTING LOADING SPACES REQUIRED PARKING (>11,600m²) | | 11 |
| | REQUIRED | PROPOSED |
| RETAIL CENTRE >2,000 SQ.M. @ 4.5 SPACES PER 100 SQ.M. OF NON REX GFA<br>SHOPPING CENTRE PARKING | 3,417 | 3,865, SURPLUS 448 |
| TOTAL OUT PARCEL + PROPOSED CFA | 508+44 = 552 | 749 + 47 = 796, SURPLUS 244 (& 256 VACANT IN OUT PARCEL) |
| EX. CIBC<br>FINANCIAL INSTITUTION @ 4.0 SPACES PER 100 SQ.M. OF NON RES GFA<br>EX. INDIGO & EX. LCBO<br>RETAIL STORE @ 4.0 SPACES PER 100 SQ.M. OF NON-RES GFA | EX. CIBC =37<br>EX. INDIGO = 79<br>EX. LCBO = 60<br><br>EX. TOTAL = 176 | 230, SURPLUS 54 |
| EX. I HOP<br>RESTAURANT >220 SQ.M. @ 9.0 SPACES PER 100 SQ.M. OF NON-RES GFA | EX. IHOP = 49 | 68, SURPLUS 19 |
| EX. TIM'S/WENDY'S<br>CONVENIENCE RESTAURANT >220 SQ.M. @ 9.0 SPACES PER 100 SQ.M. OF NON-RES GFA<br>EX. BUILDING 3<br>RESTAURANT <220 SQ.M. @ 4.0 SPACES PER 100 SQ.M. OF NON-RES GFA & RETAIL STORE @ 4.0 SPACES PER 100 SQ.M. OF NON-RES GFA | EX. TIM'S/WENDY'S = 43<br>EX. BUILDING 3 = 19<br><br>EX. TOTAL = 62 | 139, SURPLUS 77 |
| EX. BUILDING 1<br>EX. HERO BURGER & EX. PIZZA PIZZA & EX. MENCHIES<br>RESTAURANT <220 SQ.M. @ 4.0 SPACES PER 100 SQ.M. OF NON-RES GFA<br>EX. STUDIO 10<br>SERVICE ESTABLISHMENT @ 4.0 SPACES PER 100 SQ.M. OF NON-RES GFA<br>EX. CHIROPRACTOR & EX. DENTIST & EX. MI CLINIC<br>MEDICAL OFFICE @ 4.5 SPACES PER 100 SQ.M. OF NON-RES GFA<br><br>EX. BUILDING 2<br>EX. HOMESENSE & EX. BOUCLAIR & EX. DOLLARAMA<br>RETAIL STORE @ 4.0 SPACES PER 100 SQ.M. OF NON-RES GFA | EX. HERO BURGER = 5<br>EX. PIZZA PIZZA =8<br>EX. MENCHIES = 4<br><br>EX. STUDIO 10 = 3<br><br>EX. CHIROPRACTOR =5<br>EX. DENTIST = 5<br>EX. MI CLINIC = 25<br><br>EX. HOMESENSE = 98<br>EX. BOUCLAIR = 34<br>EX. DOLLARAMA = 34<br><br>EX. BUILDING 1 + 2 = 221 | 312, SURPLUS 91 |
| CFA PARKING<br>9 SPACES/100SQ.M | 44 | 47, SURPLUS 3<br>508-80+47=475<br>(REMOVE 79 & 1 BF ADD 45 & 2 BF) |
| TOTAL PARKING | 3,969 | 4,917<br>SURPLUS 948 |
| BARRIER-FREE (BF) PARKING | 59 | REMOVE 1 BF & ADD 2 BF = 64 |
| LOADING SPACES | 11 | 17 (NO CHANGE) |
| PARKING @ 90° | 2.6x5.2m | 2.6x5.2m |
| CFA BARRIER-FREE<br>4% OF TOTAL PARKING = 2<br>TYPE A 3.4x5.2m<br>TYPE B 2.4x5.2m WITH 1.5m ACCESS AISLE | 2 | 1 TYPE A & 1 TYPE B, BOTH 3.4x5.2m |
| CFA BICYCLE PARKING | TYPE B @ 0.2 SPACES PER 100m2 OF NR GFA = 1 | 6 TYPE B |
| CFA LOADING SPACE | 1 @ 3.5x9.0m MIN. | 1 @ 3.5x9.0m (AFTER HOURS DELIVERY) |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## ERIN MILLS TOWN CENTRE
5100 Erin Mills Parkway
Mississauga, ON

# FSR#30088

BUILDING TYPE / SIZE: IP02
RELEASE: XXXXXXXXX

**REVISION SCHEDULE**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 2026-03-02 | FOR ZBA/SPA |

CITY # PAM 25-93 REGION # Cxx
CONSULTANT PROJECT # BRM0023002042-U0
PROJECT STATUS ZBA/SPA
DATE JANUARY 2026
DRAWN BY T.M.


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SHEET
EXISTING OVERALL SITE PLAN & STATISTICS CONT'D.

SHEET NUMBER
**A101**

Issued for ZBA/SPA

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27 February 2026