

EXISTING ZONING CATEGORY: 'DEVELOPMENT ZONE' PROPOSED ZONING CATEGORY: ALL SUBJECT TO OFA/REZONING APPLICATION 02/16/10
PHASE 4, PART 1 AND 2 SITE DATA (BY LAW# 0275-2012)

| LOT AREA (INCLUDE RESERVE AREA) | | PART 1 | | PART 2 | | TOTAL FSI - PART (1 + 2) | |
|---------------------------------|-------------------|-------------------|--|-------------------|--|--------------------------|--|
| LOT AREA | 14,804.1 SM | | | | | | |
| COVERED AREA/ FLOOR AREA | 14,556.2 SM | 7327.2 SM (100%) | | 7229.0 SM (100%) | | 14,556.2 SM (100%) | |
| PAVED AREA | 7155.3 SM (58.1%) | 3494.2 SM (47.8%) | | 3661.1 SM (50.6%) | | 7155.3 SM (58.1%) | |
| LANDSCAPED AREA | 2639.5 SM (21.9%) | 2025.8 SM (27.6%) | | 832.7 SM (11.4%) | | 2639.5 SM (21.9%) | |
| MINIMUM LANDSCAPED AREA | 2531.3 SM (17.1%) | 1827.5 SM (25.1%) | | 2734.2 SM (37.8%) | | 4561.7 SM (30.9%) | |
| MINIMUM LANDSCAPED AREA | | 25% OF LOT AREA | | | | | |

| MINIMUM ALLOWED FLOOR SPACE INDEX (2.9 X LOT AREA) | | PART 1 | | PART 2 | | TOTAL FSI - PART (1 + 2) | |
|--|------------|--------|--|--------|--|--------------------------|--|
| MINIMUM ALLOWED FLOOR SPACE INDEX (2.9 X LOT AREA) | 42213.0 SM | | | | | | |
| MAXIMUM ALLOWED FLOOR SPACE INDEX (5.19X LOT AREA) | 75846.7 SM | | | | | | |

| PROPOSED FLOOR SPACE INDEX (FSI) | | PART 1 | | PART 2 | | TOTAL FSI - PART (1 + 2) | |
|----------------------------------|-------|--------|--|--------|--|--------------------------|--|
| PROPOSED FLOOR SPACE INDEX (FSI) | 6.58X | 5.12X | | 6.04X | | 6.58X | |

| PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA) | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|---|--------------|-------------|--|--------------|--|----------------------|--|
| PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA) | 92,511.05 SM | 37,349.1 SM | | 55,161.95 SM | | 92,511.05 SM | |

| PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA) | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|---|--------------|-------------|--|--------------|--|----------------------|--|
| PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA) | 3,216.7 SM | 233.0 SM | | 2,983.7 SM | | 3,216.7 SM | |
| TOTAL PROPOSED RESIDENTIAL-NON-RESIDENTIAL GROSS FLOOR AREA (GFA) | 95,727.75 SM | 37,582.1 SM | | 58,145.65 SM | | 95,727.75 SM | |

| REQUIRED NON-RESIDENTIAL GROSS FLOOR AREA AS PER OZ 16/10 (INCLUDED IN MAX. 5.19X F.S.I.) | | MINIMUM GROSS FLOOR AREA NON-RESIDENTIAL | |
|---|-----------|--|--|
| A | 230.0 SM | | |
| B | 0.0 SM | | |
| C | 4770.0 SM | | |

| BUILDING HEIGHT ALLOWED AS PER OZ 16/10 | | MINIMUM HEIGHT OF PODIUM | | MAXIMUM HEIGHT OF PODIUM | |
|---|------------|--------------------------|--|--------------------------|--|
| AREA | | | | | |
| A | 5 STOREYS | 1 STOREY | | 4 STOREYS | |
| B | 5 STOREYS | 1 STOREY | | 4 STOREYS | |
| C | 10 STOREYS | 3 STOREYS | | 6 STOREYS | |

| BUILDING HEIGHT PROPOSED | | PART 1 (ZONE A AND B) | | PART 2 (ZONE C) | |
|--------------------------|--|-----------------------|------------|-----------------|------------|
| BUILDING HEIGHT | | BUILDING 1 | BUILDING 2 | BUILDING 3 | BUILDING 4 |
| | | 15 STOREYS | 34 STOREYS | 45 STOREYS | 32 STOREYS |

| NUMBER OF UNITS ALLOWED | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|-------------------------|-----|--------|--|--------|--|----------------------|--|
| NUMBER OF UNITS ALLOWED | 748 | | | | | | |

