

**DEVELOPMENT STATISTICS**

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

**PROJECT DATA**

Municipal Address of Subject Lands: 2570 -2590 Argyle Road  
Mississauga, Ontario  
Part of Block A Registered Plan E-23

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 RAA-18

Zoning: (Apartment) RA4-18 Proposed Use: Apartment  
(Greenlands) G1

Permitted F.S.I.: By-law 0225-207 1.50  
Proposed F.S.I.: 1.85

Mississauga Official Plan, Cookville NHD (West)  
FSI ranges 0.5 - 1.2  
Proposed GFA COMBINED: 39,945.04 sm

Permitted Lot Coverage: 40%  
Proposed Lot Coverage: 25%

Lot Frontage: 142.56 m  
Lot Depth: 174.02 m  
No of Frontages: 1

Established Grade: 113.27m  
CDG (Canadian Geodetic Datum)

Published Elevation 115.617 m

**BUILDING HEIGHT**

STANDARD PROPOSED  
Highest point of the roof surface of a flat roof: N/A m Highest point of the roof surface of a flat roof: 47.30m  
Height to Top of MPH Roof: N/A m Height to Top of MPH Roof C: 47.30m

No. of Storeys Permitted: 13 storeys  
No. of Storeys Proposed C: 14 storeys

**BUILDING SETBACKS**

STANDARD PROPOSED  
Front Yard Setback E: 7.50 min Front Yard Setback E: 111.00  
Side Yard Setback S: 4.50 min Side Yard Setback S: 32.00  
Side Yard Setback N: 4.50 min Side Yard Setback N: 4.50  
Rear Yard Setback W\*: 4.50 min Rear Yard Setback W\*: 7.50  
\*To Greenlands zone (easement)

**PROPOSED LANDSCAPED SOFT AREAS**

Lot Area: 21,533.82 sm %  
Ground Floor Area\*: 5,371.2 25% \* Building Footprint New + Existing  
Landscaped Open Space\*\*: 9,259.5 43% \*\* Soft Landscaping + Hard Landscaping areas  
Paved Surface Area\*\*\*: 6,903.2 32% \*\*\* Driveway, Parking lots and loading areas

**PROPOSED RESIDENTIAL UNITS**

TOTAL Number of Residential Units Building A, B, + C: 508

EXISTING: Unit Count NEW: Unit Count  
Rental Building A: 127 Rental Building C: 255  
Rental Building B: 126  
Total Building A + B: 253 Total Rental Building C: 255

**PROPOSED AMENITY**

STANDARD sm PROVIDED sm  
the greater of 5.6 m2 per dwelling unit or 10% of the site area

10% of Site Area: 2,153.38 TOTAL Indoor Amenity Provided: 466.88  
5.6 SM / Building C units + TOTAL Outdoor (other) Provided: 698.18  
Playground Replacement: 1,583.00 TOTAL Outdoor (at grade) Provided: 2,744.60

Required amenity: 1,583.00 TOTAL Amenity: 3,909.66  
791.50

**PROPOSED PARKING SPACE**

STANDARD Pk. Spaces PROVIDED Pk. Spaces  
Total Parking Spaces Required A, B + C: 678 Total Parking Spaces Provided: 589

New Building C  
Breakdown of parking space by location:  
Studio (1.00) 0 Open Surface Spaces 180  
1 Bedroom (1.18) 152 Above Grade Parking 254  
2 Bedroom (1.36) 139 Below Grade Parking 155  
3 Bedroom (1.50) 38 TOTAL 589  
Residential TOTAL: 325

Visitor TOTAL (0.20/unit) 95  
TOTAL: 391 Building A + B Replacement RATIO PROPOSED 1.15  
Building A and B Existing: 287 Building C RATIO PROPOSED 2.95  
TOTAL: 676

**PROPOSED LOADING SPACE**

STANDARD 1 / Building PROVIDED  
Type of Loading Space Required: 3.5m x 9.0m Type of Loading Space Provided: 3.5m x 9.0m  
Building C 1 Building C 1

Building A Retain existing Loading Area  
Building B Retain existing Loading Area

