

SCALE 1:2000

PRO 91 EGLINTON Ave	e E Prop	STATIS osed Resid auga Ontario	ential Deve	elopment		
, 2019 Revision 1 Site Areas Existing Total Site Area		<i>acres</i> 11.93			sq.m. 48,302.73	11153T0100 sq.ft. 519,926
Proposed Public Conveyances Net Consolidated Site Area Based on Total Site Area - Land to be Given to City Park	ks - Land to be	3.16 8.77		(idenina	12,794.54 35,508.19	137,719 382,206.93
Floor Space Index (FSI)						FSI
public roads and Public park excluded from site area for	fsi calculation)				5.58
Gross Floor Area (GFA) City of Mississauga Zoning By-law Revised: 2013 Decengrade, measured from the exterior of outside walls of the mechanical floor area, stairwells, elevators, motor vehicle collection or storage of disposable or recyclable waste grand amenity area.	e building inclu e parking, bic	ıding floor area oc ycle parking, stora	ccupied by interio age lockers, belov	r walls but excludii v-grade storage, a	ng any part of the ny enclosed area	e building used for a used for the
overall GFA	Levels	sq.m.			<i>sq.m.</i> 198,285.95	sq.ft. 2,134,332
Proposed Residential GFA- LOT 1: TOWER	R A, B, and Levels 1 x	sq.m. 1,901.42			<i>sq.m.</i> 1,901.42	sq.ft. 20,467
Level 2 Tower A Levels 3	1 x 1 x	2,070.07 1,024.78			2,070.07 1,024.78	22,282 11,031
Levels 4 Levels 5 to 6 Levels 7 to 8	1 x 2 x 2 x	1,138.19 994.07 866.19			1,138.19 1,988.14 1,732.38	12,251 21,400 18,647
Levels 9 to 45 Tower B	37 x	795.00			29,415.00	316,620
Levels 4 Levels 5 to 6	1 x 1 x 2 x	1,024.78 1,138.19 994.07			1,024.78 1,138.19 1,988.14	11,031 12,251 21,400
Levels 7 to 8 Levels 9 to 40 Below Grade	2 x 32 x	866.19 795.00			1,732.38 25,440.00	18,647 273,834
Levels P1 Levels P2 to P5 Total	1 x 4 x 45	385.00 117.92			385.00 471.66 71,450.15	4,144 5,077 769,083
Proposed Residential GFA- LOT 2: TOWER	Levels	sq.m. 1,436.14			sq.m. 1,436.14	sq.ft. 15,458
Level 2 Levels 3 to 4	1 x 2 x	2,312.51 2,314.16			2,312.51 4,628.32	24,892 49,819
Levels 5 Levels 6 Levels 7 to 9	1 x 1 x 3 x	1,646.14 1,844.61 1,404.58			1,646.14 1,844.61 4,213.74	17,719 19,855 45,356
Levels 10 to 33 Below Grade Levels P1	24 x	795.00 110.00			19,080.00	205,375 1,184
Levels P2 to P5 Total	4 x 33	60.00			240.00 35,511.45	2,583 382,242
Proposed Residential GFA- LOT 3: TOWER	Levels 1 x	sq.m. 1,325.13			sq.m. 1,325.13	sq.ft. 14,264
Level 2 Levels 3 Levels 4	1 x 1 x 1 x	2,228.67 1,750.73 2,038.11			2,228.67 1,750.73 2,038.11	23,989 18,845 21,938
Levels 5 to 6 Levels 7 to 8 Levels 9 to 10	2 x 2 x 2 x	1,897.30 1,756.49 1,627.68			3,794.60 3,512.98 3,255.36	40,845 37,813 35,040
Levels 11 to 12 Levels 13 to 40 Below Grade	2 x 28 x	1,486.87 795.00			2,973.75 22,260.00	32,009 239,605
Levels P1 Levels P2 to P4 Total	1 x 3 x 40	160.00 110.00			160.00 330.00 43,629.32	1,722 3,552 469,622
Proposed Residential GFA- LOT 4: TOWER		sq.m.			\$q.m.	\$q.ft.
Tower G Level 1 Level 2	1 x 1 x	2,224.62 2,519.96			2,224.62 2,519.96	23,946 27,125
Levels 3 Levels 4	1 x 1 x	2,481.90 2,541.33			2,481.90 2,541.33	26,715 27,355
Levels 5 Levels 6 Levels 7 to 8	1 x 1 x 2 x	2,397.70 3,056.61 2,913.61			2,397.70 3,056.61 5,827.22	25,809 32,901 62,724
Levels 9 Levels 10 Levels 11 to 12	1 x 1 x 2 x	2,316.88 2,426.65 2,150.17			2,316.88 2,426.65 4,300.34	24,939 26,120 46,288
Levels 13 to 30 Town homes H Level 1	18 x	795.00 802.88			14,310.00	154,032 8,642
Levels 2 to 3 Below Grade	2 x	1,079.47			2,158.95	23,239
Levels P1 to P3 Total Proposed GFA	3 x 30	110.00			330.00 47,695.04	3,552 513,385
