

PROJECT STATISTICS
91 EGLINTON AVE E Proposed Residential Development
Mississauga Ontario

April 14, 2020 Revision 1 Project No. 11153T0100

1.1 Site Areas				
Existing Total Site Area	acres	sq. m.	sq. ft.	
Proposed Public Conveniences	11.93	48,302.73	519,926	
Net Consolidated Site Area	3.49	14,136.99	152,169	
	8.44	34,165.74	367,756.94	
Net Consolidated Site Area Per Zone Area				
RAS-YY (Lot A)	2.58	10,431.80	112,285	
RAS-XX (Lot B&C)	5.75	23,292.14	250,714	
RM6-13 (Lot D)	0.11	442.00	4,758	
Total	8.44	34,165.74	367,756.94	

Based on Total Site Area - Land to be Given to City Parks - Land to be Given for New Road and Road Widening

1.2 Floor Space Index (FSI)				
	RAS-YY (Lot A)	RAS-XX (Lot B&C)	RM6-13 (Lot D)	Total GFA/Net Consolidated Site Area
public roads and Public park excluded from site area for far calculation	3.81	6.15	0.00	5.36

2.0 Gross Floor Area (GFA)				
City of Mississauga Zoning By-law Repealed: 2013 December 31 defines GFA the sum of the areas of each story of a building above or below established grade, measured from the exterior of outside walls of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.				

overall GFA				
Levels	sq. m.	sq. m.	sq. ft.	
		183,036.40	1,970,187	

2.1 Proposed Residential GFA- LOT C				
Level	1	1 x	3,497.88	3,497.88
Level	2	1 x	2,820.67	2,820.67
Level	3	1 x	3,708.75	3,708.75
Level	4	1 x	4,929.67	4,929.67
Level	5 to 6	2 x	5,407.78	10,815.56
Tower 1				
Levels	7 to 8	2 x	527.25	1,054.50
Levels	9 to 37	29 x	850.00	24,650.00
Tower 2				
Levels	7 to 8	2 x	524.82	1,049.64
Levels	9 to 35	27 x	850.00	22,950.00
Tower 4				
Levels	7 to 8	2 x	850.00	1,700.00
Levels	9 to 35	27 x	850.00	22,950.00
Tower 5				
Levels	7 to 8	2 x	750.00	1,500.00
Levels	9 to 19	11 x	750.00	8,250.00
Proposed Retail GFA				
Level	1	1 x	1,320.00	1,320.00
Below Grade				
Levels	P1	1 x	304.46	304.46
Levels	P2 to P5	4 x	267.37	1,069.46
Total				112,568.58

2.2 Proposed Residential GFA- LOT B				
Level	1	1 x	2,368.11	2,368.11
Level	2	1 x	2,472.37	2,472.37
Level	3	1 x	2,051.38	2,051.38
Level	4	1 x	2,812.18	2,812.18
Level	5 to 6	2 x	2,812.18	5,624.35
Level	7 to 8	2 x	1,942.74	3,885.47
Level	9 to 24	16 x	706.74	11,307.86
Below Grade				
Levels	P1	1 x	70.45	70.45
Levels	P2 to P3	2 x	70.45	140.91
Total				30,733.07

2.3 Proposed Residential GFA- LOT A				
Level	1	1 x	2,028.81	2,028.81
Level	2	1 x	2,194.74	2,194.74
Level	3	1 x	1,989.43	1,989.43
Level	4	1 x	2,492.76	2,492.76
Level	5 to 6	2 x	2,503.11	5,006.21
Level	7 to 8	2 x	2,174.30	4,348.60
Level	9 to 10	2 x	2,049.03	4,098.06
Level	11 to 12	2 x	1,955.72	3,911.44
Level	13 to 25	13 x	800.00	10,400.00
Town homes				
Level	1	1 x	939.30	939.30
Level	2 to 3	2 x	939.30	1,878.60
Below Grade				
Levels	P1 to P3	3 x	142.60	427.79
Total				39,744.74

