

PROJECT STATISTICS
91 EGLINTON Ave E Proposed Residential Development
Mississauga Ontario

May 31, 2019 Revision 1 Project No. 11153T0100

1.1 Site Areas

	<i>acres</i>	<i>sq.m.</i>	<i>sq.ft.</i>
Existing Total Site Area	11.93	48,302.73	519,926
Proposed Public Conveyances	3.16	12,794.54	137,719
Net Consolidated Site Area	8.77	35,508.19	382,206.93

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)

	<i>FSI</i>
<i>public roads and Public park excluded from site area for fsi calculation</i>	5.58

2.0 Gross Floor Area (GFA)

City of Mississauga Zoning By-law Revised: 2013 December 31 defines GFA the sum of the areas of each storey 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

	<i>Levels</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
			198,285.95	2,134,332

2.1 Proposed Residential GFA- LOT 1: TOWER A, B, and C

	<i>Levels</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
Level 1	1 x	1,901.42	1,901.42	20,467
Level 2	1 x	2,070.07	2,070.07	22,282
Tower A				
Levels 3	1 x	1,024.78	1,024.78	11,031
Levels 4	1 x	1,138.19	1,138.19	12,251
Levels 5 to 6	2 x	994.07	1,988.14	21,400
Levels 7 to 8	2 x	866.19	1,732.38	18,647
Levels 9 to 45	37 x	795.00	29,415.00	316,620
Tower B				
Levels 3	1 x	1,024.78	1,024.78	11,031
Levels 4	1 x	1,138.19	1,138.19	12,251
Levels 5 to 6	2 x	994.07	1,988.14	21,400
Levels 7 to 8	2 x	866.19	1,732.38	18,647
Levels 9 to 40	32 x	795.00	25,440.00	273,834
Below Grade				
Levels P1	1 x	385.00	385.00	4,144
Levels P2 to P5	4 x	117.92	471.66	5,077
Total	45		71,450.15	769,083

2.2 Proposed Residential GFA- LOT 2: TOWER D

	<i>Levels</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
Level 1	1 x	1,436.14	1,436.14	15,458
Level 2	1 x	2,312.51	2,312.51	24,892
Levels 3 to 4	2 x	2,314.16	4,628.32	49,819
Levels 5	1 x	1,646.14	1,646.14	17,719
Levels 6	1 x	1,844.61	1,844.61	19,855
Levels 7 to 9	3 x	1,404.58	4,213.74	45,356
Levels 10 to 33	24 x	795.00	19,080.00	205,375
Below Grade				
Levels P1	1 x	110.00	110.00	1,184
Levels P2 to P5	4 x	60.00	240.00	2,583
Total	33		35,511.45	382,242

2.3 Proposed Residential GFA- LOT 3: TOWER E

	Levels	sq.m.	sq.m.	sq.ft.
Level 1	1 x	1,325.13	1,325.13	14,264
Level 2	1 x	2,228.67	2,228.67	23,989
Levels 3	1 x	1,750.73	1,750.73	18,845
Levels 4	1 x	2,038.11	2,038.11	21,938
Levels 5 to 6	2 x	1,897.30	3,794.60	40,845
Levels 7 to 8	2 x	1,756.49	3,512.98	37,813
Levels 9 to 10	2 x	1,627.68	3,255.36	35,040
Levels 11 to 12	2 x	1,486.87	2,973.75	32,009
Levels 13 to 40	28 x	795.00	22,260.00	239,605
Below Grade				
Levels P1	1 x	160.00	160.00	1,722
Levels P2 to P4	3 x	110.00	330.00	3,552
Total		40	43,629.32	469,622

