

DEVELOPMENT STATISTICS

m - Denotes Meters
sm - Denotes Square Meters
min - Denotes Minimum
max - Denotes Maximum

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| PROJECT DATA | |
| Municipal Address of Subject Lands: | 2570 - 2590 Argyle Road Mississauga, Ontario |
| Legal Description: | Part of Block A Registered Plan E-23 |
| Zoning By-law: | Zoning By-law 0225-2007, Enacting Bylaw BL-0225/07, BL-0131/18 Exception Zone Map # 15 By-law: 0174-2017 RA4-18 |
| Zoning: | (Apartment) RA4-18 Proposed Use: Apartment (Greenlands) G1 |
| Permitted F.S.I.: | By-law: 0225-2007 1.50 |
| Mississauga Official Plan, Cookville NHD (West) | FST ranges 0.5 - 1.2 |
| Permitted Lot Coverage: | 40% |
| Lot Frontage: | 142.56 m |
| Lot Depth: | 174.02 m |
| Established Grade: | 113.27 m CDG (Canadian Geodetic Datum) |
| Published Elevation: | 115.617 m |

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| BUILDING HEIGHT | |
| STANDARD | PROPOSED |
| Highest point of the roof surface of a flat roof: Height to Top of MPH Roof | Highest point of the roof surface of a flat roof: Height to Top of MPH Roof C & D |
| N/A m | 46.43 m |
| No. of Storeys Permitted: | No. of Storeys Proposed C: |
| 13 storeys | 15 storeys |

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| BUILDING SETBACKS | |
| STANDARD | PROPOSED |
| Front Yard Setback E | 7.50 min |
| Side Yard Setback S | 4.50 min |
| Side Yard Setback N | 4.50 min |
| Rear Yard Setback W * | 4.50 min |
| *to Greenlands zone (easement) | |

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| PROPOSED LANDSCAPED SOFT AREAS | |
| Lot Area: | 21,533.82 sm |
| Ground Floor Area* | 5,361.77 sm |
| Landscaped Open Space** | 8,979.78 sm |
| Paved Surface Area** | 7,169.19 sm |
| | 25% * Building Footprint New + Existing |
| | 42% ** Soft Landscaping + Hard Landscaping areas |
| | 33% *** Driveway, Parking lots and loading areas |

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| PROPOSED RESIDENTIAL UNITS | |
| TOTAL Number of Residential Units Building A, B, + C: 503 | |
| EXISTING: | NEW: |
| Rental Building A: | 127 |
| Rental Building B: | 126 |
| Total Building A + B: | 253 |
| Rental Building C: | 250 |

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| PROPOSED AMENITY | |
| STANDARD | PROVIDED |
| the greater of 5.6 m ² per dwelling unit or 10% of the site area: | |
| 10% of Site Area: | 2,153.38 |
| 5.6 SM / Building C units + | 1,555.00 |
| Playground Replacement: | 1,555.00 |
| Required amenity: | 1,555.00 |
| 50% in one contiguous area | 777.50 |
| TOTAL Indoor Amenity Provided: | 485.20 |
| TOTAL Outdoor (other) Provided: | 867.17 |
| TOTAL Outdoor (at grade) Provided: | 1,758.90 |
| TOTAL Amenity: | 3,111.27 |