| NUMBER OF UNITS PROPOSED | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|--------------------------|------|--------|-----|--------|-----|----------------------|------|
| 1 BEDROOM | 145 | 57 | 88 | 50 | 95 | 152 | 145 |
| 1 BEDROOM + DEN | 446 | 47 | 44 | 210 | 145 | 355 | 446 |
| 2 BEDROOM | 156 | 5 | 2 | 7 | | 12 | 156 |
| 2 BEDROOM + DEN | 359 | 64 | 152 | 216 | | 372 | 359 |
| 3 BEDROOM | 2 | | | | | | 2 |
| 2 STOREY | 9 | 5 | 4 | 9 | | 14 | 9 |
| TOTAL SUITES PROPOSED | 1220 | 178 | 290 | 468 | | 768 | 1220 |

| AMENITY REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA) | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|--|-----------|--------|--|--------|--|----------------------|--|
| MINIMUM AMENITY AREA ALLOWED (0.85M PER DWELLING UNIT - COMBINED INDOOR AND OUTDOOR) | 2620.8 SM | | | | | | |
| MINIMUM AMENITY AREA ALLOWED TO BE PROVIDED OUTSIDE AT GRADE | 55.0 SM | | | | | | |

| AMENITY PROVIDED: | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|--|------------|--------|--------|---------|---------|----------------------|---------|
| INDOOR AMENITY AREA PROVIDED | 2419.0 SM | 542.1 | 650.9 | 555.2 | 922.8 | 1478.0 | 2419.0 |
| OUTDOOR AMENITY AREA PROVIDED | 5,555.5 SM | 633.3 | 1090.1 | 1,315.0 | 2,517.1 | 3,832.1 | 5,555.5 |
| TOTAL AMENITY AREA PROVIDED | 7,974.5 SM | 1175.4 | 1741.0 | 1,870.2 | 3,439.9 | 5,310.1 | 7,974.5 |
| TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA) | 6,832.0 SM | N/A | N/A | N/A | N/A | 4,211.2 | 6,832.0 |

| 50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|---|-----------|--------|-------|--------|------|----------------------|--------|
| 50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA | 3965.1 SM | 490.0 | 620.0 | 935.1 | 1720 | 2655.1 | 3965.1 |
| 50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA | 3774.7 SM | 371.5 | 371.5 | 1485.7 | 1546 | 3031.7 | 3774.7 |

| MINIMUM AMENITY AREA REQUIRED OUTSIDE AT GRADE | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|--|-----------|--------|--|--------|--|----------------------|--|
| MINIMUM AMENITY AREA REQUIRED OUTSIDE AT GRADE | 110.0 SM | | | | | | |
| AMENITY AREA PROVIDED OUTSIDE AT GRADE | 3571.5 SM | | | | | | |

| PARKING REQUIRED (BY-LAW # 0225-2007) | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|--|------|--------|-----|--------|-----|----------------------|------|
| RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM | 1331 | 187 | 318 | 477 | 349 | 826 | 1331 |
| RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM | 14 | 6 | 5 | 3 | | 3 | 14 |
| SHARED PARKING REQUIRED | | | | | | | |
| *GREATER OF VISITOR PARKING REQUIRED OR ALL NON-RESIDENTIAL PARKING REQUIRED | | | | | | | |
| VISITOR PARKING REQUIRED | | | | | | | |
| COMMERCIAL/RETAIL PARKING REQUIRED | 129* | 13* | | 51* | 78* | 129* | 129* |
| TOTAL PARKING REQUIRED | 1545 | 220 | 367 | 531 | 427 | 958 | 1545 |

| PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED BY TOTAL NON-RESIDENTIAL PARKING SPACES - AS PER TABLE 3.1.3.1 - ZONING BY LAW 0225-2007 | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|--|---|--------|---|--------|--|----------------------|---|
| PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED BY TOTAL NON-RESIDENTIAL PARKING SPACES - AS PER TABLE 3.1.3.1 - ZONING BY LAW 0225-2007 | 5 | 1 | 2 | 3 | | 3 | 5 |

| PARKING PROVIDED: | | PART 1 | | PART 2 | | TOTAL - PART (1 + 2) | |
|------------------------|-----|--------|-----|--------|-----|----------------------|-----|
| PARKING LEVEL 1 | 104 | 27 | 16 | 44 | 17 | 61 | 104 |
| PARKING LEVEL 2 | 165 | 0 | 72 | 0 | 93 | 72 | 165 |
| PARKING LEVEL 3 | 174 | 0 | 72 | 0 | 102 | 72 | 174 |
| PARKING LEVEL 4 | 339 | 0 | 72 | 0 | 102 | 72 | 339 |
| PARKING LEVEL 5 | 20 | 20 | | | | | 20 |
| TOTAL PARKING PROVIDED | 637 | 27 | 252 | 44 | 314 | 637 | 637 |

* SHARED PARKING SPACES WILL NOT BE RESERVED FOR CERTAIN USES AT SPECIFIC TIMES.
 * THE PARKING SPACES WILL BE ACCESSIBLE TO ALL USERS IN THE SHARED PARKING ARRANGEMENT.
 * THE SHARED SPACES WILL ALL BE PART OF THE SAME CONDOMINIUM.