2.4 Proposed Residential GFA- LOT 4: TOWER G

	Levels	sq.m.	sq.m.	sq.ft.
Tower G				
Level 1	1 x	2,224.62	2,224.62	23,946
Level 2	1 x	2,519.96	2,519.96	27,125
Levels 3	1 x	2,481.90	2,481.90	26,715
Levels 4	1 x	2,541.33	2,541.33	27,355
Levels 5	1 x	2,397.70	2,397.70	25,809
Levels 6	1 x	3,056.61	3,056.61	32,901
Levels 7 to 8	2 x	2,913.61	5,827.22	62,724
Levels 9	1 x	2,316.88	2,316.88	24,939
Levels 10	1 x	2,426.65	2,426.65	26,120
Levels 11 to 12	2 x	2,150.17	4,300.34	46,288
Levels 13 to 30	18 x	795.00	14,310.00	154,032
Town homes H				
Level 1	1 x	802.88	802.88	8,642
Levels 2 to 3	2 x	1,079.47	2,158.95	23,239
Below Grade				
Levels P1 to P3	3 x	110.00	330.00	3,552
Total		30	47,695.04	513,385

2.5 Proposed GFA

	sq.m.	sq.ft.
Total Residential GFA	198,285.95	2,134,332
Total	198,285.95	2,134,332

3.0 Amenity Area

3.1 Total Amenity Area REQUIRED (Indoor & Outdoor)

Total Units	Ratio (sq.m.) (Overall Average Ratio)	sq.m.	sq.ft.
2542 x	5.50 m ² /unit	13,981.00	150,490

3.2 Total Outdoor Children's play area Required

Proposed Unit Mix

Unit Type	Proposed Unit mix	Lot 1	Lot 2	Lot 3	Lot 4	Total
Bachelor or suite	5%	46	23	29	30	127
1BD	60%	552	271	342	360	1,525
2BD	25%	230	113	143	150	636
3BD	10%	92	45	57	60	254
Total Number of Units	100%	920 Units	452 Units	570 Units	600 Units	2542 Units

Children Play Area *

	Lot 1	Lot 2	Lot 3	Lot 4	Total
Total number of bedrooms less total number of units	Bedrooms Exceeding the Total Number of Dwelling Units				
	414 B.R.	203 B.R.	257 B.R.	270 B.R.	1144 B.R.
Children Play Area**	Children Play Area in sq.m. **				
	1035 sq.m.	509 sq.m.	641 sq.m.	675 sq.m.	2860 sq.m.
Total	2185 sq.m.				2860 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	Ratio (sq.m.) (Overall Average Ratio)	sq.m.	sq.ft.
2542 x	4.50 m ² /unit	11,432.00	123,053

3.4 Lot 1- Tower A&B- Amenity Area Provided

	Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level 1	325.00	3,498	1,190.00	12,809	1,515.00	16,307
Level 2	0.00	0	822.00	8,848	822.00	8,848
Level 3	610.00	6,566	226.00	2,433	836.00	8,999
Total	935.00	10,064	2,238.00	24,090	3,173.00	34,154

3.5 Lot 1- BLDG C- Amenity Area Provided

	Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level 1	0.00	0	50.00	538	50.00	538
Level P1	0.00	0	2,110.00	22,712	2,110.00	22,712
Total	0.00	0	2,160.00	23,250	2,160.00	23,250

BLDG C Provided Extra Ratio Per Unit 5.80 Includes Lot 1 Tower A, and B and Building C

3.6 Lot 2- Tower D- Amenity Area Provided

	Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level 1	0.00	0	1,026.00	11,044	1,026.00	11,044
Level 5	300.00	3,229	130.00	1,399	430.00	4,628
Level 10	500.00	5,382	110.00	1,184	610.00	6,566
Total	800.00	8,611	1,266.00	13,627	2,066.00	15,672

Lot 2 Provided Ratio Per Unit 4.57

3.7 Lot 3- Tower E- Amenity Area Provided

	Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level 1	0.00	0	967.00	10,409	967.00	10,409
Level 3	300.00	3,229	130.00	1,399	430.00	4,628
Level 13	600.00	6,458	110.00	1,184	710.00	7,642
Total	900.00	9,688	1,207.00	12,992	2,107.00	22,680