**BREAKDOWN OF PROJECT DATA BY COMPONENTS - PROPOSED NEW BUILDING C**

**PROPOSED RESIDENTIAL UNIT MIX**

Unit Type	Unit Count	Typical Unit Size	Percent
Studio	0	0.0sm	0%
1 Bedroom	128	0.0sm	50%
2 Bedroom	102	0.0sm	40%
3 Bedroom	25	0.0sm	10%
TOTAL C:	255		

**PROPOSED AREAS**

Zoning GFA  
NEW C Residential GFA\*\*\*\* 18,755.44 sm  
\*\*\*\* GFA as defined by Zoning By-law  
Max GFA for each Storey above 12 Storeys 1,000.00 sm  
Proposed GFA (envelope) for 13th floor 1,418.58 sm  
Proposed GFA (envelope) for 14th floor 1,210.83 sm

**BREAKDOWN OF PROJECT DATA BY COMPONENTS - EXISTING BUILDINGS A & B**

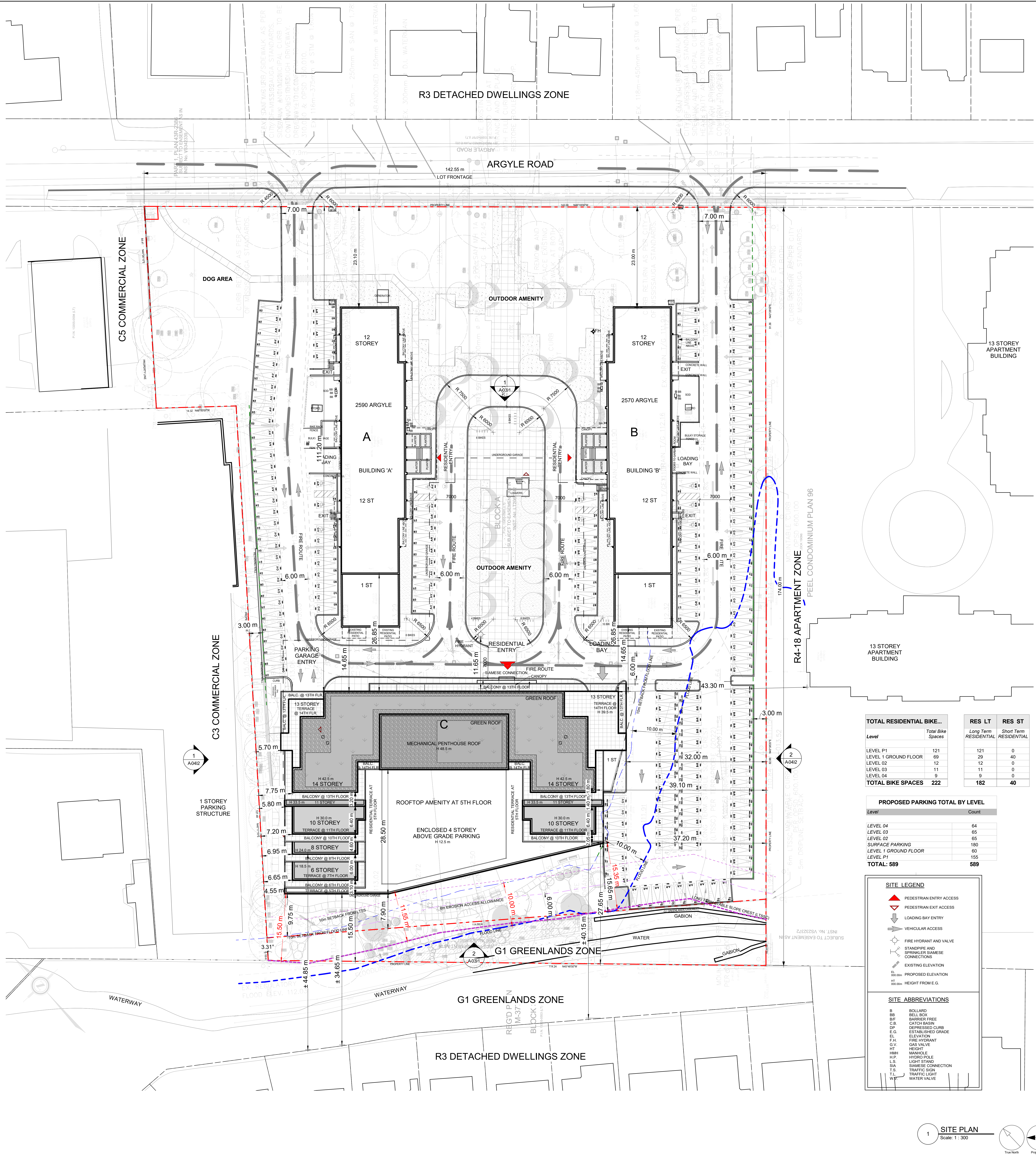
**RESIDENTIAL UNIT MIX - EXISTING**

Existing BUILDING A - 2590 Argyle	Unit Count	%	Existing BUILDING B - 2570 Argyle	Unit Count	%
Studio	0	0%	Studio	0	0%
1 Bedroom	80	47%	1 Bedroom	59	47%
2 Bedroom	0	0%	2 Bedroom	67	53%
3 Bedroom	0	0%	3 Bedroom	0	0%
TOTAL:	127		TOTAL:	126	

Existing TOTAL BUILDING A & B  
Unit Type Unit Count Percent  
Studio 0 0%  
1 Bedroom 119 47%  
2 Bedroom 134 53%  
3 Bedroom 0 0%  
TOTAL C & D: 253

**AREAS - EXISTING**

Existing GFA  
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



**TOTAL RESIDENTIAL BIKE...**

Level	Total Bike Spaces	RES LT	RES ST
LEVEL P1	121	121	0
LEVEL 1 GROUND FLOOR	69	29	40
LEVEL 02	12	12	0
LEVEL 03	11	11	0
LEVEL 04	9	9	0
TOTAL BIKE SPACES	222	182	40

**PROPOSED PARKING TOTAL BY LEVEL**

Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
SURFACE PARKING	180