2.4 Proposed GFA				
Levels	sq. m.	sq. ft.		
Total Retail GFA	1,320.00	14,208		
Total Residential GFA	181,716.40	1,955,979		
Total	183,036.40	1,970,187		

3.0 Amenity Area				
3.1 Total Amenity Area REQUIRED (Indoor & Outdoor)				
Total Units	2433 x	Ratio (sq. m.)	5.60 m ² /unit	
(Overall Average Ratio)				
sq. m.	sq. ft.			
13,624.80	146,656			
3.2 Total Outdoor Children's play area Required				
Proposed Unit Mix				
Unit Type	Proposed Unit mix	Lot A	Lot B	Lot C
Bachelor or suite	5%	25	21	76
1BD	60%	302	250	908
2BD	25%	126	104	379
3BD	10%	50	42	151
Total Number of Units	100%	503 Units	416 Units	1514 Units
2433 Units				
Children Play Area *				
Lot A	Lot B	Lot C		
Total number of bedrooms less total number of units	226 B.R.	167 B.R.	681 B.R.	1095 B.R.
Children Play Area**	566 sq.m.	468 sq.m.	1703 sq.m.	2737 sq.m.
Total				2737 sq.m.

* Total children play area has been calculated based on Design Reference Notes "Standard for Outdoor Amenity Areas" dated Sept 2014
** 2.5 m² of outdoor play space shall be provided for each bedroom which exceeds the total number of dwelling units within the development

3.3 Total Amenity Area Proposed (Indoor & Outdoor)				
Total Units	2433 x	Ratio (sq. m.)	5.00 m ² /unit	
(Overall Average Ratio)				
sq. m.	sq. ft.			
12,192.00	131,234			

3.4 Lot C- Amenity Area Proposed				
Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area		
sq. m.	sq. ft.	sq. m.	sq. ft.	
Level 3	0.00	0	4,864.00	52,356
Level 4	0.00	0	820.00	8,826
Level 7	1,908.00	20,538	0	20,538
Total	1,908.00	20,538	5,684.00	61,182
Lot C Proposed Ratio Per Unit	5.00 sq. m. per Unit			81,720

