

Gross Building Area (GFA with Deductions)				GFA Zoning Deductions				GFA Amenity				GFA Zoning Residential			
Level	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	
ELEVATOR MACHINE ROOM	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 15 - MPH	4,069 SF	377.99 m ²	4,069 SF	377.99 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 14	13,028 SF	1,210.34 m ²	535 SF	49.72 m ²	0 SF	0.00 m ²	12,493 SF	1,160.62 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 13	15,269 SF	1,418.58 m ²	544 SF	50.56 m ²	0 SF	0.00 m ²	14,725 SF	1,368.02 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 12	15,966 SF	1,486.82 m ²	526 SF	48.74 m ²	0 SF	0.00 m ²	15,440 SF	1,438.07 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 11	17,093 SF	1,588.02 m ²	536 SF	49.81 m ²	0 SF	0.00 m ²	16,557 SF	1,538.21 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 10	19,294 SF	1,791.54 m ²	609 SF	56.61 m ²	0 SF	0.00 m ²	18,685 SF	1,734.92 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 09	19,294 SF	1,791.54 m ²	609 SF	56.61 m ²	0 SF	0.00 m ²	18,685 SF	1,734.92 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 08	20,105 SF	1,867.78 m ²	613 SF	56.91 m ²	0 SF	0.00 m ²	19,492 SF	1,810.87 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 07	20,105 SF	1,867.78 m ²	615 SF	57.16 m ²	0 SF	0.00 m ²	19,489 SF	1,810.62 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 06	21,290 SF	1,977.90 m ²	720 SF	66.91 m ²	0 SF	0.00 m ²	20,570 SF	1,910.99 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 05	21,276 SF	1,976.61 m ²	755 SF	70.13 m ²	2,356 SF	218.58 m ²	18,165 SF	1,687.59 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 04	33,797 SF	3,139.82 m ²	24,622 SF	2,287.49 m ²	0 SF	0.00 m ²	9,174 SF	852.33 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 03	33,628 SF	3,124.12 m ²	25,876 SF	2,403.93 m ²	0 SF	0.00 m ²	7,752 SF	720.19 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 02	33,628 SF	3,124.12 m ²	25,876 SF	2,403.93 m ²	0 SF	0.00 m ²	7,752 SF	720.19 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
LEVEL 1 GROUND FLOOR	33,687 SF	3,129.64 m ²	27,725 SF	2,575.73 m ²	2,669 SF	248.00 m ²	3,293 SF	305.90 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
TOTAL AREA ABOVE GRADE:	321,137 SF	29,834.58 m ²	114,229 SF	10,612.26 m ²	5,025 SF	466.88 m ²	201,882 SF	18,755.44 m ²							
LEVEL P1	60,087 SF	5582.23 m ²	60,087 SF	5582.23 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
Not Paved	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
TOTAL AREA BELOW GRADE:	60,087 SF	5582.23 m ²	60,087 SF	5582.23 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²	
Gross Building Area (GFA with Deductions) TOTAL	381,223 SF	35416.81 m²	GFA Zoning Deductions TOTAL	174,316 SF	16194.49 m²	GFA Amenity TOTAL	5,025 SF	466.88 m²	GFA Zoning Residential TOTAL	201,882 SF	18,755.44 m²				

GFA EXCLUSION
Gross Floor Area / Zoning: MISSISSAUGA
Gross Floor Area (GFA) - Apartment Zone
means the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for:
• mechanical floor area
• stairs, elevators,
• motor vehicle parking,
• bicycle parking,
• storage lockers,
• below-grade storage,
• any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building,
• common facilities for the use of the residents of the building, a day care and amenity area. (0174-2017)

PROPOSED UNIT MIX BY FLOOR LEVEL

Level	TOTAL	1B	2B	3B
LEVEL 02	8	2	5	1
LEVEL 03	8	2	5	1
LEVEL 04	11	8	1	2
LEVEL 05	24	11	12	1
LEVEL 06	28	14	13	1
LEVEL 07	26	14	10	2
LEVEL 08	26	14	10	2
LEVEL 09	25	13	11	1
LEVEL 10	25	13	11	1
LEVEL 11	22	12	9	1
LEVEL 12	19	10	5	4
LEVEL 13	19	10	5	4
LEVEL 14	14	5	5	4
TOTAL UNIT BY MIX	255	128	102	25