LEVEL 1 GROUND FLOOR	60
LEVEL P1	155
TOTAL: 589	589

**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 BELL BOX
- BF BARRIER FREE
- CB CATCH BASIN
- DP DEEPRESSED CURB
- E.E. ESTABLISHED GRADE
- E.L. ELEVATION
- F.H. FIRE HYDRANT
- G.V. GAS VALVE
- H.C. HORIZONTAL CURB
- H.P. HOLE
- M.H. MANHOLE
- H.P. HYDROPHONE
- L.S. LIGHT STAND
- SM SHAMBLE CONNECTION
- T.S. TRAFFIC SIGN
- T.L. TRAFFIC LIGHT
- W.V. WATER VALVE

**RANEE MANAGEMENT**  
4122 Bathurst St., Toronto, ON M3H 3P2  
TEL: 416-756-3962

**COPYRIGHT**  
The drawings herein prepared solely for the intended use. Any reproduction without the written consent of RANEE MANAGEMENT is prohibited. RANEE MANAGEMENT is not responsible for any errors or omissions in the drawings. The drawings are the property of RANEE MANAGEMENT and shall remain confidential. The drawings shall not be used for any other project without the written consent of RANEE MANAGEMENT.

**IBI GROUP ARCHITECTS (CANADA) INC.**  
is a member of the IBI Group of companies.

**KEY PLAN**

**ISSUES**

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING/OPA	2020-08-31
2	ISSUED FOR RE-ZONING/OPA	2022-04-08

**PROJECT**  
ARGYLE  
2570 - 2590 Argyle Rd.  
CITY OF MISSISSAUGA, ON  
PART OF BLOCK A  
REGISTERED PLAN E - 23

**PROJECT NO:** 120325  
**DRAWN BY:** [ ]  
**CHECKED BY:** [ ]  
**PROJECT MGR:** [ ]  
**APPROVED BY:** [ ]

**SHEET TITLE**  
CONCEPT SITE PLAN & OVERALL PROJECT STATISTICS

**SHEET NUMBER** A-003 **ISSUE** 2