

DEVELOPMENT STATISTICS	
<i>m</i> - Denotes Meters	<i>min</i> - Denotes Minimum
<i>sm</i> - Denotes Square Meters	<i>max</i> - Denotes Maximum
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 By-law 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: 0225-207 1.50
Mississauga Official Plan, Cookville NHD (West)	FSI ranges 0.5 - 1.2
Permitted Lot Coverage:	40%
Lot Frontage:	142.56 m
Lot Depth:	174.02 m
Established Grade:	113.27 m
Published Elevation:	115.617 m

BUILDING HEIGHT	
STANDARD	PROPOSED
Highest point of the roof surface of a flat roof:	Highest point of the roof surface of a flat roof:
Height to Top of MPH Roof:	Height to Top of MPH Roof:
No. of Storeys Permitted:	No. of Storeys Proposed:

BUILDING SETBACKS	
STANDARD	PROPOSED
Front Yard Setback E	Front Yard Setback E
Side Yard Setback S	Side Yard Setback S
Side Yard Setback N	Side Yard Setback N
Rear Yard Setback W*	Rear Yard Setback W*

PROPOSED LANDSCAPED SOFT AREAS	
Lot Area:	21,533.82
Ground Floor Area*	5,371.2
Landscaped Open Space**	9,622.7
Paved Surface Area***	6,540.0

PROPOSED RESIDENTIAL UNITS	
TOTAL Number of Residential Units Building A, B, + C:	508
EXISTING:	NEW:
Rental Building A:	Rental Building C:
Rental Building B:	
Total Building A + B:	Total Rental Building C:

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 +	1,583.00
Playground Replacement:	1,416.80
5.6 SM / Existing Units	2,999.80
Required amenity:	1,499.90
50% in one contiguous area	
TOTAL INDOOR AMENITY PROVIDED:	466.88
TOTAL OUTDOOR (at grade) PROVIDED:	898.18
TOTAL AMENITY PROVIDED:	2,406.84
TOTAL AMENITY:	3,571.80

PROPOSED PARKING SPACE	
STANDARD	PROVIDED
Total Parking Spaces Required A, B + C:	Total Parking Spaces Provided:
New Building C	Breakdown of parking space by location:
Breakdown of parking space by ratio:	Open Surface Spaces
Residential TOTAL:	Above Grade Parking
Visitor TOTAL (0.20/unit):	Below Grade Parking
TOTAL:	TOTAL
Building A and B Existing:	Building A + B Replacement
TOTAL:	RATIO PROPOSED
	Building C
	RATIO PROPOSED