PERCENTAGE: 100% 50.2% 40.0% 9.8%

TOTAL UNIT COUNT
255

AMENITY PROVIDED

Level	DP Indoor Amenity	DP Outdoor Amenity
ELEVATOR MACHINE ROOM	0.00 m ²	0.00 m ²
LEVEL 15 - MPH	0.00 m ²	0.00 m ²
LEVEL 14	0.00 m ²	0.00 m ²
LEVEL 13	0.00 m ²	0.00 m ²
LEVEL 12	0.00 m ²	0.00 m ²
LEVEL 11	0.00 m ²	0.00 m ²
LEVEL 10	0.00 m ²	0.00 m ²
LEVEL 09	0.00 m ²	0.00 m ²
LEVEL 08	0.00 m ²	0.00 m ²
LEVEL 07	0.00 m ²	0.00 m ²
LEVEL 06	0.00 m ²	0.00 m ²
LEVEL 05	218.58 m ²	698.18 m ²
LEVEL 04	0.00 m ²	0.00 m ²
LEVEL 03	0.00 m ²	0.00 m ²
LEVEL 02	0.00 m ²	0.00 m ²
LEVEL 1 GROUND FLOOR	248.00 m ²	2,408.84 m ²
TOTAL: 19	466.88 m ²	3,105.02 m ²

DP Rec Facilities - TOTAL
3,571.90 m²

REQUIRED AMENITY: FOR 255 UNITS AT 5.6 SM/UNIT 1,428 SM + 155SM PLAYGROUND REPLACEMENT = 1,583 SM
TOTAL AMENITY FOR EXISTING + NEW UNITS AT 5.6 SM = 3,000 SM
TOTAL AMENITY PROVIDED = 3,571.90 SM