Lot 3 Provided Ratio Per Unit 3.70

3.8 Lot 4- Tower G- Amenity Area Provided

	Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level 1	380.00	4,090	1,016.00	10,936	1,396.00	15,026
Level 9	420.00	4,521	110.00	1,184	530.00	5,705
Total	800.00	8,611	1,126.00	12,120	1,926.00	20,731

Lot 4 Provided Ratio Per Unit 3.21

3.9 Total Amenity Area Provided in One Level

	Lot 1	Lot 2	Lot 3	Lot 4	Total
Level P1	2110 sq.m.	-	-	-	-
Level 1	-	1026 sq.m.	967 sq.m.	1396 sq.m.	-
Total Amenity area in each Lot	5,333.00	2066 sq.m.	2107 sq.m.	1926 sq.m.	11432 sq.m.
Percentage of Amenity area in one level to Total Amenity area	40%	50%	46%	72%	
Average					48%

3.10 Total Amenity Area Provided

	sq.m.	sq.ft.
Indoor	7,997.00	86,079
Outdoor	3,435.00	36,974
Total	11,432.00	123,053

4.0 Unit Count

4.1 Estimated Unit count- LOT 1: TOWER A AND B

		<i>Levels</i>	<i>Unit/ Level</i>	<i>Units</i>
Level	1	1 x	14	14
Level	2	1 x	22	22
Tower A				
Level	3	1 x	12	12
Level	4	1 x	15	15
Levels	5 to 6	2 x	14	28
Levels	7 to 8	2 x	12	24
Levels	9 to 17	9 x	12	108
Levels	18 to 45	28 x	10	280
Tower B				
Level	3	1 x	12	12
Level	4	1 x	15	15
Levels	5 to 6	2 x	14	28
Levels	7 to 8	2 x	12	24
Levels	9 to 17	9 x	12	108
Levels	18 to 40	23 x	10	230
Total		45		920

4.2 Estimated Unit count- LOT 2: TOWER D

		<i>Levels</i>	<i>Unit/ Level</i>	<i>Units</i>
Level	1	1 x	10	10
Level	2	1 x	26	26
Levels	3 to 4	2 x	28	56
Level	5	1 x	20	20
Level	6	1 x	24	24
Levels	7 to 9	3 x	18	54
Levels	10 to 20	11 x	12	132
Levels	21 to 33	13 x	10	130
Total		33		452

4.3 Estimated Unit count- LOT 3: TOWER E

		<i>Levels</i>	<i>Unit/ Level</i>	<i>Units</i>
Level	1	1 x	11	11
Level	2	1 x	28	28
Tower E				
Levels	3	1 x	24	24
Levels	4	1 x	27	27
Levels	5 to 6	2 x	26	52
Levels	7 to 8	2 x	24	48
Levels	9 to 10	2 x	22	44
Levels	11 to 12	2 x	20	40
Levels	13 to 20	8 x	12	96
Levels	21 to 40	20 x	10	200
Total		40		570

4.4 Estimated Unit count- LOT 4: TOWER G

		<i>Levels</i>	<i>Unit/ Level</i>	<i>Units</i>
Tower G				
Level	1	1 x	18	18
Level	2	1 x	27	27
Levels	3	1 x	36	36
Levels	4	1 x	33	33
Levels	5	1 x	32	32
Levels	6	1 x	40	40
Levels	7 to 8	2 x	38	76
Levels	9	1 x	30	30
Levels	10	1 x	32	32
Levels	11 to 12	2 x	31	62
Levels	13 to 22	10 x	12	120
Levels	23 to 30	8 x	10	80
Town homes H		1 x	14	14
Total		30		600

4.5 Estimated Total Unit count

	<i>Units</i>
Total Units	2,542

5.0 Parking

5.0.1 proposed parking requirement

Unit Type	Proposed Unit mix	Proposed Parking Requirement Ratio
Bachelor or suite	5%	0.80 /unit
1BD	60%	0.90 /unit
2BD	25%	1.00 /unit
3BD	10%	1.30 /unit
4BD	0%	NA
Visitors	NA	0.15 /unit
Total	100%	1.11