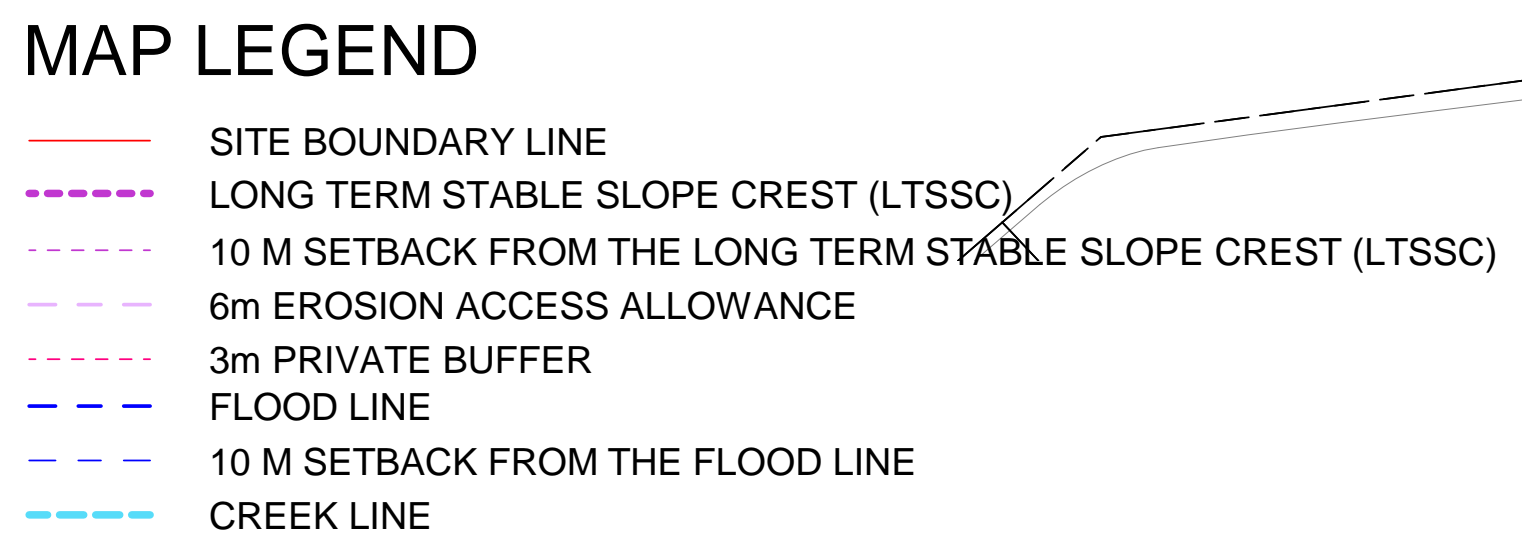
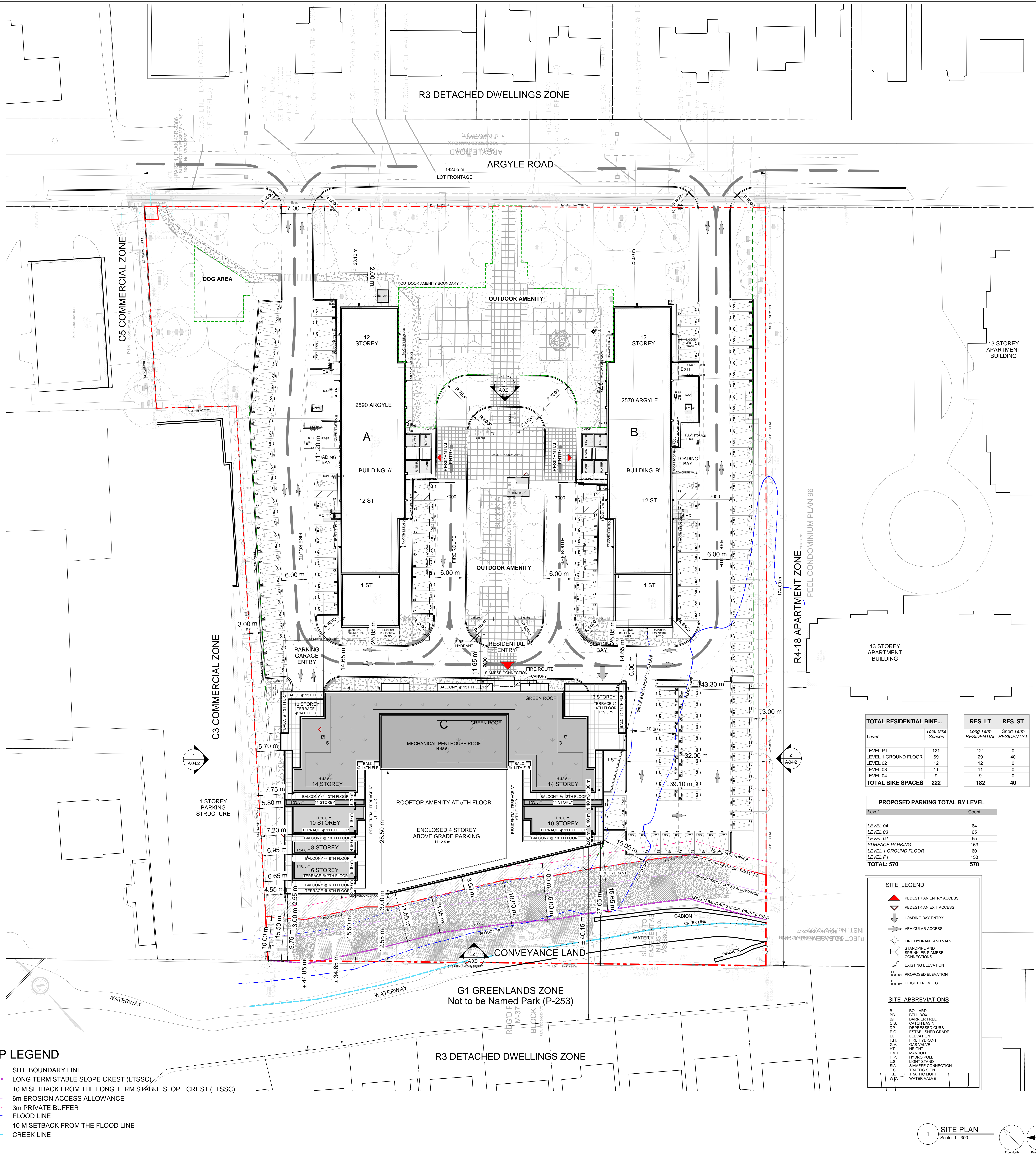
PROPOSED LOADING SPACE	
STANDARD	PROVIDED
Type of Loading Space Required:	Type of Loading Space Provided:
Building C	Building C
Building A Retain existing Loading Area	
Building B Retain existing Loading Area	