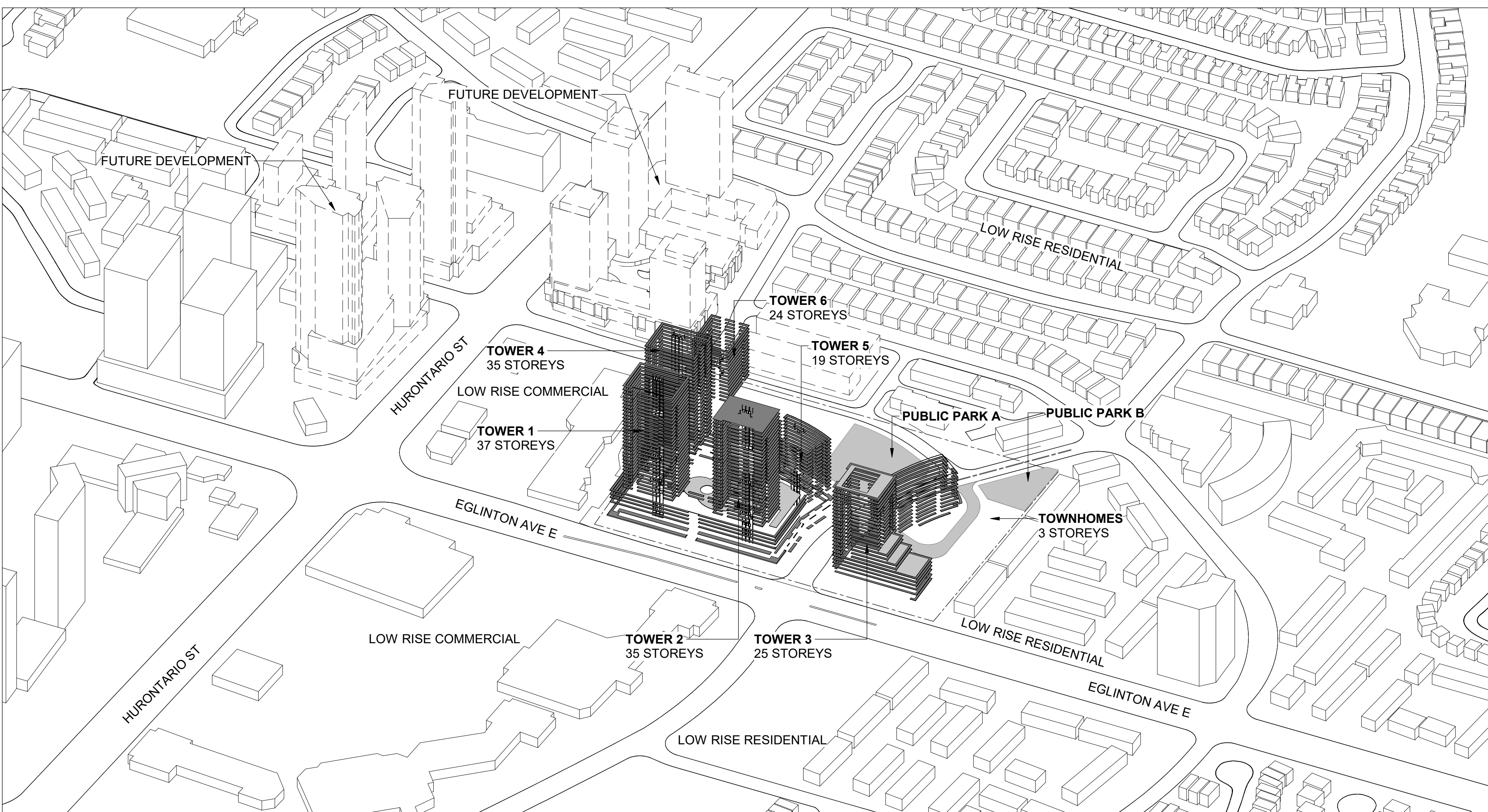
3.5 Lot B- Amenity Area Proposed				
Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area		
sq. m.	sq. ft.	sq. m.	sq. ft.	
Level 3	0.00	0	1,369.00	14,690
Level 7	0.00	0	0.00	0
Level 9	777.00	8,364	0.00	8,364
Total	777.00	8,364	1,369.00	14,690
Lot B Proposed Ratio Per Unit	5.00 sq. m. per Unit			22,454

3.6 Lot A- Amenity Area Proposed				
Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area		
sq. m.	sq. ft.	sq. m.	sq. ft.	
Level 1	0.00	0	650.00	6,997
Level 3	0.00	0	949.00	10,215
Level 4	334.00	3,595	0.00	334.00
Level 13	581.00	6,254	0.00	581.00
Total	915.00	9,849	1,599.00	17,211
Lot A Proposed Ratio Per Unit	5.00 sq. m. per Unit			27,060

