

**2 CONTEXT KEY MAP**  
NTS

Prepared by IBI Group Architects  
2020-04-09

**6710 Hurontario Street, Mississauga, Ontario**

Mississauga Zoning By-law

**6710 Hurontario Street**  
Hotel, Amenities and Banquet Hall

**Existing Zoning By-law Information:**  
Zoning By-law reference: Mississauga Zoning By-law  
Zoning District: -  
Property Address: 6710 Hurontario Street  
Height Limit: -  
Building Use: Hotel, Amenities and Banquet Hall

**Gross Site Area:** 7,412.50 sq m / 79,787 sq ft  
**Net Site Area (Land Dedications Excluded):** 7,132.00 sq m / 76,789 sq ft  
**Lot Coverage (percentage):** 47.32% / 3,375 sq m / 36,329 sq ft  
**Floor Space Index (FSI) - Permitted:** 1.56  
**Floor Space Index (FSI) - Provided:** 1.56  
**(Gross Floor Area (Zoning Area):** 11,101 sq m / 119,490 sq ft

**Total Below Grade GCA:** 10,827 sq m / 116,541 sq ft  
**Total Above Grade GCA:** 11,101 sq m / 119,490 sq ft  
**Total Project GCA:** 21,928 sq m / 236,031 sq ft

**Height**  
Proposed Building Height in Metres: 128.35 m Excluding Mechanical Penthouse (6 m)  
Proposed Building Height in Storeys: 7 Storeys Estimated  
Proposed Establish Grade: 199.95 m Estimated

**Setbacks**

Direction	Required	Provided	Note
Northwest (Side Yard)	4.50 m	4.50 m	
Southeast (Proposed Vehicular/Pedestrian Access)	4.50 m	9.00 m	
Northeast (Hurontario)	3.00 to 5.00 m	5.00 m	
Southwest (Rear Lot Line)	4.60 m	10.13 m	Measured to Transformer Vault

**Total Vehicle Parking Required:**

Category	Quantity	Unit	Quantity	Unit
Banquet Hall (10.0 Spaces Per 100 sq m of Public Area)	822	sq m	82	Spaces
Pre-Function Area (10.0 Spaces Per 100 sq m of Public Area)	241	sq m	24	Spaces
Restaurant (10.0 Spaces Per 100 sq m of Public Area)	183	sq m	18	Spaces
Office Space (3.2 Spaces Per 100 sq m)	656	sq m	21	Spaces
Conference Room (8.2 Spaces Per 100 sq m)	99	sq m	3	Spaces
Guest Rooms (0.8 Spaces Per Overnight Guest Room)	140	Guest Rooms	118	Spaces
<b>Totals:</b>			<b>265</b>	<b>Spaces</b>

**Total Vehicle Parking Provided:**

Surface Parking	4	Spaces
P1 Parking	100	Spaces
P2 Parking	108	Spaces
P3 Parking	34	Spaces
P3 Parking (Extension)	23	Spaces
<b>Totals:</b>	<b>269</b>	<b>Spaces</b>

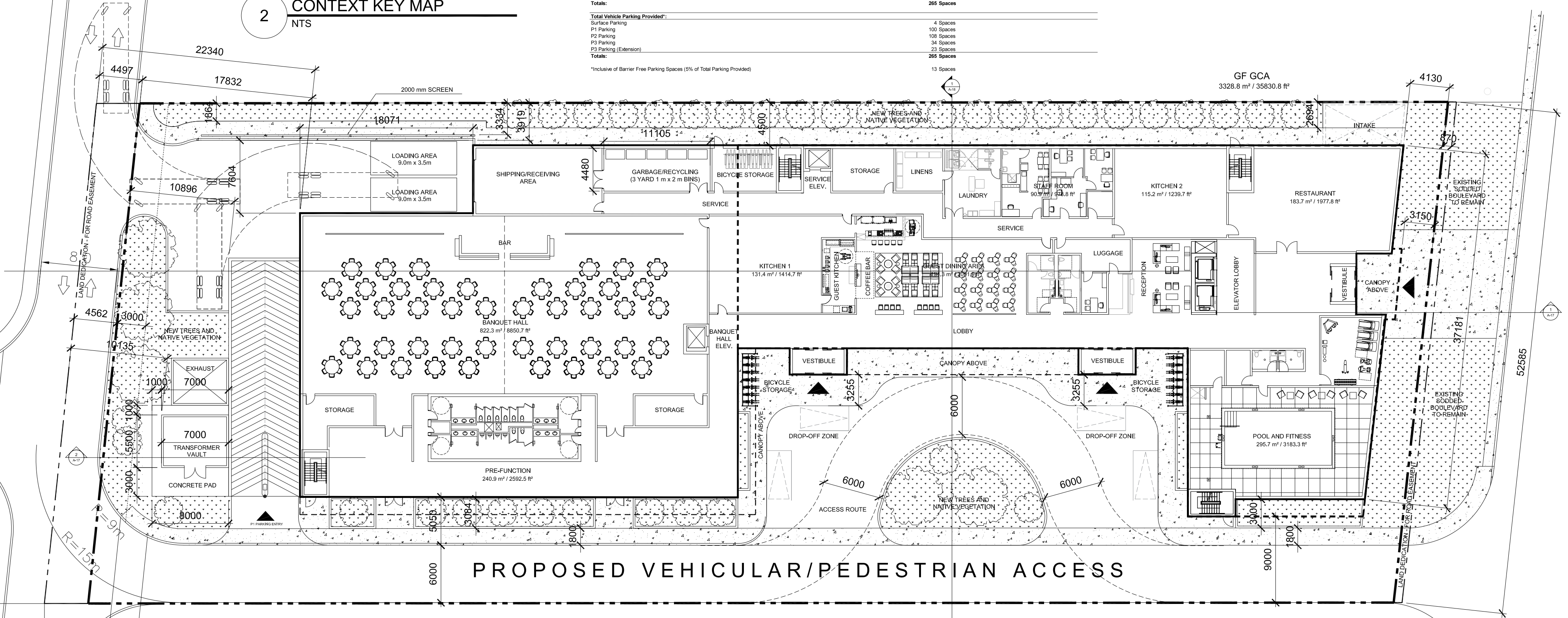
\*Inclusive of Barrier Free Parking Spaces (5% of Total Parking Provided) 13 Spaces