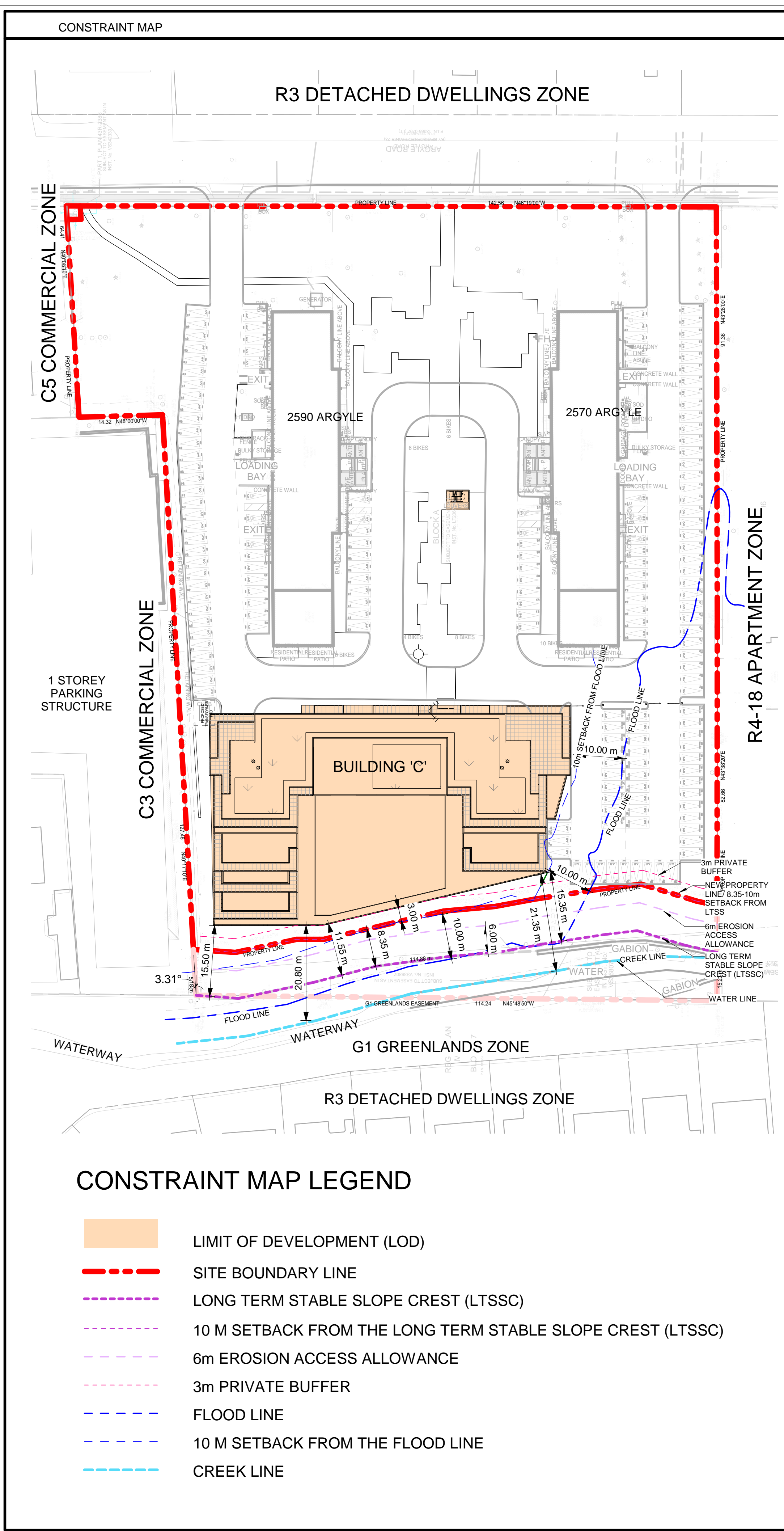
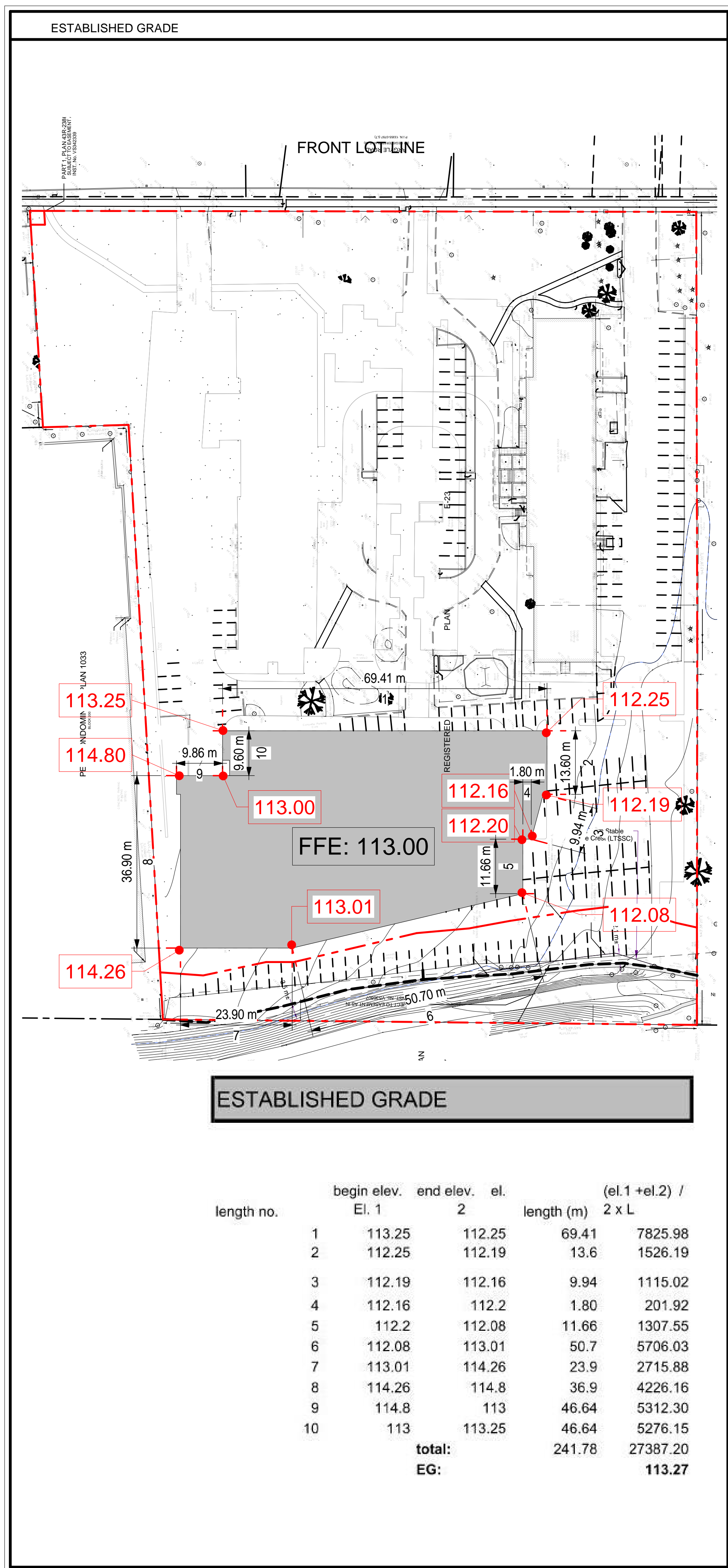
RANEE MANAGEMENT
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ARCADIS ARCHITECTS (CANADA) INC.