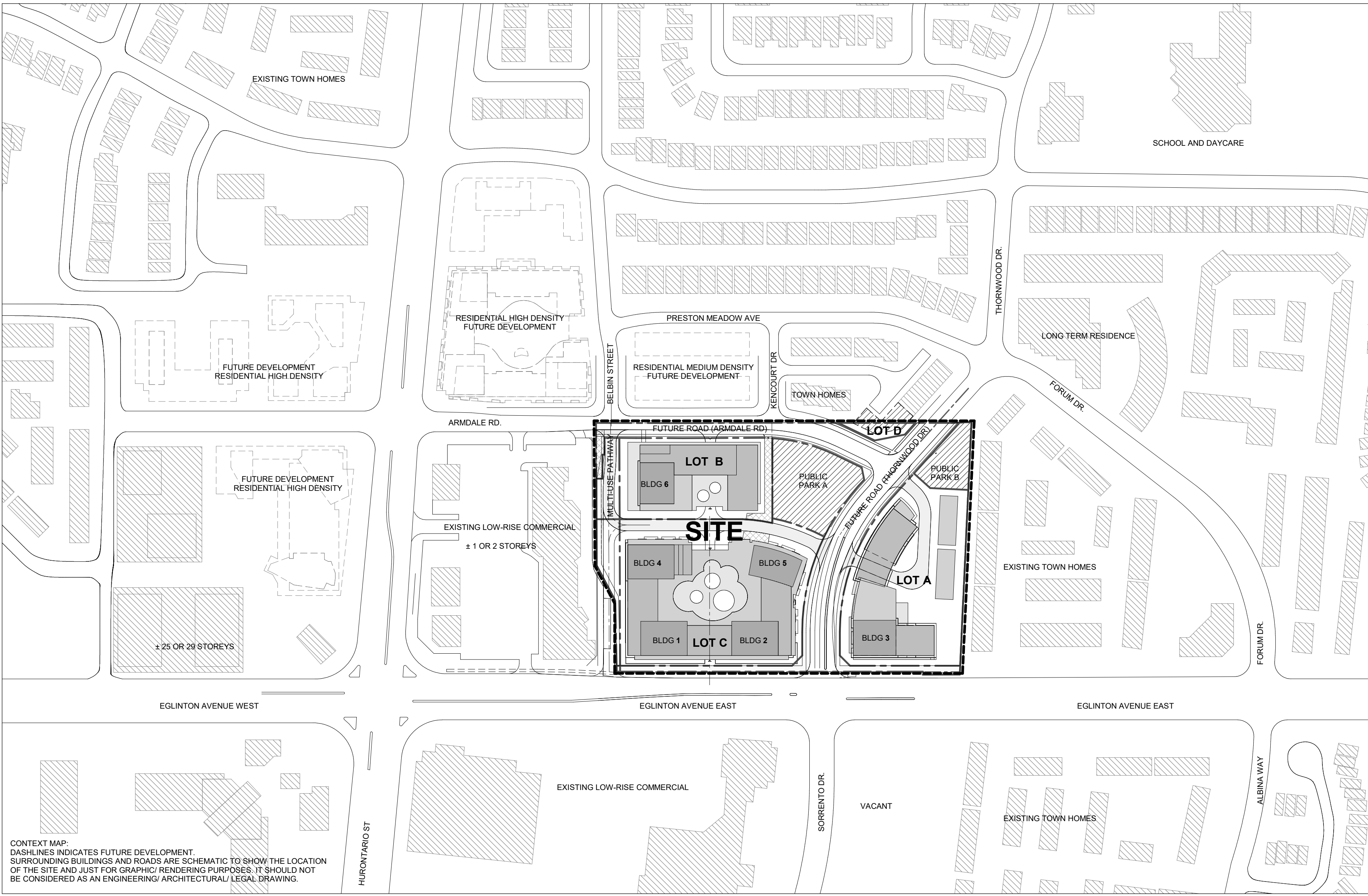
3.7 Total Amenity Area Proposed in each Lot				
Lot A	Lot B	Lot C	Total	
sq. m.	sq. ft.	sq. m.	sq. ft.	
2,514.00	27,060	2,086.00	22,454	
7,592.00	81,720			
Total	12,192.00			131,234

3.8 Amenity Area Proposed Per Zone Area				
Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area		
sq. m.	sq. ft.	sq. m.	sq. ft.	
RAS-YY (Lot A)	915.00	9,849	1,599.00	17,211
RAS-XX (Lot B&C)	2,685.00	28,901	6,993.00	75,272
Total	3,600.00	38,750	8,592.00	92,483

