BDP. Quadrangle

2233 Hurontario
2026-11-12

	Floor		Gross Building Area (no exclusions)	GFA Exclusions* (sm)	Mississauga By-Law 0225-2007 GFA (Res)	Mississauga By-Law 0225-2007 GFA (Non-Res)		Unit Breakdown Bach	1B	2B	3B	Total Units	Res Leasable Area (sf)	Notes:
WEST BUILDING ABOVE GRADE	Mech Penthouse		357.5	0.0	0.0			0	0	0	0	0		
	Amenity*	35	783.6	58.2	725.4			0	4	3	1	8		
		34	783.6	58.2	725.4			1	5	3	1	10		
		33	783.6	58.2	725.4			1	5	3	1	10		
		32	783.6	58.2	725.4			1	5	3	1	10		
		31	783.6	58.2	725.4			1	5	3	1	10		
		30	783.6	58.2	725.4			1	5	3	1	10		
		29	783.6	58.2	725.4			1	5	3	1	10		
		28	783.6	58.2	725.4			1	5	3	1	10		
		27	783.6	58.2	725.4			1	5	3	1	10		
		26	783.6	58.2	725.4			1	5	3	1	10		
		25	783.6	58.2	725.4			1	5	3	1	10		
		24	783.6	58.2	725.4			1	5	3	1	10		
		23	783.6	58.2	725.4			1	5	3	1	10		
		22	783.6	58.2	725.4			1	5	3	1	10		
		21	783.6	58.2	725.4			1	5	3	1	10		
		20	783.6	58.2	725.4			1	5	3	1	10		
		19	783.6	58.2	725.4			1	5	3	1	10		
		18	783.6	58.2	725.4			1	5	3	1	10		
		17	783.6	58.2	725.4			1	5	3	1	10		
		16	783.6	58.2	725.4			1	5	3	1	10		
		15	783.6	58.2	725.4			1	5	3	1	10		
		14	783.6	58.2	725.4			1	5	3	1	10		
		13	783.6	58.2	725.4			1	5	3	1	10		
		12	783.6	58.2	725.4			1	5	3	1	10		
		11	783.6	58.2	725.4			1	5	3	1	10		
		10	783.6	58.2	725.4			1	5	3	1	10		
		9	783.6	58.2	725.4			1	5	3	1	10		
		8	783.6	58.2	725.4			1	5	3	1	10		
	Amenity*	7	675.4	58.2	617.2			0	0	0	0	0		
		6	1,244.3	114.9	1,129.4			3	7	5	1	16		
		5	1,244.3	114.9	1,129.4			3	7	5	1	16		
		4	1,244.3	114.9	1,129.4			3	7	5	1	16		
		3	1,244.3	114.9	1,129.4			3	7	5	1	16		
		2	1,244.3	114.9	1,129.4			3	7	5	1	16		
	Ground		1,293.0	180.1	1,112.9	467.0	*5,026.79 sf*	0	0	0	0	0		
	SUB TOTAL		30,488.2		27,688.2	467.0	*5,026.79 sf*	42	174	109	33	**358**	*249,773 sf*	
								12%	49%	30%	9%	100%	**% of Unit Type**	

	Floor		Gross Building Area (no exclusions)	GFA Exclusions* (sm)	Mississauga By-Law 0225-2007 GFA (Res)	Mississauga By-Law 0225-2007 GFA (Non-Res)		Unit Breakdown Bach	1B	2B	3B	Total Units	Res Leasable Area (sf)	Notes:
EAST BUILDING ABOVE GRADE	Mech Penthouse		370.4	0.0	0.0			0	0	0	0	0		
	Amenity*	35	784.3	55.9	728.4			0	4	3	1	8		
		34	784.3	55.9	728.4			1	5	3	1	10		
		33	784.3	55.9	728.4			1	5	3	1	10		
		32	784.3	55.9	728.4			1	5	3	1	10		
		31	784.3	55.9	728.4			1	5	3	1	10		
		30	784.3	55.9	728.4			1	5	3	1	10		
		29	784.3	55.9	728.4			1	5	3	1	10		
		28	784.3	55.9	728.4			1	5	3	1	10		
		27	784.3	55.9	728.4			1	5	3	1	10		
		26	784.3	55.9	728.4			1	5	3	1	10		
		25	784.3	55.9	728.4			1	5	3	1	10		
		24	784.3	55.9	728.4			1	5	3	1	10		
		23	784.3	55.9	728.4			1	5	3	1	10		
		22	784.3	55.9	728.4			1	5	3	1	10		
		21	784.3	55.9	728.4			1	5	3	1	10		
		20	784.3	55.9	728.4			1	5	3	1	10		
		19	784.3	55.9	728.4			1	5	3	1	10		
		18	784.3	55.9	728.4			1	5	3	1	10		
		17	784.3	55.9	728.4			1	5	3	1	10		
		16	784.3	55.9	728.4			1	5	3	1	10		
		15	784.3	55.9	728.4			1	5	3	1	10		
		14	784.3	55.9	728.4			1	5	3	1	10		
		13	784.3	55.9	728.4			1	5	3	1	10		
		12	784.3	55.9	728.4			1	5	3	1	10		
		11	784.3	55.9	728.4			1	5	3	1	10		
		10	784.3	55.9	728.4			1	5	3	1	10		
		9	784.3	55.9	728.4			1	5	3	1	10		
	Amenity*	8	676.1	55.9	620.2			0	2	0	2	4		
		7	1,146.0	55.9	1,090.1			0	7	2	2	11		
		6	1,211.1	140.0	1,071.1			2	8	3	2	15		
		5	1,211.1	140.0	1,071.1			2	8	3	2	15		
		4	1,211.1	140.0	1,071.1			2	8	3	2	15		Open to below for Loading bay.
		3	1,051.2	140.0	911.2			2	5	3	2	12		Open to below for Loading bay.
		2	1,052.5	140.0	912.5			2	5	3	2	12		Open to below for Loading bay
	Ground		1,366.6	353.7	1,012.9	0.0		0	0	0	0	0		
	SUBTOTALS		30,472.2		27,426.8	0.0		36	177	98	41	**352**	*249,492 sf*	
								10%	50%	28%	12%	100%	**% of Unit Type**	