Total Residential GFA Total					sq.m. 198,285.95 198,285.95	sq.ft. 2,134,332 2,134,332
Amenity Area Total Amenity Area REQUIRED (Indoor & 0		Datio (ag m	(Overall Ave	vogo Potio)	0.01.100	on th
Total Outdoor Children's play area Require	2542 x	Ratio (sq.m.) 5.50	m²/unit	rage Rallo)	sq.m. 13,981.00	sq.ft. 150,490
Proposed Unit Mix	d Unit mix	Lot 1 46	Lot 2	Lot 3	Lot 4	<i>Total</i> 127
1BD 2BD	60% 25%	552 230	271 113	342 143	360 150	1,525 636
3BD Total Number of Units	10% 100%	92 920 Units	45 452 Units	57 570 Units	60 Units	254 2542 Units
Children Play Area *			drooms Exceedir	Lot 3		
Total number of bedrooms less total	Play Area**	414 B.R. 1035 sq.m.	203 B.R. Childre 509 sq.m.	257 B.R. In Play Area in second 641 sq.m.		1144 B.R.
Total * Total children play area has been calculated based or	n Design Refe	erence Notes "Star	2185 sq.m.	r Amenity Areas" c	675 sq.m.	2860 sq.m.
** 2.5 m ² of outdoor play space shall be provided for ea Total Amenity Area PROPOSED (Indoor &	Outdoor)					
Late Tanan ASD Amanita Ama	2542 x		m²/unit	,	sq.m. 11,432.00	sq.ft. 123,053
Level 1	sq.m. 325.00	sq.ft. 3,498	1,190.00	sq.ft. 12,809	Total Ame sq.m. 1,515.00	sq.ft. 16,307
Level 2 Level 3	0.00 610.00 935.00	0 6,566 10,064	822.00 226.00 2,238.00	8,848 2,433 24,090	822.00 836.00 3,173.00	8,848 8,999 34,154
Lot 1- BLDG C- Amenity Area Provided	sq.m.	menity Area		sq.ft.	Total Ame	sq.ft.
Level 1 Level P1 Total	0.00 0.00 0.00	0 0 0	,	538 22,712 23,250	50.00 2,110.00 2,160.00	538 22,712 23,250
BLDG C Provided Extra Ratio Per Unit Lot 2- Tower D- Amenity Area Provided	Outdoor A	menity Area	Indoor Am		Total Ame	
Level 1 Level 5	sq.m. 0.00 300.00	sq.ft. 0 3,229	1,026.00 130.00	sq.ft. 11,044 1,399	sq.m. 1,026.00 430.00	sq.ft. 11,044 4,628
Level 10 Total Lot 2 Provided Ratio Per Unit	500.00 800.00 4.57	5,382 8,611	110.00 1,266.00	1,184 13,627	610.00 2,066.00	6,566 15,672
Lot 3- Tower E- Amenity Area Provided	Outdoor A	menity Area		sq.ft.	Total Ame	sq.ft.
Level 1 Level 3 Level 13	0.00 300.00 600.00	3,229 6,458		10,409 1,399 1,184	967.00 430.00 710.00	10,409 4,628 7,642
Total Lot 3 Provided Ratio Per Unit	900.00	9,688	1,207.00	12,992	2,107.00	22,680
Lot 4- Tower G- Amenity Area Provided Level 1	Outdoor A sq.m. 380.00	sq.ft.		enity Area sq.ft. 10,936	Total Ame	enity Area sq.ft. 15,026
Level 9 Total	420.00 800.00	4,090 4,521 8,611	1,016.00 110.00 1,126.00	10,936 1,184 12,120	1,396.00 530.00 1,926.00	5,705 20,731
Lot 4 Provided Ratio Per Unit Total Amenity Area Provided in One Level	3.21	·]			
Level P1 Level 1		Lot 1 2110 sq.m. -	Lot 2 - 1026 sq.m.	Lot 3 - 967 sq.m.	Lot 4 - 1396 sq.m.	Total -
Total Amenity area in each Lot			2066 sq.m.	2107 sq.m.	1926 sq.m.	11432 sq.m.

3,435.00

11,432.00 123,053

36,974

Indoor Outdoor



ISSUED FOR

PARTIALLY ISSUED FOR FOR OPA/ZBL 2018-08-31 ISSUED FOR OPA / ZBL 2019-01-18 131 EGLINTON AVE E LANDS ADDED 3 2019-05-31 OPA / ZBL UPDATES

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ARCHITECT

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411 CONFEDERATION PARKWAY | UNIT 19

THEAKSTON ENVIRONMENTAL

FERGUS, ONTARIO, N1M 3E2

CORRECTION AT THE CONTRACTOR'S EXPENSE.

91 EGLINTON Ave E MASTER PLAN

HIGHWAY 403

SUBJECT LANDS

PROJECT NORTH

91 EGLINTON Ave E MISSISSAUGA, ON L4Z 1B2

SITE STATISTICS, LOCATION& PHASING PLAN

DRAWN: AP PLOT DATE: 2019-05-30 7:57:43 PM

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