

BDP. Quadrangle

2233 Hurontario
2026-04-10

Floor	Gross Building Area (no exclusions)	GFA Exclusions* (sm)	Mississauga By-Law 0225-2007		Unit Breakdown					Res Leasable Area (sf)	Notes:
			GFA (Res)	GFA (Non-Res)	Bach	1B	2B	3B	Total Units		
Mech Penthouse	750.0	0.0	0.0		0	0	0	0	0	0	
Amenity*	35	750.0	58.2	691.8	0	3	2	0	5		
	34	750.0	58.2	691.8	1	5	3	1	10		
	33	750.0	58.2	691.8	1	5	3	1	10		
	32	750.0	58.2	691.8	1	5	3	1	10		
	31	750.0	58.2	691.8	1	5	3	1	10		
	30	750.0	58.2	691.8	1	5	3	1	10		
	29	750.0	58.2	691.8	1	5	3	1	10		
	28	750.0	58.2	691.8	1	5	3	1	10		
	27	750.0	58.2	691.8	1	5	3	1	10		
	26	750.0	58.2	691.8	1	5	3	1	10		
	25	750.0	58.2	691.8	1	5	3	1	10		
	24	750.0	58.2	691.8	1	5	3	1	10		
	23	750.0	58.2	691.8	1	5	3	1	10		
	22	750.0	58.2	691.8	1	5	3	1	10		
	21	750.0	58.2	691.8	1	5	3	1	10		
	20	750.0	58.2	691.8	1	5	3	1	10		
	19	750.0	58.2	691.8	1	5	3	1	10		
	18	750.0	58.2	691.8	1	5	3	1	10		
	17	750.0	58.2	691.8	1	5	3	1	10		
	16	750.0	58.2	691.8	1	5	3	1	10		
	15	750.0	58.2	691.8	1	5	3	1	10		
	14	750.0	58.2	691.8	1	5	3	1	10		
	13	750.0	58.2	691.8	1	5	3	1	10		
	12	750.0	58.2	691.8	1	5	3	1	10		
	11	750.0	58.2	691.8	1	5	3	1	10		
	10	750.0	58.2	691.8	1	5	3	1	10		
	9	750.0	58.2	691.8	1	5	3	1	10		
	8	750.0	58.2	691.8	1	5	3	1	10		
Amenity*	7	646.2	58.2	588.0	0	0	0	0	0		
	6	1,202.6	58.2	1,144.4	3	7	5	1	16		
	5	1,202.6	58.2	1,144.4	3	7	5	1	16		
	4	1,202.6	58.2	1,144.4	3	7	5	1	16		
	3	1,202.6	58.2	1,144.4	3	7	5	1	16		
	2	1,202.6	58.2	1,144.4	3	7	5	1	16		
Ground	1,234.1	190.2	1,043.9	425.0	4,574.7 sf	0	0	0	0		
SUB TOTAL	29,643.3		26,724.3	425.0	4,574.7 sf	42	173	108	32	355	235,970 sf
						12%	49%	30%	9%	100%	% of Unit Type

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			GFA (Res)	GFA (Non-Res)	Bach	1B	2B	3B	Total Units		
Mech Penthouse	750.2	0.0	0.0		0	0	0	0	0		
Amenity*	35	750.2	56.0	694.2	0	3	2	0	5		
	34	750.2	56.0	694.2	1	5	3	1	10		
	33	750.2	56.0	694.2	1	5	3	1	10		
	32	750.2	56.0	694.2	1	5	3	1	10		
	31	750.2	56.0	694.2	1	5	3	1	10		
	30	750.2	56.0	694.2	1	5	3	1	10		
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	27	750.2	56.0	694.2	1	5	3	1	10		
	26	750.2	56.0	694.2	1	5	3	1	10		
	25	750.2	56.0	694.2	1	5	3	1	10		
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	12	750.2	56.0	694.2	1	5	3	1	10		
	11	750.2	56.0	694.2	1	5	3	1	10		
	10	750.2	56.0	694.2	1	5	3	1	10		
	9	750.2	56.0	694.2	1	5	3	1	10		
Amenity*	7	642.0	56.0	586.0	0	0	0	0	0		
	6	1,117.5	56.0	1,061.5	0	7	0	2	9		
	5	1,180.6	56.0	1,124.6	2	8	3	2	15		
	4	1,180.6	56.0	1,124.6	2	8	3	2	15		
	3	1,029.1	56.0	973.1	2	5	3	2	12	Open to below for Loading bay.	
	2	1,029.1	56.0	973.1	2	5	3	2	12	Open to below for Loading bay.	
Ground	1,340.8	345.0	995.8	0.0	0	0	0	0	0	Open to below for Loading bay.	
SUBTOTALS	29,705.9		26,706.7	0.0	36	174	95	38	343	230,888 sf	
					10%	51%	28%	11%	100%	% of Unit Type	