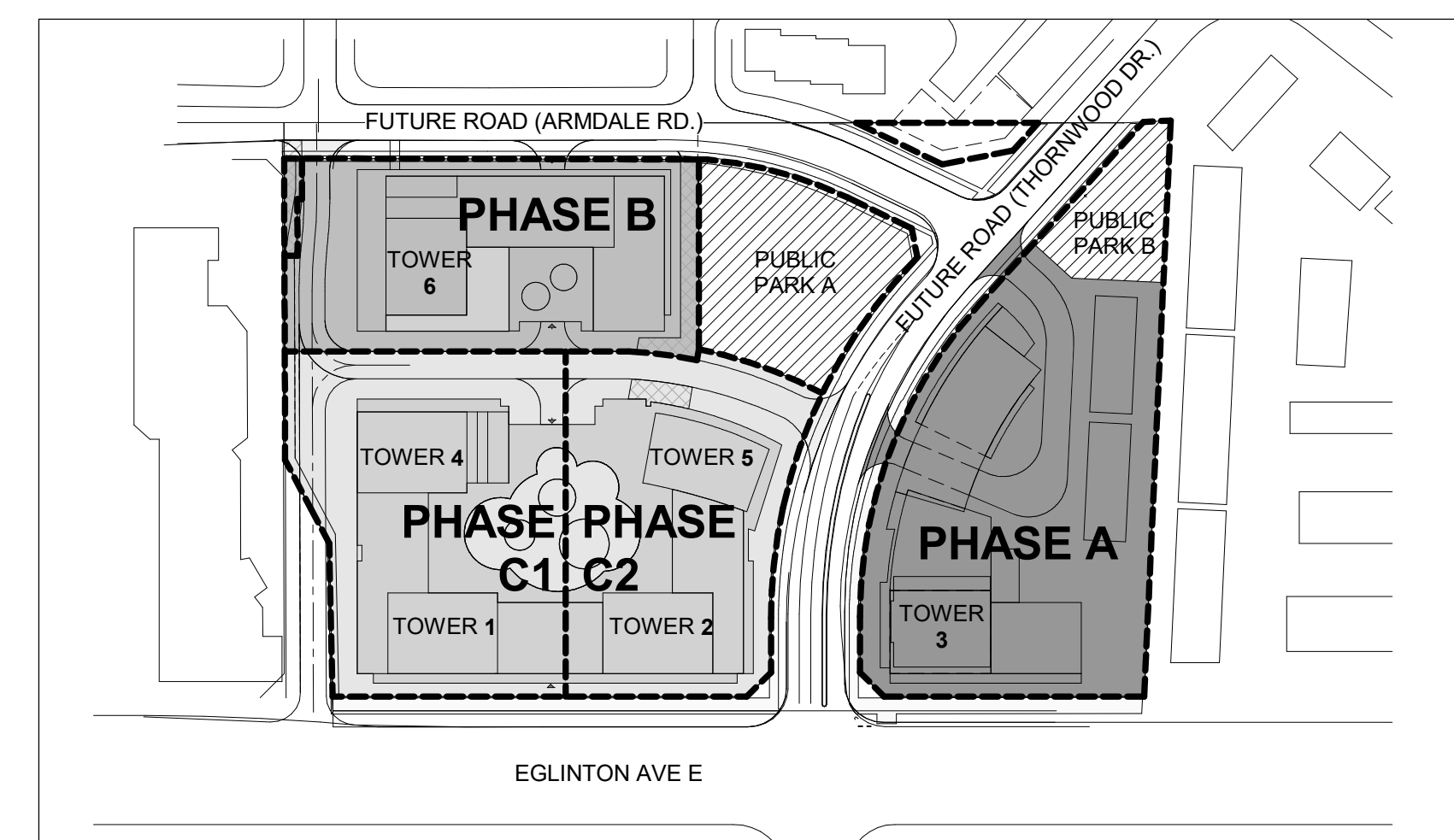
3.9 Proposed Ratio Per Unit in each Zone Area				
Outdoor Amenity Area	Indoor Amenity Area	Total Amenity Area		
sq. m. per Unit	sq. m. per Unit	sq. m. per Unit		
RAS-YY (Lot A)	1.82	3.18	5.00	
RAS-XX (Lot B&C)	1.40	3.60	5.00	



CONTEXT MASSING
SCALE: N.T.S. RZ-02



LOCATION PLAN
SCALE: 1:2000 RZ-02



PHASING PLAN
SCALE: 1:2000 RZ-02