PROPOSED DEVELOPMENT TOTALS

DEVELOPMENT TOTALS	Subtotals		GFA	55,114.9	467.0	UNIT BREAKDOWN FOR PROPOSED DEVELOPMENT							
	(*)	Indoor Amenity Deduction		-1,588.5		ST	1B	2B	3B	**UNITS** LEASABLE			
		GBA		RES GFA	NON-RES GFA	78	351	207	74	**710**	*499,265 sf*		
	Totals	60,960.4	sm	**53,526.5**	sm **467.0**	11%	49%	29%	10%	100%	**% of Unit Type**		
		656,177.7	*sf*	*576,159.1*	*sf* *5,026.8*	502.00	563.41	931.14	986.46		Average Unit Size by Unit Type (sf)		
Site Area Totals & FSI	Net Site Area		5,658.6	sm									
	FSI (Total GFA/Net Site Area)		9.5										
	TOTAL Combined Res & Non-Res GFA		**53,993.5**	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

Precint 1 - Parking Master Plan 2019	Required	Provided
Refer to Traffic Report prepared by LEA, for additional information.		
Rental Apartment		
Occupant *(No min. required)*	0	304
Res Visitor (No min. required)	0	43
Retail (No min. required)	0	0
Accessible Parking Spaces (Based on required numbers)	0	9
TOTAL PARKING	0	347

BICYCLE PARKING

					Required	Provided
Class A *(in an enclosed area with controlled access)*	(0.6/unit)	0.6	x	710	426	211
Class B *(in a publicly accessible location)*	(greater of: 0.05/unit or 6 spaces)	0.05	x	710	36	36
TOTAL BICYCLES					462	247

(50% of occupant bicycle parking to be located in secure weather protected area)

LOADING / GARBAGE

Loading Spaces		Required	Provided
Refer to Traffic Report prepared by LEA, for additional information.			
Residential 710 Units	(loading space size 3.5m x 9m)	1	1
	Type C Loading	0	2
TOTAL LOADING SPACES			3

STAGING AREA CALCULATION — Required / Provided

STAGING

	# Units	Bin Type	Requirement	# of bins	Area	Area
Bins	710	3-cubic Yards	1 bin/ units/45	16	96.sm	96.8sm
Total				16	96.sm	96.8sm

** 3-cubic Yard storage bin area: 2m x3m*

GARBAGE & RECYCLABLE MATERIAL BIN CALCULATION — Required / Provided

	# Units	Bin Type	Requirement	# of bins	Area	Area
Garbage Bins	710	3-cubic Yards	1 bin/54 units	14	30.41m	
Recycle Bins	710	3-cubic Yards	1 bin/45 units	16	34.75m	178sm
Total				30	65.16m	

** 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	3,976.00	2,130.00
Amended by-law	**3.0**	sm/unit	**2,130.00**	**2,130.00** sm
	10% of the Site Area		565.86	- sm
Indoor Amenity	*min. 50% contiguous area*		1,065.00	1,588.45 sm
Outdoor Amenity	*min. 55sm at grade*		55.00	55.00 sm
	above grade		0.00	486.55 sm

Amenity breakdown	Indoor	Outdoor
L 35	190 sm	
L8	229 sm	157 sm
L7	730 sm	330 sm
GF	439 sm	55 sm
Total	1,588 sm	542 sm
Grand total		**2130 sm**

LOCKERS

					Required	Provided
	ratio provided				40% min	
LOCKERS	0.63	x	710		284	449

minimum 40% of residential lockers

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: (inc. Mech Penthouse)	123.84 m
GFA - Residential Uses	53,526.5 sm
GFA - Non-Residential Uses	467.0 sm
Total Combined Gross Floor Area	53,993.5 sm
Floor Space Index **(FSI)**	9.54
Number of Residential **Units**	710
Indoor Amenity Space Provided	1,588.5 sm
Outdoor Amenity Space Provided	541.6 sm
Vehicular Parking Total Provided	347
Bicycle Parking Total Provided	247
Total Loading Spaces Provided	3

Date	No.	Description

REVISION RECORD

2026-11-13	ZBA Resubmission
2026-04-10	ZBA Submission
2025-01-06	Issued for DARC submission

ISSUE RECORD

BDP. Quadrangle

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

2233 Hurontario Street

2233 Hurontario Street

for
2233 & 2235 Hurontario LTD

24031	N/A	KC	KCR
PROJECT	SCALE	DRAWN	REVIEWED

Statistics

A102.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.

2025-11-15 8:54:29 PM

C:\Users\YQA6537\Documents\BDPQ_AR_DARC_24031_2233 Hurontario_R2025_cyjeiwKRT1W.rvt