**HOTEL GUEST ROOM TYPES**

Type	Quantity	Area	Unit	Area	Unit
Studio	80	31.80	sq m	342	sq ft
Suite	65	48.30	sq m	520	sq ft
<b>Total Number of Guest Rooms:</b>	<b>145</b>				

**GROUND FLOOR PROGRAMMATIC AREAS**

Area	Area	Unit	Area	Unit
<b>Hotel Public Area</b>				
Restaurant	183	sq m	1,970	sq ft
Banquet Hall 1 & 2	822	sq m	8,848	sq ft
Pre-Function Area	241	sq m	2,584	sq ft
<b>Total Hotel Public Areas</b>	<b>1,005</b>	<b>sq m</b>	<b>10,818</b>	<b>sq ft</b>
<b>Other Programmatic Areas</b>				
Guest Dining Area	194	sq m	2,088	sq ft
Pool and Fitness	296	sq m	3,186	sq ft
Kitchen 1	131	sq m	1,410	sq ft
Kitchen 2	115	sq m	1,236	sq ft
Staff Room	91	sq m	980	sq ft
<b>BELOW GRADE PARKING AREA</b>				
P1	4,355	sq m	46,877	sq ft
P2	4,442	sq m	47,813	sq ft
P3	1,125	sq m	12,108	sq ft
P3 (Extension)	905	sq m	9,741	sq ft
<b>Total Below Grade GCA</b>	<b>10,827</b>	<b>sq m</b>	<b>116,541</b>	<b>sq ft</b>
<b>ABOVE GRADE AREA</b>				
GF	3,329	sq m	35,833	sq ft
2F	1,628	sq m	17,502	sq ft
3F	1,522	sq m	16,383	sq ft
4F	1,522	sq m	16,383	sq ft
5F	1,034	sq m	11,130	sq ft
6F	1,034	sq m	11,130	sq ft
7F	1,034	sq m	11,130	sq ft
<b>Total Above Grade GCA</b>	<b>11,101</b>	<b>sq m</b>	<b>119,490</b>	<b>sq ft</b>
<b>Mechanical Penthouse</b>	245	sq m	2,637	sq ft
<b>TOTAL PROJECT GCA</b>	<b>22,173</b>	<b>sq m</b>	<b>238,668</b>	<b>sq ft</b>



**PROPOSED VEHICULAR/PEDESTRIAN ACCESS**

**6710 HURONTARIO STREET  
PROPOSED 7 STOREY HOTEL**

**GROSS SITE AREA: APPROX. 7,415 S.M. (1.83 ARCES)**  
**NET SITE AREA (LAND DEDICATIONS EXCLUDED): APPROX. 7,415 S.M. (1.83 ARCES)**

**1 GROUND FLOOR AND SITE PLAN**  
1:300

ISSUE				REVISIONS				ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.	<b>IBI GROUP ARCHITECTS (CANADA) INC.</b> 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com	OWNER: <b>FLATO DEVELOPMENTS INC.</b>  DRAWING TITLE: <b>6710 HURONTARIO STREET</b>  <b>SITE AND GROUND FLOOR PLAN</b>	DATE
No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION	No.	DATE				DESCRIPTION
1.	2019.05.09	ISSUED FOR RE-ZONING							1300		
2.	2020.04.09	ISSUED FOR RE-ZONING RE-SUBMISSION							15783		
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