BREAKDOWN OF PROJECT DATA BY COMPONENTS - PROPOSED NEW BUILDING C	
PROVIDED TOTAL BUILDING C	
Unit Type	Unit Count
Studio	0
1 Bedroom	128
2 Bedroom	102
3 Bedroom	26
TOTAL C:	256

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

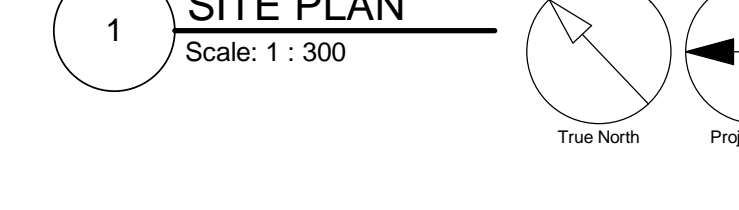
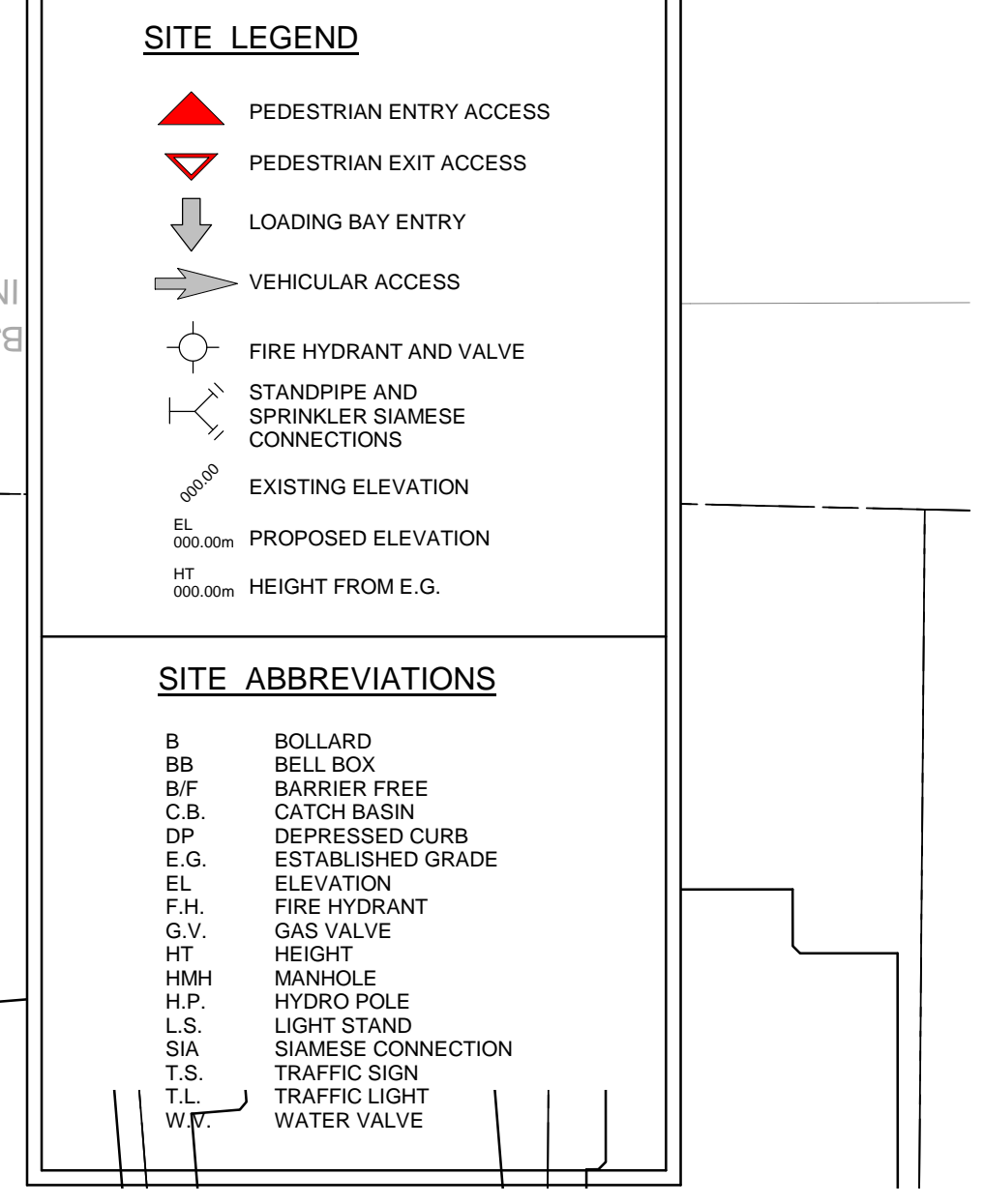
BREAKDOWN OF PROJECT DATA BY COMPONENTS - EXISTING BUILDINGS A & B	
EXISTING BUILDING A - 2590 Argyle	
Unit Type	Unit Count
Studio	0
1 Bedroom	60
2 Bedroom	67
3 Bedroom	0
TOTAL:	127
EXISTING BUILDING B - 2570 Argyle	
Unit Type	Unit Count
Studio	0
1 Bedroom	119
2 Bedroom	134
3 Bedroom	0
TOTAL A & B:	253

AREAS - EXISTING	
Existing GFA	sm
1840 EXISTING A Residential GFA ¹	10,594.80
1850 EXISTING B Residential GFA ¹	10,594.80
TOTAL:	21,189.60
¹ As per Mississauga Data WITH NO DEDUCTIONS	



TOTAL RESIDENTIAL BIKE...		RES LT	RES ST
Level	Total Bike Spaces	Long Term RESIDENTIAL	Short Term RESIDENTIAL
LEVEL P1	121	121	0
LEVEL 1 GROUND FLOOR	89	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	163
LEVEL 1 GROUND FLOOR	60
LEVEL P1	153
TOTAL: 570	570



CLIENT
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ARCADIS ARCHITECTS (CANADA) INC.

KEYPLAN

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING/OPA	2020-08-31
2	ISSUED FOR RE-ZONING/OPA	2022-04-08
3	RE-ISSUE FOR ZONING/OPA	2023-08-11

SEAL

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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: 3