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



GFA DEFINITION
Gross Floor Area (GFA) - means the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the midpoint of common walls.

PROPOSED BIKE PARKING SPACES TOTAL BY LEVEL

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

BUILDING C (255 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

BUILDING A+B (233 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

PROPOSED PARKING SPACES BY TYPE

Level	Count
SURFACE PARKING	41
LEVEL P1	77
A-R SURFACE PARKING	118
A-V SURFACE PARKING	20
TOTAL	138

BUILDING A (127 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.93 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

BUILDING B (126 UNITS) :
117 RESIDENTIAL @ PROPOSED RATIO: 0.93 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

EXISTING UNIT MIX BY BUILDING

BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
2570 ARGYLE RD.	59 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	126
2590 ARGYLE RD.	60 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	127
TOTAL:	119 UNITS - 47%	134 UNITS - 53%	0 UNITS - 0%	253

TOTAL EXISTING : 253 UNITS

SITE TOTAL UNITS

BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
2570 ARGYLE RD.	59 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	126
2590 ARGYLE RD.	60 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	127
NEW BUILDING	128 UNITS - 50%	102 UNITS - 40%	25 UNITS - 10%	255
TOTAL:	247 UNITS - 48.6%	236 UNITS - 46.5%	25 UNITS - 4.9%	508

TOTAL EXISTING + NEW : 508 UNITS

PROPOSED PARKING BLDG. A

Level	Count
SURFACE PARKING	41
LEVEL P1	77
A-R SURFACE PARKING	118
A-V SURFACE PARKING	20
TOTAL	138

PROPOSED PARKING BLDG. B

Level	Count
SURFACE PARKING	41
LEVEL P1	76
B-R SURFACE PARKING	117
B-V SURFACE PARKING	20
TOTAL	137

PROPOSED PARKING BLDG. C

Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
LEVEL 1 GROUND FLOOR	60
LEVEL P1	153
TOTAL	295

ELECTRIC VEHICLE READY PARKING SPACE

LEVEL 1 GROUND FLOOR	54
C-R	54
C-V SURFACE PARKING	4
TOTAL	58

PARKING ASSIGNMENT TAG ABBREVIATIONS

- R - DENOTES RESIDENTIAL
- V - DENOTES VISITOR
- A/B/C - DENOTES BUILDING A/B/C
- EV/RP - ELECTRIC VEHICLE READY PARKING SPACE

PROPOSED PARKING RATIO FOR BUILDING A, B, & C
RES: 0.16 / UNIT
RES: 0.96 / UNIT

TOTAL - 570 PARKING SPACES:
VIS: 81 PARKING SPACES
RES: 489 PARKING SPACES

EXISTING PARKING SPACES

TYPE	TOTAL OUTDOOR SPACES
RESIDENT SPACES	288 SPACES
VISITOR SPACES	34 SPACES
TOTAL:	322 SPACES

EXISTING RATIO : 1.27 / UNIT
APPROXIMATELY +/- 100 CARS TO BE RELOCATED DURING CONSTRUCTION

PROPOSED WASTE MANAGEMENT

WASTE MANAGEMENT REQUIREMENTS

Item	Rate	Bin Type	Bin / Unit	Units	Total Bins	Round/Day	Area for Bulk Items	Bin	Area / Bin	sm
Garbage (compacted)	3 cubic yards/45 units	30y-bin	1/54	126	2.3	3.0	Area for bulk items:	Bin	sm / Bin	10.00
RECYCLE (not compacted)	3 cubic yards/45 units	30y-bin	1/45	126	2.8	3.6				