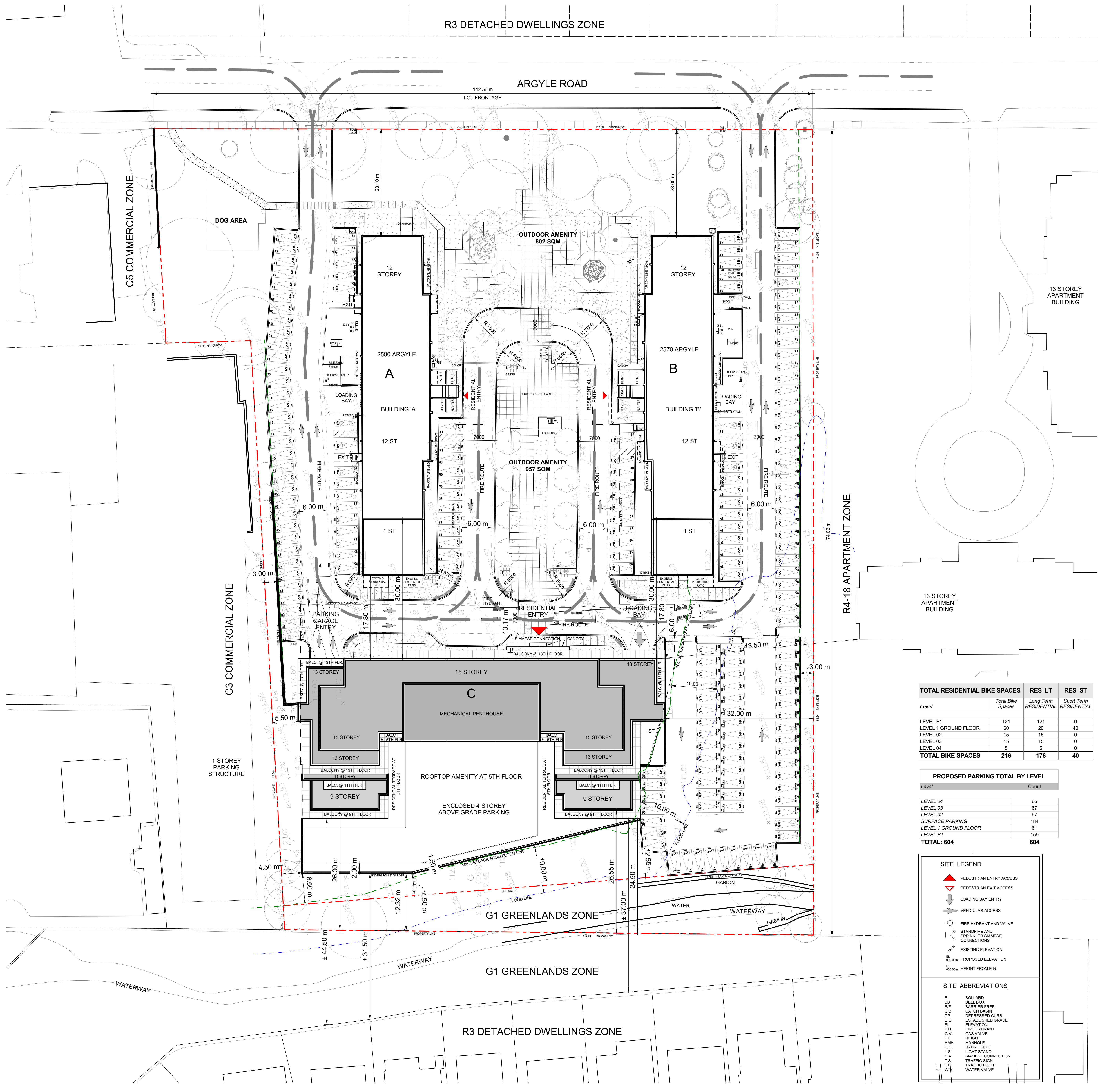
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| PROPOSED PARKING SPACE | |
| STANDARD | PROVIDED |
| Total Parking Spaces Required A, B + C: | 662 |
| Total Parking Spaces Provided: | 604 |
| New Building C | Breakdown of parking space by location: |
| Studio (1.00) | Open Surface Spaces |
| 1 Bedroom (1.18) | Above Grade Parking |
| 2 Bedroom (1.36) | Below Grade Parking |
| 3 Bedroom (1.50) | TOTAL |
| Residential TOTAL: | 325 |
| Visitor TOTAL (0.20/unit) | 50 |
| TOTAL: | 375 |
| Building A and B Existing: | 297 |
| TOTAL: | 662 |
| Building A + B Replacement | 304 |
| RATIO PROPOSED | 1.20 |
| Building C | 300 |
| RATIO PROPOSED | 1.20 |

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| PROPOSED LOADING SPACE | |
| STANDARD | PROVIDED |
| Type of Loading Space Required: | 1 / Building |
| Building C | 1 |
| Type of Loading Space Provided: | 3.5m x 9.0m |
| Building C | 1 |
| Building A Retain existing Loading Area | |
| Building B Retain existing Loading Area | |

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| BREAKDOWN OF PROJECT DATA BY COMPONENTS - PROPOSED NEW BUILDING C | |
| PROPOSED RESIDENTIAL UNIT MIX | |
| PROVIDED TOTAL BUILDING C | |
| Unit Type | Unit Count |
| Studio | 0 |
| 1 Bedroom | 101 |
| 2 Bedroom | 123 |
| 3 Bedroom | 26 |
| TOTAL C: | 250 |
| Typical Unit Size | Percent |
| 0.0sm | 0% |
| 0.0sm | 40% |
| 0.0sm | 49% |
| 0.0sm | 10% |