PROPOSED DEVELOPMENT TOTALS		GFA		UNIT BREAKDOWN FOR PROPOSED DEVELOPMENT				
Subtotals	GFA	53,431.0	425.0	ST	1B	2B	3B	UNITS LEASABLE
(*) Indoor Amenity Deduction		-1,423.4		78	347	203	70	698
Totals	GBA	52,007.6 sm	425.0 sm	11%	50%	29%	10%	100% % of Unit Type
	RES GFA	59,810.0 sf	4,574.7 sf	459.39	539.74	890.15	944.00	Average Unit Size by Unit Type (sf)
Site Area Totals & DEVELOPMENT FS	Net Site Area		5,658.6 sm					
	FSI (Total GFA/Net Site Area)		9.3					
	TOTAL Combined Res & Non-Res GFA		52,432.6 sm					

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		Required	Provided
Precinct 1 - Parking Master Plan 2019			
Refer to Traffic Report prepared by LEA, for additional information.			
Rental Apartment		0	300
Occupant (No min. required)		0	43
Res Visitor (No min. required)		0	4
Retail (No min. required)		0	2
Accessible Parking Spaces (equal number Type A & Type B)		0	2
TOTAL PARKING		0	347

BICYCLE PARKING		Required	Provided
Class A (0.6/unit) (in an enclosed area with controlled access)			
0.6 x 698	419	211	
Class B (greater of: 0.05/unit or 6 spaces) (in a publicly accessible location)			
0.05 x 698	35	35	
TOTAL BICYCLES		454	246
(50% of occupant bicycle parking to be located in secure weather protected area)			

LOADING / GARBAGE		Required	Provided			
Loading Spaces						
Refer to Traffic Report prepared by LEA, for additional information.						
Residential	698 Units (loading space size 3.5m x 9m)	1	1			
	Type C Loading	0	2			
TOTAL LOADING SPACES		3				
STAGING AREA CALCULATION						
STAGING	# Units	Bin Type	Requirement	# of bins	Area	Area
Bins	698	3-cubic Yards	1 bin/units/45	16	96.8sm	96.8sm
Total				16	96.8sm	96.8sm
*3-cubic Yard storage bin area: 2m x 3m						
GARBAGE & RECYCLABLE MATERIAL BIN CALCULATION						
	# Units	Bin Type	Requirement	# of bins	Area	Area
Garbage Bins	698	3-cubic Yards	1 bin/54 units	13	28.24m	
Recycle Bins	698	3-cubic Yards	1 bin/45 units	16	34.75m	178sm
Total				29	62.99m	
*3-cubic Yard storage bin area: 1.26m high, 2.03m long, 1.07m deep						

AMENITY AREA		Required	Provided
Total Amenity Area (Amenity Required - the greater of 5.6sm/unit or 10% of the Site Area)			
Current by-law	5.6 sm/unit	3,908.80	2,094.00 sm
Amended by-law	3.0 sm/unit	2,094.00	2,094.00 sm
	10% of the Site Area	565.86	- sm
Indoor Amenity	min. 50% contiguous area	1,047.00	1,423.37 sm
Outdoor Amenity	min. 55sm at grade above grade	55.00	55.00 sm
		0.00	615.63 sm

LOCKERS		Required	Provided
LOCKERS (0.52/unit) minimum 40% of residential lockers			
0.07 x 698	49	49	
LOCKERS (0.52/unit) minimum 40% of residential lockers			
0.63 x 698	439	439	

PROJECT STATISTICS SUMMARY	
Municipal Address:	2233 Hurontario Street
Mississauga Zoning Bylaw 0225-2007:	G1; RA4-8
Gross Site Area	5,658.6 sm
Established Grade:	104.73
(By-Law 0225-2007, average elevation of grade around the building)	
Building Height (Storeys): (excl. Mech Penthouse)	35 ST
Building Height above Established Grade:	123.84 m
(inc. Mech Penthouse)	
GFA - Residential Uses	52,007.6 sm
GFA - Non-Residential Uses	425.0 sm
Total Combined Gross Floor Area	52,432.6 sm
Floor Space Index (FSI)	9.27
Number of Residential Units	698
Indoor Amenity Space Provided	1,423.4 sm
Outdoor Amenity Space Provided	670.6 sm
Vehicular Parking Total Provided	347
Bicycle Parking Total Provided	246
Total Loading Spaces Provided	3

Date	No.	Description
2025-01-06		REVISION RECORD

ISSUE RECORD	
2026-04-10	ZBA Submission
2025-01-06	Issued for DARC submission

PROJECT STATISTICS SUMMARY	
Gross Site Area	5,658.6 sm
Established Grade:	104.73
(By-Law 0225-2007, average elevation of grade around the building)	
Building Height (Storeys): (excl. Mech Penthouse)	35 ST
Building Height above Established Grade:	123.84 m
(inc. Mech Penthouse)	
GFA - Residential Uses	52,007.6 sm
GFA - Non-Residential Uses	425.0 sm
Total Combined Gross Floor Area	52,432.6 sm
Floor Space Index (FSI)	9.27