5.1 Parking Required- Lot 1- Tower A&B (Based on proposed parking ratio 1.11)

		Parking Ratio	Parking Spaces
Residents	920 x	0.96 /unit	884
Visitors	920 x	0.15 /unit	138
Accessible		03% of Visitor Spaces+1	6
Total	920.00	1.11	1,022

5.2 Parking Required- Lot 2- Tower D (Based on proposed parking ratio 1.11)

		Parking Ratio	Parking Spaces
Residents	452 x	0.96 /unit	434
Visitors	452 x	0.15 /unit	68
Accessible		4% of Visitor Spaces	3
Total	452.00	1.11	502

5.3 Parking Required- Lot 3- Tower E (Based on proposed parking ratio 1.11)

		Parking Ratio	Parking Spaces
Residents	570 x	0.96 /unit	548
Visitors	570 x	0.15 /unit	86
Accessible		4% of Visitor Spaces	4
Total	570.00	1.11	633

5.4 Parking Required- Lot 4- Tower G (Based on proposed parking ratio 1.11)

		Parking Ratio	Parking Spaces
Residents	600 x	0.96 /unit	576
Visitors	600 x	0.15 /unit	90
Accessible		4% of Visitor Spaces	4
Total	600.00	1.11	666

5.5 Parking Provided - lot 1 Tower A&B

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	0				0
Level P1	12	138	3	3	150
Level P2	230				230
Level P3	260				260
Level P4	260				260
Level P5	122				122
Total	884	138	3	3	1,022

5.6 Parking Provided - lot 2 Tower D

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	0				0
Level P1	29	68	2	1	97
Level P2	103				103
Level P3	103				103
Level P4	103				103
Level P5	96				96
Total	434	68	2	1	502

5.7 Parking Provided - lot 3 Tower E

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	0				0
Level P1	63	86	2	2	149
Level P2	165				165
Level P3	165				165
Level P4	154				154
Total	547	86	2	2	633

5.8 Parking Provided - lot 4 Tower G

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	28	6			34
Level P1	160	84	2	2	244
Level P2	250				250
Level P3	138				138
Total	576	90	2	2	666

6.0 Bicycle Parking

6.1 Total Bicycle Parking Required

	<i>No. of Units/Lots</i>	<i>Ratio</i>	<i>Bicycle Parking Spaces</i>
Long Term	2542 x	0.75 /unit	1,907
Short Term	4 x	6.00 /Lot	24
Total Total Bicycle Parking Required			1,931

6.2 Bicycle Parking Provided - lot 1

		<i>Bicycle Parking Spaces</i>
Level 1	Outdoor	30
Level 1	Indoor	20
Level P1	indoor	525
Total Bicycle Parking Provided - lot 1		575

6.3 Bicycle Parking Provided - lot 2

		<i>Bicycle Parking Spaces</i>
Level 1	Outdoor	12
Level 1	Indoor	0
Level P1	indoor	337
Total Bicycle Parking Provided - lot 2		349

6.4 Bicycle Parking Provided - lot 3

		<i>Bicycle Parking Spaces</i>
Level 1	Outdoor	36
Level 1	Indoor	20
Level P1	indoor	560
Total Bicycle Parking Provided - lot 3		616

6.5 Bicycle Parking Provided - lot 4

		<i>Bicycle Parking Spaces</i>
Level 1	Outdoor	6
Level 1	Indoor	20
Level P1	indoor	435
Total Bicycle Parking Provided - lot 4		461

6.6 Total Long term Bicycle Parking Provided

	<i>No. of Units</i>	<i>Total Ratio Provided</i>	<i>Bicycle Parking Spaces</i>
Long Term	2542 x	0.75 /unit	1,917
Short Term			84
Total Total Long term Bicycle Parking Provided			2,001