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| BREAKDOWN OF PROJECT DATA BY COMPONENTS - EXISTING BUILDINGS A & B | |
| RESIDENTIAL UNIT MIX - EXISTING | |
| Existing BUILDING A - 2590 Argyle | Existing BUILDING B - 2570 Argyle |
| Unit Type | Unit Count |
| Studio | 0 |
| 1 Bedroom | 60 |
| 2 Bedroom | 67 |
| 3 Bedroom | 26 |
| TOTAL: | 127 |
| Unit Type | Unit Count |
| Studio | 0 |
| 1 Bedroom | 119 |
| 2 Bedroom | 134 |
| 3 Bedroom | 0 |
| TOTAL C & D: | 253 |

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| AREAS - EXISTING | |
| Existing GFA | sm |
| 1840 EXISTING A Residential GFA * | 10,594.80 |
| 1850 EXISTING B Residential GFA * | 10,594.80 |
| TOTAL: | 21,189.60 |
| * As per Mississauga Data WITH NO DEDUCTIONS | |



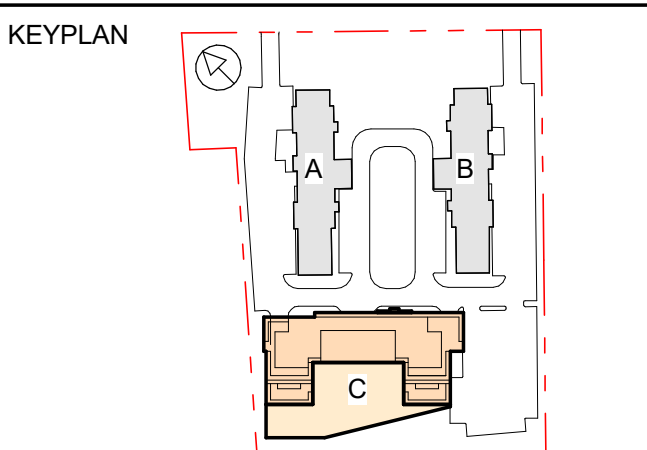
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|--------------------------------------|-------------------|------------|-----------|
| TOTAL RESIDENTIAL BIKE SPACES | | | |
| Level | Total Bike Spaces | RES LT | RES ST |
| LEVEL P1 | 121 | 121 | 0 |
| LEVEL 1 GROUND FLOOR | 60 | 20 | 40 |
| LEVEL 02 | 15 | 15 | 0 |
| LEVEL 03 | 15 | 15 | 0 |
| LEVEL 04 | 5 | 5 | 0 |
| TOTAL BIKE SPACES | 216 | 176 | 40 |

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| PROPOSED PARKING TOTAL BY LEVEL | |
| Level | Count |
| LEVEL 04 | 66 |
| LEVEL 03 | 67 |
| LEVEL 02 | 67 |
| SURFACE PARKING | 184 |
| LEVEL 1 GROUND FLOOR | 61 |
| LEVEL P1 | 159 |
| TOTAL: 604 | 604 |

- SITE LEGEND**
- PEDESTRIAN ENTRY ACCESS
 - PEDESTRIAN EXIT ACCESS
 - LOADING BAY ENTRY
 - VEHICULAR ACCESS
 - FIRE HYDRANT AND VALVE
 - STANDPIPE AND SPRINKLER SHAMBLE CONNECTIONS
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - HEIGHT FROM E.G.
- SITE ABBREVIATIONS**
- B BOLLARD
 - BB BILL BOX
 - BF BARRIER FREE
 - CB CATCH BASIN
 - DP DEPRESSED CURB
 - EG ESTABLISHED GRADE
 - EL ELEVATION
 - FI FIRE HYDRANT
 - G.V. GAS VALVE
 - HT HOIST
 - MANHOLE
 - MANHOLE
 - MANHOLE
 - LI LIGHT STAND
 - SM SHAMBLE CONNECTION
 - T.S. TRAFFIC SIGN
 - T.L. TRAFFIC LIGHT
 - W.V. WATER VALVE

1 SITE PLAN
Scale: 1 : 300

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| ISSUES | | |
| No. | DESCRIPTION | DATE |
| 1 | ISSUED FOR RE-ZONING/OPA | 2020-08-31 |